



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

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. Plat of Survey, Prepared by Accredited Land Surveying, dated May 15, 2001.

### **DESCRIPTION**

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.

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

#### **ENGINEERING**

The Private Engineering Services Division has no comments.

#### **PUBLIC WORKS**

The Engineering Division and Utilities Division of the Public Works Department have no comments at this time.

#### **BUILDING AND FIRE**

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

### **PLANNING**

#### **Compliance with the Comprehensive Plan**

The Comprehensive Plan recommends Estate Residential land uses at this location. The proposed single family uses and lot sizes are 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 to the north that occurred in 2003 (Lund's Resubdivision at 1231, 1233, and 1237 S. School Street). 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.

**Compatibility with Surrounding Land Uses**

The subject property is bordered by residential properties on all four sides. 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 the Subdivision and Development Ordinance**

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.

**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. 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.

**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 08-14 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.

Plan Commission  
Re: PC 08-14  
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Report Approved By:

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William J. Heniff, AICP  
Director of Community Development

att-

c. Petitioner

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