


VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
_____ Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: Scott R. Niehaus, Village Manager
DATE: January 27, 2016 (B of T) Date: February 4, 2016
TITLE: DuPage County Case Z15-061 Mohammed (1S060 Addison Avenue)
SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:
Attached for your consideration is a Resolution of Objection for Z15-061, to the request for a variation to reduce the south side yard setback from ten (10) feet to two (2) feet for a garage addition at 1S060 Addison Avenue. (UNINCORPORATED)

Staff requests approval of this resolution.

Fiscal Impact/Funding Source:


Review (as necessary):
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

DATE: February 4, 2016

SUBJECT: Z15-061 Mohammed; Request for a variation to reduce the south side yard setback from 10 ft. to 2 ft. for a garage addition; 1S060 Addison Avenue, unincorporated DuPage County

Please find attached a Resolution of Objection to the request for variation at 1S060 Addison Avenue, unincorporated DuPage County for Village Board consideration as part of the February 4, 2016 Board meeting.

As the subject property is located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from DuPage County and has been asked to provide comments or concerns regarding this petition. Staff has informed DuPage County that this matter is being brought forward to the Village Board for consideration.

Staff reviewed the proposed plans associated with the above mentioned petition. In addition to not meeting DuPage County regulations, the requested variation does not comply with the Village of Lombard Zoning Ordinance. The Village's interior side yard setback in a comparable zoning district (R2) is six (6) feet and the petitioner is requesting DuPage County for a setback variance to allow the attached garage to be two (2) feet from the interior side property line.

The petitioner has not provided any further documentation to DuPage County to date in support of the variance beyond their concept site plan; hence a hardship has not been offered. Village staff finds that the subject property is a traditionally shaped rectangular lot and there are no immediate physical limitations to the property that necessitates special consideration other than a desire to have an attached garage on the side of the existing residence.

Staff notes that should the proposed variance be approved by the County, the garage addition would then be considered legal non-conforming should it ever be incorporated into the Village at a future date.

RECOMMENDATION

Please place this Resolution on the February 4, 2016 Board of Trustees agenda for approval. Should the Resolution be approved, staff will forward the resolution to DuPage County accordingly.

RESOLUTION NO. _____-16

A RESOLUTION OF OBJECTION TO A REQUEST FOR A VARIATION TO REDUCE THE SOUTH SIDE YARD SETBACK FROM TEN (10) FEET TO TWO (2) FEET FOR A GARAGE ADDITION, AT 1S060 ADDISON AVENUE, IN UNINCORPORATED DUPAGE COUNTY

WHEREAS, the Corporate Authorities of the Village of Lombard have been advised that DuPage County is considering a request for a side yard setback at 1S060 Addison Avenue, DuPage County, Case Number Z15-061; and,

WHEREAS, the subject property is currently zoned R-4 Single Family Residence District as designated within the DuPage County Zoning Ordinance; and

WHEREAS, the subject property is located within one and one-half mile of the Village of Lombard's corporate limits and is therefore within the Village of Lombard's planning jurisdiction pursuant to 65 ILCS 5/7-4-1; and

WHEREAS, the property owner desires to build an addition for a garage on the subject property; and

WHEREAS, the Corporate Authorities find that the petition is inconsistent with the established codes and ordinances of the Village of Lombard in the following respects; and

1. The variation does not comply and is inconsistent with the Village of Lombard Zoning Ordinance.
2. The proposed garage may present a negative impact on the adjacent properties.

WHEREAS, approval of the requested actions would result in the construction of a structure that is incompatible with the established Lombard and DuPage County Codes, as well as neighboring residential properties.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the DuPage County Board be and hereby is notified of the opposition of the Corporate Authorities of the Village of Lombard to the granting of the action requested in ZBA Case Z15-061.

Adopted this _____ day of _____, 2016.

Resolution No. _____
DuPage County Case Z15-061
Page 2

Ayes: _____

Nays: _____

Absent: _____

Approved this _____, day of _____, 2016.

Keith Giagonorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk