



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JUL. 19, 2006 3:30 PM
OTHER 05-12-202-028
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ORDINANCE NO 5820

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

Addresses: 44 S. Columbine, Lombard

PINs: 05-12-202-028

Return To:

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

ORDINANCE NO. 5820

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

(ZBA 06-02: 44 S. Columbine 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 Title 15, Chapter 155, Section 155.406(F)(4) of the Lombard Zoning Ordinance to reduce the rear yard setback from thirty-five feet (35') to five feet (5') in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on February 22, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings without a 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 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(F)(4) of the Lombard Zoning Ordinance for the property described in Section 2 below, as to reduce the rear yard setback from thirty-five feet (35') to five feet (5').

SECTION 2: This ordinance is limited and restricted to the property generally located at 44 S. Columbine Avenue, Lombard, Illinois, and legally described as follows:

OF THAT PART OF LOT OR BLOCK 17 IN E. W. ZANDER AND COMPANY'S ADDITION TO LOMBARD WHICH LIES NORTHEAST OF A LINE WHICH COMMENCES ON THE NORTH LINE OF SAID LOT 132.13 FEET SOUTHEAST OF THE NORTHWEST CORNER OF SAID LOT AND RUNS THENCE SOUTH, A DISTANCE OF 315.55 FEET TO A POINT ON A LINE WHICH CONNECTS A POINT ON THE EAST LINE OF LOT OR BLOCK 17, WHICH IS 110.0 FEET NORTHERLY OF THE SOUTHEAST CORNER OF LOT OR BLOCK 17 TO A POINT ON THE WEST LINE OF LOT OR BLOCK

17, TO A POINT ON THE WEST LINE OF LOT OR BLOCK 17 WHICH IS 40.0 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT OR BLOCK 17, ALL IN SECTIONS 1 AND 12, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 05-12-202-028

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

1. That the petitioner shall apply for and receive a building permit for the deck.
2. 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 2nd day of March, 2006.

Passed on second reading this 2nd day of March, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nays: None

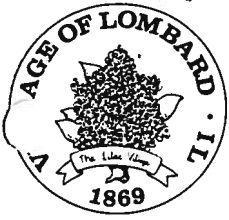
Absent: None

Approved this 2nd day of March, 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 true and correct copy of ORDINANCE 5820

AN ORDINANCE APPROVING A VARIATION OF
TITLE 15, CHAPTER 155, REAR YARD SETBACK
IN REGARD TO THE PROPERTY LOCATED AT
44 S. COLUMBINE AVENUE, LOMBARD,
DUPAGE COUNTY, ILLINOIS,
PIN 05-12-202-028.

of the said Village as it appears from the official records of said Village duly passed on March 2, 2006.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 20th day of June, 2006.




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