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

RECORDING COVER PAGE

ORDINANCE 8392

AN ORDINANCE GRANTING A FRONT YARD SETBACK
VARIANCE FOR AN ATTACHED SINGLE-FAMILY DWELLING
PURSUANT TO TITLE 15, CHAPTER 155 OF THE LOMBARD
ZONING ORDINANCE

Permanent Parcel Number(s):

06-20-405-022

06-20-405-023

06-20-405-024

06-20-405-025

Property Address(es):

Vacant Land

Lots 9, 10, 11, and 12 of Fairfield Court, Lombard, IL 60148

Fairfield Court is a cul-de-sac road, East off S. Fairfield Ave and
North of E. 22nd St.

Prepared by and Return To:

Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148

*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.

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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 true and correct copy of

ORDINANCE 8392

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIANCE FOR AN ATTACHED SINGLE-FAMILY DWELLING PURSUANT TO TITLE 15, CHAPTER 155 OF THE LOMBARD ZONING ORDINANCE

Permanent Parcel Number(s):

06-20-405-022
06-20-405-023
06-20-405-024
06-20-405-025

Property Address(es):

Vacant Land

Lots 9, 10, 11, and 12 of Fairfield Court, Lombard, IL 60148
Fairfield Court is a cul-de-sac road, East off S. Fairfield Ave and North of E. 22nd St.

of the said Village as it appears from the official records of said Village duly approved this **18th day of September 2025**.

In **Witness Whereof**, I have hereunto affixed my official signature and corporate Seal of **The Village of Lombard**, DuPage County, Illinois, this **24th day of February 2026**.



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

**ORDINANCE 8392
PAMPHLET**

PC 25-12: FAIRFIELD COURT TOWNHOMES



**PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF SEPTEMBER 2025, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in black ink, appearing to read "Ranya Elkhatab", is written over a horizontal line.

**Ranya Elkhatab
Village Clerk**

ORDINANCE NO. 8392

**AN ORDINANCE GRANTING A FRONT YARD SETBACK
VARIANCE FOR AN ATTACHED SINGLE-FAMILY
DWELLING PURSUANT TO TITLE 15, CHAPTER 155 OF THE
LOMBARD ZONING ORDINANCE**

PC 25-12: East end of Fairfield Court

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 as defined below is zoned R4 Limited General Residence District; and,

WHEREAS, an application has been filed requesting approval for a variance pursuant to Chapter 155 of the Lombard Zoning Ordinance for the front yard setback of a proposed attached single-family dwelling; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on August 18, 2025, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the variance, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

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: A variation to allow a front yard setback of 25 feet for an attached single-family dwelling (townhome), where a front yard setback of 30 feet is required pursuant to Section 155.409(F)(3)(a) of the Village Code of Ordinances, is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property known as the four vacant lots fronting the cul-de-sac at the eastern end of Fairfield Court, Lombard, Illinois, and legally described as follows:

LOTS 9, 10, 11, AND 12 FAIRFIELD COURT TOWNHOME SUBDIVISION IN YORK TOWNSHIP, SOUTHEAST ¼, SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FAIRFIELD COURT TOWNHOME SUBDIVISION RECORDED AS DOCUMENT R1991-056819 IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-20-405-022, 06-20-405-023, 06-20-405-024, and 06-20-405-025 (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements;
4. That the petitioner shall submit an updated landscape plan that complies with the requirements of Sections 155.707 of the Village Code prior to obtaining a building permit for the proposed improvements; and
5. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of _____, 2025.

Ordinance No. 8392
Re: PC 25-12
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First reading waived by action of the Board of Trustees this 18th day of September, 2025.

Passed on second reading this 18th day of September, 2025.

Ayes: Trustee LaVaque, Hammersmith, Dudek, Egan, Militello and Bachner

Nays: None

Absent: None

Approved by me this 18th day of September, 2025.



Anthony Puccio, Village President

ATTEST:



Ranya Elkhatab, Village Clerk

Published in pamphlet form this 19th day of September, 2025.



Ranya Elkhatab, Village Clerk