



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
NOV. 18, 2010 10:33 AM
OTHER 06-18-202-016
005 PAGES R2010-159741

ORDINANCE 6536

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

PINS: 06-18-202-016

Address: 148 W. Park Drive, Lombard, IL 60148

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

ORDINANCE NO. 6536

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

(ZBA 10-11: 148 W. Park Dr.)

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 three feet (3') where six feet (6') is required; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on September 22, 2010 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with no recommendation to the Board of Trustees 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 three feet (3') where six feet (6') is required.

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

1. The addition and garage shall be developed in accordance with the submitted site and elevation plan submitted as part of this petition.
2. The proposed addition and garage along with any future additions to the residence, which are set back less than six feet (6') from the interior side property line, shall not exceed a height of one-story.

3. The petitioner shall apply for and receive a building permit for the proposed plans.
4. 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.
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 shall meet the required side yard setback.

SECTION 3: This ordinance is limited and restricted to the property generally located at 148 W. Park Dr., Lombard, Illinois, and legally described as follows:

LOT 75 IN CHARLES H. CRESS' RESUBDIVISION IN THE RESUBDIVISION OF BLOCKS 12 TO 20, GREEN VALLEY, AND LOT 2 IN BLOCK 11 GREEN VALLEY, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION IN SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHARLES H. CRESS' RESUBDIVISION RECORDED AUGUST 16, 1950 AS DOCUMENT NO. 601469, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-18-202-016

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 7th day of October, 2010.

Passed on second reading this 7th day of October, 2010.

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

Nays: None

Absent: None

Approved this 7th day of October, 2010.

Ordinance No. 6536
Re: ZBA 10-11
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William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

Published by me this 8th day of October, 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.

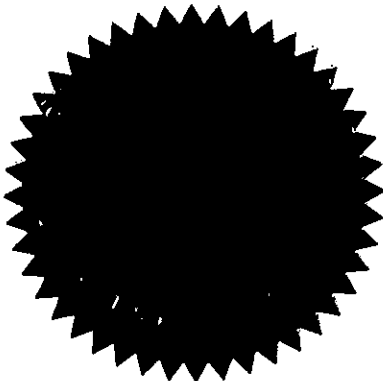
I further certify that attached hereto is a
copy of

ORDINANCE 6536
APPROVING A VARIATION OF THE LOMBARD ZONING
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Address: 148 W. Park Drive, Lombard IL 60148

of the said Village as it appears from the official records of said Village duly approved this 7th day of October, 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 18th day of October, 2010.



A handwritten signature in black ink, appearing to read "Denise R. Kalke". The signature is written in a cursive style and is positioned above a horizontal line.

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