



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 Val Corrado
Staff Liaison: Jennifer Ganser*

Wednesday, July 26, 2017

7:00 PM

Village Hall Board Room

Call to Order

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

Pledge of Allegiance

Acting Chairperson Young led the Pledge of Allegiance.

Roll Call of Members

Present 4 - Val Corrado, Mary Newman, Ed Bedard, and Greg Young

Absent 3 - John DeFalco, Raymond Bartels, and Keith Tap

Public Hearings

[170307](#)

ZBA 17-01, 54 S Highland Avenue

The petitioner requests that the Village grant a variation from the Lombard Zoning Ordinance to provide for a front yard setback of thirty-five (35) feet in lieu of the formulated front yard setback requirements set forth within Section 155.407 (F)(1) for a principal structure located within in the R2 Single-Family Residence District. (DISTRICT #5)

Daniel Timken, petitioner was sworn in by Acting Chairperson Young to offer testimony and presented the request. He introduced and reviewed the various documents included in his submittal. He noted that they seek to construct a new single family home of the vacant lot. He referenced an exhibit showing the setbacks of the existing residences along Highland Avenue and stated that their request would not differ from the existing setbacks on the block. He then discussed the reason for the variation, referencing the proposed site development plan. Based upon the sign of the proposed house, patio and driveway, they need to address stormwater drainage matters by constructing a drywell on the premises. The preferred location for the drywell is the northwest corner of the property, which is the lowest elevation on the property. To

ensure that there is adequate area for the drywell and to ensure that drainage issues do not develop in the neighborhood, their engineer recommended that the residence be shifted closer to Highland Avenue.

Acting Chairperson Young asked if anyone present wanted to speak in favor of or against the petition. Julie Hansen, 28 S. Highland Avenue stated that she was originally not in support of the request, but upon review of other house setbacks on the block, she does not think that the relief would not cause an eyesore. So she supports the request. Acting Chairperson Young then asked for the staff report.

William Heniff, Community Development Director, presented the staff report, which was entered into the record in its entirety. He noted that the request was sought to address requisite drainage requirements. As the property slopes to the northwest, the goal is to provide for a drywell in the rear of the property, which would require the home to be shifted to the east. The formulated setback would be 43 feet; the petitioner is seeking relief to allow for their setback to be 35 feet from the front property line. This was supported by the Village's Private Development Engineer as well as the petitioner's engineer. The petitioner's engineer also submitted a written narrative to the file, which was also shared with the ZBA members, explaining the drainage conditions in further detail.

He concluded by noting that one of the standards for variations pertains to unique physical or geographical conditions on a property and he noted that this property meets that standard. As such, staff recommends approval of the request.

Acting Chairperson Young then opened the meeting for discussion among the ZBA members. Mr. Bedard asked for a clarification regarding the rear patio area and a proposed pool. Mr. Timken confirmed that they do want to add that to their residence. Mr. Heniff noted that all impervious services need to be accounted for in consideration of the sizing of the drywell.

On a motion by Mr. Bedard, and a second by Dr. Corrado, the Zoning Board of Appeals voted 4-0 that the Village Board approve ZBA 16-05, subject to the following three conditions:

- 1. The subject property shall be developed in substantial conformance with the Proposed Site Plan, dated June 3, 2017 by WDN Architecture;**
- 2. The petitioner shall apply for and receive a building permit for the proposed plans; and**
- 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.

Aye: 4 - Val Corrado, Mary Newman, Ed Bedard, and Greg Young

Absent: 3 - John DeFalco, Raymond Bartels, and Keith Tap

Business Meeting

Approval of Minutes

A motion was made by Ms. Newman, seconded by Mr. Bedard, to approve the minutes of the December 14, 2016 meeting. The motion passed by a unanimous vote.

Planner's Report

Mr. Heniff noted that he was filling in for Anna Papke. Upon a request, he offered status updates on the redevelopment of the Ken Loch Golf Course property and Mariano's. He also noted that the text amendment to reduce the rear yard setback for properties in the R2 District from 35 feet to 25 feet was approved.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Adjournment

A motion was made by Commissioner Newman, seconded by Commissioner Bedard, to adjourn the meeting at 7:26 p.m. The motion passed by a unanimous vote.