

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


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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : August 6, 2024 (BOT) Date: August 15, 2024

SUBJECT: ZBA 24-03: 374 W Grove Street

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 a variation from Section 155.407(F) to allow a new single family residential structure to encroach into the front yard setback on the subject property located in the R2 Single-Family Residence District.

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


Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: August 15, 2024

SUBJECT: ZBA 24-03; 374 W. Grove Street

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

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 24-03; and
3. An Ordinance granting approval of the requested variation.

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



VILLAGE OF LOMBARD

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

August 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 24-03 – 374 W. Grove Street

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

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.

The Zoning Board of Appeals conducted a public hearing on July 24, 2024. John Novak, petitioner, and Tami Urish, Planner I, were sworn in by Chair DeFalco to offer testimony.

Mr. Novak presented the petition. He said he proposes to build a new house at 374 W. Grove but before submitting for a permit, the front yard setback needs to be addressed. Due to the unique curvature of Grove Street, the house at 374 W. Grove would be pushed back out of alignment with where 376 W. Grove is located. The submitted Exhibit B illustrates how far back the house at 374 would need to be compared to the house at 376. Exhibit A illustrates the side-by-side homes lined up. It gives the appearance of both houses setback at fifty plus feet. The hardship occurs in the manner of where the setback is measured at the unique curve of the street.

Chair DeFalco asked if anyone from the public or the ZBA had any additional questions or comments.

John Rosenberg was sworn in and stated he was concerned about the speeding of cars on the street that has resulted in the damage of several light and utility poles. He is also concerned about maintaining the appearance of the neighborhood. The house across the street appears to be setback less than 50 feet. If both houses are less than fifty feet, it will create a crowded and tunnel like appearance. It would seem to be a choke point for traffic that should be mitigated.

Chair DeFalco closed the public participation after hearing no other requests from the audience and asked for the staff report.

Ms. Urish presented the staff report, which was entered into the record in its entirety. It was noted on page five of the staff report that condition number one erroneously says addition instead of house and will be corrected for the Village Board submittal. The subject property is a vacant lot that was recently subdivided from 376 W. Grove. The abutting properties determine a fifty-foot setback by the mean of their setbacks. However the street curves to the north on the eastern portion creating an irregular front property line as opposed to a straight perpendicular line of a standard lot.

The proposed site plan does not require variances from the interior side or rear yards. The attached exhibit demonstrates the hardship of meeting the standard. In order to meet the required 50-foot setback the house would need to be 84 feet from the front property line on the western portion and would then encroach into the rear yard setback. The petitioner is requesting a variance to permit a house to encroach 17 feet into the front yard setback at the most eastern point. The result would be a front yard setback of 33 feet that will gradually increase to 60 feet. Staff found these circumstances meet the standards for a variance and recommends approval of the request subject to the conditions in the staff report.

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

Mr. Bartels asked if the curve in Grove Street was a recent change. Ms. Urish responded that the curve in the street has likely been there approximately one hundred years based on the age of some of the houses on the street.

Chair DeFalco stated the concern raised of the house across the street appears to be less than fifty feet setback from the street. He explained the recent text amendment that changed the absolute thirty-foot setback with porches at a setback of 25 feet to the average setback of the houses on either side of a new house. The maximum setback for this formula was determined to be fifty feet to provide symmetry of the street view. The drawings submitted by the petitioner show that requesting the thirty-three-foot on the eastern portion of the lot would align with the house on the west side. When traveling on Grove Street from the west, both houses at 376 and 374 W. Grove would appear to be in alignment. The house could be built fifty feet back on the eastern portion but would drastically reduce the size of the rear yard resulting in an exceptionally large front yard. The petitioner identifies the curve of the street to be a unique feature not found elsewhere throughout the Village.

Mr. Bartels requested confirmation that the variance request is shown on Exhibit A and if Exhibit B is an option. Mr. Novak confirmed that Exhibit A represents his request and Exhibit B would be an option without the variance.

Mr. Conway asked if there was consideration to build the house at 376 W. Grove further back to better match the subject property. Mr. Novak responded that the house at 376 W. Grove is setback further than fifty feet.

Ms. Johnson asked if the house on the west side, 380 W. Grove, was aligned with 376 W. Grove. Mr. Novak responded that they do seem in alignment.

Chair DeFalco noted that when he visited the site, the house portion of 380 W. Grove appeared to be in alignment with the foundation of 376 W. Grove however the attached garage portion of 380 W. Grove appeared closer to the street than 376 W. Grove.

Mr. Bartels asked if the house could be positioned in another manner such as a feature to work with the curvature of the street. Mr. Novak responded that it would look like the house would have the corner clipped off and that lining up the houses instead would look better overall as most of 374 W. Grove will be setback sixty feet with the variance.

Chair DeFalco asked if the planned house will have an attached garage that extends past the house portion as shown in the elevation examples. Mr. Novak responded that he generally avoids that style of house and with a porch, the façade of the house is relatively even.

Chair DeFalco noted that there is an issue with the 370 W. Grove's trees and shrubs on the property line impacting a potential driveway. Mr. Novak responded that there is a ten-foot easement on 374 W. Grove along that shared property line.

Chair DeFalco listed the contributing factors of the petition as the revised ordinance changing the setback determination, the curvature of the street and proceeded to match the hardships to the seven standards for a variance. Financial gain is not a factor as the petitioner plans to build the house with or without the variance. The setbacks of the houses on Grove Street making up the neighborhood vary from thirty feet to over fifty feet.

Mr. Bartels asked which elevation goes with which exhibit. Chair DeFalco responded that there does not appear to be a correlation between the documents. Mr. Novak responded that Example 2 provided is from the plans of the house under construction at 376 W. Grove. The driveway for 374 W. Grove could be located on either side of the property. Chair DeFalco stated the approval would be based on the footprint of a house as shown on Exhibit A as recommended by staff.

Chair DeFalco asked if there was additional discussion. Hearing none, he asked for a motion from the ZBA members.

Mr. Bartels 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 24-03, subject to the following four (4) conditions:

1. The new single-family residence shall be constructed in substantial conformance to the plans 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).

Respectfully,

VILLAGE OF LOMBARD
John DeFalco
Chairperson
Zoning Board of Appeals

July 24, 2024

Title

ZBA 24-03

Petitioner & Property Owner

John Novak
215 E. Hickory Street
Lombard, IL 60148

Property Location

374 W. Grove Street
06-07-200-009 (split from 376
W. Grove - new PIN will be
assigned by DuPage Co.)

Zoning

R2 Single-Family Residence
District

Existing Land Use

Single-Family Home

Comprehensive Plan

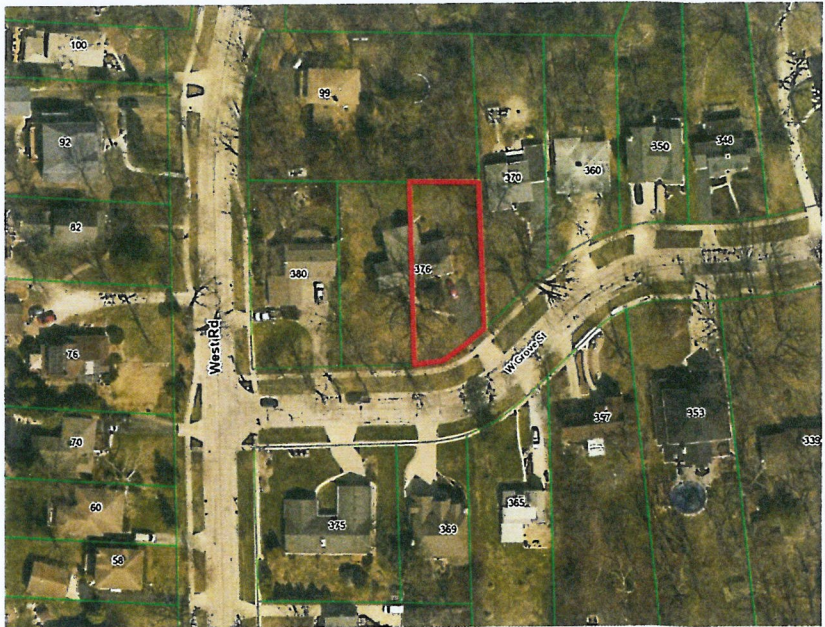
Low Density Residential

Approval Sought

A variation from Section 155.407(F)(1)(a) of the Lombard Zoning Ordinance to reduce the required front yard setback for the subject property.

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is requesting a variance for a proposed house to encroach into the front yard setback. The subject property was recently subdivided to create two lots from one. The existing house was torn down. Lot 1, located at 376 W. Grove Street, is currently under construction for a new house that is setback 57 feet from the front property line where a minimum of 50 feet was required based on the mean of the abutting properties.

Lot 2, located at 374 W. Grove Street, has a required front yard setback of 50 feet also. The street curves to the north on the eastern portion of the subject property creating an irregular front property line as opposed to a straight perpendicular line of a standard lot.

APPROVALS REQUIRED

The petitioner requests that the Village approve the following variation on the subject property located within the R2 Single-Family Residence District:

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.

PROJECT STATS

Lot Size

Parcel Area: 9,173 sq. ft.

Parcel Width: ~65 feet

Setbacks with proposed new house

Front (south) 33 feet

Side (west) 8.48 feet

Side (east) 15.86 feet

Rear (north) 41.35 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 Weaver-Consultants Group, dated 12/14/2023;
4. Site plans;
5. Example elevations.

EXISTING CONDITIONS

The property is vacant and recently divided from 376 W. Grove Street where the existing house on the lot was torn down to create two lots.

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.

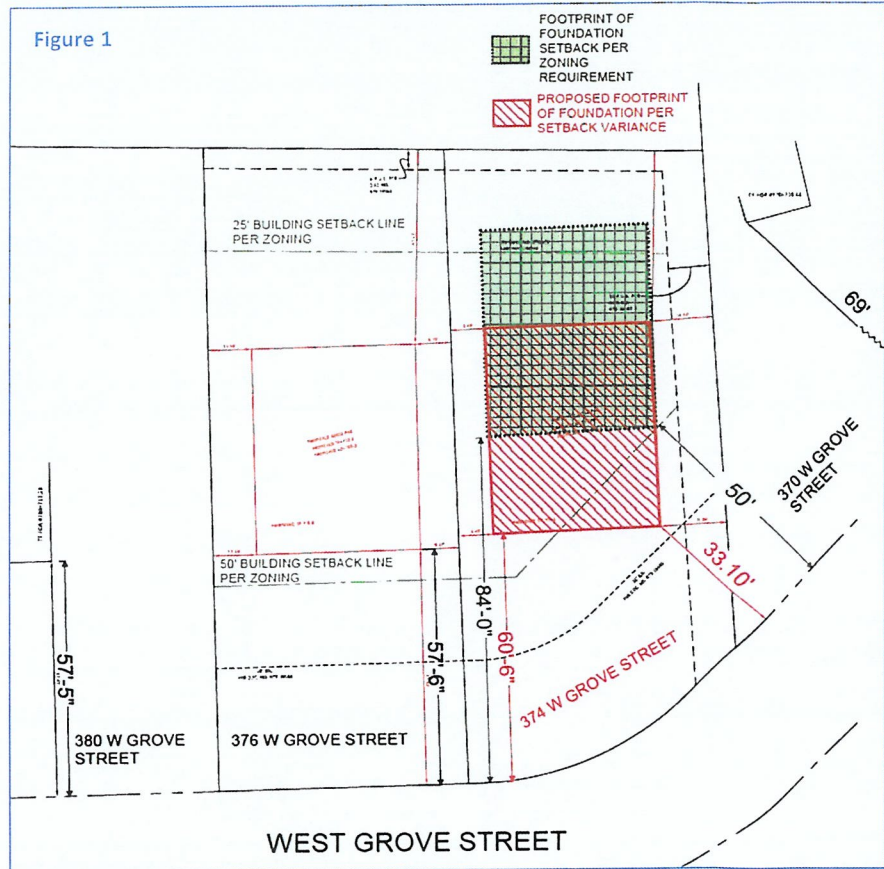
Planning Services Division:

The Zoning Ordinance requires new single-family residences' front yard setbacks to be determined by taking the mean of the existing front yard setbacks of the single-family dwellings on the abutting lots with a minimum front setback of 30 feet from the front property line.

The proposed site plan does not require variances from the interior side or rear yards. The attached exhibit demonstrates the hardship of meeting the standard. In order to meet the required 50-foot setback the house would need to be 84 feet from the front property line on the western portion and would then encroach into the rear yard setback. The petitioner is requesting a variance to permit a house to encroach 17 feet into the front yard setback at the most eastern point. The result would be a front yard setback of 33 feet that will gradually increase to 60 feet.

The subject property is 65 feet wide at the widest point while the curved line of the front property line is approximately 74 feet. The lot is part of a resubdivision of lot 16 platted in 1973 (R1973-019163) from E.W. Zander's Grove Addition to Lombard Subdivision then resubdivided again recently by R2023-078406 to the current two lot configuration.

With respect to the front yard setback variance, staff notes that the existing lot is not in the shape of a standard rectangular lot in regard to the front property line. This circumstance is due to the gradual curvature of the Grove Street right-of-way, noted on the plat of survey as an undefined curve. The petitioner proposes to square the lot beyond this curve to facilitate the location of a new building footprint. As a result of the slight curvature in the front property line, a portion of the modified building footprint will encroach into the front yard setback (Figure 1). Staff considers the road curvature to be a unique circumstance on the subject property that impacts the ability of the petitioner to reasonably locate the building footprint of a house. Staff has no objection to the requested front yard setback variance.



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.*

Staff finds the petitioner's lot has a unique shape and topography. The majority of the homes in the neighborhood are setback more than thirty (30) feet and a few homes are setback more than fifty (50) feet from the front yard property line, so a thirty-three (33) foot setback of a portion of the lot would maintain the existing character of the neighborhood given that most of the lot is setback further than fifty (50) feet due to the curve along Grove Street. The placement of Grove Street limits the petitioner's ability to meet the current setback requirement of fifty (50) feet for a portion of the lot and not in total.

- 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 was recently resubdivided from one lot into two. The other lot of the resubdivision did not require a front yard setback variance to obtain a permit as the property line is relatively straight and the street's curve does not impact the lot as it does for the subject property. 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 Grove Street. In order to meet the front yard setback of fifty (50) feet completely, the size of the rear yard is negatively impacted.

- 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. Staff does not anticipate the proposed front yard setback of thirty (33) feet will impact the adjacent neighbors or the neighbor directly across the street. As noted, only a small portion of the footprint encroaches 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.*

As stated above, the proposed plan is unlikely to have any adverse effect on the neighborhood or the general public.

In consideration of precedent, in 2013 a similar request for front yard setback relief was granted (ZBA 13-01; 382 E. 17th Street and ZBA 13-02; 381 E. 16th Place). In this example, one lot was resubdivided into three lots with the existing house remaining as the abutting factor that was set back more than fifty (50) feet therefore impacting the two newly created lots.

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

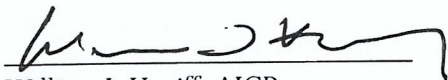
FINDINGS & RECOMMENDATIONS

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 24-03 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 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).

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

c. Petitioner

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374 W Grove, Lombard IL Zoning Board of Appeals Submission

Description of Request:

I am building 2 homes on Grove Street. The first at 376 Grove (lot 1 of a recent subdivision) (currently under construction) and the second home will be built at 374 Grove (lot 2 of a recent subdivision)(permit not filed yet, construction not started yet). This application pertains only to 374 Grove / lot 2.

Due to a unique curve in the winding street, the existing 50 foot setback would push back the 374 Grove home and would be significantly out of alignment with the 376 Grove home. Although construction of the 374 is still possible, in my opinion it would look out of place. Without the variance, the homes will be positioned as illustrated in Exhibit B, with the lot 2 home much further back from the lot 1 home.

See attached Exhibit A which illustrates the side by side homes lined up using the 50 foot setback for lot 1, and a 30 foot setback for lot two. Note that these homes "appear" to be both setback at 50 feet as they are aligned this way. The hardship occurs in the manner that the setback is measured from the unique curve of the front property line.

Therefore, I am requesting that the front set back for lot 2 only be changed from 50 feet to 30 feet.

Response to applicable STANDARDS:

- 1 - The hardship is caused by a very unique curve in the street which clips the corner of the property. Measuring the front setback from this clipped corner pushes the home very far back.
 - 2 - The conditions are unique to this property as a result of the winding and curvy street.
 - 3 - There is no financial gain with this variation. The property can be built on either way.
 - 4 - The hardship has not been created by the applicant/owner.
 - 5 - The variation will not be detrimental to the public or injurious to the neighborhood.
 - 6 - The granting of the variation will not alter the character of the neighborhood
 - 7 - The proposed variation will not impair light, air, traffic congestion, or drainage. The variation will not increase the danger of fire, will not endanger public safety, or diminish/impair property values in the neighborhood.
-

SURVEY NOTES

- MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REALTIME, GPS, COORDINATES OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY THE NATIONAL NAVIGATION.
- THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION THEREON MAY BE SUBJECT TO LIMITS, EXEMPTIONS AND RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- ALL AREAS ARE MORE OR LESS.
- SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 07/18/2023 & 07/20/2023. THE IMPROVEMENTS ON THE PROPERTY HAVE BEEN REMOVED PER CLIENT 10/21/2024.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THIS SURVEY.
- LOCATION OF PERMANENT IMPROVEMENTS IN PROXIMITY OF THE PROPERTY LINE ARE SHOWN HEREON AS WELL AS A MEASUREMENT OF THE DISTANCE FROM WHICH SAID IMPROVEMENTS ARE IN RELATION TO THE PROPERTY LINE. THE SURVEYOR OFFERS NO OPINION REGARDING IF THE LOCATION OF SAID IMPROVEMENTS CONSTITUTES AN ENCROACHMENT, AS THE DETERMINATION OF AN ENCROACHMENT IS A MATTER OF LAW AND OWNERSHIP, WHICH ARE NOT MATTERS OF SURVEY.
- THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
- NO GAPS OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.
- RECORD DIMENSIONS SHOWN HEREON ARE BASED UPON EDNA M. WOLFF'S RESUBDIVISION AS PLATTED AND RECORDED AS DOCUMENT NUMBER 873-19163.
- MONUMENTS NOT SET PER AGREEMENT WITH CLIENT.

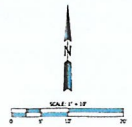
PLAT OF SURVEY

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

LEGAL DESCRIPTION

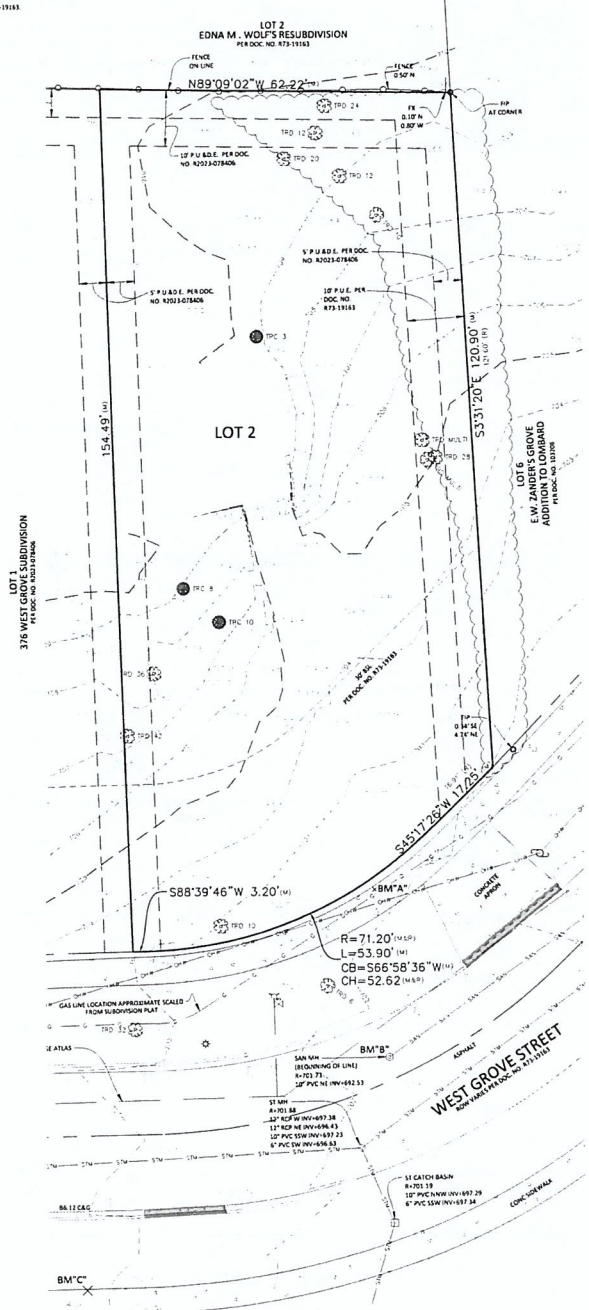
LOT 2 OF 376 WEST GROVE SUBDIVISION PLAT BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PLATTED AND RECORDED DECEMBER 8, 2022 AS DOCUMENT 8303-07036 IN DUPAGE COUNTY, ILLINOIS

AREA = 0.1776 AC. ± (1/2.20 Acres)



BENCHMARKS

- SOURCE BM:**
DUPAGE COUNTY BENCHMARK 0222
LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF IL RTE 53 WITH THE ILLINOIS PLAINS PARK MONUMENTAL & 3 1/2 INCH BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PLAZA & PATH.
ELEVATION = 714.31
- SUPA:**
X CUT ON BACK OF SIDEWALK, NORTH SIDE OF WEST GROVE STREET, 91 SW OF DRIVEWAY FOR #376.
ELEVATION = 723.28
- BM#1:**
SANITARY MANHOLE BSM IN WEST GROVE STREET, NORTH OF CENTERLINE, IN FRONT OF #376.
ELEVATION = 703.73
- BM#2:**
X CUT ON BACK OF SIDEWALK, SOUTH SIDE OF WEST GROVE STREET, 101 W WEST OF DRIVEWAY FOR #376.
ELEVATION = 703.16



LEGEND		
(Symbol)	SANITARY MANHOLE	X CUT
(Symbol)	SANITARY CLEANOUT	IRON PIPE (34")
(Symbol)	STORM MANHOLE	IRON ROD (34")
(Symbol)	STORM INLET	FOUND IRON PIPE (24")
(Symbol)	FIRE HYDRANT	FENCE CORNER
(Symbol)	WATER VALVE	P.U.E.
(Symbol)	POWER POLE	TF
(Symbol)	ELECTRIC SERVICE	GF
(Symbol)	LIGHT POLE	BSL
(Symbol)	TELEPHONE pedestal	GROUND ELEVATION
(Symbol)	GAS METER	BACK OF CURB ELEVATION
(Symbol)	CONFEROUS TREE (TRUNK DIAMETER)	FLOORLINE ELEVATION
(Symbol)	DECIDUOUS TREE (TRUNK DIAMETER)	
(Symbol)	CONCRETE MATERIAL	
(Symbol)	CONCRETE CURB & GUTTER	
(Symbol)	DEPRESSED CURB	

LINE LEGEND	
(Symbol)	SANITARY LINE
(Symbol)	STORM LINE
(Symbol)	UNDERGROUND ELECTRICAL CABLE
(Symbol)	COMMUNICATIONS CABLE
(Symbol)	1" GAS LINE
(Symbol)	OVERHEAD WIRES
(Symbol)	WATER MAIN
(Symbol)	CHAIN LINK FENCE
(Symbol)	3" WOOD FENCE
(Symbol)	TRIPLE LINE
(Symbol)	BOUNDARY
(Symbol)	EXISTING LOTS
(Symbol)	CENTERLINE
(Symbol)	BUILDING SETBACK LINE
(Symbol)	EASEMENT



STATE OF ILLINOIS
COUNTY OF DUPAGE
MICHAEL D. BYTNER, A PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
DATED THIS 25th DAY OF JUNE, 2024.
MICHAEL D. BYTNER
PROF. LICENSE NO. 015-001216
ALL ILLINOIS LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2024
DESIGN FIRM NUMBER 1504048
THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

SHEET 1 OF 1

DATE: 06/25/2024
DRAWN BY: M. D. BYTNER
CHECKED BY: M. D. BYTNER
SCALE: AS SHOWN

Weaver Consultants Group

NO.	DATE	REVISION DESCRIPTION

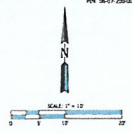
BOUNDARY & TOPOGRAPHIC SURVEY
376 WEST GROVE STREET
LOMBARD, ILLINOIS

PREPARED FOR:
215 E HICKORY
LOMBARD, IL 60148

SINE HOME BUILDERS

BUILDING SETBACK EXHIBIT A

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.



LINE LEGEND

	BOUNDARY
	EXISTING LOTS
	CENTERLINE
	BUILDING SETBACKLINE
	EASEMENT

SHEET 1 of 1

DATE: 4/15/2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO.	DATE	REVISION DESCRIPTION

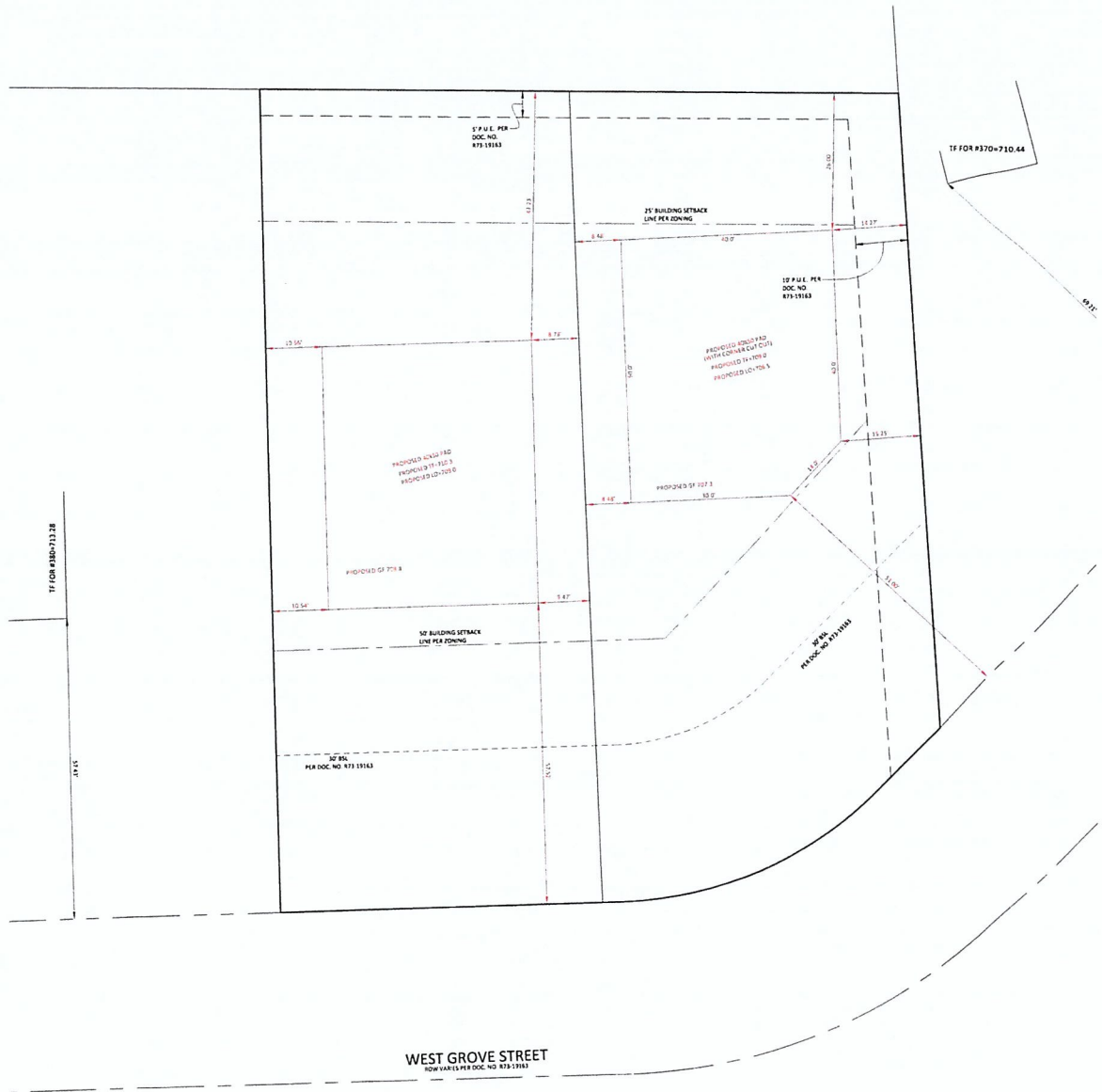
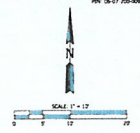
BUILDING SETBACK EXHIBIT A
376 WEST GROVE STREET
 LOMBARD, ILLINOIS

PREPARED FOR:
 215 E HICKORY
 LOMBARD, IL 60148

2025 Project Information System (PIS) 11/2024

BUILDING SETBACK EXHIBIT B

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.



LINE LEGEND

	BOUNDARY
	EXISTING LOTS
	CENTERLINE
	BUILDING SETBACK LINE
	EASEMENT

SHEET 1
OF 1

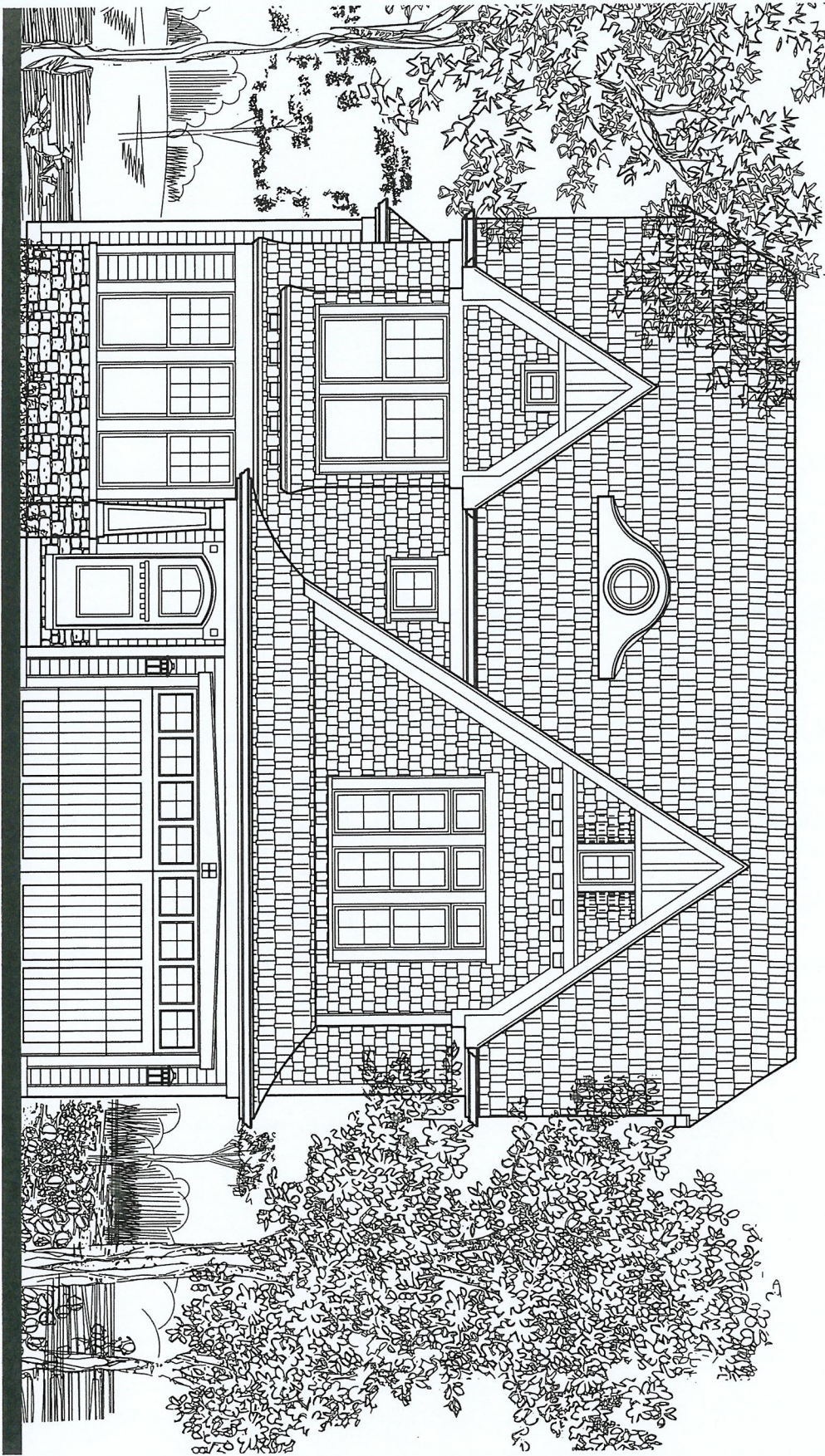


No.	DATE	REVISION DESCRIPTION

BUILDING SETBACK EXHIBIT B
376 WEST GROVE STREET
LOMBARD, ILLINOIS

PREPARED FOR:
215 E HICKORY
LOMBARD, IL 60148





FRONT ELEVATION

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ORDINANCE NO. _____

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 _____ day of _____, 2024.

Ordinance No. _____

Re: ZBA 24-03

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