

**ORDINANCE NO. 6955**

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

**(ZBA 14-06; 505 E. Sunset 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 required thirty-five foot (35') rear yard setback to thirty feet (30') to allow for the construction of an addition to an existing single family residence.

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on May 28, 2014 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 rear yard 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 variations.

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 required thirty-five foot (35') rear yard setback to thirty feet (30') to allow for the construction of an addition to an existing single family residence.

**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 building plans and site plan submitted on May 1, 2014 and drawn by the petitioner on the plat of survey, prepared by ARS Surveying Service LLC, dated May 28, 2002.
2. The petitioner shall apply for and receive a building permit for the 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 505 E. Sunset Avenue, Lombard, Illinois, and legally described as follows:

LOT 19 IN BLOCK 6 IN LOMBARD VISTA, A SUBDIVISION OF THE SOUTH ½ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1927 AS DOCUMENT 243024, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-05-211-001

**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 \_\_\_\_\_, 2014.

First reading waived by action of the Board of Trustees this 19th day of June, 2014.

Passed on second reading this 19th day of June, 2014.

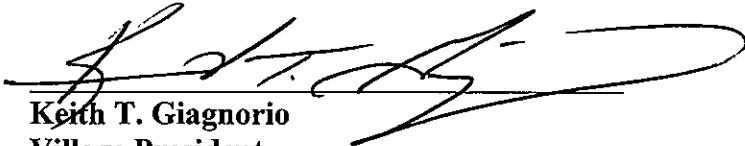
Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick and Ware

Nays: None

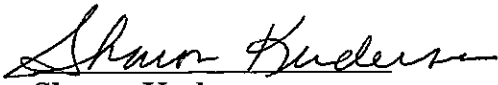
Absent: None

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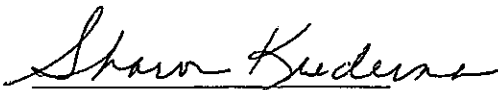
Approved this 19th day of June, 2014.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Published by me in pamphlet form on this 20th day of June, 2014.

  
**Sharon Kuderna**  
**Village Clerk**