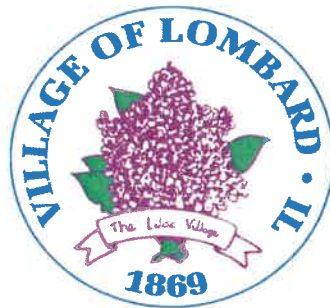


**ORDINANCE 8392
PAMPHLET**

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.

Ranya Elkhatib
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 $\frac{1}{4}$, 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.

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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 Elkhatib, Village Clerk

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



Ranya Elkhatib, Village Clerk