

J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

AUG.09,2004

2:25 PM

OTHER

06-08-211-001

005 PAGES

R2004-212640

ORDINANCE 5402

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

PIN: 06-08-211-001

**Common Address: 101 S. CHASE,
LOMBARD, ILLINOIS**

Return To:

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

ORDINANCE NO. 5402

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

(ZBA 03-26: 101 S. Chase)

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 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; and,

WHEREAS, the President and Board of Trustees does concur with the findings of the Zoning Board of Appeals; 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 ten feet (10'), subject to the conditions noted in Section 3 below.

SECTION 2: This ordinance is limited and restricted to the property generally located at 101 S. Chase, Lombard, Illinois, and legally described as follows:

LOT 1 IN BLOCK 4 IN EDWIN CHASE'S LILAC LODGE SUBDIVISION BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1925 AS DOCUMENT 197654 IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-08-211-001

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

1. The petitioner shall develop the property in accordance with the building plans dated September 15, 2003 and submitted as part of the request.
2. The development shall meet all codes of the Village of Lombard.

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 4th day of December, 2003.


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

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

Nays: None

Absent: None

Approved this 4th day of December, 2003.

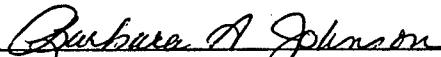

William J. Mueller, Village President

Ordinance No. 5402

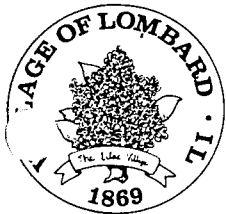
Re: ZBA 03-26

Page 3

ATTEST:


Barbara A. Johnson, Deputy Village Clerk

H:\CD\WORDUSER\ZBA Cases\2003\ZBA 03-26\ORDINANCE 03-26.doc

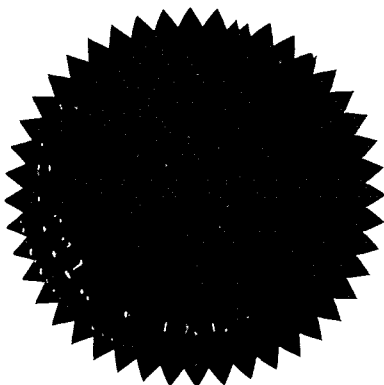


I, Barbara A. Johnson, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and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

I further certify that attached hereto is a true and correct copy of ORDINANCE 5402, AN ORDINANCE APPROVING A VARIATION OF THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155, OF THE CODE OF LOMBARD, ILLINOIS, FOR THE PROPERTY LOCATED AT 101 SOUTH CHASE, PIN 06-08-211-001

of the said Village as it appears from the official records of said Village duly passed on December 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 15th day of July, 2004.



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