

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

SEP.04,2014

9:16 AM

OTHER \$30.00 06-06-416-029

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ORDINANCE NO. 6948

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

PIN: 06-06-416-029

ADDRESS: 304 N. Park Avenue, Lombard, Illinois 60148

**Prepared by and Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**



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 6948

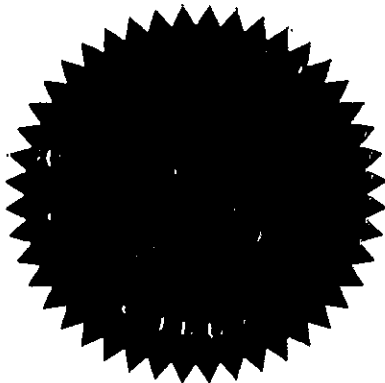
APPROVING A VARIATION OF THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS


PIN: 06-06-416-029

ADDRESS: 304 N. Park Avenue, Lombard, Illinois 60148

of the said Village as it appears from the official records
of said Village duly approved this 15th
day of May, 2014.

In Witness Whereof, I have hereunto affixed my official signature and the
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 16th
day of June, 2014.





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

ORDINANCE NO. 6948

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

(ZBA 14-03; 304 N. Park Avenue)

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 Section 155.407 (F)(2) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eleven and nine-tenths feet (11.9') as well as a variation from Section 155.407 (F)(4) of the Lombard Zoning Ordinance to reduce the required rear yard setback from thirty-five feet (35') to twenty-five feet (25') to allow for the construction of an addition to an existing structure in the corner side yard; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on April 23, 2014 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 for the requested corner yard variation and no recommendation for the requested rear yard 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 variations.

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 155.407 (F)(2) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eleven and nine-tenths feet (11.9') as well as a variation from Section 155.407 (F)(4) of the Lombard Zoning Ordinance to reduce the required rear yard setback from thirty-five feet (35') to twenty-five feet (25') to allow for the construction of an addition to an existing structure in the corner side yard and rear yard.

SECTION 2: This ordinance is limited and restricted to the property generally located at 304 N. Park Avenue, Lombard, Illinois, and legally described as follows:

THE EAST 50 FEET OF THE SOUTH 150 FEET OF LOT 2 IN E.W. ZANDER'S BROADVIEW ADDITION TO LOMBARD, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11

EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED FEBRUARY 7, 1911 AS DOCUMENT 103181, IN DUPAGE
COUNTY, ILLINOIS.

Parcel No: 06-06-416-029

SECTION 3: 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 ____, 2014.

First reading waived by action of the Board of Trustees this 15th day of May, 2014.

Passed on second reading this 15th day of May, 2014.

Ayes: Trustee Whittington, Fugiel, Fitzpatrick and Ware

Nays: None

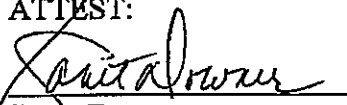
Absent: Breen and Foltyniewicz

Approved this 15th day of May, 2014.



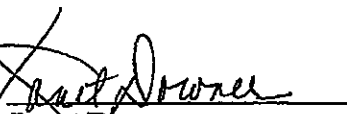
Keith T. Giagnorio
Village President

ATTEST:



Janet Downer
Deputy Village Clerk

Published by me in pamphlet form on this 16th day of May, 2014.



Janet Downer
Deputy Village Clerk