

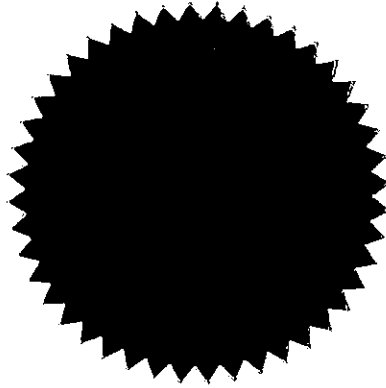
ORDINANCE 5270

PAMPHLET

VARIATION OF TITLE 15 CHAPTER 155

REDUCTION OF REQUIRED SIDE YARD SETBACK

82 WEST ROAD



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF April, 2003
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Barbara A. Johnson
Deputy Village Clerk

ORDINANCE NO. 5270

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

(ZBA 03-05: 82 N. West Road)

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 said Zoning Ordinance, to reduce the required side yard setback to five and one-half feet (5.5') where six feet (6') is the requirement to allow for the construction of an addition; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 26, 2003, 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 to approve the required side yard setback to five and one-half feet (5.5'), subject to conditions; 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) (3) of the Lombard Zoning Ordinance, for the

property described in Section 2 below, so as to reduce the required side yard setback to five and one-half feet (5.5'), subject to the conditions noted in Section 3 below.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 82 N. West Road, Lombard, Illinois, and legally described as follows:

THE SOUTH 70 FEET OF THE NORTH 217.8 FEET OF THE EAST 399.96 FEET
(EXCEPT THE PART THEREOF TAKEN FOR STREET) OF THE NORTHWEST
FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.
PIN: 06-07-102-021

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

1. The proposed improvements shall be in substantial agreement with the building elevations submitted with the petition, prepared by Philip Prince & Associates and dated February 19, 2003.

2. The proposed bay window shall be the only exception to the five and one-half foot (5.5') building line and shall not protrude more than eighteen inches (18") from the exterior wall.

3. The petitioner shall submit a Plat of Resubdivision prior to receiving a building permit for the proposed improvements.

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 _____, 2003.

First reading waived by action of the Board of Trustees this 17th day of April _____, 2003.

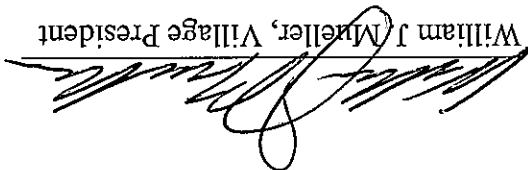
Passed on second reading this 17th day of April _____, 2003.

Ayes: Trustees DeStefano, Tross, Koenig, Sebby, Florey, Soderstrom

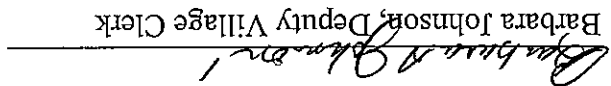
Naves: None

Absent: None

Approved this 17th day of April, 2003.


William J. Mineller, Village President

ATTEST:


Barbara Johnson, Deputy Village Clerk

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