



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
SEP. 16, 2011 11:40 AM
OTHER 06-17-404-007
005 PAGES R2011-109381

ORDINANCE 6621

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

Address: 1155 S. Fairfield Avenue, Lombard, IL

PIN: 06-17-404-007

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

ORDINANCE NO. 6621

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

(ZBA 11-04; 1155 S. Fairfield Ave.)

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(F)(1)(a)(6) of the Lombard Zoning Ordinance to allow a detached single family to be constructed more than fifty (50) feet from the front lot line; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on April 27, 2011 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)(1)(a)(6) of the Lombard Zoning Ordinance to allow a detached single family to be constructed more than fifty (50) feet from the front lot line.

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

1. The single family residence shall be developed in accordance with the site plan, prepared by Steinbrecher Land Surveyors, Inc., dated February 24, 2011.
2. The petitioner shall apply for and receive a building permit for the 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 front yard setback.

SECTION 3: This ordinance is limited and restricted to the property generally located at 1155 S. Fairfield Ave., Lombard, Illinois, and legally described as follows:

THE NORTH HALF OF LOT 57 OF HOEPNERS SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1949 AS DOCUMENT 563460, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-17-404-007

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 _____, 2011.

First reading waived by action of the Board of Trustees this 19th day of May, 2011.

Passed on second reading this 19th day of May, 2011, pursuant to a roll call vote as follows:

Ayes: Trustees Gron, Giagnorio, Wilson and Breen

Nays: None


Absent: Trustees Fitzpatrick and Ware

Approved by me this 19th day of May, 2011.

Ordinance No. 6621

Re: ZBA 11-04

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William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

Published by me this 20th day of May, 2011



Brigitte O'Brien, Village Clerk



I, **Denise R. Kalke**, 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 6621

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

PIN : 06-17-404-007

ADDRESS : 1155 S. Fairfield Avenue, Lombard, IL

of the said Village as it appears from the official records of said Village duly approved this 19th day of May, 2011.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 31st day of May, 2011.



Denise R. Kalke
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois