

ORDINANCE 6995

PAMPHLET

ZBA 14-09: 317 N. MAIN STREET



PUBLISHED IN PAMPHLET FORM THIS 3rd DAY OF OCTOBER, 2014, BY
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.



Sharon Kuderna
Village Clerk

ORDINANCE NO. 6995

**AN ORDINANCE APPROVING A VARIATION OF THE LOMBARD ZONING
ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD,
ILLINOIS**

(ZBA 14-09; 317 N. Main Street)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned R2 Single Family Residence District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to three (3) feet where six (6) feet is required; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on September 3, 2014 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Board of Trustees 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 the provisions of Title 15, Chapter 155, Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to three (3) feet where six (6) feet is required.

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

1. The petitioner shall provide an updated plat of survey.
2. The subject property shall be developed in substantial conformance with the plans submitted by the petitioner and prepared by B.L.R Architects, dated July 24, 2014.

3. The petitioner shall apply for and receive a building permit for the proposed plans.
4. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variation.
5. In the event that the principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the new structure shall meet the required side yard setback.

SECTION 3: This ordinance is limited and restricted to the property generally located at 317 N. Main Street, Lombard, Illinois, and legally described as follows:

LOT 1, BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-05-300-009

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 _____, 2014.

First reading waived by action of the Board of Trustees this 2nd day of October, 2014.

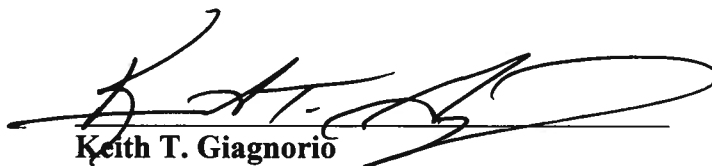
Passed on second reading this 2nd day of October, 2014.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, and Fitzpatrick

Nays: None


Absent: Trustee Ware

Approved this 2nd day of October, 2014.

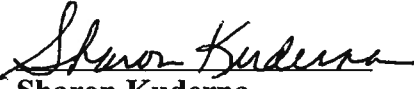

Keith T. Giagnorio
Village President

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ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 3rd day of October, 2014.


Sharon Kuderna
Village Clerk