

**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 :** March 7, 2023      **(BOT) Date:** March 16, 2023

**SUBJECT:** ZBA 23-02: 1161 S. Finley Road

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

The Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition.

The petitioner requests that the Village approve the following variations on the subject property located within the R5 General Residence District:

1. A variation from Section 155.410(E) of Village Code to allow a lot width of 50 feet for an existing lot of record, where a minimum lot width of 60 feet is required;
2. A variation from Section 155.410(F)(2)(b) to allow a corner side yard setback of 14 feet, where a corner side yard of 20 feet is required;
3. A variation from Section 155.410(F)(2)(d) to allow a rear yard setback of 25 feet where a rear yard of 30 feet is required;
4. A variation from Section 155.410(H) to allow a floor area ratio (FAR) of more than 0.5 FAR; and
5. A variation from Section 155.212 to allow decks that are more than three feet above the average level of the adjoining ground to encroach into the required front and rear yard setbacks.

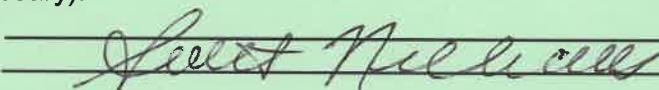
The Zoning Board of Appeals made the recommendation of approval by a 6-1 vote. Please place this petition on the March 16, 2023, Board of Trustees agenda for a first reading.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director

Village Manager



Date

Date

3/7/23