

June 2, 2005

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

**Subject: ZBA 05-07; 403 S. Edson**

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests a variation from Section 155.205(F)(2) of the Lombard Zoning Ordinance to reduce the corner side yard setback from twenty feet (20') to twelve and thirty-six hundredths feet (12.36') to accommodate the construction of a two story addition in the R2 Single-Family Residence District.

The Zoning Board of Appeals conducted a public hearing on May 26, 2005. Randy Pruyn, the property owner's architect and neighbor, presented the petition. Mr. Pruyn stated that the residence is an existing nonconforming structure. He stated that an addition was previously made to the home. He stated that the previous addition would be removed and the new addition would be approximately eight feet (8') deeper. He stated that it would be a two-story addition. Mr. Pruyn distributed photographs of the property. He stated that the encroachment would actually be reduced as an existing bay window was being removed from the property.

Christie Schaeffer, property owner, stated that the addition is intended to improve the appearance of the neighborhood. She stated that the surrounding neighbors were in favor of it.

Chairperson DeFalco opened the meeting for public comment. No one spoke for or against the petition. Chairperson DeFalco requested the staff report.

Angela Clark, Planner II, presented the staff report. Ms. Clark stated that the existing residence was legal nonconforming as it was located approximately twelve and a half feet (12.5') from the property line. She

stated that an addition was previously made to the residence, however a variation was not granted. Ms. Clark stated that staff has traditionally supported requests that maintain an existing building line. She stated that staff was supportive of the request, however she wanted to add an additional condition limiting the request to the existing residence. She stated that if the property were reconstructed in its entirety the new residence must meet the current zoning requirements.

Chairperson DeFalco opened the meeting for discussion among the members.

Mr. Young noted the width of the lot. He asked if the footprint of the residence would fit on the lot if it were reconstructed as depicted with the current setback requirements.

Ms. Newman noted that a variation would be required if it did not.

Ms. Clark stated that the residence could fit on the lot with the current setbacks.

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 of approval for the requested variation subject to the following conditions. The roll call vote was 6 to 0.

1. That the petitioner shall develop the site in accordance with the plans submitted as part of the petition and dated April 21, 2005.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements associated with this petition.
3. That the variation shall be limited to the existing residence. Shall the existing residence be reconstructed in its entirety due to damage or destruction by any means, the new residence will meet the current zoning requirements and setbacks.

Respectfully,

**VILLAGE OF LOMBARD**

John DeFalco  
Chairperson  
Zoning Board of Appeals