

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

NOV. 23, 2016

10:04 AM

OTHER

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ORDINANCE 7295

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

PIN(s): 06-07-203-058

ADDRESS: 211 W. Grove Street, 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 7295

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

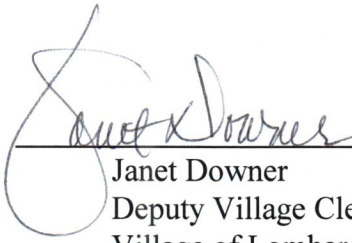
PIN(s): 06-07-203-058

ADDRESS: 211 W. Grove Street, Lombard, IL 60148

of the said Village as it appears from the official records
of said Village duly approved this 3rd
day of November, 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 15th day of November, 2016.





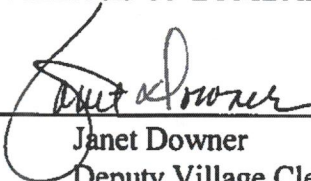
Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 7295
PAMPHLET**

ZBA 16-04: 211 W. GROVE STREET



PUBLISHED IN PAMPHLET FORM THIS 4th DAY OF NOVEMBER, 2016, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.



Janet Downer
Deputy Village Clerk

ORDINANCE NO. 7295

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

(ZBA 16-04; 211 W. Grove Street)

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 155.407(F)(4) of the Lombard Zoning Ordinance to reduce the rear yard setback to twenty one feet (21') where thirty five feet (35') is required to allow for an addition; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on September 28, 2016 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Board of Trustees with a recommendation of approval 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)(4) of the Lombard Zoning Ordinance to reduce the rear yard setback to twenty one feet (21') where thirty five feet (35') is required to allow for an addition.

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 provided site plan.
2. The petitioner shall apply for and receive a building permit for proposed plans.
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 new structure shall meet the required rear yard setback.

SECTION 3: This ordinance is limited and restricted to the property generally located at 211 W. Grove Street, Lombard, Illinois, and legally described as follows:

LOT 1 IN LAND CONCEPTS RESUBDIVISION OF THE NORTH HALF OF LOT 26, ALL OF 27 AND LOT 28 (EXCEPT THE STREET), ALL IN WILLIAM H. MAPLE'S SUBDIVISION OF LOT 1 IN BLOCK 10 OF THE TOWN OF LOMBARD, IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-07-203-058

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 20th day of October, 2016.

First reading waived by action of the Board of Trustees this ____ day of ____, 2016.

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

Nays: None

Absent: None

Passed on second reading this 3rd day of November, 2016.

Ayes: Trustee Whittington, Foltyniewicz, Johnston and Ware

Nays: None

Absent: Trustee Fugiel and Pike

Approved this 3rd day of November, 2016.

ATTEST:


Keith T. Giagnorio
Village President


Janet Downer
Deputy Village Clerk

Ordinance No. 7295

Re: ZBA 16-04

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Published by me in pamphlet form on this 4th day of November, 2016.

A handwritten signature in dark ink, appearing to read "Janet Downer", is written over a horizontal line.

Janet Downer

Deputy Village Clerk