



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, January 23, 2013

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 4 - John DeFalco, Raymond Bartels, Greg Young, and Ed Bedard

Absent 3 - Mary Newman, Keith Tap, and Val Corrado

Also present: Jennifer Henaghan, AICP, Senior Planner.

Public Hearings

[130029](#)

ZBA 13-01; 236 E. Morningside Avenue

Requests that the Village take the following actions for the subject property located within the R2 Single-Family Residence District:

1. A variation from Section 155.407(F)(2) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to fifteen and seven-tenths feet (15.7').
2. A variation from Section 155.407(F)(4) of the Lombard Zoning Ordinance to reduce the required rear yard setback from thirty-five feet (35') to twenty-nine and one half feet (29.5'). (DISTRICT #5)

Karalee Strasser, 236 E. Morningside, presented the petition. Ms. Strasser stated that she was requesting variations to replace her attached one-car garage with an attached two-and-one-half-car garage. The corner side yard setback would remain at its current

distance but the new addition would encroach into the rear yard. She stated that she was aware of the need for a driveway variation and had already received approval from the Department of Public Works.

Chairperson DeFalco asked if there was anyone present to speak in favor or against the petition. Mark Lauer, 528 S. Stewart Avenue, stated that there is a storm drain at 532 S. Stewart that had been installed by the Village a number of years ago. He indicated that there have been significant problems with the drain being blocked and stated that, subsequent to storm events, it typically takes several days for floodwater to drain from the backyard. He stated that, to his knowledge, there had never been any maintenance performed on the drain and requested that the Village look into this matter.

Jennifer Henaghan, Senior Planner, entered the staff report into the public record in its entirety and stated that staff recommends approval of ZBA 13-01, subject to the four conditions outlined in the staff report.

Mr. Young asked how the second level of the garage would be used. The petitioner stated that it would be used for storage and indicated that she does not currently have a basement or an attic in her home.

Mr. Bedard asked if the addition would have a basement. The petitioner stated that it would be constructed on a slab.

Chairperson DeFalco asked which yard is considered to be the rear yard. Ms. Henaghan confirmed that it is the eastern side of the lot.

Mr. Bartels asked to clarify the rear yard setback. Ms. Henaghan stated that the home is currently 44.8 feet from the rear lot line but the proposed addition would reduce the setback to 29.5 feet.

Mr. Bedard asked how the flooding issue could be addressed. Ms. Henaghan stated that the proposed improvements would need to comply with the Village's stormwater regulations as part of the building permit process, but she would request that the Village's Private Development Engineer contact Mr. Lauer regarding the larger drainage issues in the neighborhood.

Chairperson DeFalco suggested that a condition be added to limit the variations to the current structure as proposed.

A motion was made by Greg Young, seconded by Ed Bedard, that this matter be recommended to the Corporate Authorities for approval subject to the following conditions:

- 1. The subject property shall be developed in substantial conformance with the site plan submitted on the Plat of Survey as part of the public hearing packet prepared by the petitioner and dated November 26, 2012.**

2. No roofed-over accessory structures shall be permitted in the rear yard east of the proposed addition.

3. The petitioner shall satisfactorily address all comments included within the IDRC report, including the required hard surface driveway.

4. The second floor storage/work area immediately above the proposed garage addition shall not be utilized as a separate dwelling unit.

5. In the event that the principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, any new structure shall meet the required side yard setback at the time of its construction.

The motion carried by the following vote:

Aye: 4 - John DeFalco, Raymond Bartels, Greg Young, and Ed Bedard

Absent: 3 - Mary Newman, Keith Tap, and Val Corrado

Business Meeting

Approval of Minutes

A motion was made by Greg Young, seconded by Ed Bedard, to approve the minutes of the November 28, 2012 meeting. The motion passed by a unanimous vote.

Planner's Report

New Business

Unfinished Business

Adjournment

A motion was made by Raymond Bartels, seconded by Ed Bedard, to adjourn the meeting at 7:58 p.m. The motion passed by a unanimous vote.

John DeFalco, Chairperson
Zoning Board of Appeals

Jennifer Henaghan, Senior Planner
Zoning Board of Appeals