



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

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ORDINANCE 7119

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

PIN: 06-07-101-024

ADDRESS: 530 W. St. Charles Road, Lombard, IL 60148

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



I, **Janet Downer**, 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 7119

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

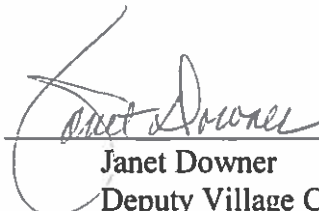
PIN: 06-07-101-024

ADDRESS: 530 W. St. Charles Road, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 17th
day of September, 2015.

In Witness Whereof, I have hereunto affixed my official signature and the
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 27th
day of October, 2015.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE 7119

PAMPHLET

ZBA 15-10: 530 W. ST. CHARLES ROAD



PUBLISHED IN PAMPHLET FORM THIS 18th DAY OF SEPTEMBER, 2015, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Sharon Kuderna

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7119

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

(ZBA 15-10; 530 W. St. Charles Road)

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 155.205 (A)(1)(c)(i) of the Lombard Zoning Ordinance to increase the maximum allowable fence height from six feet (6') to eight feet (8'); and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on August 26, 2015 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals 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 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 155.205 (A)(1)(c)(i) of the Lombard Zoning Ordinance to increase the maximum allowable fence height from six feet (6') to eight feet (8').

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 site plan and elevations, prepared and submitted by Archadeck of Chicagoland, dated July 1, 2015. The height variance applies to the deck screening only and does not apply to any portion of a fence on the ground level.
2. The petitioner shall apply for and receive a building permit for the proposed plans.

Ordinance No. 7119

Re: ZBA 15-10 – 530 W. St. Charles Rd.

Page 2

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 deck shall meet the requirements of the Village Code of Ordinances.

SECTION 3: This ordinance is limited and restricted to the property generally located at 530 W. St. Charles Road, Lombard, Illinois, and legally described as follows:

OF LOT 7 IN JAMESON'S SUBDIVISION OF LOT 36 IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION IN OF SECTION 1 AND 12, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF JAMESON'S SUBDIVISION RECORDED APRIL 21, 1947 AS DOCUMENT 525244, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-07-101-024

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 ____, 2015.

First reading waived by action of the Board of Trustees this 17th day of September, 2015.

Passed on second reading this 17th day of September, 2015.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: None

Approved this 17th day of September, 2015.


Keith T. Giagnorio
Village President

Ordinance No. 7119

Re: ZBA 15-10 – 530 W. St. Charles Rd.

Page 3

ATTEST:



Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 18th day of September, 2015.



Sharon Kuderna
Village Clerk