

ORDINANCE NO. 6068

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

(ZBA 07-08: 1144 E. Woodrow St.)

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) to reduce the rear yard setback to twenty-seven feet (27') where thirty-five feet (35') is required in order to construct an addition within the R2 Single Family Residential District.

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on June 27, 2007 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation for approval 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 a lesser variation to reduce the rear yard setback to twenty-nine feet (29'), subject to conditions.

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, from Title 15, Chapter 155, Section 155.406(F)(4) of the Lombard Zoning Ordinance to reduce the rear yard setback to twenty-nine feet (29') where thirty-five feet (35') is required in order to construct an addition within the R2 Single Family Residential District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1144 E. Woodrow Street, Lombard, Illinois, and legally described as follows:

OF LOT 2 IN DUDCZAK RESUBDIVISION OF LOT 1 IN KETTEL CONSTRUCTION'S RESUBDIVISION OF LOT 1 (EXCEPT THE NORTH 554.66 FEET AND EXCEPT THE WEST 75 FEET THEREOF) IN COUNTY CLERK'S ASSESMENT DIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE

11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY,
ILLINOIS.

Parcel No: 06-09-309-048

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

1. That the petitioner shall construct the proposed improvements in accordance with the plans submitted as part of the petition for an addition maintaining a twenty-nine foot (29') rear yard setback.
2. That the petitioner shall apply for and receive a building permit for the proposed addition.
3. The existing driveway and any associated curb cut shall be removed when the new driveway to the proposed attached garage is constructed.
4. That the variation shall be limited to the existing residence. Should the existing residence be damaged or destroyed by any means, to the extent of more than fifty percent (50%) of the fair market value of the residence, than any new structures shall meet the full provisions of the Zoning Ordinance.

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 _____, 2007.

First reading waived by action of the Board of Trustees this 9th day of August, 2007.

Passed on second reading this 9th day of August, 2007.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitpatrick

Nays: None


Absent: Trustee Soderstrom

Approved this 9th day of August , 2007.

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Re: ZBA 07-08

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William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

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