

**ORDINANCE 8182
PAMPHLET**

ZBA 23-01: 327 S. LOMBARD AVENUE



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF JULY, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8182

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407(H) OF THE LOMBARD VILLAGE CODE TO REDUCE THE REQUIRED OPEN SPACE FOR A PROPERTY LOCATED WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

(ZBA 23-01: 327 S. Lombard Avenue)

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 3 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 155.407(H) of the Lombard Zoning Ordinance to reduce the required open space for the subject property located within the R2 Single-Family Residence Zoning District to 45%; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on February 22, 2023, 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 approval with a 4-3 vote 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 variations are hereby granted from the provisions of Section 155.407(H) of the Lombard Zoning Ordinance to reduce the open space for the subject property located within the R2 Single-Family Residence Zoning District to 45%.

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

1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report.
2. The petitioner shall apply for and receive a building permit.

3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report including:
 - a. the submittal of the engineering analysis to the Village ninety (90) days after Village Board approval, and
 - b. the completion of any potential improvements within ninety (90) days of the report submitted date.
 - c. In the event the aforementioned engineering analysis and/or potential improvements is not completed in the timeframe approve, the patio shall be removed and the zoning relief shall be null and void.
4. The variance is for the current patio only and shall not be used for purposes such as a home addition or additional structures.

SECTION 3: This Ordinance is limited and restricted to the property located at 327 S Lombard Avenue, Lombard, Illinois, and legally described as follows:

LOT 21 IN BLOCK 9 OF TOWER PARK SUBDIVISION, AT LOMBARD, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1892 AS DOCUMENT 49334, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-08-305-003

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 15th day of June 2023.

First reading waived by action of the Board of Trustees this ____ day of ____, 2023.

Passed on second reading this 20th day of July 2023, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Honig, Militello, and Dudek

Nays: Trustee Bachner

Absent: None

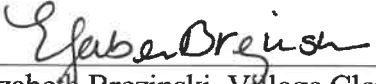
Approved by me this 20th day of July 2023.

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Re: ZBA 23-01
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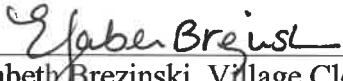
Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of July 2023



Elizabeth Brezinski, Village Clerk