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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
11/02/2020 04:06 PM

DOCUMENT # R2020-129610

ORDINANCE 7823

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

PIN(s): 06-06-425-009

ADDRESS: 117 W. Windsor Avenue, 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 7823

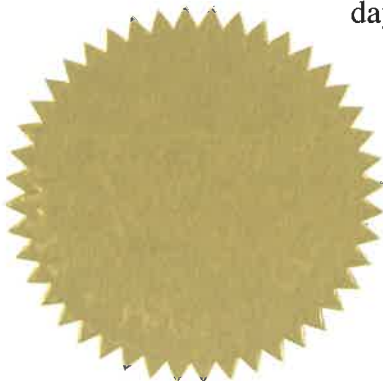
AN ORDINANCE APPROVING A VARIATION OF THE LOMBARD
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF
LOMBARD, ILLINOIS


PIN(s) : 06-06-425-009

ADDRESS: 117 W. Windsor Avenue, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 18th
day of June, 2020.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 12th
day of October, 2020.





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

ORDINANCE 7823

PAMPHLET

ZBA 20-01: 117 WEST WINDSOR AVENUE



PUBLISHED IN PAMPHLET FORM THIS 19th DAY OF JUNE 2020, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in cursive script, reading "Sharon Kuderna", is written over a horizontal line.

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7823

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

(ZBA 20-01; 117 W. Windsor 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 Section 155.407(H) of the Lombard Code of Ordinances to allow for 49 percent of the lot area to be preserved in open space, where a minimum of 50 percent lot area preserved in open space is required in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on May 27, 2020, 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 Section 155.407(H) of the Lombard Code of Ordinances to allow for 49 percent of the lot area to be preserved in open space, where a minimum of 50 percent lot area preserved in open space is required in the R2 Single-Family Residence District.

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

1. The deck and ramp shall be developed in accordance with the submitted plans and elevations prepared by the petitioner, and made a part of the petition;
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; and
4. In the event that the building or structure on the subject property is damaged or destroyed, by any means, to the extent of more than 50 percent of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located.

SECTION 3: This ordinance is limited and restricted to the property generally located at 117 W. Windsor Avenue, Lombard, Illinois, and legally described as follows:

THE WEST 50.00 FEET OF LOT 13 (EXCEPT THE SOUTH 50.00 FEET THEREOF) IN STOCK'S SUBDIVISION, BEING A RESUBDIVISION OF OUTLOT 4 IN TOWN OF LOMBARD, BEING A RESUBDIVISION IN SECTION 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID STOCK'S SUBDIVISION RECORDED NOVEMBER 4, 1909 AS DOCUMENT NO. 98723, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-06-425-009

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 _____ 2020.

First reading waived by action of the Board of Trustees this 18th day of June, 2020.

Passed on second reading this 18th day of June, 2020, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Honig, Militello and Ware

Nays: None

Absent: Trustee Foltyniewicz

Ordinance No. 7823

Re: ZBA 20-01

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Approved by me this 18th day of June, 2020.


Keith Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published by me this 19th day of June, 2020.


Sharon Kuderna, Village Clerk