

July 21, 2005

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

Subject: ZBA 05-09: 444 E. Taylor Road

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 to Section 155.406 (F) (4) of the Lombard Zoning Ordinance to reduce the required rear yard setback to twenty-two feet (22'), where thirty-five feet (35') is required to allow for the construction of an addition in the R2 Single-Family Residence District.

The petitioner, Sean Carney, 444 E. Taylor Road, stated he is requesting a variation so that he can build an addition to his house. He stated that the variance request was granted in 2003. He noted that he did not get a chance to start the project before his deployment to Iraq. He stated that his request is basically a renewal of the variance granted in 2003. He noted that he is not moving the garage, he would be connecting the garage to the house with a new addition where a screened patio currently exists.

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

Michelle Kulikowski, Associate Planner, presented the staff report. She stated that the petitioner intends to replace a concrete patio and screen porch with a one-story addition. She stated that the proposed addition will not encroach any further into the rear yard than the existing detached garage (maintaining the rear yard setback at approximately 22 feet), and the addition will meet all other setbacks. She noted that the proposed addition will maintain the lines of the existing home and will be attached to the house. Ms. Kulikowski mentioned that this will make the garage an attached garage and as such requires a 35 foot setback. She stated that the screen porch is set back 5 feet from the interior yard property line and the new addition will be setback 7 feet from the side property line which will bring the structure into conformance in this area. Ms. Kulikowski noted that staff has

July 21, 2005
Re: ZBA 05-09
Page 2

traditionally supported variations that would allow an addition to match an existing building line, and since the variation will not decrease the rear setback, staff supports this request.

Ms. Kulikowski noted that staff would like to add a fourth condition of approval limiting the variance to the existing structure so in the event the house is destroyed, the new residence must meet all current zoning requirements.

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

Chairperson DeFalco asked if any of the plans had changed since the variance request in 2003. Mr. Carney stated that the plans were the same.

Chairperson DeFalco called for additional comments or discussion, there being none the vote was called.

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**. The roll call vote was 5-0 to approve ZBA 05-09.

Respectfully,

VILLAGE OF LOMBARD

John DeFalco
Chairperson
Zoning Board of Appeals

JDF:MK:jd
att-