

June 30, 1999

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

Subject: ZBA 99-15: 579 South Lodge Lane

Dear President and Trustees:

Your Zoning Board of Appeals transmits for your consideration its recommendation on the above-referenced petition. The petitioner requests variations to the Lombard Zoning Ordinance to reduce the required interior side yard (east) setback to 5.86', where six feet (6') is required, and to reduce the required rear yard (north) setback to six feet (6'), where thirty-five feet (35') is required, in the R2 Single-Family Residence District.

Mr. Kim Krefft, property owner, presented the petition. He stated that his house has a very small dining room and the back door is in the wrong location. He stated his family would like to expand the dining room. He stated it is very difficult to eat in the dining room with several grown children. When the family eats at the dining room table, they have to move the table out into other living area. In expanding the house, they would to expand out, knock down the garage, and build a two (2) car garage. The existing garage is only a one (1) car garage. Mr. Krefft also stated their property is very difficult to build upon because it is a corner lot.

Mr. Krefft then stated he has a letter of support from the neighbor to the north.

Mr. Cliff Chellew, 706 E. Madison Street, Lombard, spoke in favor of the petition. Mr. Chellew stated he lives to the east of the petitioner. He stated that they have been neighbors for fifteen (15) years and that the petitioner needed the addition. Mr. Chellew reaffirmed that the property was difficult to build upon because it is a corner lot. He stated he did not think the addition would interfere with anyone's view.

Mr. Krefft then stated that he had read the staff report. In regards to the Fire Department's comments about the building staying out of the existing utility

easement not shown on the plat, Mr. Krefft presented a letter from ComEd stating that an easement, measuring five feet (5') in width does exist on his property. Mr. Krefft explained that if he has a rear yard setback of six feet (6') the building will be outside of that easement. Mr. Krefft then showed the Zoning Board of Appeals pictures of the house.

Nancy Hill, AICP, Planner II, presented the staff report. She stated the petitioner is requesting two variations and explained those variations. She stated that staff is supporting the variation to allow a side yard setback of less than six feet (6') because the existing building is set back less than six feet (6') from the side property line and the variation would allow the new addition to match the existing building. Ms. Hill stated that staff is recommending denial of the second variation to reduce the rear yard setback to six feet (6') where thirty-five feet (35') is required. She stated that staff's concern with approving the requested rear yard variation is that the resultant addition would be too close to the house to the north. Additionally, staff did not know how large the ComEd easement is. Sometimes along rear property lines, those easements could be as large as ten feet (10'). No buildings are allowed within easements and the proposed structure could have encroached into that easement.

Mr. Krefft asked how corner side yard setbacks were measured. Ms. Hill stated that the distance is measured from the corner side property line.

Mr. Krefft stated his family has hired an architect to design the addition. He stated that the addition could actually be smaller than what he originally proposed. Mr. Krefft then showed a diagram with smaller building dimensions for the addition.

Gregory Young stated he read the term "footprint" in the staff report, which indicated to him that the petitioner is not certain what he wants. Mr. Krefft stated that he is not sure of the exact dimensions of the proposed addition. Mr. Young suggested a setback of ten feet (10') instead of six feet (6'). Mr. Young then stated a two (2) car garage is usually twenty-two feet (22') in width. He asked how much living space the property owners needed. Mr. Krefft stated at least fourteen to sixteen feet (14'-16').

Ms. Hill stated the average size of a two (2) car garage is twenty-two feet (22') in width. If the petitioner had that size garage and fourteen feet (14') of living space, a variation would be needed to reduce the rear yard setback to about eleven feet (11') instead of six feet (6').

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Val Corrado asked if the adjoining property owners would mind the addition. Mr. Young pointed out that it shouldn't matter what the property owners next door think because there might be new property owners in the future.

Linda Krefft stated that they hired an architect and the addition will be all brick to match the existing building. She stated they want the addition to look nice and not look like an addition.

Mary Newman asked if the garage would be brick, as well. Mr. Krefft stated yes it would be brick.

After due consideration of the submitted petition and the testimony presented, by a roll call vote of 4 to 0, the Zoning Board of Appeals recommend approval of the petition associated with ZBA 99-15 with the following condition:

1. The rear setback shall be to reduced to ten feet (10'), not the proposed six feet (6'), where thirty-five feet (35') is required.

Respectfully,

VILLAGE OF LOMBARD

Eugene Polley
Vice-Chairperson
Zoning Board of Appeals

EP:NMH:jd
att-