



J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

OCT. 27, 2003

10:58 AM

OTHER

06-07-102-021

005 PAGES

R2003-411409

ORDINANCE NO. 5270

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

Address: 82 N. West, Lombard, IL

PIN: 06-07-102-021

Return To:

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

ORDINANCE NO. 5270

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

(ZBA 03-05: 82 N. West 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 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) (3) of said Zoning Ordinance, to reduce the required side yard setback to five and one-half feet (5.5') where six feet (6') is the requirement to allow for the construction of an addition; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 26, 2003, 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 to reduce the required side yard setback to five and one-half feet (5.5'), subject to conditions; 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) (3) of the Lombard Zoning Ordinance, for the

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property described in Section 2 below, so as to to reduce the required side yard setback to five and one-half feet (5.5'), subject to the conditions noted in Section 3 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 82 N. West Road, Lombard, Illinois, and legally described as follows:

THE SOUTH 70 FEET OF THE NORTH 217.8 FEET OF THE EAST 399.96 FEET (EXCEPT THE PART THEREOF TAKEN FOR STREET) OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

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

1. The proposed improvements shall be in substantial agreement with the building elevations submitted with the petition, prepared by Philip Prince & Associates and dated February 19, 2003.
2. The proposed bay window shall be the only exception to the five and one-half foot (5.5') building line and shall not protrude more than eighteen inches (18") from the exterior wall.
3. The petitioner shall submit a Plat of Resubdivision prior to receiving a building permit for the proposed improvements.

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 _____, 2003.

First reading waived by action of the Board of Trustees this 17th day of April, 2003.

Passed on second reading this 17th day of April, 2003.

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

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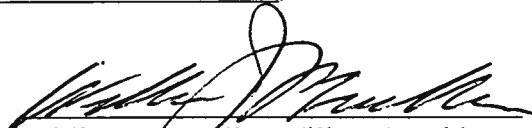
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Nayes: None

Absent: None

Approved this 17th day of April, 2003.


William J. Mueller, Village President

ATTEST:


Barbara 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 Deputy 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
copy of ORDINANCE 5270
AN ORDINANCE APPROVING A VARIATION OF THE
LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER
155 OF THE CODE OF LOMBARD, ILLINOIS FOR
82 N. WEST ROAD
PARCEL NUMBER 06-07-102-021

of the said Village as it appears from the official records
of said Village duly approved May 15, 2003.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 1st day of October, 2003.



Barbara A. Johnson

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