

ORDINANCE 7885

PAMPHLET

ZBA 20-06: 353 E. WASHINGTON BLVD.



PUBLISHED IN PAMPHLET FORM THIS 20TH DAY OF NOVEMBER 2020, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7885

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407(F)(2) OF THE LOMBARD VILLAGE CODE TO REDUCE THE REQUIRED CORNER SIDE YARD SETBACK FOR A PORCH IN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

(ZBA 20-06; 353 E. Washington Boulevard)

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 4 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)(2) of the Lombard Village Code to reduce the required corner side yard setback from twenty feet (20’) to five feet (5.0’) for a front porch on 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 October 28, 2020, 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 a variation is hereby granted from the provisions of Section 155.407(F)(2) of the Lombard Village Code to reduce the required corner side yard setback from twenty feet (20’) to five feet (5.0’) for a front porch on 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 porch shall be developed in accordance with the submitted plans and elevations 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 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, and
5. The roofed-over porch shall remain unenclosed.

SECTION 3: This Ordinance is limited and restricted to the property located at 353 E. Washington Boulevard, Lombard, Illinois, and legally described as follows:

LOT 148 IN H. W. ELMORE AND CO'S RIDGE VIEW, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925, AS DOCUMENT 194671, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-08-316-010

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 _____, 2020.

First reading waived by action of the Board of Trustees this 19th day of November, 2020.


Passed on second reading this 19th day of November, 2020, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, and Ware

Nays: None

Absent: Trustee Militello

Approved by me this 19th day of November, 2020.


Keith Giagnorio, Village President

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Re: ZBA 20-06
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ATTEST:



Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 20th day of November, 2020.



Sharon Kuderna, Village Clerk