



DocId:20028347

Tx:40478222

KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
01/30/2023 10:41 AM

DOCUMENT # R2023-005747

## **ORDINANCE 8086**

### **AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407(F)(3) TO REDUCE THE INTERIOR SIDE YARD SETBACK, FOR A PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT**

**PIN(s): 06-07-405-082**

**ADDRESS: 476 S Park Road, LOMBARD, IL**

**Prepared by and Return To:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**

6



I, **Sheila York**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of

ORDINANCE 8086

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407(F)(3) TO REDUCE THE INTERIOR SIDE YARD SETBACK, FOR A PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

PIN(s) 06-07-405-082

ADDRESS: : 476 S. Park Road, Lombard, IL

of the said Village as it appears from the official records  
of said Village duly approved this 15<sup>th</sup>  
day of September 2022.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 6<sup>th</sup> day of January 2023.



A handwritten signature in black ink, appearing to read "Sheila York", written over a horizontal line.

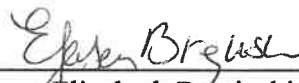
Sheila York  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 8086  
PAMPHLET**

**ZBA 22-02: 476 S. PARK ROAD**



PUBLISHED IN PAMPHLET FORM THIS 16TH DAY OF SEPTEMBER, 2022, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

  
\_\_\_\_\_  
Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8086**

**AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407(F)(3) TO REDUCE THE INTERIOR SIDE YARD SETBACK, FOR A PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT**

**(ZBA 22-02: 476 S. Park Road)**

WHEREAS, the President and Board of Trustees (the “Village Board”) of the Village of Lombard (the “Village”) have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Lombard Village Code (the “Village Code”); and,

WHEREAS, the property, as described in Section 3 below (the “Subject Property”), is zoned R2 Single-Family Residence Zoning District; and,

WHEREAS, an application has been filed with the Village requesting approval of a variation from Section 155.407(F)(3) to reduce the required interior side yard setback from six feet (6’) to three feet (3’), for the subject property located within the R2 Single-Family Residence Zoning District, and;

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on August 24, 2022, pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Village Board with a recommendation of approval for the requested variation; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That variations are hereby granted from the provisions of Section 155.407(F)(3) to reduce the required interior side yard setback from six feet (6’) to three feet (3’), for the subject property located within the R2 Single-Family Residence Zoning District.

**SECTION 2:** This ordinance shall be granted subject to compliance with the following 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 apply for and receive a building permit for the proposed addition;
3. The proposed addition shall comply with all applicable building codes, including the 2018 IRC, Table R302.1(1);
4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
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.
6. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10) and (F)(11).

**SECTION 3:** This Ordinance is limited and restricted to the property located at 476 S. Park Road, Lombard, Illinois, and legally described as follows:

LOT 15 IN BLOCK 8 IN GREEN VALLEY, BEING A SUBDIVISION IN SECTIONS 7 AND 8, TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDIGN TO THE PLAT THEREOR RECORDED JULY 25, 1944, AS DOCUMENT 465288, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-07-405-082

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Ordinance No. 8086

Re: ZBA 22-02

Page 3

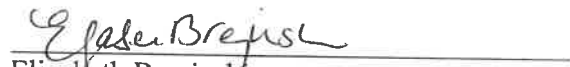
Nays: None

Absent: None

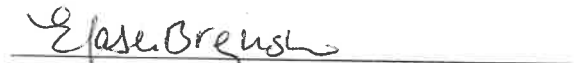
Approved by me this 15th day of September, 2022.

  
Keith Giagnorio  
Village President

ATTEST:

  
Elizabeth Brezinski  
Village Clerk

Published by me in pamphlet form this 16th day of September, 2022

  
Elizabeth Brezinski  
Village Clerk