



## MEMORANDUM

**TO:** David A. Hulseberg, Village Manager

**FROM:** William Heniff, AICP,  
Director of Community Development

**DATE:** November 19, 2009

**SUBJECT: ZBA 09-10; 418 W. Wilson Avenue**

Please find the following items for Village Board consideration as part of the November 19, 2009 Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 09-10;
3. Plans associated with the petition; and
4. An Ordinance granting approval of the following actions for the subject property located within the R2 Single-Family Residence District:
  1. A variation from Section 155.407(H) of the Lombard Zoning Ordinance to reduce the minimum required open space on the subject property from fifty percent (50%) to forty-two and fifty-five one-hundredths percent (42.55%).
  2. A variation from Section 155.212, Table 2.1, Footnote (A) of the Lombard Zoning Ordinance to reduce the required interior side yard setback to 0.35 feet (0.35') where two feet (2') is required to allow for an open deck not over three feet (3') above the average level of the adjoining ground.

The Zoning Board of Appeals recommended approval of the zoning actions associated with the petition, subject to six (6) conditions. Subsequent to the Zoning Board of Appeals meeting, Trustee Tross wanted to ensure that the petitioner does not change how the existing gutters from the garage discharge into the yard. Since the proposed conditions recommended by the Zoning

Board of Appeals do not address this concern, staff has drafted the following additional condition for consideration:

7. The downspouts from the garage shall be directed to the west of the garage and discharge in the center of the rear yard on a grassed or landscaped area.

As this condition was not part of the Zoning Board of Appeals recommendation, it will have to be added by the Village Board under separate action.

Please contact me if you have any questions regarding the aforementioned materials.

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