

ORDINANCE NO. 6075

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

(ZBA 07-12: 259 N. Garfield 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 406 (F) (6) of the Lombard Zoning Ordinance to reduce the minimum required interior side yard setback from nine feet (9') to seven and eighty-eight hundredths feet (7.88') to allow for the construction of a second-story addition on an existing legal non-conforming residence; 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 to the Board of Trustees without a recommendation 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 variations.

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 406 (F) (1) of the Lombard Zoning Ordinance to reduce the minimum required interior side yard setback from nine feet (9') to seven and eighty-eight hundredths feet (7.88') to allow for the construction of a second-story addition on an existing legal non-conforming residence.

SECTION 2: This ordinance is limited and restricted to the property generally located at 259 N. Garfield Street, Lombard, Illinois, and legally described as follows:

LOT 32 IN BLOCK 8 IN H.O. STONE AND CO'S ADDITION TO LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 5 AND PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924, AS DOCUMENT 179463, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-05-309-004

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

1. The petitioner shall apply for and receive a building permit for the proposed addition.
2. The proposed addition shall be developed in accordance with the site plan prepared by the petitioner and submitted as part of this request.
3. The variation shall be limited to the existing residence. Shall the existing residence be reconstructed due to damage or destruction by any means, any new buildings or structures shall meet the applicable underlying R2 Single Family Residential District setback requirements.

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 9th day of August, 2007.

First reading waived by action of the Board of Trustees this 9th day of August, 2007.

Passed on second reading this 9th day of August, 2007.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitpatrick

Nays: None

Absent: Trustee Soderstrom

Approved this 9th day of August, 2007.

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William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

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