



ZBA 23-01

327 S. Lombard Road

VILLAGE BOARD JUNE 15, 2023

# Petitioner's Request

- ▶ Variance to allow for forty-five percent (45%) of the lot area to be preserved in open space, where a minimum of fifty percent (50%) lot area preserved as open space is required in the R2 Single-Family Residence District
- ▶ Purpose of regulation is to ensure that a majority of a given residential remains as open space (lawn or vegetated area). Also helps address drainage issues

# Photographs of Constructed Patio



# Background

- ▶ Patio constructed in 2021 without a permit
- ▶ 477 square foot patio to the rear of the house
- ▶ Village received a code enforcement service request
- ▶ Staff met with the petitioner and noted options
- ▶ ZBA meeting held February 22, 2023

lot area (per Assessor)	8,000	
<b>Existing Improvements</b>		
house	1,495	
drive	1,700	
garage	402	
deck	216	
front walk	149	
<b>subtotal</b>	3,962	49.5%
<b>patio (as constructed)</b>	<b>477</b>	
lot coverage	4,439	55%
remaining open space	3,561	45%
min. required by Code (50%)	4,000	
<b>amount over</b>	<b>(439)</b>	

# Engineering Study

- ▶ Condition was intended to ensure that if the petition was approved that the patio would not impact adjacent property drainage. This analysis would, at a minimum, include:
  - ▶ Pipe capacity (in cubic feet per second [CFS]) in their as-built condition
  - ▶ Flow to the private storm sewer before the addition of the patio
  - ▶ Flow to the private storm sewer with the full patio
  - ▶ Hydraulic grade line elevation of the storm sewer at each open-grate structure
  - ▶ Any other relevant or pertinent data.

# Engineering Study

- ▶ Analysis was completed by Caldwell Engineering on behalf of petitioner
- ▶ Staff review report and concurred that additional runoff would be negligible and can be accommodated within an existing drain connection that was previously constructed in 2018

# ZBA Actions

- ▶ ZBA recommended approval (4-3) of petition, subject to alternative conditions

# Questions