

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Zoning Board of Appeals	HEARING DATE:	August 25, 1999
FROM:	Department of Community Development	PREPARED BY:	Christine Costello Planner I/CE Tech.

TITLE

ZBA 99-18: 415 South Craig Place: Requests a variation to the Lombard Zoning Ordinance to reduce the required building separation to 3.2' where four feet (4') is required.

GENERAL INFORMATION

Petitioner/Property Owner: Walter and Charlotte Bock
404 East Taylor Street
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single-Family Residence District
Existing Land Use: Single-Family Residence
Size of Property: 8,000 sq. feet

Surrounding Zoning and Land Use:

North:	R2 Single-Family Residence District; Single-Family Residence
South:	R2 Single-Family Residence District; Single-Family Residence
East:	R2 Single-Family Residence District; Single-Family Residence
West:	R2 Single-Family Residence District; Single-Family Residence

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on July 1, 1999:

1. Petition for Public Hearing.
2. Response to Applicable Standards.
3. Plat of Survey and Site Plan, handstamped July 27, 1999.
4. Checklist of approved Building Inspections, handstamped July 27, 1999.

DESCRIPTION

The subject property is located on the east side of South Craig Place. The petitioner was to construct a one-story addition to their home that was ten by twelve feet (10'x12'), but upon construction they decided to expand to a full basement from a crawl space. To accomplish this, the petitioner extended the exterior wall out to the stress wall. This expanded their addition to ten by thirteen and half feet (10'x13.5'). The correction was never approved by the Planning Division Services, nor noted on the approved plans. The oversight was not noticed until construction was completed and the structure was inspected by the Private Engineering Services for the return of the bond money.

Therefore, the petitioner is proposing to reduce the building separation to three feet two inches (3.2') where four feet (4') is required. Therefore, a variation is necessary in order for the addition to be in compliance with the Zoning Ordinance.

PLANNING

The petitioner was issued a building permit for a proposed residential addition on September 29, 1998. The petitioner came back to Village Hall on October 2, 1998 to see if he could change the crawl space under the new addition to a full basement. The petitioner was informed by the Building Inspectional Services Division that he could proceed with the change. Upon final inspection for the return of the bond money in July, 1999, Community Development staff noted that the distance between the new residential addition and the existing garage was not the required four feet (4'). Staff informed the petitioner that a variation would be necessary for the addition to be in compliance with the Zoning Ordinance. The return of the bond money has been placed on hold until the issue is resolved.

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Staff is supportive of this variance due to the miscommunication between the Community Development Department, Building Inspectional Services, and the petitioner. There is a hardship in trying to reduce the size of this already built residential addition. Staff also feels that the surrounding neighbors would not be adversely impacted.

The Engineering Division of Public Works, Fire Department or the Private Engineering Services Division of Community Development have no comments regarding this variation.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented has affirmed the Standards for Variation. Staff believes that the addition will not alter the essential character of the neighborhood, and there was error on the Village staff's part. With these considerations, staff believes that there is justification for the variation request.

Based upon the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested variation complies with the Standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals recommend **approval** of ZBA 99-18 to the Corporate Authorities.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:CRC:jd
att-
c: Petitioner