



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: Jennifer Ganser*

Wednesday, February 24, 2016

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 4 - John DeFalco, Mary Newman, Greg Young, and Ed Bedard

Absent 3 - Raymond Bartels, Keith Tap, and Val Corrado

Also present: Jennifer Ganser, Assistant Director of Community Development and Tami Urish, Planner.

Public Hearings

[160071](#)

ZBA 16-01 - 95 S. Columbine (IL Route 53)

Requests that the Village grant a variation from Section 155.210(A)(2) (b) of the Lombard Zoning Ordinance to allow a detached accessory building to be located in front of the principal building that is nearest to the front lot line. (DISTRICT #1)

Mr. Ron Space, Ms. Sue Space and staff were sworn in by Chairperson DeFalco to offer testimony. Ms. Space stated that the request is for a shed on their property. Mr. Space said the house is at the rear of the property and most people mistake their garage as their house. Ms. Space said they would like to keep the shed at its current location because there is no room behind the house for the shed. Mr. Space stated that the shed cannot be seen from the street.

Chairperson DeFalco questioned if there was anyone else 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 is to be entered into the public record in its entirety. Ms. Urish said house is located at the rear of the property and there are no other alternative locations on the lot other than in front of the house. Staff can support the variation base on the three other properties within the immediate neighborhood that have accessory structures in front of house that are set at the back of the lot. Therefore the impact on the neighborhood is minimal. Also, in consideration of precedence, two similar petitions were approved in the past ten years.

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

Mr. Young asked why the complaint was made two years ago with the petition coming forward after a length of time. Ms. Urish responded that we provide for approximately sixty days to rectify circumstances and is generally a work in progress. Mr. Young asked if Exhibit C is the shed. Ms. Urish responded that Exhibit C is the shed with the addition of walls. Mr. Space indicated that the shed has walls.

Chairman DeFalco asked the petitioners how long they have lived at the subject property. Mr. Space responded with thirty years. Chairman DeFalco asked how long had the shed been on the property. Mr. Space responded with eight years.

Mr. Young asked the petitioner what size is the existing shed. Mr. Space responded that the shed needs to be shortened by four feet.

Chairman DeFalco noted that one of the conditions of approval is the garage door to be replaced with a standard door. Mr. Space agreed that he is to remove the garage door.

Mr. Young asked staff if other violations of the property could have been addressed through additional variations. Ms. Ganser responded that the only required variation pertains to zoning and that you cannot apply for a variation from the nuisance chapter.

Chairperson DeFalco stated that the petitioner will make modifications related to the conditions listed in the staff report.

On a motion by Mr. Young, and a second by Ms. Newman, that the Zoning Board of Appeals recommend a variation from Section 155.210(A)(2)(b) of the Lombard Zoning Ordinance to allow a detached accessory building to be located in front of the principal building that is nearest to the front lot line for the subject property located within the R2 Single-Family Residential Zoning

District for approval of ZBA 16-01 by a vote of 4 to 0 to the Village Board, subject to the five (5) conditions:

1. The shed is not to exceed 352 square feet. All other accessory structures are to be removed with the exception of the existing legal non-conforming garage;
2. The petitioner shall reconstruct the shed to be enclosed with a door or double doors not to exceed six feet wide;
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 twelve (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 principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the new structure and accessory structures shall meet all Code provisions.

The motion carried by the following vote:

Aye: 4 - John DeFalco, Mary Newman, Greg Young, and Ed Bedard

Absent: 3 - Raymond Bartels, Keith Tap, and Val Corrado

Business Meeting

Approval of Minutes

A motion was made by Ms. Newman, seconded by Mr. Bedard, to approve the minutes of the October 28, 2015 meeting. The motion passed by a unanimous vote.

Planner's Report

Unfinished Business

New Business

Adjournment

A motion was made by Mr. Young, seconded by Ms. Newman, to adjourn the meeting at 7:16 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*