

**ORDINANCE 7826**

**PAMPHLET**

**PC 20-17: TEXT AMENDMENT TO THE ZONING ORDINANCE  
TIMEFRAME TO COMPLETE CONSTRUCTION**



PUBLISHED IN PAMPHLET FORM THIS 19<sup>th</sup> DAY OF JUNE 2020, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

A handwritten signature in cursive script, reading "Sharon Kuderna".

Sharon Kuderna  
Village Clerk

## ORDINANCE 7826

### AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE LOMBARD VILLAGE CODE

PC 20-17: Text Amendments to the Zoning Ordinance: Construction Timelines

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Lombard Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on May 18, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

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 Title 15, Chapter 155 of the Lombard Code shall be amended as follows:

#### ARTICLE II. - ADMINISTRATION AND ENFORCEMENT

§ 155.103 Procedures for administrative functions.

(F) *Conditional Uses*

(11) Revocation.

- (a) In any case where the construction of an approved conditional use is not substantially underway within one year from the date of granting thereof, ~~and completed within 18 months thereof~~, then, without further action by the Village Board, the conditional use or authorization thereof shall be null and void.

#### ARTICLE III. - GENERAL PROVISIONS

§ 155.203 - Transitional rules.

(F) *Previously issued building permits.* When a building permit for a building or structure has been lawfully issued prior to the effective date of this Chapter, and when construction has begun within six months of the issuance of such permit and is being diligently pursued to completion, ~~(completion to be accomplished within 18 months of the adoption of this Chapter)~~, the building or structure may be completed in accordance with the plans on the basis of which the building permit was issued and may, upon completion, be occupied under a certificate of occupancy for the use originally intended, subject to the provisions of Article IV, nonconforming buildings, structures, and uses.

#### ARTICLE X. - OFF-STREET PARKING AND LOADING REQUIREMENTS

§ 155.601 - Scope and application.

(A) *Scope of regulations.*

(1) For all buildings and structures erected and all uses of land, accessory parking and loading facilities shall be provided as required below. However, where a building permit has been issued prior to the effective date of this Chapter and provided that construction is begun within six months of such effective date and diligently executed to completion ~~(completion to be accomplished within 18 months of the effective date of this Chapter)~~, parking and loading facilities in the amounts required for the issuance of said building permit may be provided in lieu of any different amounts required by this Chapter.

**SECTION 2:** That 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 18<sup>th</sup> day of June, 2020.

Passed on second reading this 18<sup>th</sup> day of June, 2020, pursuant to a roll call vote as follows:

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

Nays: None

Absent: Trustee Foltyniewicz

Approved by me this 18<sup>th</sup> day of June, 2020.

  
Keith T. Giagnorio, Village President

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ATTEST:

  
Sharon Kuderna, Village Clerk

Published in pamphlet from this 19<sup>th</sup> day of June, 2020.

  
Sharon Kuderna, Village Clerk