

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JUL. 19, 2006 3:30 PM
OTHER 06-05-308-021
005 PAGES R2006-138334

ORDINANCE NO 5828

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

Addresses: 262 N. Garfield Street, Lombard

PINs: 06-05-308-021

Return To:

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

ORDINANCE NO. 5828

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

(ZBA 06-05: 262 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 155.406(F)(3) of the Lombard Zoning Ordinance to reduce the northern interior side yard setback from six feet (6') to five and forty-one hundredths feet (5.41'); and,

WHEREAS, said application also requests approval of a variation from Section 155.406(F)(3) of the Lombard Zoning Ordinance to reduce the southern interior side yard where no attached garage is constructed from nine feet (9') to eight and thirty-three hundredths feet (8.33') in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 22, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation to the Board of Trustees to approve the requested variation, subject to conditions; 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 155.406(F)(3) of the Lombard Zoning Ordinance to reduce the northern interior side yard setback from six feet (6') to five and forty-one hundredths feet (5.41').

SECTION 2: That a variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.406(F)(3) of the Lombard Zoning Ordinance to reduce the southern interior side yard setback where no attached garage is constructed from nine feet (9') to eight and thirty-three hundredths feet (8.33').

SECTION 3: This ordinance is limited and restricted to the property generally located at 262 N. Garfield Street, Lombard, Illinois, and legally described as follows:

LOT 3 IN BLOCK 7 IN H.O. STONE AND COMPANY'S ADDITION TO LOMBARD IN THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHWEST QUARTER 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: 06-05-308-021

SECTION 4: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall apply for and receive a building permit for the proposed addition.
2. That the variation shall be limited to the existing residence. Shall the existing residence be reconstructed due to damage or destruction by any means, the residence will meet the current zoning requirements and setbacks.
3. That the second story shall be constructed in accordance with the plans submitted as part of the petition and shall hold the existing building line relative to the side yards.

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 _____, 2006.

First reading waived by action of the Board of Trustees this 6th day of April, 2006.

Passed on second reading this 6th day of April, 2006.


Ayes: Trustees Gron, O'Brien, Sebby, Florey and Soderstrom

Nays: None

Absent: Trustee Tross

Approved this 6th day of April, 2006.

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Re: ZBA 06-05
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William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, 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 true and correct copy of ORDINANCE 5828

AN ORDINANCE APPROVING A VARIATION
TITLE 15, CHAPTER 153, INTERIOR SIDE YARD
SETBACK IN REGARD TO THE PROPERTY
LOCATED AT 262 N. GARFIELD STREET,
LOMBARD, DUPAGE COUNTY, ILLINOIS,
PIN 06-05-308-021.

of the said Village as it appears from the official records of said Village duly passed on April 6, 2006.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 20th day of June, 2006.

A handwritten signature in cursive script that reads "Barbara A. Johnson".

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

