

**ORDINANCE NO. 6821**

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

(ZBA 13-02; 225 W. Potomac Ave.)

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 155.407 of the Lombard Zoning Ordinance to provide for a front yard setback of twenty-six (26) feet where thirty (30) feet is required for a principal structure as well as a companion variation from Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over front porch to be set back twenty-three (23) 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 April 24, 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 155.407 of the Lombard Zoning Ordinance to provide for a front yard setback of twenty-six (26) feet where thirty (30) feet is required for a principal structure as well as a companion variation from Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over front porch to be set back twenty-three (23) feet where twenty-five (25) feet is required.

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

1. The addition to the principal structure and porch shall be developed in accordance with the submitted plans, prepared by Dean M. Pozarzycki R.A., Architects, dated April 3, 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 more than fifty-percent (50%) of its value, the new structure shall meet the required front yard setback.

**SECTION 3:** This ordinance is limited and restricted to the property generally located at 255 W. Potomac Ave., Lombard, Illinois, and legally described as follows:

THE EAST 46.70 FEET OF LOT 312 (MEASURED ALONG THE SOUTHERLY LINE AND PARALLEL TO THE WEST LINE) AND LOT 313 (EXCEPT THE EAST 36.70 FEET THEREOF) (MEASURED ALONG THE SOUTHERLY LINE AND PARALLEL TO THE WEST LINE) IN ELMORE'S NORTH VIEW, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 6, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 1927 AS DOCUMENT 232326, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-06-213-005

**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 \_\_\_\_\_, 2013.

First reading waived by action of the Board of Trustees this 2<sup>nd</sup> day of May, 2013.

Passed on second reading this 2nd day of May, 2013.

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

Nays: None


Absent: None

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Re: ZBA 13-02

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Approved this 2nd day of May, 2013

  
Keith Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Published by me this 3rd day of May, 2013

  
Sharon Kuderna, Village Clerk