

Staff notes that the revised plan would still require zoning relief from the aforementioned section of the Zoning Ordinance. As previously noted to the Board in the original IDRC Report, staff has represented that the petitioner does have the ability to construct a detached garage on the premises without zoning relief and does not support the requested relief. The Zoning Board of Appeals voted to recommend approval of the petition, subject to conditions.

The petitioner's revised plans deviate from the original submitted plans in regards to the size and placement of the detached garage. The original plans indicated that the footprint of the garage will be twenty-four (24) feet by twenty-six (26) feet. The updated plans show the garage at a reduced size (twenty-four (24) feet by twenty-four (24) feet) of two (2) feet in length to give the appearance that the garage is setback further than it was originally intended to be. Also, the actual location of the garage has been shifted an additional seven (7) feet towards the rear property line. The distance to the side property line will remain the same and the existing driveway will be lengthened to accommodate the new garage location.

The petition was originally continued as part of the August 9 and September 6, 2007 Village Board meetings to allow the petitioner to find alternative solutions to the proposed plan. While the petition was scheduled for consideration as part of the September 20, 2007 Board meeting, another continuance was granted to allow the petitioner to stake the revised garage location and draft the final revised plans accordingly.

On the October 4, 2007 Village Board agenda is petition ZBA 07-11, requesting approval of a variation from Section 155.210(A)(2)(b) of the Lombard Zoning Ordinance to allow for the construction of a detached garage in front of the wall of the principal building in the R2 Single-Family Residential District.

**SUBJECT:** ZBA 07-11 - 1020 Kenilworth Avenue

**DATE:** October 4, 2007

**FROM:** David A. Huliseberg, AICP, Assistant Village Manager *DAH*

**TO:** William T. Lichter, Village Manager

**MEMORANDUM**



*WTL*  
*9/26/07*