

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JUN.07,2011

10:36 AM

OTHER

06-09-310-008

005 PAGES

R2011-068326

ORDINANCE 6563

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

PIN: 06-09-310-008

Address: 1029 E. Woodrow Avenue, Lombard IL 60148

Return To:

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

ORDINANCE NO. 6563

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

(ZBA 10-14; 1029 E. Woodrow 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 to Section 155.407(F)(2) to reduce the corner side yard setback from twenty feet (20') to eleven and one half feet (11.5') to allow for the construction of an addition; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on December 15, 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 eleven and one half feet (11.5') to allow for the construction of an addition in the R2 Single Family Residential 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 plans and site plan prepared by Central Survey, LLC, dated October 27, 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 1029 E. Woodrow Ave., Lombard, Illinois, and legally described as follows:

LOT 3 IN WILLARD MONSEN, INC., RESUBDIVISION OF LOTS 1, 2, 3, 10, 11, AND 12 IN LOUIS MELKA'S SUBDIVISION OF LOT 9 IN COUNTY CLERKS ASSESSMENT DIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE RIGHT OF WAY OF THE CHICAGO, AURORA & ELGIN RAILROAD, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 15, 1959 AS DOCUMENT 943741, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-09-310-008

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 _____, 2011.

First reading waived by action of the Board of Trustees this 6th day of January, 2011.

Passed on second reading this 6th day of January, 2011.

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

Nayes: None

Absent: None

Approved this 6th day of January, 2011.

Ordinance No. 6563

Re: ZBA 10-14

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William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me this 7th 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

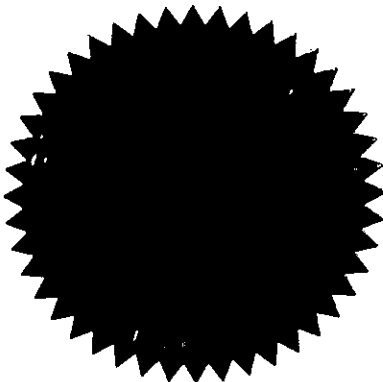
ORDINANCE 6563
APPROVING A VARIATION OF THE LOMBARD ZONING
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PIN: 06-09-310-008

Address: 1029 E. Woodrow Avenue, Lombard IL 60148

of the said Village as it appears from the official
records of said Village duly approved this 6th
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 1st day of March, 2011.



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