

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: July 19, 2004

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto  
Planner I

**TITLE**

**PC 04-24; 1101 & 1105 E. High Ridge Road:** The petitioner requests that the following actions be taken on the subject property:

1. Annexation to the Village of Lombard;
2. Approval of a five-lot major plat of subdivision with the following variations:
  - a) For Lot 4 of the proposed subdivision: A variation from Title 15, Chapter 155, Section 405 (E) of the Village of Lombard Zoning Ordinance to reduce the minimum lot width from 75 feet to 35 feet in the R1 Single-Family Residence District;
  - b) For Lot 5 of the proposed subdivision: A variation from Title 15, Chapter 154, Section 506 (D) of the Village of Lombard Subdivision and Development Ordinance to allow for a lot without public street frontage.

**GENERAL INFORMATION**

Petitioner: Waheed Saeed  
121 E. Roosevelt Road  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use: Single-family residence

Size of Property: Approximately 1.79 acres

Comprehensive Plan: Recommends Estate Residential

Existing Zoning: Unincorporated DuPage County R-4 Single Family

Surrounding Zoning and Land Use:

North: R1 Single-Family Residence District – single-family homes

South: Unincorporated DuPage County R-4 Single Family – single-family homes

East: Unincorporated DuPage County R-4 Single Family – single-family homes

West: R4 Limited General Residence District – Westmore Apartments

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents filed on July 19, 2004 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards for Variations.
3. Plat of Resubdivision, prepared by DuPage Surveying, Inc. and dated June 30, 2004.

### **DESCRIPTION**

This petition is a revision of two previous Plan Commission cases, PC 04-18 and PC 04-19. The subject property currently consists of two unincorporated lots that are improved with single-family residences. As a companion to annexation, the petitioner proposes to resubdivide the subject property into five lots of record. The petitioner's current proposal will establish three buildable lots of over ½ acre each, one 1.8-acre lot that will be dedicated as open space, and a 10,384 square foot remnant lot.

The petitioner requests approval of a Major Plat of Resubdivision to include a variation to reduce the minimum lot width for one of the lots (Lot 4) from 75 feet to 35 feet. This lot will not be a buildable lot, as it will be incorporated into a future subdivision involving the property immediately to the east.

The petition also requests a variation from the Village of Lombard Subdivision and Development Ordinance to allow for a lot without public street frontage for Lot 5, which will be an unbuildable lot that will be donated to a public open space agency.

Staff will be developing a companion annexation agreement that will be heard before the Board of Trustees.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **Public Works**

Public Works has no comments at this time.

#### **Private Engineering Services**

From an engineering or construction perspective, PES has no comments.

**Building and Fire**

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

**Planning**

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends that the subject property be developed as Estate Residential, which is defined as no more than four dwelling units per acre. The petitioner’s proposal will establish three buildable lots of over ½ acre each, which gives a density of 1.9 units per acre. The R1 zoning classification is consistent with the Comprehensive Plan that identifies the subject property for Estate Residential development. Therefore, the resubdivision is consistent with the provisions of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The property is bordered on the west by the Westmore Apartments. Single-family residences border the other three sides of the property. The incorporated properties to the north are zoned R1. The proposed subdivision would be compatible with the existing neighboring residential properties.

Compatibility with the Zoning Ordinance

Upon annexation, the subject property will automatically be placed within the R1 Single-Family Residence District. No changes to the zoning designation are requested, as the three buildable lots meet or exceed the minimum requirements for the R1 District.

	Width		Area	
	Required in R1	Proposed	Required in R1	Proposed
<b>Lot 1</b>	75 ft.	75 ft.	10,000 sq. ft.	22,584 sq. ft.
<b>Lot 2</b>		75 ft.		22,584 sq. ft.
<b>Lot 3</b>		75 ft.		22,584 sq. ft.
<b>Lot 4</b>		<b>35 ft.</b>		10,384 sq. ft.
<b>Lot 5</b>		260 ft.		77,732 sq. ft.

*Lot Width*

Section 155.405 (E) of the Zoning Ordinance requires a minimum lot width of seventy-five feet (75’) in the R1 Single-Family Residence District. The total width of the property is 260 feet, which allows for three lots that meet the 75-foot width requirement with a 35-foot remnant.

Although this remnant could be incorporated into the proposed subdivision, the petitioner intends to purchase the property immediately to the east for an additional subdivision. However, he was not able to get that property under contract in time for this hearing. The proposed variation would allow the petitioner to develop and sell the proposed 75-foot lots as single-family homes, while reserving the 35-foot strip for future development. Lot 4 would remain as undeveloped open space until such a resubdivision occurs.

The proposed Lot 4 would not be a buildable lot. To make this clear, staff recommends that it be relabeled on the Plat of Resubdivision as an outlot.

*Public Access*

Lot 5 of the proposed subdivision will either be donated to a public open space agency or dedicated as open space. No structures or filling will be permitted on the property. The Board has previously allowed a lot of record without public access in the Terrace Lakes Subdivision (PC 03-26 & 03-27), where virtually the entire parcel was located within a wetlands area. Nearly the entirety of the proposed Lot 5 is within a Class A flood zone, making construction prohibitive. Staff feels that, given the environmental characteristics of this lot, it would be preferable to preserve the lot in its natural state rather than allow construction. As this lot will never be built upon, staff recommends that the variation for a lot without public street frontage be approved. Staff also recommends that this lot be relabeled as an outlot.

**FINDINGS AND RECOMMENDATIONS**

Based on the above findings, 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 requested relief complies with the standards required by the Lombard Subdivision and Development Ordinance and the Lombard Zoning Ordinance. Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 04-24, subject to the following conditions:

1. The proposed Lot 4 and Lot 5 shall not be considered buildable lots of record;
2. The proposed Lot 5 shall be relabeled as “Outlot A;”
3. The proposed Lot 4 shall be relabeled as “Outlot B;” and
4. The petitioner shall submit a complete and corrected Plat of Resubdivision prior to consideration by the Board of Trustees.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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