

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Zoning Board of Appeals HEARING DATE: May 26, 2005

FROM: Department of Community PREPARED BY: Angela Clark, AICP
 Development Planner II

TITLE

ZBA 05-08; 714 S. Lodge: The petitioner requests a variation to Section 155.406 (F)(3) of the Lombard Zoning Ordinance to decrease the required interior side yard setback from nine feet (9') to eight and a half feet (8.5') in the R2 Single-Family Residence District.

GENERAL INFORMATION

Petitioner/Owner: Zoran Ivancevic
 714 S. Lodge
 Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residential District

Existing Land Use: Residential

Size of Property: 9,100 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

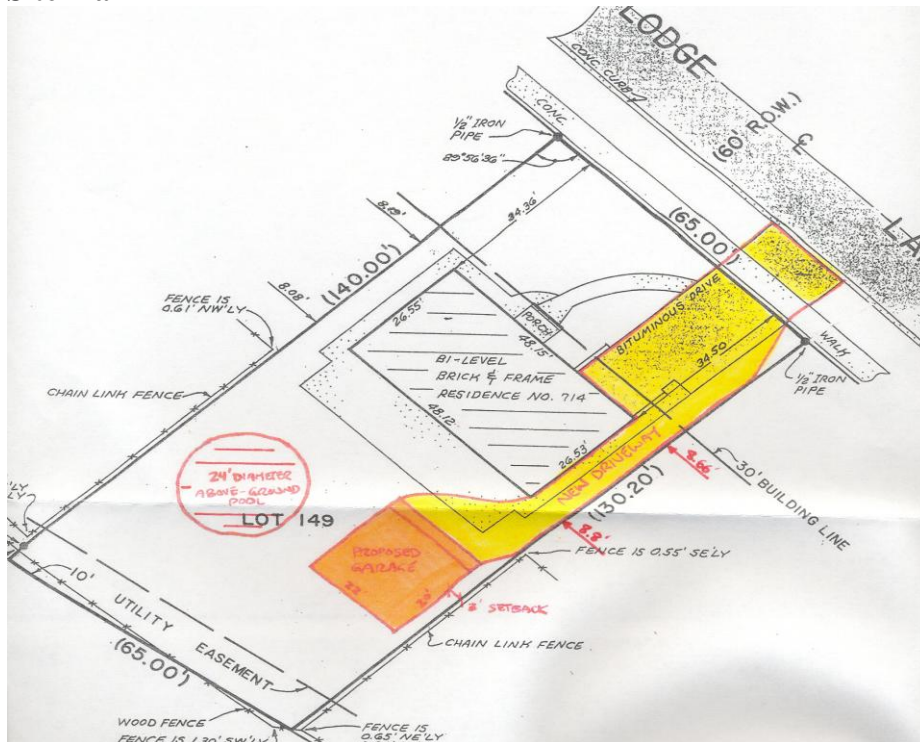
This report is based on the following documents, which were filed with the Department of Community Development on April 7, 2005.

1. Petition for Public Hearing
2. Response to the Standards for Variation
3. Plat of Survey, dated September 14, 1995, prepared by Response Land Surveying, Inc.

DESCRIPTION

The petitioner's residence presently has interior side yard setbacks of approximately eight and a half (8.5) feet on each side. The petitioner proposes to construct a two-car garage at the rear of the property. As the garage will be detached, the required minimum interior side yard setbacks are six (6) and nine (9) feet respectively. The nine-foot side yard is intended to accommodate the driveway area for detached garages. The petitioner requests a variation to the nine-foot setback at this time.

Site Plan



ENGINEERING

Private Engineering Services

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

Public Works Engineering

Public Works Engineering has no comments regarding this request.

Public Works Utilities had the following comments:

There is a private storm sewer and catch basin at the rear of this property that must not be impacted by this project.

FIRE AND BUILDING

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

PLANNING

The petitioner's residence currently has a one car attached garage. The petitioner proposes to construct a two-car garage at the rear of the property. The setbacks for residences with detached garages are a minimum of six feet on one side and nine feet on the other. The petitioner's residence has interior side yard setbacks of approximately eight and a half feet on both sides. As such, the construction of the detached garage requires that one of the side yards is at least nine feet. The proposed location of the driveway is approximately four inches short of the nine-foot requirement.

Staff can support the requested relief for the following reasons. The proposed garage structure and accompanying driveway will comply with all other aspects of the Zoning Ordinance. Two car garages have become typical of modern single family homes. Staff finds that there is adequate spacing for vehicle movement along side the residence. Staff finds that there will be minimal impact on surrounding properties as the requested relief is for a driveway area rather than a permanent structure. Furthermore, staff finds that the proposed paved driveway will be an overall improvement to the property as the current driveway is gravel.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested relief. 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 fence height 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 find that the findings

Zoning Board of Appeals

Re: ZBA 05-08

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included as part of the Inter-departmental Review Report be the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 05-08, subject to the following conditions:

1. That the petitioner shall apply for and receive a building permit for the driveway.
2. That the variation shall be limited to the existing residence. Shall the existing residence be reconstructed due to damage or destruction by any means, the residence will meet the current zoning requirements and setbacks.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

att-

c: Petitioner

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