

November 3, 2005

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 05-38: 1801 S. Main Street

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Associated with an involuntary annexation, the Village of Lombard is initiating a petition for the Corporate Authorities to approve a map amendment to rezone the property from the R1 Single-Family Residence District to the R2 Single-Family Residence District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 17, 2005.

William Heniff, Senior Planner, presented the petition on behalf of the Village of Lombard. He referenced the Inter-Departmental Review Committee (IDRC) Report, which is being submitted to the public record in its entirety. He noted that the subject property is bounded on all sides by property in the Village and the Village will be pursuing an involuntary annexation of the property. Associated with this action, the Plan Commission is being asked to consider the appropriateness of rezoning the subject property from the R1 Single-Family Residence District to the R2 Single-Family Residence District.

Referencing the IDRC Report, there were no comments from Public Works Engineering, Private Engineering, the Fire Department/Bureau of Inspectional Services, or Public Works Utilities.

Mr. Heniff then referenced the standards for Map Amendments. The subject property is an existing single-family residence surrounded by other single-family homes and those properties are all zoned R2. He also noted that the Comprehensive Plan calls for this area to be developed as Estate Residential (four units per acre). The property presently has a density of 3.3 units per acre. This property is not large enough or wide enough to permit a subdivision unless it is combined with one or more neighboring properties.

November 3, 2005

PC 05-38

Page 2

Mr. Heniff concluded by stating that staff recommends approval of the petition.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Sweetser made a motion for approval of the petition, which was seconded by Commissioner Zorn.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 05-38.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission