

**ORDINANCE 7638
PAMPHLET**

ZBA 19-01: 740 N. ELIZABETH STREET



PUBLISHED IN PAMPHLET FORM THIS 22nd DAY OF MARCH 2019, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

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

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7638

AN ORDINANCE APPROVING A VARIATION OF THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(ZBA 19-01; 740 N. Elizabeth Street)

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 is zoned R2 Single Family Residence District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the required interior side yard setback from six feet (6') to four and one-half feet (4.5') for the subject property located within the R2 Single-Family Residence Zoning District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on February 27, 2019, pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Board of Trustees 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 the provisions of Section 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the required interior side yard setback from six feet (6') to four and one-half feet (4.5') for the subject property located within the R2 Single-Family Residence Zoning District.

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

1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
2. The petitioner shall apply for and receive a building permit for the proposed addition;
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variation; and

5. In the event that the building or structure on the subject property is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located.

SECTION 3: This ordinance is limited and restricted to the property generally located at 740 North Elizabeth Street, Lombard, Illinois, and legally described as follows:

LOT 7 IN HARRIS HOME BUILDERS CO. RESUBDIVISION OF LOT 1, 2 AND 3 (EXCEPT THE SOUTH 60 FEET THEREOF) IN BLOCK "A" TOGETHER WITH LOTS 9, 10 AND 11 (EXCEPT THE SOUTH 120 FEET THEREOF) IN BLOCK "B" IN LOMBARD TERRACE, BEING A RESUBDIVISION OF PART OF ELMORE'S NORTHVIEW, A SUBDIVISION IN THE NORTH ½ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID HARRIS HOME BUILDERS CO. RESUBDIVISION RECORDED JUNE 11, 1948 AS DOCUMENT 546943, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-06-200-013

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 _____ day of _____, 2019.

First reading waived by action of the Board of Trustees this 21st day of March, 2019.

Passed on second reading this 21st day of March, 2019, pursuant to a roll call vote as follows:

Ayes: Trustee Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: Trustee Whittington

Approved by me this 21st day of March, 2019.


Keith Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

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Re: ZBA 19-01

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Published by me this 22nd day of March, 2019.


Sharon Kuderna, Village Clerk