

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Zoning Board of Appeals	HEARING DATE:	March 24, 1999
FROM:	Department of Community Development	PREPARED BY:	Amy Willson Planner I

TITLE

ZBA 99-03; 123 North Broadview: Requests a variation to the Lombard Zoning Ordinance to reduce the required front yard setback from thirty feet (30') to thirteen feet (13') in the R2 Single-Family Residence District.

GENERAL INFORMATION

Petitioner/Property Owner: Donald and Donna Cooper
123 N. Broadview
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single-Family Residence District
Existing Land Use: Single-Family Residence
Size of Property: Approximately 10,000 square feet

Surrounding Zoning and Land Use:

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

ANALYSIS

SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on March 3, 1998:

1. Petition for Public Hearing.
2. Response to Applicable Standards.
3. Plat of Survey, prepared by Dundee Engineering, dated June 9, 1983.
4. Building Plans, prepared by petitioner.

DESCRIPTION

The petitioners are proposing to erect a four hundred and fifty (450) square foot, two-story addition to the north side of their house. The addition will require a reduction in the front yard setback to thirteen feet (13') where thirty feet (30') is required. The petitioners state that the layout of the house on the property affords no option other than to build on to the north side. The east and west sides would also require variations in setback requirements, and the garage is located on the south side. The petitioners have also acquired signatures from neighbors approving the addition to their home (petition attached). In order to build the addition on the north side of the property, a variation will be required.

PLANNING

The petitioners' lot is a corner lot where the front of the house (Broadview Avenue) faces the corner side yard, and the north side of the lot (Windsor Avenue) is the front yard. When determining which is the front, rear, and side yards, the depths of the yards must be considered in relation to the placement of the house. If Windsor Avenue was considered the front yard, the front yard (30') and rear yard (35') setback requirements exceed the actual depth of the lot. Therefore, the request is to reduce the front yard setback by seventeen feet (17').

The houses along Windsor Avenue are all set back the same distance from the street, creating a continuous setback amongst all of the houses. If the petitioners put an addition on to the side of the house facing Windsor Avenue, it will alter the character of the neighborhood by disrupting the continuity of the street (see aerial photo).

The lot does not accommodate for future growth outward except to the south. The existing rear yard setback is approximately fifty feet (50'). The garage is located at the south end of the property abutting the rear yard; and the part of the house that is directly to the north of the garage is single story. One possibility is to put an addition on the top of the garage, and extend the second story addition over the existing single-story portion of the house. There is also room to

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the east of the single-story part of the house to build outward and possibly upward. A second possibility for the petitioners is to convert the garage into the extra rooms that they are proposing. Because it is not likely that an addition would be erected on the south side of the garage, the garage could be converted and a detached garage could be placed in the rear lot. By converting the garage, and/or building a second story above the single story portions of the house, no setback variations would be necessary.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented has 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 99-03.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:ACW:jd
att-
c: Petitioner