

November 18, 2004

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

Subject: ZBA 04-12; 332 N. Broadview Ave

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 155.212 of the Lombard Zoning Ordinance to allow a central air-conditioning unit as a permitted obstruction within an interior side yard in the R2 Single-Family Residence District.

The Zoning Board of Appeals conducted a public hearing on October 27, 2004. Mr. Peter Djordjic presented the petition. Mr. Djordjic stated that he had two air conditioning units installed on the north side of his property. He stated the units were installed per the manufacturer recommendation of placement on the more shady part of the house. He stated that they did not know that the units encroached into the interior side yard until a building inspector noted it during final inspections of the home. Mr. Djordjic stated that the units do not bother the neighbors in their present location. He stated that he submitted a signed letter from the neighbors stating that.

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

Angela Clark, Planner I, presented the staff report. Ms. Clark stated that the air conditioner condenser unit is located on the north side of the property. She stated that the residence on the property is located thirty-two feet from the front property lines while the neighboring homes are more than one hundred feet from the property lines. The petitioner has stated that it would be inefficient and cost prohibitive to move the unit to the rear of the property. Ms. Clark referenced the pictures in the staff report. She stated that staff could support the variation for a number of reasons. She stated that the intent of the ordinance is to reduce any noise burden that neighboring property owners may experience with the placement of condenser units near their windows. She stated that the relocation of the units

would place the units closer to the neighboring home considering the setbacks of the two homes. Ms. Clark stated that staff recommended approval of the petition and noted the two conditions contained within the staff report.

Chairperson DeFalco then opened the meeting for discussion by the Board Members.

Dr. Corrado stated that he believed that staff had done a nice job with appropriate recommendations and the petition should be approved.

Mr. Bedard mentioned the Fire Department comments. Ms. Clark stated that staff had noted the comments. Mr. Bedard stated that he did not believe that the comments would apply in this case.

Mrs. Newman stated that the petitioner only has two units and if another house were built on the neighboring property he would have to move them anyway.

After due consideration of the petition and testimony presented the Zoning Board of Appeals found that the proposed variation does comply with the Standards of the Zoning Ordinance. Therefore the Zoning Board of Appeals recommended approval of ZBA 04-12 by a roll call vote of 6 to 0, subject to the following conditions:

1. That the air conditioning unit shall not be located closer than three feet for the interior side property line.
2. In the event that the adjacent property at 332 North Broadview is redeveloped with a new single family residence, the petitioner shall relocate the air-conditioning unit to another location outside of any the required front or interior side yards.

Respectfully,

VILLAGE OF LOMBARD

John DeFalco
Chairperson
Zoning Board of Appeals

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