

June 2, 2005

Mr. William J. Mueller  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: ZBA 05-08; 714 S. Lodge**

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests a variation from Section 155.205(F)(3) of the Lombard Zoning Ordinance to eight and a half feet (8.5') in the R2 Single-Family Residence District.

The Zoning Board of Appeals conducted a public hearing on May 26, 2005. Marcia Ivancevic, property owner, presented the petition. Ms. Ivancevic stated that the residence currently had a one car garage. She stated that she and her husband noticed that a two car garage was constructed on a neighboring lot. She stated that they believed the addition of a two story garage would help them meet the needs of their growing family. She stated that they applied for a building permit and were informed that the house didn't meet the required setback requirements.

Chairperson DeFalco opened the meeting for public comment. No one spoke for or against the petition. Chairperson DeFalco requested the staff report.

Angela Clark, Planner II, presented the staff report. Ms. Clark stated that the existing residence had interior side yard setbacks of approximately eight and a half feet (8.5') on both sides. She stated that homes with detached garages are required to have a side yard with a minimum of six feet and at least one side yard with a minimum of nine feet. She stated that the nine foot (9') requirement is essentially to accommodate the driveway. Ms. Clark stated that the petitioner's property was short of the nine foot (9') requirement by approximately five inches. She stated that staff finds that a vehicle could navigate the driveway at eight and a half feet (8.5').

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Ms. Clark noted that the existing driveway was gravel and the new driveway would be required to be paved. She stated that staff supported the request as the impact to neighboring properties would be minimal. She stated that two car garages have become typical of modern single family homes.

Chairperson DeFalco opened the meeting for discussion among the members.

Mr. Young stated that he did not a problem with the request however he asked what was the hardship. He asked if there was a hardship.

Ms. Clark stated that there did not appear to be one. She stated that if the property had a two car garage both side yards would be held to the six foot minimum required side yard setback. She stated that the garage could not be constructed otherwise.

Mr. Young stated that they would be limited to the one car garage.

Chairperson DeFalco asked if the adjacent property owner had a fence near the proposed driveway location. Mrs. Ivancevic stated that the neighbor's fencing was located behind the house. She stated that it was a grassy area near the front end of the driveway.

After due consideration of the submitted petition and the testimony presented, the Zoning Board of Appeals submits this petition to the Corporate Authorities with a recommendation of approval for the requested variation. The role call vote was 6 to 0.

Respectfully,

**VILLAGE OF LOMBARD**

John DeFalco  
Chairperson  
Zoning Board of Appeals