

DocId:20082445

Tx:40509407

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
07/17/2023 09:57 AM

DOCUMENT # R2023-044500

ORDINANCE 8147

**AN ORDINANCE APPROVING A VARIATION
FROM TITLE XV, CHAPTER 155, SECTION 155.409(F)(1)(b)
OF THE LOMBARD VILLAGE CODE TO REDUCE
THE REQUIRED CORNER SIDE YARD SETBACK
FOR A PROPERTY LOCATED WITHIN THE
R4 LIMITED GENERAL RESIDENCE DISTRICT**

PIN: 06-07-202-042

ADDRESS: 302 W. St Charles Road, Lombard, IL

Prepared by and Return To:

**Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**



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 8147

AN ORDINANCE APPROVING A VARIATION
FROM TITLE XV, CHAPTER 155, SECTION 155.409(F)(1)(b)
OF THE LOMBARD VILLAGE CODE TO REDUCE
THE REQUIRED CORNER SIDE YARD SETBACK
FOR A PROPERTY LOCATED WITHIN THE
R4 LIMITED GENERAL RESIDENCE DISTRICT

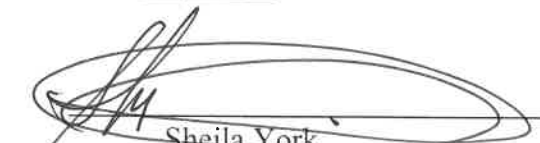
PIN(s) : 06-07-202-042

ADDRESS: 302 W. St Charles Road, Lombard Il

of the said Village as it appears from the official records
of said Village duly approved this 20th
day of April 2023.

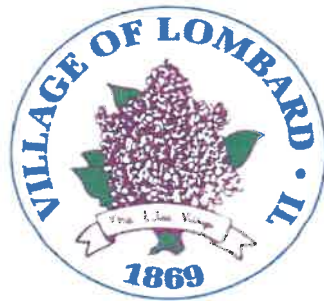
In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 7th
day of July 2023.



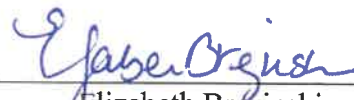

Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8147
PAMPHLET**

ZBA 23-04: 302 W. ST. CHARLES ROAD



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF APRIL, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8147

**AN ORDINANCE APPROVING A VARIATION
FROM TITLE XV, CHAPTER 155, SECTION 155.409(F)(1)(b)
OF THE LOMBARD VILLAGE CODE TO REDUCE
THE REQUIRED CORNER SIDE YARD SETBACK
FOR A PROPERTY LOCATED WITHIN THE
R4 LIMITED GENERAL RESIDENCE DISTRICT**

(ZBA 23-04: 302 W. St Charles 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 R4 Limited General Residence Zoning District; and,

WHEREAS, an application has been filed with the Village requesting approval of a variation from Section 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20’) to eight and four tenths feet (8.4’), for the subject property located within the R4 Limited General Residence Zoning District, and;

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 22, 2023, 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 155.409(F)(1)(b) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20’) to eight and four tenths feet (8.4’) for the subject property located within the R4 Limited General 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 receive an approved building permit for the proposed addition;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10);
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.

SECTION 3: This Ordinance is limited and restricted to the property located at 302 W. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 4 (EXCEPT THE NORTH 50 FEET THEREOF) AND ALSO EXCEPT THE SOUTHEASTERLY PORTION OF THE SUBJECT LAND DEDICATED TO THE VILLAGE OF LOMBARD FOR ROADWAY PER DOCUMENT NO. R98-51562, IN ORCHARD SUBDIVISION, BEING A RESUBDIVISION OF OUT LOT 5 OF TOWN OF LOMBARD IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ORCHARD SUBDIVISION RECORDED JANUARY 24, 1917 AS DOCUMENT 127948, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-07-202-042

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 6th day of April, 2023.

Ordinance No. 8147
Re: ZBA 23-04
Page 3

First reading waived by action of the Board of Trustees this _____ day of _____, 2023.

Passed on second reading this 20th day of April, 2023, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, and Bachner


Nays: None

Absent: Trustee Militello


Approved by me this 20th day of April, 2023.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of April, 2023


Elizabeth Brezinski, Village Clerk