



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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ORDINANCE 7213

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

PIN(s): 06-05-116-009

ADDRESS: 515 N. Lombard Avenue, Lombard, IL 60148

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

160132



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 7213

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

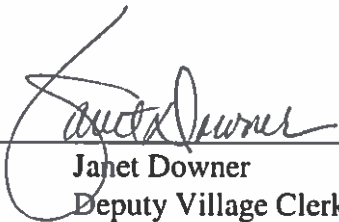
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ADDRESS: 515 N. Lombard Avenue, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 19th
day of May, 2016.

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 May, 2016.





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

**ORDINANCE 7213
PAMPHLET**

ZBA 16-02: 515 N. LOMBARD AVENUE



**PUBLISHED IN PAMPHLET FORM THIS 20th DAY OF MAY, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

A handwritten signature in cursive script, reading "Sharon Kuderna", is written over a horizontal line.

**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7213

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

(ZBA 16-02; 515 N. Lombard Avenue)

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(H) of the Lombard Zoning Ordinance to allow for less than the minimum of 50 percent of the lot area to be open space, as required by Code, from 50% to 48.5%; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on April 27, 2016 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 155.407(H) of the Lombard Zoning Ordinance to allow for less than the minimum of 50 percent of the lot area to be open space, as required by Code, from 50% to 48.5%.

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

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. The petitioner shall demolish the existing detached garage and deck and replace it with new structures consistent with the submitted site plan and exhibits prepared by SSL Architects, dated November 24, 2015 and included as part of this petition.
3. Such approval shall become null and void unless work thereon is substantially under way within twelve (12) months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variation; and

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 and accessory structures shall meet all Code provisions.

SECTION 3: This ordinance is limited and restricted to the property generally located at 515 N. Lombard Avenue, Lombard, Illinois, and legally described as follows:

LOT 12 IN BLOCK 14 IN FIRST ADDITION TO LILAC SQUARE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST Q/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1955 AS DOCUMENT 752485, IN DUPAGE COUNTY, ILLINOIS

Parcel No: 06-05-116-009

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 _____, 2016.

First reading waived by action of the Board of Trustees this 19th day of May, 2016.

Passed on second reading this 19th day of May, 2016.

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

Nays: None

Absent: None


Approved this 19th day of May, 2016.


Keith T. Giagnorio
Village President

ATTEST:


Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 20th day of May, 2016.


Sharon Kuderna
Village Clerk