

ORDINANCE NO. 6948

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

(ZBA 14-03; 304 N. Park Avenue)

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 Section 155.407 (F)(2) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eleven and nine-tenths feet (11.9') as well as a variation from Section 155.407 (F)(4) of the Lombard Zoning Ordinance to reduce the required rear yard setback from thirty-five feet (35') to twenty-five feet (25') to allow for the construction of an addition to an existing structure in the corner side yard; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on April 23, 2014 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 for the requested corner yard variation and no recommendation for the requested rear yard variation; 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 variations.

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 155.407 (F)(2) of the Lombard Zoning Ordinance to reduce the required corner side yard setback from twenty feet (20') to eleven and nine-tenths feet (11.9') as well as a variation from Section 155.407 (F)(4) of the Lombard Zoning Ordinance to reduce the required rear yard setback from thirty-five feet (35') to twenty-five feet (25') to allow for the construction of an addition to an existing structure in the corner side yard and rear yard.

SECTION 2: This ordinance is limited and restricted to the property generally located at 304 N. Park Avenue, Lombard, Illinois, and legally described as follows:

THE EAST 50 FEET OF THE SOUTH 150 FEET OF LOT 2 IN E.W. ZANDER'S BROADVIEW ADDITION TO LOMBARD, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11

EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1911 AS DOCUMENT 103181, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-06-416-029

SECTION 3: 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 _____, 2014.

First reading waived by action of the Board of Trustees this 15th day of May, 2014.

Passed on second reading this 15th day of May, 2014.

Ayes: Trustee Whittington, Fugiel, Fitzpatrick and Ware

Nays: None

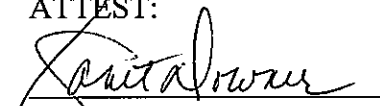
Absent: Breen and Foltyniewicz

Approved this 15th day of May, 2014.



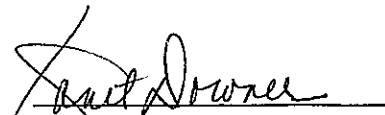
Keith T. Giagnorio
Village President

ATTEST:



Janet Downer
Deputy Village Clerk

Published by me in pamphlet form on this 16th day of May, 2014.



Janet Downer
Deputy Village Clerk