

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
JAN. 27, 2011 3:39 PM  
OTHER 06-05-421-005  
005 PAGES R2011-014746

**ORDINANCE 6568**

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

**PIN: 06-05-421-005**

**Address: 660 Western Avenue, Lombard IL 60148**

**Return To:**

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

**ORDINANCE NO. 6568**

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

(PC 10-23; 660 Western 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 is zoned I – Limited Industrial District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.420 (D) the Zoning Ordinance to reduce the minimum lot area for the subject property from twenty thousand (20,000) square feet to fifteen thousand two hundred forty-six (15,246) square feet; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on December 20, 2010 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission 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 does concur with the findings of the Plan Commission; 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 subject to conditions.

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 155.420 (D) the Zoning Ordinance to reduce the minimum lot area for the subject property in the I – Limited Industrial District from twenty thousand (20,000) square feet to fifteen thousand two hundred forty-six (15,246) square feet.

SECTION 2: This ordinance is limited and restricted to the property generally located at 660 Western Ave., Lombard, Illinois, and legally described as follows:

Ordinance No. 6568

Re: PC 10-23

Page 2

LOT 3 (EXCEPT THE SOUTHWEST 45 FEET, AS MEASURED ON THE NORTHWEST AND SOUTHWEST LINES THEREOF) IN B.D. KRAMER RESUBDIVISION OF ALL OF BLOCK 1, LOTS 1 THRU 10, INCLUSIVE, IN BLOCK 3 AND THEREOF VACATED CIRCLE AVENUE, LYING BETWEEN BLOCKS 1 AND 3 IN SUNNYSIDE ADDITION TO LOMBARD, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1973 AS DOCUMENT R73-052562, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-05-421-005

SECTION 3: This ordinance shall be granted subject to compliance with the following condition:

1. The variation to the minimum lot area requirements is granted based upon the submitted plat of resubdivision of the subject property, prepared by Joseph A Schudt & Associates, dated October 20, 2010 and submitted as part of this request.

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 6<sup>th</sup> day of January, 2011.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2011.

Passed on second reading this 20<sup>th</sup> day of January, 2011.

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

Nayes: None

Absent: None

Approved this 20<sup>th</sup> day of January, 2011.

  
William J. Mueller, Village President

Ordinance No. 6568

Re: PC 10-23

Page 3

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published by me this 21<sup>st</sup> day of January 2011.

  
Brigitte O'Brien, 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

ORDINANCE 6568

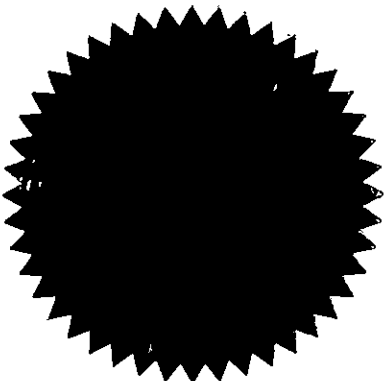
APPROVING A VARIATION OF THE LOMBARD ZONING  
ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF  
LOMBARD, ILLINOIS

PIN: 06-05-421-005

Address: 660 Western Avenue, Lombard IL 60148

of the said Village as it appears from the official  
records of said Village duly approved this 20th  
day of January, 2011.

In Witness Whereof, I have hereunto affixed my official signature and  
the Corporate Seal of said **Village of Lombard**, Du Page County,  
Illinois this 26th day of January, 2011.



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