



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, Keith Tap,
Ed Bedard, Val Corrado and Michelle Johnson
Staff Liaison: Jennifer Ganser*

Wednesday, February 27, 2019

7:00 PM

Village Hall Board Room

Call to Order

Chairperson DeFalco called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Chairperson DeFalco led the Pledge of Allegiance.

Roll Call of Members

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

Also present: Jennifer Ganser, AICP, Assistant Director of Community Development.

Public Hearings

[190080](#)

ZBA 19-01: 740 N Elizabeth Street

Requests that the Village approve a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the required interior side yard setback from six feet (6') to four and one-half feet (4.5') for the subject property located within the R2 Single-Family Residence Zoning District. The requested relief is for an addition to an existing single family residence located on the subject property. (DISTRICT #1)

Steve Flint, architect, and John Krage, homeowner, and staff were sworn in by Chairperson DeFalco to offer testimony.

Mr. Flint said he is the project architect. He showed illustrations that the home is currently in the required setback. The kitchen will be pushed back which requires the variance. He noted the IDRC comments and that he can abide by those comments. Mr. Krage said

a portion of the addition will meet the setback. He said his neighbors are ok with the project.

Chairperson DeFalco questioned if there was anyone else present to speak in favor of or against the petition. No one came forward.

Chairperson DeFalco asked for the staff report. Jennifer Ganser, Assistant Director, presented the IDRC report, which was entered into the record in its entirety. Ms. Ganser said the petitioners propose a home addition, holding the building line. As a portion of the addition will be less than 6' from the side yard property line, a variance is required. As the addition begins, it will hold the building line which necessitates the variance. The addition will then be brought out to meet the 6' setback.

A total of 4.07 square feet is within the side yard setback per the plans. The addition allows for an expanded kitchen and master bedroom. The IDRC group had two comments which the architect said he can meet. Staff finds the standards for a variance are met and also noted past precedence for similar variances.

Mr. Bartels asked if the addition will affect the swale. Mr. Flint said no, drainage should be improved. He noted the window well will be relocated to the back. Chairperson DeFalco asked if the addition project will bring the property into compliance with the 50% open space and Mr. Flint said yes. Chairperson DeFalco asked if the south fence line is owned by the petitioner and Mr. Krage said yes. Mr. Bedard and Mr. Tap verified that only 4.07 square feet of the addition is in the setback and Mr. Flint said yes. Chairperson DeFalco asked the ZBA to add the condition of approval, if voted on, that if the building is damaged more than 50% it must meet Code.

On a motion by Mr. Bartels, and a second by Mr. Bedard, the Zoning Board of Appeals voted 6-0 to recommend that the Village Board approve the petition associated with ZBA 19-01, subject to the following five (5) conditions:

- 1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;**
- 2. The petitioner shall apply for and receive a building permit for the proposed addition;**

3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

4. 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; and

5. In the event that the building or structure on the subject property is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located

Aye: 6 - John DeFalco, Mary Newman, Raymond Bartels, Keith Tap, Ed Bedard, and Michelle Johnson

Absent: 1 - Val Corrado

Business Meeting

Approval of Minutes

A motion was made by Ms. Newman, seconded by Ms. Johnson, the minutes for the August 22, 2018 meeting were approved. The motion passed by a unanimous vote.

Planner's Report

Unfinished Business

Chairperson DeFalco said there will be a meeting on March 13th and at that meeting the ZBA can appoint a Vice Chair. He asked if anyone was interested. Mr. Bartels expressed interest.

New Business

Adjournment

A motion was made by Mr. Tap, seconded by Mr. Bernard to adjourn the meeting at 7:26 p.m. The motion passed by a unanimous vote.

*John DeFalco, Chairperson
Zoning Board of Appeals*

*Jennifer Ganser, Assistant Director of Community Development
Zoning Board of Appeals*