

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development

DATE: May 4, 2006

SUBJECT: **PC 06-10: 615 and 617 W. Pleasant (Buckingham Orchard Subdivision) and 614, 618, 620, 622, 624 & 626 West Meadow Avenue (Lyonhart Manor Subdivision)**

At the April 6, 2006 Village Board meeting, the Village Board approved a first reading of the annexation and zoning requests associated with PC 06-10. Attached are the following items for Village Board consideration as part of the May 4, 2006 Village Board meeting:

- A. For the existing Buckingham Orchard planned development located at 615 and 617 W. Pleasant Lane:
 - 1. An Ordinance granting approval of an annexation agreement amendment.
 - 2. An Ordinance approving a major change to an approved conditional use for a planned development.

- B. For the properties at 614, 618, 620, 622, 624 and 626 West Meadow Avenue:
 - 1. An Ordinance amending the Lombard Comprehensive Plan;
 - 2. An Ordinance approve an annexation agreement for the Lyonhart Manor Subdivision.
 - 3. An Ordinance annexing the properties at 614, 618, 620, 624 and 626 West Meadow Avenue into the Village of Lombard.
 - 4. An Ordinance rezoning the northern portion of the properties at 614, 618, 620, 624 and 626 West Meadow Avenue from the R1 Single-Family Residential District to the R4 Limited General Residential District
 - 5. An Ordinance rezoning the north 417 feet of the property at 622 West Meadow Avenue from the R2 Single-Family Residential District to the R4 Limited General Residential District.

6. An Ordinance approving a conditional use for multiple structures on a lot and for a planned development for the proposed R4 properties with a deviation from Section 155.408(F)(3)(d) to reduce the rear yard setback for the townhouse units abutting the proposed stormwater detention outlot and the south property line from thirty feet (30') to fifteen feet (15'), with site plan approval authority being granted to the Lombard Plan Commission.
7. For the single-family portion of the proposed development, an Ordinance rezoning the southern portion of the properties at 618, 620, 624 and 626 West Meadow Avenue from the R1 Single-Family Residential District to the R2 Single-Family Residential District;
8. A Ordinance approving a variation from Section 154.503(D)(1) of the Subdivision and Development Ordinance reducing the minimum required right-of-way width of a residential cul-de-sac turnaround diameter from one-hundred twenty four feet (124') to ninety-six feet (96') at the western terminus of Meadow Avenue; and a variation from Section 155.408(F)(1)(d) of the Zoning Ordinance to reduce the rear yard setback for the proposed Lots 1 & 2 from thirty-five feet (35') to twenty feet (25').