

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 *AP*

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 *Scott R. Niehaus* Date *8/26/25*