



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: Matt Panfil*

Wednesday, April 29, 2015

7:30 PM

Village Hall Board Room

Call to Order

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

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

Public Hearings

[150170](#)

ZBA 15-04 - 131 W. Goebel Drive

Requests that the Village grant a variation from Section 155.210(A)(3) (a) of the Lombard Zoning Ordinance to allow a detached accessory building or structure to exceed the height of a principal structure or use. (DISTRICT #1)

Mr. Kutlic began his presentation by stating that he would like to build a new garage. The existing house is a one-story ranch with a low pitched roof. He said that he intends to construct a second story addition in the future. The current garage is in disrepair and the new garage would be seventeen feet (17') tall to allow for extra storage. The site slopes downward from the front to the rear and the garage would not appear taller than the house from the street.

Chairperson DeFalco questioned if there was anyone present to

Speak in favor of or against the petition. Hearing none, staff was asked for their presentation.

Jennifer Ganser, Assistant Director of Community Development, stated that the IDRC report is to be entered into the public record in its entirety. Ms. Ganser stated that the petitioner is proposing to construct a new detached garage to replace the existing detached garage. The height of the proposed garage, seventeen feet (17'), would be taller than the height of the existing home, which is fifteen feet (15') tall due to its low pitched roof. Therefore, a variation from Village Code is required.

Ms. Ganser stated that the property also slopes downward from front to back, thereby making the rear yard grade lower than the street grade. The petitioner included pictures demonstrating the slope of his yard. The proposed garage is compliant with all other regulations within the Zoning Ordinance.

Ms. Ganser concluded by stating that staff finds that the hardship for the variation is due to the height of the existing single family home and that the standards for variations have been affirmed. The proposed improvements will not adversely affect this or other properties in the neighborhood and would be an aesthetic improvement consistent with the existing structure and surrounding neighborhood. Staff can support the variation.

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

Mr. Tap said he visited the property and noted the grade change and the surrounding homes. He feels that the petition would be consistent with the neighborhood.

Mr. Young referenced the plat of survey and noted the garage cannot encroach into the easements. Ms. Ganser agreed and said staff has discussed this with the petitioner.

Mr. Bedard said he agrees the home has a lower profile and the garage would be consistent with the neighborhood.

A motion was made by Mr. Bartels, seconded by Ms. Newman, that the Zoning Board of Appeals recommend this petition for approval to the Corporate Authorities, subject to the following conditions:

- 1. The project shall be developed in accordance with the submitted plans prepared by the petitioner 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 twelve (12) months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variations; and

4. In the event that the accessory structure (garage) on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the new structure shall meet all Code provisions

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

Business Meeting

Approval of Minutes

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

Planner's Report

Ms. Ganser said the next ZBA meeting will be on May 27, 2015 with possibly two petitions.

The ZBA members asked for updates on a few development projects throughout the Village.

New Business

There was no new business.

Unfinished Business

There was no unfinished business.

Adjournment

A motion was made by Mr. Tap, seconded by Mr. Bartels, to adjourn the meeting at 7:48 p.m. The motion passed by a unanimous vote.

John DeFalco, Chairperson
Zoning Board of Appeals

Matt Panfil, AICP, Senior Planner
Zoning Board of Appeals