

**ORDINANCE 6911**

**AN ORDINANCE APPROVING A VARIATION OF THE LOMBARD ZONING  
ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(ZBA 13-08; 353 N. Grace Street)

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

WHEREAS, the subject property is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over front porch to be set back twenty-two (22) feet where twenty-five (25) feet is required for the front yard, all located within in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on December 18, 2013 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation of approval to the Board of Trustees 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 a variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over front porch to be set back twenty-two (22) feet where twenty-five (25) feet is required.

**SECTION 2:** This ordinance shall be granted subject to compliance with the following conditions:

1. The porch shall be developed in accordance with the submitted plans, prepared by Caleb Baer dated November 5, 2013.
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.
5. The roofed-over porch shall remain unenclosed.

**SECTION 3:** This ordinance is limited and restricted to the property generally located at 353 N. Grace Street, Lombard, Illinois, and legally described as follows:

LOT 1 IN LEVITAN'S GRACE STREET RESUBDIVISION, BEING A SUBDIVISION OF LOT 11 IN HAROLD PEDERSON Jr. SUBDIVISION, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LEVIAN'S GRACE ST. RESUBDIVISION RECORDED MARCH 7, 1979 AS DOCUMENT R1979-018818, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-05-400-023

**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 \_\_\_\_\_, 2014.

First reading waived by action of the Board of Trustees this 16<sup>th</sup> day of January, 2014.

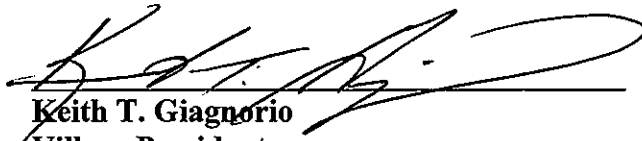
Passed on second reading this 16<sup>th</sup> day of January, 2014.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick and Ware

Nays: None


Absent: None

Approved this 16<sup>th</sup> day of January, 2014.



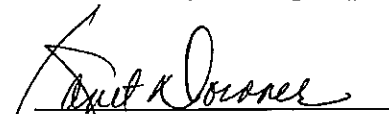
**Keith T. Giagnorio**  
**Village President**

ATTEST:



**Janet Downer**  
**Deputy Village Clerk**

Published by me in pamphlet form on this 17th day of January, 2014.



**Janet Downer**  
**Deputy Village Clerk**