

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
NOV.18,2005 11:29 AM
OTHER 06-19-102-060
004 PAGES R2005-258915

ORDINANCE NO. 5668

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

Address: 1475 Sycamore Court, Lombard

PIN: 06-19-102-060

Return To:

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

ORDINANCE NO. 5668

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

(ZBA 05-05: 1475 Sycamore 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 from Title 15, Chapter 155, Section 155.406.F.4 of said Zoning Ordinance to reduce the rear yard setback from thirty-five feet (35') to twenty-nine (29') to allow for the construction of a three-season room addition in the R2 Single-Family Residence District; and,

WHEREAS, public hearings have been conducted by the Zoning Board of Appeals on April 18, 2005 and May 26, 2005 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings without a recommendation to the Board of Trustees 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 155.406.F.4 of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the required rear yard setback from thirty-five feet (35') to twenty-nine feet (29') for the construction of a three-season room addition.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1475 Sycamore Court, Lombard, Illinois, and legally described as follows:

LOT 33 IN PINEBROOK OF MILLERS MEADOW PHASE 1, BEING A RESUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1979 AS DOCUMENT NUMBER R79-03223, AND CERTIFICATES OF CORRECTION RECORDED APRIL 24, 1979 AS DOCUMENT R79-32497 AND MAY 4, 1981 AS DOCUMENT R81-22249, IN DUPAGE COUNTY, ILLINOIS.

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SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of the petition, prepared by K.F. Brandeis Architects and dated February 16, 2005.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements associated with this petition.
3. That the variation shall be limited to the existing residence. Should the existing residence be reconstructed in its entirety due to damage or destruction by any means, the new residence shall meet the current zoning requirements and setbacks.

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 _____, 2005.

First reading waived by action of the Board of Trustees this 2nd day of June, 2005.


Passed on second reading this 2nd day of June, 2005.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nays: None

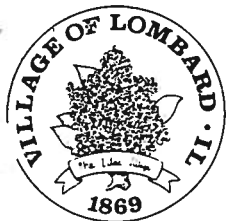
Absent: None

Approved this 2nd day of June, 2005.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk



I, **Brigitte O'Brien**, hereby certify that I am the duly qualified Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such 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 true and correct copy of ORDINANCE 5668

AN ORDINANCE APPROVING A VARIATION OF TITLE 15, CHAPTER 155 OF THE LOMBARD ZONING CODE, REAR YARD SETBACK, FOR THE PROPERTY LOCATED AT 1475 SYCAMORE CT., LOMBARD, DUPAGE COUNTY, ILLINOIS, PIN # 06-19-102-060.

of the said Village as it appears from the official records of said Village duly passed on June 2, 2005.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 4th day of October, 2005.



Brigitte O'Brien
Village Clerk
Village of Lombard
DuPage County, Illinois