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KATHLEEN V. CARRIER

RECORDER

DUPAGE COUNTY, IL

04/22/2024 08:55 AM

DOC NO. R2024-021241

ORDINANCE 8243

**AN ORDINANCE APPROVING VARIATIONS FROM TITLE XV,
CHAPTER 155, SECTION 155.407 OF THE LOMBARD VILLAGE
CODE TO ALLOW FOR CONSTRUCTION OF AN ADDITION
ONTO AN EXISTING SINGLE-FAMILY DWELLING ON A
PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY
RESIDENCE DISTRICT**

PIN: 06-06-216-019

ADDRESS: 224 W. Crystal Avenue, 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 8243

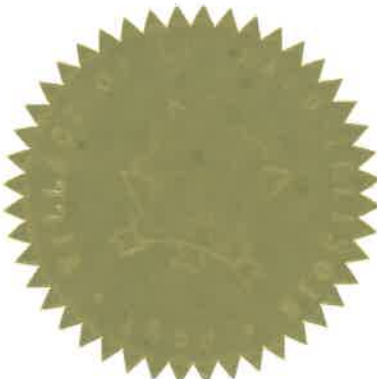
AN ORDINANCE APPROVING VARIATIONS FROM TITLE XV,
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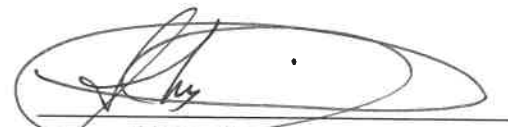
PIN(s) : 06-06-216-019

ADDRESS: 224 W. Crystal Avenue, Lombard IL

of the said Village as it appears from the official records
of said Village duly approved this 7th
day of March 2024.

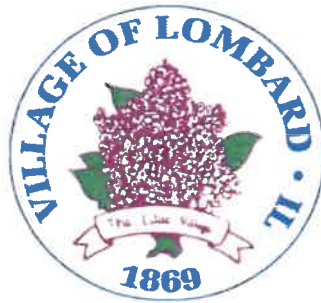
In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 26th
day of April 2024.




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

**ORDINANCE 8243
PAMPHLET**

ZBA 24-01: 224 W. CRYSTAL AVENUE



PUBLISHED IN PAMPHLET FORM THIS 8TH DAY OF MARCH, 2024, BY ORDER OF
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in black ink, appearing to read "Elizabeth Brezinski", is written over a horizontal line.

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8243

**AN ORDINANCE APPROVING VARIATIONS FROM TITLE XV, CHAPTER 155,
SECTION 155.407 OF THE LOMBARD VILLAGE CODE TO ALLOW FOR
CONSTRUCTION OF AN ADDITION ONTO AN EXISTING SINGLE-FAMILY
DWELLING ON A PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY
RESIDENCE DISTRICT**

(ZBA 24-01: 224 W. Crystal Avenue)

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 the following variations on the subject property located within the R2 Single-Family Residence District:

1. A variation from Section 155.407(F)(1) to allow a front yard setback of twenty-nine (29) feet, where a front yard of thirty (30) feet is required;
2. A variation from Section 155.407(F)(3) to allow an interior side yard setback of five (5) feet where an interior side yard of six (6) feet is required; and
3. A variation from Section 155.407(F)(3) to allow an interior side yard setback of eight (8) feet where an interior side yard of nine (9) feet is required.; and

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on January 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 variations; 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 following variations are hereby granted:

1. A variation from Section 155.407(F)(1) to allow a front yard setback of twenty-nine (29) feet, where a front yard of thirty (30) feet is required;

2. A variation from Section 155.407(F)(3) to allow an interior side yard setback of five (5) feet where an interior side yard of six (6) feet is required; and
3. A variation from Section 155.407(F)(3) to allow an interior side yard setback of eight (8) feet where an interior side yard of nine (9) feet is required.

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; 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 224 W. Crystal Avenue, Lombard, Illinois, and legally described as follows:

LOT 143 IN ELMORE'S NORTH VIEW, 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.

PIN: 06-06-216-019

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 7th day of March 2024.

Ordinance No. 8243

Re: ZBA 24-01

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Passed on second reading this 7th day of March 2024, pursuant to a roll call vote as follows:

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

Nays: None

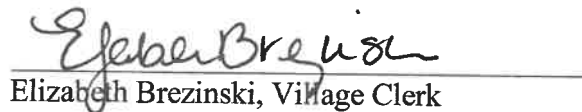
Absent: None

Approved by me this 7th day of March 2024.



Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 8th day of March 2024



Elizabeth Brezinski, Village Clerk