

- East: R2 Single Family Residence District; developed as detached single family residences.
- West: R2 Single Family Residence District; developed as detached single family residences.

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on March 6, 2006:

1. Petition for Public Hearing.
2. Response to Applicable Standards.
3. Preliminary Site Plan and Building elevations, prepared by Marshall Architects, dated March 5, 2006.

BACKGROUND

The subject property is located at the northeast corner of Westmore-Meyers Road and Woodrow Avenue and is currently improved with a single family residence. The existing residence is currently legal non-conforming with respect to the corner side and rear yards. The petitioner is proposed to redevelop the site with a new duplex building based upon the submitted plans. To facilitate this development, the petitioner is seeking a map amendment to rezone the property from the R2 District to the R3 District, consistent with the zoning on the properties immediately north of the subject property. No additional zoning relief is sought as part of this petition.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services Division

From an engineering or construction perspective, the Private Engineering Services Division has no comments on the petition.

Public Works

The Engineering Division of the Public Works Department does not have any comments regarding the petition.

FIRE AND BUILDING

The Bureau of Inspectional Services has no comments on the petition.

PLANNING

Conformance with the Comprehensive Plan

The Comprehensive Plan map shows this area within the low density residential designation, which calls for development densities of up to 6 dwelling units and generally consists of single family residences. The petitioner's property is 13,440 square feet in area, which computes to 6,720 square feet per unit or approximately 6.48 units per acre. While this is slightly higher than the plan designation, staff notes that the abutting duplexes to the north of the subject property have development densities (5,600 sq. ft. per unit or 7.79 units per acre) that are equal to or slightly higher than that which is proposed by the petitioner. As such, staff believes that the development can be considered consistent with the Comprehensive Plan in considered in the context to the surrounding development activity.

Conformance with the Zoning Ordinance

The rezoning of the property from the R2 to the R3 Attached Single-Family Residence District is intended to reflect the proposed development plans for the site.

For reference purposes, the site and the development plan have the following characteristics:

	R-2 District Regulations	As Constructed	R-3 District Regulations	As Proposed
Lot Area Requirements	7,500 sq. ft.	13,440 sq. ft.	7,500 sq. ft./2 = 3,750 sq. ft. per unit	6,720 sq. ft. per unit
Front Yard Setback (Westmore-Meyers)	30 feet	27.2 feet (legal non-conforming)	30 feet	30 feet
Corner Side Yard Setback (Woodrow)	20 feet	13 feet (legal non-conforming)	20 feet	20 feet
Rear Yard	35 feet	12.9' to detached garage; approx. 55' to house	30 feet bldg. & transitional yard setback	30 feet
Interior Side Yards	6 feet	Approx. 60 feet	6 feet	10 feet

In consideration of a map amendment request, staff offers the following comments relative to the standards for variations:

- 1. Compatibility with existing uses of property within the general area of the property in question;*

The properties immediately north of and abutting the subject property are developed as duplex units as well. South of the property is R4 property developed as a church and an apartment building. To incorporate the proposed development with the single family detached units along Woodrow, the petitioner designed the principal building with two front elevations, giving the building the appearance of a single family detached residence.

2. *Compatibility with the zoning classification of property within the general area of the property in question;*

As the existing zoning map shows, the subject property is the only R2 zoned property fronting on the east side of Westmore-Meyers Road. The properties to the north are zoned R3 and south of the site properties are zoned R4. The rezoning would make the property similar in zoning designation as many other properties with front yards abutting Westmore-Meyers Road.

3. *The suitability of the property in question to the uses permitted under the existing zoning classification;*

The existing zoning is reflective of the existing development on the property. The subject property could remain as a single family residential property, and the amendment would not preclude future development on the property as a single family residence. However, as the lot is the only lot zoned R2 fronting Westmore-Meyers south of Maple and north of Woodrow, the rezoning would be consistent with other adjacent lots fronting Westmore-Meyers.

4. *Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;*

Four duplex units were constructed immediately north of the subject property in 1999 and 2000 (relief was granted to the interior side yard to facilitate this development). A lot width variation was granted for the R2 property at 1034 Woodrow Avenue in 2003, to allow for a new residence on a lot of 53.5 feet in width.

5. *The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;*

The properties to the north have the same zoning as what is requested by the petitioner. The property to the south has a higher zoning classification than requested by the petitioner. The development can be considered compatible with the adjacent R2 properties through the inclusion of a thirty-foot transitional yard at the east end of the property.

6. *The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives;*

As noted above, the development can be considered compatible with the objectives of the Plan.

7. *The suitability of the property in question for permitted uses listed in the proposed zoning classification.*

The R3 district differs from the R2 district by allowing for attached single-family residences. In the R2 district, attached single family residences are only permitted when abutting B-zoned properties.

In consideration of the standards, staff believes this is an appropriate zoning designation for this property as the designation is consistent with the Comprehensive Plan designation and is consistent with the R3 and R4 zoning designations along the east side of Westmore-Meyers Road. Moreover, as this proposal is located within an established neighborhood and the petitioner's ability to acquire additional land is not possible (or not desired along Woodrow Avenue), the development proposal can be supported.

Compatibility with the Subdivision and Development Ordinance

The development will meet all requirements of the Subdivision and Development Ordinance.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed map amendment meets the requirements of the Zoning Ordinance. Based on the above considerations, 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 proposed map amendment meets the requirements of the Lombard Zoning Ordinance, and therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and recommend to the Corporate Authorities **approval** of PC 06-15, subject to the following condition:

1. The petitioner shall enter into a development agreement with the Village for the subject property. The agreement shall set forth the development parameters for the proposed development and shall tie the petitioner's proposed development plans to the approval of the map amendment.

Lombard Plan Commission

Re: PC 06-15

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Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

c: petitioner

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