VILLAGE OF LOMBARD INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Zoning Board of Appeals HEARING DATE: October 27, 2004

FROM: Department of Community PREPARED BY: Angela Clark, AICP

Development Planner I

TITLE

ZBA 04-12; **332 N. Broadview:** The petitioner requests a variation from Section 155.212 of the Zoning Ordinance to allow a central air conditioning unit as a permitted obstruction within an interior side yard in the R2 Single Family Residence District.

GENERAL INFORMATION

Petitioner/Property Owner: Peter and Vicky Djordic

332 N. Broadview Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residential

Existing Land Use: Single-Family Residence

Size of Property: 18,325 square feet

Surrounding Zoning and Land Use:

North: R2 Single Family Residential; Single Family Residences
 South: R2 Single Family Residential; Single Family Residences
 East: R2 Single Family Residential; Single Family Residences
 West: R2 Single Family Residential; Single Family Residences

Zoning Board of Appeals

Re: ZBA 04-12

Page 2

ANALYSIS

SUBMITTALS

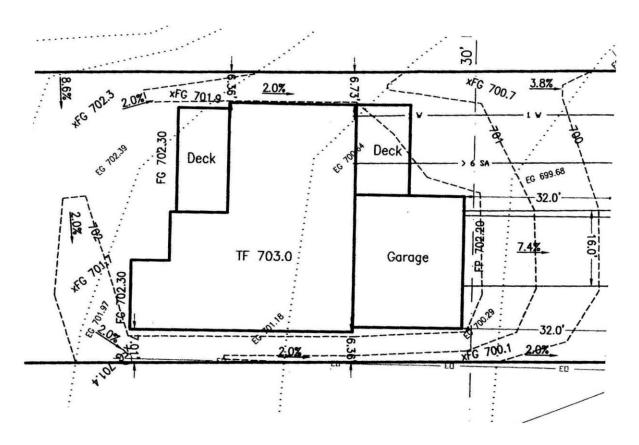
This report is based on the following documents, which were filed with the Department of Community Development.

- 1. Petition for Public Hearing
- 2. Response to the Standards for Variation
- 3. Plat of Survey, dated June 25, 2003, prepared by Marchese Surveying, Inc.

DESCRIPTION

The petitioner obtained a building permit for the construction of a new single family residence on the subject property in September 2003. During the final inspection in September 2004, a building inspector noted that an air conditioning condenser unit was placed within the required six foot interior side yard. The unit was not shown on previous application submittals. Air conditioner condenser units are not permitted obstructions within the required front and side yards, therefore the petitioner requests a variation at this time.

Site Plan



Zoning Board of Appeals

Re: ZBA 04-12

Page 3

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.

Zoning Board of Appeals

Re: ZBA 04-12

Page 4

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

attc:

Petitioner

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