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ELIZABETH M. CHAPLIN

RECORDER

DUPAGE COUNTY, IL

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DOC NO. R2025-010742

PAGES: 6

ORDINANCE 8273

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.212 OF THE LOMBARD VILLAGE CODE TO ALLOW A PARTIALLY COVERED DECK TO ENCROACH INTO THE REAR YARD SETBACK ON A PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

PIN(s): 06-09-309-048

ADDRESS: 1144 E. Woodrow 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 8273

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV,
CHAPTER 155, SECTION 155.212 OF THE LOMBARD VILLAGE CODE
TO ALLOW A PARTIALLY COVERED DECK TO ENCROACH INTO THE
REAR YARD SETBACK ON A PROPERTY LOCATED WITHIN THE R2
SINGLE-FAMILY RESIDENCE DISTRICT

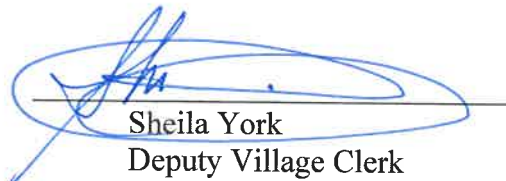
PIN(s) 06-09-309-048

ADDRESS: 1144 E. Woodrow Avenue, Lombard IL

of the said Village as it appears from the official records
of said Village duly approved this 18th
day of July 2024.

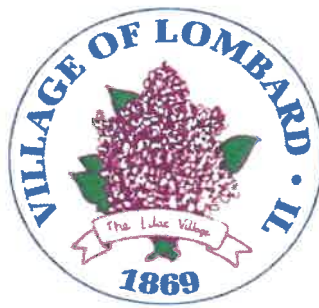
In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 19th
day of February 2025.



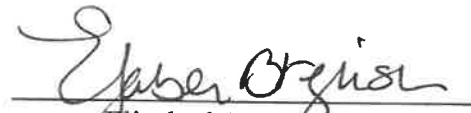

Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8273
PAMPHLET**

ZBA 24-02: 1144 E. WOODROW AVENUE



PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF JULY, 2024, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8273

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.212 OF THE LOMBARD VILLAGE CODE TO ALLOW A PARTIALLY COVERED DECK TO ENCROACH INTO THE REAR YARD SETBACK ON A PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

(ZBA 24-02: 1144 E. Woodrow 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 a variation from Section 155.212 to allow a partially covered deck to encroach into the rear 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 June 26, 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 155.212 to allow a partially covered deck to encroach into the rear 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 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 deck;
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
5. That in the the event that the structure on the property (which includes the deck and the house) is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such structure (including the deck and the house) immediately prior to such damage, such structure shall not be restored unless such structure shall thereafter conform to all regulations of the zoning district in which such structure and use are located.

SECTION 3: This Ordinance is limited and restricted to the property located at 1144 E. Woodrow Avenue, Lombard, Illinois, and legally described as follows:

LOT 2 IN DUDCZAK'S RESUBDIVISION OF LOT ONE IN KETTEL CONSTRUCTION'S RESUBDIVISION OF LOT ONE (EXCEPT THE NORTH 554.66 FEET AND EXCEPT THE WEST 75.0 FEET THEREOF) IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION NINE, TOWNSHIP THIRTY-NINE NORTH, RANGE ELEVEN EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, RECORDED AS DOCUMENT NO. 79-03227.

PIN: 06-09-309-048

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 18th day of July 2024.

Passed on second reading this 18th day of July 2024, pursuant to a roll call vote as follows:

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

Ordinance No. 8273

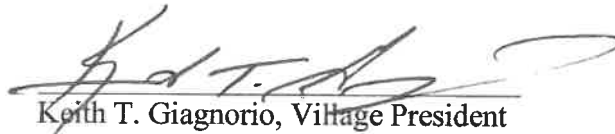
Re: ZBA 24-02

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Nays: None

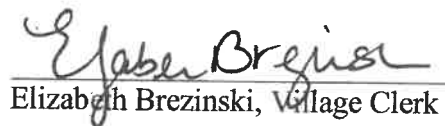
Absent: None

Approved by me this 18th day of July 2024.



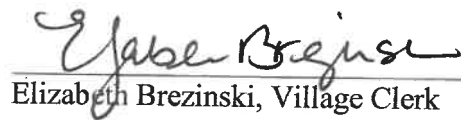
Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 19th day of July 2024.



Elizabeth Brezinski, Village Clerk