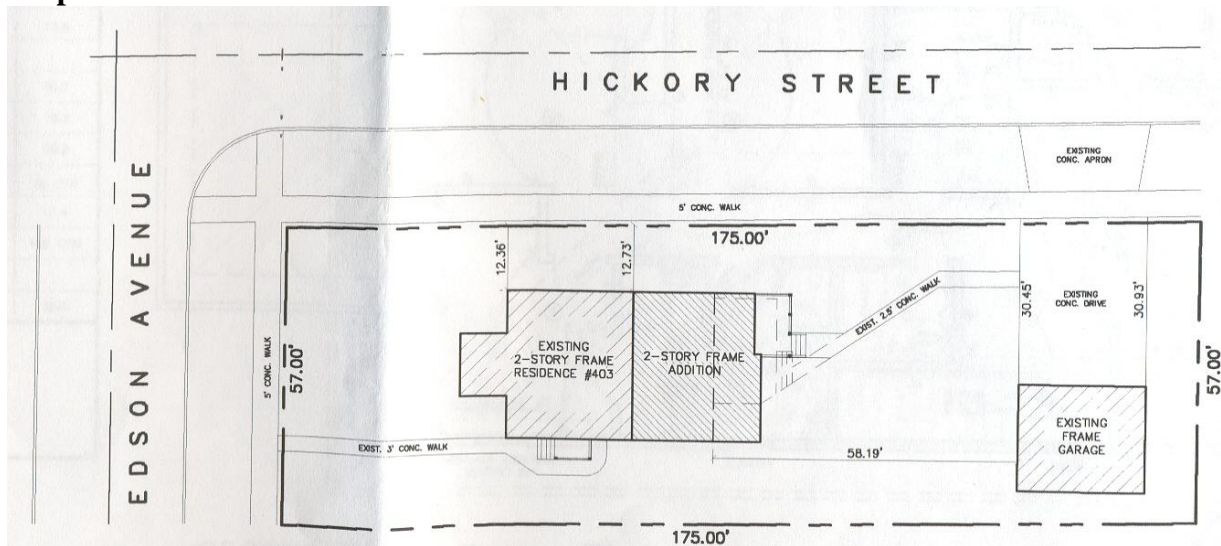


2. Response to the Standards for Variation
3. Plat of Survey, prepared by Marchese Surveying, dated November 8, 2000
4. Site Plan, prepared by Randy Pruyn, ALA, dated March 31, 2005
5. Floor plan drawings, prepared by Randy Pruyn, ALA, dated March 31, 2005
6. Elevation drawings, prepared by Randy Pruyn, ALA, dated March 31, 2005

DESCRIPTION

The subject property is a corner lot that is fifty-seven feet (57') wide by one hundred seventy-five feet (175') deep. The existing house is set back thirty-four foot (34') from Edson Avenue (the front yard) and twelve and one-half feet (12.5') setback from Hickory Street (the corner side yard). The house was originally built in the 1920s and an addition was built to the rear of the house in 1982. A permit was approved for the addition to maintain the existing twelve and one-half foot (12.5') corner side yard setback. However, no variance was ever granted for this addition. The petitioner is proposing to remove the previously constructed addition in order to construct a new larger addition to the rear of the house.

Proposed Site Plan



INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

From an engineering or construction perspective, PES has no comments.

Public Works Engineering

Public Works Engineering notes that if a larger size water service is required due to the new fixture count the proper permits shall be obtained from the Village. Inspections shall be scheduled with Private Engineering Services Division. The old service shall be abandoned at the main if a new service is required.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments.

PLANNING

Staff finds that the request meets the standards for variations and is supportive of the petition for the following reasons. The proposed addition will be comparable to what already exists on the property. The petitioner is proposing to remove the previous addition built in 1982 (including the foundation). The new addition will only extend approximately eight feet from the existing rear wall of the house. Granting the request would not be injurious to neighboring properties, as the requested relief would not change the visual and aesthetic character of the neighborhood. Furthermore, staff has traditionally supported petitions that do not extend beyond the existing building line. The petitioner's proposal will not significantly increase the lot area coverage of the subject property.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the requested variation:

Based on the submitted petition and the testimony presented, the requested variation **does comply** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals accept the findings of the Inter-Departmental Review Committee as the findings of the Zoning Board of Appeals and therefore recommend to the Corporate Authorities **approval** of ZBA 05-07, subject to the following conditions:

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.

Zoning Board of Appeals

Re: ZBA 05-07

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Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:MK

att-

c: Petitioner

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