



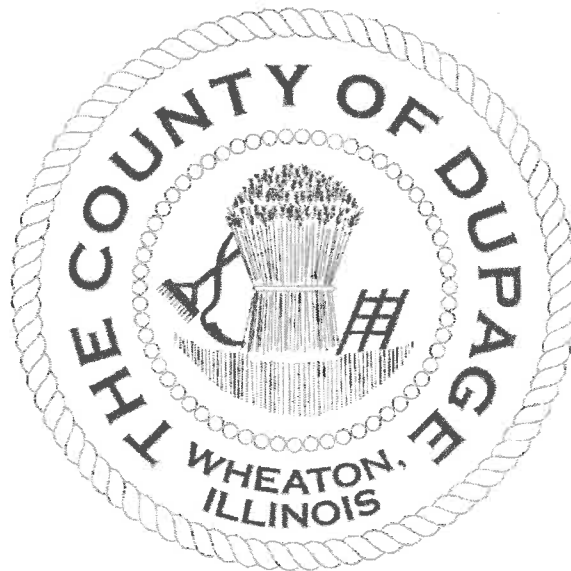
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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
09/27/2021 10:59 AM

RECORDING COVER PAGE

KATHLEEN V. CARRIER
DUPAGE COUNTY RECORDER

DOCUMENT # R2021-143099



RETURN TO:

VILLAGE OF LOMBARD

255 E WILSON AVE

LOMBARD IL 60148

KATHLEEN V. CARRIER, DUPAGE COUNTY RECORDER
421 N COUNTY FARM ROAD, PO BOX 936, WHEATON, IL 60187

Revised 6/14/2021



ORDINANCE 7976

**AN ORDINANCE APPROVING A VARIATION FROM TITLE XV,
CHAPTER 155, SECTION 155.407(F)(1) OF
THE LOMBARD VILLAGE CODE TO REDUCE THE REQUIRED
FRONT YARD SETBACK IN THE R2 SINGLE-FAMILY
RESIDENCE DISTRICT**

PIN(s): 05-01-407-002

ADDRESS: : 114 N. Columbine Avenue Lombard, IL

Prepared by and Return To:

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

DOCUMENT SUBMITTED WITH
LOW QUALITY / ILLEGIBLE PORTIONS



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 7976

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV,
CHAPTER 155, SECTION 155.407(F)(1) OF THE LOMBARD VILLAGE
CODE TO REDUCE THE REQUIRED FRONT YARD SETBACK IN THE
R2 SINGLE-FAMILY RESIDENCE DISTRICT

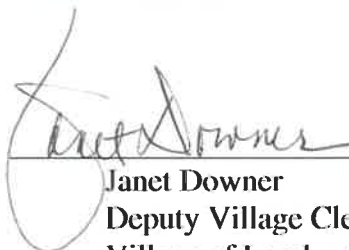
PIN(s) : 05-01-407-002

ADDRESS: 114 N. Columbine Avenue, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 19th
day of August, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 27th
day of September 2021.





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

**ORDINANCE 7976
PAMPHLET**

ZBA 21-03: 114 N. COLUMBINE AVENUE



**PUBLISHED IN PAMPHLET FORM THIS 20TH DAY OF AUGUST 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**

Elizabeth Brézinski

Elizabeth Brézinski
Village Clerk

ORDINANCE NO. 7976

AN ORDINANCE APPROVING A VARIATION FROM TITLE XV, CHAPTER 155, SECTION 155.407(F)(1) OF THE LOMBARD VILLAGE CODE TO REDUCE THE REQUIRED FRONT YARD SETBACK IN THE R2 SINGLE-FAMILY RESIDENCE DISTRICT

(ZBA 21-03: 114 N. Columbine Avenue)

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 3 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 155.407(F)(1) of the Lombard Village Code to reduce the required front yard setback from thirty feet (30’) to twenty feet (20’) for the subject property located within the R2 Single-Family Residence Zoning District, and;

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on July 28, 2021, 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 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(F)(1) of the Lombard Village Code to reduce the required front yard setback from thirty feet (30’) to twenty feet (20’) for the subject property located within the R2 Single-Family Residence Zoning District.

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

1. The addition shall be constructed in substantial conformance to the plans submitted by the petitioners as noted in this IDRC report;
2. The petitioner shall apply for and receive a building permit for the proposed addition;
3. The proposed addition shall comply with all applicable building codes;

4. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
5. Per the provisions of Section 50.11 of Village Code, the residence shall be connected to the existing sanitary sewer service line immediately to the south of the subject property;
6. This approval shall be subject to the construction commencement time provisions as set forth within Sections 155.103(C)(10) and (F)(11); and
7. 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 located at 114 N. Columbine Avenue, Lombard, Illinois, and legally described as follows:

THAT PART OF LOT 23 LYING SOUTH OF A LINE WHICH IS 330 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES) THE NORTHERLY LINE OF SAID LOT (EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAY PURPOSES AS DESCRIBED IN DEEDS OF DEDICATION RECORDED AS DOCUMENT NOS. 348170 AND 368168), IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PARTS OF SECTIONS 1 AND 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTIONS 6 AND 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1906 AS DOCUMENT 88217, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-01-407-002

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 ____ of _____, 2021.

First reading waived by action of the Board of Trustees this 19th day of August, 2021.

Passed on second reading this 19th day of August, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: None

Absent: None

Ordinance No. 7976


Re: ZBA 21-03

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Approved by me this 19th day of August, 2021.


Keith Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 20th day of August, 2021.


Elizabeth Brezinski, Village Clerk