



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
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OTHER 06-05-311-013
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ORDINANCE 6176

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

Address: 217 N. Craig Place, Lombard, Illinois

PIN's: 06-05-311-013

Return To:

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

ORDINANCE NO. 6176

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

(ZBA 08-03: 217 N. 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 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to (7.9) feet where 9 feet is required to allow for a rear addition; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 26, 2008 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 interior side yard setback for a rear addition; 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.

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)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to (7.9) feet where 9 feet is required to allow for a rear addition; and,

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

1. The addition to the single-family residence shall be developed in accordance with the site plan drawn on the June 6, 2003 Plat of Survey submitted February 20, 2008 as part of this petition; and
2. The petitioner will apply for and receive a building permit.
3. The variation shall only apply to the proposed construction and submitted plans, and that if fifty (50) percent or more of the home is destroyed, the variation will no longer be applicable to the property.
4. The proposed development shall meet all codes of the Village of Lombard.

SECTION 3: This ordinance is limited and restricted to the property generally located at 217 N. Craig Place, Lombard, Illinois, and legally described as follows:

LOT 22 IN BLOCK 10 IN H. O. STONE AND COMPANY'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THRID PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENTED 179463, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-05-311-013

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 _____, 2008.

First reading waived by action of the Board of Trustees this 1st day of May, 2008.

Passed on second reading this 1st day of May, 2008.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick & Soderstrom

Nayes: None

Absent: None

Approved this 1st day of May, 2008.

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Re: ZBA 08-03
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William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me this 5th day of May, 2008.


Brigitte O'Brien, Village Clerk



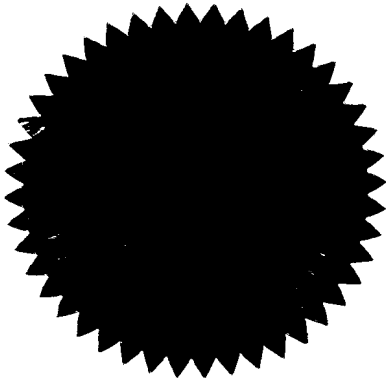
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the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

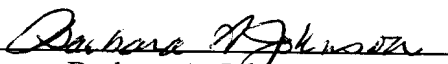
I further certify that attached hereto is a
copy of ORDINANCE 6176
APPROVING A VARIATION OF THE LOMBARD
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF
THE CODE OF LOMBARD, ILLINOIS

PIN:06-05-311-013
ADDRESS: 217 N. CRAIG PLACE, LOMBARD, IL

of the said Village as it appears from the official records of said Village duly approved this 1ST day of May, 2008.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 9th day of May, 2008.




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