

March 30, 1999

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

Subject: ZBA 99-03: 123 North Broadview

Dear President and Trustees:

Your Zoning Board of Appeals transmits for your consideration its recommendation on the above-referenced petition. The petitioner requests a variation to the Lombard Zoning Ordinance to reduce the required front yard setback from thirty feet (30') to thirteen feet (13') in the R2 Single-Family Residence District.

The petitioners, Donald and Donna Cooper, presented their petition. The petitioners are proposing an eighteen foot (18') expansion to extend the kitchen to include a dining area which is currently nine feet by nine feet (9' x 9'). They stated there is no room for a table. Other spaces in the house are not conducive to remodel. To the west is a staircase, to the south is the laundry room with washer, dryer, furnace, laundry tub, and chimney, the petitioners explained.

The petitioner also discussed the layout of the house on the property. The front of the house faces Broadview and the garage entrance is on Broadview, therefore, they assumed their front yard was Broadview. The petitioners were not aware that, because of the setback requirements, Broadview is the corner side yard, and Windsor is the front yard. Overall, the petitioners still do not believe that an addition on to the side of the house, on the north side of the property will alter the character of the neighborhood. They added that they have found other properties nearby that are corner lots, and the structures extend beyond the fronts of the other houses.

The petitioners also mentioned that they have gathered signatures from all of the nearby residents, approving the addition.

There was no one to speak for or against the petition.

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Amy Willson, Planner I, presented the staff report. She stated that staff recommended denial of the variation request, as described in the Inter-Departmental Review Group Report prepared for the March 24, 1999 Zoning Board of Appeals meeting. Ms. Willson stated that the houses along Windsor Avenue are all set back equally from the street, and this addition to the petitioners' home would alter this continuity substantially. Amy also pointed out other possibilities where an addition could be put on the house and the same square footage, or greater, as proposed could be achieved. It was noted, however, that these suggested areas would not achieve the petitioners' request of putting an addition on to the existing kitchen, which is located on the northeast side of the house.

Mr. Young requested a correction be made on the staff report regarding the explanation of which side of the lot is considered the front yard, and which is the corner side yard. Ms. Willson acknowledged that she was aware of the error, and explained to the rest of the Zoning Board of Appeals members of the error in the staff report. In the Planning section of the staff report, first paragraph, the sentence beginning with, "If Windsor Avenue was considered the front yard,..." should read, "If *Broadview Avenue* was considered the front yard,..."

Mrs. Newman asked the petitioners if it would be cost prohibitive if they were to move the kitchen and use the spaces that Staff suggested for remodeling. The petitioners stated it would be cost prohibitive.

Mr. Young asked if the house was entirely two-story. The petitioners stated that it was not. They continued to state that they do not want to move, because they like the schools, the neighborhood, etc. They currently have two children, a boy and a girl, that are sharing a bedroom, and believe it is time to have them in separate bedrooms. This addition would add a second bedroom on the second floor.

Mr. Young asked if the immediate neighbors had signed the petition that the Coopers asked had people on their block sign for objection or approval to this proposed addition. The petitioners named who the immediate neighbors were and continued to explain the location of each of the residences on the petition in relation to their own home. They stated that everyone on the block signed the petition.

Mr. Young asked what the architecture of the neighborhood was like, was it a mixture of styles? Ms. Willson agreed that it was a mixture of styles, the neighborhood is old with lots of trees and no sidewalks.

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Mr. Young confirmed with the petitioners that the only place for the addition is to the north. The petitioners agreed.

Mrs. Newman stated that the petitioners can add a second bedroom any other place, but the kitchen addition is the problem.

Mr. Polley stated that he hopes that by approving this petition, the Zoning Board doesn't start a trend. He continued to state that he cannot recall ever seeing any other houses that stick out into the front yard. It is a rather unique situation and he does not see the harm in approving this.

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 4 to 0 to approve ZBA 99-03.

Respectfully,

VILLAGE OF LOMBARD

William J. Everitt
Chairperson
Zoning Board of Appeals

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