

**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:** Scott R. Niehaus, Village Manager

**DATE :** August 26, 2025 (BOT) **Date:** September 4, 2025

**SUBJECT:** PC 25-12: Fairfield Court Townhomes

**SUBMITTED BY:** Anna Papke, AICP, Planning and Zoning Manager 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the September 4, 2025, Village Board of Trustees agenda for a first reading.

**Fiscal Impact/Funding Source:**  
Review (as necessary)

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** Anna Papke, AICP, Planning and Zoning Manager *AP*

**MEETING DATE:** September 4, 2025

**SUBJECT:** **PC 25-12: Fairfield Court Townhomes**

Please find the following items for Village Board consideration as part of the September 4, 2025, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 25-12
3. An ordinance granting approval of a variance for a front yard setback for an attached single-family dwelling in the R4 District

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the September 4, 2025, Village Board of Trustees agenda for a first reading.



## VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
[www.villageoflombard.org](http://www.villageoflombard.org)

September 4, 2025

**Village President**  
Anthony Puccio

**Village Clerk**  
Ranya Elkhatab

### Trustees

Brian LaVaque, Dist. 1  
Jessica Hammersmith, Dist. 2  
Bernie Dudek, Dist. 3  
Patrick Egan, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, 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. Anthony Puccio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 25-12: Fairfield Court Townhomes**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on August 18, 2025. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and Bob Gialo and Donna Gialo, petitioners.

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

Donna Gialo, representing Gialo Properties, presented the petition. The petitioner is requesting a variance to reduce the front setback for a townhome from 30 feet to 25 feet. The proposed front setback is larger than the 20-foot front setback of the other townhomes constructed on Fairfield Court in 1990. She said the proposed setback maintains the setbacks existing in the neighborhood. Ms. Gialo said the development will meet all stormwater requirements. In summary, she said the request was a minimal setback variance, and the development would be in harmony with the surrounding neighborhood.

Chairperson Giuliano asked if any person would like to cross examine.

Julie Kettler cross-examined the petitioner. She asked the petitioner to define if the length of the driveway was from the garage to the sidewalk or the garage out to the street.

Bob and Donna Gialo said the distance was measured to the property line, which was less than the distance between the building and the street. Mr. Gialo said the proposed townhomes would be set back farther than the existing townhomes on Fairfield Court.

Robert Kettler said this was the first he had heard of the request. He said there was not a lot of room for additional parking on the street. If the setback of the townhomes was reduced, there would not be as much room in the driveway for parking, which could impact parking on Fairfield Court. He asked where guests of the proposed townhomes would park.

Ms. Gialo said the setback variance would not impact parking, because all the townhomes would have parking space in the driveways. She said the proposed townhomes are set back farther than the existing townhomes on Fairfield Court.

Mr. Kettler said there would be no place to park on the cul-de-sac because of all the driveways. Any guest overflow would end up parking down along Fairfield Court.

Sue Kramer, of Abbey Woods to the north of the subject property, asked for an explanation of the stormwater flow on the subject property.

Mr. Gialo showed the site plan and explained where inlets would collect stormwater, and how the water would be transmitted to the stormwater detention area on the rear of the property. He said the existing stormwater detention area would be expanded.

Ms. Kramer asked where the detention area drains. Mr. Gialo said it drains to county stormwater pipes on 21<sup>st</sup> Place.

Ms. Kramer asked what recourse Abbey Woods residents would have if stormwater engineering turned out to be inefficient. Mr. Gialo said his engineer would engineer and design the system to manage all the water. The Village engineer would review the design during permit review.

Ken Vos, resident of Congress Knolls to the east of the subject property, asked if the petitioner could ensure the detention basin would not impact Congress Knolls. Mr. Gialo said the detention area would have a restrictor that would meter the flow of water out of the detention basin.

Mr. Vos said the stormwater detention area is sometimes full. Mr. Gialo said there had been an issue with the restrictor that caused an issue in the past. This issue had been addressed. He also said the detention area is designed to be full under certain conditions. He said the Village will review the design for the new development to ensure compliance with current requirements. If there are maintenance issues in the future, the Village would reach out to the property owner or homeowners' association for action.



Liz Palmer said 21<sup>st</sup> Place had flooded many times when the detention pond has overflowed. She asked who Congress Knolls residents should call if the detention area overflows. She said the detention area was well-maintained but it still fills.

Mr. Gialo said Ms. Palmer would call the Village, and the Village would call Mr. Gialo. He said he would be expanding the detention area to collect additional water.

Ms. Palmer asked who would maintain the detention area. Mr. Gialo said the HOA will maintain it.

Ms. Palmer asked if Mr. Gialo had considered adding fencing along the rear of the development adjacent to 21<sup>st</sup> Place. Mr. Gialo said he would look into it but he did not have any plans to put up fencing.

Ms. Palmer said there had been issues with people coming into the neighborhood and committing property crimes. Mr. Gialo said his development would not create any such issues, but he would consider fencing.

Chairperson Giuliano asked if any person would like to cross examine. Hearing none, she asked if anyone would like to speak in favor or against this petition, or for public comment.

Julie Kettler asked if the development would be low-income housing, and what was the average size of each unit. Mr. Gialo said it would not be low-income housing. He said the larger unit would be around 1,700 square feet and the smaller units in the middle would be around 1,300 square feet.

Ms. Kettler asked if there would be a basement. Mr. Gialo said there would be a walkout basement.

Robert Kettler asked if the basements would be lower than the detention area. Mr. Gialo said the basement would be lower, with a wall around the detention area. He said the engineering plan would address this.

Mr. Kettler said he was still concerned about parking on Fairfield Court. He thought there should be additional parking for overflow parking. He was concerned about rain levels and the detention area overflowing.

Mr. Gialo said there was space to park on Fairfield Court. He said the driveways proposed for the townhomes would be longer than the driveways of the existing townhomes on Fairfield Court. He said there would be space in the driveways for guest parking. He noted that Fairfield Court had a lot of space for parking, with no development on the south side of the street.

Mr. Kettler said he was still concerned about parking. Ms. Gialo said she understood the concern, but noted the development would meet parking requirements, and there was space for guest parking on Fairfield Court.

Mr. Kettler said this was the reason the Village had setback requirements, to allow parking in driveways. He was not in favor of the requested setback variance.



Joseph Scolire addressed the Plan Commission. He was concerned about construction traffic on Fairfield Court, because it is the only road accessing the townhomes on that street. He asked if there would be an additional road connecting Fairfield Court with 22<sup>nd</sup> Street.

Mr. Gialo said there would not be another road. Construction traffic would use Fairfield Court. He said the contractors would be mindful not to block driveways. He had built in town before and would be mindful of construction traffic on the road.

Mr. Scolire asked about the construction timeframe. Mr. Gialo said it would be approximately one year. He said there would be an ebb and flow of contractors. They would not all be on site at the same time, but would be staggered based on the construction stage.

Mr. Scolire asked about the sizes of the units. Mr. Gialo said the middle units would be 1,400-1,500 square feet, and end units 1,700-1,800 square feet.

Mr. Scolire asked about the price of the units. Mr. Gialo said they would be higher end units.

Mr. Scolire asked if the new units would want to join the HOA of the other units on Fairfield Court. Mr. Gialo said that would be up to the existing HOA.

Mr. Scolire asked if there would be Section 8 housing. Mr. Gialo said these units would be for sale, not rent. Most likely the HOA documents would prohibit rentals.

Liz Palmer said the townhomes abutting 18<sup>th</sup> Street had a solid privacy fence. She was asking about a similar style fence on the subject property.

Mr. Gialo said there was a lot of distance between the townhomes and the back of the detention area. He said it would not be an inviting walking path for people to cut through. He would consider a fence but was not sure at this time.

Ms. Palmer asked about the size and location of the detention area. A discussion ensued about the proposed expansion of the pond.

Ms. Palmer said there were concerns about dog walkers on the subject property coming into Congress Knolls. Ms. Palmer asked if the existing trees on the southeast corner of the property would remain. She cited privacy concerns.

Mr. Gialo described some of the proposed landscaping. Ms. Gialo said the development would meet landscaping requirements. They would keep as many trees as possible. Mr. Gialo noted that there were requirements for transitional landscaping on the east side of the pond.

Leila Husetovic said the Abbey Woods residents were appreciative of Mr. Gialo's revised landscape plan showing additional plantings on the north side of the subject property. She asked that the petitioner preserve all existing trees.

Mr. Gialo said he would have to look at the property. He said some trees may need to come down to allow for stormwater pipe construction. He would save the trees if possible.



Ms. Husetovic asked if the detention area would be used to store construction materials. Mr. Gialo said the detention area would not be used for material storage.

Roger Boerema said he lived immediately north of the subject property. He said there is a swale near the property line that fills with water. He asked if the petitioner could guarantee there would be no additional water in the swale during construction. He said there had been flooding issues in the past.

Ms. Gialo understood Mr. Boerema's concerns. She said they cannot guarantee that flooding will never occur but the petitioner will build to plan and maintain the development, to ensure they do not create an additional issue with their development.

Chairperson Giuliano asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the interdepartmental review committee report, which was entered into the public record in its entirety. 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.

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). 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 proposed plan calls for six townhomes. One of the townhomes will be set back 25 feet from the front property line. The other five townhomes meet the 30-foot front setback requirement. 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.

Ms. Papke said the petitioner had noted that the reduced front yard setback was necessary due to the curve of the cul-de-sac bulb. Staff further noted that the proposed setback is greater than the 20-foot front setback that was previously approved for the property. Staff did not expect the reduced front yard setback to negatively impact Fairfield Court or surrounding properties.

The petitioner had submitted a landscape plan. This plan shows a dense planting of arborvitae trees along the north property line, which the petitioner is proposing in response to questions from the neighboring townhome development. The plan requires some additional landscaping along the east



property line. This is noted as a comment and condition of approval in the staff report, and will be reviewed at permitting.

Staff recommended approval of the requested variance, subject to the conditions in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.

Commissioner Johnston clarified that the item the Plan Commission needed to address was the request to allow one unit to be set back 25 feet instead of 30 feet from the front property line. Chair Giuliano concurred. She said some of the comments on stormwater were outside the Plan Commission purview. Stormwater issues would be reviewed by staff during permitting.

On a motion by Commissioner Johnston, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 25-12 subject to the five (5) conditions in the staff report:

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).

Respectfully,

**VILLAGE OF LOMBARD**

Leigh Giuliano, Chairperson  
Lombard Plan Commission



# 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**

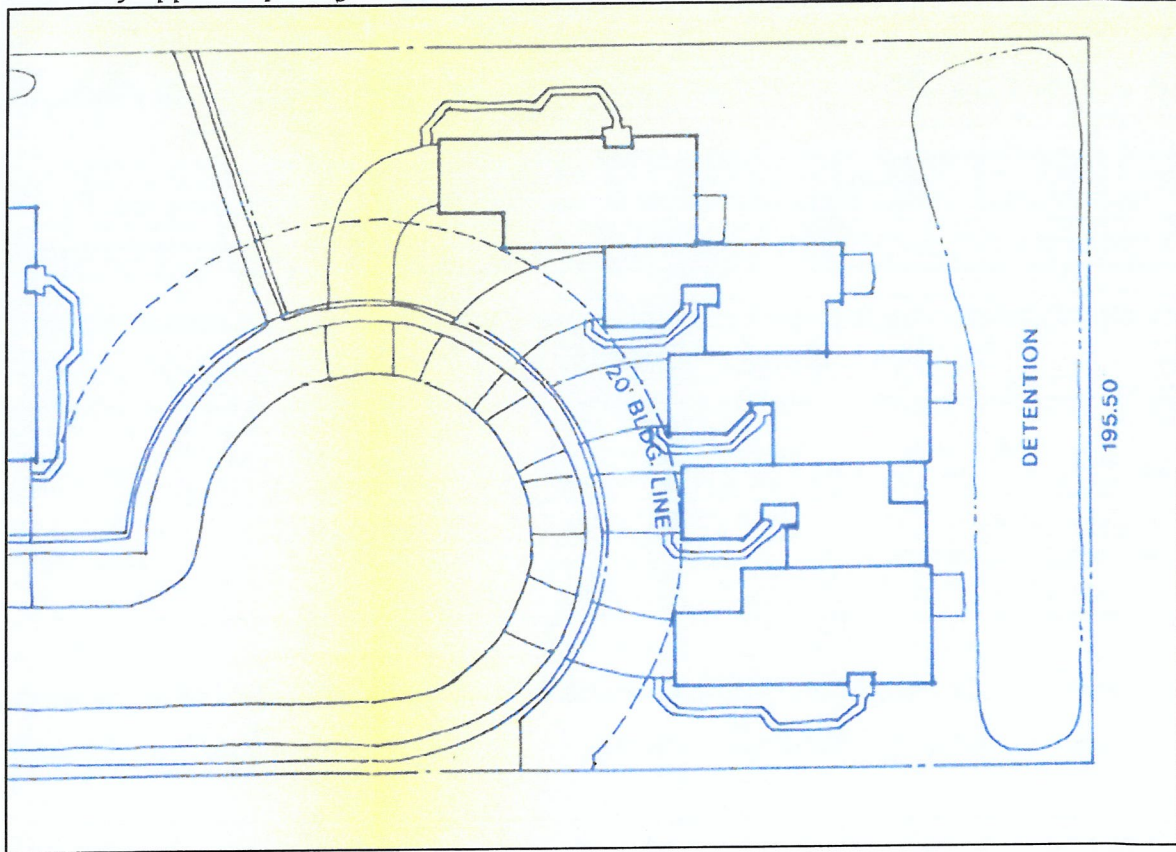
The subject property is the four platted lots at the east end of Fairfield Court. In 1990, the Village approved a development plan for the length of Fairfield Court that consisted of three sets of five attached single-family residences (15 total townhomes, see following page). A variance was approved 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.

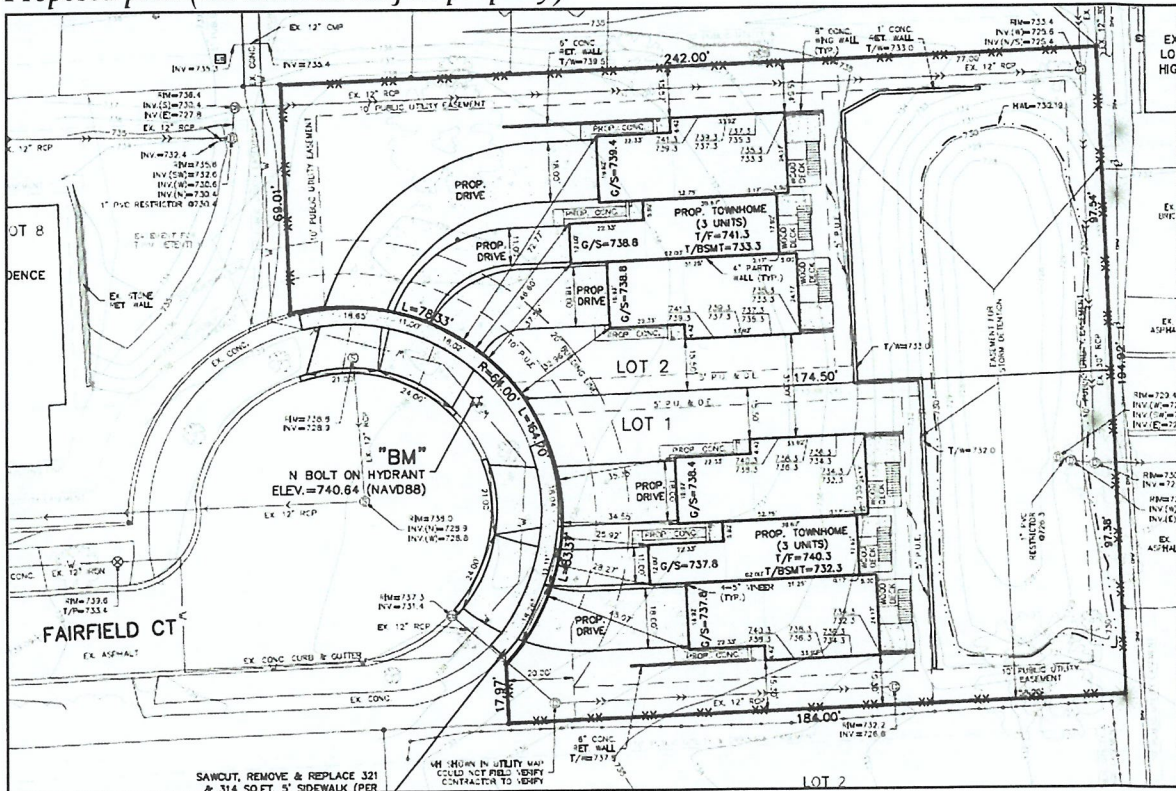
One of the units shown on the petitioner's submitted plan has a front setback of 25 feet, where the required front yard setback for townhomes in the R4 District is 30 feet. The previously approved front yard setback variance was conditioned upon the final development complying with the site plan presented 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***

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R4PD	Abbey Woods Townhomes
<b>South</b>	O	Vacant land
<b>East</b>	R-3 (DuPage County)	Single-family residences
<b>West</b>	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 arborvitae 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.

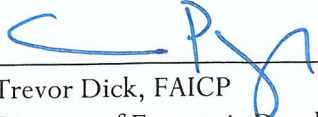
The Inter-Departmental Review Committee has reviewed the standards for the requested front setback variance for the subject property in the R4 District and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval 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 **w**ithin 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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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A FRONT YARD SETBACK  
VARIANCE FOR AN ATTACHED SINGLE-FAMILY  
DWELLING PURSUANT TO TITLE 15, CHAPTER 155 OF THE  
LOMBARD ZONING ORDINANCE**

PC 25-12: East end of Fairfield Court

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 Subject Property as defined below is zoned R4 Limited General Residence District; and,

WHEREAS, an application has been filed requesting approval for a variance pursuant to Chapter 155 of the Lombard Zoning Ordinance for the front yard setback of a proposed attached single-family dwelling; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on August 18, 2025, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the variance, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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: 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, is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property known as the four vacant lots fronting the cul-de-sac at the eastern end of Fairfield Court, Lombard, Illinois, and legally described as follows:

LOTS 9, 10, 11, AND 12 FAIRFIELD COURT TOWNHOME SUBDIVISION IN YORK TOWNSHIP, SOUTHEAST ¼, SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FAIRFIELD COURT TOWNHOME SUBDIVISION RECORDED AS DOCUMENT R1991-056819 IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-20-405-022, 06-20-405-023, 06-20-405-024, and 06-20-405-025 (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with 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).

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

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



Ordinance No. \_\_\_\_\_  
Re: PC 25-12  
Page 3

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Anthony Puccio, Village President

ATTEST:

\_\_\_\_\_  
Ranya Elkhatib, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Ranya Elkhatib, Village Clerk