



# Village of Lombard

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

## Minutes

### Zoning Board of Appeals

*John DeFalco, Chairperson  
Mary Newman, Raymond Bartels,  
Greg Young, Keith Tap,  
Ed Bedard and Val Corrado  
Staff Liaison: Michael Toth*

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Wednesday, February 22, 2012

7:30 PM

Village Hall Board Room

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#### Call to Order

*Chairperson John DeFalco called the meeting to order at 7:30 p.m.*

#### Pledge of Allegiance

*Chairperson DeFalco led the Pledge of Allegiance.*

#### Roll Call of Members

**Present** 6 - Trustee John DeFalco, Mary Newman, Raymond Bartels, Greg Young, Keith Tap, and Ed Bedard  
**Absent** 1 - Val Corrado

*Also present: Michael Toth, Planner I.*

#### Public Hearings

[120085](#)

##### **ZBA 12-01: 91 S. Chase Ave.**

Requests that the Village grant a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to four and one-half (4.5) feet where six (6) feet is required within the R2 Single-Family Residence District. (DISTRICT #5)

*Chairperson DeFalco opened the meeting for public comment.*

*Frank Fiotti, 20 N. Cornell Ave., Villa Park, IL, presented the petition. Mr. Fiotti stated that he plans to purchase the property at 91 S. Chase Ave. because he grew up next door and his family still lives next door. He then stated that the home only has a one car garage, which is not big enough for his needs. He added that he is a realtor and a one car garage does not add value to the home and he is looking to do a number of improvements to the property. He stated that the home was built in 1967. Lastly, he stated that the proposed garage would meet*

*the thirty-foot setback and there are no other areas of opportunity for additional garage space.*

*Chairperson DeFalco asked if there was anyone present to speak in favor or against the petition. There was nobody to speak in favor or against the petition.*

*Michael Toth, Planner I, entered the staff report into the public record in its entirety and stated that staff is recommending approval of ZBA 12-01, subject to the five conditions outlined in the staff report.*

*Chairperson DeFalco stated that the ZBA has a petition before them that includes a front attached garage addition that is holding the existing building line. He added that it is an older home. He then stated that the ZBA has had this sort of similar case before them on a number of occasions and has always recommended favorably. Mr. Tap asked if the Building Division comment should be included as a condition of approval.*

*Mr. Toth stated that all IDRC comments outlined in the staff report are covered under condition #5, which states that all comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.*

**A motion was made by Greg Young, seconded by Ed Bedard, that this matter be recommended to the Corporate Authorities for approval subject to the following conditions. The motion carried by the following vote:**

**Aye:** 6 - John DeFalco, Mary Newman, Raymond Bartels, Greg Young, Keith Tap, and Ed Bedard

**Absent:** 1 - Val Corrado

**1. The garage shall be developed in accordance with the Proposed Site Plan, prepared by the petitioner on the plat of survey prepared by Harry Ekdahl and Associates, dated November 11, 1965.**

**2. The petitioner shall apply for and receive a building permit for the proposed plans.**

**3. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variation.**

**4. In the event that the principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the new structure shall meet the required side yard setback.**

*5. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.*

## **Business Meeting**

### **Approval of Minutes**

A motion was made by Raymond Bartels, seconded by Mary Newman, that the minutes of the October 26, 2011 meeting be approved. The motion passed by an unanimous vote.

### **Planner's Report**

Michael Toth, Planner I, mentioned the Open Meetings Act training which was required of all commission and committee members. He stated staff prepared a memo giving direction on how to accomplish the training which needed to be done by the end of the year.

### **New Business**

### **Unfinished Business**

### **Adjournment**

A motion was made by Mary Newman, seconded by Keith Tap, to adjourn the meeting at 7:46 p.m. The motion passed by an unanimous vote.

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John DeFalco, Chairperson  
Zoning Board of Appeals

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Michael Toth, Planner I  
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