

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: March 24, 2015 (B of T) Date: April 2, 2015

TITLE: Z15-004 Davies; Request for two variations for a detached accessory structure (garage); 540 N. Columbine Avenue

SUBMITTED BY: Department of Community Development *NS*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the DuPage County grant two variances for a detached accessory structure (garage). (UNINCORPORATED/DISTRICT #1)

The Plan Commission recommended approval of this Resolution by a vote of 6-0.

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 *WJH*

DATE: April 2, 2015

SUBJECT: **Z15-004 Davies; Request for two variations for a detached accessory structure (garage); 540 N. Columbine Avenue, unincorporated DuPage County**

Please find the following items for Village Board consideration as part of the April 2, 2015 Board meeting:

1. Plan Commission referral letter;
2. Staff memo and;
3. A Resolution of Objection to the request for variations.

The Plan Commission recommended approval of this Resolution by a vote of 6-0. Please place this Resolution on the April 2, 2015 Board of Trustees agenda for approval. Should the resolution be approved, staff will forward the resolution to DuPage County accordingly.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

April 2, 2015

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

**Subject: Z15-004 Davies; 540 N. Columbine Avenue,
unincorporated DuPage County**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the DuPage County grant two variances for a detached accessory structure (garage).

Ms. Ganser began by stating the subject property is located within the ultimate municipal boundaries of the Village of Lombard. The property owner is asking for two variances for a garage on his property. One is for the height and the second is to increase the square footage. Staff notes that the two variations requested do not comply with the Village of Lombard Zoning Ordinance.

Staff finds that the proposed garage is inconsistent with the established codes and ordinances of the Village of Lombard and may present a negative impact upon the adjacent properties. In addition, should the proposed garage be approved by the County, the garage would then be considered legal non-conforming should it ever be incorporated into the Village of Lombard.

Ms. Ganser concluded by stating staff recommends that the Plan Commission make a motion that the petition is inconsistent with the established codes and ordinances of the Village of Lombard.

Commissioner Mrofcza asked what are the requirements in DuPage County. Ms. Ganser replied the code for a detached accessory

structure in DuPage County is 15 feet in height and they are requesting 27 feet. The code for square footage is 650 square feet and they are asking for 1,500 square feet.

On a motion by Commissioner Olbrysh, seconded by Commissioner Sweetser, the Plan Commission recommended by a 6 to 0 vote that the Village Board adopt a Resolution of Objection for DuPage County ZBA Case Z15-004.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is fluid and cursive, with a large initial "D" and "R".

Donald Ryan, Chairperson
Lombard Plan Commission


c. Lombard Plan Commission

H:\CD\WORDUSER\PCCASES\2015\County\Z15-004 Davies\Referral Letter.docx



MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Plan Commission Chairperson

FROM: Jennifer Ganser
Assistant Director of Community Development 

DATE: March 16, 2015

SUBJECT: DuPage County Public Hearing Z15-004-Davies (540 N. Columbine Avenue)

BACKGROUND

DuPage County has received a filing for a public hearing for two variances for an unincorporated property located at 540 N. Columbine Avenue:

1. A Variation to increase the height of a detached accessory structure (garage) from 15 ft. to 27 ft., (Sec. 37-704.2); and
2. A Variation to increase the square footage of the same detached accessory structure (garage) from 650 sq. ft. to 1500 sq. ft., (Sec. 37-704.2).

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 the County and has been asked to provide comments or concerns regarding this petition. Staff would like to solicit the input and a recommendation of the Plan Commission regarding this petition. Staff has informed the County that this matter is being brought forward to the Plan Commission and the Village Board for consideration.

ANALYSIS

Staff has reviewed the proposed plans associated with the above mentioned petition. Staff notes that the two variations requested do not comply with the Village of Lombard Zoning Ordinance. The first variation requests to increase the height of a detached accessory structure (garage) from 15 ft. to 27 ft., (Sec. 37-704.2). Per Section 155.210 (A)(3)(b) of the Lombard Zoning Ordinance the maximum height of a garage is seventeen (17) feet. The second variation requests to increase the square footage of the same detached accessory structure (garage) from 650 sq. ft. to 1,500 sq. ft., (Sec. 37-704.2). Per Section 155.210 (B)(1)(b) of the Lombard Zoning Ordinance the maximum building footprint of a detached garage is one thousand (1,000) feet. Also, the Village of Lombard, through the Public Works Department, does not allow for multiple curb cuts

on a single-family residential property. The Village is aware that a new concrete driveway is part of the plan submitted.

SUMMARY OF FINDINGS

Staff finds that the proposed garage is inconsistent with the established codes and ordinances of the Village of Lombard and may present a negative impact upon the adjacent properties. In addition, should the proposed garage be approved by the County, the garage would then be considered legal non-conforming should it ever be incorporated into the Village of Lombard.

The square footage relief is more than twice the size of that which is provided by the County Ordinance and fifty percent (50%) greater than the maximum provided by the Lombard Zoning Ordinance. Moreover, the twenty-seven (27) foot height request is far beyond the code provisions of both DuPage County and Village of Lombard. In total, both requests would result in an accessory structure that would be larger than many single-family residences in Lombard.

RECOMMENDATION

Based upon this review, the petition would be inconsistent with established Village Codes and would create adverse impact on neighboring properties. Therefore, staff recommends that the Plan Commission make the following motion regarding the petition:

Based upon a review of the petition submitted to DuPage County, the Plan Commission finds that the petition is inconsistent with the established codes and ordinances of the Village of Lombard. Therefore, the Plan Commission recommends that the Village Board adopt a Resolution of Objection for DuPage County ZBA Case Z15-004.



N
SCALE:
1"=75'

510

510

SUNSET AVE

COLUMBINE AVE (IL RT 53)

R2

540

510

556

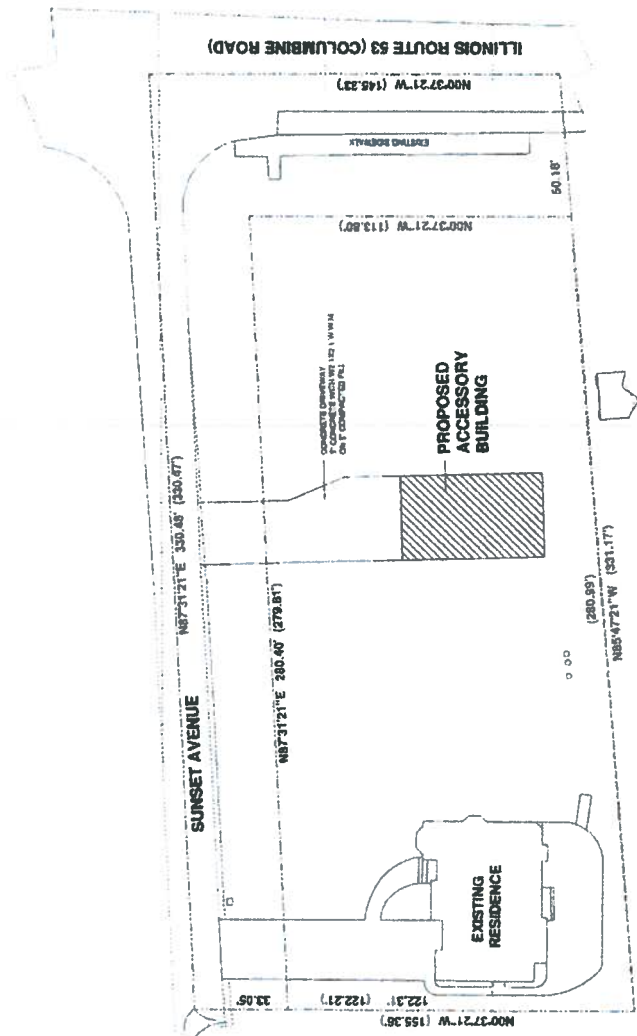
Fireside Columbine Resubdivision

R1

552

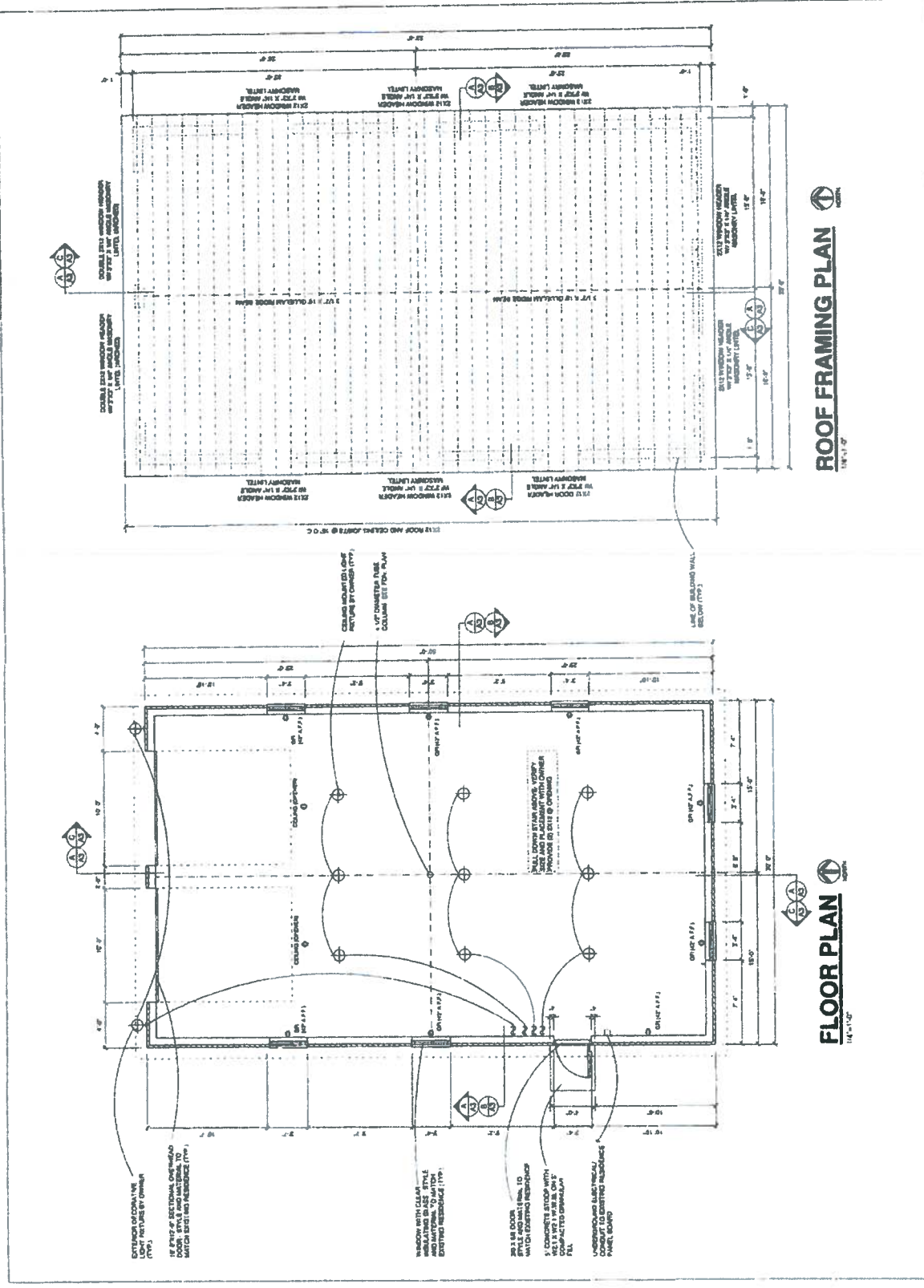
COLUMBINE AVE (IL RT 53)

510



SITE PLAN
 NORTH

NOTE: SEE SHEET P.L. BY WILLS BURKH FELSEY ASSOCIATES, LTD.
 FOR UGROUND AND OVERGROUND CONDITIONS.



EXTENSION OF CONCRETE
TYPE
RETURN BY OWNER

10'-8\"/>

WINDOW WITH CLEAR
GLASS
INSULATION
MATCH EXISTING
EXISTING RESIDENCE (TYP.)

W/ 2\"/>

W/ 1\"/>

CONCRETE
LAYER
UNDER
REINFORCED
CONCRETE
SLAB

10'-10\"/>

DOUBLE 2x12 WINDOW HEADERS
W/ 2x12 2x12 WOOD STUDS
W/ 2x12 2x12 WOOD STUDS
LEVEL INDICATED

DOUBLE 2x12 WINDOW HEADERS
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LEVEL INDICATED

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FLOOR PLAN

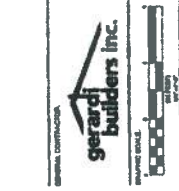
1/8\"/>

ROOF FRAMING PLAN

1/8\"/>

PROJECT NAME: **MR. DAN DAVIES**
ADDRESS: **145 N. COLUMBIA AVENUE**
COLUMBIA, ILLINOIS
DATE: **01-06-15**
SHEET NUMBER: **A2**

CAPITAL DESIGN
ARCHITECT
1111 S. MICHIGAN
COLUMBIA, IL 62202
TEL: 618-336-1111
WWW.CAPITALDESIGNARCH.COM



NO.	DATE	DESCRIPTION
1		PROPOSED ROOF
2		PROPOSED ROOF
3		PROPOSED ROOF
4		PROPOSED ROOF
5		PROPOSED ROOF
6		PROPOSED ROOF
7		PROPOSED ROOF
8		PROPOSED ROOF
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19		PROPOSED ROOF
20		PROPOSED ROOF



1/8\"/>

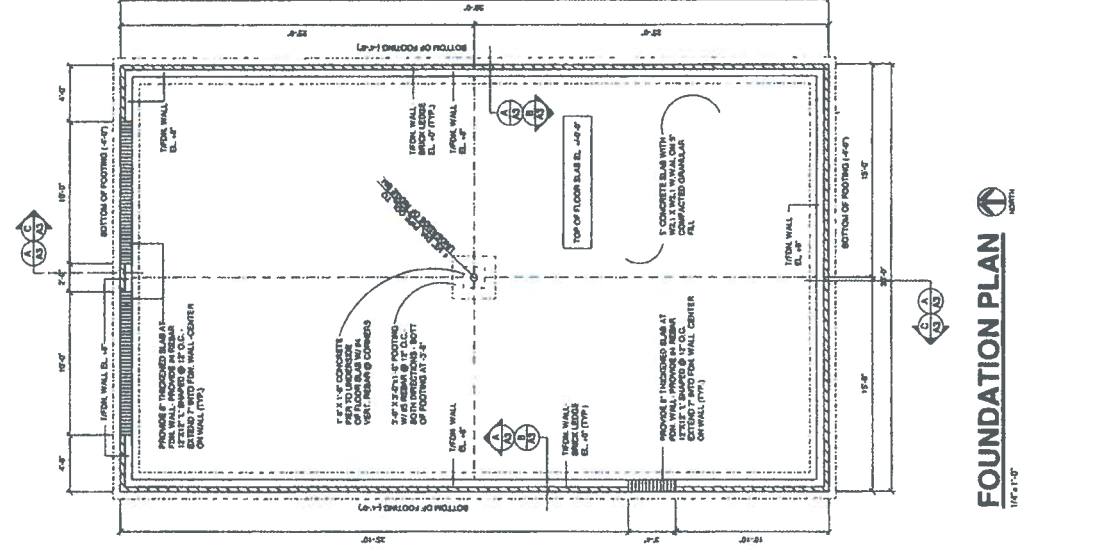
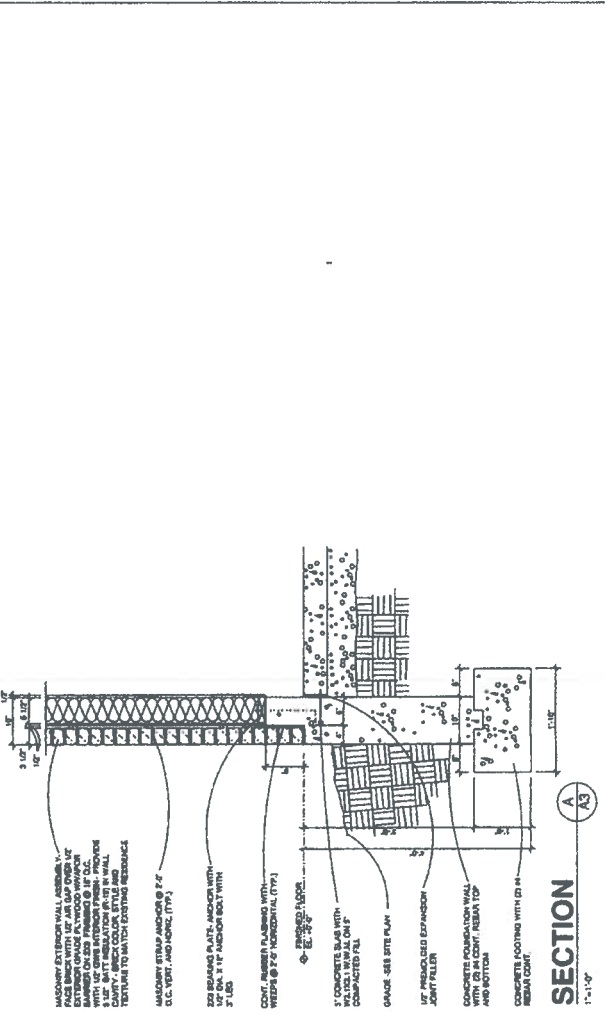
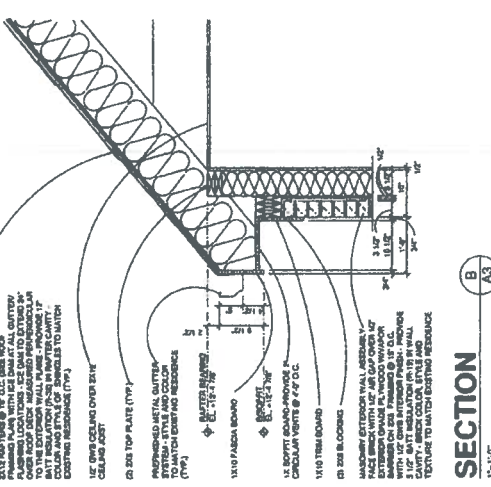
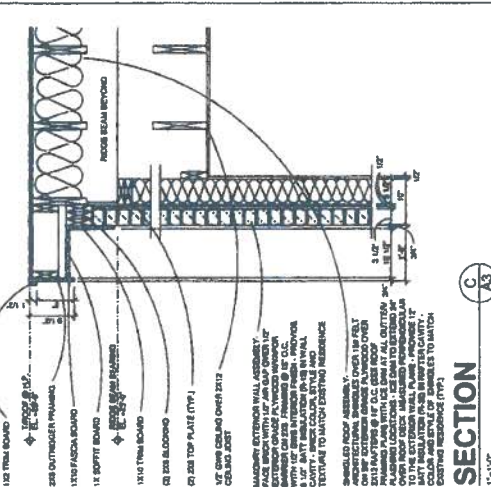
CAPITAL DESIGN
ARCHITECTS

gerald builders inc.

MR. DAN DAVIES
FLOORING CONTRACTOR

FOUNDATION PLAN AND SECTIONS

PROJECT NO: 21414
DATE: 01-05-15
SHEET NUMBER: **A3**

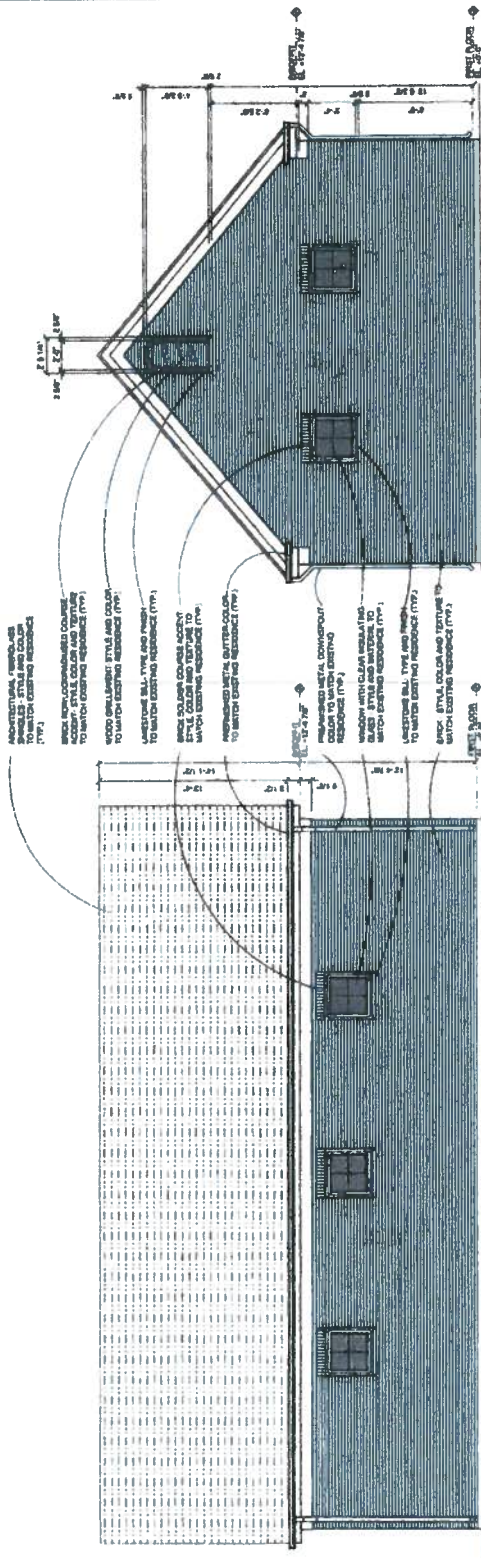


FOUNDATION PLAN
1/8" = 1'-0"

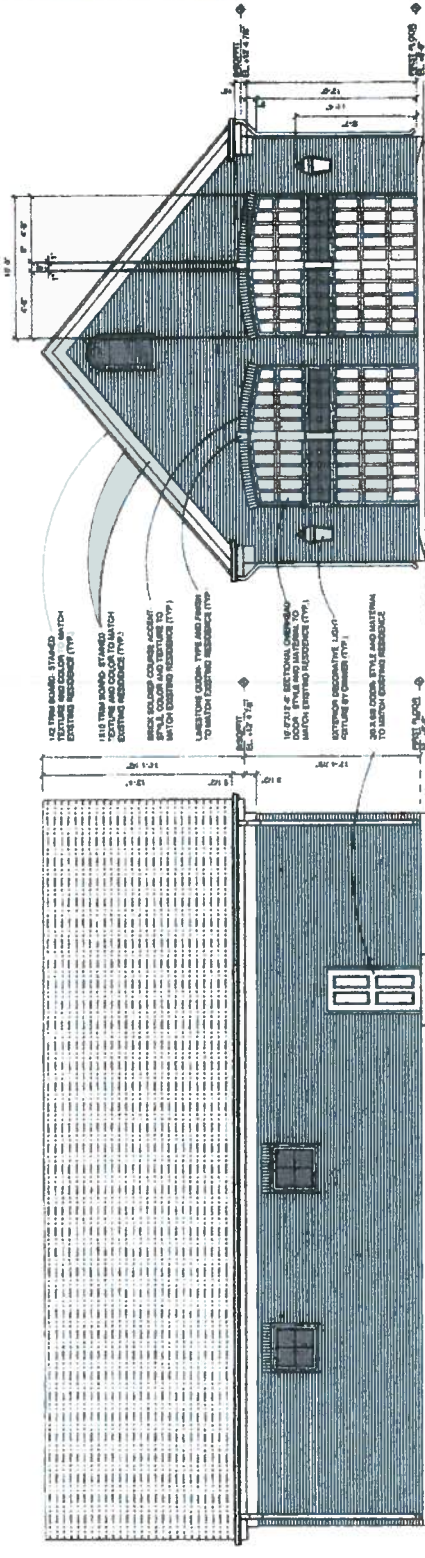
SECTION C
1 1/2" = 1'-0"

SECTION B
1 1/2" = 1'-0"

SECTION A
1 1/2" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

ARCHITECTURAL MATERIALS TO MATCH EXISTING RESIDENCE (TYP.)

BRICK NON-COMBUSTIBLE COURSE ACCENT. STYLE, COLOR AND TEXTURE TO MATCH EXISTING RESIDENCE (TYP.)

WOOD SHELVING. STYLE AND COLOR TO MATCH EXISTING RESIDENCE (TYP.)

WATERING BALL. TYPE AND FINISH TO MATCH EXISTING RESIDENCE (TYP.)

BRICK SOLID COURSE ACCENT. STYLE, COLOR AND TEXTURE TO MATCH EXISTING RESIDENCE (TYP.)

PREPARED METAL BUTTERFLY LOCK. TO MATCH EXISTING RESIDENCE (TYP.)

PREPARED METAL CONVOLUTION COLOR TO MATCH EXISTING RESIDENCE (TYP.)

WINDSHYIELD WITH CLEAR INSULATION. TO MATCH EXISTING RESIDENCE (TYP.)

LANDSCAPE BALL. TYPE AND FINISH TO MATCH EXISTING RESIDENCE (TYP.)

BRICK. STYLE, COLOR AND TEXTURE TO MATCH EXISTING RESIDENCE (TYP.)

1/2" X 1/2" BRASS STRAND FINISH. TO MATCH EXISTING RESIDENCE (TYP.)

1/2" X 1/2" BRASS STRAND FINISH. TO MATCH EXISTING RESIDENCE (TYP.)

1/2" X 1/2" BRASS STRAND FINISH. TO MATCH EXISTING RESIDENCE (TYP.)

BRICK SOLID COURSE ACCENT. STYLE, COLOR AND TEXTURE TO MATCH EXISTING RESIDENCE (TYP.)

LANDSCAPE BALL. TYPE AND FINISH TO MATCH EXISTING RESIDENCE (TYP.)

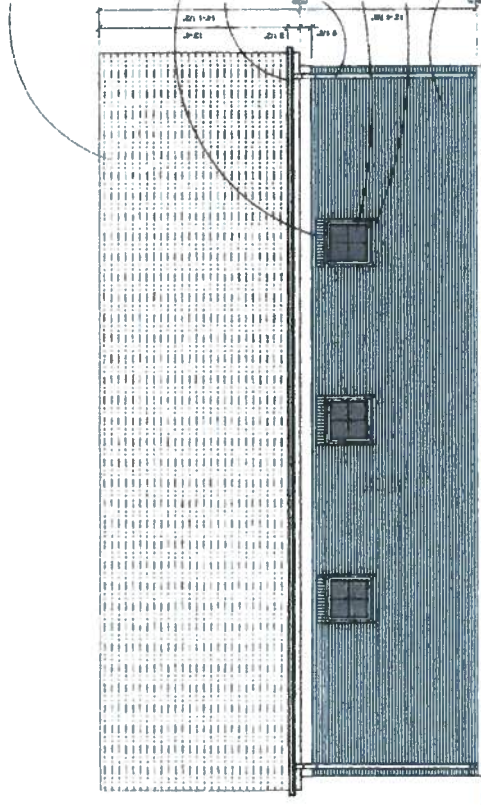
1/2" X 1/2" BRASS STRAND FINISH. TO MATCH EXISTING RESIDENCE (TYP.)

1/2" X 1/2" BRASS STRAND FINISH. TO MATCH EXISTING RESIDENCE (TYP.)

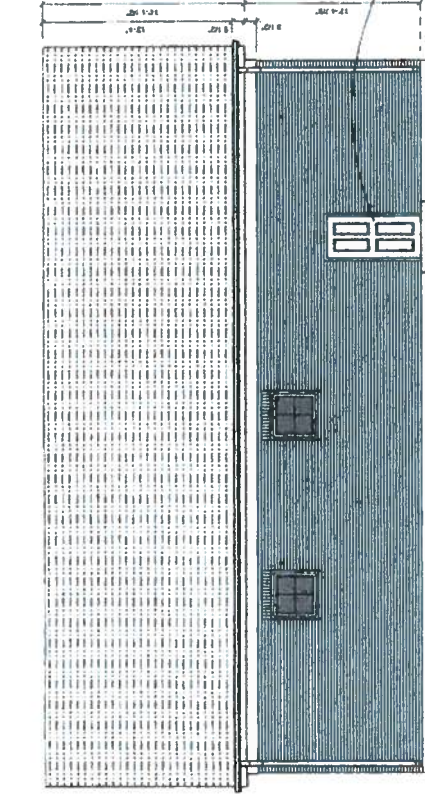
BRICK SOLID COURSE ACCENT. STYLE, COLOR AND TEXTURE TO MATCH EXISTING RESIDENCE (TYP.)

LANDSCAPE BALL. TYPE AND FINISH TO MATCH EXISTING RESIDENCE (TYP.)

BRICK. STYLE, COLOR AND TEXTURE TO MATCH EXISTING RESIDENCE (TYP.)



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

ARCHITECT: **CAPITAL DESIGN ARCHITECTURE**

GENERAL CONTRACTOR: **Gerard Builders Inc.**

PROJECT NAME: **MR. DAN DAVIES**

PROJECT NO: 21414

DATE: 01-05-15

PROJECT NUMBER: **A4**

ELEVATIONS

RESOLUTION NO. _____-15

A RESOLUTION OF OBJECTION TO A REQUEST FOR A VARIATION TO INCREASE THE HEIGHT OF A DETACHED ACCESSORY STRUCTURE (GARAGE) FROM 15 FT. TO 27 FT. AND A VARIATION TO INCREASE THE SQUARE FOOTAGE OF THE SAME DETACHED ACCESSORY STRUCTURE (GARAGE) FROM 650 SQ. FT. TO 1500 SQ. FT., AT 540 N. COLUMBINE AVENUE, IN UNINCORPORATED DU PAGE COUNTY

WHEREAS, the Corporate Authorities of the Village of Lombard have been advised that DuPage County is considering a request for a variation of a detached accessory structure (garage) at 540 N. Columbine, DuPage County, Case Number Z15-004; 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 erect a new detached accessory structure (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 two variations do not comply and are inconsistent with the Village of Lombard Zoning Ordinance.
2. The proposed garage at 1,500 square feet is similar in size to many principal structures (single-family homes) in the Village of Lombard and is significantly larger than what is allowed for an accessory structure by the Village of Lombard Zoning Ordinance.
3. The proposed height far exceeds Code in both the Village of Lombard and DuPage County.
4. 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.

Resolution No. _____
DuPage County Case Z15-004
Page 2

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 Z15-004.

Adopted this ____ day of _____, 2015.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____, day of _____, 2015.

Keith Giagonorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk