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KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
11/28/2022 10:39 AM

DOCUMENT # R2022-103800

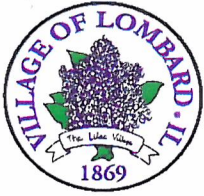
## **ORDINANCE 8073**

**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, AND A VARIATION FROM SECTION  
155.407(F)(3) TO REDUCE THE INTERIOR SIDE YARD  
SETBACK, FOR A PROPERTY LOCATED WITHIN THE R2  
SINGLE-FAMILY RESIDENCE DISTRICT**

**PIN(s): 06-18-212-001**

**ADDRESS: : 809 S. Elizabeth Street, 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 8073

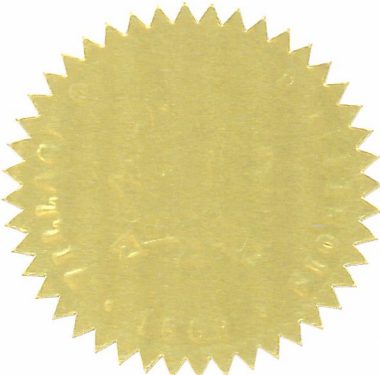
AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407(F)(2) OF THE LOMBARD VILLAGE CODE TO REDUCE THE REQUIRED CORNER SIDE YARD SETBACK, AND A VARIATION FROM SECTION 155.407(F)(3) TO REDUCE THE INTERIOR SIDE YARD SETBACK, FOR A PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

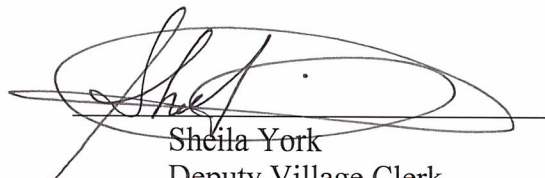
PIN(s) : 06-18-212-001

ADDRESS: 809 S. Elizabeth Street, Lombard, IL

of the said Village as it appears from the official records  
of said Village duly approved this 21<sup>st</sup>  
day of July 2022.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 18th  
day of November 2022.



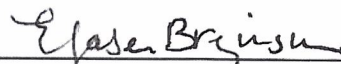
  
Sheila York  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE 8073  
PAMPHLET**

**ZBA 22-01:809 S. ELIZABETH STREET**



PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF JULY, 2022, BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.



Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8073**

**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, AND A VARIATION FROM SECTION 155.407(F)(3) TO REDUCE THE INTERIOR SIDE YARD SETBACK, FOR A PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT**

**(ZBA 22-01: 809 S. Elizabeth 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 3 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 Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to fourteen feet (14'), and a variation from Section 155.407(F)(3) to reduce the required interior side yard setback from six feet (6') to five and seven tenths feet (5.7'), for 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 June 20, 2022, 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 155.407(F)(2) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to fourteen feet (14'), and from Section 155.407(F)(3) to reduce the required interior side yard setback from six feet (6') to five and seven tenths feet (5.7'), for 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 addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
2. The petitioner shall apply for and receive a 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) and (F)(11);
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 809 S. Elizabeth Street, Lombard, Illinois, and legally described as follows:

LOT 14 IN BLOCK 7 IN LOMBARD PARKMANOR, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDIGN TO THE PLAT THEREOR RECORDED OCTOBER 9, 1924, AS DOCUMENT 183452, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-18-212-001

**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 \_\_\_\_\_, 2022.

First reading waived by action of the Board of Trustees this 21st day of July, 2022.

Passed on second reading this 21st day of July, 2022, pursuant to a roll call vote as follows:

Ordinance No. 8073

Re: ZBA 22-01

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

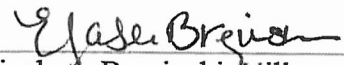
Nays: None.

Absent: None.

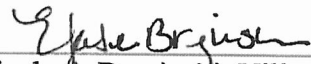
Approved by me this 21st day of July 2022.

  
Keith Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 22nd day of July, 2022

  
Elizabeth Brezinski, Village Clerk