

April 29, 1999

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

Subject: ZBA 99-09: 1521 Hillcrest Court

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 rear yard setback to twenty-three feet (22') where thirty-five feet (35') is required for an addition to a principle structure in the R2 Single-Family Residential District.

The petitioner, Mr. Basso, presented his petition. He stated he and his wife resided in this house for thirty-one years and now wanted to put an addition on to the rear of his home for a kitchen. Mr. Basso provided pictures and an architectural elevation to the Board. He stated he had also submitted letters of approval from his neighbors. Mr. Basso stated he will be meeting all the other requirements of the Zoning Ordinance, except the rear yard setback requirements.

Mr. Basso stated that staff had made suggestions on how to better meet the Zoning regulations, but those suggestions did not meet his family's needs.

Mr. Polley asked if the neighbor behind Mr. Basso had signed a letter of approval. Mr. Basso stated they had.

Mr. Young asked if the petitioner was proposing any windows on the back elevation. Mr. Basso stated no.

Mrs. Newman asked how big the current kitchen is. Mr. Basso responded by stating the current kitchen is about eight feet by fourteen feet (8' x 14').

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

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Ms. Hill, AICP, Planner II, presented the staff report. She stated the staff is recommending denial. In previous, similar requests, staff has recommended denial. Additionally, there are other locations in which to build the addition. No hardship was being presented by the petitioner.

Mr. Cadigan asked what is behind the existing home. Mr. Basso stated that he has a back yard with a fence and the neighbor behind him has a pool. Mr. Basso then stated that other homes in the area have put additions on their homes and do not meet the thirty-five foot (35') setback.

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 4-0 to approve ZBA 99-09.

Respectfully,

VILLAGE OF LOMBARD

Eugene Polley
Vice-Chairperson
Zoning Board of Appeals

EP:NMH:jd
att-