

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JAN.10,2008

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OTHER

06-08-205-027

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R2008-005075

ORDINANCE 6117

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

PIN: 06-08-205-027

ADDRESS: 731 E. St. Charles Place, Lombard, IL

Return To:

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

ORDINANCE NO. 6117

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

(ZBA 07-14: 731 E. St. Charles Place)

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 (H) to reduce the amount of open space on the subject property to 43 percent where a minimum of 50 percent open space is required;

WHEREAS, public hearings have been conducted by the Zoning Board of Appeals on September 26, 2007 and October 24, 2007 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 open space 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.

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 (H) to reduce the amount of open space on the subject property to 46.5 percent where a minimum of 50 percent open space is required.

SECTION 2: This ordinance is limited and restricted to the property generally located at 731 E. St. Charles Place, Lombard, Illinois, and legally described as follows:

THE EASTERLY 60 FEET OF THE WESTERLY 120 FEET (AS MEASURED ON THE NORTHERLY LINE) OF LOT 1 IN BLOCK 1 IN LOMBARD HIGHLANDS, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER, SOUTH OF THE CENTER LINE OF ST. CHARLES ROAD (EXCEPT THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILROAD) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALSO THE WEST HALF OF THE SOUTHEAST QUARTER (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILROAD) IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1920 AS DOCUMENT 144105 IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-08-205-027

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

1. The petitioner shall comply with a minimum required open space percentage of 46.5% by removing the 192-square foot gravel area in the rear of the property, reducing the size of the rear porch by 26 square feet, and reducing the size of the front porch by 32 square feet.
2. In the event that the proposed swimming pool is removed from the subject property, the required minimum open space shall be 48.7%.

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 _____, 2007.

First reading waived by action of the Board of Trustees this 15th day of November, 2007.

Passed on second reading this 15th day of November, 2007.

AYES: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

NAYS: None

ABSENT: None

Approved this 15th day of November, 2007.

Ordinance No. 6117
Re: ZBA 07-14
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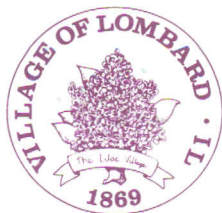

William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me this 20th day of November, 2007.


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 6117

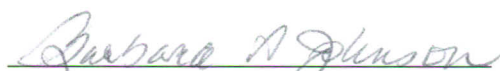
APPROVING A VARIATION OF THE LOMBARD
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF
THE CODE OF LOMBARD, ILLINOIS

ADDRESS: 731 E. ST. CHARLES PLACE,
LOMBARD, IL
PIN: 06-08-205-027

of the said Village as it appears from the official records of
said Village duly approved November 15, 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
6th day of December, 2007





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