



# 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*

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Wednesday, July 22, 2015

7:30 PM

Village Hall Board Room

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#### Call to Order

*Acting Chairperson Dr. Corrado called the meeting to order at 7:30 p.m.*

#### Pledge of Allegiance

*Acting Chairperson Dr. Corrado led the Pledge of Allegiance.*

#### Roll Call of Members

**Present** 4 - Mary Newman, Raymond Bartels, Ed Bedard, and Val Corrado

**Absent** 3 - John DeFalco, Greg Young, and Keith Tap

#### Public Hearings

[150327](#)

##### **ZBA 15-09: 18 W. LeMoyné Avenue**

Requests that the Village approve 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 thirteen and five tenths feet (13.5') for the subject property located within the R2 Single-Family Residential Zoning District. (DISTRICT #1)

*Mr. Aristidis Berdusis presented the petition. Mr. Berdusis began by stating that the existing house would be removed and replaced with a new house. The lot is configured so as without relief the lot is essentially unbuildable with just thirteen feet (13') of buildable lot depth to work within.*

*Acting Chairperson Corrado questioned if there was anyone present to speak in favor of or against the petition. Hearing none, he asked staff for their presentation.*

*Tami Urish, Planner I, stated that the IDRC report is to be entered into the public record in its entirety. According to Ms. Urish, the petitioner has proposed to remove the existing principal structure and detached*

*garage and replace it with a new principal structure with an attached garage. The proposed 1,500 square foot house will encroach into the required rear yard with a resulting setback of thirteen and five-tenths feet (13.5'). This setback is due to a five foot (5') encroachment of a rear porch, the bulk of the house would be an additional five feet (5') from the property line. Ms. Urish concluded that staff can support the requested variance for three reasons. There is precedence for variations to rear yard setbacks on similar substandard lots that lack lot depth. The proposed improvements will not adversely affect this or other properties in the neighborhood and will be consistent with the surrounding neighborhood. The subject property's rear yard is adjacent to the property owner/church's parking lot. Additionally, the subject property is uniquely shaped creating a hardship to properly position a principal structure of any reasonable size.*

*Acting Chairperson Corrado then opened the meeting for discussion by the ZBA members.*

*Mr. Bartels asked staff if the new house meets the fifty percent (50%) open space provision. Ms. Urish affirmed that the proposed house will have eighteen percent (18%) coverage of the lot which is one percent (1%) more than the existing conditions.*

*Mr. Bartels asked the petitioner if the proposed house is planned with a one (1) car garage. Mr. Berdusis stated that the house is to serve as a parsonage for the church and is designed with a one (1) car attached garage.*

*Acting Chairperson Corrado asked if there would be any impact on neighboring properties. Ms. Urish stated that the rear yard of the property is adjacent to the church's parking lot therefore there is minimal impact on neighboring properties.*

**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 subject property shall be developed in substantial conformance with the site plan and elevations, prepared and submitted by M. Gingerich, Gereaux & Associates, dated June 19, 2015.**
- 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 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:** 4 - Mary Newman, Raymond Bartels, Ed Bedard, and Val Corrado

**Absent:** 3 - John DeFalco, Greg Young, and Keith Tap

## **Business Meeting**

### **Approval of Minutes**

A motion was made by Mr. Bedard, seconded by Mr. Bartels, to approve the minutes of the June 24, 2015 meeting. The motion passed by a unanimous vote.

### **Planner's Report**

### **Unfinished Business**

### **New Business**

### **Adjournment**

A motion was made by Ms. Newman, seconded by Mr. Bedard, to adjourn the meeting at 7:43 p.m. The motion passed by a unanimous vote.

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Dr. Val Corrado, Acting Chairperson  
Zoning Board of Appeals

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Matt Panfil, AICP, Senior Planner  
Zoning Board of Appeals