

ORDINANCE 7099

PAMPHLET

ZBA 15-08: 1057 DANIEL COURT



PUBLISHED IN PAMPHLET FORM THIS 17th DAY OF JULY, 2015, BY ORDER OF
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Sharon Kuderna".

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7099

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

(ZBA 15-08; 1057 Daniel Court)

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 Title 15, Chapter 155 Section 155.407(F)(2) of the Lombard Zoning Ordinance to reduce the rear yard setback to twenty-five feet (25') where thirty five feet (35') is required to allow for an addition; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on June 24, 2015 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)(2) of the Lombard Zoning Ordinance to reduce the rear yard setback to twenty-five feet (25') where thirty five feet (35') 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 drawn by the petitioner on the plat of survey, prepared by Lambert & Associates, Land Surveyors, dated September 20, 2006.
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 1057 Daniel Court, Lombard, Illinois, and legally described as follows:

LOT 46 AND THE EAST ½ OF THE VACATED WALKWAY LYING WEST AND ADJOINING LOT 46 IN MELODY LANE SUBDIVISION UNIT 4 IN THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1930 AS DOCUMENT NO. 298665 IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-18-404-009

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 ____, 2015.

First reading waived by action of the Board of Trustees this 16th day of July, 2015.

Passed on second reading this 16th day of July, 2015.

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


Nays: None

Absent: Trustee Ware


Approved this 16th day of July, 2015.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 17th day of July, 2015.


Sharon Kuderna
Village Clerk