

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Zoning Board of Appeals	HEARING DATE:	November 19, 2003
FROM:	Department of Community Development	PREPARED BY:	Angela Clark, AICP Planner I

TITLE

ZBA 03-26; 101 S. Chase: The petitioner requests a variation to Section 155.406 (F)(2) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to ten feet (10') to allow for a residential addition in the R2 Single-Family Residence District.

GENERAL INFORMATION

Petitioner/Property Owner: Linda J. Naughton
101 S. Chase
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residential

Existing Land Use: Single-Family Residence

Size of Property: 8,619 square feet

Surrounding Zoning and Land Use:

North:	R2 Single Family Residential; Single Family Residences
South:	R2 Single Family Residential; Single Family Residences
East:	R2 Single Family Residential; Single Family Residences
West:	R2 Single Family Residential; Single Family Residences

ANALYSIS

SUBMITTALS

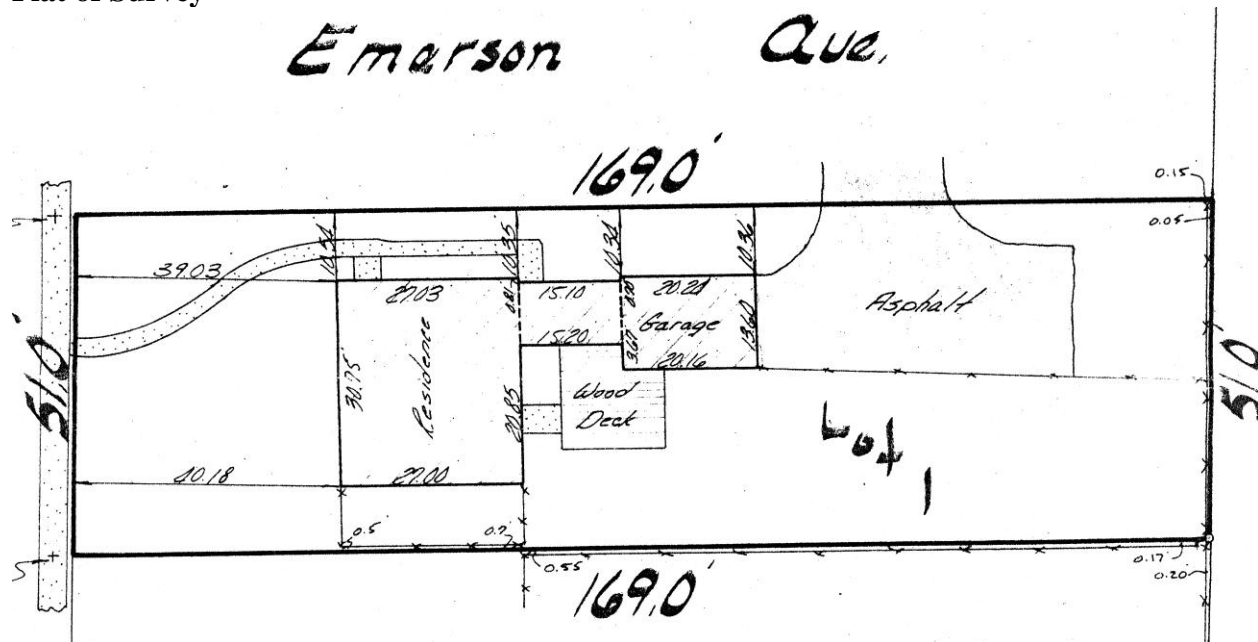
This report is based on the following documents, which were filed with the Department of Community Development on October 13, 2003.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Plat of Survey, dated October 23, 1992, prepared by Village Green Assoc., Inc.
4. Building Plans and Elevations, dated September 15, 2003, prepared by Normandy Architects, Inc.
5. Photographs of the Subject Property

DESCRIPTION

The petitioner's residence is currently legal non-conforming since it is located approximately ten feet (10') from the property line where twenty feet (20') is required. The petitioner proposes to remove and reconstruct an existing portion of the residence and attached garage. The proposed additions would maintain the present building line. However, as the improvements are proposed within the corner side yard, a variation will be required.

Plat of Survey



ENGINEERING

Private Engineering Services

From an engineering or construction perspective, PES has no comments.

Public Works Engineering

Public Works Engineering has no comments regarding this request.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments.

PLANNING

The house is currently located within the corner side yard setback. The petitioner proposes to demolish and reconstruct an existing portion of the residence and attached garage that will be congruent with the existing building line along the corner side yard. The proposed additions will be located ten feet (10') from the property line and will encroach ten feet (10') into the required corner side yard setback.

The petitioner has noted to staff that the addition could be theoretically placed further south on the property, the interior layout of the existing structures is not conducive to the addition being placed at this location

Staff finds that the variation request meets the standards for variation and is supportive of the variation for the following reasons. There would not be any visual or traffic impacts as the existing building already extends into the corner side yard setback. Granting the request would not be injurious to neighboring properties, as the requested relief would not change the visual and aesthetic character of the neighborhood. Furthermore, staff has traditionally supported variations that would allow an addition to match an existing building line.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested corner side yard setback variation for the construction of the proposed addition. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion:

Based on the submitted petition and the testimony presented, the requested corner side yard setback variation **does comply** with the Standards required for a variation by the Lombard

Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals recommend to the Corporate Authorities **approval** of ZBA 03-26; subject to the following conditions:

1. The petitioner shall develop the property in accordance with the building plans dated September 15, 2003 and submitted as part of the request.
2. The development shall meet all codes of the Village of Lombard.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:AC
att-
c: Petitioner