

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 17-20; Oak Creek Planned Development – Amendment to Single-Family Side Yard Setbacks

SUBMITTED BY: Department of Community Development *WLB*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests that the Village take the following actions on the subject property located within the R5PD Planned Development District (Oak Creek Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oak Creek Planned Development, as established by Ordinance No. 1351, and amended by the Consent Judgment and Decree entered on June 19, 1978 in the Circuit Court of DuPage County in Case No. 78 MR 28 and subsequent amendments thereto (collectively the "Consent Decree"), to allow for modifications to the interior side yard setback for single family residences, from 10 feet (10'), as originally established by Ordinance No 1351 and unaffected by the Consent Decree, to six feet (6').

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

Staff 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 _____ 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.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

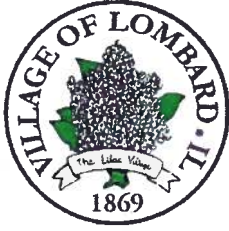
MEETING DATE: July 20, 2017

SUBJECT: **PC 17-20; Oak Creek Planned Development – Amendment to Single-Family Side Yard Setbacks**

Please find the following items for Village Board consideration as part of the July 20, 2017, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 17-20;
3. An Ordinance amending the Oak Creek Planned Development to modify interior side yard setbacks for single family detached dwellings;
4. A letter of no comment from the Forest Preserve District of DuPage County.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the July 20, 2017, Board of Trustees agenda with a waiver of first reading as requested by staff.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

July 20, 2017

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

**Subject: PC 17-20 – Oak Creek Planned Development –
Amendment to Single-Family Side Yard Setbacks**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests that the Village take the following actions on the subject property located within the R5PD Planned Development District (Oak Creek Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oak Creek Planned Development, as established by Ordinance No. 1351, and amended by the Consent Judgment and Decree entered on June 19, 1978 in the Circuit Court of DuPage County in Case No. 78 MR 28 and subsequent amendments thereto (collectively the "Consent Decree"), to allow for modifications to the interior side yard setback for single family residences, from 10 feet (10'), as originally established by Ordinance No 1351 and unaffected by the Consent Decree, to six feet (6').

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 19, 2017. Sworn in to present the petition were: Anna Papke, Senior Planner.

Acting Chairperson Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Ms. Papke presented the petition and the staff report, which was submitted into the public record in its entirety. The Village is proposing to amend interior side setback requirements for single-family homes in the Oak Creek Planned Development. The ordinance that established the Oak Creek Planned Development in 1968 requires a minimum setback of 10 feet for single-family dwelling units. It has come to the attention of staff that many of the houses in this planned development have been built to a six-foot interior side yard setback, which is consistent with required side yard setbacks in the Village's Residential zoning districts. The discrepancy between the required setback of 10 feet and the actual setbacks of existing houses poses a challenge for Oak Creek homeowners who want to add on to their homes, as they would need to apply for a deviation from the Oak Creek Planned Development standards. Therefore, staff proposes to amend the interior side yard setback for single-family homes in the planned development to six feet, which will make the Oak Creek standards consistent with existing development in the neighborhood as well as other single-family homes throughout the Village.

Ms. Papke noted that there is no new development associated with this petition. The petition is focused only on amending standards for single-family homes in the Oak Creek Planned Development.

The Forest Preserve District of DuPage County, which owns a piece of property within the Oak Creek Planned Development, sent a letter of no comment to the Village prior to the meeting.

Staff recommended approval of the petition.

Acting Chairperson Flint asked if any person would like to speak in favor or against this petition, or for public comment.

Heather Murphy, 1580 S. Lloyd Avenue, addressed the Commissioners. Ms. Murphy asked why the Village is proposing to amend the standards for the entire planned development, rather than requiring individual property owners who want to build less than 10 feet from the property line to apply for a variance on a case-by-case basis. She asked if there are many people in the area that want to put additions onto their homes.

Ms. Papke stated that the Village had processed a Plan Commission petition in 2005 for an individual homeowner in Oak Creek that was adding onto a home that did not meet the 10-foot setback requirement. The Village had recently received a building permit application from another homeowner in Oak Creek that wanted to build a second story addition onto a home that does not meet the setback requirement. Village staff researched existing development in the area and found that many houses are not meeting the 10-foot side setback requirement. Given the widespread nature of the issue, staff had determined it would be worthwhile to amend the standards for the entire planned development rather than process individual petitions as homeowners seek permits to add onto homes.

Ms. Murphy asked if she would need to build a house with a six-foot side setback if the standards are changed and something were to happen to her home. Ms. Papke responded that the proposed six-foot setback would be a minimum setback. Homeowners would have the option to build homes with larger setbacks if they chose to do so.

Ms. Murphy requested the Plan Commission consider not changing the standards for the whole development. She suggested property owners wanting to vary from the current 10-foot setback should continue to make individual petitions to the Village.

Acting Chairperson Flint asked if anyone else from the public wanted to speak, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Burke asked if there was support in the neighborhood for the proposed change. He noted that this petition appeared to be a staff initiative.

Ms. Papke confirmed that staff had initiated the petition. She had spoken to multiple residents on the phone after they received public notice of the petition, and none had expressed opposition. Ms. Ganser said she had also spoken with neighbors and they had not expressed opposition.

Commissioner Flint noted that in the long run, changing the setback standard will save residents time when they apply for a permit for an addition.

Mr. Burke asked staff about the fees that an individual would have to pay if petitioning the Village for a variance on an individual basis. Ms. Papke said the fees for this type of petition would be around \$900. She also noted that the petition process takes two to three months from start to finish. Mr. Burke said that changing the standard seems to make sense in that it will save residents time and money.

Commissioner Sweetser noted that the proposed six-foot interior side setback would be consistent with requirements for other single-family homes in the Village, and the proposed change will save residents time and money. She did not see a disadvantage to the change.

Commissioner Mrofcza asked how the homes in Oak Creek had come to be built out of compliance with the 10-foot side setback requirement. Ms. Papke said that staff had researched that question and not been able to determine how this had happened.

Commissioner Burke asked if there could be issues for homeowners who want to sell houses that do not meet the current 10-foot setback requirement.

Ms. Ganser said that the Village does sometimes receive requests for zoning compliance letters from buyers or lenders, but that they rarely request setback information.

Mr. Guisinger said that a buyer considering a home with a setback that is not in compliance with the standards for the planned development could potentially have difficulties securing a loan or title insurance.

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On a motion by Commissioner Olbrysh, and a second by Commissioner Burke, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 17-20.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Acting Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

June 19, 2017

Title

PC 17-20

Petitioner

Village of Lombard

Property Location

West of Finley Road, south of 16th Street, and north of 22nd Street

Approval Sought

The petitioner, the Village of Lombard, seeks to amend the interior side yard setback for single-family residences in the Oak Creek Planned Development from 10 feet to six feet.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The petitioner, the Village of Lombard, proposes to amend the Oak Creek Planned Development to modify the interior side yard setback for single-family residences from 10 feet (10') to six feet (6').

APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, requests that the Village take the following actions on the subject property located within the R5PD Planned Development District (Oak Creek Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oak Creek Planned Development, as established by Ordinance No. 1351, and amended by the Consent Judgment and Decree entered on June 19, 1978 in the Circuit Court of DuPage County in Case No. 78 MR 28 and subsequent amendments thereto (collectively the "Consent Decree"), to allow for modifications to the interior side yard setback for single family residences, from 10 feet (10'), as originally established by Ordinance No 1351 and unaffected by the Consent Decree, to six feet (6').

EXISTING CONDITIONS

The 247-acre Oak Creek Planned Development is located on Finley Road between 16th and 22nd Streets. Property north of I-355 is developed with a business/industrial park. Property south of I-355 is developed with apartments and single-family subdivisions.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed amendment to the Planned Development.

Fire Department:

The Fire Department has no comments regarding the proposed amendment to the Planned Development.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed amendment to the Planned Development.

Public Works:

The Department of Public Works has no comments regarding the proposed amendment to the Planned Development.

Planning Services Division:

Ordinance 1351, which established the Oak Creek Planned Development in 1968, requires a minimum setback of 10 feet for detached single-family dwellings (front, side and rear yards). It has come to the attention of staff that many of the houses in this planned development have been built to a six-foot interior side yard setback, which is consistent with the required side yard setbacks in the Village's Residential zoning districts. The discrepancy between the required setback of 10 feet and the actual setbacks of existing houses poses a challenge for Oak Creek homeowners who want to add on to their homes. Currently, houses not meeting the 10-foot setback required by Ordinance 1351 must receive approval of an amendment to the Oak Creek Planned Development before they can be expanded.

Since it appears that the majority of the single-family homes in the Oak Creek Planned Development do not meet the 10-foot setback relative to interior side property lines, staff proposes to amend the interior side yard setback for single-family homes in the planned development to six feet. This amendment will make the side yard setback requirement for single-family homes in Oak Creek consistent with existing development in the planned development as well as other single-family neighborhoods throughout the Village.

EXISTING & PROPOSED REGULATIONS

Staff proposes the following amendments to Ordinance 1351. Additions are denoted by **bold and underline** font. Deletions are denoted by a ~~strickthrough~~.

Ordinance 1351

D. Bulk Regulations – Zoning Regulations – Subdivision Regulations.

3. Yard setbacks. In lieu of front yard setbacks, side yard setbacks and rear yard setbacks, the following shall apply;
 - a. The minimum setback **for front, rear and corner side yards** for single family detached dwellings shall be 10 feet; **the minimum interior side yard setback single family detached dwellings shall be six feet, except where no attached garage is constructed, one side yard must be nine feet in width.**;
 - b. There shall be not less than 50 feet between Multiple-Family Buildings for Multiple-Family Buildings up to and including two (2) stories in height. For each story of more than two, an additional five (5) feet for each story shall be provided between Multiple-Family Buildings.

- c. Along the periphery of the territory, yards shall be provided not less than those required by the regulations of the district in which said development is located.

STANDARDS FOR AMENDMENTS TO PLANNED DEVELOPMENTS

Standards for Planned Development – General standards

- (1) *Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.*

The Oak Creek Planned Development is zoned R5PD. The R5 district requires an interior side yard setback of six feet for detached single-family dwellings. The proposed change to the Oak Creek Planned Development will result in setback standards for single-family homes that are consistent with those in the underlying zoning district.

- (2) *Community sanitary sewage and potable water facilities connected to a central system are provided.*

Existing development in the Oak Creek Planned Development is connected to central utility systems. The proposed amendment will not impact utility connections.

- (3) *The dominant use in the proposed planned development is consistent with the recommendations of the comprehensive plan of the village for the area containing the subject site.*

The proposed amendment will not change the mix of uses permitted in Oak Creek Planned Development.

- (4) *That the proposed planned development is in the public interest and is consistent with the purposes of this zoning ordinance.*

The amendment to change interior side setback requirements for single-family homes will result in development standards that are consistent with the underlying setback requirements of the Zoning Ordinance.

- (5) *That the streets have been designed to avoid:*
 - (a) *Inconvenient or unsafe access to the planned development;*
 - (b) *Traffic congestion in the streets which adjoin the planned development;*
 - (c) *An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.*

The proposed amendment to the planned development will have no impact on street design.

Standards for planned developments with deviations

- (1) *Any reduction in the requirements of this Chapter is in the public interest.*

The proposed reduction in interior side setbacks for single-family homes in the Oak Creek Planned Development will allow for development that is consistent with other single-family home neighborhoods in the Village. Consistency of development is in the public interest.

- (2) *The proposed deviations would not adversely impact the value or use of any other property.*

The proposed reduction to interior side setbacks for single-family homes in the Oak Creek Planned Development will not be detrimental to the value or use of other properties.

- (3) *That such deviations are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.*

The proposed reduction to interior side yard setback requirements will be consistent with the setbacks of existing homes in the neighborhood. This change will be beneficial to residents who wish to modify existing homes that do not meet the current requirement of a 10' interior side yard setback for single-family homes.

- (4) *That the overall floor area of the planned development shall not exceed by more than 40 percent the maximum floor area permitted for the individual uses in each applicable district.*

The proposed amendment will have no impact on FAR in the Oak Creek Planned Development as the Village does not have established FAR requirements for residential districts.

- (5) *That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40 percent the number of dwelling units permitted in the underlying district.*

The proposed amendment will have no impact on the number of dwelling units permitted in the Oak Creek Planned Development.

- (6) *That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:*

- (a) *The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.*

The amended interior side yard setback for single-family homes in Oak Creek Planned Development will be the same (six feet) as required interior side yard setbacks for single-family homes in other districts in the Village.

(b) *All transitional yards and transitional landscape yards of the underlying zoning district are met.*

The proposed amendment to the Oak Creek Planned Development will not impact transitional yard and landscape requirements.

(c) *If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:*

(i) *All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;*

(ii) *All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.*

This standard is not applicable to this request.

(7) *That the area of open space provided in a planned development shall be at least 25 percent more than that required in the underlying zone district.*

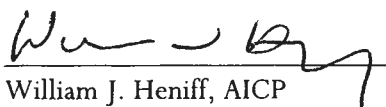
The proposed amendment will not impact required open space in the Oak Creek Planned Development.

FINDING & 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 amendment to the Oak Creek Planned Development **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 17-20.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE 1351 TO ALLOW FOR
MODIFICATIONS TO THE INTERIOR SIDE YARD SETBACKS FOR SINGLE
FAMILY DETACHED DWELLINGS IN THE OAK CREEK PLANNED
DEVELOPMENT**

(PC 17-20: Oak Creek Planned Development)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 1351, issuing a special use permit for the Oak Creek Planned Development and establishing terms and conditions for the construction of said Planned Development, including yard setbacks for single family detached dwellings;

WHEREAS, Ordinance 1351 was amended by the Consent Judgment and Decree entered into June 19, 1978, in the Circuit Court of DuPage County in Case No. 78 MR 28 and subsequent amendments thereto (collectively the "Consent Decree");

WHEREAS, the Consent Decree did not affect the yard setbacks for single family detached dwellings established by Ordinance 1351;

WHEREAS, a public hearing to consider an amendment to the Oak Creek Planned Development, in the form of an amendment to Ordinance 1351, has been conducted by the Village of Lombard Plan Commission on June 19, 2017, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That, Pursuant to Section 155.504(A) of the Lombard Zoning Ordinance (major changes to a planned development), the following amendment to Ordinance 1351 is hereby granted for the Subject Property legally described in Section 2:

D. Bulk Regulations – Zoning Regulations – Subdivision Regulations.

3. Yard setbacks. In lieu of front yard setbacks, side yard setbacks and rear yard setbacks, the following shall apply;
 - a. The minimum setback **for front, rear and corner side yards** for single family detached dwellings shall be 10 feet; **the minimum interior side yard setback single family detached dwellings shall be six feet, except where no attached garage is constructed, one side yard must be nine feet in width.**;
 - b. There shall be not less than 50 feet between Multiple-Family Buildings for Multiple-Family Buildings up to and including two (2) stories in height. For each story of more than two, an additional five (5) feet for each story shall be provided between Multiple-Family Buildings.
 - c. Along the periphery of the territory, yards shall be provided not less than those required by the regulations of the district in which said development is located.

SECTION 2: That this Ordinance is limited and restricted to the properties located in the Oak Creek Planned Development, Lombard, Illinois and legally described as follows:

Lots 1 thru 50 in Foxworth of Lombard Unit One Subdivision; Lots 51 thru 162 in Foxworth of Lombard Unit Two Subdivision; Outlot 1 and Lots 163 thru 218 in the Brentwood Unit One Subdivision; Parcels One and Two in Clover Creek Apartments Assessment Plat; Lots 1 and 2 in Lexington Health Care Systems Subdivision; Lot One in Oak Creek Resubdivision Unit No. 15; Lots 1 and 2 in Oak Creek Unit 10 Subdivision; Lot 8 in Oak Creek Unit 3 Subdivision; Lots 16 and 20 in Oak Creek – Unit 6 Subdivision; Lot One in Resubdivision of Oak Creek Unit No. 6; Lot One in Oak Creek Unit No. 11 Subdivision; Lot 1 in Oak Creek Unit No. 16 Subdivision; Lot 21 in Oak Creek – Unit 7 Subdivision; Lot 1 in Oak Creek Unit No. 14 Subdivision; Lots 1 thru 3 in Quaker Oats Resubdivision; Lots 1 thru 4 in Oak Creek – 1st Resubdivision of Unit 1; Lot 1 in Oak Creek 2nd Resubdivision of Unit 1; Lot 1 in Oak Creek – 3rd Resubdivision of Unit 1; Lots 12 thru 15 in Oak Creek – Unit 5 Subdivision; Lot 1 in Oak Creek Subdivision No. 17; Lots 1 and 1-A in Resubdivision of Oak Creek – Unit 2; Lot 22 in Oak Creek –

Unit 8 Subdivision; a portion of Lot 1 in Forest Preserve District I-355 Assessment Plat No. 3.

Parcel Numbers: 05-24-400-016; 05-24-401-003; 05-24-401-005; 05-24-402-001 thru -014; 05-24-402-016 thru -022; 05-24-402-024; 05-24-402-026 thru -029; 05-24-403-001 thru -047; 05-24-404-001 thru -024; 05-24-405-001; 05-24-405-002; 05-24-406-001 thru -044; 05-24-407-001 thru -016; 05-24-408-001 thru -024; 05-24-409-008; 05-24-409-010; 05-24-412-001 thru -028; 06-19-301-003 thru -006; 06-19-302-001 thru -007; 06-19-303-010; 06-19-303-012; 06-19-303-013; 06-19-303-015; 06-19-304-006; 06-19-304-010; 06-19-304-014; 06-19-304-015; 06-19-304-017 thru -019; 06-19-305-003 thru -006; 06-19-305-013 thru -016; 06-19-306-005; 06-19-306-007; 06-19-307-002; 06-19-307-003; 06-19-308-001; (the "Subject Property").

SECTION 3: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2017.

First reading waived by action of the Board of Trustees this ____ day of _____, 2017.

Passed on second reading this ____ day of _____, 2017, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Ordinance No. _____
Re: PC 17-20
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Approved by me this _____ day of _____, 2017.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2017.

Sharon Kuderna, Village Clerk



**Forest Preserve District
of DuPage County**

35580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189

630.933.7200
Fax 630.933.7204
TTY 800.526.0857
dupageforest.org

Sent VIA e-mail: ganserj@villageoflombard.org

June 19, 2017

Donald Ryan
Chairperson, Lombard Plan Commission
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Re: Public Hearing –Oak Creek Planned Development, Lombard, IL

Dear Mr. Ryan,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding the Village's petition to amend the Oak Creek Planned Development to allow for modifications to the interior side yard setback. We appreciate receiving timely notification of such requests that may have an impact on District property, and thank you for the opportunity to comment.

District Staff has reviewed the information you provided and does not have any comments at this time. Please call me at (630) 933-7235 if you have any questions.

Sincerely,

Kevin Stough
Manager of Land Preservation

cc: Joe Cantore, President
Tim Whelan, Commissioner, District 4
Ed Stevenson, Acting Executive Director
Dan Zinnen, Director of Resource Management and Development