

**J.P. "RICK" CARNEY**  
DUPAGE COUNTY RECORDER

AUG. 09, 2004

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OTHER

06-07-216-023

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R2004-212649

**ORDINANCE 5493**

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

**PIN: 06-07-216-023**

**Common Address: 211 W. MAPLE ST.,  
LOMBARD, ILLINOIS**

**Return To:**

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

**ORDINANCE NO. 5493**

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

(ZBA 04-02: 211 W. Maple Street)

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) (4) of said Zoning Ordinance, to reduce the required rear yard setback to approximately thirteen feet (13') where thirty-five feet (35') is the requirement to allow for the construction of an addition to an existing single-family residence; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on April 28, 2004, 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 to approve the petition, subject to a condition; 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) (4) of the Lombard Zoning Ordinance, for the property described in Section 2 below, so as to to reduce the required rear yard setback to thirteen feet (13'), subject to the condition noted in Section 3 below.

**SECTION 2:** That this ordinance is limited and restricted to the property generally located at 211 W. Maple Street, Lombard, Illinois, and legally described as follows:

LOT 2 IN ST. JOHN'S RESUBDIVISION OF LOT 1 IN BLOCK 28 IN THE TOWN OF LOMBARD, A SUBDIVISION OF PARTS OF SECTIONS 5, 6, 7, 8, AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ST. JOHN'S RESUBDIVISION RECORDED SEPTEMBER 8, 1982, AS DOCUMENT R82-40632, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-07-216-023

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

1. That the petitioner shall develop the subject property in accordance with the building elevations and plans prepared by Joseph K. Plepel, Architect, dated April 19, 2004 and as depicted on the Plat of Survey, dated December 6, 1996 and modified by the petitioner and submitted as part of this request.

**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 \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this 20th day of May, 2004.

Passed on second reading this 20th day of May, 2004.

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

Nayes: None


Absent: Trustee Florey

Approved this 20th day of May, 2004.

Ordinance No. 5493

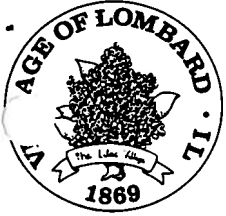
Re: ZBA 04-02

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\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

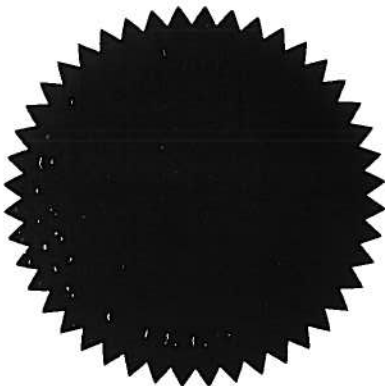
  
\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk




**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 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 5493, 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 211 WEST MAPLE STREET, PIN 06-07-216-023 of the said Village as it appears from the official records of said Village duly passed on May 20, 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 13<sup>th</sup> day of July, 2004.



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