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9/13/07

**MEMORANDUM**

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP *Dah*  
Assistant Village Manager/ Director of Community Development

**DATE:** September 20, 2007

**SUBJECT: ZBA 07-11: 1020 E. Kenilworth**

As part of the July 25, 2007 Zoning Board of Appeals meeting, the above petitioner requested a variation from Section 155.210(A)(2)(b) of the Lombard Zoning Ordinance to allow for the construction of a detached garage in front of the wall of the principal building in the R2 Single-Family Residential District.

During the August 16, 2007 Village Board meeting, the petition was tabled to allow further examination under staff's direction for an alternative location for the detached garage. The petitioner was granted a continuance from the September 6, 2007 Village Board meeting, placing the issue on the September 20, 2007 agenda.

Staff met with the petitioner to explore possible alternative location's per the Board's request. The new plan illustrates that the petitioner is willing to place the detached garage an additional ten (10) feet toward the rear of the property, if necessary. The modified plan prepared by the petitioner is attached for reference purposes.

While the petitioner's revised plan does decrease the degree of nonconformity on the property, the relief would still be required. As there is still no demonstrated hardship on the property and the detached garage can be constructed as-of-right adjacent to the house on the western portion of the property, staff still recommends denial of the petition.