

# UNOFFICIAL COPY

Doc#. 2116628198 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/15/2021 11:11 AM Pg: 1 of 4

## ORDINANCE NO. 21-003

### AN ORDINANCE GRANTING VARIANCES TO THE SET BACK AND LOT COVERAGE REQUIREMENTS FOR THE PROPERTY COMMONLY KNOWN AS 15700 MARYLAND AVENUE IN THE VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS

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**WHEREAS**, the owner of the property commonly known 15700 Maryland Ave. ("Subject Property") which is legally described on Exhibit A attached hereto and incorporated herein by reference requested variances to the side yard setback, Sewer and Utility Easement and lot coverage requirements; and

**WHEREAS**, the Village caused the required legal notice to be delivered by U.S. Mail and to be published in accordance with the Illinois Municipal Code and Dolton Village Code; and

**WHEREAS**, pursuant to notices required by law, the corporate authorities of the Village conducted a public hearing on this proposal; and

**WHEREAS**, following the public hearing, the corporate authorities determined that the requested variances to setback, sewer and utility easement and lot coverage requirements for the Subject Property be granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS**, in the exercise of its home rule authority as follows:

**SECTION 1:** The foregoing preambles are restated and incorporated herein by reference though fully set forth herein.

**SECTION 2:** A variance to the setback requirement for the Subject Property is granted reducing the setback requirement from twenty-five (25) feet to twenty-four (24) feet.

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**SECTION 3:** A variance to the lot coverage requirement for the Subject Property set forth in Section 10-3-2-12 (B1) of the Dolton Village Code is granted allowing the accessory building to encroach over the sewer and utility easement.

**SECTION 4:** If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

**SECTION 5:** All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 6:** This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 3rd day of May, 2021.

  
RILEY H. ROGERS, Mayor

ATTEST:

  
MARY KAY DUGGAN, Village Clerk

Ayes: 4      Brown, Denton, Henyard, Steave4  
Nays: 0  
Absent: 0  
Abstain: 2      Holmes, House

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## EXHIBIT "A"

LOT 21 (EXCEPT THE SOUTH 18 FEET THEREOF) IN CHAPMAN'S 10<sup>TH</sup> ADDITION TO TULIP TERRACE, BEING A SUBDIVISION OF THAT PART TO THE SOUTH 11.79 ACRES OF LOT 7 NORTH OF THE EAST AND WEST CENTER LINE OF SECTION 14, IN THE PARTITION OF THAT PART OF THE WEST ½ OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIA, LYING NORTH TO THE RIVER AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD LAND, BEING PART OF THE ESTATE OF ELIZABETH BERGER) IN COOK COUNTY, ILLINOIS

**PIN: 29-4-155-025-0000 15700 Maryland Ave.**

Property of Cook County Clerk's Office

