



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, Keith Tap,
Ed Bedard and Michelle Johnson
Staff Liaison: Jennifer Ganser*

Wednesday, May 22, 2019

7:00 PM

Village Hall Board Room

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, Keith Tap, and Michelle Johnson
Absent 1 - Ed Bedard

Mr. Bartels arrived at 7:03 p.m.

Also present: Jennifer Ganser, AICP, Assistant Director of Community Development

Public Hearings

[190190](#)

ZBA 19-04: 609 S. Main Street

Requests that the Village approve zoning variations from Section 155.210(A)(2)(a) of the Lombard Village Code for an accessory structure to be located in a required interior side yard (parking canopy) and from Section 155.414(F)(3) of the Lombard Village Code to allow for an addition with an interior yard setback of 5.47' where 10' is permitted in the B2 General Neighborhood Shopping District. (DISTRICT #6)

Mr. Rick Comerford, petitioner, and staff were sworn in by Chairperson DeFalco to offer testimony.

Mr. Comerford said he is the new owner of the property. He thanked the ZBA for hearing his petition. He said he will be redeveloping the

property to a functional office space after leasing in Glen Ellyn for approximately twenty-five years. His business acts as manufacturing reps for retailers of art supplies. He said he is requesting a variance for the side property line setback and the building addition will hold the existing building line. He said this will be visually pleasing, has cost advantages, and will maximize parking spaces. He said the front spaces have an easement with the building to the north. He said with the addition, there will be more parking than required by Code and improve the property in appearance and functionality of the space.

Chairperson DeFalco asked if anyone from the public wanted to address the petitioner.

Chairperson DeFalco asked for the staff report.

Jennifer Ganser, Assistant Director, presented the staff report, which was entered into the record in its entirety. The petitioner intends to construct a 2-story addition and carport holding the building line. Staff finds the use and addition consistent with the surrounding neighborhood. The associated parking lot improvements and additional landscaping will be an added improvement the neighborhood and site. This will help bring the property up to current Code. A ten-foot landscaping buffer will be added to the east to help buffer the existing single-family home. Staff supports the petition.

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

Mr. Tap asked about the fence to the east. Mr. Comerford said there is a fence on his property and the residential property. He will remove the cyclone fence and install a better fence. He said he will also remove the overgrown bushes.

Mr. Bartels noted other businesses on Main Street don't have a carport and asked about the reasoning. Mr. Comerford said it's for functionality. His employees come and go throughout the day and carry materials to and from their cars. Chairman De Falco said it's behind the building and not visible.

Ms. Johnson asked if Mr. Comerford talked with the adjacent property owners. Mr. Comerford said yes, he met with all, showed them the plans, and received their support.

Chairman De Falco asked about the five parking spaces to the north. Mr. Comerford said Taco Bell created an easement with the adjacent owner for the spaces. The property line is through the center of the spaces.

On a motion by Ms. Johnson, and a second by Ms. Newman, the Zoning Board of Appeals voted 5-0 that the Village Board approve the petition associated with ZBA 19-04, subject to the following four (4) conditions:

1. The building addition and car port shall be constructed in substantial conformance with the Site Plan;
2. The petitioner shall apply for and receive a building permit for the project;
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; and
4. 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, Keith Tap, and Michelle Johnson

Absent: 1 - Ed Bedard

Business Meeting

Approval of Minutes

A motion was made by Mr. Bartels, seconded by Mr. Tap, the minutes for the March 13, 2019 meeting were approved. The motion passed by a unanimous vote.

Planner's Report

Mr. Bartels asked why this petition went before the ZBA since it was commercial property. Ms. Ganser said the property is too small to be a planned development, therefore variances are reviewed by the ZBA. Chairman De Falco said the group has reviewed commercial petitions in the past.

Unfinished Business

New Business

Adjournment

A motion was made by Ms. Newman, seconded by Mr. Tap to adjourn the meeting at 7:31 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*