



# 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: Michael Toth*

---

Wednesday, August 22, 2012

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.*

*Chairperson DeFalco requested a moment of silence in honor of Village President, William Mueller.*

#### Roll Call of Members

**Present** 5 - Trustee John DeFalco, Greg Young, Keith Tap, Ed Bedard, and Val Corrado  
**Absent** 2 - Mary Newman, and Raymond Bartels

*Also present: Michael Toth, Planner I.*

#### Public Hearings

[120420](#)

##### **ZBA 12-03: 330 N. Park 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 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over porch as a permitted encroachment in the corner side yard. (DISTRICT #1)

*Chairperson DeFalco opened the meeting for public comment.*

*Amanda Burke, 330 N. Park Ave., presented the petition. Ms. Burke stated that they plan to rebuild the existing front porch and add additional porch space on the west side of the house. The house*

*doesn't meet all of the setback requirements, which is why the variation is being requested. There are no neighbors to the side or behind the house.*

*Mr. Bedard asked if the house was built prior to View Street being improved.*

*William Burke stated that the house was built before View Street was improved. The house was built in 1976.*

*Mr. Tap asked if the area to the west of the property was developable.*

*Mr. Burke stated that the area directly to the west of the property is Terrace View Park and is not usable.*

*Chairperson DeFalco asked if there was anyone present to speak in favor or against the petition. There was nobody to speak in favor or against the petition.*

*Michael Toth, Planner I, entered the staff report into the public record in its entirety and stated that staff is recommending approval of ZBA 12-03, subject to the four conditions outlined in the staff report.*

*Mr. Tap asked if the concrete on the existing porch is to be removed.*

*Mr. Burke stated that the concrete will be removed.*

*Mr. Tap asked if the concrete area will be the same size.*

*Mr. Burke stated that the concrete will actually come out a foot further to allow for better mobility around the porch. He then briefly discussed the gazebo addition.*

*Chairperson DeFalco asked if the gazebo would be enclosed.*

*William Burke stated that they discussed the enclosing of the porch, but decided not to do it now or in the future.*

*Chairperson DeFalco then asked staff what would be needed if a request to enclose the porch were to come in the future.*

*Mr. Toth stated that the nature of the variation would only cover what was requested and that would be for an unenclosed porch. If anyone intended on enclosing the porch, an additional variation would be needed to essentially allow a building addition in the corner side yard.*

*Mr. Young asked why the 50% provision was not included as a*

*condition.*

*Mr. Toth stated the variation would be approved in perpetuity. The main porch area was included in the original construction of the house in 1976 and the rebuilding of such porch, in the event of damage or destruction, would not drastically alter the essential character of the neighborhood.*

*Mr. Tap asked if the gas meter would have to be moved.*

*Mr. Burke stated that a majority of the lines would have to be moved in order to accommodate the gazebo addition.*

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

**Aye:** 5 - John DeFalco, Greg Young, Keith Tap, Ed Bedard, and Val Corrado

**Absent:** 2 - Mary Newman, and Raymond Bartels

## **Business Meeting**

### **Approval of Minutes**

**A motion was made by Keith Tap, seconded by Greg Young, to approve the minutes of the April 25, 2012 meeting. The motion passed by an unanimous vote.**

### **Planner's Report**

*Upon request of the Zoning Board of Appeals, Michael Toth provided an update on the current status of the three season room variation that came through the ZBA in 2011 (ZBA 11-06). Mr. Toth explained that after the variation was denied by the Village Board, the petitioner made several attempts to amend the Providence Glen Planned Development Agreement in order to allow the existing three season room located on the property to remain. The case is currently is up for consideration by the Village Board at their September 6, 2012 meeting.*

### **New Business**

*The Zoning Board of Appeals discussed several issues relating to the enforcement of certain codes in the Village. Mr. Toth explained that the Code Enforcement Division typically operates on a complaint basis so if there are any issues, please contact the Village immediately for further investigation.*

## Unfinished Business

## Adjournment

A motion was made by Val Corrado, seconded by Greg Young, to adjourn the meeting at 7:58 p.m. The motion passed by an unanimous vote.

---

John DeFalco, Chairperson  
Zoning Board of Appeals

---

Michael Toth, Planner I  
Zoning Board of Appeals