



Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org

Meeting Minutes Zoning Board of Appeals

*John DeFalco, Chairperson
Mary Newman, Raymond Bartels,
Greg Young, Keith Tap,
Ed Bedard and Val Corrado
Staff Liaison: Jennifer Ganser*

Wednesday, December 14, 2016

7:00 PM

Village Hall Board Room

Call to Order

Chairperson DeFalco called the meeting to order at 7:17 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 Greg Young

Absent 3 - Keith Tap, Ed Bedard, and Val Corrado

Also present: Anna Papke, AICP, Senior Planner.

Public Hearings

[160492](#)

ZBA 16-05: 172 S. Stewart Avenue

Requests that the Village approve the following for a property located in the R2 Single-Residence District:

1. A variation from Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over porch to be set back twenty-one feet (21') from the front property line where twenty-five feet (25') is required for the front yard;
2. A variation from Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over porch that encroaches into the front yard to project eight feet (8') from the front wall of the principal structure, where a projection of not more than seven feet (7') is permitted; and
3. A variation from Section 155.212 of the Lombard Zoning Ordinance to allow steps projecting into the front yard to be five feet three inches (5'3") above grade, where a maximum of four feet (4') above grade is permitted. (DISTRICT #4)

Mr. Stephen Flint, Mr. Dave Dybowski, and staff were sworn in by Chairperson DeFalco to offer testimony. Mr. Flint, architect and petitioner, presented the request. Mr. Flint said that the property owner wants to rebuild an existing porch that is part of a historic home in Lombard. He noted that there will be some modifications of the side portion of the porch, but the front porch will retain the character and size of the existing porch. The rebuilt porch will utilize materials similar to those found on the existing porch. The plans call for the existing roof to be saved, with minor modifications.

Mr. Dybowski, the property owner, noted that he does not want to increase the size of the porch. The intent is to fix the porch, which needs to be rebuilt.

Chairperson DeFalco asked if there was anyone else present to speak in favor of or against the petition. Seeing no one, he asked for the staff report.

Anna Papke, Senior Planner, presented the staff report. The IDRC report was entered into the record in its entirety. Ms. Papke said that the existing porch is part of a historic home in Lombard. The home is included in the Village's survey of historic properties, and the Lombard Historical Society maintains a folder on the subject property. The front porch is in poor condition and the homeowner would like to rebuild it to roughly the same dimensions. However, the front porch does not meet front setback requirements for front porches, and thus requires a variance in order to be rebuilt. Ms. Papke noted that the current setback requirements were not in place at the time the home was originally constructed. This creates a hardship for the property owner, who cannot rebuild the porch and maintain its historic characteristics without needing a variance. Staff recommended approval of the petition subject to the conditions in the staff report.

Chairperson DeFalco noted that the columns of the existing porch are wrapped in brick. He asked if the property owner will reuse some of these bricks to rebuild the porch.

Mr. Flint said that reusing the bricks would be cost-prohibitive. However, the rebuilt columns will include masonry and will look similar to the existing columns.

Mr. Dybowski confirmed that reusing the bricks would be cost-prohibitive.

Mr. DeFalco summarized the petition and asked for a motion from the Board.

On a motion by Mr. Young, and a second by Mr. Bartels, the Zoning Board of Appeals voted 4-0 that the Village Board approve the petition associated with ZBA 16-05, subject to the following five (5) conditions:

1. The porch shall be developed in accordance with the submitted plans and elevations prepared by Flint Architects, dated October 27, 2016, November 7, 2016, and made a part of the petition;
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 new structure shall meet the required front yard setback; and
5. The roofed-over porch shall remain unenclosed.

The motion carried by the following vote:

Aye: 4 - John DeFalco, Mary Newman, Raymond Bartels, and Greg Young

Absent: 3 - Keith Tap, Ed Bedard, and Val Corrado

Business Meeting

Approval of Minutes

A motion was made by Mr. Young, seconded by Mr. Bartels, to approve the minutes of the September 28, 2016 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. Young to adjourn the meeting at 7:29 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*