



## Legislation Details (With Text)

**File #:** 160428      **Version:** 3      **Name:**

**Type:** Request      **Status:** Passed

**File created:** 10/3/2016      **In control:** Village Board of Trustees

**On agenda:**      **Final action:** 11/17/2016

**Title:** PC 16-22: 400 E. St. Charles Road (Oakview Estates Phase II) (Request to Withdraw by Petitioner)  
Recommendation from the Plan Commission that the Village take the following actions on the subject property located within the R4PD Planned Development (Oakview Estates Planned Development):

1. Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Oakview Estates Planned Development, as established by Ordinance No. 5488, as follows:
  - a. Change the use from condominiums to attached single-family (townhomes);
  - b. Approve a deviation from Section 155.409(F)(3)(a) and 155.508(C)(6) to reduce minimum required front yard setback from 30 feet (30') to one foot (1'); and
  - c. Approve a deviation from Section 155.409(G) to increase the maximum allowable building height from 36 feet (36') to 36 feet and six inches (36'6");
2. Pursuant to Section 155.208 (number of buildings on a lot of record) of the Lombard Zoning Ordinance, approve a conditional use for two principal structures on one lot of record;
3. Pursuant to Section 155.409(K)(3) (Restrictions on attached single-family dwellings) of the Lombard Zoning Ordinance, approve a deviation to reduce the minimum separation between buildings containing attached single-family dwellings from thirty feet (30') to twenty feet (20'); and
4. Pursuant to Section 155.511 (site plan approval) of the Lombard Zoning Ordinance, approve an eight-unit townhome development based upon the submitted plans. (DISTRICT #4)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC 16-22\_IDRC Report.pdf, 2. 160428\_BOT\_11\_03\_16\_PC 16-22\_440 E St Charles Rd\_Oakview Ests.pdf, 3. 160428\_BOT\_11\_17\_16\_PC 16-22\_withdraw.pdf, 4. Cover Page 160428

| Date       | Ver. | Action By                 | Action  | Result |
|------------|------|---------------------------|---|--------|
| 11/17/2016 | 3    | Village Board of Trustees | approved  | Pass   |
| 11/3/2016  | 2    | Village Board of Trustees | passed on first reading   | Pass   |
| 10/17/2016 | 1    | Plan Commission           | recommended to the Corporate Authorities for approval subject to conditions | Pass   |

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