

ORDINANCE NO. 4927

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

ZBA 00-11: 343 West 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.2 of said Zoning Ordinance, to reduce the corner side yard setback to fifteen feet (15'), where twenty feet (20') is required and to reduce the required rear yard setback to twenty-eight feet (28'), where thirty-five feet (35') is required in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on December 20, 2000 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval of the variations described herein; 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.2 of the Lombard Zoning Ordinance, for the property described in Section 2 below, so as to reduce the corner side yard setback to fifteen feet (15') and reduce the rear yard setback to twenty-eight feet (28').

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SECTION 2: That this ordinance is limited and restricted to the property generally located at 343 West Maple, Lombard, Illinois, and legally described as follows:

LOT 1 (EXCEPT THE SOUTH 47 FEET OF SAID LOT 1) AND THE EAST 20 FEET OF LOT 2 (EXCEPT THE SOUTH 47 FEET OF SAID EAST 20 FEET OF LOT 2), ALL IN BLOCK 5, IN THE RESUBDIVISION OF LOTS 1 TO 7 IN BLOCK 5 OF WEST LOMBARD IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1983, AS DOCUMENT 16718 AND RESURVEY AND PLAT RECORDED APRIL 20, 1878 AS DOCUMENT 25080, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-07-214-013

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

- A. The variation to the rear yard setback is twenty-eight feet (28'), including the porch.
- B. A letter of approval from the neighbor to the rear must be submitted as part of the petition for Board approval.
- C. New architectural plans depicting any changes to the proposed site plan must be submitted to the Board for approval.
- D. The variation shall become null and void unless work thereon is substantially under way within twelve months of the effective date of approval by the Board of Trustees as per Section 103-C, paragraph 10 of the Zoning Ordinance.

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 18th day of January, 2001.

First reading waived by action of the Board of Trustees this _____ day of _____, 2001.

Passed on second reading this 1st day of February, 2001.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey, Kufirin, Jr.

Nayes: None


Absent: None

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Approved this 1st, day of February, 2001.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk

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