

# Village of Lombard

*Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org*



## Minutes

**Wednesday, August 24, 2022**

**7:00 PM**

**Village Hall Board Room**

## **Zoning Board of Appeals**

*John DeFalco, Chairperson  
Mary Newman, Raymond Bartels, Keith Tap,  
Michelle Johnson, Brian Conway and Zach Meadows  
Staff Liaison: Jennifer Ganser*

## 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, Michelle Johnson, Zach Meadows, and Brian Conway

**Absent** 1 - Keith Tap

Also present: Tami Urish, Planner of Community Development.

## Public Hearings

[220254](#)

### **ZBA 22-02: 476 S. Park Road**

The Village of Lombard Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

The petitioner 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 three feet (3') for the subject property located within the R2 Single-Family Residence Zoning District. The requested relief is for an addition to an existing nonconforming single-family residence located on the subject property. (DISTRICT #1)

*Kevin Pattermann, petitioner, and Tami Urish, Planner I, were sworn in by Chairperson DeFalco to offer testimony.*

*Mr. Pattermann presented the petition. He explained that he is requesting a variance to be able to update his existing one-car flat roof garage that is attached to the house. He said the addition is necessary because the existing garage is substandard in both height and length.*

*Chairperson DeFalco asked if anyone from the public had any questions or comments. Hearing none, he asked for the staff report.*

*Ms. Urish presented the staff report, which was entered into the record in its entirety. As previously noted the petitioner is seeking a variance to reduce the interior side setback from 6 feet to 3 feet to expand the*

garage. In consideration of the petition, staff notes that the subject property is 55 feet wide and is consistent with other neighboring properties' widths. The subdivision was developed in 1944 well before the current Village Code. Staff recognizes that this development sequence creates a hardship. In consideration of precedent, staff has identified similar cases that were approved in the past. In conclusion, staff finds that the variance request meets the standards for a variation.

Chairperson DeFalco opened the meeting up for discussion among the ZBA members.

Mr. Bartels asked if there are any drainage issues associated with the garage. Ms. Urish responded that the Village engineer provided comments about gutters and the direction they are to be pointed in the staff report. Mr. Bartels asked if the petitioner can comply with that request. Mr. Pattermann responded that the existing garage does not have gutters and he will add gutters as required by the engineer's comment.

Mr. Conway asked the petitioner if the adjoining property owners were aware of his plans to modify his garage. Mr. Pattermann responded that he has had discussions with the neighbor next to the garage and to the rear of his property and they do not object to his plans.

Chairperson DeFalco observed that the house on the neighboring property to the garage appears to be more than 6 feet from the shared property line and asked staff if the actual dimension is known. Ms. Urish responded that she did not know the exact dimension but the neighbor's house appears to be approximately 8 - 10 feet from the subject property's property line. Mr. Pattermann concurred with this estimate to be approximately 10 feet.

Chairperson DeFalco asked the petitioner what is the purpose of the addition. Mr. Pattermann responded that it is difficult to fit a vehicle in the garage.

Mr. Conway asked if the proposed roof modifications of the garage would extend into the house. Mr. Pattermann responded no, the roof modifications are for the garage only.

Mr. Bartels asked if the driveway is going to be replaced. Mr. Pattermann responded that the existing asphalt driveway is in good shape and does not need to be replaced at this time. If there is any construction damage, it will be repaired at that time.

Chairperson DeFalco read the conditions listed in the staff report and

*asked Mr. Pattermann if he can agree to these conditions. Mr. Pattermann affirmed his ability to observe the conditions.*

*Mr. Bartels asked staff if the two options for the roof the petitioner included in his request had to be specified. Ms. Urish responded that the petitioner can decide which option during the permitting process since the variance applies to the same three-foot segment and limited to the two options set forth.*

*Chairperson DeFalco summarized the petition and asked for a motion from the Board.*

**recommended to the Corporate Authorities for approval subject to conditions**

**Aye:** 6 - John DeFalco, Mary Newman, Raymond Bartels, Michelle Johnson, Zach Meadows, and Brian Conway

**Absent:** 1 - Keith Tap

## **Business Meeting**

### **Approval of Minutes**

**A motion was made by Ms. Newman, seconded by Ms. Johnson, the minutes for the June 22, 2022 meeting were approved with noted corrections. The motion passed by a unanimous vote.**

### **Planner's Report**

*No Planner's Report*

### **Unfinished Business**

*Mr. Bartels asked Chairperson DeFalco if future ZBA meeting will be televised. Chairperson DeFalco responded that Ms. Ganser, Assistant Director of Community Development, reported that ZBA meeting will not be televised due to the resources required are not available. As an aside, meetings generally involve residents only and keeping them approachable is important. Some residents may find the idea of being televised intimidating and therefore it may discourage the process of public participation.*

### **New Business**

*No New Business*

## Adjournment

A motion was made by Mr. Bartels, seconded by Mr. Conway to adjourn the meeting at 7:17 p.m. The motion passed by a unanimous vote.