



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
FEB. 15, 2011 9:29 AM  
OTHER 06-08-302-027  
**005 PAGES R2011-023217**

**ORDINANCE 6567**

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

**PIN: 06-08-302-027**

**Address: 320 S. Martha Court, Lombard IL 60148**

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

**ORDINANCE NO. 6567**

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

(ZBA 10-13; 320 S. Martha Ct.)

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 to Section 155.407(F)(4) to reduce the rear yard setback from thirty-five feet (35') to twenty-three feet (23') to allow for the construction of an addition; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on December 15, 2010 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) to reduce the rear yard setback from thirty-five feet (35') to twenty-three feet (23') to allow for the construction of an addition in the R2 Single Family Residential District.

**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 building plans and site plan drawn by the petitioner on the plat of survey, prepared by Webster and Associates, dated March 29, 1972.
- 2) The petitioner shall apply for and receive a building permit for the proposed plans.

- 3) The proposed addition shall not exceed one-story in height.
- 4) 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.
- 5) 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 320 S. Martha Ct., Lombard, Illinois, and legally described as follows:

LOT 5 IN BRETSNYDER'S RESUBDIVISION OF PARTS LOTS 1, 2, 3 AND ALL OF LOT 4 OF HICKORY ROAD HOMESITES, AND PART OF LOT 1 OF PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LOMBARD, ACCORDING TO THE PLAT OF SAID BRETSNYDER'S RESUBDIVISION THEREOF RECORDED JULY 14, 1971 AS DOCUMENT R71-33203, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-08-302-027

**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 6<sup>th</sup> day of January, 2011.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2011.

Passed on second reading this 20<sup>th</sup> day of January, 2011.

Ayes: Trustees Gron, Giagnorio, Wilson, Moreau, Fitzpatrick and Ware

Nayes: None

Absent: None

Approved this 20<sup>th</sup> day of January, 2011.

Ordinance No.6567  
Re: ZBA 10-13  
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William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published by me this 21<sup>st</sup> day of January, 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

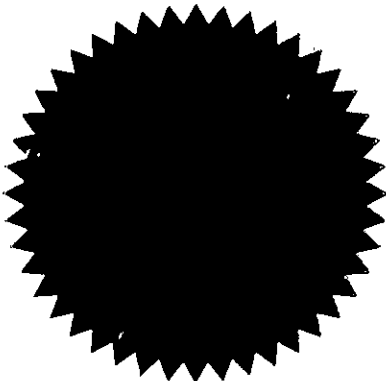
ORDINANCE 6567  
APPROVING A VARIATION OF THE LOMBARD ZONING  
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of the said Village as it appears from the official  
records of said Village duly approved this 20th  
day of January, 2011.

In Witness Whereof, I have hereunto affixed my official signature and  
the Corporate Seal of said **Village of Lombard**, Du Page County,  
Illinois this 1<sup>st</sup> day of February, 2011.



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