

ORDINANCE NO. 6953

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

(ZBA 14-04; 402 S. Ahrens 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 required front yard setback from thirty feet (30') to twenty-one and two-tenths feet (21.2') as well as a variation from Section 155.407 (F)(3) of the Lombard Zoning Ordinance to reduce the required side yard setback from six feet (6') to five and five-tenths feet (5.5') to allow for the construction of a second-story addition to an existing structure; and,

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 front yard variation and side 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)(1) of the Lombard Zoning Ordinance to reduce the required front yard setback from thirty feet (30') to twenty-one and two-tenths feet (21.2') as well as a variation from Section 155.407 (F)(3) of the Lombard Zoning Ordinance to reduce the required side yard setback from six feet (6') to five and five-tenths feet (5.5') to allow for the construction of a second-story addition to an existing structure.

SECTION 2: This ordinance shall be granted subject to compliance with the following conditions:

1. The project shall be developed in accordance with the submitted plans prepared by Dean M. Pozarezycki R.A. dated April 10, 2014 and made a part of the petition;
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 twelve (12) months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variations; and
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 and interior side yard setback.

SECTION 3: This ordinance is limited and restricted to the property generally located at 402 S. Ahrens Avenue, Lombard, Illinois, and legally described as follows:

OF THE EAST ½ OF LOT 108 IN ROBERTSON'S WESTMORE, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1922 AS DOCUMENT 156381, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-09-306-025

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.

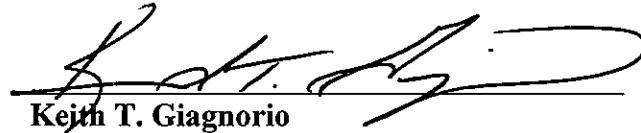
Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick and Ware

Nays: None

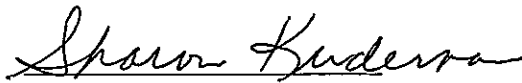
Absent: None

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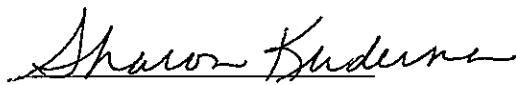
Approved this 19th day of June, 2014.


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