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

DOCUMENT # R2020-129611

## **ORDINANCE 7834**

### **AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.210(A)(3)(b) OF THE LOMBARD VILLAGE CODE IN REGARD TO GARAGE HEIGHT**

**PIN(s): 06-07-109-008**

**ADDRESS: 210 S. Finley Road, 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 7834

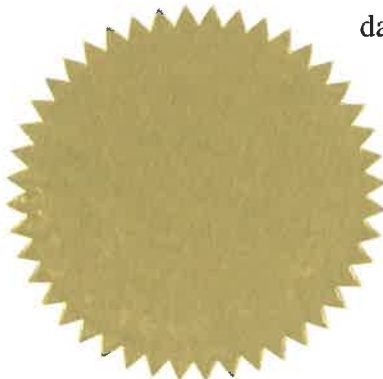
AN ORDINANCE APPROVING A VARIATION FROM TITLE XV,  
CHAPTER 155, SECTION 155.210(A)(3)(b) OF THE LOMBARD VILLAGE  
CODE IN REGARD TO GARAGE HEIGHT

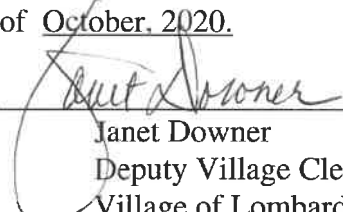
PIN(s) : 06-07-109-008

ADDRESS: 210 S. Finley Road, Lombard, IL

of the said Village as it appears from the official records  
of said Village duly approved this 18<sup>th</sup>  
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 12<sup>th</sup>  
day of October, 2020.



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

**ORDINANCE 7834**

**PAMPHLET**

**ZBA 20-02: 210 S. FINLEY ROAD**



PUBLISHED IN PAMPHLET FORM THIS 17<sup>th</sup> DAY OF JULY 2020, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

*Sharon Kuderna*

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7834**

**AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.210(A)(3)(b) OF THE LOMBARD VILLAGE CODE IN REGARD TO GARAGE HEIGHT**

**(ZBA 20-02; 210 S. Finley Road)**

WHEREAS, the President and Board of Trustees (the "Village Board") of the Village of Lombard (the "Village") have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Lombard Village Code (the "Village Code"); and,

WHEREAS, the property, as described in Section 4 below (the "Subject Property"), is zoned R2 Single-Family Residence Zoning District; and,

WHEREAS, an application has been filed with the Village requesting approval of a variation from Section 155.210(A)(3)(b) of the Village to allow for a detached garage with a vertical distance (height) measured from the average grade to the highest point on the roof or parapet of 19.5', where 17' is the maximum height allowed in the R2 Single-Family Residence District pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code), 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 Village Board with a recommendation of denial for the requested variation; and,

WHEREAS, the Village Board hereby overturns the recommendation of the Zoning Board of Appeals, and approves the requested variation due to the fact that the proposed garage will be designed to be compatible with the nature of the house and characteristics of the surrounding neighborhood;

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 the recitals, as set forth above, are hereby incorporated herein by reference.

**SECTION 2:** That a variation from Section 155.210(A)(3)(b) of the Village Code to allow for a detached garage with a vertical distance (height) measured from the average grade to the highest point on the roof or parapet of 19.5', where 17' is required in the R2 Single-Family Residence District pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) is hereby granted for the Subject Property, subject to the condition set forth in Section 3 below:

**SECTION 3:** That the variation set forth in Section 2 above is subject to the condition that the garage be constructed in conformance with the plans therefor, as submitted as part of the petition for the variation.

**SECTION 4:** This Ordinance is limited and restricted to the property located at 210 S. Finley Road, Lombard, Illinois, and legally described as follows:

THE SOUTH 65.0 FT. OF LOT TWO AND THE NORTH 45.0 FT. OF LOT THREE IN BLOCK THREE IN Kiantone Addition to Lombard, Being a Subdivision of Part of the West Half of Section Seven, Township Thirty-Nine North, Range Eleven, and Part of the Southeast Quarter of Section Twelve, Township Thirty-Nine North, Range Ten, East of the Third Principal Meridian, According to the Plat Thereof Recorded November 19, 1912 as Document No. 110072, in Dupage County, Illinois.

PIN: 06-07-109-008

**SECTION 5:** 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 16<sup>th</sup> day of July, 2020.

Passed on second reading this 16<sup>th</sup> day of July, 2020, pursuant to a roll call vote as follows:

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

Nays: None

Absent: None


Approved by me this 16<sup>th</sup> day of July, 2020.

ATTEST:

  
Keith Giagnorio, Village President

  
Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 17<sup>th</sup> day of July, 2020.

  
Sharon Kuderna, Village Clerk