

ORDINANCE NO. 4620

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

ZBA 99-03: 123 North Broadview

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 required front yard setback from thirty feet (30') to thirteen feet (13') in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 24, 1999 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 two-story residential addition to be setback thirteen feet (13') from the front property line; 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 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 155.406.F.1 of the Lombard Zoning Ordinance, for the property described in Section 2 below, so as to reduce the front yard setback to thirteen feet (13').

SECTION 2: That this ordinance is limited and restricted to the property generally located at 123 North Broadview, Lombard, Illinois, and legally described as follows:

LOT 16 IN BLOCK 2 IN MAGER'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF LOTS OR BLOCKS 31 AND 32 OF THE PLAT OF E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID

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MAGER'S ADDITION TO LOMBARD RECORDED JULY 23, 1926 AS
DOCUMENT NO. 218108, IN DUPAGE COUNTY, ILLINOIS

Parcel No: 06-06-307-001

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

- A. 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 8th day of April, 1999.

First reading waived by action of the Board of Trustees this _____ day of _____,
1999.

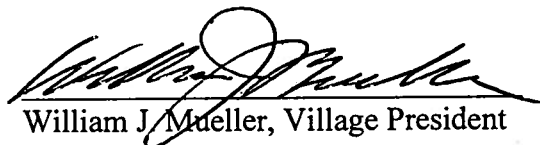
Passed on second reading this 15th day of April, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Jaugilas, DeFalco & Kufrin

Nays: None

Absent: None

Approved this 15th day of April, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk