

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: July 25, 2006 (B of T) Date: August 17, 2006

TITLE: ZBA 06-11: 415 Manor Hill Lane

SUBMITTED BY: Department of Community Development *DCH*

BACKGROUND/POLICY IMPLICATIONS:

The Zoning Board of Appeals transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests approval of a variation to Section 155.406 (F)(4) to reduce the rear yard setback to twenty-eight feet (28') where thirty-five feet (35') is required to allow for the construction of three season room within the R2 Single Family Residential District. (DISTRICT #3)

The petitioner is requesting a waiver of first reading.

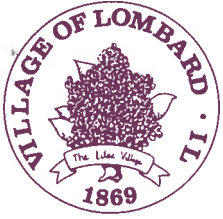
The Zoning Board of Appeals recommended approval of this petition.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W. T. Lichter* _____ Date 7/31/06

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: August 17, 2006

SUBJECT: **ZBA 06-11: 415 Manor Hill Lane**

Attached please find the following items for Village Board consideration as part of the August 17, 2006 Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 06-11;
3. An Ordinance granting approval of the requested variation;
4. Plans associated with the petition.

Due to the summer schedule for the Village Board meetings, the petitioner is requesting a waiver of the first reading of the aforementioned Ordinance. Please find the written request attached.

Please contact me if you have any questions regarding the aforementioned materials.



VILLAGE OF LOMBARD

255 E. Wilson Avenue
Lombard, IL 60148-3926
(630) 620-5700 FAX: (630) 620-8222
TDD: (630) 620-5812
www.villageoflombard.org

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

August 17, 2006

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

Subject: ZBA 06-11; 415 Manor Hill Lane

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests approval of a variation to Section 155.406 (F)(4) to reduce the rear yard setback to twenty-eight feet (28') where thirty-five feet (35') is required to allow for the construction of three season room within the R2 Single Family Residential District.

The Zoning Board of Appeals conducted a public hearing on June 28, 2006. Al Kennedy, owner of the subject property, presented the petition. He stated that his neighbors were in support of his variation request to allow him to construct a three season room. He submitted a petition signed by several of his neighbors. He noted that he felt he had met the standards for variations and submitted a new summary of his variation request.

Mr. Kennedy stated that there is precedent in the neighborhood for properties with three season rooms set back less than the required thirty five feet (35'). He distributed pictures of these properties as well as an aerial photo showing where they were located in the neighborhood. He stated that he felt there was a hardship associated with the shape of the lot and the location of his house on the property. He noted that 334 Colleen Drive had approximately the same lot width and depth and the house was approximately the same size and dimensions. He distributed an overlay drawing comparing the lot layout of the two properties. He noted that the same twelve foot (12') by sixteen foot (16') three season room could be built meeting the rear yard setback because the house is located on a rectangular lot and is not positioned at an angle. He stated that his property is unique because other identical houses in the subdivision are able to meet the rear yard setback with a three season room.

Mr. Kennedy noted that there were sixteen rear yard variances granted between 2001 and 2006. He stated that the problem is with the Ordinance changing the rear yard setback from thirty feet (30') to thirty-five feet (35'). He noted that his neighbor to the south has a three season room that is only fourteen feet (14') to the property line.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

He also mentioned that his neighbor to the rear has a deck enclosed with an eight foot (8') fence which is only fifteen feet (15') from the rear property line. He distributed pictures of the two properties. Mr. Kennedy noted that three season rooms are very popular in the neighborhood and that the proposed three season room would not alter the character of the neighborhood. He distributed several pictures of three season rooms on properties in the neighborhood.

Mr. Kennedy stated that safety issues also create a hardship. He stated that he and his wife are unable to enjoy their backyard because of mosquitoes. He noted that they are particularly concerned about the West Nile Virus as the elderly are more susceptible to the virus. He mentioned that in Illinois there have been 1250 cases of West Nile Virus and 84 deaths.

Peter Gash with National Energy Contractors stated that he has been working with Mr. and Mrs. Kennedy for quite some time. He noted that they are frustrated because so many of their neighbors have grandfathered three season rooms. He noted his company is located in Lombard and does high quality work. He mentioned that the Kennedy's have the best intention of improving their home.

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

Michelle Kulikowski, Planner I, presented the staff report. She stated that the subject property is approximately seventy feet (70') wide at the front property line and approximately fifty feet (50') wide at the rear property line with an average depth of the property is one hundred twenty-one and sixty-one hundredths feet (121.61'). She noted that the house is positioned on an angle so that none of the exterior walls are parallel to the front or rear property line. She mentioned that the existing residence maintains a thirty foot (30') front yard setback and a thirty seven foot (37') rear yard setback. She stated that the property owner is requesting a rear yard variation to allow the construction of a three season room setback twenty-eight feet (28') from the rear property line where a patio currently exists. She noted that the residence on the subject property currently complies with the Zoning Ordinance setback regulations, as the patio is a permitted encroachment in the rear yard.

Ms. Kulikowski stated that the purpose of setbacks is to control bulk on property, and provide adequate space for health and safety. She noted that setbacks also preserve the suburban character of the area and help ensure that lots do not have the appearance of being overbuilt. She mentioned that staff usually does not support setback variations unless a hardship can be shown that pertain to the physical attributes of the property. She stated that staff finds that the hardship presented is of a personal nature, not one based on the physical attributes of the property, and that the lot is similar to many R2 single-family lots in terms of size and the presence of mosquitoes.

Ms. Kulikowski stated that the petitioner has noted other non-conforming properties in the neighborhood relative to rear yard setbacks. She noted the neighborhood was developed prior to the adoption of the current Zoning Ordinance when the rear yard setback was only thirty feet (30'). She mentioned that a comprehensive review of Zoning Board of Appeals cases revealed that other rear yard variations have been granted in the neighborhood for the properties located at 320 Manor Hill

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August 17, 2006
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Ct. (ZBA 76-5), 410 Manor Hill Lane (ZBA 86-9), 1521 Hillcrest Ct. (ZBA 99-09), 418 Hillcrest Ct. (ZBA 01-18). She noted that for the two more recent cases (ZBA 99-09 and ZBA 01-18) staff recommend denial, finding that there was no unique physical hardship associated with the properties.

She stated that staff remains consistent in its interpretation for the standards for variations. She noted that there is no demonstrated physical hardship, nor are there any unique topographical conditions that would prevent compliance with the ordinance. She mentioned that there are not any unique differences between the petitioner's lot and others with the R2 Single Family District with respect to the depth of the property and the required front and rear yard setbacks. She noted that the 35-foot rear yard setback for R2 properties has been consistently applied throughout the Village. She stated that the hardship has not been created by the ordinance and the requested relief is needed due to a personal preference to add a three season room addition to the existing residence. She stated that the granting of the requested relief will set an undesirable precedent.

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

Mr. Young asked staff why there are so many non-conforming residences in that neighborhood that are closer than thirty feet (30').

Ms. Kulikowski stated that staff did not have a definitive answer. Some structures may have received variances and some may have additions that were constructed without permits.

Mr. Young stated that staff has remained consistent in their interpretation and the ZBA has also remained consistent. He noted that there is no hardship, but based on the neighborhood, he finds no compelling reason to deny the variance.

Dr. Corrado noted that in the past, the Zoning Board of Appeals has discussed the change in the rear yard setback and its intent to allow a clear view through the backyards. He mentioned in the past they have granted rear yard variances for properties located on cul-de-sacs because the houses weren't aligned and there was still a clear view through the backyards. He noted that this case is similar because the street is curved and the houses aren't all aligned. He stated that the addition would not interfere with a clear view through the back yards down the street.

Mr. Gash noted that if the addition were to meet the setback, it could only be five feet (5'), which is essentially a hallway.

Chairperson DeFalco referred to sixteen pictures that the petitioner submitted of properties in his neighborhood. He noted that some of the properties may be grandfathered or illegal. The petitioner clarified that the sixteen referred to rear yard variations that have been granted from 2001 to the present. Chairperson DeFalco noted that some of those variances were granted because they were maintaining an existing nonconforming building line and were not proposing to reduce the setback.

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Page 4

Chairperson DeFalco mentioned that he has a screened enclosure that he bought at a home improvement store, and he puts it up during the summer months and then takes it down. He stated that a this type of temporary enclosure would be permitted in the rear yard. Jennifer Backensto, Planner II, confirmed that it would be permitted as long as the screened enclosure was not permanent. She noted that it would be considered similar to a tent or recreational equipment.

Chairperson DeFalco referenced the petition signed by the neighbors. He noted that the current neighbors may not object, but there may be different neighbors in the future.

Chairperson DeFalco noted other structures that are permitted in rear yards such as sheds and detached garages.

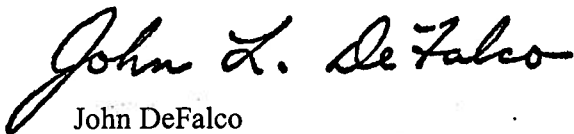
Mr. Bedard stated that while staff has been consistent in its interpretation, the Board of Trustees has also been consistent in granting rear yard variations. He noted that he would be hard pressed to deny this variation.

Chairperson DeFalco noted the Zoning Board of Appeals recommendation should reflect what they think is proper.

After due consideration of the petition and testimony presented, the Zoning Board of Appeals found that the requested rear yard variation complied with the Standards of the Zoning Ordinance. Therefore, on a motion by Dr. Corrado and a second by Mr. Bedard, the Zoning Board of Appeals recommended approval of the requested rear yard variation associated ZBA 06-11 by a roll call vote of 4 to 2.

Respectfully,

VILLAGE OF LOMBARD



John DeFalco
Chairperson
Zoning Board of Appeals

att-

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Zoning Board of Appeals

HEARING DATE: June 28, 2006

FROM: Department of Community
Development

PREPARED BY: Michelle Kulikowski, AICP
Planner I

TITLE

ZBA 06-11; 415 Manor Hill Lane: The petitioner requests approval of a variation to Section 155.406 (F)(4) to reduce the rear yard setback to twenty-eight feet (28') where thirty-five feet (35') is required to allow for the construction of three season room within the R2 Single Family Residential District.

GENERAL INFORMATION

Petitioner: National Energy Contractors, Inc.
212 W. North Avenue
Lombard, IL 60148

Property Owner: Al and Betty Jo Kennedy
415 Manor Hill Lane
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residential District

Existing Land Use: Single Family Residential

Size of Property: Approximately 7,288 Square Feet

Surrounding Zoning and Land Use

North: R2 Single Family Residential District; developed as Single Family Residences

South: R2 Single Family Residential District; developed as Single Family Residences

East: R2 Single Family Residential District; developed as Single Family Residences

West: R2 Single Family Residential District; developed as Single Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on May 18, 2006.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Plat of Survey
4. Site Plan, prepared by the petitioner, showing existing and proposed improvements.
5. Plans of the proposed addition, prepared by National Energy Contractors Inc., and dated May 18, 2006.

DESCRIPTION

The subject property is approximately seventy feet (70') wide at the front property line and approximately fifty feet (50') wide at the rear property line. The average depth of the property is one hundred twenty-one and sixty-one hundredths feet (121.61'). The current residence is oriented on the lot with the side exterior wall parallel to the southeast side property line, and because of the slightly irregular shape of the lot, the exterior walls are not parallel to either the front or rear property line. The house maintains a thirty foot (30') front yard setback and a thirty seven foot (37') rear yard setback. The property owner is proposing to construct a three season room to the rear of the residence that would be setback twenty-eight feet from the rear property line. Because the proposed three-season room would not meet the minimum thirty-five foot (35') rear yard setback, a variation is being requested.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

Fire and Building have no comments on this petition.

Public Works Engineering

Public Works has no comments on this petition.

Private Engineering

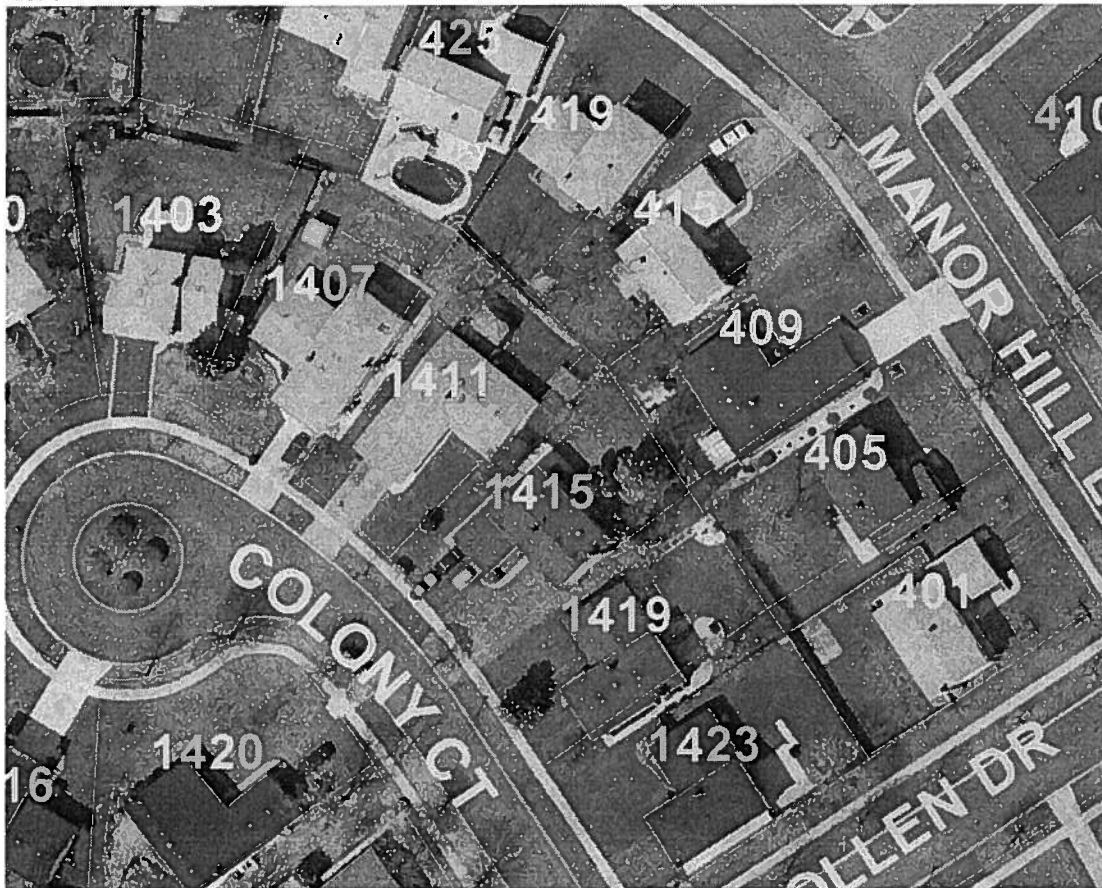
Private Engineering Services has no comment on this petition.

Planning

The property owners are proposing to construct a three season room addition to the rear of their home where a patio currently exists. The residence on the subject property currently complies with the Zoning Ordinance setback regulations, as the patio is a permitted encroachment in the rear yard. The three season room addition would be required to meet the thirty-five foot rear yard setback, therefore the property owners are requesting a variation.

The purpose of setbacks is to control bulk on property, and provide adequate space for health and safety. Setbacks also preserve the suburban character of the area, help prevent over intensified use and help ensure that lots do not have the appearance of being overbuilt. For these reasons, staff usually does not support setback variations unless a hardship can be shown that pertains to the physical attributes of the property. The property owners state that they wish to build a sunroom addition to avoid being bitten by insects while using the area currently occupied by a patio. Staff finds that the hardship presented is of a personal nature, not one based on the physical attributes of the property. The lot is similar to many R2 single-family lots in Lombard in terms of size and the presence of mosquitoes.

Aerial Photo



The petitioner has noted other non-conforming properties in the neighborhood relative to rear yard setbacks. They noted that the property to the rear is only setback thirty-one feet (31') from the rear property line. However, the neighborhood was developed prior to the adoption of the current Zoning Ordinance when the rear yard setback was only thirty feet (30'). A comprehensive review of Zoning Board of Appeals cases revealed that other rear yard variations have been granted in the neighborhood for the properties located at 320 Manor Hill Ct. (ZBA 76-5), 410 Manor Hill Lane (ZBA 86-9), 1521 Hillcrest Ct. (ZBA 99-09), 418 Hillcrest Ct. (ZBA 01-18). However, for the two more recent cases (ZBA 99-09 and ZBA 01-18) staff recommend denial, finding that there was no unique physical hardship associated with the properties. Therefore, staff remains consistent in its interpretation for the standards for variations. The following standards have not been affirmed:

1. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.*

Staff finds that there is no demonstrated physical hardship, nor are there any unique topographical conditions related to this property that would prevent compliance with the ordinance. The property has sufficient depth with an average depth of more than one hundred twenty-one feet (121').

2. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.*

Staff finds that there are not any unique differences between the petitioner's lot and others with the R2 Single Family District with respect to the depth of the property and the required front and rear yard setbacks.

3. *The alleged difficulty or hardship is caused by the ordinance and has not been created by any person presently having an interest in the property.*

The 35-foot rear yard setback for R2 properties has been consistently applied throughout the Village. Staff finds that the hardship has not been created by the ordinance. The requested relief is needed due to a personal preference to add a three season room addition to the existing residence.

4. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

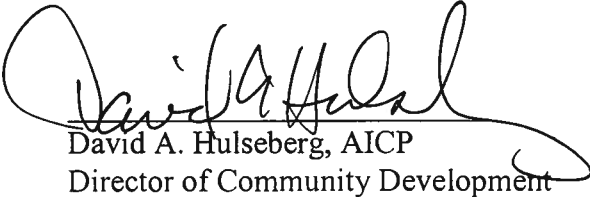
Staff believes that the granting of the requested relief will set an undesirable precedent.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has not affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **denial** of the variation:

Based on the submitted petition and the testimony presented, the requested variation **does not comply** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals accept the findings on the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **denial** of ZBA 06-11.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH:MK

att-

c: Petitioner



ZBA 06-11: 415 Manor Hill Lane

1 in. = 148.4 feet





National Energy Contractors, Inc.

May 10th, 2006

The Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148-3931

To Whom It May Concern:

Re: 415 Manor Hill Lane, Request for Zoning Variance
The Response to the "Standards for a Variation"

The following are the responses to the "Standards for a Variation":

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

1. Mr. and Mrs. Kennedy desire a Three-Season Sunroom and the most practical location is in the rear of the home where a concrete slab presently exists. The physical location of the existing home is 41' from the rear property line. If strict adherence of the zoning was accommodated, then the room could be only 6' deep. This is a hardship because 6' is too small to be used and would appear disproportioned and misfit. All alternative shapes and locations have been explored and this is the only feasible option in the rear. The front of the home has room for the Sunroom, but it would look awkward and out-of-place. A minimum of 12' is the recommended projection for practicality, comfort, and usability.

A second hardship is the abundance of misquotes in the rear yard. Mr. and Mrs. Kennedy desire a Three-Season Sunroom so as to protect them from the perils of "West Nile Virus," as they reach retirement age. They are now a high-risk type and are vulnerable.

Furthermore, an immediate neighbor has a "non-conforming" room within approximately 14' of the rear setback. The neighbor to the rear has a home that is approximately 31' from the property line. Also, several other homeowners have been granted similar variances in the past including:

ZBA 01-18; 418 W. Hillcrest Lane
1521 Hillcrest Ct.
320 Manor Hill Ct.

2. The conditions upon which this application for a variation is based are unique to the property and are not generally applicable to other property within the same zoning classification.

Furthermore, an immediate neighbor has a "non-conforming" room within approximately 14' of the rear setback. The neighbor to the rear has a home that is approximately 31' from the property line. Also, several other homeowners have been granted similar variances in the past including:

212 West North Avenue
Lombard, Illinois 60148

www.windowsec.com

Phone: (630) 916-0325
Fax: (630) 916-0576

Windows • Siding • Roofing • Soffit • Fascia • Gutters • Doors • Sunrooms



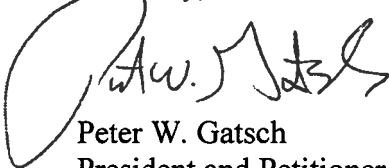
National Energy Contractors, Inc.

ZBA 01-18; 418 W. Hillcrest Lane
1521 Hillcrest Ct.
320 Manor Hill Ct.

3. The purpose of the variation is not a desire to increase financial gain.
4. The hardship caused by this ordinance has not been created by any person having an interest in the property.
5. The granting of this variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The granting of the variation will not alter the essential character of the neighborhood. Furthermore, several homes in the neighborhood are situated closer to the property line, a neighbor has a non-conforming structure, and the Sunroom will not be visible from the street.
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

If there are any other questions, please do not hesitate to call me.

Sincerely,



Peter W. Gatsch
President and Petitioner

Summary of ZBA 06-11: 415 Manor Hill Lane Variation Request

1. Precedents have been established to grant variations for the reduction in the rear yard setback in the Manor Hill subdivision. The Zoning Board of Appeals recommended approval to reduce the rear yard setback for 320 Manor Hill Court, 410 Manor Hill lane, 1521 Hillcrest Court, and 418 W. Hillcrest Lane.

2. *A hardship exists to the owner because of the physical shape of the property and the location of the house on the property.* Comparisons can be performed between the plat for the 415 Manor Hill Lane property and the 334 Collen Drive property. The shape of the 415 Manor Hill Lane property and the location of the house precludes the building of a three seasons room without a variation. Only a 5' hallway could be built. In contrast, on a more rectangular lot, for example 334 Collen Drive, which has the same size garage and house as at 415 Manor Hill Lane, a 12' by 16' three season room could be built without violating the 35' rear yard setback requirement.

3. *The conditions upon which the application for a variation is based are unique to the property and are not generally applicable to other properties within the Manor Hill subdivision.* Properties at 334 Collen, 345 Collen, 401 Collen, 409 Collen, 421 Collen, 428 Collen, and 448 Collen all have houses and garages almost identical to the 415 Manor Hill house and garage. All of these properties, except for 415 Manor Hill Lane, could have a reasonably sized three season room built without violating the 35' rear yard setback requirement. In fact, the property at 345 Collen Drive has had a three seasons room built in the last 6 years that is 12 feet in depth and 14.5 feet in width. This addition was built without the need of a zoning variation.

4. *The hardship is caused by the ordinance and has not been created by the current owners of the property.* Although the 35 foot rear yard setback for R2 properties has been consistently applied by the Community Development Department throughout the village, hardships with the 35 foot rear yard setback for R2 properties have caused the Board of Trustees to pass 16 variances for R2 properties to the rear yard setback requirement in a four and one half year time frame. I believe the petitioners have shown that a hardship was created by the ordinance.

5. *Granting the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.* Evidence that this is true is provided by several neighbors who signed a letter supporting the proposed variation. The properties directly behind and next to 415 Manor Hill lane have structures attached to their houses that are 14 to 15 feet from their rear property line. The proposed three season room for 415 Manor Hill Lane will be at a minimum 28 feet from the rear property line and will not be seen from the front of the property. The suburban character of the neighborhood will not be affected since three or four season rooms are quite common in the Manor Hill subdivision.

6. Health safety is an issue. Since 2002, Illinois has had 1250 reported cases of West Nile virus infections and 84 deaths. According to the Illinois Department of Health, persons at the highest risk for serious illness are those 50 years of age and older. The petitioners are concerned for their safety and have not been able to enjoy their backyard at dusk since 2002.

I would therefore conclude that the petitioners have affirmed the Standards for Variations for the requested variation.





June 20, 2006

Mr. John DeFalco, Chairperson
Zoning Board of Appeals
Village of Lombard
255 East Wilson Ave
Lombard, IL 60148

Subject: ZBA 06-11

Dear Chairperson DeFalco:

Al and Betty Jo Kennedy of 415 Manor Hill Lane have requested a variation to Section 155.406 (F) (4) of the Lombard Zoning Ordinance to reduce their required rear yard setback to twenty-eight feet (28') where thirty-five feet (35') is required to allow for the construction of a three season room that would be 12 feet in depth by 16 feet in width.

We support the requested variation.

Sincerely,

Signature

Address

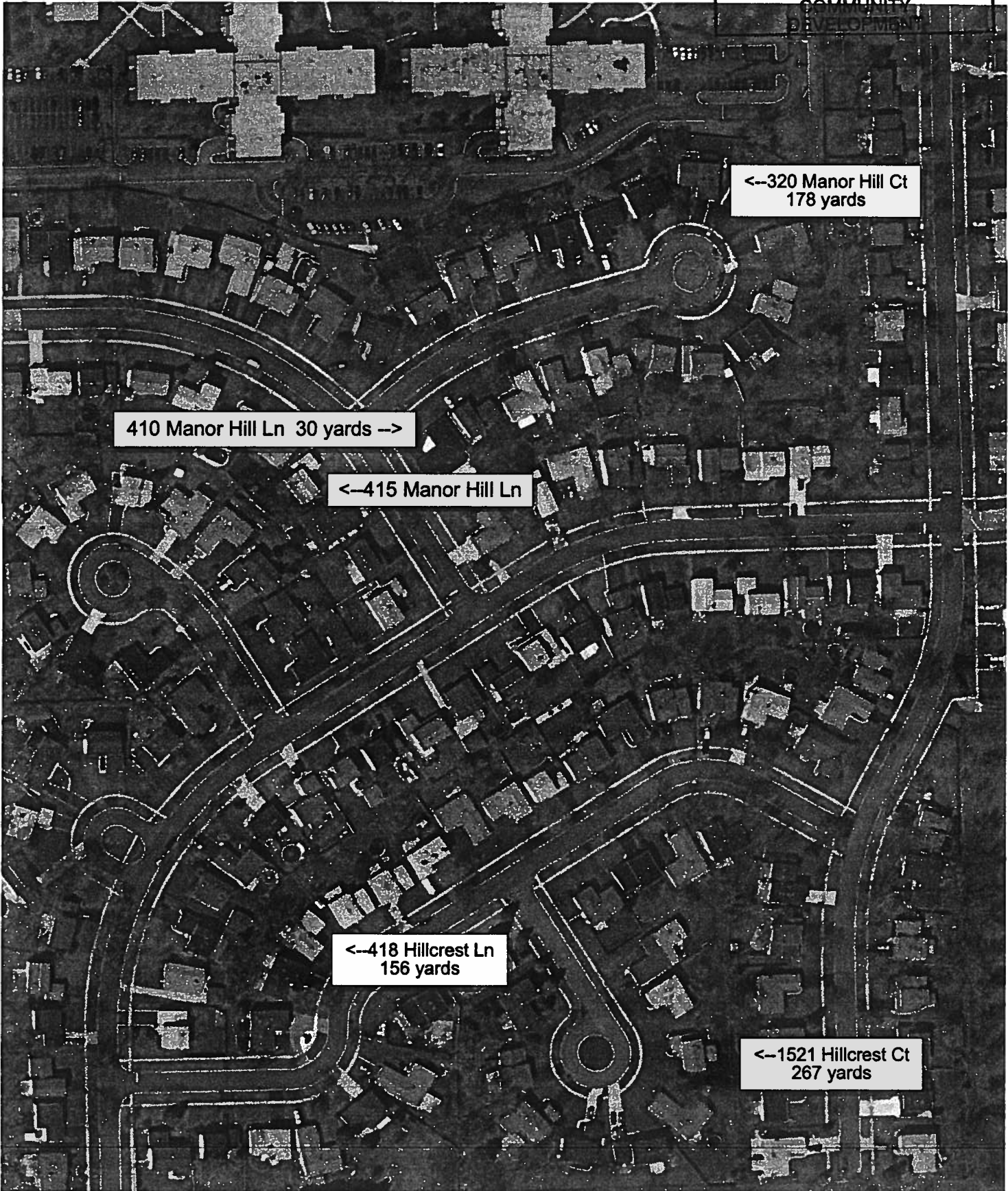
Penny Bick
Gay Muntz
Ronald A. Poch
Joseph Frey
Noreen King
James King

425 Manor Hill Lane
419 Manor Hill Ln.
425 Manor Hill Ln.
1415 Colony Ct.
409 Manor Hill
410 Manor Hill

RECEIVED

JUN 28 2006

COMMUNITY DEVELOPMENT



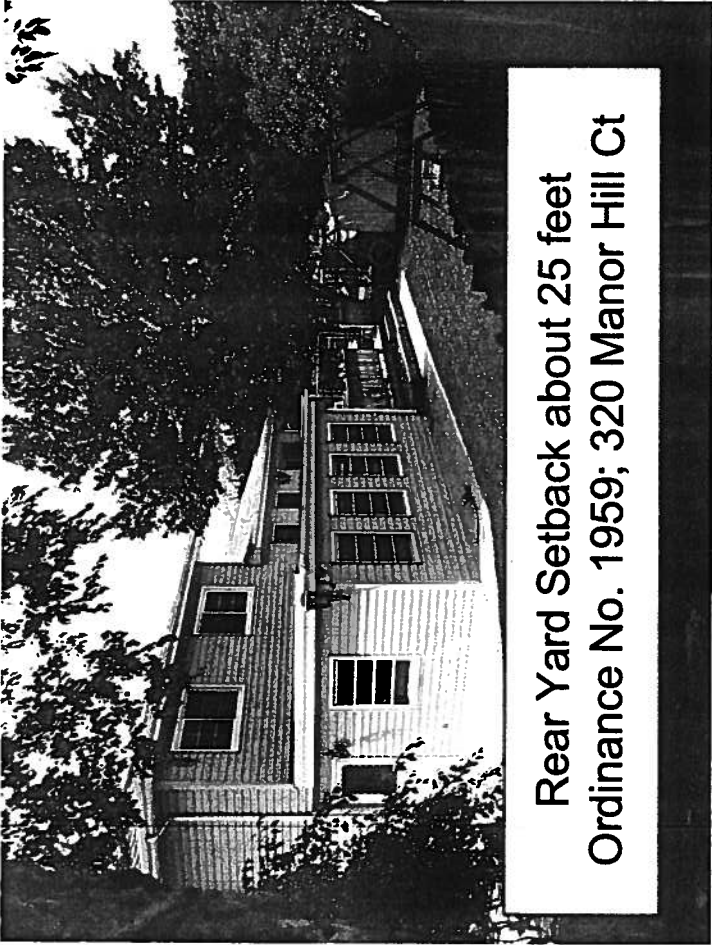
410 Manor Hill Ln 30 yards -->

<--415 Manor Hill Ln

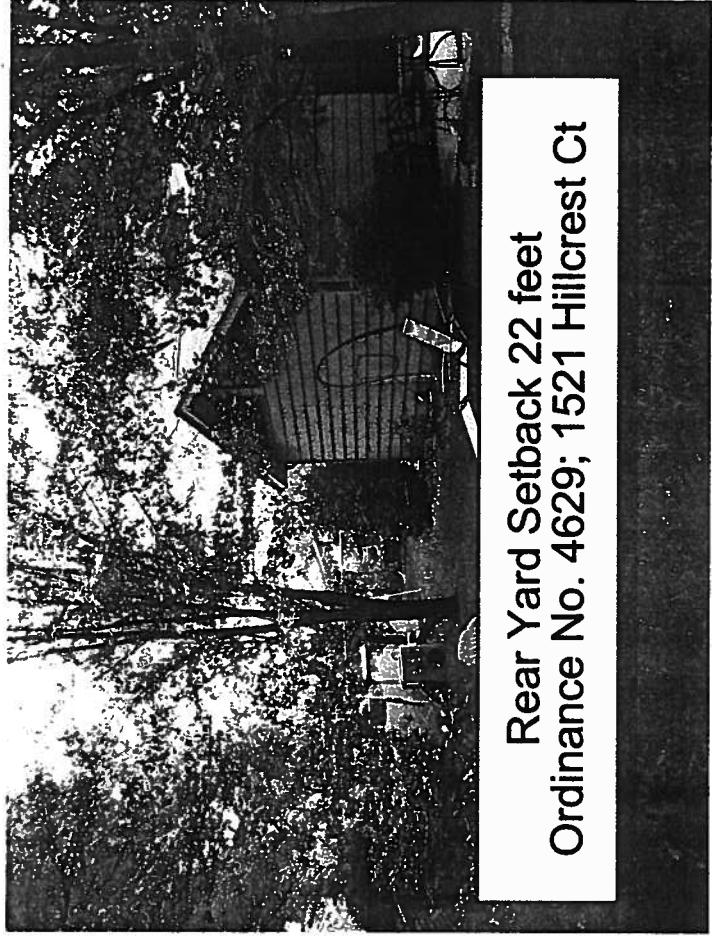
<--418 Hillcrest Ln
156 yards

<--320 Manor Hill Ct
178 yards

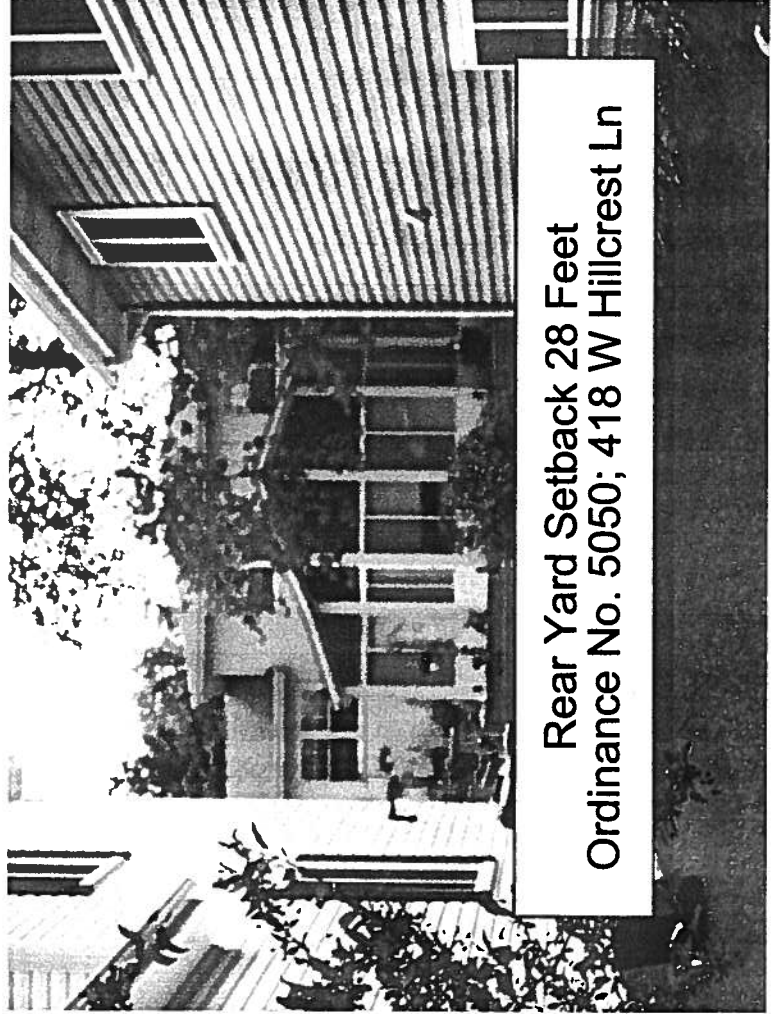
<--1521 Hillcrest Ct
267 yards



Rear Yard Setback about 25 feet
Ordinance No. 1959; 320 Manor Hill Ct



Rear Yard Setback 22 feet
Ordinance No. 4629; 1521 Hillcrest Ct



Rear Yard Setback 28 Feet
Ordinance No. 5050; 418 W Hillcrest Ln

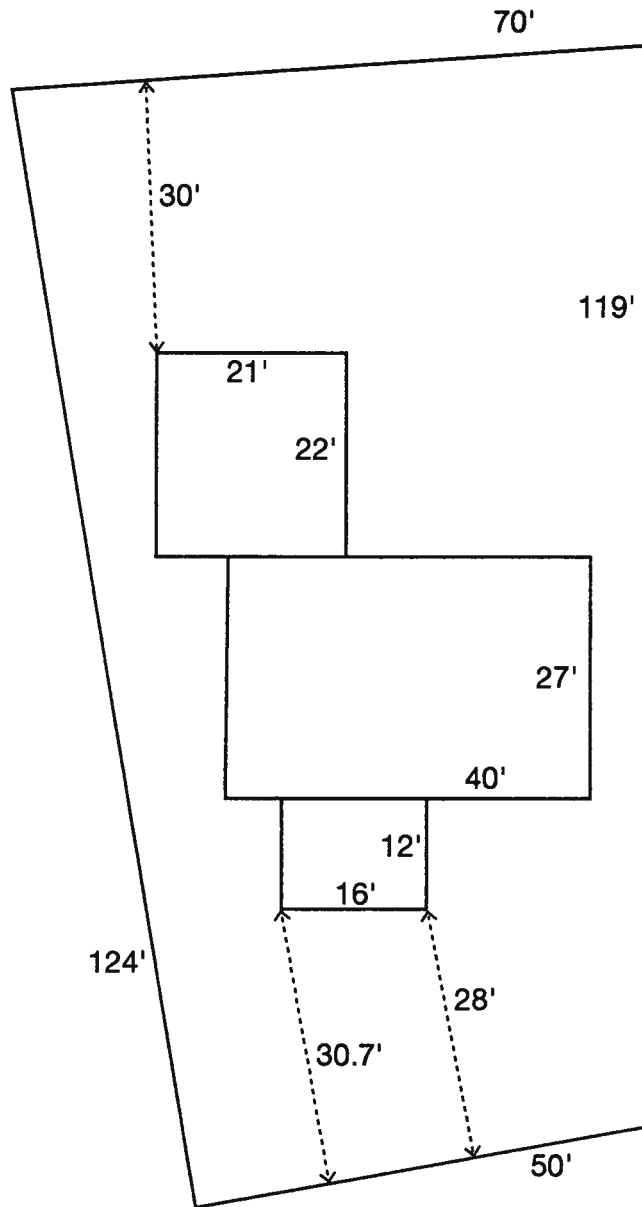
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COMMUNITY
DEVELOPMENT

415 Manor Hill Lane

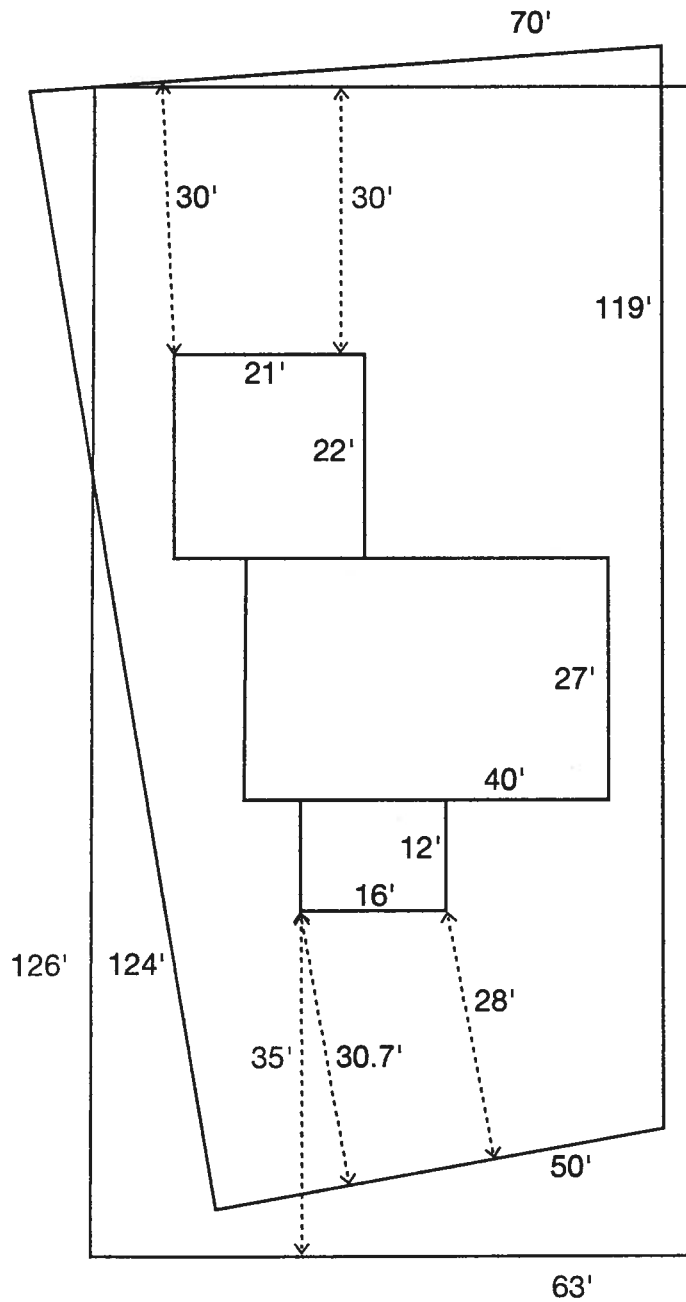


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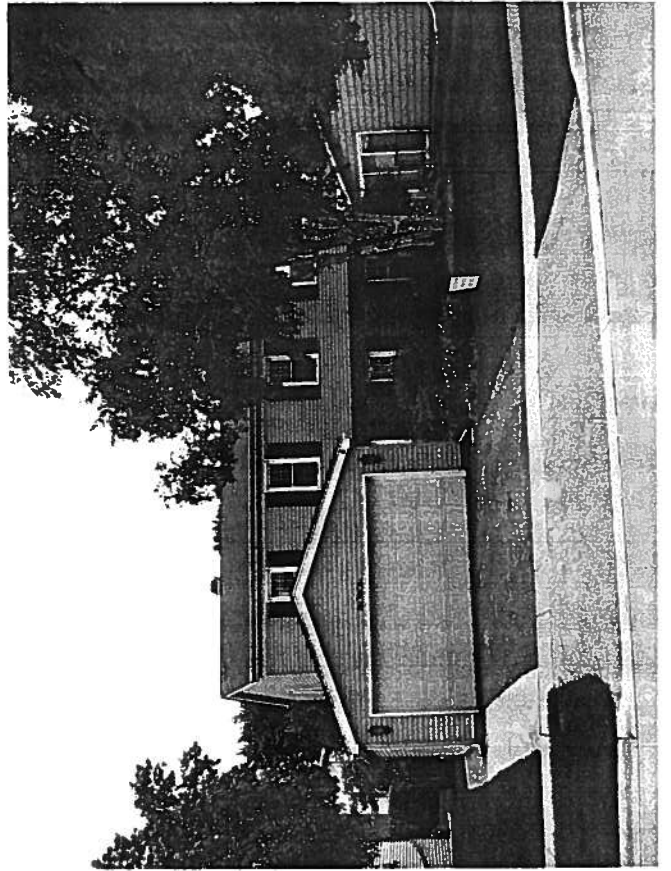
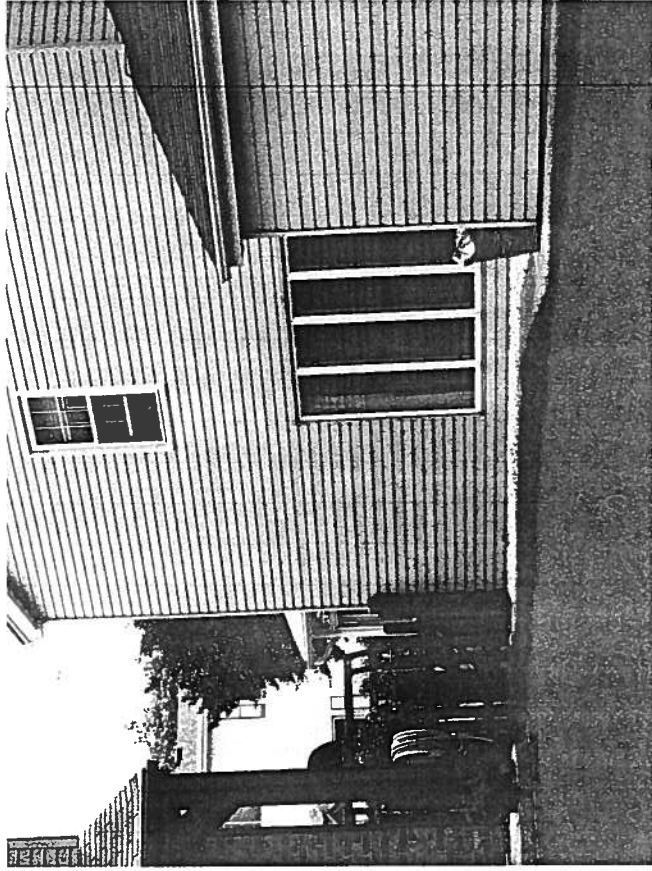
JUN 28 2006

COMMUNITY
DEVELOPMENT

Property lines for
415 Manor Hill Lane (in black)
334 Collen Drive (in red)



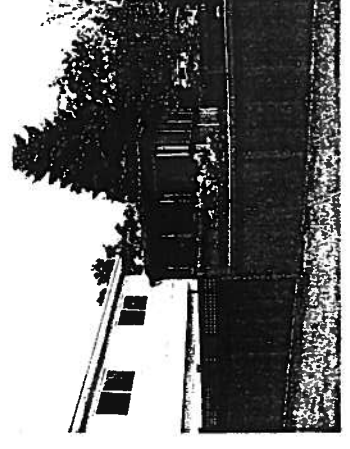
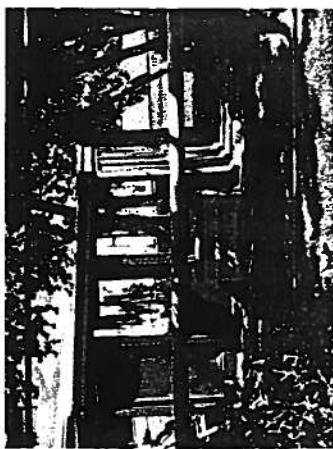
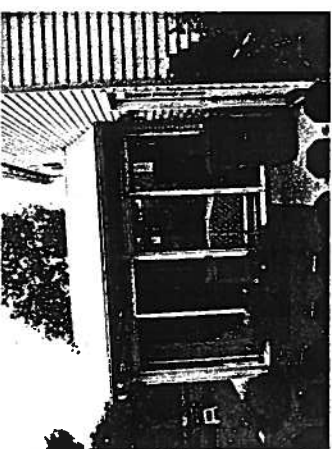
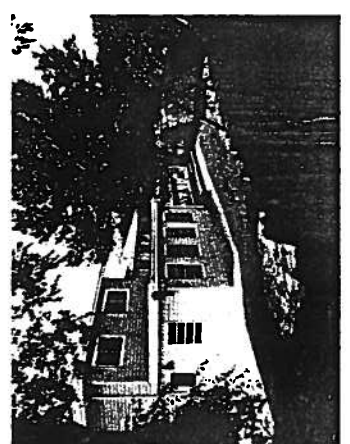
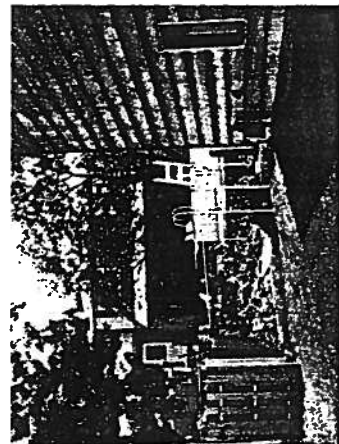
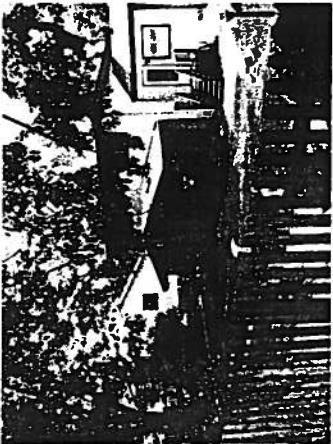
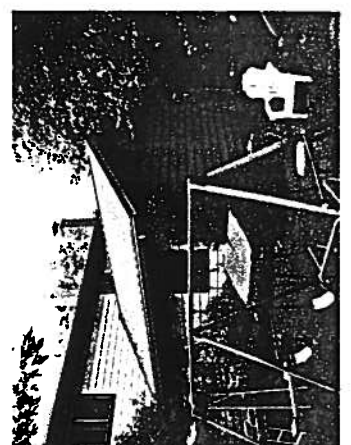
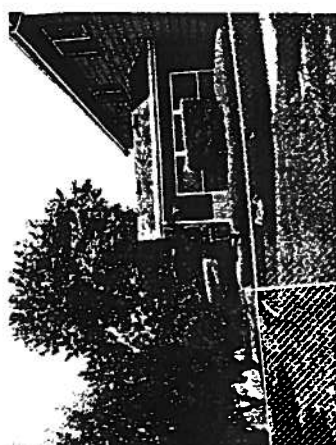
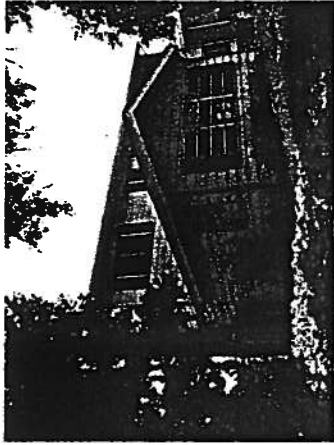
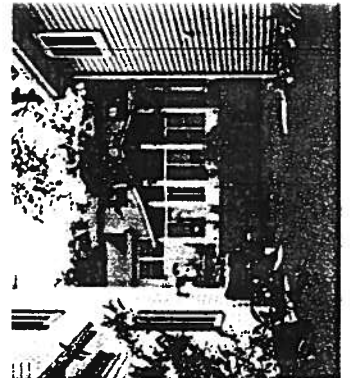
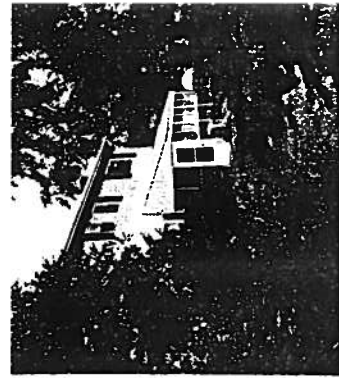
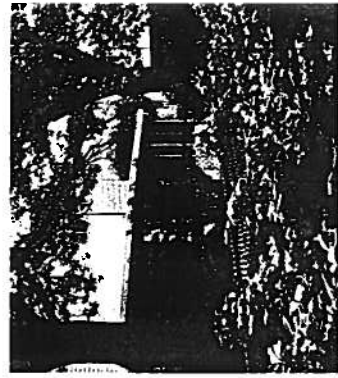
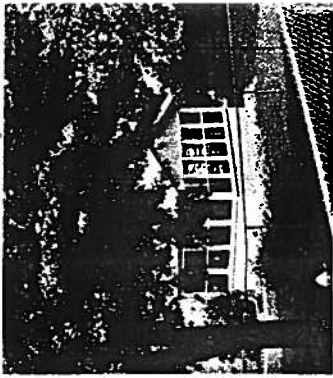
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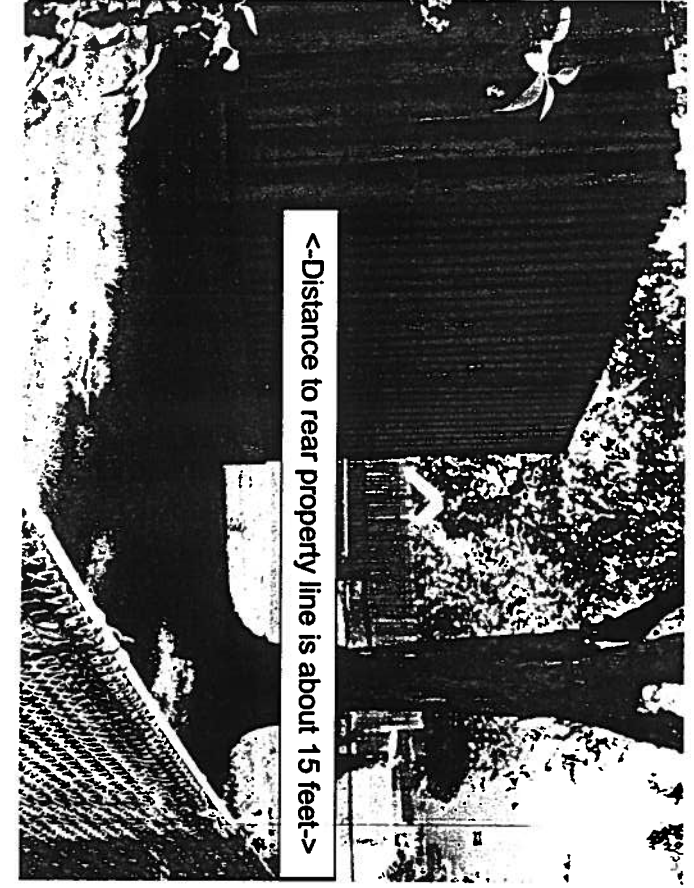
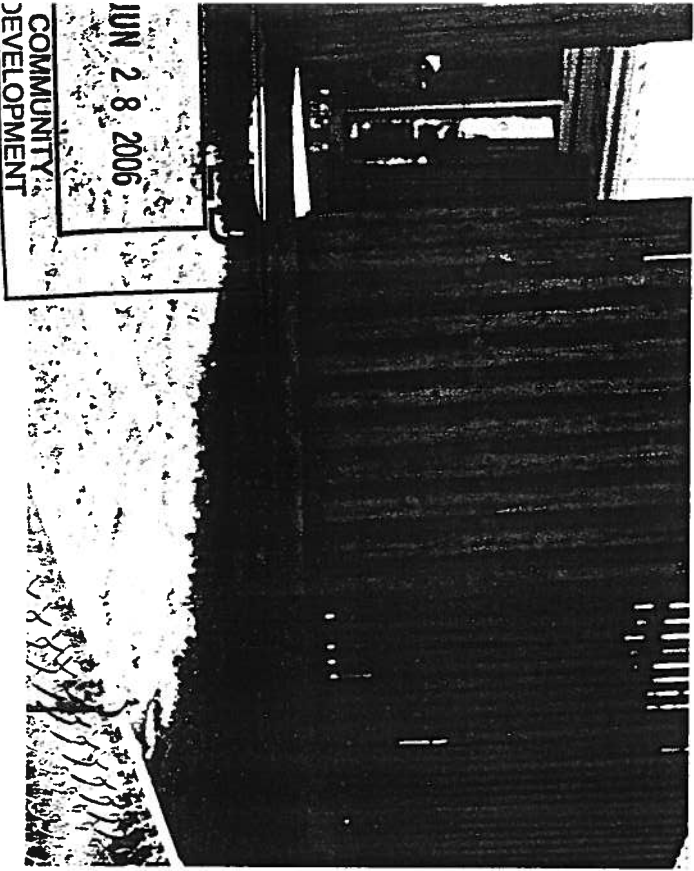
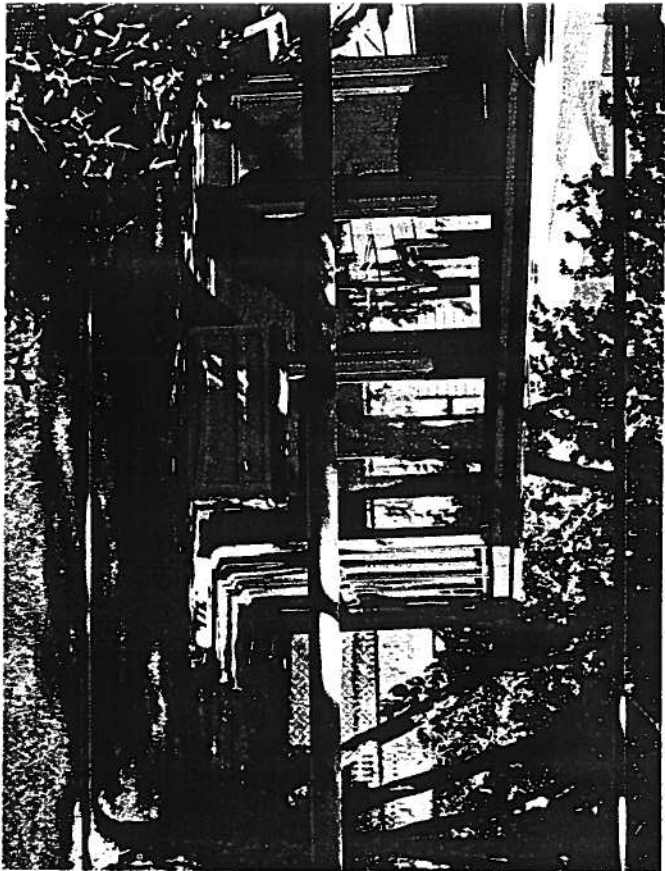


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DEVELOPMENT







"Al Kennedy"
<ajkennedy3@comcast.net>

07/06/2006 01:21 PM

To <kulikowskim@villageoflombard.org>

cc

bcc

Subject Request Waiver of First Reading of ZBA 06-11 at Aug. 17
Board of Trustees Meeting

Dear Ms. Kulikowski,

As per my phone conversion with you yesterday, I hereby request a waiver of the first reading of ZBA 06-11 (415 Manor Hill Lane) at the August 17 Board of Trustees meeting. Thanks again for your processing our request.

Al Kennedy

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A VARIATION
OF THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(ZBA 06-11: 415 Manor Hill Lane)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.406 (F)(4) to reduce the rear yard setback to twenty-eight feet (28') where thirty-five feet (35') is required to allow for the construction of an addition within the R2 Single Family Residential District.

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on June 28, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation for approval to the Board of Trustees for the requested variation; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation subject to conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a variation is hereby granted from the provisions of Title 15, Chapter 155, from Title 15, Chapter 155, Section 155.406 (F)(4) to reduce the rear yard setback to twenty-eight feet (28') where thirty-five feet (35') is required to allow for the construction of an addition within the R2 Single Family Residential District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 415 Manor Hill Lane, Lombard, Illinois, and legally described as follows:

LOT 118 IN MANOR HILL WEST UNIT NO. 4 BEING A SUBDIVISION ON THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDIING TO THE PLAT THEREOF RECORDED JULY 24, 1967 AS DOCUMENT R67-26782, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-19-209-008

Ordinance No. _____

Re: ZBA 06-11

Page 2

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this _____ day of _____, 2006.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

A O N C

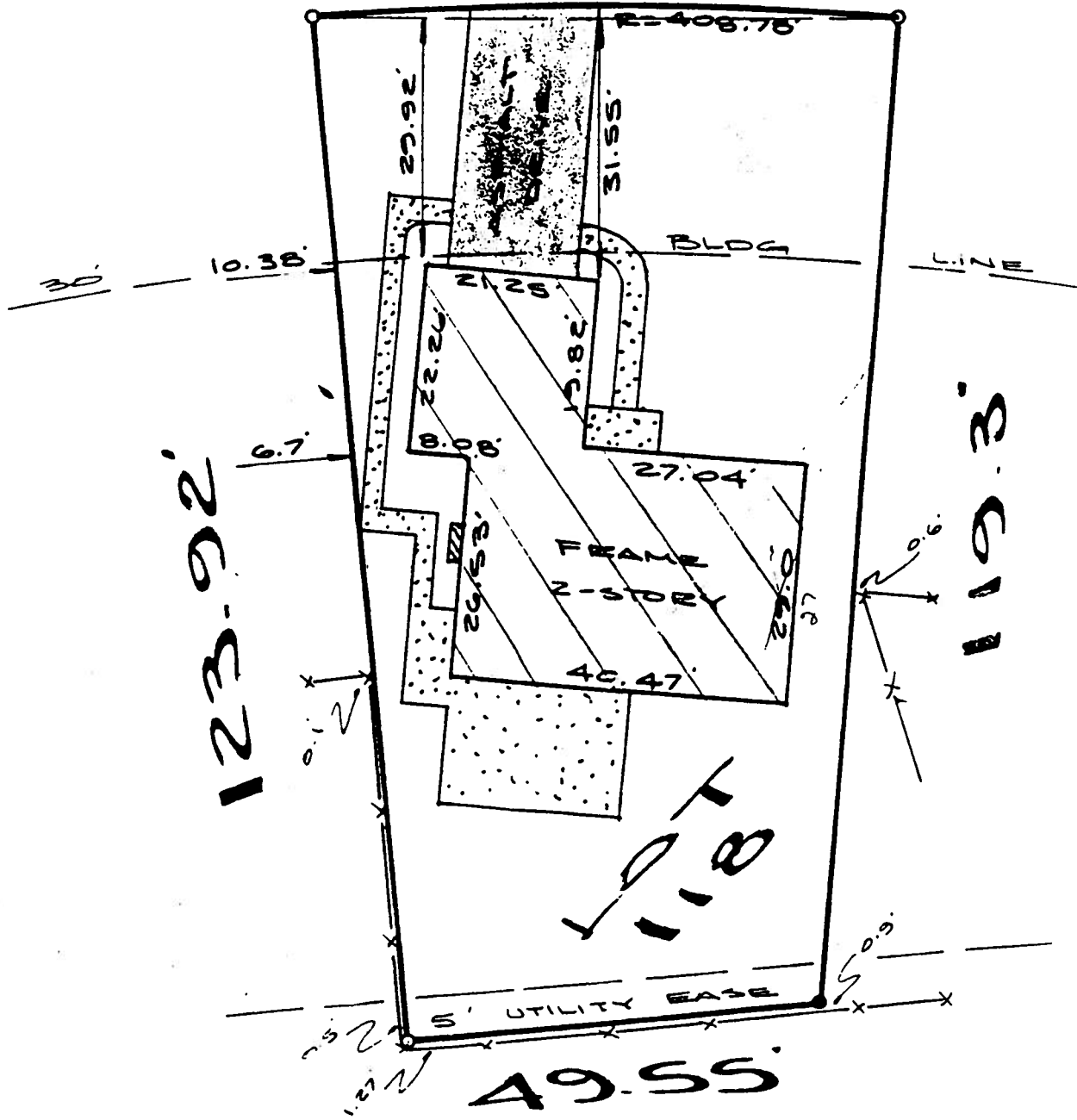
LOT 118 IN MANOR HILL WEST UNIT NO. 4 BEING A SUBDIVISION ON THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 1967 AS DOCUMENT R67-26782 IN DU PAGE COUNTY, ILLINOIS PERMANENT TAX NO. 06 19 209 008

COMMONLY KNOWN AS, TO WIT: 415 MANOR HILL LNE, LOMBARD, ILLINOIS

WEST UNIT
TOWNSHIP 39 NORTH,
RECORDED JULY 24, 1967

MANOR HILL LN

70.32'



123.92'

119.3'

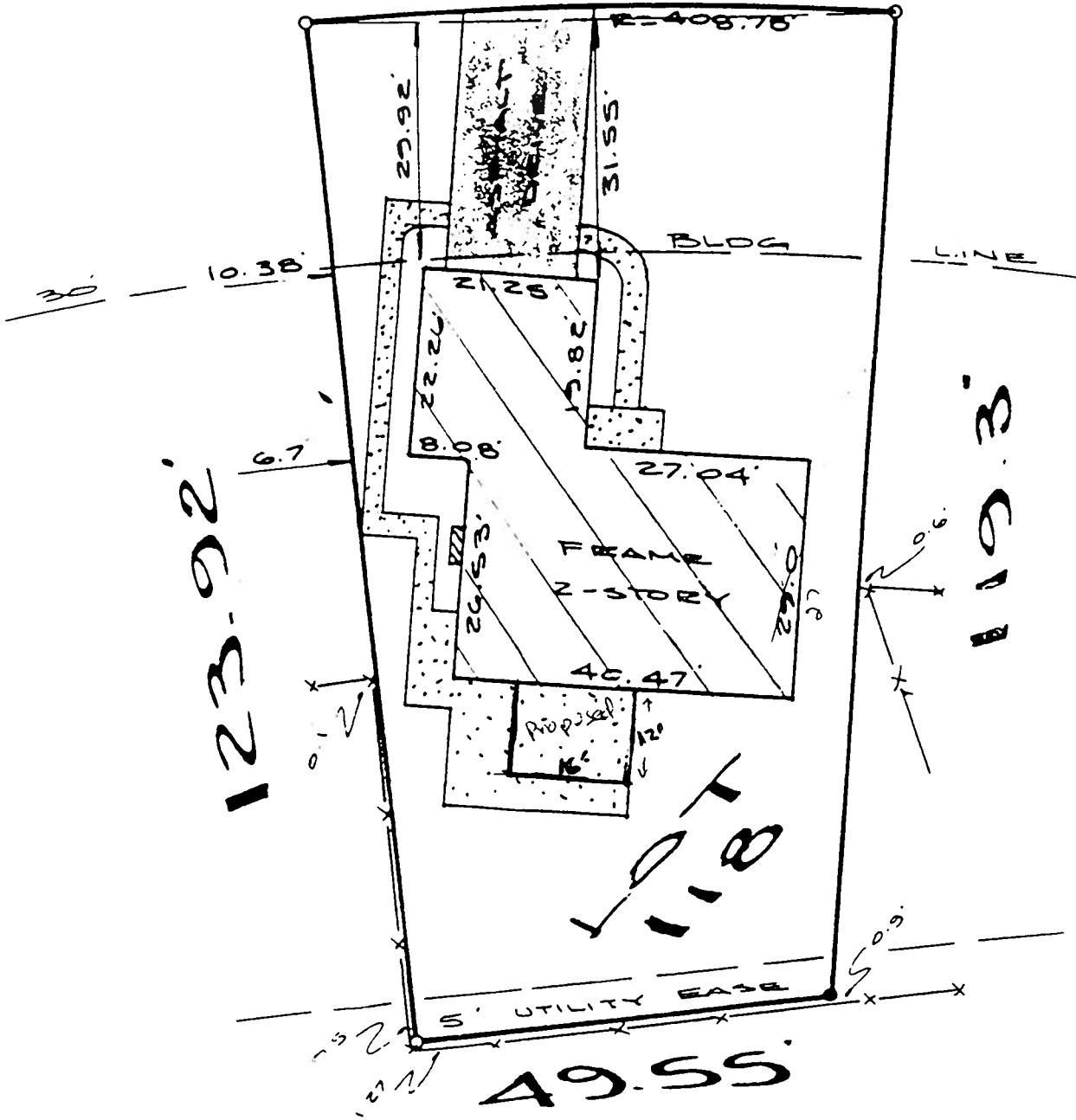
49.55'

Using building ties.
Owners must be utilized.
SP'S LIFE COMPANY
WILL I.

KEY
 1ST UNIT NO. 4 BEING
 30 NORTH, RANGE 11 EAST
 1957 AS DOCUMENT 1

MANOR HILL LN

70.32'

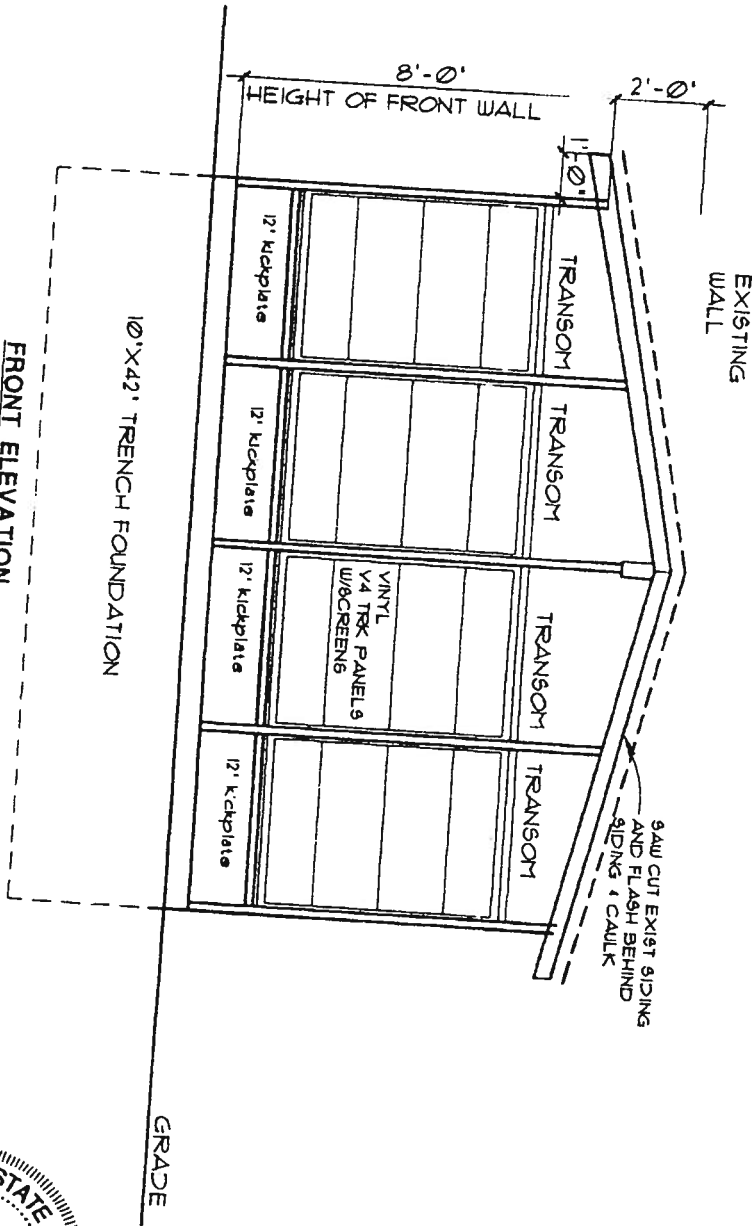


119.3'

49.55'

Using building lies
 owners must be utilized
 LIFE COMPANY

415 MANOR HILL



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

10' X 4 1/2' TRENCH FOUNDATION

GRADE

EXISTING WALL

9/16" CUT EXIST SIDING AND FLASH BEHIND SIDING & CAULK

VINYL 1/4" TRK PANELS W/SCREENS

12" Kickplate

12" Kickplate

12" Kickplate

12" Kickplate

HEIGHT OF FRONT WALL 8'-0"

2'-0"

1'-0"

TRANSOM

TRANSOM

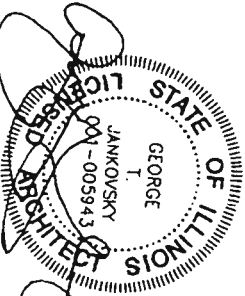
TRANSOM

TRANSOM

NATIONAL ENERGY CONTRACTORS, INC.
 208 W NORTH AVE LOMBARD, IL 60148
 630-916-0325

777 KENNEDY
 415 MANOR HILL
 LOMBARD, ILLINOIS

EXP: 11-30-2006



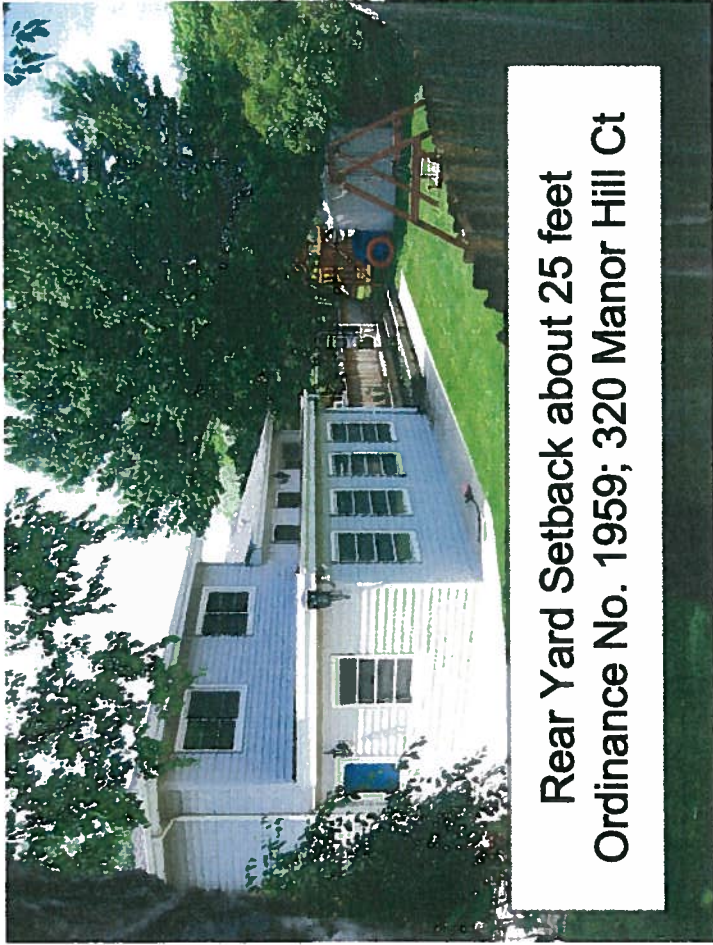
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DATE 05-18-2006	
DRAWN BY G.T.J.	
CHECKED BY	

RECEIVED

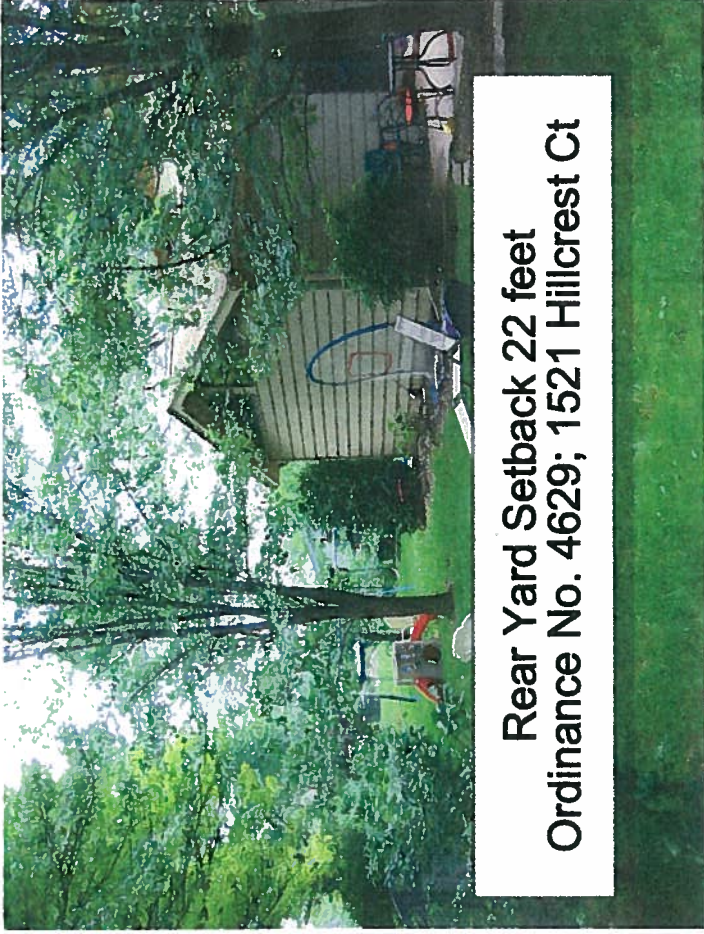
JUN 28 2006

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DEVELOPMENT

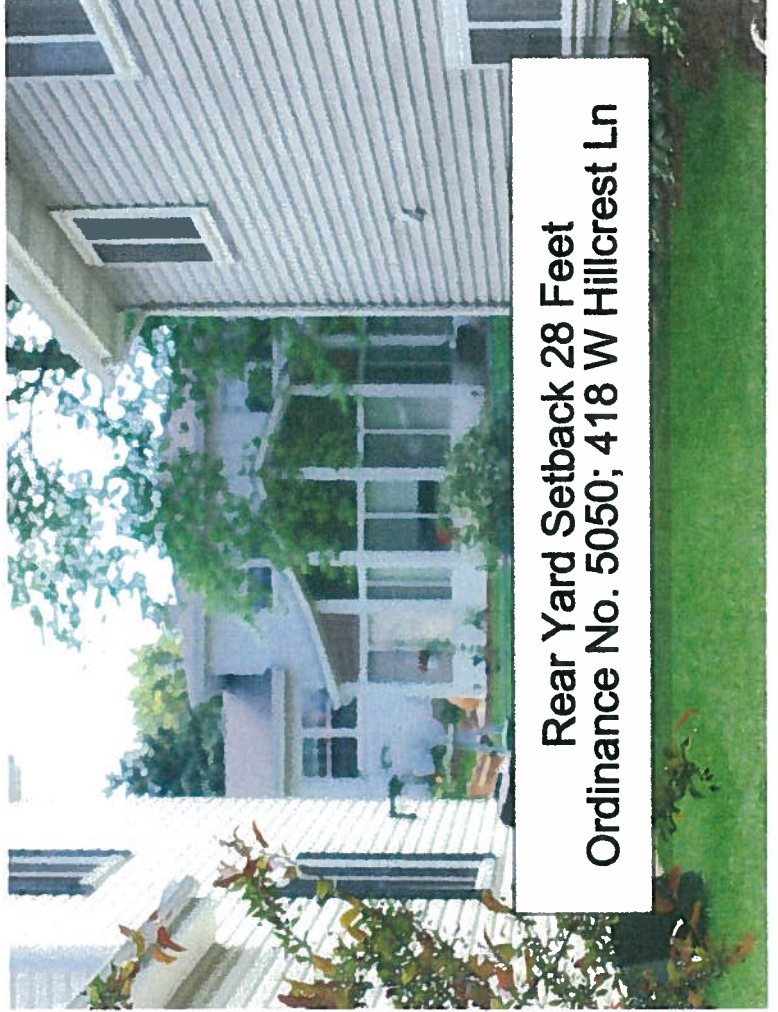




Rear Yard Setback about 25 feet
Ordinance No. 1959; 320 Manor Hill Ct



Rear Yard Setback 22 feet
Ordinance No. 4629; 1521 Hillcrest Ct



Rear Yard Setback 28 Feet
Ordinance No. 5050; 418 W Hillcrest Ln

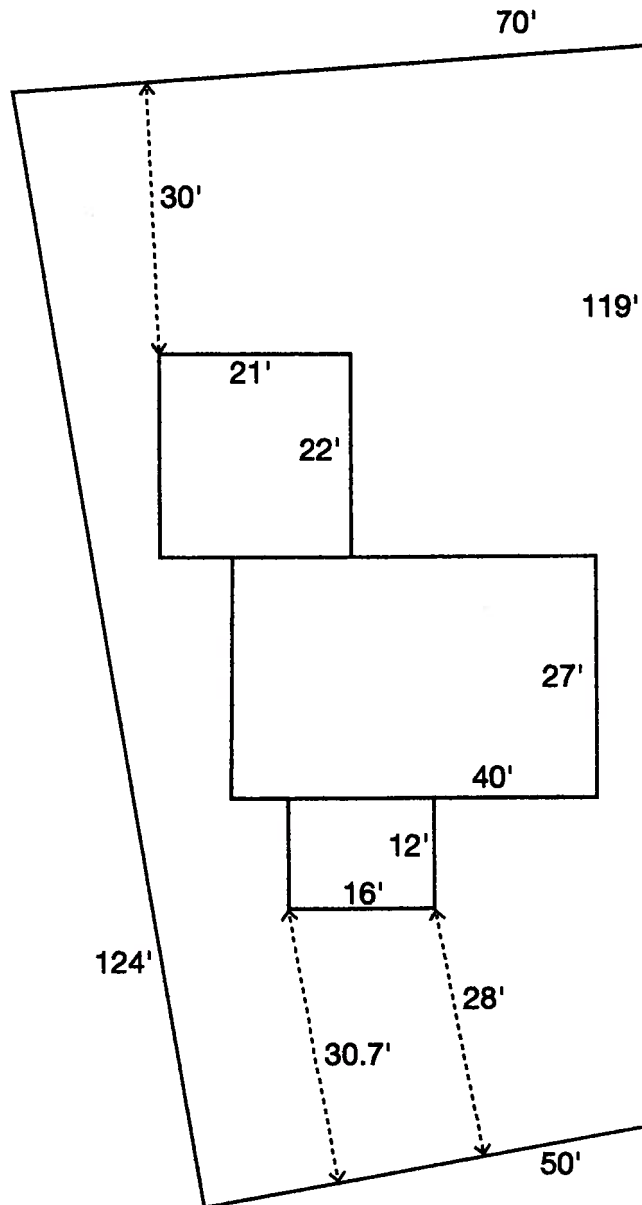
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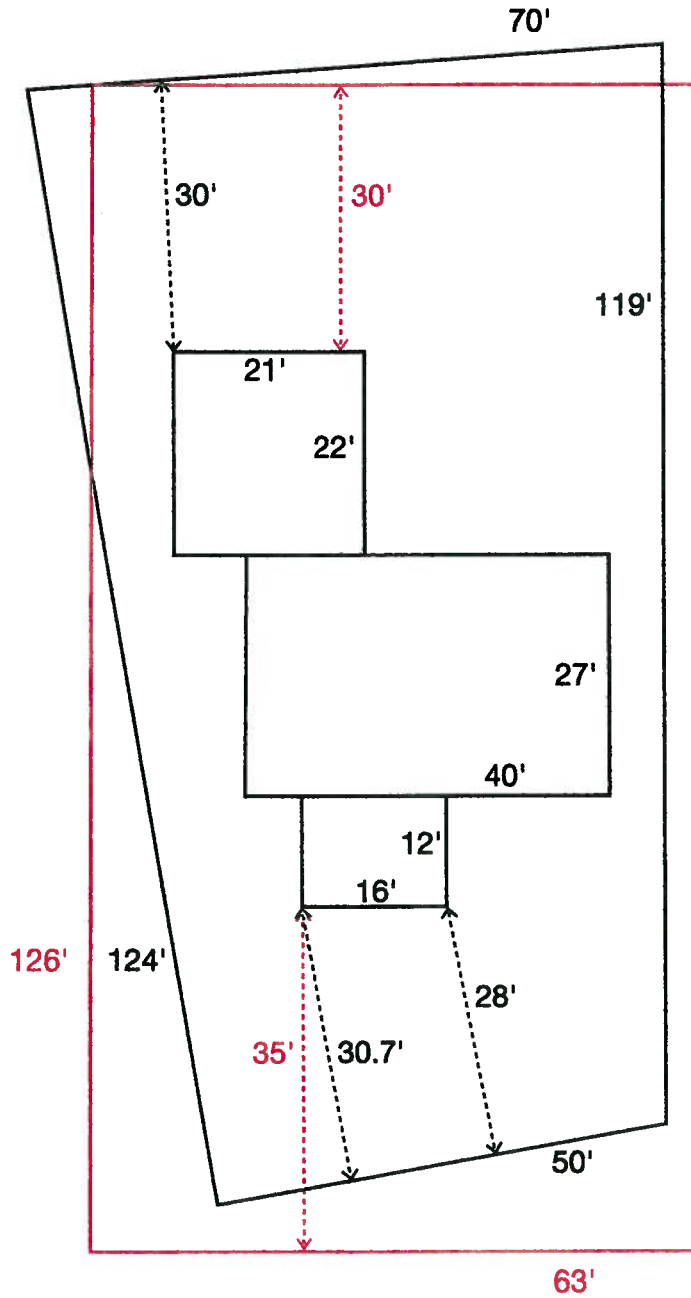
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415 Manor Hill Lane



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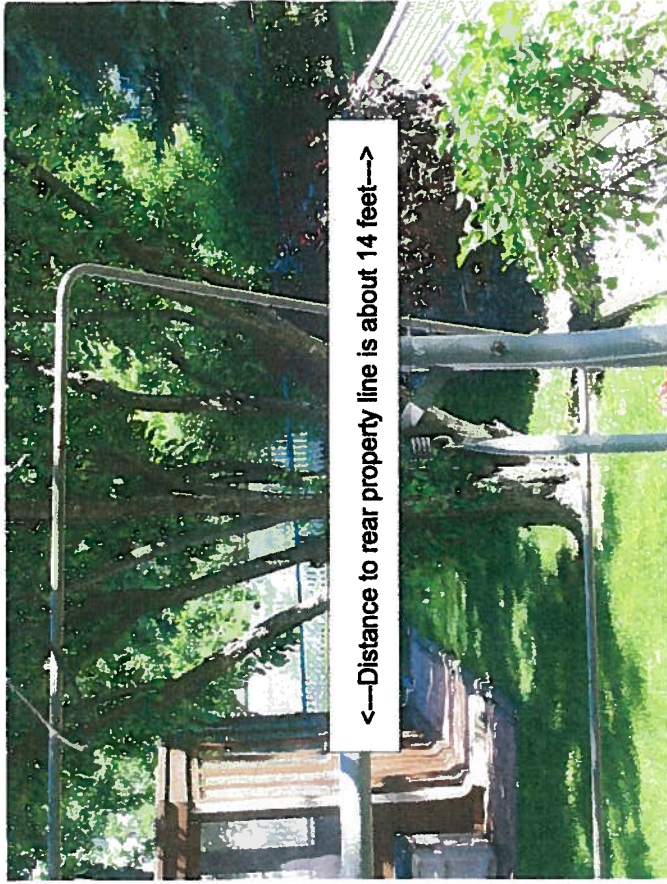
Property lines for
415 Manor Hill Lane (in black)
334 Collen Drive (in red)



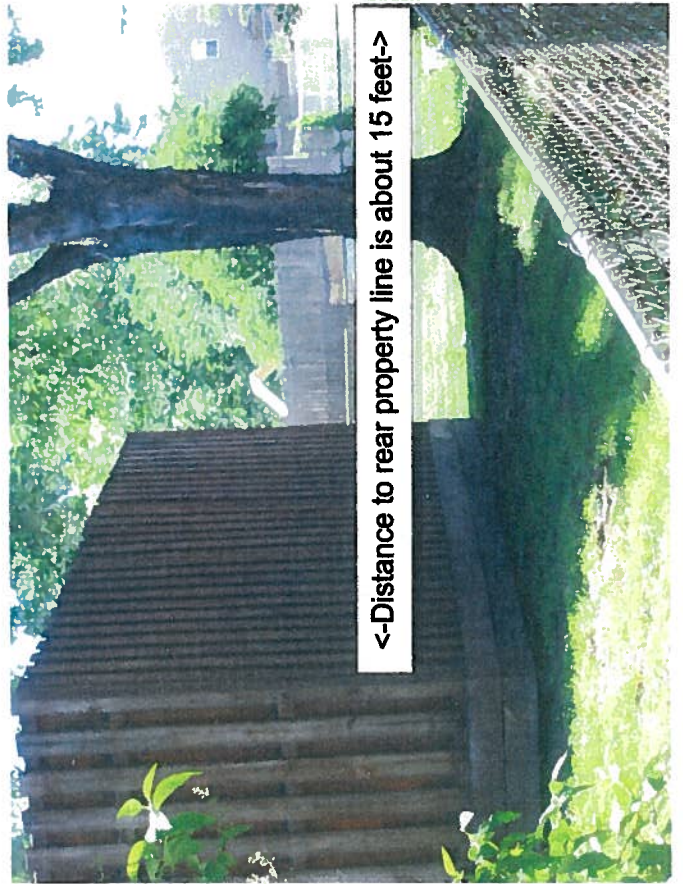
345 Collen Drive



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<--Distance to rear property line is about 14 feet-->



<-Distance to rear property line is about 15 feet-->



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