

November 6, 2008

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

Subject: PC 08-14; 1308 S. Meyers Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take 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.

Jennifer Henaghan, Senior Planner, presented the staff report on behalf of the petitioners, Philip and Linda Giordano. The property owner wishes to annex the property into the Village of Lombard and is requesting a map amendment from the R0 District to the R1 District. The Comprehensive Plan recommends Estate Residential land uses at this location. The proposed single family uses and lot sizes are consistent with this recommendation.

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 Lund's Resubdivision annexations to the north that occurred in 2003. Staff has no objection to the proposed map amendment as it is consistent with existing zoning classifications for single-family properties on the block. The subject property exceeds the R1 minimum width and area requirements and the existing single-family home meets all setback requirements.

The subject property is bordered by residential properties on all four sides and is currently utilized as a single family residence; therefore there is no change in the property's compatibility with existing land uses.

No subdivision is currently proposed. However, the property is sufficiently large to allow a future two-lot resubdivision with one single-family lot fronting on Meyers Road and one single-family lot fronting on School Street. Such a subdivision would not require zoning relief under the R1 District, but would require the removal of the existing accessory structure. 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. Contiguity will be established via the properties on the west side of School Street, which are expected to have been annexed by the time this petition is heard by the Village Board.

Ms. Henaghan concluded by stating that, for the aforementioned reasons, staff finds that the petition meets the standards for map amendments and staff recommends approval.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then opened the meeting for comment among the Commissioners. There was no discussion prior to the motion.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, moved 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, recommended to the Corporate Authorities **approval** of the zoning actions associated with PC 08-14 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.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission