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ELIZABETH M. CHAPLIN  
RECORDER  
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## **ORDINANCE 8278**

**AN ORDINANCE APPROVING A VARIATION FROM TITLE XV,  
CHAPTER 155, SECTION 155.407 (F)(1)(a) OF THE LOMBARD  
VILLAGE CODE TO ALLOW A NEW SINGLE-FAMILY  
RESIDENTIAL STRUCTURE TO BE CONSTRUCTED THIRTY-  
THREE FEET (33') FROM THE FRONT PROPERTY LINE  
WHERE FIFTY FEET (50') IS REQUIRED (PARTIALLY  
ENCROACHES SEVENTEEN FEET (17') INTO THE FRONT  
YARD SETBACK) ON THE SUBJECT PROPERTY LOCATED  
WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT**

**PIN(s): 06-07-200-012**

**ADDRESS: 374 W. Grove 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 8278

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407 (F)(1)(a) OF THE LOMBARD VILLAGE CODE TO ALLOW A NEW SINGLE-FAMILY RESIDENTIAL STRUCTURE TO BE CONSTRUCTED THIRTY-THREE FEET (33') FROM THE FRONT PROPERTY LINE WHERE FIFTY FEET (50') IS REQUIRED (PARTIALLY ENCROACHES SEVENTEEN FEET (17') INTO THE FRONT YARD SETBACK) ON THE SUBJECT PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

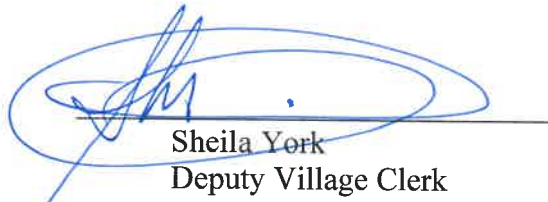
PIN(s) 06-07-200-012

ADDRESS: 374 W. Grove Street, Lombard Il

of the said Village as it appears from the official records  
of said Village duly approved this 15<sup>th</sup>  
day of August 2024.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 19<sup>th</sup>  
day of February 2025.




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

**ORDINANCE 8278  
PAMPHLET**

**ZBA 24-03: 374 W. GROVE STREET**



PUBLISHED IN PAMPHLET FORM THIS 16TH DAY OF AUGUST, 2024, BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

  
Elizabeth Brezinski  
Village Clerk

**ORDINANCE NO. 8278**

**AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407 (F)(1)(a) OF THE LOMBARD VILLAGE CODE TO ALLOW A NEW SINGLE-FAMILY RESIDENTIAL STRUCTURE TO BE CONSTRUCTED THIRTY-THREE FEET (33') FROM THE FRONT PROPERTY LINE WHERE FIFTY FEET (50') IS REQUIRED (PARTIALLY ENCROACHES SEVENTEEN FEET (17') INTO THE FRONT YARD SETBACK) ON THE SUBJECT PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT**

**(ZBA 24-03: 374 W. Grove 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)(1)(a) to allow a new single-family residential structure to be constructed thirty-three feet (33') from the front property line where fifty feet (50') is required (partially encroaches seventeen feet (17') into the front yard setback) on the subject property located in the R2 Single-Family Residence District; and

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on July 24, 2024, 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 Section 155.407(F)(1)(a) to allow a new single family residential structure to be constructed thirty-three feet (33') from the front property line where fifty feet (50') is required (partially encroaches seventeen feet (17') into the front yard setback) on the subject property located in the R2 Single-Family Residence District.

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

1. The new single-family residence shall be constructed in substantial conformance to the site plan submitted by the petitioner as noted in the IDRC report;
2. The petitioner shall apply for and receive a building permit for the proposed single-family residence.
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10).

**SECTION 3:** This Ordinance is limited and restricted to the property located at 374 W. Grove Street, Lombard, Illinois, and legally described as follows:

LOT 2 OF 376 WEST GROVE SUBDIVISION PLAT, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP THIRTY-NINE NORTH, RANGE ELEVEN EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, RECORDED AS DOCUMENT NO. R2023-078406.

PIN: 06-07-200-012

**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 \_\_\_\_\_, 2024.

First reading waived by action of the Board of Trustees this 15th day of August 2024.

Ordinance No. 8278

Re: ZBA 24-03

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Passed on second reading this 15th day of August 2024, pursuant to a roll call vote as follows:

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


Nays: None

Absent: None

Approved by me this 15th day of August 2024.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 16th day of August 2024.

  
Elizabeth Brezinski, Village Clerk