

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

FAIRFIELD COURT TOWNHOMES

August 18, 2025

Title

PC 25-12

Petitioner

Bob Gialo
620 W. Pleasant Lane
Lombard, IL 60148

Property Owner

Bob Gialo and Vito Gialo
620 W. Pleasant Lane
Lombard, IL 60148

Property Location

Four vacant lots at east end of
Fairfield Court
PINs: 06-20-405-022, 06-20-
405-023, 06-20-405-024, and 06-
20-405-025

Zoning

R4 – Limited General Residence
District

Existing Land Use

Vacant land

Comprehensive Plan

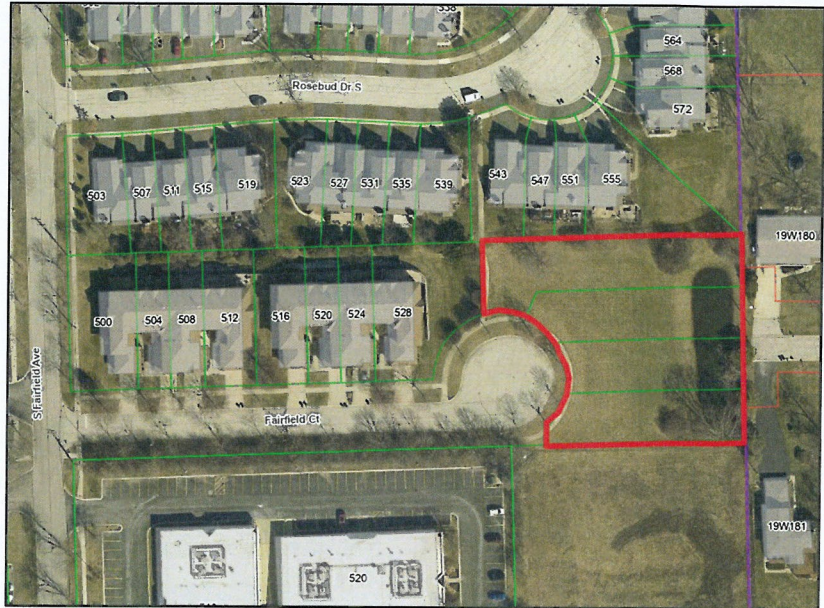
Low-Medium Density Residential

Approval Sought

Variation to allow a front yard
setback of 25 feet for a townhome,
where a front yard setback of 30 feet
is required.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The petitioner proposes to construct six townhomes on vacant property at the east end of Fairfield Court. The subject property is in the R4 Limited General Residence District. The petitioner requests a variance to allow one of the townhomes to encroach into the required 30-foot front yard setback. The other five units comply with the 30-foot front yard setback requirement in R4. The proposed plan meets all other bulk requirements for the R4 District, including rear and side yard setbacks, minimum lot width, and density.

APPROVAL(S) REQUIRED

The petitioner requests the Village take the following action on the subject property located within the R4 Limited General Residential District: Approve a variation to allow a front yard setback of 25 feet for an attached single-family dwelling (townhome), where a front yard setback of 30 feet is required pursuant to Section 155.409(F)(3)(a) of the Village Code of Ordinances.

EXISTING CONDITIONS

The subject property is currently vacant. There is a previously platted stormwater detention easement on the rear (east side) of the property.

PROJECT STATS

Lot & Bulk

Parcel Size

Lot 1:	16,774 SF
Lot 2:	22,087 SF

Open Space

Lot 1:	64%
Lot 2:	67%

Submittals

1. Petition for a public hearing, dated 6/22/25;
2. Response to Standards, prepared by the petitioner, dated 7/30/25;
3. Plat of survey, prepared by Lambert and Associates, dated 1/28/21;
4. Preliminary Engineering, prepared by Polena Engineering LLC, dated 2/13/25;
5. Architectural plan, submitted by petitioner; and
6. Landscape plan, submitted by petitioner.

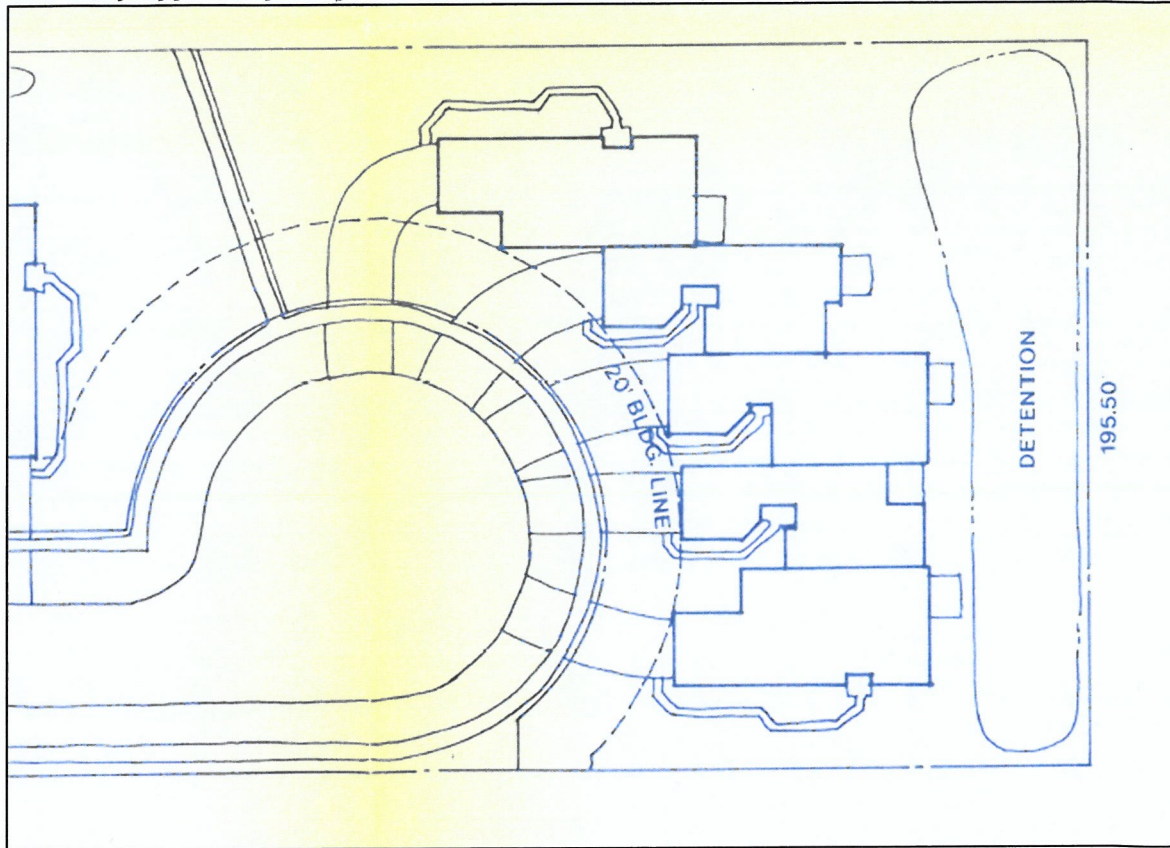
PROJECT BACKGROUND

The subject property is the four platted lots at the east end of Fairfield Court. In 1990, the Village approved a development plan for the length of Fairfield Court that consisted of three sets of five attached single-family residences (15 total townhomes, see following page). A variance was approved to allow the 15 townhomes to have a front yard setback of 20 feet instead of 30 feet as required in the underlying R4 District. The property was subsequently subdivided into 12 lots rather than 15. Eight townhomes were constructed along the west stretch of Fairfield Court, with a front setback of 20 feet. The eastern four lots remain undeveloped.

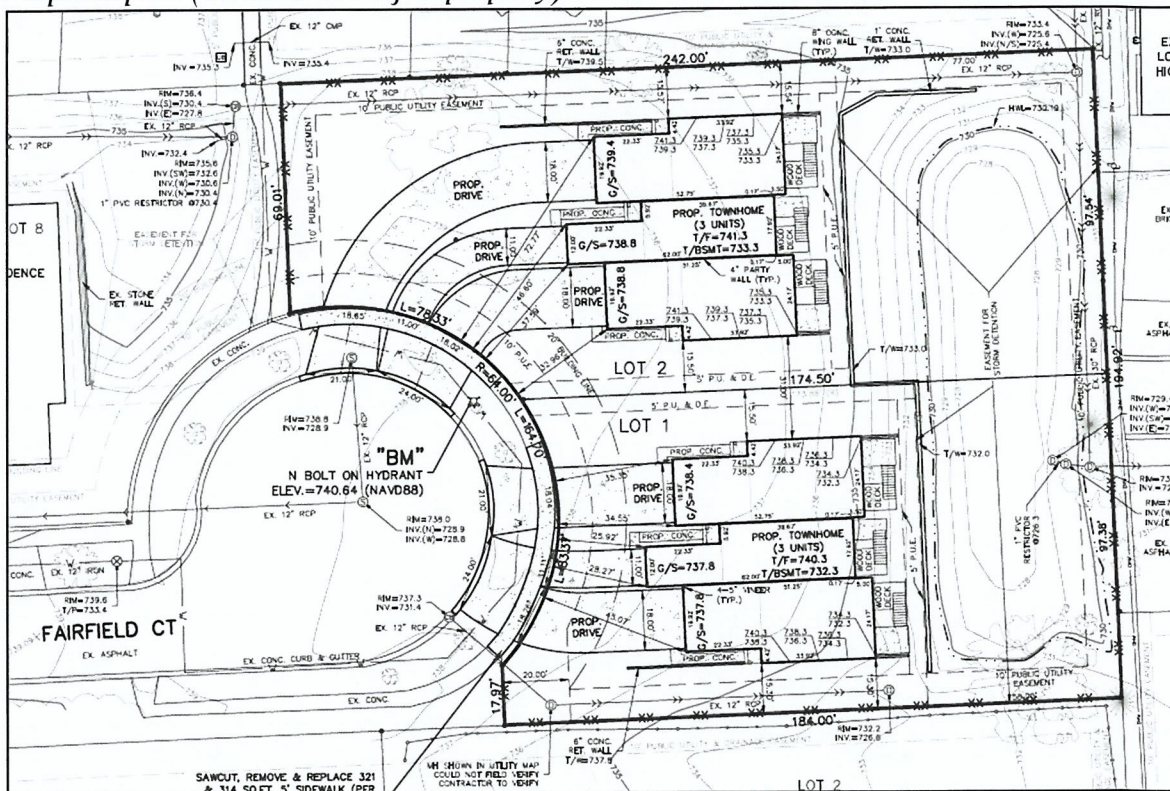
The petitioner proposes to construct six townhome units on the subject property. To accomplish this, the petitioner will consolidate the four lots into two lots of record and build three attached single-family residences on each of the consolidated lots. Post-construction, the petitioner will execute a condo plat to create a PIN for each unit and a common property maintained by a homeowner's association.

One of the units shown on the petitioner's submitted plan has a front setback of 25 feet, where the required front yard setback for townhomes in the R4 District is 30 feet. The previously approved front yard setback variance was conditioned upon the final development complying with the site plan presented to the Village in 1990, which showed five townhome units on the subject property. The submitted plan is substantially different from the previously submitted plan, as the number of units is increasing from five to six. Approval of a new variance for the front yard setback is required.

Previously approved plan (five units on subject property)



Proposed plan (six units on subject property)



INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comment on the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comment on the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comment on the petition. However, Private Engineering Services and Public Works staff reviewed the engineering plans previously and issued plan review comments to the petitioner. Those comments will need to be addressed during the permitting phase. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R4PD	Abbey Woods Townhomes
South	O	Vacant land
East	R-3 (DuPage County)	Single-family residences
West	R4	Townhomes

The subject property is located in an area developed with a mixture of single-family residences, townhomes, and office buildings. The proposed townhomes are compatible with surrounding uses. The subject property was platted for townhome development in 1990. With the exception of the requested front yard setback variance for one of the six units, the development meets the bulk requirements of the underlying R4 District.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends low-medium density residential uses on the subject property. Townhomes are consistent with this designation.

3. Request for Front Yard Setback Variance

The middle unit in the southern building will be set back 25 feet from the front property line. All other units will meet the 30-foot front setback requirement of the R4 District. In the response to standards, the petitioner states the cul-de-sac bulb and lot geometry present challenges for creating a functional layout for the middle townhome unit in the south building. Staff agrees with the petitioner's assessment of the lot layout. Further, staff finds that the requested variance will not negatively alter the character of the neighborhood. The proposed townhomes will have a front setback greater than the 20-foot front setback of the existing townhomes on Fairfield Court. The proposed setbacks are also greater than the front setback previously approved for the subject property. Staff supports the requested variance.

4. *Landscaping*

The north and south sides of the property are required to be landscaped in conformance with the perimeter landscaping requirements in Section 155.709 of Village Code. This Section requires one shade tree for every 75 feet of lot length. The east property line is a transitional landscape yard adjacent to a single-family residential development. This property line must be landscaped in accordance with Section 155.707 of Village Code, which requires a combination of trees and shrubs.

The petitioner has submitted a landscape plan. In response to comments from residents of the Abbey Woods townhomes to the north, the landscape plan provides dense plantings of arborvitaes along the north property line. The plan does not provide the required plantings along the east property line in the transitional landscape yard. The petitioner will need to update the landscape plan prior to permitting. This requirement is noted as a condition of approval at the end of this report.

SITE HISTORY

PC 88-28: Approval of zoning entitlements for 15 townhomes in conjunction with annexation and rezoning to R4.

PC 90-02: Approval of a variance to allow construction of 15 townhomes with a front setback of 20 feet.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed townhome development is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and the Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested front setback variance for the subject property in the R4 District and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 25-12:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and approval of the petition is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 25-12, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements;
4. That the petitioner shall submit an updated landscape plan that complies with the requirements of Sections 155.707 of the Village Code prior to obtaining a building permit for the proposed improvements; and

5. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



Trevor Dick, FAICP
Director of Economic Development and Planning
c. Petitioner

For

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