

January 4, 2006

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

Subject: ZBA 06-26; 117 S. Stewart

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 155.406 (F) (2) of the Lombard Zoning Ordinance to reduce the required corner side yard from twenty feet (20') to fourteen feet – eight inches (14'-8") to allow for the construction of a residential addition in the R2 Single-Family Residence District.

The Zoning Board of Appeals conducted a public hearing on December 13, 2006. The petitioner, Ruth Czyzyk, stated the request. She noted that she and her husband are senior citizens and face the hardships of senior citizens. She stated that the first-floor addition would allow for greater mobility by adding a first-floor bathroom, an expanded kitchen, and bedroom/sick room.

Chairperson DeFalco then opened the meeting for public comment. No public comment was given for or against the request for variation.

Michael Toth, Associate Planner, presented the staff report. He stated that the house is currently located within the corner side yard setback and that the proposed addition would keep with the existing building line. Because the addition maintains the current building line, there will be no further setback encroachments than what already exists. In the report, he also noted that many of the neighboring properties did not maintain the required twenty (20) foot side setback. Toth also made note of the reduced lot size on the subject property, being only fifty (50) feet wide, the buildable area of the lot has been greatly reduced.

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

Chairperson DeFalco stated that this particular variation is similar to many other past cases in the Village. He also noted that the ordinances have

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changed over time and the house did meet code when it was originally constructed. His last comment was to point out that if the structure were to be destroyed and required to be rebuilt, it would have to conform to the current zoning standards.

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 for **approval** of the requested variation, subject to the following conditions:

1. The proposed addition shall be developed in compliance with the submitted site plan prepared by the petitioner.
2. The petitioner shall apply for and receive a building permit for the proposed improvements.
3. In the event that the principal residence on the subject property be damaged or destroyed more than fifty percent of the value of the structure, any new structures shall meet the full provisions of the Zoning Ordinance.

The motion passed 5-0.

Respectfully,

VILLAGE OF LOMBARD

John DeFalco
Chairperson
Zoning Board of Appeals

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