

November 2, 2006

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 06-33: 336 through 369 Buckingham Court (Buckingham Orchard Subdivision)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve a variation from Section 155.212, Table 2.1 to allow for a deck to be up to 5.5 feet above grade within a required rear yard (where a maximum of three feet is allowed), for property located within the Buckingham Orchard R4PD Limited General Residence, Planned Development District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 16, 2006. The petitioner Christopher Coleman of Dearborn Buckingham Group, presented the petition and noted the requested relief. As part of their final engineering approval and design of the Buckingham Orchard development, they designed and established grading contours to provide for adequate drainage. The established grades slope away from the proposed townhouses and then rise toward the property line. This results in a grading change where decks off of the back of the units are higher due to the grade change than provided by the Zoning Ordinance. The proposed decks are to be 10 feet by 10 feet in area. The proposed bottom of deck would not exceed 5 1/2 feet above grade.

Acting Chairperson Sweetser then opened the meeting for public comment. No one spoke in favor of or in opposition to the petition. She then requested the staff report.

William Heniff, Senior Planner, stated that the petitioner is requesting zoning relief to provide for attached decks to be greater than three feet above grade within a rear yard. The petitioner has submitted a cross-section sketch drawing showing the grades and the requested relief.

The petitioner completed the initial site grading and is constructing the townhome units as provided in their previous approvals. The approvals required the petitioner to provide for adequate on-site drainage swales to the rear of the respective lots, in order to ensure that the adjacent Columbine Glen Subdivision did not receive additional overland flooding. The result of this requirement is that several of the proposed rear yard decks would exceed the maximum deck height. Moreover, several of the units will have English basements, with windows placed toward the rear of each unit. Before the units are constructed or completed, the developer/petitioner is seeking relief for each unit to provide for decks up to 5.5 feet above grade, should the topographical conditions necessitate the need for such relief. Staff recommends approval with conditions.

Acting Chairperson Sweetser then opened the meeting for comments among the Plan Commissioners.

Commissioner Burke confirmed that railing would be provided around the decks. Mr. Heniff noted that the Building Code would regulate and mandate the deck railings.

Commissioner Burke then asked about the location of any stairs off of the decks. Mr. Coleman noted that the stairs would come off of the side of the deck and run parallel with exterior wall of the townhomes and would not extend further into the yard. Commissioner Burke recommended that the stair design be incorporated as a condition of approval.

Commissioner Nelson confirmed that the relief is solely because of the proposed swales. He noted the windows on the English basements. Mr. Coleman noted that the swales necessitate the relief.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance and that the requested relief is consistent with the approved planned development. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 06-33 subject to the following conditions, as amended:

1. Any proposed decks exceeding three feet in height above grade shall be constructed in accordance with the submitted plans prepared by Spaceco Inc., dated September 25, 2006 and the Typical Deck with Lookout Condition Exhibit, prepared by Dearborn Buckingham Group, received September 22, 2006.
2. The height of any decks within any rear yards within the planned development shall not exceed five and one-half feet (5.5') above grade. Any rear yard deck projections located more than ten feet (10') from the external wall of the adjacent residence shall not exceed three feet (3') above grade.
3. The staircases to any constructed rear yard decks shall be designed and installed to be parallel with and adjacent to the attached townhouse units.

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Respectfully,

VILLAGE OF LOMBARD

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

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c. Petitioner

Lombard Plan Commission

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