



# 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, August 26, 2015

7:30 PM

Village Hall Board Room

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#### 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, Mary Newman, Raymond Bartels, and Val Corrado

**Absent** 3 - Greg Young, Keith Tap, and Ed Bedard

*Also present: Jennifer Ganser, Assistant Director of Community Development and Tami Urish, Planner I.*

#### Public Hearings

[150386](#)

**ZBA 15-11: 350 W. Grove Street (Request for continuance to the September 23, 2015 meeting)**

Requests that the Village grant approval of a variation from Section 155.407 (F)(3) of the Lombard Zoning Ordinance to reduce the minimum interior side yard setback to four feet (4') where six feet (6') is required, to allow for an emergency generator unit within the R2 Single-Family Residence District (Henry's Resubdivision). (DISTRICT #1)

**A motion was made by Ms. Newman, seconded by Dr. Corrado, to continue this petition to the September 23, 2015 meeting. The motion carried by the following vote:**

**Aye:** 4 - John DeFalco, Mary Newman, Raymond Bartels, and Val Corrado

**Absent:** 3 - Greg Young, Keith Tap, and Ed Bedard

[150387](#)**ZBA 15-10: 530 W. St. Charles Road**

Requests that the Village approve a variation from Section 155.205(A) (1)(c) of the Lombard Zoning Ordinance to increase the permitted height of a fence from six feet (6') to eight feet (8') for the subject property located within the R2 Single-Family Residential Zoning District. (DISTRICT #1)

*Mr. Dave Berryhill said he is the contractor for the project. He agrees with the staff report. He noted this is a privacy fence on a deck and since the fence is raised the deck is higher. The home previously had a deck with a fence.*

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

*Tami Urish Planner I, stated that the IDRC report is to be entered into the public record in its entirety. Ms. Urish said the privacy screening is on the deck which creates the variance. Staff researched other cases and found that a fence variance was the appropriate request. If the petitioner asked for a variance of the side yard setback a home addition could then be built in the side yard setback. Ms. Urish noted the picture on page 3 of the staff report and that the house is not built squarely on the lot. Staff feels the proposed fence would not impact the neighborhood and noted the variance is for a fence on a deck only, not a fence on the ground.*

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

*Mr. Bartels asked if the original fence was eight feet and Ms. Urish said yes, though the permit could not be located. Ms. Ganser said that because the previous fence was demolished a variance is needed for the new fence. Chairman DeFalco said he visited the property and asked about the steps and levels of the deck. Mr. Berryhill said the steps are off the main level to step down to a lower deck. Chairman DeFalco noted the variance is for a very small area and doesn't believe it will impact the neighborhood. Ms. Newman clarified that an eight foot tall fence from the ground would not be allowed and Ms. Urish agreed. Chairman DeFalco noted condition 1 and asked Ms. Urish to explain condition 4. Ms. Urish said if the principle structure (the house) were to be rebuilt it would be built squarely on the lot, which could eliminate the need for this variance. Mr. Bartels noted this was similar to a variance from Trustee Tross and Ms. Urish agreed.*

**A motion was made by Mr. Bartels, seconded by Ms. Newman, to recommend**

to the Corporate Authorities approval of this petition subject to the conditions.

1. The subject property shall be developed in substantial conformance with the site plan and elevations, prepared and submitted by Archadeck of Chicagoland, dated July 1, 2015. The height variance applies to the deck screening only and does not apply to any portion of a fence on the ground level.
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.
4. In the event that the principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the deck shall meet the requirements of the Village Code of Ordinances.

The motion carried by the following vote:

**Aye:** 4 - John DeFalco, Mary Newman, Raymond Bartels, and Val Corrado

**Absent:** 3 - Greg Young, Keith Tap, and Ed Bedard

## Business Meeting

## Approval of Minutes

A motion was made by Mr. Bartels, seconded by Dr. Corrado, to approve the minutes of the July 22, 2015 meeting. The motion passed by a unanimous vote.

## Planner's Report

*Ms. Ganser said the next ZBA meeting will be on September 23, 2015 with two petitions.*

## Unfinished Business

## New Business

*Mr. Bartels asked if the meeting could be changed to 7 pm from 7:30 pm. The members present all found the proposed time favorable. Ms. Ganser said she would research the bylaws and update the ZBA on the proposed time change.*

## Adjournment

A motion was made by Ms. Newman, seconded by Dr. Corrado, to adjourn the

meeting at 7:48 p.m. The motion passed by a unanimous vote.

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John DeFalco, Chairperson  
Zoning Board of Appeals

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Matt Panfil, AICP, Senior Planner  
Zoning Board of Appeals