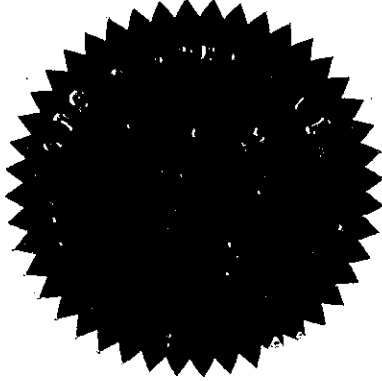


PUBLISHED IN PAMPHLET FORM THIS 9TH DAY OF SEPTEMBER, 1998,  
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,  
DUPAGE COUNTY, ILLINOIS.

*Lorraine G. Gerhardt*  
Lorraine G. Gerhardt  
Village Clerk



APPROVING A VARIATION  
FOR A SIDEYARD SET BACK AT  
76 S. LEWIS AVENUE

FRONT OF PAMPHLET

PAMPHLET

ORDINANCE 4532

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

**ZBA 98-14: 76 South Lewis 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 Title 15, Chapter 155, Section 155.210.F.3 of said Zoning Ordinance, to reduce the side yard setback to three feet (3'), where six feet (6') is required; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on August 26, 1998 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 principle structure three feet (3') from the side property 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.3 of the Lombard Zoning Ordinance, for the property described in Section 2 below, so as to reduce the side yard setback to three feet (3').

**SECTION 2:** That this ordinance is limited and restricted to the property generally located at 76 South Lewis Avenue, Lombard, Illinois, and legally described as follows:

Lot 15 in MONSEN'S LEWIS AVENUE ADDITION TO HIGHLAND PARK, BEING A RESUBDIVISION OF PART OF LOTS 1, 2, 3 AND 4 IN BLOCK 2 IN LOMBARD HIGHLANDS, BEING A SUBDIVISION OF THE EAST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF MONSEN'S

Lewis Avenue Addition to Highland Park recorded December 4, 1963 as Document R63-44241, in DuPage County, Illinois.

Parcel No: 06-08-203-034

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

A. The existing drainage swale along the south property line is maintained; and

B. 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 \_\_\_\_\_, 1998.

First reading waived by action of the Board of Trustees this 3rd day of \_\_\_\_\_, 1998.

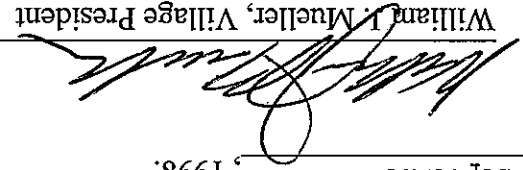
Passed on second reading this 3rd day of \_\_\_\_\_, 1998.

Ayes: Trustees Borgate11, Tross, Schaffer and Jaugilas

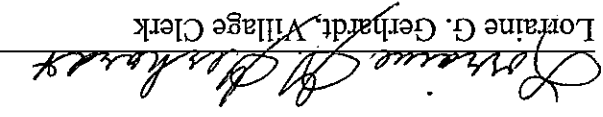
Nays: None

Absent: Trustee Kufria

Approved this 3rd day of \_\_\_\_\_, 1998.

  
William I. Mueller, Village President

ATTEST:

  
Lorraine G. Gerhardt, Village Clerk

