

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: March 29, 2006 (BOT) Date: April 6, 2006

TITLE: PC 06-10: 615 and 617 W. Pleasant Lane and 614, 618, 620, 622, 624 and 626 West Meadow Avenue

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 the following actions:

A. For the existing Buckingham Orchard planned development located at 615 and 617 W. Pleasant Lane:

1. Approve an annexation agreement amendment. (2/3 of Corporate Authorities Vote Required)
2. Pursuant to Section 155.504 (A) of the Zoning Ordinance, approve 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. Amend the Lombard Comprehensive Plan;
2. Approve an annexation agreement.

C. Annex the properties at 614, 618, 620, 624 and 626 West Meadow Avenue into the Village of Lombard.

D. For the townhome portion of the proposed development as depicted on the preliminary plat of subdivision, approve the following actions:

1. Rezone 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;
2. Rezone 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.
3. Approve a conditional use for multiple structures on a lot and for a planned development for the proposed R4 properties 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').
4. Grant site plan approval authority to the Lombard Plan Commission.

E. For the single family portion of the proposed development, approve the following actions:

1. For the proposed Lots 1 through 5 depicted on the preliminary plat of subdivision, rezone 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;

2. 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;

3. 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-five feet (25').

(UNINCORPORATED & DISTRICT 1)

The Plan Commission had no recommendation relative to this petition.

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.