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ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
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PAGES: 6

ORDINANCE 8325

**AN ORDINANCE APPROVING A VARIATION FROM TITLE XV,
CHAPTER 155, SECTION 155.407(F)(1) OF THE LOMBARD
VILLAGE CODE TO ALLOW A MINIMUM FRONT YARD
SETBACK OF 30 FEET FOR LOTS 1 THROUGH 4 OF THE
SURAIYA SUBDIVISION IRRESPECTIVE OF THE FRONT
YARD SETBACK OF EXISTING SINGLE-FAMILY DWELLINGS
ON ABUTTING LOTS WITHIN THE R2 SINGLE-FAMILY
RESIDENCE DISTRICT**

**PIN(s) : 05-01-401-116, 05-01-401-117, 05-01-401-118,
05-01-401-119**

**ADDRESS: 614, 618, 622, 626 and 630 W. Meadow Avenue,
Lombard, Illinois**

**Prepared by and Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**



I, **Sheila York**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of

ORDINANCE 8325

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV,
CHAPTER 155, SECTION 155.407(F)(1) OF THE LOMBARD VILLAGE
CODE TO ALLOW A MINIMUM FRONT YARD SETBACK OF 30 FEET
FOR LOTS 1 THROUGH 4 OF THE SURAIYA SUBDIVISION
IRRESPECTIVE OF THE FRONT YARD SETBACK OF EXISTING
SINGLE-FAMILY DWELLINGS ON ABUTTING LOTS WITHIN THE R2
SINGLE-FAMILY RESIDENCE DISTRICT

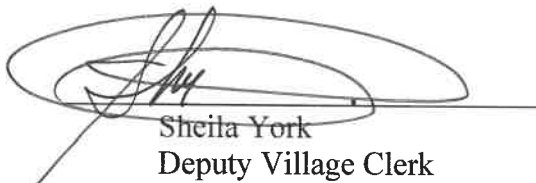
PIN(s) : 05-01-401-116, 05-01-401-117, 05-01-401-118, 05-01-401-119

ADDRESS: : 614, 618, 622, 626 and 630 W. Meadow Avenue, Lombard,
Illinois

of the said Village as it appears from the official records
of said Village duly approved this 23rd
day of January 2025.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 6th
day of March 2025.




Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8325
PAMPHLET**

**PC 24-14: 614, 618, 622, 626, AND 630 W. MEADOW AVENUE
SURAIYA SUBDIVISION**



**PUBLISHED IN PAMPHLET FORM THIS 24TH DAY OF JANUARY 2025, BY ORDER OF
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in cursive script, reading "Elizabeth Brezinski", is written over a horizontal line.

**Elizabeth Brezinski
Village Clerk**

ORDINANCE NO. 8325

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407(F)(1) OF THE LOMBARD VILLAGE CODE TO ALLOW A MINIMUM FRONT YARD SETBACK OF 30 FEET FOR LOTS 1 THROUGH 4 OF THE SURAIYA SUBDIVISION IRRESPECTIVE OF THE FRONT YARD SETBACK OF EXISTING SINGLE-FAMILY DWELLINGS ON ABUTTING LOTS WITHIN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

(PC 24-14: 614, 618, 622, 626 and 630 W. Meadow 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 2 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 pursuant to Section 155.407(F)(1) to allow a minimum front yard setback of 30 feet for Lots 1 through 4 of the Suraiya Subdivision, irrespective of the front yard setback of existing single-family dwellings on abutting lots, for the subject property located in the R2 Single-Family Residence District; and

WHEREAS, a public hearing on the forgoing application was conducted by the Plan Commission on December 16, 2024, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings to the Village Board 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 Section 155.407(F)(1) to allow a minimum front yard setback of 30 feet for Lots 1 through 4 of the Suraiya Subdivision, irrespective of the front yard setback of existing single-family dwellings on abutting lots, for the subject property located in the R2 Single-Family Residence District.

SECTION 2: This Ordinance is limited and restricted to the property located at 618, 622, 626 and 630 W. Meadow Avenue, Lombard, Illinois, and legally described as follows:

LOTS 1, 2, 3, AND 4 IN SURAYIA SUBDIVISION OF LOT 1 IN CENTRUST BANK CONSOLIDATION PLAT OF LOTS 1, 2, 3, 4 AND 5 IN LYONHART MANOR HOMES RESUBDIVISION IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 2017, AS DOCUMENT R2017-103505, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-01-401-116, 05-01-401-117, 05-01-401-118, 05-01-401-119

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 9th day of January 2025.

First reading waived by action of the Board of Trustees this ____ day of _____, 2025.

Passed on second reading this 23rd day of January 2025, pursuant to a roll call vote as follows:

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

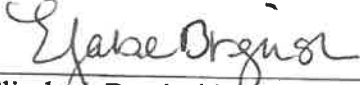
Nays: None

Absent: None

Approved by me this 23rd day of January 2025.


Keith T. Giagnorio, Village President

ATTEST:

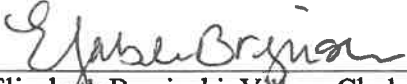

Elizabeth Brezinski, Village Clerk

Ordinance No. 8325

Re: PC 24-14

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Published by me in pamphlet form this 24th day of January 2025.



Elizabeth Brezinski, Village Clerk