

**ORDINANCE 7047**

**PAMPHLET**

**ZBA 15-03: 135 N. BROADVIEW AVENUE**



PUBLISHED IN PAMPHLET FORM THIS 6TH DAY OF FEBRUARY, 2015, BY  
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7047**

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

**(ZBA 15-03; 135 N. Broadview Avenue)**

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)(2) of the Lombard Zoning Ordinance to reduce the corner side yard setback to fourteen and three tenths (14.3) feet where twenty (20) feet is required; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on January 28, 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 corner side yard setback to fourteen and three tenths (14.3) feet where twenty (20) feet is required.

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

1. The project shall be developed in accordance with the submitted plans prepared by C.B. Designs dated December 10, 2014 and made a part of the petition;
2. The petitioner shall apply for and receive a building permit for the proposed plans;

3. Such approval shall become null and void unless work thereon is substantially under way within twelve (12) months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variations; and
4. In the event that principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the new structure shall meet the required corner side yard setback.

**SECTION 3:** This ordinance is limited and restricted to the property generally located at 135 N. Broadview Avenue, Lombard, Illinois, and legally described as follows:

LOT 14, IN BLOCK 1 IN MAGER'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF LOTS 31 AND 32 OF THE PLAT OF E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 39 NORTH, RANGE 10 AND SECTIONS 6 AND 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID MAGER'S ADDITION TO LOMBARD, RECORDED JULY 23, 1926 AS DOCUMENT 218108 IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-06-306-001

**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 5<sup>th</sup> day of February, 2015.

Passed on second reading this 5<sup>th</sup> day of February, 2015.

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

Nays: None

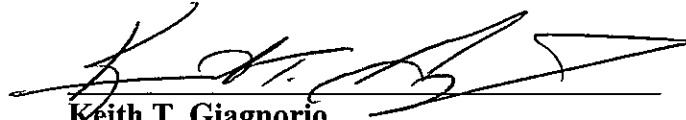
Absent: None

Ordinance No. 7047

Re: ZBA 15-03

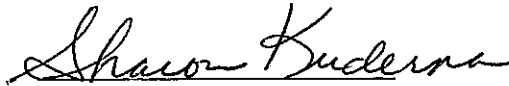
Page 3

Approved this 5<sup>th</sup> day of February, 2015.



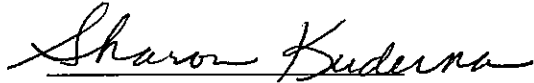
**Keith T. Giagnorio**  
Village President

ATTEST:



**Sharon Kuderna**  
Village Clerk

Published by me in pamphlet form on this 6<sup>th</sup> day of February, 2015.



**Sharon Kuderna**  
Village Clerk