

**FRED BUCHOLZ**

**DUPAGE COUNTY RECORDER**

**MAR.01,2007**

**4:07 PM**

**OTHER**

**06-08-119-001**

**004 PAGES**

**R2007-037360**

**ORDINANCE 5978**

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

**PIN: 06-08-119-001**

**Address: 117 S. Stewart, Lombard**

**Return To:**

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

ORDINANCE NO. 5978

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

(ZBA 06-26: 117 S. Stewart 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 155.406 (F)(2) of said Zoning Ordinance to reduce the corner side yard setback from twenty feet (20') to fourteen feet – eight inches (14'-8") in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on December 13, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation for approval to the Board of Trustees for the requested 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 variation subject to conditions.

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)(2) of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the required corner side yard setback from twenty feet (20') to fourteen feet – eight inches (14'-8").

SECTION 2: This ordinance is limited and restricted to the property generally located at 117 S. Stewart, Lombard, Illinois, and legally described as follows:

LOT 23 IN BLOCK 5 IN "CAMBRIDGE MANOR", A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1924 AS DOCUMENT 178816, IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-08-119-001

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

1. The proposed addition shall be developed in compliance with the submitted site plan prepared by the petitioner.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements.
3. In the event that the principal residence on the subject property be damaged or destroyed more than fifty percent of the value of the structure, any new structures shall meet the full provisions 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 4th day of January, 2007.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

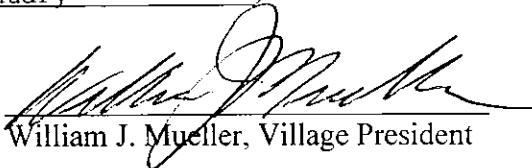
Passed on second reading this 18th day of January, 2007.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey & Soderstrom

Nays: None

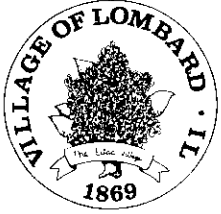
Absent: None

Approved this 18th day of January, 2007.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

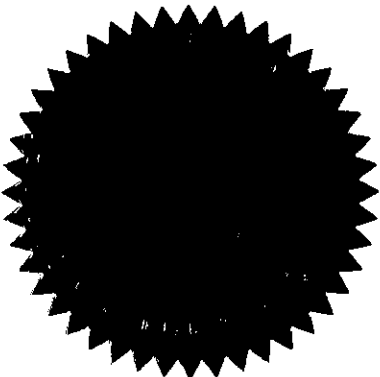


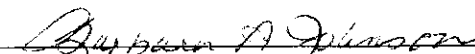
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the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

I further certify that attached hereto is a  
copy of ORDINANCE 5978  
APPROVING A VARIATION OF THE LOMBARD  
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF  
THE CODE OF LOMBARD, ILLINOIS  
117 S. STEWART, LOMBARD  
PIN: 06-08-119-001

of the said Village as it appears from the official records  
of said Village duly approved January 18, 2007.

**In Witness Whereof**, I have hereunto affixed my official signature and  
the Corporate Seal of said **Village of Lombard**, Du Page County,  
Illinois this 5th day of February, 2007



  
Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois