

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Zoning Board of Appeals	HEARING DATE:	December 15, 2010
FROM:	Department of Community Development	PREPARED BY:	Michael S. Toth Planner I

TITLE

ZBA 10-14; 1029 E. Woodrow Ave: The petitioner requests a variation to Section 155.407(F)(2) to reduce the corner side yard setback from twenty feet (20') to eleven and one half feet (11.5') to allow for the construction of an addition in the R2 Single Family Residential District.

GENERAL INFORMATION

Petitioner:	Andrew Venamore Airoom, LLC 6825 N. Lincoln Lincolnwood, IL 60712
Property Owner:	Don & Linda Szady 1029 E. Woodrow Ave. Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning:	R2 Single Family Residential District
Existing Land Use:	Single Family Residential
Size of Property:	Approximately 11,400 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 November 12, 2010.

1. Petition for Public Hearing
2. Response to the Standards for Variations
3. Plat of Survey, prepared by Central Survey, LLC, dated October 27, 2010.
4. Site Plan, drawn by petitioner on plat of survey, prepared by Central Survey, LLC, dated October 27, 2010.
5. Building plans, prepared by Airoom, LLC, dated October 12, 2010.

DESCRIPTION

The subject property is located at the southwest corner of Woodrow Ave and 2nd Ave. The existing residence is currently situated eleven and eighty-two hundredths feet (11.82') from the eastern property line along 2nd Ave. The petitioner wishes to maintain the current building line and construct a one-story addition. Because the proposed addition has a corner side yard setback of eleven and eighty-two hundredths feet (11.82') where twenty feet (20') is required, a variation is needed.

INTER-DEPARTMENTAL REVIEW COMMENTS

FIRE

The Fire Department has no comments.

BUILDING DIVISION

The Building Division has no comments.

PUBLIC WORKS

Public Works Engineering has no comments.

PRIVATE ENGINEERING

The Private Engineering Services Division has no comments.

PLANNING

The subject residence is situated eleven and eighty-two hundredths feet (11.82') from the eastern property line along 2nd Ave, which is considered the corner side yard of the subject property. The

petitioner wishes to maintain the current building line and construct a three-season room to the rear of the residence. As referenced in the petitioner's response to the standards for variations, the only possible location for the three-season room to be constructed would be the proposed location at the southeast portion of the residence. The southwest portion of the residence contains a concrete staircase, which provides access to the basement of the house. Also, if the addition were to be constructed on the southwest portion of the home, it would block access to/from the detached garage that is located behind that portion of the home. Lastly, a sliding glass door is located two (2) feet from the east edge of the rear of the house. If the proposed addition were to be setback to the required twenty (20) feet, the addition would be placed directly in front of that door.

There are several ZBA cases that provide precedence for the requested variation where an addition maintains the building line of the existing residence and does not further encroach into the requisite corner side yard. The property at 117 S. Stewart received a variation in 2006 to reduce the corner side yard setback from twenty feet (20') to fourteen feet – eight inches (14'8") to allow for the construction of an addition (ZBA 06-26). More recently, the property located at 103 W. Collen received a variation to reduce the corner side yard setback from twenty feet (20') to fourteen and one-half feet (14.5') to allow for the construction of a three-season room (ZBA 10-07). ZBA 10-07 is similar in nature to the subject variation as the case involved a legal non-conforming corner sideyard setback with a hardship based upon the configuration of the home.

The proposed addition would maintain the building line of the existing structure and will not encroach further into the requisite corner side yard. Also, due to the layout of the property in accordance with the construction of the existing residence, any alternative locations for the proposed addition are not feasible. As such, staff recommends approval.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has 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 **approval** of the variation:

Based on the submitted petition and the testimony presented, the requested variation **does 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 **approval** of ZBA 10-14, subject to the following conditions:

- 1) The subject property shall be developed in substantial conformance with the building plans and site plan prepared by Central Survey, LLC, dated October 27, 2010
- 2) The petitioner shall apply for and receive a building permit for the proposed plans.

- 3) Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variation.
- 4) In the event that the principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the new structure shall meet the required corner side yard setback.

Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development

WJH:MST

c: Petitioner

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