

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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OTHER 06-09-103-065
005 PAGES R2010-159796

ORDINANCE 6541

**GRANTING A CONDITIONAL USE PURSUANT
TO TITLE 15, CHAPTER 155, SECTION 305
OF THE LOMBARD ZONING ORDINANCE**

PIN: 06-09-103-065

Address: 90 S. Highland Avenue, Unit A, Lombard, IL 60148

**Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 6541

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 305 OF
THE LOMBARD ZONING ORDINANCE**

(PC 10-18: 90 S Highland Ave)

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 R2 – Single Family District ; and,

WHEREAS, an application has been filed requesting approval of a conditional use, pursuant to Section 155.305 allowing for a legal nonconforming two-family dwelling that was lawfully established prior to January 1, 1960 and is located in the R2 Single Family Residence District to continue or be re-established as a legal nonconforming use prior to being subject to elimination under the terms of this ordinance; and

WHEREAS, a public hearing on the forgoing application were conducted by the Village of Lombard Plan Commission on September 20, 2010 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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: That a conditional use from Section 155.305 to allow a legal nonconforming two-family dwelling that was lawfully established prior to January 1, 1960 and is located in the R2 Single Family Residence District to continue or be re-established as a legal nonconforming use prior to being subject to elimination under the terms of this

ordinance is hereby granted for the Property, as described in Section 2 below and subject to the conditions set forth in Section 3 below.

SECTION 2: The approval granted in Section 1 above shall be limited and restricted to the property located at 90 S Highland Avenue, Lombard, Illinois and legally described as follows:

PARCEL 1: THAT PART OF THE NORTH HALF OF THE EAST HALF OF LOT 30 LYING EAST OF A LINE DRAWN SOUTHERLY AT RIGHT ANGLES TO THE NORTH LINE AND 65.12 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT 30, ALL IN ROBERTSON'S ADDITION TO HOME ACRES, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1909 AS DOCUMENT 96660, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR DRIVEWAYS AND WALKWAYS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED SEPTEMBER 20, 2002 AS DOCUMENT R2002-242461, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-09-103-065

SECTION 3: The conditional use, as provided for in Sections 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The conditional use approval to continue and/or re-established a legal nonconforming use prior to being subject to elimination is granted solely to the property located 90 S. Highland Avenue, Unit A, as depicted and legally described by the plat of survey prepared by ARS, dated June 30, 2010.
2. Any future improvements or changes to the property shall meet all the provisions of the Lombard Zoning Ordinance.
3. The petitioner shall satisfactorily address all comments within the IDRC report.

SECTION 4: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

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SECTION 5: 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 7th day of October, 2010.

First reading waived by action of the Board of Trustees this ____ day of _____, 2010.

Passed on second reading this 21st day of October, 2010, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Giagnorio, Wilson, Moreau, Fitzpatrick and Ware

Nays: None

Absent: None


Approved by me this 21st day of October, 2010.


William J. Mueller, Village President

ATTEST:


Denise Kalke, Deputy Village Clerk

Published in pamphlet form this 22nd day of October, 2010


Denise Kalke, Deputy Village Clerk



I, **Denise R. Kalke**, 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

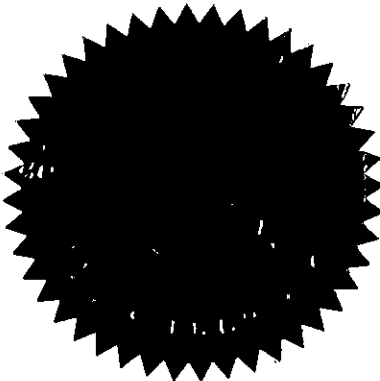
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Address: 90 S. Highland Avenue, Unit A, Lombard IL 60148

of the said Village as it appears from the official
records of said Village duly approved this 21st
day of October, 2010.

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 5th day of November, 2010.



Denise R. Kalke
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois