

ORDINANCE 7857

PAMPHLET

ZBA 20-04: 730 E. SUNSET AVENUE



PUBLISHED IN PAMPHLET FORM THIS 18th DAY OF SEPTEMBER 2020, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

A handwritten signature in cursive script that reads "Sharon Kuderna".

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7857

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.212 OF THE LOMBARD VILLAGE CODE TO PROVIDE FOR AN EMERGENCY GENERATOR TO BE LOCATED IN THE REQUIRED SIDE YARD SETBACK IN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

(ZBA 20-04; 730 E. Sunset 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 4 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 of the Lombard Code of Ordinances to provide for an emergency generator to be located in the required side yard setback in the R2 Single-Family Residence District, and;

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on August 26, 2020, 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 the provisions of Section 155.212 of the Lombard Code of Ordinances to provide for an emergency generator to be located in the required side yard setback in the R2 Single-Family Residence District.

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

1. The emergency generator shall be installed in accordance with the submitted plans and elevations prepared by the petitioner, and made a part of the petition;
2. The petitioner shall apply for and receive a building permit for the emergency generator; and
3. 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.

SECTION 3: This Ordinance is limited and restricted to the property located at 730 E. Sunset Avenue, Lombard, Illinois, and legally described as follows:

LOT 4 IN PRIGNANO'S RESUBDIVISION OF LOT 2 IN SCHRAFT'S RESUBDIVISION OF LOT 21 IN BLOCK 3 IN LOMBARD HEIGHTS, ALONG WITH THAT PART OF LOT 20 AND WITH THAT PART OF THE WEST HALF OF VACATED WESTWOOD AVENUE LYING EAST OF AND ADJOINING SAID LOT 20, LYING SOUTH OF AND ADJACENT TO A LINE DRAWN FROM A POINT ON THE EAST LINE OF THE WEST HALF OF VACATED WESTWOOD AVENUE 71.18 FEET SOUTH OF THE NORTH LINE OF LOT 20 PROJECTED EAST TO THE EAST LINE OF SAID WEST HALF OF WESTWOOD AVENUE, AND TO A POINT ON THE LINE BETWEEN SAID LOT 20 AND LOT 21, SAID POINT BEING 10.96 FEET SOUTHEAST OF THE COMMON CORNER OF SAID LOTS 20 AND 21, ALL IN BLOCK 3 IN LOMBARD HEIGHTS, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PRIGNANO'S RESUBDIVISION RECORDED OCTOBER 4, 1983, AS DOCUMENT R83-71623, IN DUPAGE COUNTY, ILL.

PIN: 06-05-208-032

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 _____, 2020.

First reading waived by action of the Board of Trustees this 17th day of September, 2020.

Passed on second reading this 17th day of September, 2020, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Ordinance No. 7857


Re: ZBA 20-04

Page 3

Nays: None

Absent: None

Approved by me this 17th day of September, 2020.



Keith Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 18th day of September, 2020.



Sharon Kuderna, Village Clerk