



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: William Heniff*

Wednesday, December 18, 2013

7:30 PM

Village Hall - Board Room

Call to Order

Pledge of Allegiance

Roll Call of Members

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

Public Hearings

[130622](#)

ZBA 13-08: 353 N. Grace Street

Requests the Village grant a variation from Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over front porch to be set back twenty-two feet (22') feet where twenty-five feet (25') is required for the front yard, all located within in the R2 Single-Family Residence District. (DISTRICT #4)

Mr. Seth Broweleit presented the petition by stating his home is approximately 113 years old and he has owned the house for six years. The current conditions of the existing porch is unsafe and falling down. At one time the porch was enclosed and he has taken down the sides of the porch. Mr. Broweleit stated that he has hired a carpenter to remove and replace the original porch with a new porch that would be the same size including railings.

Chairperson DeFalco questioned if there was anyone present to speak in favor of or against the petition. There was no response from the audience.

Tami Urish, Planner I, stated that the IDRC report is to be entered into the public record in its entirety. The petitioner is proposing to construct an unenclosed roofed-over front porch on the front of the residence, twenty-two (22) feet from the front property line. The Lombard Zoning Ordinance allows unenclosed roofed-over front

porches as a permitted encroachment into the required front yard, provided that a minimum of twenty-five (25) feet is provided.

Ms. Urish stated that staff recommends approval of the requested variation, subject to the conditions outlined in the staff report based on the pre-existing size of the original porch and the homeowner's desire to preserve the historic value of the house.

Chairperson DeFalco then opened the meeting for discussion by the ZBA members. No comments were offered.

On a motion by Mr. Bedard and a second by Mr. Bartels, the Zoning Board of Appeals recommended by a vote of 5 to 0 that the Village Board approve the variation associated with ZBA 13-08, subject to the following conditions:

- 1. The porch shall be developed in accordance with the submitted plans prepared by Caleb Baer dated November 5, 2013 and made a part of the petition.**
- 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 front yard setback.**
- 5. The roofed-over porch shall remain unenclosed.**

The motion carried by the following vote:

Aye: 5 - Mary Newman, Raymond Bartels, Greg Young, Keith Tap, and Ed Bedard

Absent: 1 - Val Corrado

Business Meeting

Approval of Minutes

A motion was made by Mary Newman, seconded by Keith Tap, to approve the minutes of the September 25, 2013 meeting. The motion passed by a unanimous vote.

Planner's Report

Jennifer Ganser, Assistant Director of Community Development,

reminded the ZBA members of the next meeting date on January 22, 2014 and said staff has one petition on file.

New Business

Unfinished Business

Adjournment

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

John DeFalco, Chairperson
Zoning Board of Appeals

William J. Heniff, AICP, Director of Community Development
Zoning Board of Appeals