

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Zoning Board of Appeals	HEARING DATE:	April 28, 1999
FROM:	Department of Community Development	PREPARED BY:	Nancy Hill, AICP Planner II

TITLE

ZBA 99-09: 1521 Hillcrest Court: 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 principal structure in the R2 Single-Family Residential District.

GENERAL INFORMATION

Petitioner/Property Owner: John and Frances Basso
1521 Hillcrest Court
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single-Family Residence District

Existing Land Use: Single-Family Residence

Size of Property: Approximately 12,000 square feet

Surrounding Zoning and Land Use:

North:	R2 Single-Family Residence District; Single-Family Residences
South:	R2 Single-Family Residence District; Single-Family Residences
East:	R2 Single-Family Residence District; Single-Family Residences
West:	R2 Single-Family Residence District, Single-Family Residences

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on April 5, 1999:

1. Petition for Public Hearing.
2. Response to Applicable Standards.
3. Plat of Survey, prepared by Goerge D. Harkler.
4. Photographs, taken by the petitioner.

DESCRIPTION

The subject property is on the east side of Hillcrest Court, a cul-de-sac street. The petitioner wishes to build a 340 square feet, one-story addition to the rear of the existing home, in order to expand the kitchen area. The proposed addition will be approximately seventeen feet in width and twenty feet in length (17' x 20').

The proposed addition does not meet the minimum rear yard setback requirements. The Lombard Zoning Ordinance requires a minimum rear yard setback of thirty-five feet (35'). The petitioner is proposing a rear yard setback of twenty-three feet (23'). Therefore, a variation is necessary. However, the petitioner will meet the required side yard setback and will meet the required fifty percent (50%) open space requirement.

PLANNING

The Lombard Zoning Ordinance requires a rear yard setback of thirty-five feet (35'). The one-story residential addition as proposed will be located approximately twenty-three feet (23') from the rear lot line. In order to build the structure as proposed, a variation is necessary.

Staff believes there is no hardship in this case. The existing house meets the required setbacks and there is still enough area to build an addition which would meet the required rear yard setback. For example, an addition could be built onto the southwest corner of the home, which staff believes is near the existing kitchen area (staff was not provided with the floor plans of the home). Additionally, a more rectangular addition could be build onto or along the length of the rear of the home.

While there would be little impact to the neighborhood, from the street, there may be some impact to the property owners to the either side and rear of the petitioner's property. These owners will see the addition. The petitioner's back yard will look very different to the others surrounding it.

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The Engineering Division of the Public Works Department and the Private Engineering Services Division of the Community Development Department have no comments regarding this petition. The Fire Department and the Bureau of Inspectional Services have no comments regarding this petition, as well.

FINDINGS AND RECOMMENDATIONS

The Planning staff has not supported similar variation requests in the past. In this case, the petitioner has not presented a hardship, as there are other areas in which an addition could be built.

The Department of Community Development has determined that the information presented has not affirmed the Standards for Variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **denial** of this petition:

Based on the submitted petition and the testimony presented, the requested variation does not comply with the Standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals recommend to the Corporate Authorities **denial** of ZBA 99-09.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:NMH:jd
att-
c: Petitioner