

ORDINANCE 7834

PAMPHLET

ZBA 20-02: 210 S. FINLEY ROAD



PUBLISHED IN PAMPHLET FORM THIS 17th DAY OF JULY 2020, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7834

**AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155,
SECTION 155.210(A)(3)(b) OF THE LOMBARD VILLAGE CODE IN REGARD TO
GARAGE HEIGHT**

(ZBA 20-02; 210 S. Finley Road)

WHEREAS, the President and Board of Trustees (the "Village Board") of the Village of Lombard (the "Village") have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Lombard Village Code (the "Village Code"); and,

WHEREAS, the property, as described in Section 4 below (the "Subject Property"), is zoned R2 Single-Family Residence Zoning District; and,

WHEREAS, an application has been filed with the Village requesting approval of a variation from Section 155.210(A)(3)(b) of the Village to allow for a detached garage with a vertical distance (height) measured from the average grade to the highest point on the roof or parapet of 19.5', where 17' is the maximum height allowed in the R2 Single-Family Residence District pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code), and;

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on May 27, 2020, pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Village Board with a recommendation of denial for the requested variation; and,

WHEREAS, the Village Board hereby overturns the recommendation of the Zoning Board of Appeals, and approves the requested variation due to the fact that the proposed garage will be designed to be compatible with the nature of the house and characteristics of the surrounding neighborhood;

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 the recitals, as set forth above, are hereby incorporated herein by reference.

SECTION 2: That a variation from Section 155.210(A)(3)(b) of the Village Code to allow for a detached garage with a vertical distance (height) measured from the average grade to the highest point on the roof or parapet of 19.5', where 17' is required in the R2 Single-Family Residence District pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) is hereby granted for the Subject Property, subject to the condition set forth in Section 3 below:

SECTION 3: That the variation set forth in Section 2 above is subject to the condition that the garage be constructed in conformance with the plans therefor, as submitted as part of the petition for the variation.

SECTION 4: This Ordinance is limited and restricted to the property located at 210 S. Finley Road, Lombard, Illinois, and legally described as follows:

THE SOUTH 65.0 FT. OF LOT TWO AND THE NORTH 45.0 FT. OF LOT THREE IN BLOCK THREE IN Kiantone Addition to Lombard, Being a Subdivision of Part of the West Half of Section Seven, Township Thirty-Nine North, Range Eleven, and Part of the Southeast Quarter of Section Twelve, Township Thirty-Nine North, Range Ten, East of the Third Principal Meridian, According to the Plat Thereof Recorded November 19, 1912 as Document No. 110072, in Dupage County, Illinois.

PIN: 06-07-109-008

SECTION 5: 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 _____, 2020.

First reading waived by action of the Board of Trustees this 16th day of July, 2020.

Passed on second reading this 16th day of July, 2020, pursuant to a roll call vote as follows:

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

Nays: None

Absent: None

Approved by me this 16th day of July, 2020.

ATTEST:


Keith Giagnorio, Village President


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 17th day of July, 2020.


Sharon Kuderna, Village Clerk