

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

19W040 22ND STREET

August 17, 2026

Title

PC 26-15

Petitioner and Property Owner

Armando Bustos
19W040 22nd Street
Lombard, IL 60148

Property Location

19W040 22nd Street
PIN: 06-20-407-015

Zoning

R-3 Single Family Residence District
(DuPage County)

Existing Land Use

Single-family residence

Comprehensive Plan

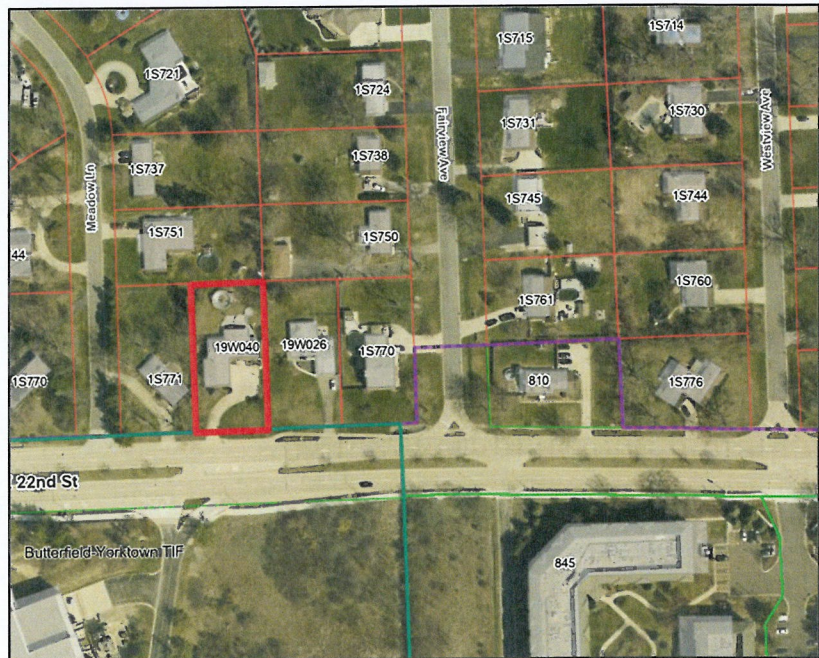
Low Density Residential

Approval Sought

Approve a map amendment (rezoning) from the R0 Single-Family Residence District to the R1 Single-Family Residence District, in conjunction with a request for annexation.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property is an individual parcel in the unincorporated Congress Knolls single-family residential neighborhood. The subject property is developed with a single-family residence. The petitioner is requesting annexation to the Village in order to connect to a Village-owned water main in the 22nd Street right-of-way. No redevelopment of the property is proposed; this would be an as-is annexation.

Properties that are annexed into the corporate limits of the Village are assigned a default Lombard zoning designation of R0 Single-Family Residence District. The petitioner requests that the Village rezone the property from R0 to R1 Single-Family Residence District, as the R1 District better reflects existing conditions on the subject property.

Requests for annexation are under the purview of the Village Board. The Village Board public hearing for the annexation request is scheduled for September 3, 2026. The Plan Commission recommendation on the requested rezoning will be forwarded to the Village Board for consideration concurrent with the Board's consideration of the annexation request.

PROJECT STATS

Lot & Bulk

Parcel Size: 20,0000 SF

Lot coverage: ~ 8,380 SF

Submittals

1. Petition for a public hearing, dated 7/14/26;
2. Response to Standards, prepared by the petitioner; and
3. Plat of survey, prepared by Helix Engineering, dated 3/24/26.

APPROVAL(S) REQUIRED

The petitioner requests the Village take the following actions on the subject property located at 19W040 22nd Street in the DuPage County R-3 Single Family Residence District: In conjunction with a request for approval of an annexation agreement and annexation into the corporate limits of the Village of Lombard, upon annexation, approve a map amendment to rezone the property from the R0 Single-Family Residence District to the R1 Single-Family Residence District.

EXISTING CONDITIONS

The subject property is developed with a single-family residence.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. Once connected to the Village water, the remaining well will need to be sealed according to the DuPage County Health Department's requirements.
2. The Village will require a permit to connect to the water system. That permit will include a charge for a Village water meter.

Fire Department:

The Fire Department has no comment on the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comment on the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R-3 (DuPage Co)	Single-family residence
South	OPD	Office buildings
East	R-3 (DuPage Co)	Single-family residence
West	R-3 (DuPage Co)	Single-family residence

The subject property is part of the unincorporated Congress Knolls area. This area is developed with single-family residences on moderately large lots

2. Comprehensive Plan and Annexation Strategies Plan Compatibility

The subject property is designated Low Density Residential in the Comprehensive Plan. The existing single-family residence on the property is consistent with this designation. Additionally, the Village of Lombard Annexation Strategies Plan, adopted in 2009, notes that the Village has previously reached out to properties fronting this stretch of 22nd Street in an attempt to encourage annexation and connection to the existing water main in the right-of-way. The Annexation Strategies Plan encourages preservation of existing development patterns in this area rather than redevelopment upon annexation. The petitioner's request to annex and maintain the property as a single-family residence is consistent with the intent of the Comprehensive Plan and the Annexation Strategies Plan.

3. Zoning Ordinance Compatibility – Request for Zoning Map Amendment

The petitioner requests a zoning designation of R1 Single-Family Residence District for the subject property upon annexation. The existing development on the subject property complies with the bulk requirements of the R1 District (setbacks and open space). The majority of properties on the north side of 22nd Street that are already incorporated have R1 zoning designations. Staff finds the request for a zoning designation of R1 accurately reflects the existing development on the subject property and is consistent with the zoning designations of other incorporated single-family residences in this area. Staff supports the requested map amendment.

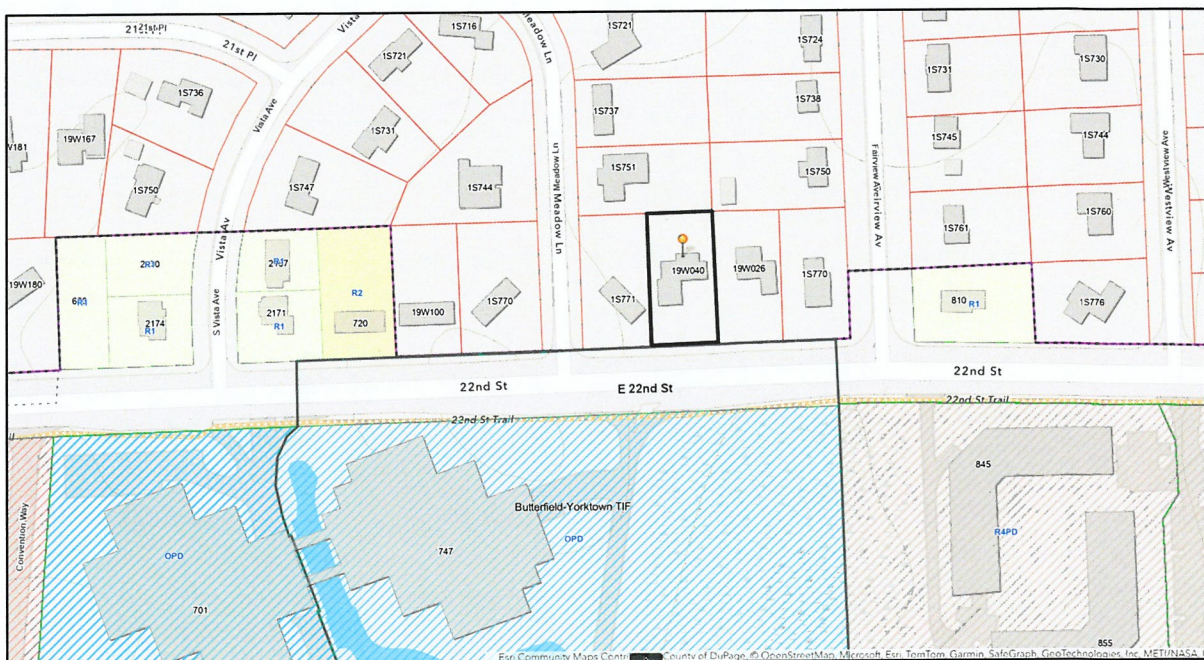


Figure 1. Zoning map in vicinity of subject property (noted with pin).

SITE HISTORY

The subject property has not appeared before the Plan Commission previously.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed map amendment (rezoning) is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested map amendment (rezoning) and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 26-15:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 26-15.

Inter-Departmental Review Committee Report approved by:



Trevor Dick, FAICP

Director of Economic Development and Planning
c. Petitioner

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July 08, 2026

Responses to the Standards for Map Amendments – 19W040 22nd Street

1. Compatibility with existing uses of property within the general area.

The subject property, located at 19W040 22nd Street, is an existing single-family residential property situated within an established residential neighborhood. The surrounding properties are similarly developed with residential uses. The proposed annexation and rezoning will not alter the residential character of the neighborhood but will instead allow the property to be incorporated into the Village of Lombard while continuing its long-standing residential use. As such, the request is fully compatible with the existing land uses in the surrounding area.

2. Compatibility with the zoning classification of property within the general area.

The requested zoning classification is compatible with the existing residential character of the surrounding area. The subject property is located within the Congress Knolls Unit 3 subdivision and is located on the north side of the East 22nd Street, between Meadow Lane and Fairview Lane. The subject property is surrounded by similarly developed residential properties, including 19W026 22nd Street, 1S771 Meadow Lane, 1S737 Meadow Lane, and 1S750 Fairview Avenue, all of which are classified as residential properties and contain single-family homes on similarly sized lots. Located to the west of the subject property, near the intersection of Vista Avenue and East 22nd Street, are R-1 and R-2 Single Family Residential Districts. To the east of the property, near the intersection of Fairview Avenue and East 22nd Street, there is an R-1 Single Family Residential District. The proposed zoning designation of R-2 Single Family Residential will maintain the property's existing single-family residential use, while remaining consistent with the established zoning and development pattern of the neighborhood. As no change in land use or increase in density is proposed, the request is fully compatible with the surrounding residential area and supports the Village's orderly land use planning objectives.

3. Suitability of the property under the existing zoning classification.

The subject property is located in unincorporated DuPage County and is currently governed by the DuPage County Zoning Ordinance, which permits its existing single-family residential use. However, the property is not eligible to receive Village water service while under county jurisdiction. Annexation and rezoning will allow the property to remain a single-family residence while providing access to municipal water service and other Village services. Accordingly, the proposed zoning of R-2 Single Family Residential is appropriate and better serves the property's long-term residential use while allowing the Village of Lombard to expand its residential base.

4. Consistency with the trend of development in the surrounding area.

The proposed annexation and rezoning are consistent with the development trend in the surrounding area and with the way zoning in this portion of Lombard has evolved over time. The property is adjacent to established residential neighborhoods and municipal infrastructure, and nearby land has increasingly been brought under Village jurisdiction through annexation, rezoning, and related development approvals. In recent years, the Village has considered annexation matters such as the Pinnacle at Meyers property at 1308–1330 S. Meyers Road, where annexation was reviewed together with rezoning and subdivision approvals for residential development, as well as a later amendment to the annexation agreement. Those actions reflect a broader pattern of transitioning land from county or unincorporated jurisdiction to Village residential zoning classifications that better match surrounding development and service patterns. The requested annexation and rezoning follow that same trend by bringing this already developed residential property into conformity with the zoning and land use framework governing the surrounding area.

5. Compatibility of surrounding properties with the proposed zoning classification.

The surrounding residential properties are fully compatible with the proposed zoning classification. The request does not involve redevelopment, increased density, or a change in land use. Rather, it allows the continued use of the property as a single-family residence while enabling connection to the Village's public water system. The proposed zoning will not adversely impact neighboring properties or alter the character of the neighborhood.

6. Consistency with the Village of Lombard Comprehensive Plan.

The proposed annexation and rezoning are consistent with the Village of Lombard Comprehensive Plan by promoting orderly municipal growth, coordinated land use planning, and the efficient extension of public infrastructure and services. Annexation will allow the property to connect to the Village's public water system while bringing it under the Village's planning and zoning jurisdiction.

The request also supports the Plan's goal of establishing logical municipal boundaries and ensuring compatibility with surrounding development. Because the property is contiguous to existing residential neighborhoods and municipal infrastructure, annexation represents a logical extension of the Village and advances its long-range planning objectives.

7. Suitability of the property for the proposed zoning classification.

The subject property is well suited for the proposed residential zoning classification. The property consists of approximately 0.46 acres and is improved with an existing single-family residence occupied by the owners. No significant changes to the existing residential use are proposed. The requested zoning will recognize the property's existing residential character while allowing the owners to connect to the Village's public water system and ensuring the property is governed by Village regulations following annexation.

