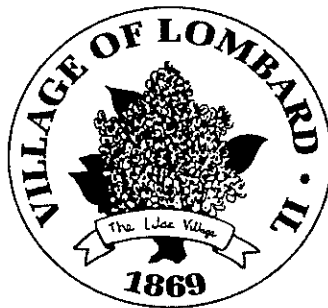


ORDINANCE 7045

PAMPHLET

ZBA 15-01: 382 E. 17TH STREET



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. 7045

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

(ZBA 15-01; 382 E. 17th Street)

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)(1) of the Lombard Zoning Ordinance to reduce the front yard setback to thirty (30) feet in lieu of the formulated front yard setback requirements for a principal structure; 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)(1) of the Lombard Zoning Ordinance to reduce the front yard setback to thirty (30) feet in lieu of the formulated front yard setback requirements for a principal structure.

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 plans submitted by the petitioner and prepared by JGM Consulting Engineers, dated September 12, 2014.

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 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variation.
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 front yard setback.

SECTION 3: This ordinance is limited and restricted to the property generally located at 382 E. 17th Street, Lombard, Illinois, and legally described as follows:

LOT 3, BEING A RESUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 5, 2013 AS DOCUMENT R2013-127750 IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-20-310-014

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 5th day of February, 2015.

Passed on second reading this 5th day of February, 2015.

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

Nays: None

Absent: None