

**ORDINANCE 7406
PAMPHLET**

ZBA 17-01: 54 S. HIGHLAND AVENUE



PUBLISHED IN PAMPHLET FORM THIS 18th DAY OF AUGUST, 2017, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7406

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

(ZBA 17-01; 54 S. Highland 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)(1) of the Lombard Zoning Ordinance to reduce the front yard setback to thirty-five (35) 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 July 26, 2017 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-five (35) 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 Proposed Site Plan, dated 6/03/17 by WDN Architecture;
2. The petitioner shall apply for and receive a building permit for the proposed plans; and
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.

SECTION 3: This ordinance is limited and restricted to the property generally located at 54 S. Highland Avenue, Lombard, Illinois, and legally described as follows:

LOT 1 IN HORIST HIGHLANDS RESUBDIVISION, BEIN A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 2015 DOCUMENT NUMBER R2015-068021.

Parcel No: 06-09-103-071

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 ____, 2017.

First reading waived by action of the Board of Trustees this 17th day of August, 2017.

Passed on second reading this 17th day of August, 2017.

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

Nays: None

Absent: Trustee Whittington

Approved this 17th day of August, 2017.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 18th day of August, 2017.


Sharon Kuderna
Village Clerk