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KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
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DOCUMENT # R2023-041630

## **ORDINANCE 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**

**PIN: 06-18-414-004**

**ADDRESS: 1161 S Finley Road, Lombard, IL**

**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 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

PIN(s) : 06-18-414-004

ADDRESS: 1161 S. Finley Road, Lombard IL

of the said Village as it appears from the official records  
of said Village duly approved this 6<sup>th</sup>  
day of April 2023.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate  
Seal of said **Village of Lombard**, Du Page County, Illinois this 23<sup>rd</sup>  
day of June 2023.



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

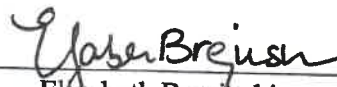
Sheila York  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**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 7<sup>th</sup> 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 16<sup>th</sup> day of March, 2023.

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

Passed on second reading this 6<sup>th</sup> day of April, 2023.

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

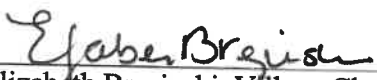
NAYS: None

ABSENT: None

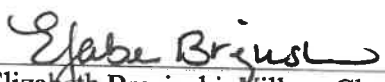
Approved this 6<sup>th</sup> day of April, 2023.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 7<sup>th</sup> day April, 2023.

  
Elizabeth Brezinski, Village Clerk