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FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
04/16/2019 08:34 AM

DOCUMENT # R2019-027679

## **ORDINANCE 7645**

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

**PIN(s): 06-04-309-008**

**ADDRESS: 103 N. Chase 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 7645

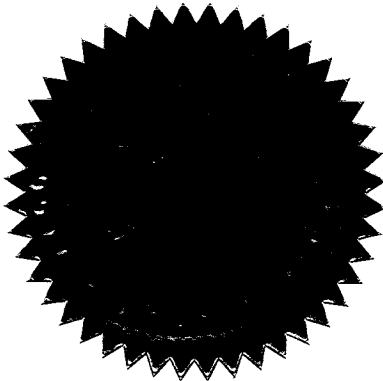
AN ORDINANCE APPROVING A VARIATION OF THE LOMBARD  
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF  
LOMBARD, ILLINOIS

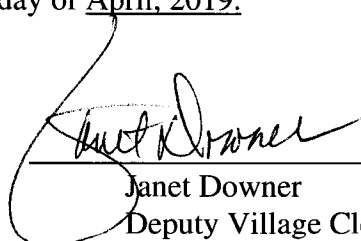
PIN(s): 06-04-309-008

ADDRESS: 103 N. Chase Avenue , Lombard, IL 60148

of the said Village as it appears from the official records  
of said Village duly approved this 4th  
day of April, 2019.

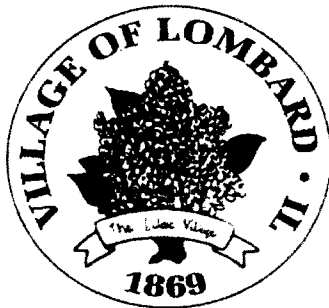
**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 15<sup>th</sup>  
day of April, 2019.



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

**ORDINANCE 7645  
PAMPHLET**

**ZBA 19-03: 103 N. CHASE AVENUE**



PUBLISHED IN PAMPHLET FORM THIS 5<sup>th</sup> DAY OF APRIL 2019, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.



Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7645**

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

**(ZBA 19-03; 103 N. Chase 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 Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over porch to be set back twenty-two feet (22') from the front property line where twenty-five feet (25') is required for the front yard located in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 13, 2019, 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 Section 155.212 of the Lombard Zoning Ordinance to allow an unenclosed roofed-over porch to be set back twenty-two feet (22') from the front property line where twenty-five feet (25') is required for the front yard located in the R2 Single-Family Residence 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 prepared by Ronald T. Haas & Associates, Inc., dated February 5, 2019, 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 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 generally located at 103 N. Chase Avenue, Lombard, Illinois, and legally described as follows:

THE WEST HALF OF LOT 76 IN ROBERTSON'S ST. CHARLES ROAD ADDITION TO WESTMORE, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1922 AS DOCUMENT 157522, IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-04-309-008

**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 21<sup>st</sup> day of March, 2019.

First reading waived by action of the Board of Trustees this \_\_\_ day of \_\_\_\_, 2019.

Passed on second reading this 4<sup>th</sup> day of April, 2019, pursuant to a roll call vote as follows:

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

Nays: None

Absent: None

Approved by me this 4<sup>th</sup> day of April, 2019.

  
Keith Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Ordinance No. 7645

Re: ZBA 19-03

Page 3

Published by me this 5<sup>th</sup> day of April, 2019.

  
Sharon Kuderna, Village Clerk