

December 4, 2003

Mr. William J. Mueller  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: ZBA 03-26; 101 S. Chase**

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests a variation from Section 155.406 (F) (2) of the Lombard Zoning Ordinance to reduce the required corner side yard from twenty feet (20') to ten feet (10') to allow for the construction of a residential addition in the R2 Single-Family Residence District.

The Zoning Board of Appeals conducted a public hearing on November 19, 2003. The petitioner, Matt Bolson, of Normandy Architects, stated the request. He noted that the existing structure is legal nonconforming. He stated that the owners have three small children and are in need of additional living space. Mr. Bolson stated that the addition could be constructed to current Code. He stated that shifting the addition over would not line up with the interior layout of the house and they would like to maintain the existing building line.

Chairperson DeFalco then opened the meeting for public comment. Toby Gardner, the homeowner's neighbor, stated that he was in support of the request.

Angela Clark, Planner I, presented the staff report. She stated that 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.

Chairperson DeFalco then opened the meeting for discussion and questions by the Board Members.

Chairperson DeFalco asked if the ten feet requested was accurate in terms of the relief needed. William Heniff, Senior Planner, stated that the ten feet advertised was a conservative estimate and if approved the addition should be constructed according to the plans submitted as part of the request.

After due consideration of the submitted petition and the testimony presented, the Zoning Board of Appeals submits this petition to the Corporate Authorities with a recommendation for **approval** of the requested variation, 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.

The motion passed 5-0.

Respectfully,

**VILLAGE OF LOMBARD**

John DeFalco  
Chairperson  
Zoning Board of Appeals

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