

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

☐ Resolution or Ordinance (Blue)      ☐ Waiver of First Requested  
☒ Recommendations of Boards, Commissions & Committees (Green)  
☐ Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** February 5, 2024      **(BOT) Date:** February 15, 2024

**SUBJECT:** ZBA 24-01: 224 W. Crystal Avenue

**SUBMITTED BY:** William J Heniff, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition.

The petitioner requests that the Village approve 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.

The Zoning Board of Appeals made the recommendation of approval by a 4-0 vote. Please place this petition on the February 15, 2024, Board of Trustees agenda for a first reading.

**Fiscal Impact/Funding Source:**  
Review (as necessary)

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_





## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
[www.villageoflombard.org](http://www.villageoflombard.org)

February 15, 2024

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Daniel Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith Giagnorio  
Village President, and  
Board of Trustees  
Village of Lombard

### **Subject: ZBA 24-01 – 224 W. Crystal Avenue**

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition.

The petitioner requests that the Village approve 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.

The Zoning Board of Appeals conducted a public hearing on January 24, 2024. Lindsay Espinosa, petitioner, and Anna Papke, Planning and Zoning Manager, were sworn in by Acting Chair Conway to offer testimony.

Ms. Espinosa presented the petition. She said she has lived in Lombard for seven years. She would like to build an addition onto her house to accommodate her growing family. The existing house was built in the 1950s. The proposed addition includes adding a second story and a small expansion along the front façade to provide more living space. She said she would like to be able to stay in Lombard and the addition will make this possible.

Acting Chair Conway asked if anyone from the public or the ZBA had any questions or comments for the petitioner.

Acting Chair Conway asked if Ms. Espinosa had received any feedback from her neighbors regarding her plans. Ms. Espinosa said she had received positive feedback from several neighbors.

Ms. Newman noted the addition would primarily consist of the second story going straight up from the existing house.

Mr. Meadows asked for clarification on the plans for the first floor. Ms. Espinosa said there will be a small increase in the first floor footprint, plus the addition of a roofed-over porch on the front.

Mr. Meadows asked if there is an existing porch. Ms. Espinosa said there is but it does not have a roof. She added that the new porch would allow for a reconfiguration of the front door to allow better access.

Acting Chair Conway asked if anyone from the public or the ZBA had any additional questions or comments. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was entered into the record in its entirety. The subject property is developed with a single-family home. The existing single-family home does not meet the required interior side yard setbacks on either side of the property. The property owner would like to build a second-story addition onto the residence. The second story addition will maintain the existing interior side yard setbacks. The property owner also plans to modify the first floor to square off the front façade. Because the existing house does not sit square to the front property line, the altered front façade requires a front setback variance to allow for a 29-foot setback for a portion of the altered façade.

Staff finds the requests for the variances are due to the unique circumstances on the subject property. The subject property is a 50-foot-wide lot platted in the 1920s, developed with a residence built in 1951. Village records suggest the house was consistent with codes in place at the time of construction. Current lot width and side setback requirements were adopted after the house was constructed. Given the smaller lot width and existing conditions, the petitioner is unable to meet the current side setback requirements. Similarly, the need for the front yard setback is due to the location of the existing house, which does not sit square relative to the front property line. There is also a slight curvature in the Crystal Avenue right-of-way that affects the front setback of the existing house. Staff finds these unique circumstances meet the standards for variances and recommends approval of the request subject to the conditions in the staff report.

Acting Chair Conway asked if there were any questions or comments on the staff report.

Mr. Meadows asked whether the 50-foot wide lot was truly unique. He asked how many other lots in Lombard were 50 feet wide. Ms. Papke said staff had not done an analysis, but she estimated around 20% of the lots were 50 feet wide, or less than the required 60 feet in the R2 District. Mr. Meadows said he was not sure this would qualify as unique, and referenced standard b in the staff



report. Ms. Papke said the uniqueness was a result of the combined characteristics of the lot width and the setbacks of the existing house on the property.

Ms. Newman noted that the current Zoning Ordinance was passed after the house was constructed.

Acting Chair Conway asked if there was additional discussion. Hearing none, he asked for a motion from the Board.

Ms. Newman made a motion to recommend approval of the petition. Ms. Johnson seconded the motion. The Zoning Board of Appeals voted 4-0 that the Village Board approve the petition associated with ZBA 24-01, subject to the following four (4) 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).

Respectfully,


VILLAGE OF LOMBARD  
Brian Conway  
Acting Chairperson  
Zoning Board of Appeals





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** February 15, 2024

**SUBJECT:** **ZBA 24-01: 224 W. Crystal Avenue**

Please find the following items for Village Board consideration as part of the February 15, 2024, Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 24-01; and
3. An Ordinance granting approval of the requested variations.

The Zoning Board of Appeals made the recommendation of approval by a 4-0 vote. Please place this petition on the February 15, 2024, Board of Trustees agenda for a first reading.



January 24, 2024

#### Title

ZBA 24-01

#### Petitioner & Property Owner

Lindsey Espinosa  
224 W. Crystal Avenue  
Lombard, IL 60148

#### Property Location

224 W. Crystal Avenue  
06-06-216-019

#### Zoning

R2 Single-Family Residence  
District

#### Existing Land Use

Single-Family Home

#### Comprehensive Plan

Low Density Residential

#### Approval Sought

A variation from Section 155.407(F)(1) and Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the required front and interior side yard setbacks for the subject property.

#### Prepared By

Anna Papke, AICP  
Planning and Zoning Manager



LOCATION MAP

#### PROJECT DESCRIPTION

The subject property is developed with a single-family home. The existing single-family home does not meet the required interior side yard setbacks on either side of the property. The property owner would like to build a second-story addition onto the residence. The second story addition will maintain the existing interior side yard setbacks. The property owner also plans to modify the first floor to square off the front façade. Because the existing house does not sit square to the front property line, the altered front façade requires a front setback variance to allow for a 29-foot setback for a portion of the altered façade.

#### APPROVALS REQUIRED

The petitioner requests that the Village approve 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.



## **PROJECT STATS**

### **Lot Size**

Parcel Area: 8,172 sq. ft.

Parcel Width: 50 feet

### **Setbacks with proposed second-story addition**

Front (south) 29.19 feet

Side (west) 5.03 feet

Side (east) 8.21 feet

Rear (north) 90+ feet

### **Surrounding Zoning & Land Use Compatibility**

North, east, south and west:

R-2, Single Family Residential

### **Submittals**

1. Petition for public hearing;
2. Response to standards for variation;
3. Plat of survey prepared by ARS Surveying Service LLC, dated 9/12/2016; and
4. Architectural plans.

## **EXISTING CONDITIONS**

The property contains an existing one-story single-family residence with a detached garage.

## **INTER-DEPARTMENTAL REVIEW**

### **Building Division:**

The Building Division has no comments regarding the petition. Additional comments may be forthcoming during permit review.

### **Fire Department:**

The Fire Department has no comments regarding the petition. Additional comments may be forthcoming during permit review.

### **Private Engineering Services:**

Private Engineering Services (PES) has no comments regarding the petition. Additional comments may be forthcoming during permit review.

### **Public Works:**

The Department of Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

### **Planning Services Division:**

The Zoning Ordinance requires single-family residences constructed prior to 2011 in the R2 District to maintain a minimum front setback of 30 feet from the front property line. Minimum required interior side yard setbacks for single-family homes without an attached garage are six feet and nine feet (to accommodate a driveway).

The residence on the subject property is not meeting the six- and nine-foot setback requirement relative to the west and east property lines respectively. The petitioner proposes to build a second-story addition onto the house. The second-story addition will maintain the existing side yard setbacks. The front façade of the existing house is currently L-shaped. The petitioner proposes to modify the footprint of the house to square off the front façade. A portion of the altered front façade will encroach into the required 30-foot front yard setback.

The proposed plans include a roofed-over front porch and a deck on the front of the house. Both improvements are permitted encroachments in the front yard setback and do not require variances.



The current Village Code went into effect after the subject property was developed and contains lot width and side yard setback requirements that the subject property does not meet. Staff recognizes that this development sequence creates a hardship for the property owner attempting to modify a home that was constructed prior to current zoning requirements.

With respect to the front yard setback variance, staff notes that the existing house does not sit square to the front property line. This circumstance is due to the gradual curvature of the Crystal Avenue right-of-way, noted on the plat of survey as an undefined curve. The petitioner proposes to square the footprint of the house to facilitate the second-story addition and planned interior modifications to the first floor. As a result of the slight curvature in the front property line and location of the existing house, a portion of the modified building footprint will encroach into the front yard setback (Figure 1). Staff considers the layout of the existing house and the road curvature to be unique circumstances on the subject property that impact the ability of the petitioner to make reasonable modifications to the house. Staff has no objection to the requested front yard setback variance.

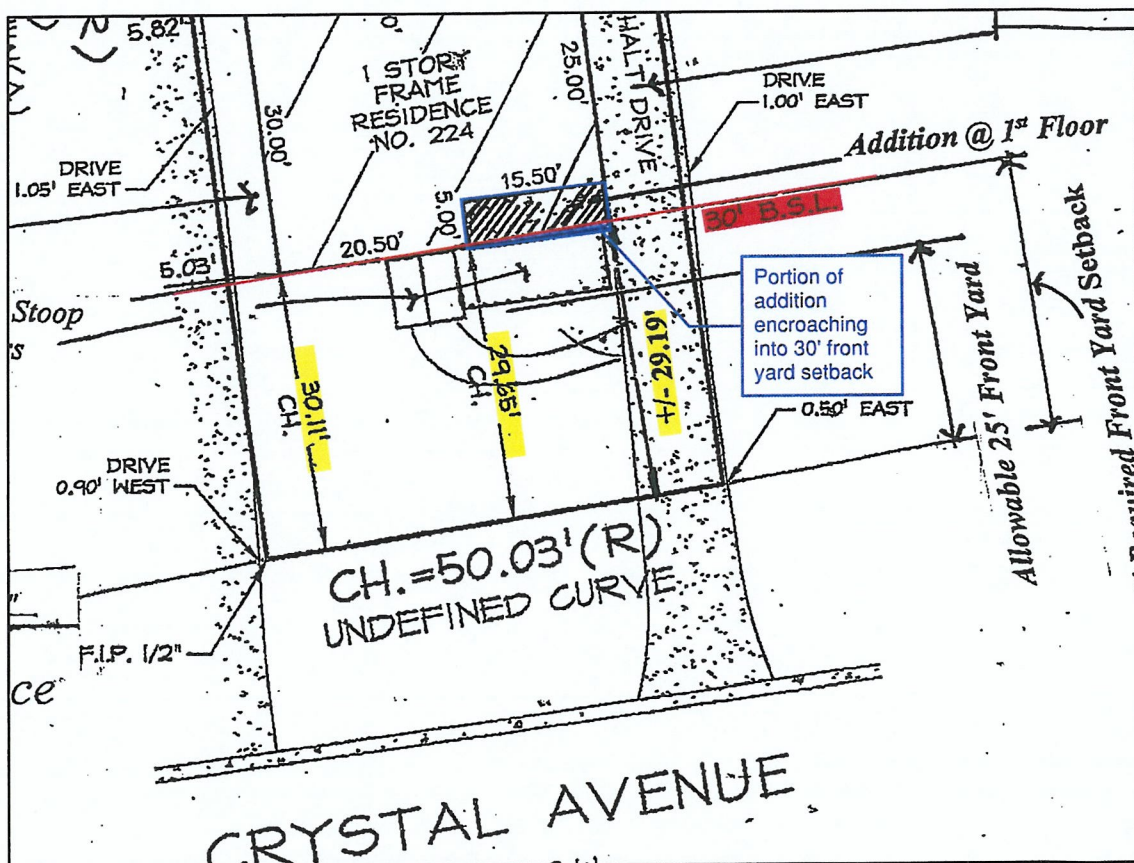


Figure 1. Proposed addition with existing and proposed front yard setbacks noted.



To be granted a variation, petitioners must show that they have affirmed each of the standards for variations outlined in Section 155.407(F)(3). Staff offers the following commentary on these standards with respect to this petition:

- a. *That because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner has been shown, as distinguished from a mere inconvenience if the strict letter of the regulations were to be applied.*

The subject property is 50 feet wide, and is part of a subdivision of 50-foot wide lots platted in 1927. The current minimum lot width in the R2 Zoning District is 60 feet, though the subject property is a buildable lot under the 80% provision of Village code. A 50-foot lot width could be considered unique when compared to the overall Village housing stock. The property is also unusual in that the front property line has a slight curve along the Crystal Avenue right-of-way. The existing structure was constructed in 1951 and presumably met the setback requirements in place at the time. The substandard lot width and front lot line curvature, combined with the placement of the existing structure on the property, limit the petitioner's ability to meet the current setback requirements.

- b. *The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.*

The subject property is a 50-foot wide lot of record on a curved street in a legally established subdivision. These circumstances are specific to the subject property.

- c. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*

This standard is affirmed.

- d. *The alleged difficulty or hardship is shown to be caused by this ordinance and has not been created by any person presently having an interest in the property.*

Staff finds that the hardship for this variation is due to the location of the existing structure in relation to the current front and side yard setback requirements. The existing house was built before the Village adopted a Zoning Ordinance with setback and lot width requirements (1960). Presumably, the house met applicable standards at the time of construction. Current setback and lot width requirements do not reflect the conditions under which the existing house was built.

- e. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

This standard is affirmed. The existing house was built prior in 1951. Since then, the existing house with substandard side yard setbacks has not been detrimental to the public welfare or

injurious to other properties. The proposed addition will hold the side yard setbacks of the existing house and will not further encroach into those requisite yard.

With respect to the front yard setback, staff does not anticipate the modified front façade will impact the adjacent neighbors or the neighbor directly across the street. The expansion of the front building façade is relatively minor, with only a small portion of the footprint encroaching into the front yard (Figure 1).

*f. The granting of the variation will not alter the essential character of the neighborhood.*

Staff finds that this standard is affirmed.

*g. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The petitioner proposes to build the addition over the footprint of the existing house. The addition will hold the side setback lines of the existing house. The modification to the front façade is minor. The addition is not expected to impact light or air supply to adjacent properties.

In consideration of precedent, staff has identified similar cases that appeared before the Zoning Board of Appeals in recent years. All of the cases listed below were requests to reduce an interior side yard setback for an addition that held the setback of the existing residence. Several of these cases involved 50-foot wide lots with circumstances similar to those on the subject property.

Case No.	Address	Summary	ZBA Vote	BoT
ZBA 21-01	217 S. Brewster Ave.	4' Side Yard (6' Req'd.)	Approval	Approval
ZBA 20-05	235 S. Brewster Ave.	2' Side Yard (6' Req'd.)	Approval	Approval
ZBA 18-04	49 N. Garfield St.	3.5' Side Yard (6' Req'd.)	Approval	Approval
ZBA 14-09	317 N. Main St.	3' Side Yard (6' Req'd.)	Approval	Approval
ZBA 12-01	91 S. Chase Ave.	4.5' Side Yard (6' Req'd.)	Approval	Approval
ZBA 11-01	533 N. Columbine Ave.	4.5' Side Yard (6' Req'd.)	Approval	Approval
ZBA 10-11	148 W. Park Dr.	3' Side Yard (6' Req'd.)	No Recommendation	Approval
ZBA 09-04	126 S. Lombard Ave.	4.5' Side Yard (6' Req'd.)	Approval	Approval

Staff finds that the variation request meets the standards for variation.

### **FINDINGS & RECOMMENDATIONS**

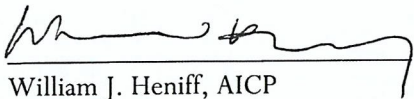
The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variations. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the aforementioned variations:



Based on the submitted petition and the testimony presented, the requested variations do comply with the Standards required for variations by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals find that the findings as discussed at the public hearing, and those findings included as part of the Inter-Departmental Review Committee Report be the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities approval of ZBA 24-01 subject to 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).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## **Standards for Variations**

224 W Crystal Ave.

Lombard, IL 60148

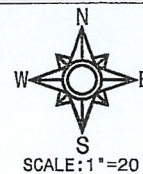
1. Our house was built in 1951, presumably built with the permits and codes existing at the time and therefore legally established. In order to extend our home in both the front, and up top, we are requesting a variation of zoning based on current zoning requirements. Without this zoning variation, we would need to move out of our home and/or Lombard to relocate our family.
2. Due to the fact that our home is a legal non-conforming structure, this variation needed is unique to our specific property.
3. This is not applicable to our project since are looking to expand our house so that we can continue to live in Lombard and expand our family.
4. The need for a zoning variance is due to when our home was built, and therefore has not been created by any person presently having an interest in our home.
5. The zoning variance would not have an affect on any other properties or the neighborhood since we are squaring off the front of our home, and building directly above our current structure.
6. The granting of these variations will not alter the essential character of the neighborhood, as it is being designed to match the current property.
7. The proposed variation will not impact any surrounding properties, public streets, or public safety. It will improve property values within the neighborhood since we will be able to add 3 bedrooms, 2 bathrooms, a laundry room an extend the living room to the existing home.



LEGEND	
(R) = RECORD	(NW) = NORTHWESTERLY
(M) = MEASURED	(NE) = NORTHEASTERLY
(D) = DEED	(SW) = SOUTHWESTERLY
(C) = CALCULATED	(SE) = SOUTHEASTERLY
(L) = ARC LENGTH	(RAD) = RADIUS
(CH) = CHORD	(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE (R.O.W.) = RIGHT OF WAY	
(F.I.R.) = FOUND IRON ROD	
— x — x — x — x — x —	= CHAIN LINK FENCE
— x x — x x — x x — x x —	= WIRE FENCE
— o — o — o — o — o —	= SPLIT RAIL FENCE
— — — — —	= WOOD FENCE
— — — — —	= METAL FENCE
P.U. & D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L.	= BUILDING SETBACK LINE



1229 LAKEVIEW COURT  
 ROMEVILLE, ILLINOIS 60446  
 PH: (630) 226-9200 FAX: (630) 226-9234  
 EMAIL: SURVEY@ARSSURVEY.COM

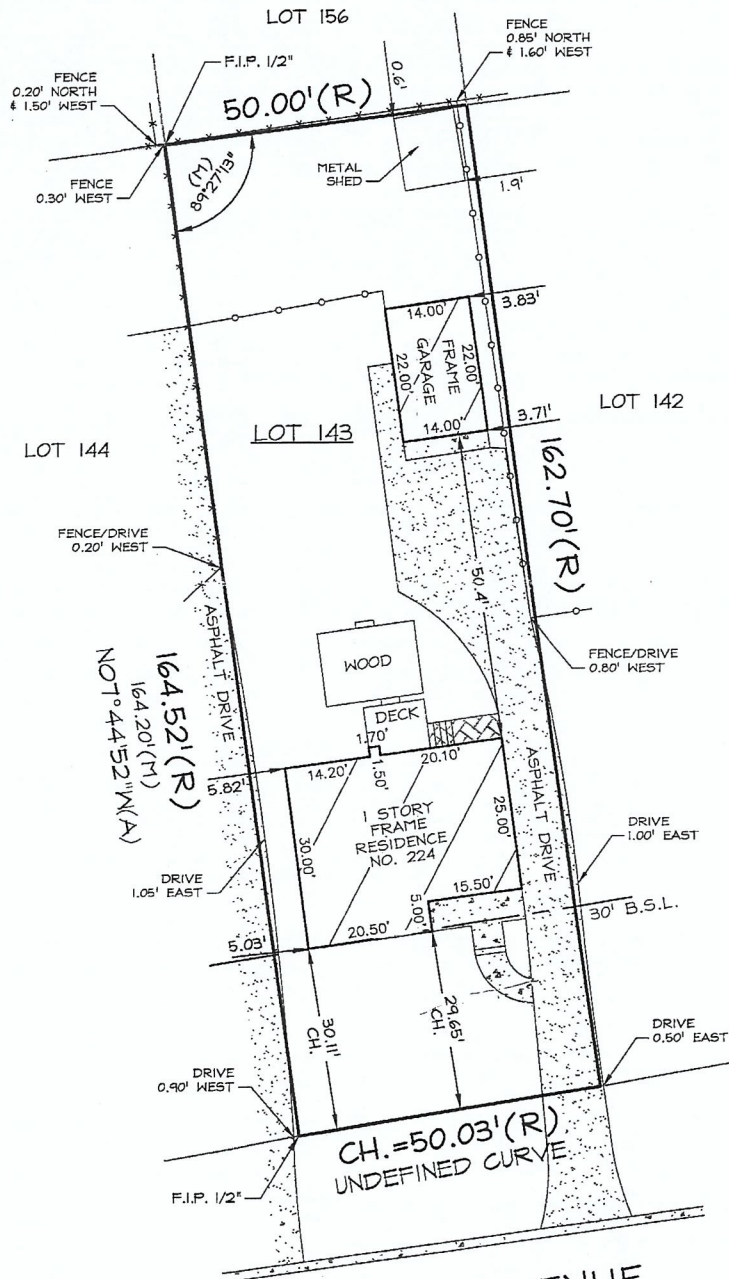


BASIS OF BEARING:

WEST LINE OF LOT 143 AS MONUMENTED AND  
 OCCUPIED PER RECORDED SUBDIVISION PLAT.  
 N 07°44'52"W(A)

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.

AREA OF SURVEY:  
 "CONTAINING 8,172 SQ. FT. 0.188 ACRES MORE OR LESS"



Sheet 1 of 6  
 Actual Survey

STATE OF ILLINOIS }  
 COUNTY OF WILL }SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE  
 CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A  
 CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 12TH DAY OF SEPTEMBER, A.D., 2016, AT ROMEVILLE, ILLINOIS.

*Mark A. Lindstrom*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482

CLIENT FIRINAUSKAS

JOB NO. 26058-16

FIELDWORK DATE. 09-09-16

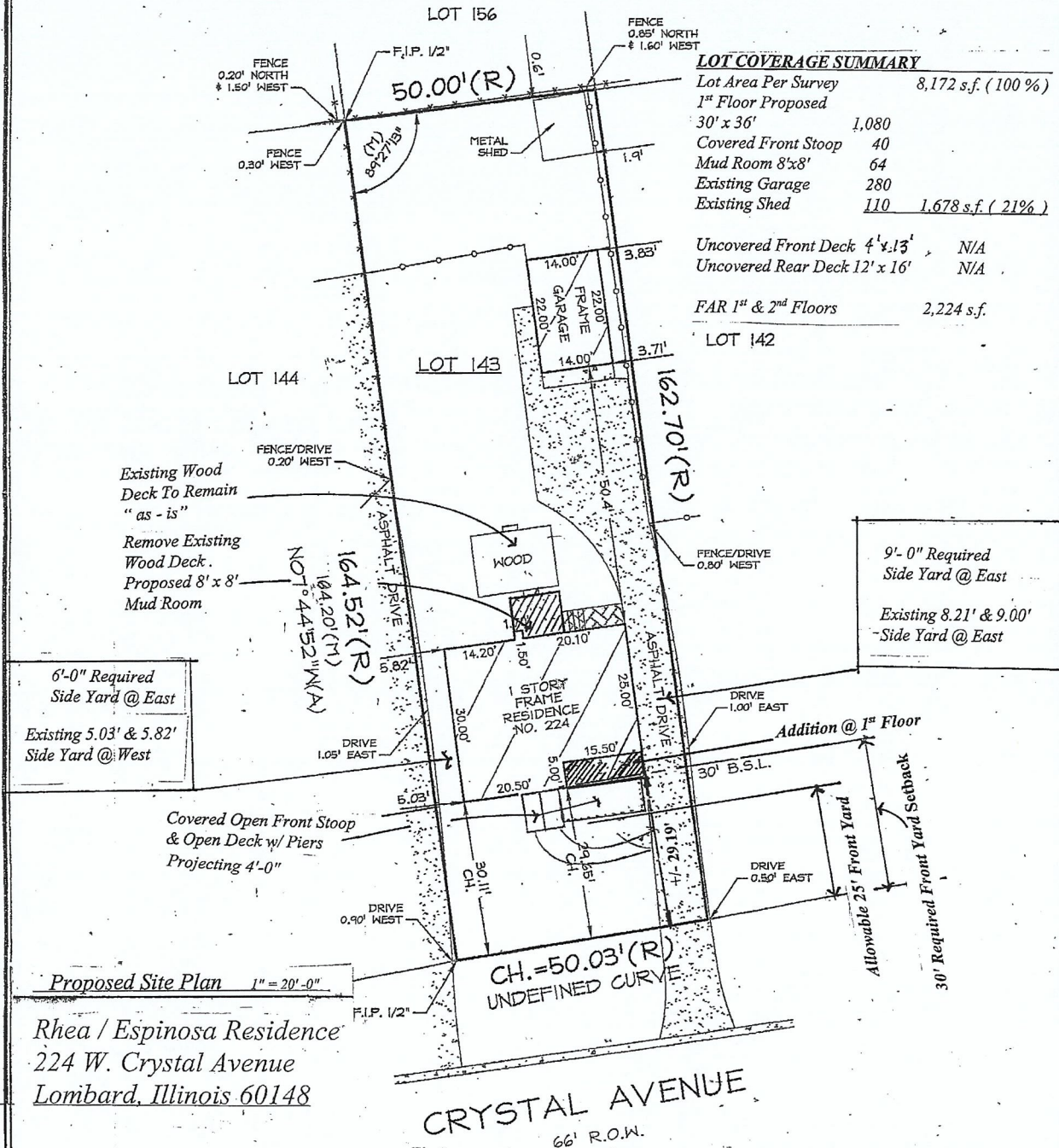
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

LICENSE EXPIRES ON NOVEMBER 30, 2016





AREA OF SURVEY:  
 \*CONTAINING 8,172 SQ. FT. 0.188 ACRES MORE OR LESS\*



Papke, Anna <PapkeA@villageoflombard.org>  
 To: Frank Lucchese <franklucchese33@gmail.com>  
 Cc: Lindsey Rhea Espinosa <RheaLindsey91@gmail.com>, Jim Vlahiotis <edgebrookjim@gmail.com>

Fri, Nov 10, 2023 at 4:42 PM

Frank,

**R2 Zoning District**  
**Single Family Residential**



The side yard setbacks noted on the plat are 5.82' and 5.03' on the west side of the house. The required side yard setback on this side of the house is 6'. If you were to build a second story over the footprint of the existing house, and the addition sat over the west wall of the house, you would need a variance to allow an addition not meeting the 6' required side yard setback.

The side yard setback on the east side of the house is not noted but calculates to 8.21' (northeast corner) and 9' (southeast corner). The required side yard setback on this side of the house is 9'. The same issue as noted on the west side of the building would apply to the setback of a second story addition over the east wall of the house; anything less than 9' would require a variance.

The required front yard setback is 30'. Regarding a covered front stoop, the relevant code provisions will depend on the construction details. Code allows for the following obstructions in the front yard:

- Roofed-over porches which are unenclosed, constructed on footings or piers, and projecting not more than seven (7) feet from the front wall of the principal structure, provided that a minimum twenty-five (25) foot front yard setback is maintained.

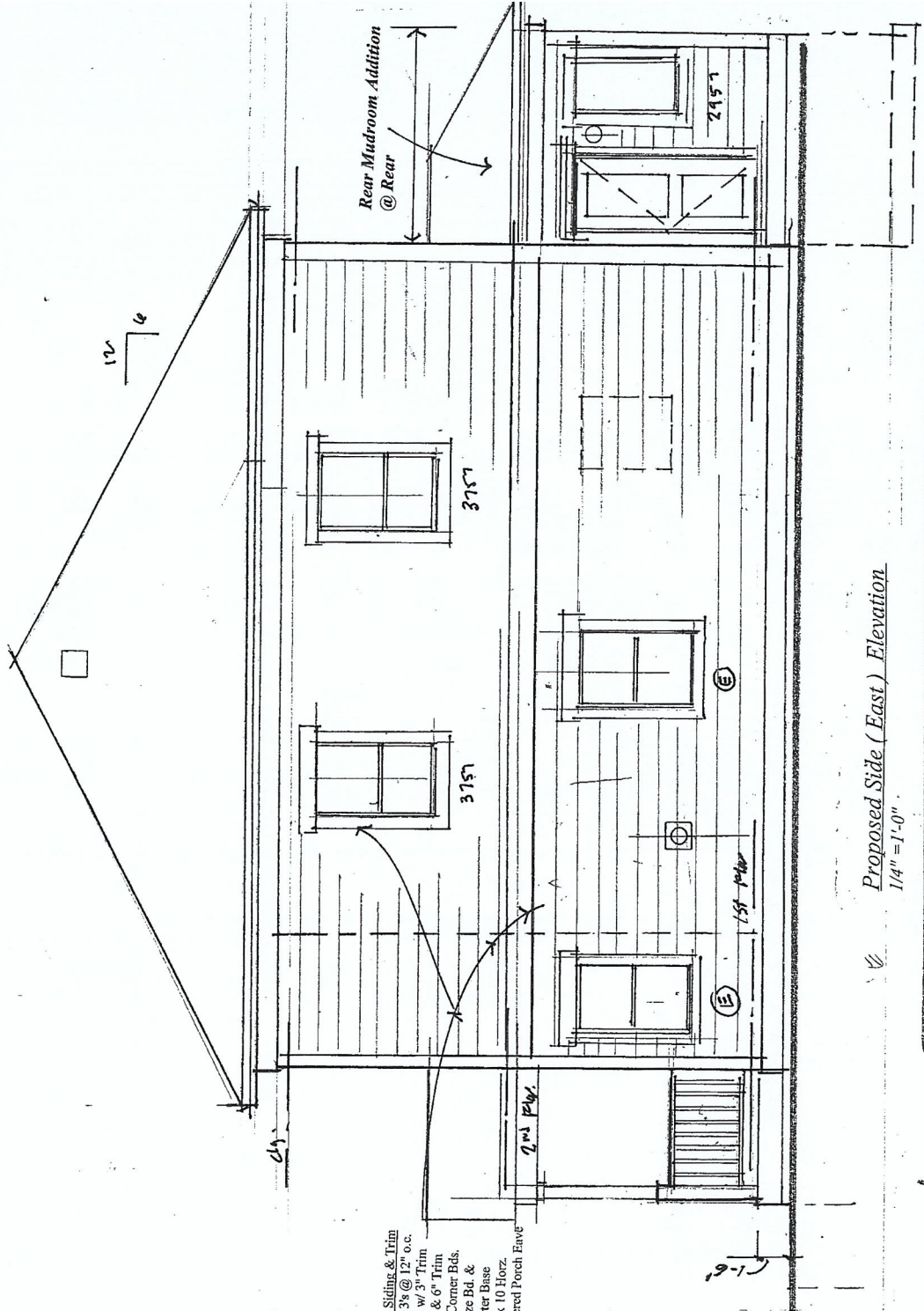
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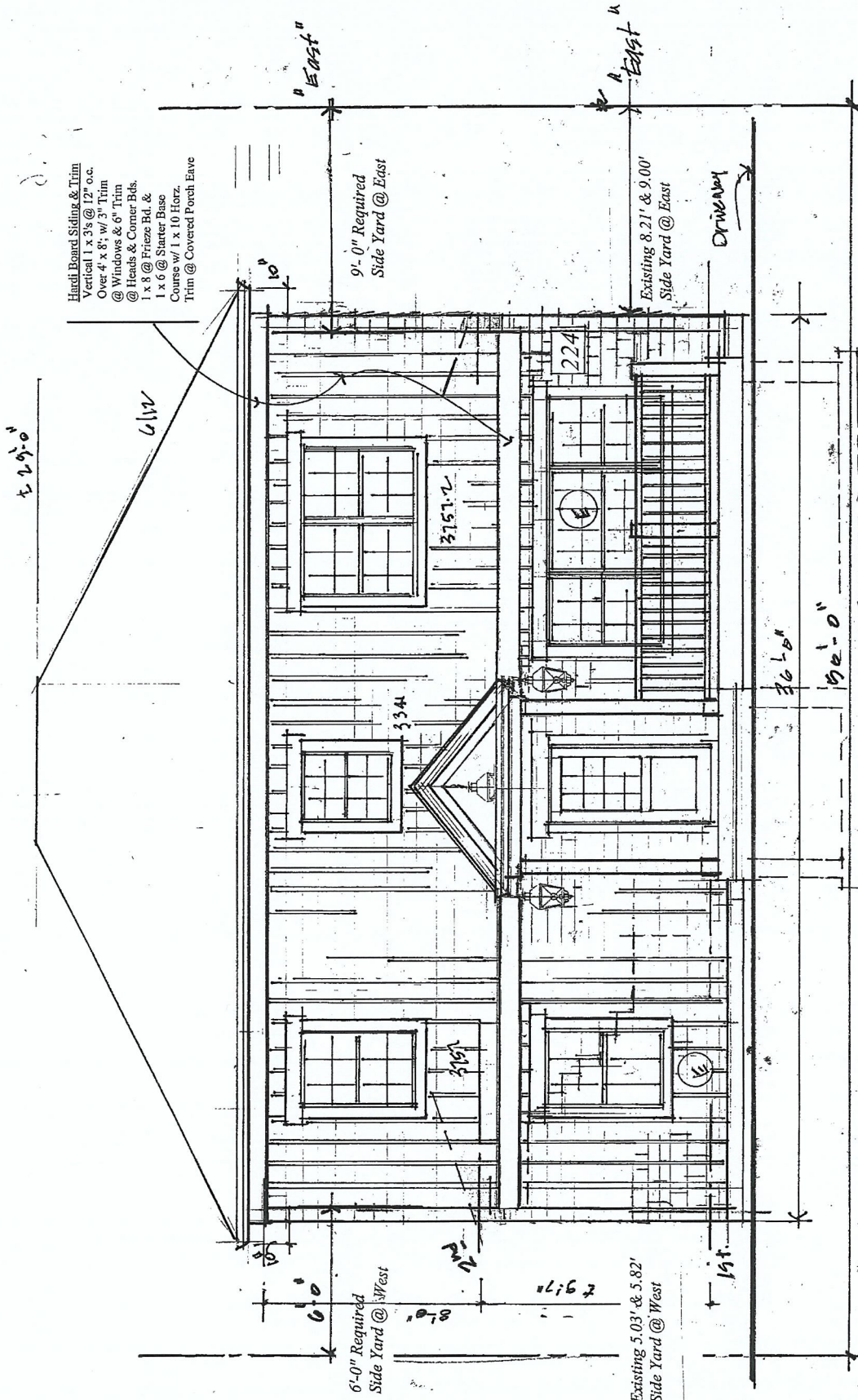






Hardi Board Siding & Trim  
 Vertical 1 x 3s @ 12" o.c.  
 Over 4" x 8" w/ 3" Trim  
 @ Windows & 6" Trim  
 @ Heads & Corner Bds.  
 1 x 8 @ Frieze Bd. &  
 1 x 6 @ Starter Base  
 Course w/ 1 x 10 Horiz  
 Trim @ Covered Porch Eave





Rhea / Espinosa Residence  
 224 W. Crystal Avenue  
 Lombard, Illinois 60148

Proposed Front (South) Elevation  
 1/4" = 1'-0"

**ORDINANCE NO. \_\_\_\_\_**

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Ordinance No. \_\_\_\_\_  
Re: ZBA 24-01  
Page 3

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk