

After the Board agenda packets had been sent out, the petitioner submitted revised plans that reduce the amount of requested relief. The original request was to reduce the corner side yard setback to 10 feet to allow for the construction of an addition. With the revised plan, the petitioner is requesting to reduce the corner side yard setback to 18 feet. Please find the revised plans attached.

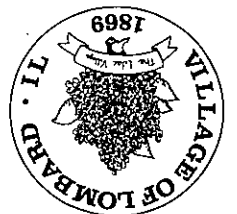
SUBJECT: ZBA 06-24: 303 W. Harding Road

DATE: December 7, 2006

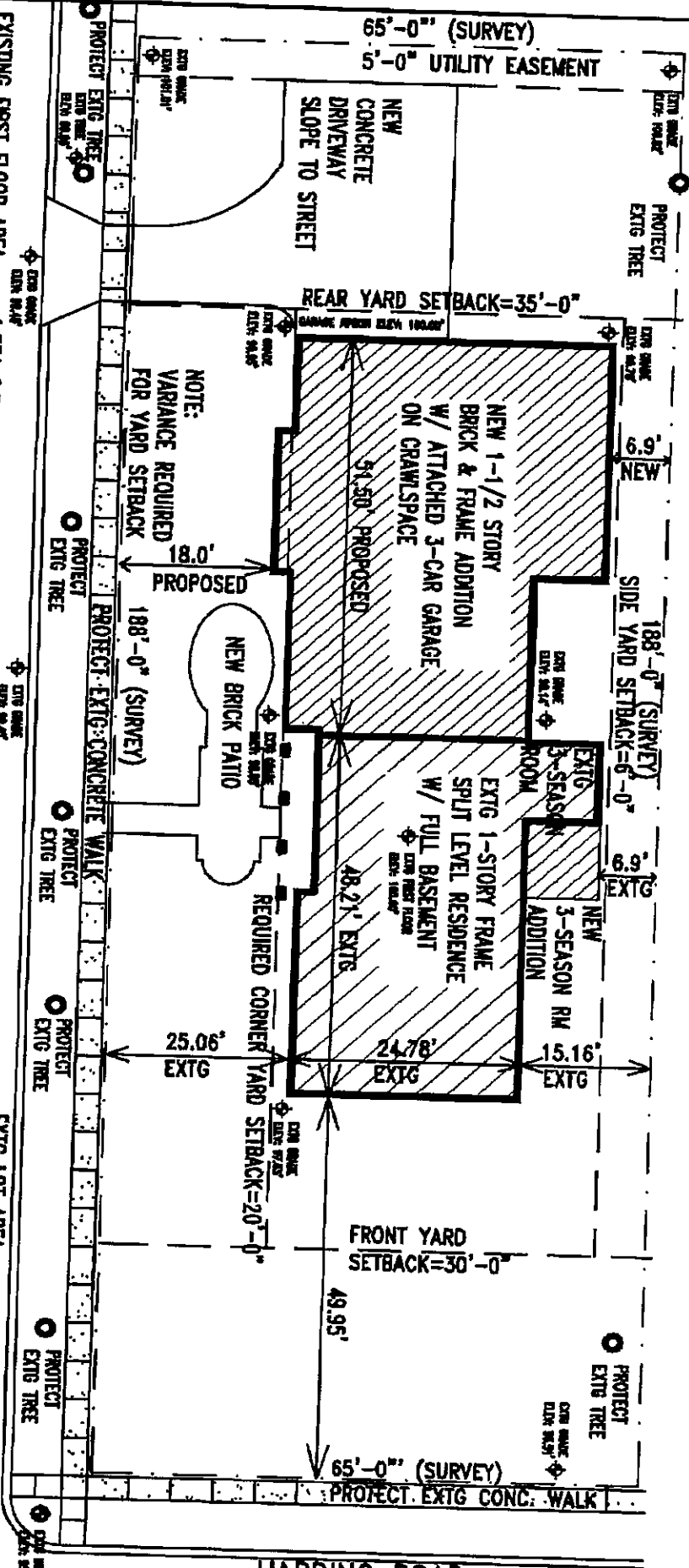
FROM: David A. Hulseberg, AICP, Assistant Village Manager/ Director of Community Development
DAH

TO: William T. Lichter, Village Manager

MEMORANDUM



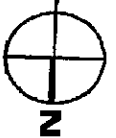
WTL
12/5/06



EXISTING FRST FLOOR AREA = 1,331 S.F.
 NEW FIRST FLOOR AREA = 1,449 S.F.
 NEW GARAGE AREA = 400 S.F.
 TOTAL PROPOSED FOOTPRINT = 3,180 S.F.
 PROPOSED FIRST FLOOR AREA = 2,805 S.F.
 PROPOSED ATTIC FLOOR AREA = 1,770 S.F.
 TOTAL PROPOSED FLOOR AREA = 4,575 S.F.

1 PROPOSED SITE PLAN
 NOT TO SCALE

ELIZABETH STREET



REVISED FOR ZONING VARIANCE - DECEMBER 4, 2006

EXTG LOT AREA = 11,830 S.F.
 50% MAX LOT COVERAGE = 5,915 S.F.
 PROPOSED BLDG FOOTPRINT = 3,300 S.F.
 PROPOSED PAVED SURFACES = 1,220 S.F.
 PROPOSED LOT COVERAGE = 4,520 S.F. (38%)



T.R. Knapp
 ARCHITECTS

320 N. Main St.
 Lombard, IL 60148
 ph / fax: (630) 620-6512

ADDITION & REMODELING

TOMAS & KATHERINE JOHANSSON
 RESIDENCE
 303 HARDING ROAD
 LOMBARD, ILLINOIS

JOB NUMBER	200614
DATE	2006/4
PROJECT TITLE	SITE

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.

HARDING ROAD

T. R. Knapp
A R C H I T E C T S

FAX TRANSMITTAL

To: **Richard J. Tross**
Lombard District 2 Trustee
Fax: (630) 620-8222

CC: **Michelle Kulikowski**
Planning and Development
Fax: (630) 629-2374

Re: **ZBA 06-24 - 303 HARDING ROAD**
Request for Variance to Corner Side Yard
Thomas and Kitty Johansson Residence
303 Harding Road and Elizabeth Streets
Lombard, Illinois 60148

2 PAGES
Including this sheet

Date: December 4, 2006

Message -

Mr. Tross -

As per our discussion on Saturday, we are proposing a revision to our Application of Variance. Please note this change on your variance paperwork.

We have reduced the size of our addition to eliminate the 3rd parking stall, thereby requiring only a 2'-0" encroachment on the Corner Side Yard. This change will also have a positive effect on the site triangle issue that was brought up by traffic engineering. All other aspects of the plan will remain, with the final layout of the project still subject to review by the Zoning and Building Departments.

It is our understanding that this revised plan can still be up for review and discussion by the Lombard Board of Trustee meeting on December 7th. Unless you feel a continuance will be needed, we would like to proceed with our Variance Application as revised in this memorandum. If you have any questions about these proposed changes or the project in general, I can be reached at my office at any time.

Thank you for your assistance on this project.

Sincerely,



Thomas Knapp, Architect

T. R. Knapp, Architects P.C.
320 N. Main St. Lombard, Illinois 60148 Ph: (630) 620-6512 Fax: 630-620-8596