



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, September 3, 2014

7:30 PM

Village Hall Board Room

Call to Order

Pledge of Allegiance

Roll Call of Members

Present 5 - John DeFalco, Mary Newman, Greg Young, Keith Tap, and Val Corrado

Absent 2 - Raymond Bartels, and Ed Bedard

Public Hearings

[140331](#)

ZBA 14-09: 317 N. Main Street

Requests that the Village grant a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to allow an attached garage to encroach three (3) feet into the required six (6) foot interior side yard setback for the subject property located within the R2 Single-Family Residence District. (DISTRICT #4)

Mr. Al Gorr presented the petition stating he has three daughters that live in Lombard. When he and his wife moved to Lombard they found the perfect house, but it had a one-car garage. They hired an architect to draw plans for a new two-car garage that would keep with the character of the house and neighborhood. The backyard isn't a suitable place for a new garage. Therefore they are asking for a variance to allow the garage to encroach three (3) feet.

Chairman DeFalco questioned if there was anyone present to speak in favor of or against the petition. Hearing none, staff was asked for their presentation.

Tami Urish, Planner I, stated that the IDRC report and staff memo are to be entered into the public record in their entirety. The staff memo adds a fifth condition that "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".

Ms. Urish said staff supports the petition due to the unique shape of the lot and precedence in recent years to grant such a variance. Since 2007, there has been one case each year for a similar variance.

Chairman DeFalco then opened the meeting for discussion by the ZBA members.

Mr. Tap said that Exhibit C and D look the same and questioned if the only difference was a different façade option. Mr. Gorr said yes, the layout is the same.

Chairman DeFalco said he drove by the property and noted that the neighbor's driveway is approximately eight (8) to ten (10) feet away and there is also a fence and trees dividing the property. He felt it met the intent of the setback.

Mr. Tap said the sight lines were clear.

A motion was made by Dr. Corrado, seconded by Mr. Tap, that the Zoning Board of Appeals recommends the side yard setback variation for approval by a vote of 5 to 0 to the Village Board, subject to five conditions:

- 1. The petitioner shall provide an updated plat of survey.**
- 2. The subject property shall be developed in substantial conformance with the plans submitted by the petitioner and prepared by B.L.R Architects, dated July 24, 2014.**
- 3. The petitioner shall apply for and receive a building permit for the proposed plans.**
- 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.**
- 5. 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.**

Aye: 5 - John DeFalco, Mary Newman, Greg Young, Keith Tap, and Val Corrado

Absent: 2 - Raymond Bartels, and Ed Bedard

Business Meeting

Approval of Minutes

A motion was made by Ms. Newman, seconded by Dr. Corrado, to approve the

minutes of the June 25, 2014 meeting. The motion passed by a unanimous vote.

Planner's Report

Ms. Ganser said the next ZBA meeting will be on September 24, 2014 with one petition.

New Business

Other Business

Ms. Ganser gave an overview of the clear line of sight materials included in the packet. Staff included the 2007 White Paper since there are still many relevant points. Staff contacted twenty (20) municipalities to update the data on fence height and clear line of sight restrictions. Ms. Ganser stated that regulations vary by municipality. Chairman DeFalco thanked staff for the updated information.

Adjournment

A motion was made by Mr. Tap, seconded by Ms. 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