

ORDINANCE NO. 6089

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

(ZBA 07-11: 1020 E. Kenilworth Ave)

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 Section 155.210 (A) (2) (b) of the Lombard Zoning Ordinance to allow an accessory structure in front of the front wall of the principal building in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on July 25, 2007 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation of approval to the Board of Trustees for the requested variation; 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: That a variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.210 (A) (2) (b) of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to allow an accessory structure in front of the front wall of the principal building.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1020 E. Kenilworth, Lombard, Illinois, and legally described as follows:

LOT 4 IN FRIEL'S SUBDIVISION OF LOT 2 IN HOME ACRES BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-09-105-006

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

1. That the variation shall be limited to the detached garage. Should the detached garage be damaged or destroyed by any means, to the extent of more than fifty percent (50%) of the fair market value of the garage, than any new structures shall meet the full provisions of the Zoning Ordinance.
2. The petitioner shall develop the site and detached garage in accordance with the revised site plan submitted as part of the plat of survey prepared by JNT Land Surveying Services Inc., dated April 18, 2005.

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 _____, 2007.

First reading waived by action of the Board of Trustees this 4th day of October, 2007.


Passed on second reading this 4th day of October, 2007.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick & Soderstrom

Nays: None

Absent: None

Approved this 4th day of October, 2007.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 17th day of October, 2007.

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