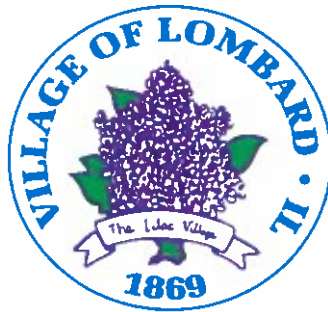


ORDINANCE 7106

PAMPHLET

ZBA 15-09: 18 W. LEMONYE AVENUE



PUBLISHED IN PAMPHLET FORM THIS 14th DAY OF AUGUST, 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". The signature is written in a cursive style and is positioned above the printed name and title.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7106

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

(ZBA 15-09; 18 W. Lemoyne 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 Title 15, Chapter 155 Section 155.407(F)(2) of the Lombard Zoning Ordinance to reduce the rear yard setback to thirteen and five-tenths feet (13.5') where thirty-five feet (35') is required to allow for a new single family residence; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on July 22, 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 thirteen and five-tenths feet (13.5') where thirty-five feet (35') is required to allow for a new 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 site plan and elevations, prepared and submitted by M. Gingerich, Gereaux & Associates, dated June 19, 2015;
2. The petitioner shall apply for and receive a building permit for 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 variation.

SECTION 3: This ordinance is limited and restricted to the property generally located at 18 W. Lemoyne Avenue, Lombard, Illinois, and legally described as follows:

LOT 31 IN BLOCK 1 IN HARRIS LOMBARD HILLS, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1950 AS DOCUMENT NO. 600854 IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-06-202-032

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 13th day of August, 2015.

Passed on second reading this 13th day of August, 2015.

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

Nays: None

Absent: Trustee Foltyniewicz


Approved this 13th day of August, 2015.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 14th day of August, 2015.


Sharon Kuderna
Village Clerk