



J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
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OTHER 06-06-409-010
005 PAGES R2004-212647

ORDINANCE 5462

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

PIN: 06-06-409-010

**Common Address: 338 W. VIEW ST.
LOMBARD, ILLINOIS**

Return To:

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

ORDINANCE NO. 5462

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

(ZBA 04-01: 338 W. View Street)

(See also Ordinance 5461)

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 minimum required front yard setback for an addition to an existing single-family residence in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on February 25, 2004 pursuant to appropriate and legal notice; 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: 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 3 below, so as to reduce the minimum required front yard setback from thirty feet (30') to twenty-seven feet (27') to allow for an addition and front deck.

SECTION 2: 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 3 below, so as to reduce the minimum required front yard setback from thirty feet (30') to twenty-five feet (25') to allow for a bay window.

SECTION 3: This ordinance is limited and restricted to the property generally located at 338 W. View Street, Lombard, Illinois, and legally described as follows:

LOT 3 IN S.L. BEACH'S SUBDIVISION OF BLOCK "F" IN GREENFIELD'S RESUBDIVISION OF ALL OF OUTLOT 2 AND THAT PORTION OF OUTLOT 3 LYING NORTH OF CHICAGO GREAT WESTERN RAILROAD, IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF BEACH'S SUBDIVISION RECORDED JULY 20, 1928 AS DOCUMENT 252359, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-06-409-010

SECTION 4: This ordinance shall be granted subject to compliance with the following conditions:

1. Any development shall meet all applicable Village Code requirements;
2. The property shall be developed in accordance with the proposed building elevations and floor plans submitted by the petitioner as part of ZBA 04-01; and
3. The front yard setback reduction to twenty-five feet (25') shall only apply to a bay window extending no more than two feet (2') from the front wall of the building.
4. That the front yard variations shall be applicable to the petitioner's proposed addition to the existing single-family residence. Shall the principal structure be razed in the future, any new development on the property shall meet the front yard setback requirement.

SECTION 5: 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 18th day of March, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Passed on second reading this 1st day of April, 2004.

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

Nayes: None

Absent: Trustee DeStephano

Ordinance No. 5462

Re: ZBA 04-01

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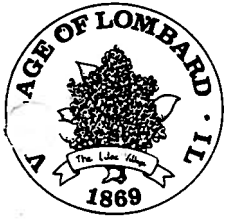
Approved this 1st day of April, 2004.


William J. Mueller, Village President

ATTEST:


Barbara A. Johnson, Deputy Village Clerk

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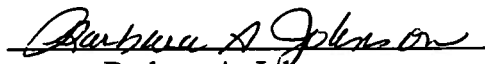
I, Barbara A. Johnson, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a true and correct copy of ORDINANCE 5462, AN ORDINANCE APPROVING A VARIATION OF THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS IN REGARD TO THE PROPERTY LOCATED AT 338 WEST VIEW STREET, PIN 06-06-409-010

of the said Village as it appears from the official records of said Village duly passed on April 1, 2004.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 15th day of July, 2004.





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