

J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
OCT.27,2003 10:58 AM
OTHER 06-05-323-005
005 PAGES R2003-411413

ORDINANCE NO. 5349

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

Address: 151 N. Charlotte, Lombard, IL

PIN: 06-05-323-005

Return To:

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

ORDINANCE NO. 5349

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

(ZBA 03-11: 151 N. Charlotte 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) (1) of said Zoning Ordinance, to reduce the required front yard setback in the 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 required corner side yard setback in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on July 23, 2003 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 requested variation, subject to three 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.

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) (1) of the Lombard Zoning Ordinance for the

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Re: ZBA 03-11

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property described in Section 2 below, so as to reduce the required corner side yard setback in the R2 Single-Family Residence District from 30 feet to 22 feet.

SECTION 2: 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 required corner side yard setback in the R2 Single-Family Residence District from 20 feet to 9 feet.

SECTION 3: This ordinance is limited and restricted to the property generally located at 151 N. Charlotte Street, Lombard, Illinois, and legally described as follows:

LOT 1 IN WINDSOR AVENUE SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1985 AS DOCUMENT R85-63730, AND CERTIFICATE OF CORRECTION RECORDED AUGUST 22, 1985 AS DOCUMENT R85-69763, IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-05-323-005

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

1. The principal structure shall not be placed closer than 12 feet from the corner side yard property line and a roofed-over open porch shall not be placed closer than 9 feet from the corner side yard property line.
2. Building permits must be obtained prior to any construction.
3. The development shall comply with all codes and ordinances of the Village of Lombard.

SECTION 5: 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 21st day of August, 2003.

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First reading waived by action of the Board of Trustees this _____ day of _____, 2003.

Passed on second reading this 4th day of September, 2003.

Ayes: President Mueller, Trustees Tross, Koenig, Soderstrom

Nays: Trustees DeStephano, Florey

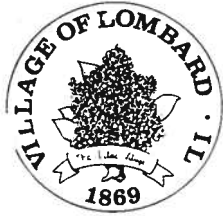
Absent: Trustee Sebbv

Approved this 4th day of September, 2003.


William J. Mueller, Village President

ATTEST:


Barbara A. Johnson, Deputy Village Clerk



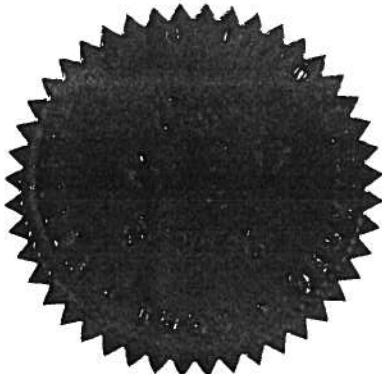
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

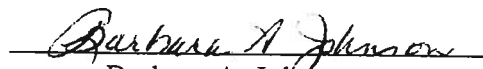
I further certify that attached hereto is a
copy of ORDINANCE 5349

AN ORDINANCE APPROVING A VARIATION OF THE
LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER
155 OF THE CODE OF LOMBARD, ILLINOIS FOR
151 N. CHARLOTTE PARCEL NUMBER 06-05-323-005

of the said Village as it appears from the official records
of said Village duly approved September 4, 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
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois