

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
SEP. 16, 2011 11:40 AM
OTHER 06-06-102-003
005 PAGES R2011-109378

ORDINANCE 6613

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

Address: 533 N. Columbine Ave., Lombard, IL 60148

PIN: 06-06-102-003

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

ORDINANCE NO. 6613

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

(ZBA 11-01; 533 N. Columbine 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 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 interior side yard setback to four and one half (4.5) feet where six (6) feet is required; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 23, 2011 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)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to four and one half (4.5) feet where six (6) feet is required.

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

1. The garage shall be developed in accordance with the Site Plan, prepared by the petitioner on the plat of survey prepared by ARS Surveying Service, LLC, dated September 12, 2001.
2. The petitioner shall apply for and receive a building permit for the proposed plans.

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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 side yard setback.
5. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.

SECTION 3: This ordinance is limited and restricted to the property generally located at 533 N. Columbine Ave., Lombard, Illinois, and legally described as follows:

LOT 4 IN BLOCK "H" 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 LOMBARD TERRACE RECORDED DECEMBER 20, 1923 AS DOCUMENT NO. 341767, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-06-102-003

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 7th day of April, 2011.

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

Passed on second reading this 21st day of April, 2011, pursuant to a roll call vote as follows:


Ayes: Gron, Giagnorio, _____, Fitzpatrick, and Ware

Nays: None

Absent: Moreau and Wilson

Approved by me this 21st day of April, 2011.

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Re: ZBA 11-01
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William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

Published in pamphlet from this 22nd day of April, 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 6613

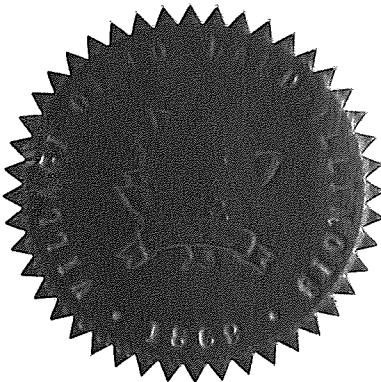
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ADDRESS : 533 N. Columbine Ave., Lombard, IL 60148

of the said Village as it appears from the official records of said Village duly approved this 21st day of April, 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 23rd day of June, 2011.



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