

April 29, 1999

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

Subject: ZBA 99-06: 641 East St. Charles Place

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 rear yard setback to twenty-three feet (23'), where thirty-five feet (35') is required, for an addition to a principle structure in the R2 Single-Family Residence District.

The petitioner, Ruben Muruato, presented his petition. Mr. Muruato stated he wanted to build an addition to west side of the existing home. Mr. Muruato stated he and his wife have been residents of Lombard for a long time and want to continue to raise their children in Lombard. However, they are running out of storage space. They do not want to move and have searched for a new home for the past year and cannot find anything in Lombard to meet their needs. Therefore, they are proposing to build the new addition.

Mr. Muruato stated the new addition will encroach into the rear yard setback. They have talked to their neighbors about the addition, and they have copies of letters from the neighbors stated they have no problem with the proposal. Mr. Muruato stated he also had pictures of the home, if the Board wanted to see them.

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

Ms. Hill, AICP, Planner II presented the staff report. She stated this is another corner lot situation. The petitioner is proposing to build a two-story addition to the rear of his home to provide two-car garage and bedroom on the second floor. While it appears that the property owner is building onto the side of his home, by the Zoning Ordinance, the addition is actually being placed onto the rear of the home.

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Ms. Hill explained that based on similar petitions, staff is not supporting this request. Additionally, the petitioner has not presented a hardship, as there are other locations in which to build additions to the home.

Mrs. Newman asked why the addition will stick out further from the house. Mr. Muruato explained they designed it that way because they thought it would better meet the required setbacks. When they found that it was not the case, they decided they still liked the way it looked. It made the house not look so long and boxy.

Dr. Corrado asked why the petitioner was proposing the addition. Mr. Muruato explained they needed the additional storage space and they were adding onto the master bedroom. The original garage would still remain as a garage space.

Ms. Hill explained that the new addition would meet all the other required setbacks, except the rear yard setback.

Mr. Polley asked if the neighbors at 12 S. Lodge Lane had signed a letter approving the proposal. Mr. Muruato stated yes, as did the neighbors to the west.

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 99-06.

Respectfully,

VILLAGE OF LOMBARD

Eugene Polley
Vice Chairperson
Zoning Board of Appeals

EP:NMH:jd
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