

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: June 29, 2017 (B of T) Date: July 20, 2017

TITLE: PC 17-21; Approval of a Major Plat of Subdivision with Companion Relief- 222 E. Windsor Avenue (Allied Drywall)

SUBMITTED BY: Department of Community Development *WA*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, DRH Cambridge Homes dba Emerald Homes (DRH), requests the Village approve a Major Plat of Subdivision located within the R2 Single-Family Residence District, with the following companion relief:

1. Variance from the Zoning Ordinance for the proposed Lot 11:
 - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet where adjacent to the arc of the cul-de-sac turnaround;
2. Variances from the Zoning Ordinance for the proposed Lot 12:
 - a. A variation from Section 155.407(F)(1) to reduce minimum required front yard setback from thirty (30) feet to fifteen (15) feet; and
 - b. A variation from Section 155.407(F)(4) to reduce minimum required rear yard setback from twenty-five (25) feet to fifteen (15) feet;
3. Variances from the Subdivisions and Development Ordinance:
 - a. A variation from Section 154.503(D)(1) to allow a cul-de-sac turnaround with a right-of-way diameter of 106 feet where a right-of-way diameter of 124 feet is required;

- b. A variation from Section 154.504(B) to allow a sidewalk that is two (2) feet from the street curb where a minimum separation of five (5) feet is required, for the sidewalk located adjacent to the north side of the cul-de-sac turnaround; and
- c. A variation from Section 154.304(D)(3) to eliminate the sidewalk from the new roadway adjacent to the south side of the cul-de-sac turnaround.

The Plan Commission recommended approval of this petition by a vote of 5-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X Scott Neuhaus _____ Date 6/25/17

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.