

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: William T. Lichter, Village Manager
DATE: October 24, 2007 (BOT) Date: November 1, 2007
TITLE: PC 07-37: 400-500 E. St. Charles Road (Neri Development)
SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following actions on the subject property, located within the R4PD Limited General Residence District, Planned Development:

1. Pursuant to Section 155.504 (A) of the Zoning Ordinance, approve a major change to an approved planned development, as approved by Ordinance 5488. This major change would amend the planned development approval for the second proposed building (i.e., Phase II) to provide for up to 52 senior independent living residences, in lieu of a 40-unit condominium building;
2. Approve a further deviation from Section 155.408 (D) (4) to reduce the minimum square feet per dwelling unit from 1,202 square feet (36.2 units per acre) to approximately 1,045 square feet (41.68 units per acre); and
3. Approve a further variation from the planned development standards set forth in Section 155.508 (C) (5), allowing for an increase in the maximum number of dwelling units from 80 to 92 units.
(DISTRICT #4)

The Plan Commission recommended approval of this petition with amended conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____

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.