



## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents, which were filed with the Department of Community Development on June 2, 2008.

1. Petition for Public Hearing.
2. Response to the Standards for Variations.
3. Written response, prepared by the petitioner, describing the history of the property.
4. Plat of Survey prepared by Glen D. Krisch Land Surveyor, Inc, dated August 4, 1992, with proposed fence location.

### **DESCRIPTION**

The subject property is located at the southeast corner of Main Street and 16<sup>th</sup> Street. The petitioner is requesting a variation to allow the installation of a new solid wood fence six (6) feet in height in the corner side yard where a maximum of four (4) feet is allowed. The proposed fence would be constructed along the corner side lot line. The fence would replace an existing six (6) foot fence in the same location which has fallen into disrepair.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **ENGINEERING**

##### **Private Engineering Services**

The Private Engineering Services Division has no comments on the subject petition.

##### **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 on the subject petition.

#### **PLANNING**

The residence on the subject property is setback approximately eight (8) feet from the corner side property line and therefore does not comply with the required twenty (20) foot corner side yard setback. However, the residence was constructed prior to the improvement of the 16<sup>th</sup> Street right of way and was not functionally a corner lot at the time the residence was constructed. The subject property was annexed in 1992. The existing six (6) foot fence was also constructed prior to both the right of way improvements and annexation. The fence was legally constructed according to the



## **FINDINGS AND RECOMMENDATIONS**

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the aforementioned variation:

Based on the submitted petition and the testimony presented, the requested 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 find that the findings included as part of the Inter-departmental Review Report be the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 08-09, subject to the following conditions:

1. The fence shall be installed in accordance with the site plan submitted as part of this petition.
2. The petitioner shall apply for and receive a building permit for the fence prior to construction.

Inter-Departmental Review Group Report Approved By:

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William J. Heniff, AICP  
Acting Director of Community Development

WJH  
c: Petitioner