

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: January 24, 2005

FROM: Department of Community
Development

PREPARED BY: Angela Clark, AICP
Planner II

TITLE

PC 05-04; 2080 S. Valley Road: Pursuant to Section 155.504(A)(12) of the Lombard Zoning Ordinance, the petitioner requests a deviation to reduce the required interior side yard setback, per Ordinance 1351, from ten (10) feet to nine (9) feet to accommodate the construction of a second story addition in the R5PD General Residential Planned Development District.

GENERAL INFORMATION

Petitioner/Property Owner: Steve and Tami Winkler
2080 S. Valley Road
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R5 PD General Residential Planned Development

Existing Land Use: Single-Family Residence

Size of Property: 7,345 square feet

Surrounding Zoning and Land Use:

North: R5 PD General Residential Planned Development; Single-Family Residences

South: R5 PD General Residential Planned Development; Single-Family Residences

East: R5 PD General Residential Planned Development; Single-Family Residences

West: CR Conservation/Recreation District; Undeveloped Commonwealth Edison Property

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on December 22, 2004.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Plat of Survey, dated October 4, 2004, prepared by Central Survey Company, Inc.
4. Proposed Site Plan, dated October 4, 2004, prepared by Central Survey Company, Inc.
5. Proposed and Existing Floor Plans and Elevations, dated December 7, 2004, prepared by Airoom Architects and Builders

DESCRIPTION

The subject property is located within the Oak Creek Planned Development. The planned development regulations call for ten-foot front and interior side yard setbacks for residential properties. The petitioner's home was constructed in 1986. While the requirements for the planned development were in place at the time, a building permit was issued for the construction of the residence with a nine foot interior side yard setback. As such, the residence is considered nonconforming. The petitioner proposes to construct a second story addition to the home while maintaining the existing building line. Since the residence encroaches into the interior side yard setback a deviation from the planned development regulations is required in order to proceed with the addition.

As the requested relief constitutes a deviation from the approval requirements of the established planned development (as opposed to a variation from the general development regulations), this petition would follow the procedures for an amendment to a planned development and the public hearing would be held by the Plan Commission.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

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

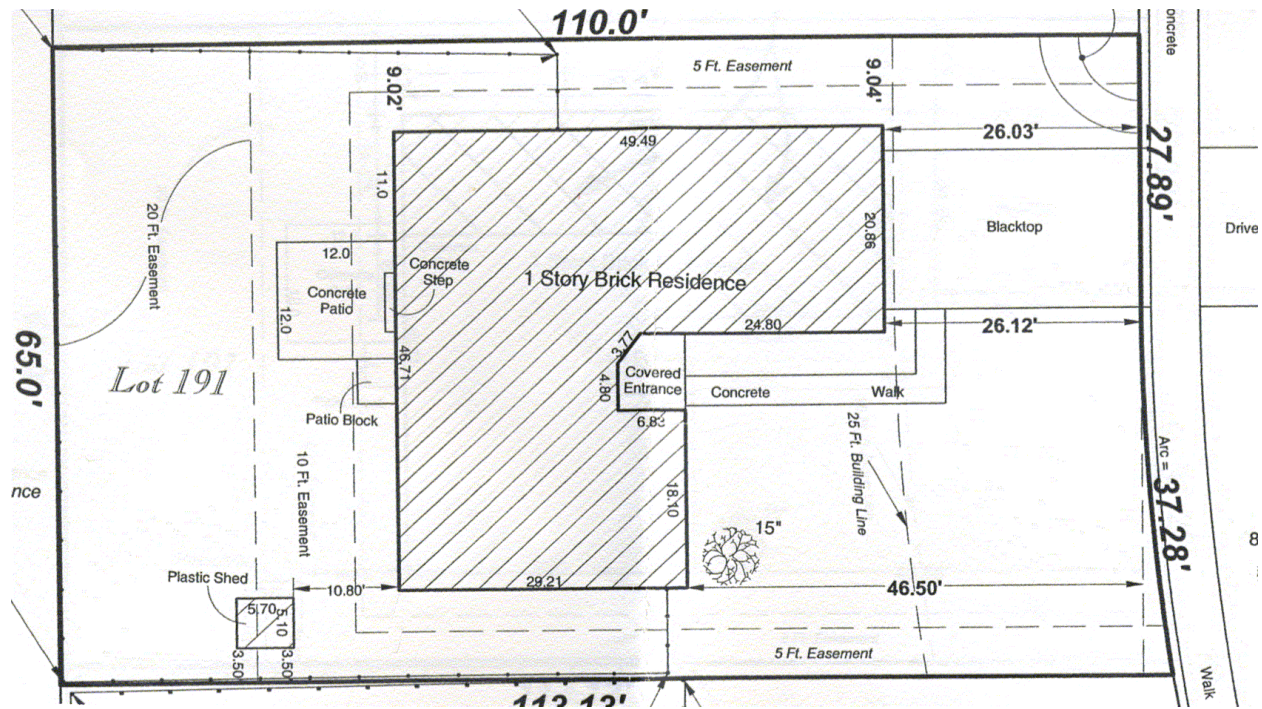
Public Works Engineering

Public Works Engineering has no comments on the petition.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has the following comments:

Site Plan



PLANNING

The subject property was annexed into the Village in 1968. The annexation agreement called for the rezoning of the territory to R4 General Residence District as well as the issuance of a special use (conditional use) for a planned development (Ordinance 1351 attached). In lieu of front, interior, and rear yard setbacks the agreement stipulated that the minimum setback for detached single family homes would be ten feet.

The building permit issued for the construction of the residence in 1986 was approved with a nine-foot interior side yard setback - therefore the house currently encroaches approximately one foot into the required interior side yard. The petitioner is proposing to construct a second story addition that will be congruent with the existing building lines hence a deviation from the planned development regulations is necessary to proceed.

Staff finds that the request meets the standards for variations and is supportive of the petition for the following reasons. The proposed addition will be comparable in height to other homes in the

surrounding area. Many of the surrounding residences within the subdivision are two-story homes. 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 petitions that do not extend beyond the existing building line. The petitioner's proposal will not increase the lot area coverage of the subject property.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore, I recommend to the Corporate Authorities **approval** of the requests associated with PC 05-04, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the plans prepared by Airoom Architects and Builders, dated December 7, 2004 and made a part of this petition.
2. That the petitioner shall apply for and receive a building permit for the proposed improvement to the property prior to the start of construction.
3. That all other provisions of Ordinance 1351 not amended by this petition shall remain in full force and effect.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:AC
att-
c: Petitioner