

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.

FIRE AND BUILDING

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

PLANNING

The air conditioner condenser unit is located on the north side of the subject property. The residence on the property is located thirty-two feet from the front property line whereas the neighboring homes are set one hundred feet or more from the front property lines. The petitioner has stated that it would be inefficient as well as cost prohibitive to relocate the unit to the rear of the property. As the pictures show, the adjacent residence is not located in close proximity to the air conditioning unit.

Photographs of the Subject Property



Staff can support the variation for the following reasons. The intent of the ordinance is to prevent the burden of loud noise adjacent to the windows of neighboring properties. As the rear of the petitioner's home is adjacent to the front of the neighboring property, placement of the condenser unit in the rear would be more obtrusive than the present location.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning and Subdivision and Development Ordinances; and, therefore, I move that the Zoning Board of Appeals find that the findings included as part of the Inter-department Review Report be the findings of the Zoning Board and therefore, I recommend to the Corporate Authorities **approval** of ZBA 04-12, subject to the following conditions:

1. That the air conditioning unit shall not be located closer than three feet for the interior side property line.
2. In the event that the adjacent property at 332 North Broadview is redeveloped with a new single family residence, the petitioner shall relocate the air-conditioning unit to another location outside of any the required front or interior side yards.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:AC

att-

c: Petitioner