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DUPAGE COUNTY RECORDER
DEC.30,2008 2:50 PM
OTHER 06-17-402-018
005 PAGES R2008-181925

ORDINANCE 6234

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

Address: 1008 S. Lewis, Lombard, IL 60148

PIN: 06-17-402-018

Return To:

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

ORDINANCE NO. 6234

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

(ZBA 08-13: 1008 S. Lewis)

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 155.407(F)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to (5.1) feet where 6 feet is required to allow for a rear addition; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on August 27, 2008 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 interior side yard setback for a rear addition; 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.

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)(3) of the Lombard Zoning Ordinance to reduce the interior side yard setback to (5.1) feet where 6 feet is required to allow for a rear addition; and,

SECTION 2: This ordinance shall be granted subject to compliance with the following conditions:

Ordinance No. 6234

Re: ZBA 08-13

Page 2

1. The addition to the single-family residence shall be developed in accordance with the site plan prepared by Barnes Architects Ltd, dated July 2, 2008 as part of this petition.
2. That the variation shall apply to the proposed addition and 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, any new structures shall meet the full provisions of the Zoning Ordinance.

SECTION 3: This ordinance is limited and restricted to the property generally located at 1008 S. Lewis Ave, Lombard, Illinois, and legally described as follows:

LOT 160 IN OLD GROVE SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE NORTH 1960 FEET OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1967 AS DOCUMENT R67-18058 IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-17-402-018

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 _____, 2008.

First reading waived by action of the Board of Trustees this 18th day of September, 2008.

Passed on second reading this 18th day of September, 2008.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, _____ and Soderstrom

Nays: None

Absent: None

Approved this 18th day of September, 2008.


Ordinance No. 6234
Re: ZBA 08-13
Page 3


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me this 29~~th~~ day of September, 2008.


Brigitte O'Brien, Village Clerk



I, Barbara A. Johnson, 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 6234
APPROVING A VARIATION OF THE LOMBARD
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF
THE CODE OF LOMBARD, ILLINOIS

of the said Village as it appears from the official records of said Village duly approved this 18th day of September, 2008.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 24th day of November, 2008.

Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois