



**FRED BUCHOLZ**

**DUPAGE COUNTY RECORDER**

FEB.09,2017

8:55 AM

OTHER

\$32.00 06-08-118-034

**006 PAGES R2017-014397**

**ORDINANCE 7317**

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

**PIN(s): 06-08-118-034**

**ADDRESS: 172 S. Stewart Avenue, Lombard, IL 60148**

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



I, **Janet Downer**, 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 7317

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

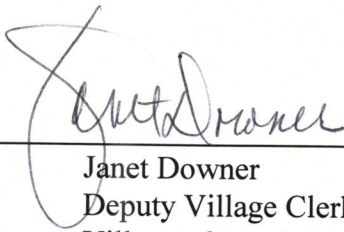
PIN(s): 06-08-118-034

ADDRESS: 172 S. Stewart Avenue, Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 5th  
day of January, 2017.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 1st day of February, 2017.



  
\_\_\_\_\_  
Janet Downer  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 7317  
PAMPHLET**

**ZBA 16-05: 172 S. STEWART AVENUE**



**PUBLISHED IN PAMPHLET FORM THIS 6<sup>th</sup> DAY OF JANUARY, 2017, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.**

**Sharon Kuderna  
Village Clerk**

**ORDINANCE NO. 7317**

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

**(ZBA 16-05; 172 S. Stewart Avenue)**

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 Title 15, Chapter 155 Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over porch to be set back twenty-one feet (21') from the front property line where twenty-five feet (25') is required for the front yard, to allow an unenclosed roofed-over porch that encroaches into the front yard to project eight feet (8') from the front wall of the principal structure where a projection of not more than seven feet (7') is permitted, and to allow steps projecting into the front yard to be five feet three inches (5'3") above grade where a maximum of four feet (4') above grade is permitted; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on December 14, 2016 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Board of Trustees 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 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 porch to be set back twenty-one feet (21') from the front property line, to allow an unenclosed roofed-over porch that encroaches into the front yard to project eight feet (8') from the front wall of the principal structure, and to allow steps projecting into the front yard to be five feet three inches (5'3") above grade.

**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 and elevations prepared by Flint Architects, dated October 27, 2016, November 7, 2016, and made a part of the petition;
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; and
5. The roofed-over porch shall remain unenclosed.

**SECTION 3:** This ordinance is limited and restricted to the property generally located at 172 S. Stewart Avenue, Lombard, Illinois, and legally described as follows:

LOT 1 IN BLOCK 3 AND THE EAST HALF OF THE VACATED ALLEY (PER DOC. 473685) LYING WEST OF AND ADJOINING SAID LOT 1 IN TOWER PARK SUBDIVISION AT LOMBARD, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1892 AS DOCUMENT 49334, IN CUPAGE COUNTY, ILLINOIS.

Parcel No: 06-08-118-034

**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 \_\_\_\_, 2016.

First reading waived by action of the Board of Trustees this 5<sup>th</sup> day of January, 2017.

Passed on second reading this 5<sup>th</sup> day of January, 2017.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

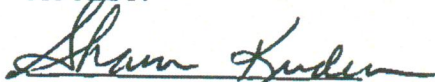
Nays: None

Absent: None

Approved this 5<sup>th</sup> day of January, 2017.

  
Keith T. Giagnorio  
Village President

ATTEST:

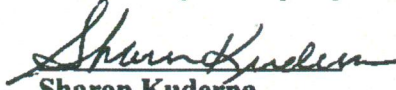
  
Sharon Kuderna  
Village Clerk

Ordinance No. 7317

Re: ZBA 16-05

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Published by me in pamphlet form on this 6<sup>th</sup> day of January, 2017

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

**Sharon Kuderna**

**Village Clerk**