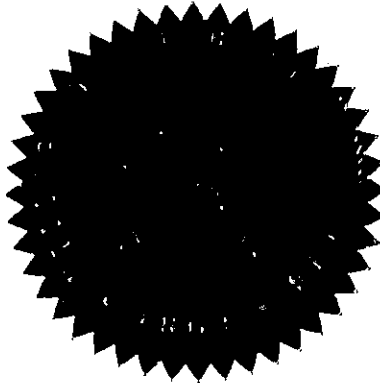


ORDINANCE 4473


**PAMPHLET**

**FRONT OF PAMPHLET**

APPROVING A VARIATION OF THE  
LOMBARD ZONING ORDINANCE  
FOR A VARIATION OF OPEN SPACE  
760 EAST MADISON



PUBLISHED IN PAMPHLET FORM THIS 14TH DAY OF JUNE, 1998.  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

  
Lorraine G. Gerhardt  
Village Clerk

ORDINANCE NO. 4473

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

**ZBA 98-07: 760 E. Madison Street**

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 210 (B) of said Zoning Ordinance, to reduce the side yard setback to three feet (3'), where six feet (6') is required; and to Chapter 155 Section 155.406 (H), Minimum Required Open Space, to decrease the open space calculation to 47%, where 50% is required; and,

WHEREAS, public hearings have been conducted by the Zoning Board of Appeals on April 22, 1998 and May 28, 1998 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 to allow a garage addition three feet (3') from the side property line and to allow the open space provision to be reduced to forty-seven percent (47%); and,

WHEREAS, President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variations; and,

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 210 (B) and Title 15, Chapter 155, Section 406 (H) of the Lombard Zoning Ordinance, for the property described in Section 2 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 760 East Madison Street, Lombard, Illinois, and legally described as follows:

Lot 3 in Bel-Air, Inc., Resubdivision of Lots 59, 60 and 61 in Robertson's Westmore, a Subdivision of that part of the West half of the Southwest quarter of Section 9, Township 39 North, Range 11, East of the Third Principal Meridian, lying South of the South right-of-way line of the C.A. and E. Railroad, according to the plat of said Resubdivision recorded November 17, 1967 as Document R67-47373, in DuPage County, Illinois.

Parcel No: 06-09-312-024

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

- A. The garage shall not be used for the purpose of running a business.
- B. The variation shall become null and void unless work thereon is substantially under way within twelve months of the effective date of approval by the Board of Trustees as per Section 103-C, paragraph 10 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 \_\_\_\_\_, 1998.

First reading waived by action of the Board of Trustees this 4th day of June, 1998.

Passed on second reading this 4th day of June, 1998.

Ayes: Trustees Borgatell, Tross, Schaffer, Jaugilas and Kufrin

Nayes: None

Absent: Trustee Gatz

Approved this 4th, day of June, 1998.

  
William J. Mueller, Village President

Ordinance No. 4473

Re: ZBA 98-07

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ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

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