



# Village of Lombard

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

## Legislation Text

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File #: 160428, Version: 3

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### **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)

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