

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: October 20, 2008
FROM: Department of PREPARED BY: Jennifer Henaghan, AICP
 Community Development Senior Planner

TITLE

PC 08-30; 1162 S. Luther Avenue: The petitioner requests that the Village take the following actions on the subject property:

1. Approval of an Annexation Agreement;
2. Annexation to the Village of Lombard; and
3. Approval of a map amendment from the R0 Single-Family Residence District to the R1 Single-Family Resident District.

GENERAL INFORMATION

Petitioner: Hugh Michael
 206 Traver
 Glen Ellyn, IL 60137

Property Owner: Shahnaz Sultana
 206 Traver
 Glen Ellyn, IL 60137

PROPERTY INFORMATION

Existing Zoning: Unincorporated DuPage County (zoned R-3 Residential)

Existing Land Use: Single-Family Residential

Size of Property: 9,100 square feet

Comprehensive Plan: Recommends Low Density Residential

Surrounding Zoning and Land Use:

North: Unincorporated DuPage County zoned R-3 Single-Family Residential; developed as
Single-Family Residences

South: B4A Roosevelt Road Corridor District; developed as Discount Tire

East: B4A Roosevelt Road Corridor District; developed as NTB

West: Unincorporated DuPage County zoned R-3 Single-Family Residential; developed as Single-Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Petition for Public Hearing.
2. Plat of Survey, prepared by Lambert & Associates, dated October 3, 2008.
3. Site Plan, Building Elevations, and Floor Plans, prepared by Suber F. Zimmerwala & Associates, dated April 8, 2008.

DESCRIPTION

The petitioner wishes to construct a single-family residence on the property, which is currently unincorporated. To accomplish this, the petitioner is requesting annexation into the Village of Lombard and a map amendment from the R0 District to the R1 District.

INTER-DEPARTMENTAL REVIEW COMMENTS

PRIVATE ENGINEERING/UTILITIES

The Private Engineering Services Division and the Utilities Division of the Department of Public Works have the following comments:

- If the proposed sanitary sewer is placed in a ditch, manholes may not obstruct flow and rim elevation must be about high water level.
- The proposed sanitary sewer must be installed deep enough to allow additional properties to the north the ability to connect without a lift station.

Once engineering plans are submitted, additional comments will be provided.

PUBLIC WORKS ENGINEERING

Public Works Engineering will want to review the sanitary sewer construction documents.

BUILDING AND FIRE

The Fire Department/Bureau of Inspectional Services has no comments.

PLANNING

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends Low Density Residential land uses at this location. The proposed single family use and lot size is consistent with this recommendation.

Compliance with the Zoning Ordinance

As of October 2007, newly annexed properties are given R0 Single Family Residence zoning by default. Prior to the creation of the R0 District, properties were automatically assigned to the R1 Single Family Residence District. The petitioner is requesting R1 zoning, which is the zoning classification that was applied to the annexations along Meyers Road that occurred in 2002 (1145 S. Meyers Road). Staff has no objection to the proposed map amendment as it is consistent with existing zoning classifications in the neighborhood.

The minimum required lot width for R1 properties is 75 feet and the minimum lot area is 10,000 square feet. The subject property is only 65 feet wide and 9,100 square feet. However, Section 155.209 of the Zoning Ordinance allows construction of a single-family dwelling on an existing lot of record provided that the lot has at least 80 percent of the width and area required in the applicable zoning district. The subject property provides 86.7 percent of the required width and 91 percent of the required area, thereby allowing for the construction of a residence with no zoning variations. The proposed residence will meet all setback and open space requirements of the R1 District.

Compatibility with Surrounding Land Uses

The subject property is bordered by residential properties to the north and west and commercial uses to the south and east. The subject property is currently utilized as a single family residence; therefore there is no change in the property's compatibility with existing land uses.

Compatibility with Subdivision and Development Ordinance

The petitioner wishes to obtain Village utilities. A sanitary sewer will be installed as part of the construction of the proposed single-family home. The subject property is currently unable to connect to Village water because it is more than 250 feet from the nearest Village watermain. However, as part of the annexation agreement the property will be required to connect to the Village's public watermain system at such time that a public watermain is constructed within the Luther Avenue right-of-way. Also, a sidewalk will be required as part of the single-family home permit.

Annexation Agreement

The petitioner is preparing a companion annexation agreement for the subject property. This agreement will be considered by the Village Board in conjunction with the final consideration of Ordinances.

FINDINGS AND RECOMMENDATIONS

The proposed annexation and companion variations are compatible with the surrounding land uses and zoning. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-Departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of the zoning actions associated with PC 08-30 for the subject properties, subject to the following condition:

1. That the rezoning request shall be contingent upon the Village and the property owner entering into an Annexation Agreement.

Report Approved By:

William J. Heniff, AICP
Director of Community Development

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c. Petitioner