

ORDINANCE 7669

PAMPHLET

**ZBA 19-04: 609 S. MAIN STREET
ZONING VARIATION**



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF JUNE 2019, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7669

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

(ZBA 19-04; 609 S. Main 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 B2 General Neighborhood Shopping District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting zoning variations from Section 155.210(A)(2)(a) of the Lombard Village Code for an accessory structure to be located in a required interior side yard (parking canopy) and from Section 155.414(F)(3) of the Lombard Village Code to allow for an addition with an interior yard setback of 5.47' where 10' is permitted in the B2 General Neighborhood Shopping District.; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on May 22, 2019, 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 Section 155.210(A)(2)(a) of the Lombard Village Code for an accessory structure to be located in a required interior side yard (parking canopy) and from Section 155.414(F)(3) of the Lombard Village Code to allow for an addition with an interior yard setback of 5.47' where 10' is permitted in the B2 General Neighborhood Shopping District..

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

1. The building addition and car port shall be constructed in substantial conformance with the Site Plan;
2. The petitioner shall apply for and receive a building permit for the project;

- 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; and
- 4. In the event that the building or structure on the subject property is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located.

SECTION 3: This ordinance is limited and restricted to the property generally located at 609 S. Main Street, Lombard, Illinois, and legally described as follows:

LOT 17 IN ARTHUR T. MCINTOSH AND COMPANY’S LOMBARD GARDENS, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼, OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1824 AS DOCUMENT 174113, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-17-109-004

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 _____, 2019.

First reading waived by action of the Board of Trustees this _____ day of _____, 2019.

First reading waived by action of the Board of Trustees this 20th day of June, 2019.

Passed on second reading this 20th day of June, 2019, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

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Re: ZBA 19-04

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Approved by me this 20th day of June, 2019.



Keith Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published in pamphlet form this 21st day of June, 2019.



Sharon Kuderna, Village Clerk