



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
NOV. 18, 2010 10:33 AM
OTHER 06-19-205-012
005 PAGES R2010-159739

ORDINANCE 6530

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

PIN: 06-19-205-012

Address: 103 W. Collen, Lombard, IL 60148

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

ORDINANCE NO. 6530

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

(ZBA 10-07; 103 W. Collen Drive)

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 to Section 155.407(F)(2) to reduce the corner side yard setback from twenty feet (20') to fourteen and one-half feet (14.5') to allow for the construction of an addition.

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on August 25, 2010 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 Title 15, Chapter 155, Section 155.407(F)(2) to reduce the corner side yard setback from twenty feet (20') to fourteen and one-half feet (14.5') to allow for the construction of an addition in the R2 Single-Family Residence District.

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

- 1) The subject property shall be developed in substantial conformance with the building elevations and site plan prepared by JB Architecture Group, Inc, dated July 21, 2010.
- 2) The petitioner shall apply for and receive a building permit for the proposed plans.

- 3) 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.
- 4) 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 shall meet the required corner side yard setback.

SECTION 3: This ordinance is limited and restricted to the property generally located at 103 W. Collen Drive, Lombard, Illinois, and legally described as follows:

LOT 57 IN MELODY LANE ESTATES, UNIT 1, A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAN ACCORDING TO THE PLAT THEROF RECORDED SEPTEMBER 18, 1964 AS DOCUMENT R64-34991, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-19-205-012

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 _____, 2010.

First reading waived by action of the Board of Trustees this 16th day of September, 2010.

Passed on second reading this 16th day of September, 2010.

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

Nayes: None

Absent: None

Approved this 16th day of September, 2010

Ordinance No. 6530
Re: ZBA 10-07
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William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

Published by me this 17th day of September, 2010



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 6530
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Address: 103 W. Collen Drive, Lombard IL 60148

of the said Village as it appears from the official records of said Village duly approved this 16th day of September, 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 22nd day of September, 2010.

A handwritten signature in cursive script that reads "Denise R. Kalke".

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

