

Village of Lombard

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



Minutes

Wednesday, March 22, 2023

7:00 PM

Village Hall Board Room

Zoning Board of Appeals

*John DeFalco, Chairperson
Mary Newman, Raymond Bartels, Keith Tap,
Michelle Johnson, Brian Conway and Zach Meadows
Staff Liaison: Jennifer Ganser*

Call to Order

Chairperson DeFalco called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Chairperson DeFalco led the Pledge of Allegiance

Roll Call of Members

Present 5 - John DeFalco, Mary Newman, Raymond Bartels, Zach Meadows, and Brian Conway

Absent 2 - Keith Tap, and Michelle Johnson

Also present: Jennifer Ganser, AICP Assistant Director of Community Development, Tami Urish, Planner of Community Development.

Public Hearings

[230088](#)

ZBA 23-04: 302 W. St. Charles Road

The petitioner requests that the Village approve a variation from Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eight and four tenths feet (8.4') for the subject property located within the R4 Limited General Residence Zoning District. (DISTRICT #1)

Kamil Job, petitioner, and Jennifer Ganser, Assistant Director of Community Development and Tami Urish, Planner I, were sworn in by Chairperson DeFalco to offer testimony.

Mr. Job presented the petition. He explained that he is requesting a variance to be able to build a one-story addition onto his house. He said the house was built in 1922 and presumably met the zoning code of the time. His proposed addition will hold the line of the existing house. The proposed addition is necessary to expand the kitchen. The proposed addition will be located over an existing patio.

Chairperson DeFalco asked if anyone from the public had any questions or comments. Hearing none, he asked for the staff report.

Ms. Urish presented the staff report, which was entered into the record in its entirety. The subject property is developed with a single-family home. The existing single-family home does not meet the required

twenty-foot corner side yard setback. The proposed addition will maintain the existing eight and four tenths (8.4') corner side yard setback as the house was built in 1922 before the current zoning code. In consideration of precedent, staff has identified similar cases that were approved by the ZBA and Village Board. The request meets the standards for a variance and staff finds it can recommend approval of the petition.

Chairperson DeFalco opened the meeting up for discussion among the ZBA members.

Chairperson DeFalco gave a summary of the petition. The house was built before the current zoning code and addition will be holding the existing line of the house in the corner side yard. The existing patio will be removed and replaced with the addition and deck. Staff determined that the lot coverage calculation of the property is at 39% with the addition included.

Mr. Conway clarified that the addition will be in the back where the fence panel is located. Mr. Job confirmed the location and added that it is one story keeping in line with the existing roof height to add space to the small kitchen.

Chairperson DeFalco asked for a motion from the Board.

Mr. Meadows made a motion to recommend approval of the petition. Mr. Bartels seconded the motion. The Zoning Board of Appeals voted 5-0 that the Village Board approve the petition associated with ZBA 23-04, subject to the following five (5) conditions:

- 1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;**
- 2. The petitioner shall receive a building permit for the proposed addition;**
- 3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;**
- 4. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10);**
- 5. In the event that the building or structure on the subject property is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located.**

The motion carried by the following vote:

Aye: 5 - John DeFalco, Mary Newman, Raymond Bartels, Zach Meadows, and Brian Conway

Absent: 2 - Keith Tap, and Michelle Johnson

Business Meeting

Approval of Minutes

A motion was made by Mr. Meadows and seconded by Ms. Newman, the minutes for the August 24, 2022 meeting were approved. The motion passed by a unanimous vote.

Planner's Report

Ms. Ganser gave a presentation on ZBA training . She discussed the role of the ZBA, variances, and the standards.

Unfinished Business

New Business

Adjournment

A motion was made by Ms. Newman, seconded by Mr. Bartels to adjourn the meeting at 8:02 p.m. The motion passed by a unanimous vote.