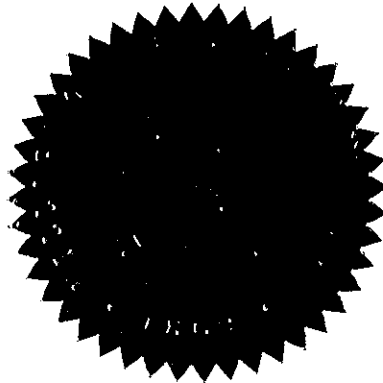


ORDINANCE 4474

PAMPHLET

FRONT OF PAMPHLET

APPROVING A VARIATION OF THE
LOMBARD ZONING ORDINANCE
FOR A RESIDENTIAL GARAGE
AT 302 WEST ST. CHARLES



PUBLISHED IN PAMPHLET FORM THIS 14TH DAY OF JUNE, 1998.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk

ORDINANCE NO. 4474

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

ZBA 98-08: 302 West St. Charles Road

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 R4 Limited General Residence District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 210 (B) of said Zoning Ordinance, to reduce the side yard setback for an accessory structure to zero, where three feet (3') is required; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on May 28, 1998 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 detached garage zero feet (0') from the interior side 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 210 (B) of the Lombard Zoning Ordinance, for the property described in Section 2 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 302 West St. Charles Road, Lombard, Illinois, and legally described as follows:

Property Description: Lot 4 in Orchard Subdivision, being a Subdivision of part of the Northeast quarter of Section 7, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded January 24, 1917 as Document Number 127948 in Book 8 of plats on page 80, excepting therefrom that part described as follows: Beginning at the Southeast corner of Lot 4 and heading thence N 1578'48" W along the West line of Elizabeth Street, a distance of 10.22' to a point; thence S 3474'29" W a distance of 15.89' to a point on the north line of St. Charles Road; thence N 7475'00" E along the northerly line of St. Charles Road, a distance of 12.09' to the point of beginning, containing 10,958.13 square feet or 0.2516 acres more or less in DuPage County, Illinois.

Parcel No: 06-07-202-037

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

- A. The garage shall be set thirty feet (30') from Elizabeth Street, shall be no more than twenty feet (20') deep, and shall be set a minimum of ten feet (10') from the north property line.
- B. The building permit application shall be reviewed by the Private Engineering Services Division of the Department of Community Development, and a permit shall be issued only if the Private Engineering Services Division is satisfied that stormwater from the garage and driveway will not drain onto adjacent properties.

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 _____, 1998.

First reading waived by action of the Board of Trustees this 4th day of June, 1998.

Passed on second reading this 4th day of June, 1998.

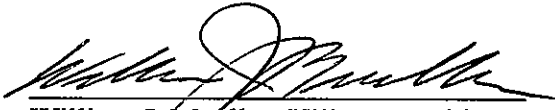
Ayes: Trustees Borgatell, Tross, Schaffer, Jaugilas and Kufrin

Nayes: None

Absent: Trustee Gatz

Ordinance No. 4474
Re: ZBA 98-08
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Approved this 4th, day of June, 1998.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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