

**ORDINANCE 7247
PAMPHLET**

ZBA 16-03: 113 REGENCY DRIVE



PUBLISHED IN PAMPHLET FORM THIS 22nd DAY OF JULY, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Sharon Kuderna". The signature is written in a cursive style with a horizontal line underneath.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7247

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

(ZBA 16-03; 113 Regency Drive)

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 R4PD Single Family Residence District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155 Section 155.409(F)(2)(c) of the Lombard Zoning Ordinance to reduce the rear yard setback to twenty-five feet (25') where thirty feet (30') is required to allow for an addition; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on June 22, 2016 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 155.409(F)(2)(c) of the Lombard Zoning Ordinance to reduce the rear yard setback to twenty-five feet (25') where thirty feet (30') is required to allow for an addition.

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

1. The subject property shall be developed in substantial conformance with the site plan prepared by Flint & Associates, LLC dated April 29, 2016.

2. The petitioner shall apply for and receive a building permit for proposed plans.
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
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 rear yard setback.

SECTION 3: This ordinance is limited and restricted to the property generally located at 113 Regency Drive, Lombard, Illinois, and legally described as follows:

LOT 74 IN HIGHLAND GREEN SUBDIVISION, OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1977 AS DOCUMENT NO. R77-34933 IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-29-105-026

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 _____, 2016.

First reading waived by action of the Board of Trustees this 21st day of July, 2016.

Passed on second reading this 21st day of July, 2016.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, and Ware

Nays: None

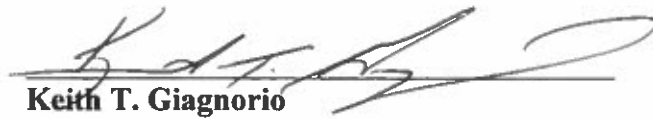
Absent: Trustee Pike

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Re: ZBA 16-03

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Approved this 21st day of July, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 22nd day of July, 2016.


Sharon Kuderna
Village Clerk