

CD

ORDINANCE NO. 5331

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

(ZBA 03-13: 399 S. Elizabeth)

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.1 of said Zoning Ordinance, to reduce the front yard setback in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on July 23, 2003 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval of the requested variation; and,

WHEREAS, the President and Board of Trustees does concur with the findings of the Zoning Board of Appeals; 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 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, Section 155.406.F.1 of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the required front yard setback from thirty feet (30') to twenty feet (20'), subject to the conditions noted in Section 3 below.

SECTION 2: This ordinance is limited and restricted to the property generally located at 399 S. Elizabeth, Lombard, Illinois, and legally described as follows:

LOT 1 IN BLOCK 7 OF GREEN VALLEY, BEING A SUBDIVISION IN SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1994 AS DOCUMENT 465288, IN DUPAGE COUNTY, ILLINOIS.
Parcel No: 06-07-405-002

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

1. The development shall meet all codes of the Village of Lombard.
2. The property owner shall grant a ten foot (10') wide utility easement along the entire length of the south lot line and a twenty foot (20') wide utility easement along the entire length of the west lot line to the Village of Lombard. The original mylar plat of easement with the owner's and surveyor's signatures shall be submitted to Village staff prior to issuance of either a demolition or building permit for a new house.
3. No construction vehicles shall enter into nor shall any construction take place within the drainage and utility easement along the south lot line.

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 _____, 2003.

First reading waived by action of the Board of Trustees this 21st day of August, 2003.

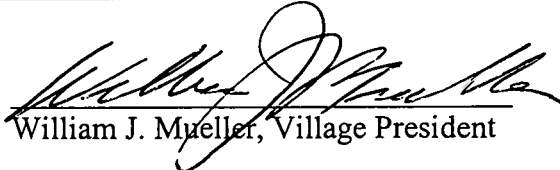
Passed on second reading this 21st day of August, 2003.

Ayes: Trustees DeSephano, Tross, Koenig, Sebby, Florey, Soderstrom


Nayes: None

Absent: None

Approved this 21st day of August, 2003.


 William J. Mueller, Village President

ATTEST:


 Barbara A. Johnson, Deputy Village Clerk