

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

TO: Lombard Plan Commission

HEARING DATE: June 20, 2005

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto, AICP  
Planner I

**TITLE**

**PC 05-22; 1703 S. Main Street:** The petitioner is requesting that the Village take the following actions on the subject property:

1. Approve an Annexation Agreement;
2. Annex the property into the Village of Lombard; and
3. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the R2 Single-Family Residence District.

**GENERAL INFORMATION**

Petitioner/Contract Purchaser: Gerardi & Sons Development, Inc.  
170-A Alexandra Way  
Carol Stream, IL 60188

Property Owner: James & Patricia Schweihs  
1703 S. Main Street  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use: Single-family residence

Size of Property: 26,400 sq. ft. (0.61 acres)

Comprehensive Plan: Recommends Estate Residential

Existing Zoning: DuPage County R-4 Single-Family Residence District

Surrounding Zoning and Land Use:

North: R2 Single Family Residence District – single-family homes

South: DuPage County R-4 Single-Family Residence District and R2 Single Family Residence District – single-family homes

East: R2 PD Single Family Residence District Planned Development – currently developed as single-family homes and to be redeveloped as the Yorkshire Woods single-family subdivision

West: R2 Single Family Residence District – single-family homes

## ANALYSIS

### SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on May 26, 2005:

1. Petition for Public Hearing.
2. Response to Standards.
3. Topographic Survey prepared by Gentile & Associates and dated March 16, 2005.
4. Plat of Annexation, prepared by Gentile & Associates and last revised May 23, 2005.
5. Preliminary Plat of Resubdivision for Gerardi's 17<sup>th</sup> Street & Main Street Resubdivision, prepared by Gentile & Associates and last revised May 23, 2005.

### DESCRIPTION

The petitioner is proposing a three-lot subdivision at the southeast corner of 17<sup>th</sup> Street and Main Street, immediately east of the Yorkshire Woods Planned Development. The petitioner requests that the properties be rezoned to the R2 Single-Family Residence District.

### INTER-DEPARTMENTAL REVIEW COMMENTS

#### **Fire and Building**

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

#### **Engineering – Public Works**

The Public Works Engineering Division has the following comments related to drainage, utilities and the public right-of-way:

1. Sanitary sewer will have to be run to service these lots. As part of the Yorkshire Woods Subdivision a sanitary sewer is proposed to run across Main St. and down 17<sup>th</sup> Street, which would be able to service the two lots facing 17<sup>th</sup> St. A manhole will need to be set at the

Southeast corner of Main St. and 17<sup>th</sup> St. on the sanitary sewer line proposed by Yorkshire Woods in order to allow for the connection of the new sanitary sewer which will extend south to service the lot that will face Main St.

2. There is existing watermain that will be able to service all three lots.
3. Side and rear yard swales shall be designed to pitch run off to the right-of-way on Main St. and 17<sup>th</sup> St. These side and rear yard swales shall pick up stormwater discharge from the downspouts and the sump pumps.
4. Sidewalk will be required along the full frontage of both Main St. and 17<sup>th</sup> St. right-of-ways.
5. A retaining/landscape wall may be required for the lot facing Main St. in order to maintain the maximum pitch allowed for a driveways and aprons.

### **Engineering – Private Engineering**

The Private Engineering Services Division has no comments on this petition.

### **Utilities**

The Utilities Division of the Department of Public Works has no comments.

### **Planning**

#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan calls for this area to be developed as Estate Residential (four units per acre). The petitioner's site plan proposes three single-family residential units on 0.61 acres, which is equivalent to 4.95 units per acre.

#### **Compatibility with the Surrounding Land Uses**

The proposed single-family subdivision is compatible with the existing single family residences surrounding the site. The lots on 17<sup>th</sup> Street will be nearly identical to those on the north side of the street and the average lot area of 8,800 square feet exceeds the minimum R2 requirement. Staff finds that the proposed development is compatible with adjacent land uses.

#### **Compatibility with the Zoning Ordinance**

Upon annexation to the Village, properties are automatically classified as R1 Single-Family Residential properties. The petitioner is requesting a map amendment to zone the properties into the R2 District.

Staff finds that this amendment can be supported as the abutting residences to the north, east and west of the project are or will be zoned R2. (See **Appendix A.**) The zoning designation would be compatible with the adjacent residential properties and would be consistent with past zoning actions and the trend of development for properties abutting the subject property. The proposed lots meet

the R2 minimum requirements of 60 feet in width and 7,500 square feet in area, and no variations are requested as part of the petition.

It is noteworthy that this property and two other lots south of the subject property are currently eligible for forcible annexation. If the Village chose to annex these properties, it is likely that the Village would rezone all of the properties to the R2 District to maintain consistency with the surrounding neighborhood. This would be in keeping with the 2003 annexation and rezoning of the properties at 1605-1621 S. Main Street.

Compatibility with the Subdivision and Development Ordinance

The proposed three-lot subdivision meets the requirements for an Administrative Plat of Resubdivision and, as such, can be approved by staff.

**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 Zoning Ordinance; and,

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 05-22.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

DAH:JB:jd

**Appendix A – Surrounding Zoning**

