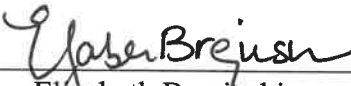


**ORDINANCE 8142
PAMPHLET**

**TITLE XV, CHAPTER 155, SECTION 155.410 AND SECTION 155.212
ALLOW FOR CONSTRUCTION OF A TWO-FAMILY DWELLING ON A PROPERTY
LOCATED WITHIN THE R5 GENERAL RESIDENCE DISTRICT
ZBA 23-02: 1161 S. Finley Road**



PUBLISHED IN PAMPHLET FORM THIS 7th OF APRIL, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8142

AN ORDINANCE APPROVING VARIATIONS FROM TITLE XV, CHAPTER 155, SECTION 155.410 AND SECTION 155.212 OF THE LOMBARD VILLAGE CODE TO ALLOW FOR CONSTRUCTION OF A TWO-FAMILY DWELLING ON A PROPERTY LOCATED WITHIN THE R5 GENERAL RESIDENCE DISTRICT

(ZBA 23-02: 1161 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 3 below (the “Subject Property”), is zoned R5 General Residence Zoning District; and,

WHEREAS, an application has been filed with the Village requesting approval of the following variations for the subject property located within the R5 General Residence Zoning District:

1. A variation from Section 155.410(E) of Village Code to allow a lot width of 50 feet for an existing lot of record, where a minimum lot width of 60 feet is required;
2. A variation from Section 155.410(F)(2)(b) to allow a corner side yard setback of 14 feet, where a corner side yard of 20 feet is required;
3. A variation from Section 155.410(F)(2)(d) to allow a rear yard setback of 25 feet where a rear yard of 30 feet is required;
4. A variation from Section 155.410(H) to allow a floor area ratio (FAR) of more than 0.5 FAR; and
5. A variation from Section 155.212 to allow decks that are more than three feet above the average level of the adjoining ground to encroach into the required front and rear yard setbacks; 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 for the requested variations; 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 following variations are hereby granted:

1. A variation from Section 155.410(E) of Village Code to allow a lot width of 50 feet for an existing lot of record, where a minimum lot width of 60 feet is required;
2. A variation from Section 155.410(F)(2)(b) to allow a corner side yard setback of 14 feet, where a corner side yard of 20 feet is required;
3. A variation from Section 155.410(F)(2)(d) to allow a rear yard setback of 25 feet where a rear yard of 30 feet is required;
4. A variation from Section 155.410(H) to allow a floor area ratio (FAR) of more than 0.5 FAR; and
5. A variation from Section 155.212 to allow decks that are more than three feet above the average level of the adjoining ground to encroach into the required front and rear yard setbacks.

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

1. The project shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
2. Any future repairs, reconstruction, or modifications to the structure shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
3. The petitioner shall apply for and receive a building permit for the proposed development;
4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10) and (F)(11).

SECTION 3: This Ordinance is limited and restricted to the property located at 1161 S. Finley Road , Lombard, Illinois, and legally described as follows:

LOT 8 IN BLOCK 14 IN ROOSEVELT CREST, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1930 AS DOCUMENT 298665, IN DU PAGE COUNTY, ILLINOIS.

PIN: 06-18-414-004

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 16th day of March, 2023.

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

Passed on second reading this 6th day of April, 2023.

AYES: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

NAYS: None

ABSENT: None

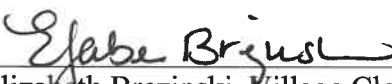
Approved this 6th day of April, 2023.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 7th day April, 2023.


Elizabeth Brezinski, Village Clerk