

ORDINANCE 7837

PAMPHLET

ZBA 20-03: 324 S. GRACE STREET



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF AUGUST 2020, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7837

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407(F)(1)(b) OF THE LOMBARD VILLAGE CODE IN REGARD TO FRONT YARD SETBACK

(ZBA 20-03; 324 S. Grace Street)

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)(1)(b) of the Lombard Code of Ordinances to provide for a front yard setback of twenty-seven feet (27’) for an addition, where a minimum of 30 feet is required in the R2 Single-Family Residence District pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code), and;

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on July 22, 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)(1)(b) of the Lombard Code of Ordinances to provide for a front yard setback of twenty-seven feet (27’) for an addition, where a minimum of 30 feet is required in the R2 Single-Family Residence District.

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

1. The orientation of the proposed stairs shall be rotated 90 degrees south so the stairs are directly parallel to the addition of the house toward the existing driveway as shown in Exhibit A.
2. 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 324 S. Grace Street, Lombard, Illinois, and legally described as follows:

LOT 7 (AND THE EAST HALF OF VACATED ALLEYLYING WEST AND ADJOINING) IN BLOCK 9 IN TOWER PARK SUBDIVISION AT LOMBARD, BEING A SUBDIVISION IN SECTION EIGHT, TOWNSHIP THIRTY-NINE NORTH, RANGE ELEVEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1892 AS DOCUMENT NO. 49334, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-08-305-011

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 20th day of August, 2020.

Passed on second reading this 20th day of August, 2020, pursuant to a roll call vote as follows:

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

Nays: None

Absent: None

Approved by me this 20th day of August, 2020.


Keith Giagnorio, Village President

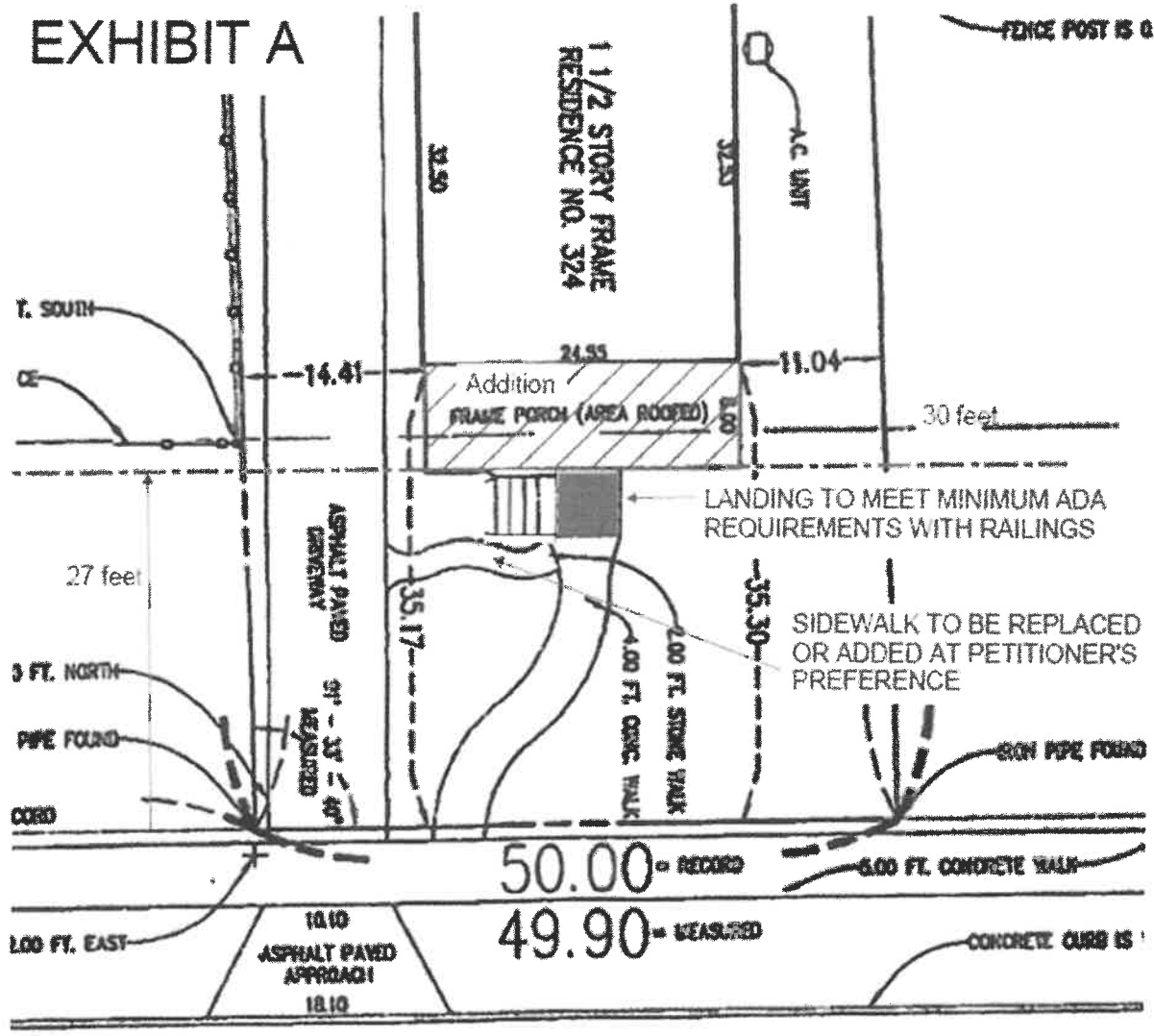
ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 21st day of August, 2020.


Sharon Kuderna, Village Clerk

EXHIBIT A



GRACE

AVENUE