

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development

DATE: June 15, 2006

SUBJECT: ZBA 06-07: 429 S. Craig Place

After the Board agenda packets had been sent out, the petitioner submitted revised plans that reduce the amount of requested relief. The original request to allow 44.5 percent open space has been modified to request a variation to allow 49.2 percent open space. Please find the revised plans attached. The table below summarizes the various changes that have been made to the plans since the original ZBA application submittal.

	<i>Original Plans</i>	<i>May 24, 2006 (ZBA meeting revisions)</i>	<i>June 15, 2006 (BOT meeting revisions)</i>
Open Space Requirement in R2 District	50%	50%	50%
Modifications From Previously Submitted Plans	-	<ul style="list-style-type: none">Proposed garage reduced from 24 feet wide to 22 feet wideGarage pushed 1 foot closer to front of property.Driveway width reduced by 6 inches	<ul style="list-style-type: none">Portion of front walk removedPortion of driveway removed to reduce driveway width to 10 feet 6 inches in front
Requested Open Space Variation	44.5%	47%	49.2%
Degree of Variation	5.5%	3%	0.8%

Recommendation:

Staff recommends that the Village Board of Trustees send the petition back to the Zoning Board of Appeals for consideration of the revised plans. Please contact me if you have any questions regarding the aforementioned plans.