

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: April 28, 2004

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto  
Planner I

**TITLE**

**ZBA 04-02; 211 W. Maple Street:** The petitioner requests a variation to Section 155.406 (F)(4) of the Lombard Zoning Ordinance to reduce the required rear yard setback from thirty-five feet (35') to thirteen feet (13') to allow for the construction of a residential addition in the R2 Single-Family Residence District.

**GENERAL INFORMATION**

Petitioner/Property Owner: Lois and James Colby  
211 W. Maple Street  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use: Single-family Residence

Size of Property: 7,558 sq. ft.

Comprehensive Plan: Recommends Low Density Residential

Existing Zoning: R2 Single-Family Residence District

Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District – single-family homes

South: R2 Single-Family Residence District – vacant land

East: R2 Single-Family Residence District – St. John's Lutheran Church

West: R2 Single-Family Residence District – single-family homes

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents filed on February 18, 2004 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to the Standards for Variations.
3. Plat of Survey, prepared by Professionals Associated Survey, Inc., dated December 6, 1996.

### **DESCRIPTION**

The petitioner wishes to construct a kitchen addition to her home, which currently sits approximately 13 feet from the rear property line. In the R2 District, the Zoning Ordinance requires a rear yard setback of 35 feet. No variations have been previously granted for this property, making it legal nonconforming. Because the proposed addition would increase the degree of the existing nonconformity, a variation is requested.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **Public Works**

Public Works has no comments or changes.

#### **Private Engineering Services**

From an engineering or construction perspective, the Private Engineering Services Division has no comments.

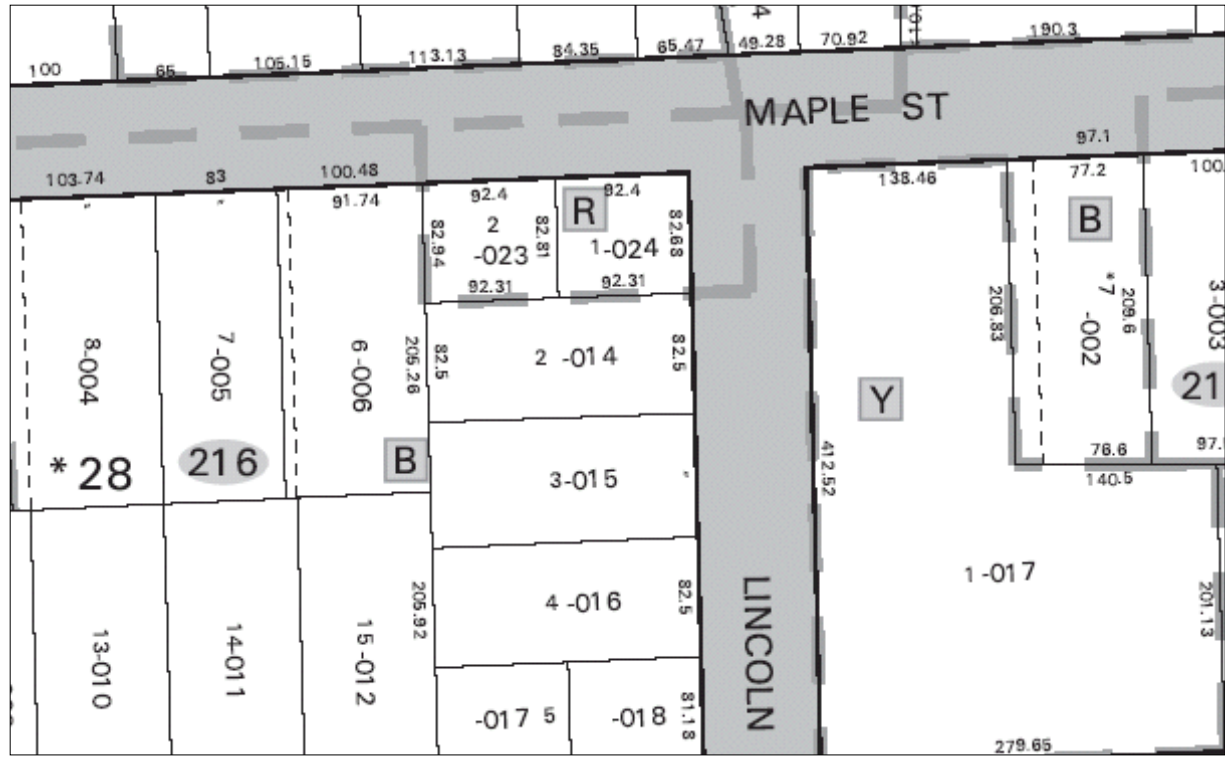
#### **Building and Fire**

The Fire Department/Bureau of Inspectional Services has no comments at this time.

#### **Planning**

At the time the petitioner's house was built on this property in 1922 (formerly Lot 1 in Block 28 of the Original Town of Lombard), the lot was 82.68 feet wide and 184.8 feet deep. In 1933, a second house was built to the east on the same lot. In 1982, the property was split into two square-shaped lots as part of St. John's Resubdivision (R1982-040632).

**Parcel Map**



**Aerial View**



The petitioner's property is unusually shaped in that the lot is wider than it is deep (92.4 feet wide, 82.94 feet deep). The shape of the lot essentially prevents any construction on the property as the current setback requirements leave a buildable area that is only 18 feet deep.

<b>Setbacks</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front</b>	30 feet	33 feet	33 feet
<b>Side (east)</b>	9 feet	56 feet	56 feet
<b>Side (west)</b>	6 feet	12 feet	6 feet
<b>Rear</b>	35 feet	<b>13 feet</b>	<b>13 feet</b>

There are unique physical limitations on the property in that there is no practical way for the petitioners to meet the requirements of the Zoning Ordinance. Without the requested relief, the property owner would not be able to make any additions to the property or rebuild the current home in the event it were destroyed or damaged more than 50% of its value.

The requested relief is not needed due to the actions of anyone presently having an interest in the property as the petitioners purchased their home approximately 14 years after the property was subdivided. The proposed addition will not extend any nearer to the rear property line than the existing house, so there should be little (if any) impact on adjacent properties. Furthermore, this approximately 78-square foot addition will not alter the essential character of the neighborhood.

Staff finds that this request meets the Standards for Variations set forth in the Zoning Ordinance and, therefore, staff recommends approval of the requested relief.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the request to reduce the minimum required rear yard setback to 13 feet:

Based on the information and testimony presented, the proposed lot width variation complies with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Zoning Board of Appeals recommend to the Corporate Authorities **approval** of the zoning relief associated with ZBA 04-02.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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