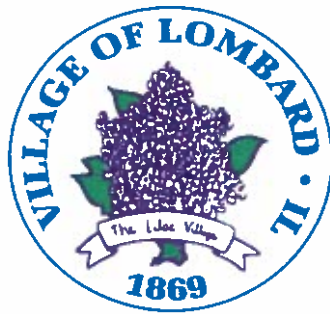



**ORDINANCE 7198
PAMPHLET**

ZBA 16-01: 95 S. COLUMBINE (IL ROUTE 53)



PUBLISHED IN PAMPHLET FORM THIS 18th DAY OF MARCH, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Sharon Kuderna
Village Clerk

ORDINANCE NO. 7198

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

(ZBA 16-01; 95 S. Columbine Avenue)

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 155.210 (A)(2)(b) of the Lombard Zoning Ordinance to allow a detached accessory building to be located in front of the principal building that is nearest to the front lot line; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on February 24, 2016 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval of 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 Title 15, Chapter 155, Section 155.210 (A)(2)(b) of the Lombard Zoning Ordinance to allow a detached accessory building to be located in front of the principal building that is nearest to the front lot line.

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

1. The shed is not to exceed 352 square feet. All other accessory structures are to be removed with the exception of the existing legal non-conforming garage;
2. The petitioner shall reconstruct the shed to be enclosed with a door or double doors not to exceed six feet wide;
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 twelve (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 principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the new structure and accessory structures shall meet all Code provisions.

SECTION 3: This ordinance is limited and restricted to the property generally located at 95 S. Columbine, Lombard, Illinois, and legally described as follows:

THAT PART OF BLOCK 14 IN E.W. ZANDER AND COMPANY’S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PARTS OF SECTIONS 1 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PARTS OF SECTIONS 6 AND 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 14; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 136.5 FEET FOR A PLACE OF BEGINNING; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 60 FEET TO A POINT WHICH IS 352.5 FEET (MEASURED ALONG SAID WESTERLY LINE) FROM THE NORTHWEST CORNER OF SAID BLOCK; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT IN THE EASTERLY LINE OF SAID BLOCK WHICH IS 225.0 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID 60 FEET TO A POINT ON THE SAID EASTERLY LINE WHICH IS 190.3 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID BLOCK; THENCE WESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1906 AS DOCUMENT 88217, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 05-12-205-005

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 March, 2016.

First reading waived by action of the Board of Trustees this 17th day of March, 2016.

Passed on second reading this 17th day of March, 2016.

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

Nays: None

Absent: None

Ordinance No. 7198

Re: ZBA 16-01

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Approved this 17th day of March, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 18th day of March, 2016.


Sharon Kuderna
Village Clerk