

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

614, 618, 622, 626 AND 630 W. MEADOW AVENUE

December 16, 2024

Title

PC 24-14

Petitioner

Village of Lombard

Property Location

614, 618, 622, 626, and 630 W. Meadow Avenue
PINs: 05-01-401-116, 05-01-401-117, 05-01-401-118, 05-01-401-119, and 05-01-401-120

Zoning

R2 Single-Family Residence District

Existing Land Use

Single-family residential (622), stormwater outlot (614), undeveloped single-family residential lots (618, 626, 630)

Comprehensive Plan

Low Density Residential

Approval Sought

Approve a variation to allow a minimum front yard setback of 30' in the Suraiya Subdivision, irrespective of front yard setbacks of existing single-family dwellings on abutting lots.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The subject property is the Suraiya Subdivision, a five-lot subdivision on West Meadow Lane that was approved by the Village in 2017 (SUB 17-01). The subdivision comprises four single-family residential lots (Lots 1-4) and one stormwater outlot (Lot 5). Three of the four single-family residential lots are vacant. Lot 3, at 622 W. Meadow, is developed with a single-family residence that was built prior to the 2017 subdivision.

The subject property is in the R2 Single-Family Residential District. Per the Lombard Zoning Ordinance, required front setbacks for new single-family residences in the R2 District are determined using a formula based on the front setbacks of single-family dwellings on abutting lots, with the front setback to be no less than 30 feet in any case. The existing single-family residence at 622 W. Meadow was built in 1999 when that property was configured as a long narrow lot in unincorporated DuPage County. Subsequent annexation, subdivision, and development of the Buckingham Orchard townhomes to the north reduced the depth of 622 W. Meadow, resulting in a single-family home on a standard-sized residential lot with a deep front yard setback and a shallow, nonconforming rear yard setback. The nonconforming rear setback and deep front setback of this house affects the formulated front setback of the adjacent lots to an extent that was not intended when the Suraiya Subdivision was platted. To address this concern, staff proposes a variance to establish a minimum 30-foot front yard setback for all the buildable lots in the subdivision.

PROJECT STATS

Lot & Bulk

Lot 1:	9,584 SF
Lot 2:	10,018 SF
Lot 3:	7,841 SF
Lot 4:	7,840 SF
Lot 5 (outlot):	6,970 SF

Supporting Documentation

1. Plat of Annexation (622 W. Meadow), R2000-020592;
2. Lyonhart Manor Homes Resubdivision, R2006-237108;
3. Centrust Bank Consolidation Plat, R2013-093145; and
4. Suyraiya Subdivision, R2017-103505.

APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, requests that the Village take the following action on the subject property located within the R2 Single-Family Residential District: Pursuant to Section 155.407(F)(1) of Village Code, approve a variation to allow a minimum front yard setback of 30 feet for Lots 1 through 4 of the Suraiya Subdivision, irrespective of the front yard setback of existing single-family dwellings on abutting lots.

EXISTING CONDITIONS

Existing conditions on the subject property are as follows:
Lot 1 (630 W. Meadow): undeveloped residential lot
Lot 2 (626 W. Meadow): undeveloped residential lot
Lot 3 (622 W. Meadow): single-family residence
Lot 4 (618 W. Meadow): undeveloped residential lot
Lot 5 (614 W. Meadow): stormwater outlot

INTER-DEPARTMENTAL REVIEW

Building Division:

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

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 District	Land Use
North	R4PD	Buckingham Court townhomes
South	R2	Single-family residences
East	R4	Townhomes
West	R2	I-355

The subject property is located in an area of the Village with a mixture of single-family residences and townhomes, as reflected by the Zoning Map (Figure 1).



Figure 1. Zoning Map.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends low density residential uses on the subject property. A five-lot single-family residential subdivision, with a proposed front yard setback of 30 feet, is consistent with this designation.

3. *History of Suraiya Subdivision Platting and Front Yard Setback Requirements*

The history of development on and around the subject property is a contributing factor in the request for a front yard setback variation. While the Suraiya Subdivision was platted in 2017, the outer extant of the subdivision was established in 2006 when the second phase of the Buckingham Orchard townhome development was built to the north. At that time, the subject property was platted as a five-lot single-family residential subdivision. The 2006 subdivision was consolidated into one lot in 2013, and then resubdivided into five lots in 2017. While the widths of the five lots in the 2017 subdivision vary somewhat from the width of the lots in the 2006 subdivision, the depth of the lots is unchanged between 2006 and 2017. However, in the intervening time between the two subdivisions, the front yard setback requirement in Residential Districts was amended from an absolute minimum of 30 feet to a formulated setback based on setbacks on abutting properties. The formulated setback combined with the presence of the existing house on Lot 3 effectively altered the development potential for the remaining lots in the subdivision (Lots 1, 2 and 4) in a way that was not anticipated when the lot depths were established in 2006.

A detailed timeline of the relevant development actions and code amendments follows.

- **1999:** Single-family residence constructed on 622 W. Meadow Avenue, which was then in unincorporated DuPage County. At that time, the property was 75 feet wide and 260 feet deep, as compared to its present lot width of 60 feet and depth of 130 feet (see Figure 2). The single-family house was constructed approximately 65 feet behind the front property line.
- **2000 (BOT 99-15, Ordinance 4750):** 622 W. Meadow Avenue annexed into the Village in an as-is condition.

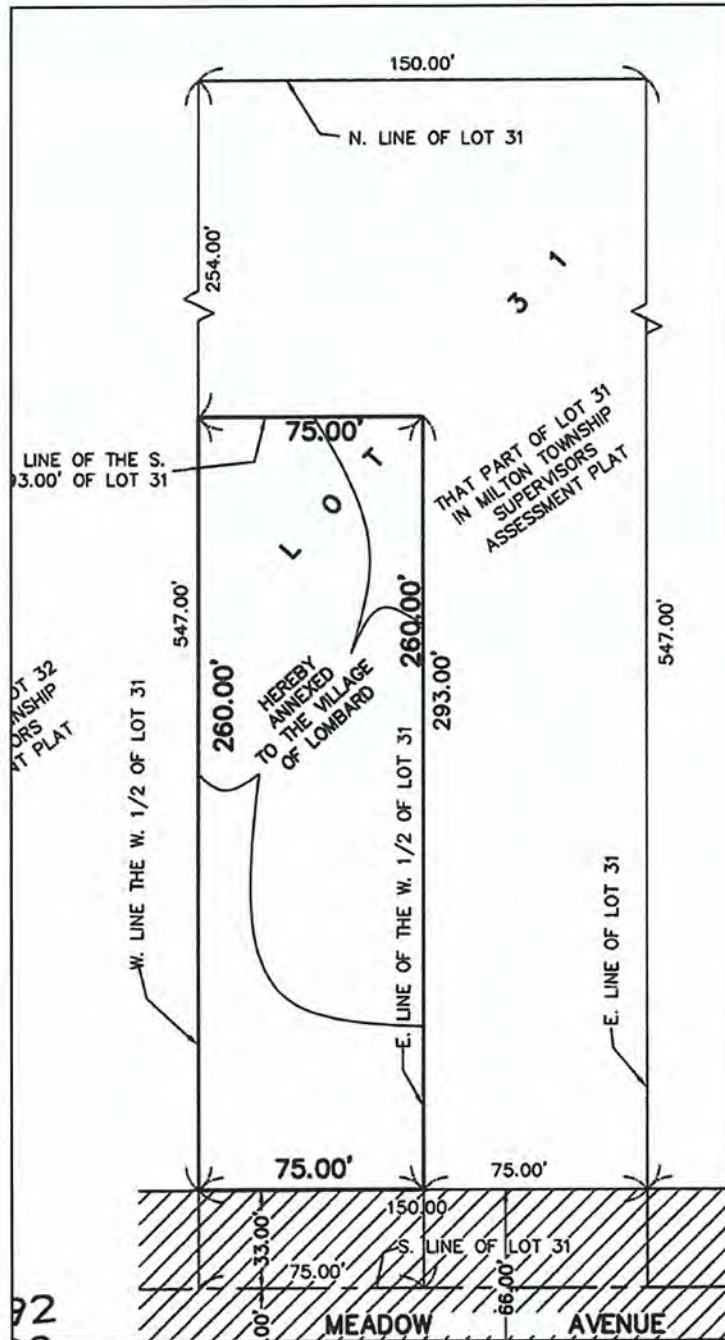


Figure 2. Detail from plat of annexation of 622 W. Meadow (R2000-020592).

- **2006 (PC 06-10):** Properties at 614, 618, 620, 624, and 626 W. Meadow Avenue annexed into the Village in conjunction with approval and expansion of Buckingham Orchard townhomes. The north portions of these properties, as well as the north portion of 622 W. Meadow, were incorporated into the townhome development on Buckingham Court, north of the subject property. The remaining property along Meadow Avenue was platted as five single-family residential lots in the R2 District (Figure 3). At this time, the required front yard setback for single-family residences was 30 feet.

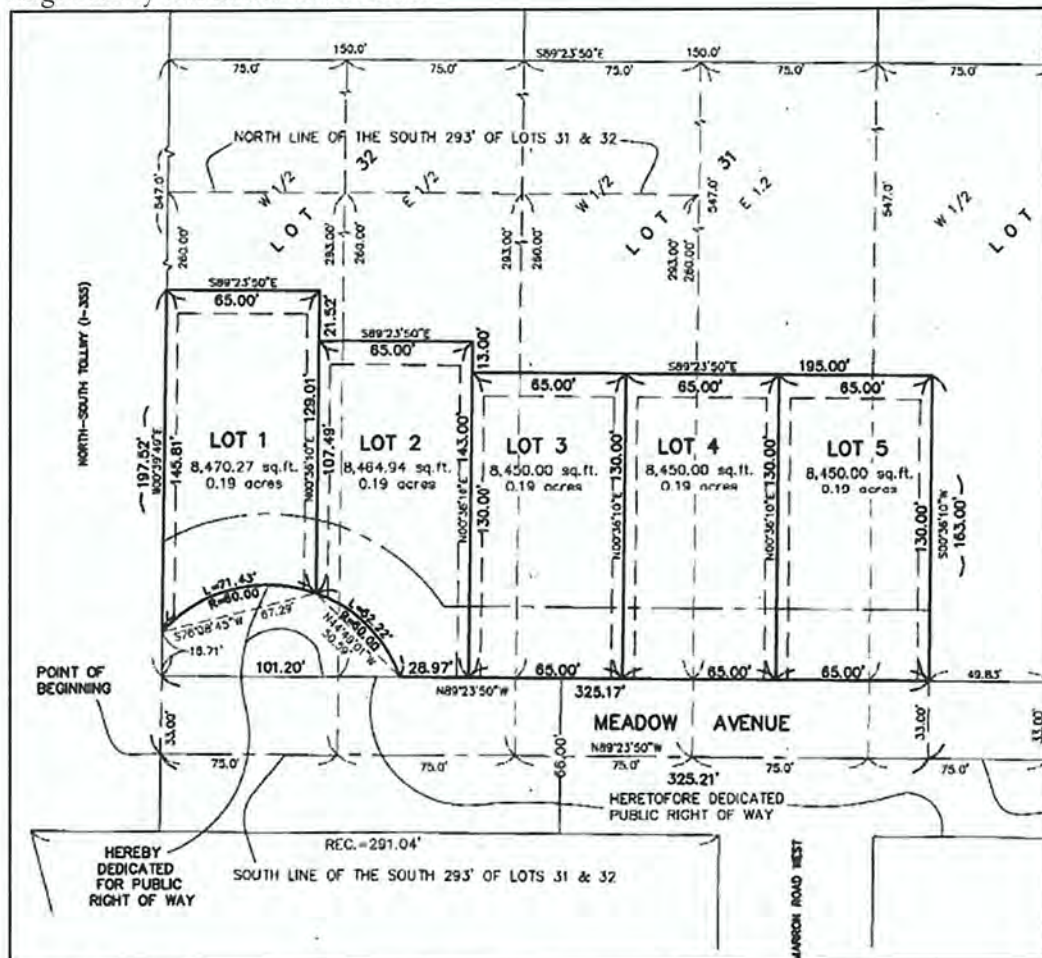


Figure 3. Detail from Lyonhart Manor Homes Resubdivision (R2006-237108).

- **2008 (PC 08-21) and 2011 (PC 11-19):** Required front setback for single-family residences in Residential Districts amended to a formulated setback for new single-family residential construction. These amendments were initiated in 2008 to address concerns about compatibility between new construction and existing homes on deep lots. 2011 amendments clarified and streamlined the 2008 amendment. The present requirement reads as follows:
 - (1) Front yards.
 - (a) New detached single-family dwellings constructed after September 15, 2011:
 - (i) The front yard applicable to the subject lot shall be determined by taking the mean of the existing front yard setbacks of the single-family dwellings on the abutting lots.
 - (ii) When the subject lot abuts a reverse corner lot or any lot or property developed as a use other than a detached single-family dwelling, (including,

but not limited to, multi-family housing, religious institutions, undeveloped lots, and/or public rights-of-way), the abutting lot shall be considered to have a default 30-foot setback for the purpose of determining the front yard setback requirement on the subject lot.

(iii) For purpose of determining setback on abutting lots, lots having single-family dwellings located more than 50 feet from the front lot line shall be considered to have a default 50-foot setback.

(iv) In no case shall the minimum required setback for a new detached single-family dwelling be less than 30 feet.

(b) Existing detached single-family dwellings constructed before September 15, 2011 and additions to existing detached single-family dwellings constructed before September 15, 2011: 30 feet.

- **2013:** Under ownership of Centrust Bank, the five lots platted in 2006 were consolidated into one lot of record (R2013-093145). Plats of consolidation do not require action by the Plan Commission or Village Board.
- **2017 (SUB 17-01):** A developer re-subdivided the property into five lots. Lot widths in the 2017 subdivision vary slightly from the lot widths in the 2006 subdivision, but the lot depth of the overall subdivision has not changed as compared to 2006.

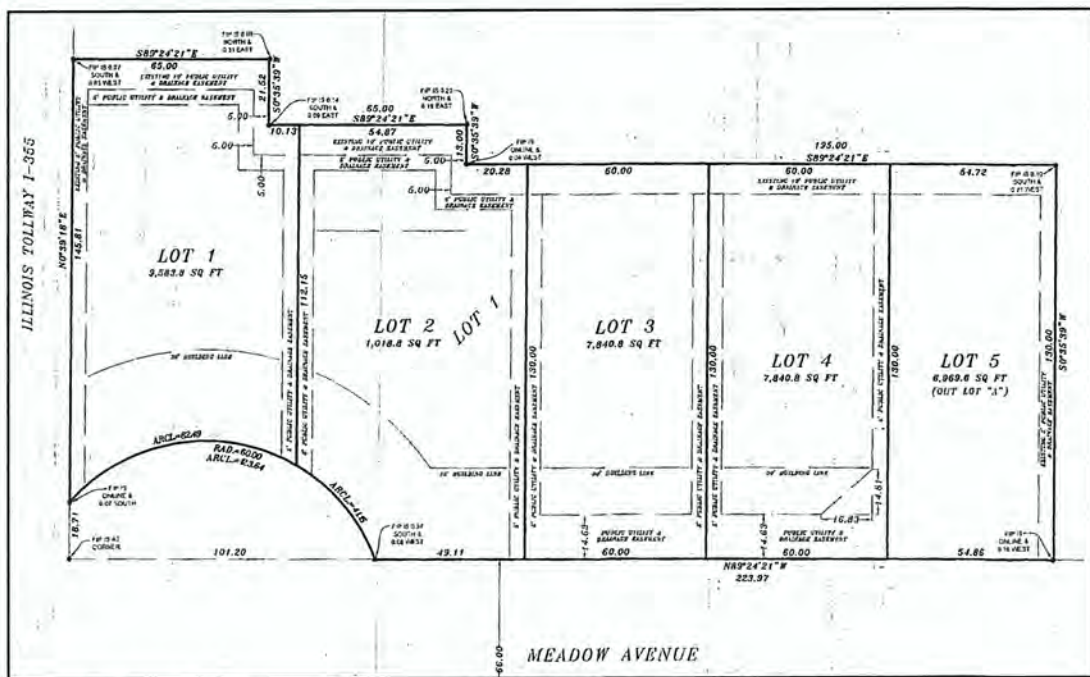


Figure 4. Detail from Suraiya Subdivision (R2017-103505).

4. Impact of Front Setback Requirements on Lots 1, 2, and 4 in Suraiya Subdivision

The existing house at 622 W. Meadow (Lot 3) is set back approximately 65 feet from the front property line. The existing rear yard setback of the house is approximately eight feet, where the minimum required rear yard setback in the R2 District is 25 feet. As previously stated, the house was constructed when the property was a deeper lot in unincorporated DuPage County. The subsequent annexation, subdivision

and redevelopment of 622 W. Meadow and surrounding properties has resulted in a house with an unusually deep front setback and a nonconforming rear yard setback.

The nonconforming house at 622 W. Meadow Avenue is impacting the required front yard setbacks for the vacant lots in the Suraiya Subdivision. Figure 5 shows the front yard setbacks for the subdivision as required by the formulated setback compared to an absolute 30' minimum setback. Staff notes the following with respect to Figure 5:

- Per the formulated setback requirement, the houses on either side of 622 W. Meadow Avenue would be required to have a 40-foot front yard setback.
- The house at 622 W. Meadow has a nonconforming rear yard setback, and thus could not be reconstructed by right in its current location. Were this house built to meet the required 25-foot rear yard setback, it would have a front setback of 30-40 feet. The resulting formulated front setback for the houses on 618 (Lot 4) and 626 W. Meadow (Lot 2) would be between 30 and 35 feet.
- The formulated setback creates additional challenges for Lots 1 and 2 due to the geometry of the cul-de-sac bulb at the end of Meadow Avenue.
- The intent of the formulated front setback is to promote compatibility and relatively uniform front setbacks on residential blocks where older houses with deep front setbacks sit next to newer houses with shallower front setbacks. Given the degree of the setback of the house at 622 W. Meadow, any new construction on the adjacent lots will result in a non-uniform block face along Meadow Avenue. Staff does not find an appreciable difference in this regard between the formulated front setback and a 30-foot front setback, as shown in Figure 5.



Figure 5. Required and proposed front setbacks.

5. **Precedent**

The following petitions requested relief for front yard setbacks in circumstances similar to those present on the subject property.

PC 17-01: Windsor Avenue Subdivision (former Allied Drywall)

Approval of a variation to reduce the minimum required front yard setback for a lot located on a cul-de-sac.

PC 22-01: Norbury Crossings Subdivision

Approval of a deviation within a planned development to allow a minimum front yard setback of 30 feet for all lots in a 19-lot subdivision, irrespective of the front yard setback of existing single-family dwellings on abutting lots.

6. **Standards for Variations**

To be granted a variation, petitioners must show that they have affirmed each of the standards for variations outlined in Section 155.407(F)(3). Staff offers the following commentary on these standards with respect to this petition:

- a. *That because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner has been shown, as distinguished from a mere inconvenience if the strict letter of the regulations were to be applied.*

The subject property is a five-lot subdivision with four buildable single-family residential lots in the R2 District. The depth of the lots in the subdivision was established when minimum front yard setbacks were 30 feet. The larger front setbacks required by the current formulated front setback requirement create challenges for development of the lots that were not anticipated when the lot depths were established in 2006. This effect is particularly pronounced for the lots fronting the cul-de-sac bulb at the end of Meadow Avenue.

- b. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.*

The property at 622 W. Meadow is developed with a house that exists due to a specific set of circumstances in the development timeline. The unusually deep front setback of the house at 622 W. Meadow Avenue is unduly impacting the development potential on adjacent lots through the formulated front yard setback requirement. These circumstances are unique to the lots in the Suraiya Subdivision.

- c. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

This standard is affirmed.

- d. *The alleged difficulty or hardship is shown to be caused by this ordinance and has not been created by any person presently having an interest in the property.*

Staff finds that the hardship for the variation for the front yard setback arises from the particular sequence of development actions and code amendments that have occurred relative to the subject property over the past 20 years, as previously discussed.

- e. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

This standard is affirmed. The impact of a 30-foot front yard setback upon the existing house at 622 W. Meadow Avenue is minimal compared to the impact of a house built to the formulated setback. The reduced front yard setback will not impact the single-family residential properties directly across the street.

- f. *The granting of the variation will not alter the essential character of the neighborhood.*

This standard is affirmed.

- g. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

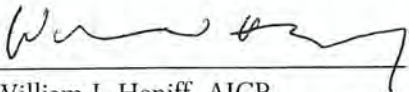
This standard is affirmed.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, 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 variation to front yard setback requirements in the Suraiya Subdivision **complies** with the standards required by the Village of 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 24-14.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

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