



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, Keith Tap,
Ed Bedard and Michelle Johnson
Staff Liaison: Jennifer Ganser*

Wednesday, October 23, 2019

7:00 PM

Village Hall - Board Room

Call to Order

Commissioner Bartels called the meeting to order at 7:00 p.m

Pledge of Allegiance

Commissioner Bartels led the Pledge of Allegiance.

Roll Call of Members

Present 5 - Mary Newman, Raymond Bartels, Keith Tap, Ed Bedard, and Michelle Johnson
Absent 1 - John DeFalco

Also present: Tami Urish, Planner I, Community Development

Public Hearings

[190424](#)

ZBA 19-06: 6 W. Central Avenue

Requests that the Village grant approval of a variations from Sections 155.205(A)(1)(c)(ii) and (iii) of the Lombard Village Code to allow for an existing six foot (6') high solid fence in a corner side yard where a maximum 4 foot height is permitted for the subject property located within the R2 Single-Family Residence District. (DISTRICT #2)

Ms. Judy Woldman and Mr. Tom Woldman, petitioners, and staff were sworn in by Acting-Chairperson Bartels to offer testimony.

Mr. Woldman stated that they are requesting to replace the privacy fence in the same location with the exception of moving the fence in to observe clearance for their neighbors' driveway. The area has high traffic including pedestrians, high school students predominately that have a tendency to litter on the property.

Acting-Chairperson Bartels asked if anyone from the public wanted to address the petitioner. Hearing none asked for the staff report.

Tami Urish, Planner I, presented the staff report, which was entered into the record in its entirety. There is currently a six-foot tall solid fence in the rear yard and the property owners would like to replace it. In review of the request, staff found that standards were met due to the grade change of Main Street and past precedence. Staff recommends approval of the variance for the fence according to the plan shown avoiding the clear line of sight to the north for a driveway.

Acting-Chairperson Bartels opened the meeting up for discussion among the ZBA members.

Mr. Tap stated that he appreciated that the petitioners worked with staff and are improving conditions. Correcting the clear line of sight area is a positive and the variance for the fence height is acceptable given the high traffic area.

On a motion by Mr. Bedard, and a second by Mr. Tap, the Zoning Board of Appeals voted 5-0 that the Village Board approve the petition associated with ZBA 19-06, subject to the following three (3) conditions:

- 1. The replacement fence shall be constructed in substantial conformance to the plan submitted by the petitioner, as shown in Exhibit C; and**
- 2. The petitioner shall apply for and receive a building permit for the proposed replacement fence.**
- 3. 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.**

The motion carried by the following vote:

Aye: 5 - Mary Newman, Raymond Bartels, Keith Tap, Ed Bedard, and Michelle Johnson

Absent: 1 - John DeFalco

Business Meeting

Approval of Minutes

A motion was made by Ms. Newman, seconded by Mr. Bedard to approve the meeting minutes for 7-24-19 with no changes.

The motion carried by the following vote:

Aye: 4 - Mary Newman, Raymond Bartels, Ed Bedard, and Michelle Johnson

Abstain: 1 - Keith Tap

Absent: 1 - John DeFalco

Planner's Report

Ms. Urish stated that the November and December scheduled ZBA meetings will need to be cancelled due to the conflict of the holidays. Replacing them with one meeting on December 4th or 11th was proposed. All present members agreed to reschedule the meetings to one on December 4th

Unfinished Business

None

New Business

None

Adjournment

A motion was made by Ms. Newman, seconded by Ms. Johnson to adjourn the meeting at 7:52 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*

