

ORDINANCE NO. 4627

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

(ZBA 99-06: 641 East St. Charles Place)

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.4 of said Zoning Ordinance, to reduce the required rear yard setback from thirty-five feet (35') to twenty-three feet (23') in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on April 28, 1999 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 of approval to allow a one-story addition to a principle structure to be twenty-three feet (23') from the rear lot line; 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.4 of the Lombard Zoning Ordinance, for the property described in Section 2 below, so as to reduce the rear yard setback to twenty-three feet (23').

SECTION 2: That this ordinance is limited and restricted to the property generally located at 641 East St. Charles Place, Lombard, Illinois, and legally described as follows:

LOT 11 IN MONSEN'S 2ND ADDITION TO HIGHLAND PARK
SUBDIVISION OF PART OF LOTS 1 AND 3 IN BLOCK 2 IN
LOMBARD HIGHLANDS, IN SECTION 8, TOWNSHIP 39 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT OF SAID MONSEN'S 2ND ADDITION

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Re: ZBA 99-06

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TO HIGHLAND PARK SUBDIVISION RECORDED JUNE 11, 1959
AS DOCUMENT 926833, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-08-204-022

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

- A. 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 _____ day of _____, 1999.

First reading waived by action of the Board of Trustees this 6th day of May, 1999.

Passed on second reading this 6th day of May, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin


Nayes: None

Absent: None

Approved this 6th day of May, 1999.


William J. Mueller, Village President

ATTEST:


Lorraine G. Gerhardt, Village Clerk