

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

_____ Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: December 19, 2006 (B of T) Date: January 4, 2007

TITLE: ZBA 06-27: 506 W. Maple

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

The Zoning Board of Appeals transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests approval of one of the following sets of actions on the subject property located within the R2 Single-Family Residence District:

1. Relating to a detached accessory structure:
 - a. A variation from Section 155.210 (A) (3) (a) of the Lombard Zoning Ordinance to allow the height of a detached accessory structure to exceed the height of the principal structure; and
 - b. A variation from Section 155.210 (A) (3) (b) of the Lombard Zoning Ordinance to allow the vertical distance from the average grade to the highest point on the roof for a detached accessory structure to measure twenty-three (23) feet where a maximum of seventeen (17) feet is permitted;

OR in the alternative:

2. Relating to a principal structure:
 - a. A variation from Section 155.406 (F) (3) of the Lombard Zoning Ordinance to allow a principal building to be located three (3) feet from an interior side property line where a minimum setback of six (6) feet is required; and
 - b. A variation from Section 155.406 (F) (4) of the Lombard Zoning Ordinance to allow a principal building to be located three (3) feet from a rear property line where a minimum setback of thirty-five (35) feet is required.

The Trustee of the district concurs with the staff recommendation to deny the first option and requests that the Board deny all requested variations. The Zoning Board of Appeals forwards no recommendation associated with the first option to construct a detached garage, and forwards a recommendation of denial for the two variations associated with second option to construct an attached garage.

(DISTRICT 1)

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.