

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Zoning Board of Appeals HEARING DATE: March 28, 2007
FROM: Department of Community PREPARED BY: Michael S. Toth
Development Associate Planner

TITLE

ZBA 07-04; 314 S. Brewster Avenue: The petitioner requests approval of a variation to Section 155.406 (H) to reduce the amount of open space on the subject property to 46 percent where a minimum of 50 percent open space is required, to allow for the construction of a detached garage and within the R2 Single Family Residential District.

GENERAL INFORMATION

Petitioner/Property Owner: Robert Janetka and Ingrid Berg
314 S. Brewster
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residential District
Existing Land Use: Single Family Residential
Size of Property: Approximately 4,400 Square Feet

Surrounding Zoning and Land Use

North: R2 Single Family Residential District; developed as Single Family Residences
South: R2 Single Family Residential District; developed as Single Family Residences
East: R2 Single Family Residential District; developed as Single Family Residences
West: R2 Single Family Residential District; developed as Single Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on February 26, 2007.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Plat of Survey, prepared by ARS Surveying Service, LLC, dated May 19, 2001.
4. Site Plan showing existing and proposed improvements.

DESCRIPTION

The petitioner is requesting a variation to decrease the required open space from 50 percent of the lot area to 46 percent of the lot area. The subject property currently does not meet code with only 46 percent open space. The petitioner does not wish to expand the non-conformity, only to replace the 280 square foot detached garage currently located on the property.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

Fire and Building have no comments on this petition.

Public Works Engineering

Public Works Engineering has no comments on this petition.

Private Engineering

As this is a pre-existing condition, The Private Engineering Services Division has no comment on the above petition.

Planning

Background

The subject property currently has approximately 2,312 square feet of lot coverage, leaving 46 percent open space. The petitioner is proposing to replace the 280 square foot detached garage with a new garage of a similar size, to be located on the northwest portion of the property.

Standards for Variations

The standards of the Zoning Ordinance are set for the provision of open space, to preserve green space, and maintain the aesthetics of a suburban setting. The Village's Comprehensive Plan

states “the existing visual and environmental character of Lombard’s various residential neighborhoods should be preserved and enhanced.” The open space standards within the R2 District help to achieve that goal by ensuring that lots do not have the appearance of being overbuilt and that a more intensive use of the property is prevented.

Staff typically has not recommended approval for open space variations unless there is an existing legal nonconforming situation and the amount of open space is not being increased. In the case of the subject property, there will be no expansion of any non-conformity. The petitioner will actually be decreasing the amount of non-conformity on the property by bringing the side yard setback to the required three (3’) feet, whereas it is currently only at two and a half (2.5’) feet.

The subject property is only 4,400 total square feet. The petitioner proposes to replace the current detached garage, which is in poor condition (see Appendix A); not only for the safety of his family, but also to improve the characteristics of the neighborhood. After further reviewing the plat of survey, it was determined that there would be no better solution for the placement of the garage, due to the insufficient amount of space. The garage will only have enough space to accommodate one automobile at 280 square feet. If the garage were to be demolished and rebuilt according the fifty (50) percent open space specification; the detached garage could only be 155 square feet, which is basically the size of a shed.

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 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 accept the findings on the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 07-04, subject to the following conditions:

1. The petitioner shall apply for and receive a building permit for the proposed detached garage.
2. The petitioner shall develop the site in accordance with the plans submitted as part of ZBA 07-04.

Zoning Board of Appeals

Re: ZBA 07-04

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Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH:MT

att-

c: Petitioner

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APPENDIX A

