

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
MAR.01,2007 4:07 PM  
OTHER 06-08-313-018  
**005 PAGES R2007-037339**

**ORDINANCE NO 5881**

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

**PIN: 06-08-313-018**

**Address: 512 S. Craig, Lombard**

**Return To:**

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

CV

ORDINANCE NO. 5881

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

(ZBA 06-08: 512 S. Craig Place)

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 Title 15, Chapter 155, Section 155.406 (H) of the Lombard Zoning Ordinance to reduce the required open space on a lot from fifty (50) percent to forty-seven (47) percent; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on May 24, 2006 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 does concur with the findings of the Zoning Board of Appeals; 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 subject to conditions.

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 155.406 (H) of the Lombard Zoning Ordinance to reduce the required open space on a lot from fifty (50) percent to forty-seven (47) percent.

**SECTION 2:** This ordinance is limited and restricted to the property generally located at 512 S. Craig Place, Lombard, Illinois, and legally described as follows:

LOT 44 IN H.W. ELMORE AND COMPANY'S RIDGE VIEW RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 50, INCLUSIVE, IN H.W. ELMORE AND COMPANY'S RIDGE VIEW, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JUNE, 26, 1925 AS DOCUMENT 195309, AND RE-RECORDED AUGUST 8, 1925 AS DOCUMENT 197568, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-08-313-018

**SECTION 3:** This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall construct the deck in accordance with the plans submitted as part of the petition.
2. That the deck shall remain unenclosed.
3. The petitioner shall remove one hundred twenty (120) square feet of pavement area in the front yard.
4. That the variation shall be limited to the existing residence. Should the existing residence be damaged or destroyed by any means, to the extent of more than fifty percent (50%) of the fair market value of the residence, then any new structures shall meet the full provisions of the Zoning Ordinance.

**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 \_\_\_\_\_, 2006.

First reading waived by action of the Board of Trustees this 15th day of June, 2006.

Passed on second reading this 15th day of June, 2006.

Ordinance No. 5881

Re: ZBA 06-08

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Ayes: Trustees Gron, Tross, Sebby, Florey and Soderstrom

Nayes: None

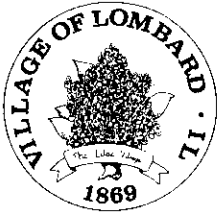
Absent: Trustee O'Brien

Approved this 15th day of June, 2006.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

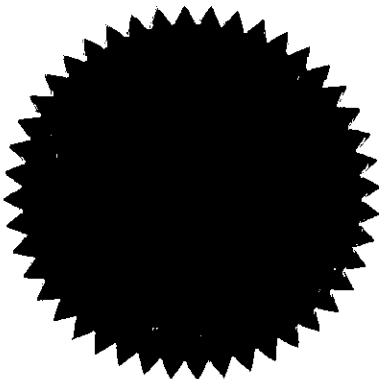


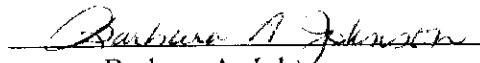
**I, Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a  
copy of ORDINANCE 5881  
APPROVING A VARIATION OF THE LOMBARD  
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF  
THE CODE OF LOMBARD, ILLINOIS  
512 S. CRAIG, LOMBARD  
PIN: 06-08-313-018

of the said Village as it appears from the official records  
of said Village duly approved June 15, 2006.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, DuPage County, Illinois this 2nd day of February, 2007



  
Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois