

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
SEP. 16, 2011 11:40 AM
OTHER 06-07-217-005
010 PAGES R2011-109385

ORDINANCE 6631

**GRANTING CONDITIONAL USES PURSUANT TO
TITLE 15, CHAPTER 155, SECTION 155.407(C)(1) OF THE
LOMBARD ZONING ORDINANCE ALLOWING FOR A
CULTURAL FACILITY (MUSEUM) AND VARIATIONS**

Address: 23 W. Maple Ave., Lombard, IL 60148

PIN: 06-07-217-005

**Return To:
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 6631

AN ORDINANCE GRANTING CONDITIONAL USES PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.407 (C) 1 OF THE LOMBARD ZONING ORDINANCE ALLOWING FOR A CULTURAL FACILITY (MUSEUM) AND VARIATIONS

(PC 11-11: 23 W Maple Street)

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 as defined below is zoned R2 Single-Family Residence District ; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 407 (C) 1 of the Lombard Village Code to allow for a cultural facility/institution (museum); and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 407 (F)(1) to allow an existing twenty-eight (28) foot front yard setback for a principal structure; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 210 (A)(3)(b) to allow an existing twenty-nine and one-half (29.5) foot high accessory structure; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 210 (B)(1)(a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 210 (B)(2)(a) to allow an existing five (5) foot interior side yard setback for an accessory structure; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 407 (J) and 155.602(C) to allow for zero off-street parking spaces

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on May 16, 2011 pursuant to appropriate and legal notice; and

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use and variation described herein, subject to two (2) conditions; and

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

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 the following relief is hereby granted for the Subject Property, as described in Section 4 below, subject to the conditions set forth in Section 3 below:

1. A conditional use (per Section 155.407(C)(1) of the Zoning Ordinance) to allow for a cultural facility/institution (museum); and
2. A variation from Section 155.407(F)(1) to allow an existing twenty-eight (28) foot front yard setback for a principal structure; and
3. A variation from Section 155.210(A)(3)(b) to allow an existing twenty-nine and one-half (29.5) foot high accessory structure; and
4. A variation from Section 155.210(B)(1)(a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure; and
5. A variation from Section 155.210(B)(2)(a) to allow an existing five (5) foot interior side yard setback for an accessory structure; and
6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces.

SECTION 2: That this Ordinance is limited and restricted to the property located at 23 W Maple Street, Lombard, Illinois and legally described as follows:

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Lot 1 in the Resubdivision of Lot 6 in Block 27 of the Original Town of Lombard, a subdivision of part of the Northeast ¼ of Section 7, Township 39 North, Range 11, East of the Third Principal Meridian, DuPage County, Illinois.

Parcel Number: 06-07-217-005; (the "Subject Property").

SECTION 3: The conditional use and variations, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan and elevations attached as Exhibit A.
2. As part of the approval, the petitioner shall also address the comments included within the IDRC Report.

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 2nd day of June, 2011.

First reading waived by action of the Board of Trustees this _____ day of _____, 2011.

Passed on second reading this 16th day of June, 2011, pursuant to a roll call vote as follows:

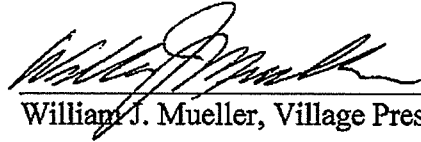
Ayes: Trustees Gron, Giagnorio, Wilson, Breen, Fitzpatrick and Ware

Nays: None

Absent: None

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Approved by me this 16th day of June, 2011.



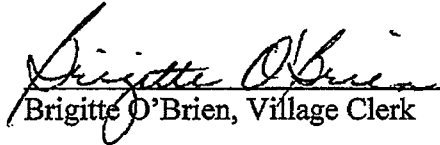
William J. Mueller, Village President

ATTEST:



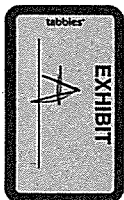
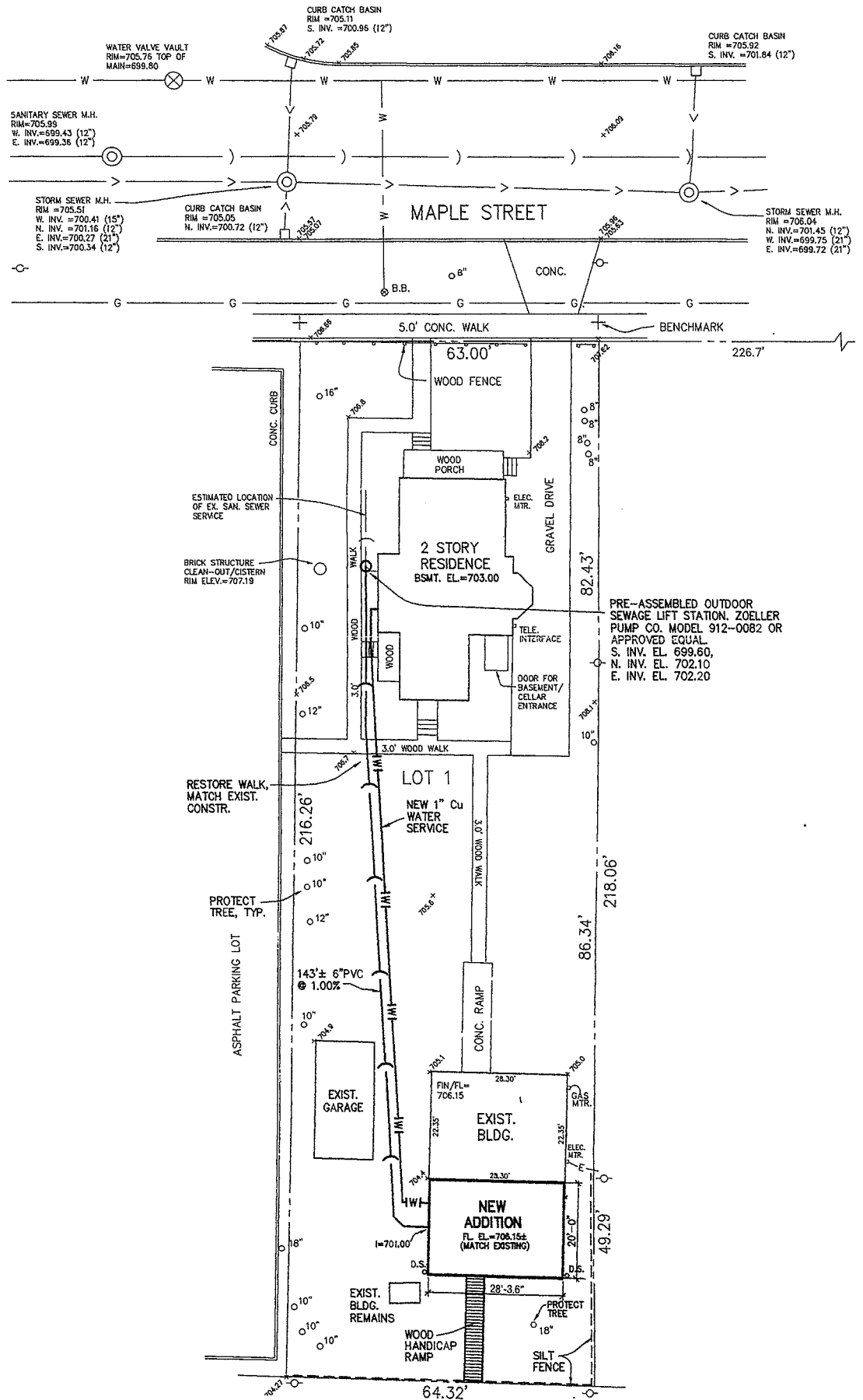
Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this 17th day of June, 2011.



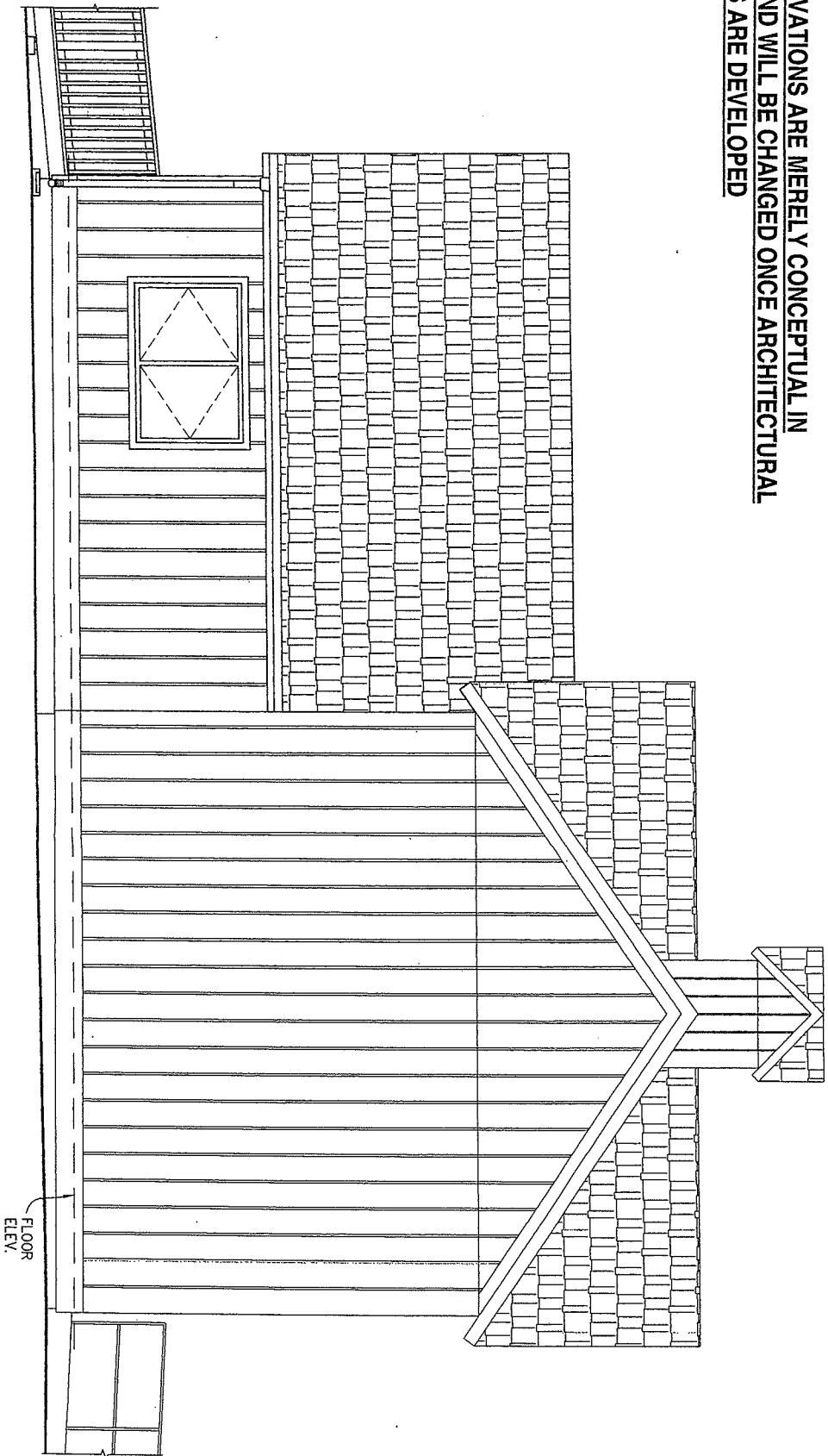
Brigitte O'Brien, Village Clerk

Victorian Cottage Museum - 23 W Maple Street
 Site Plan - Proposed Coach House Addition
 4/8/2011



Victorian Cottage Museum – 23 W Maple Street
Concept Building Elevations – Proposed Coach House Addition

**NOTE: ELEVATIONS ARE MERELY CONCEPTUAL IN
NATURE AND WILL BE CHANGED ONCE ARCHITECTURAL
DRAWINGS ARE DEVELOPED**

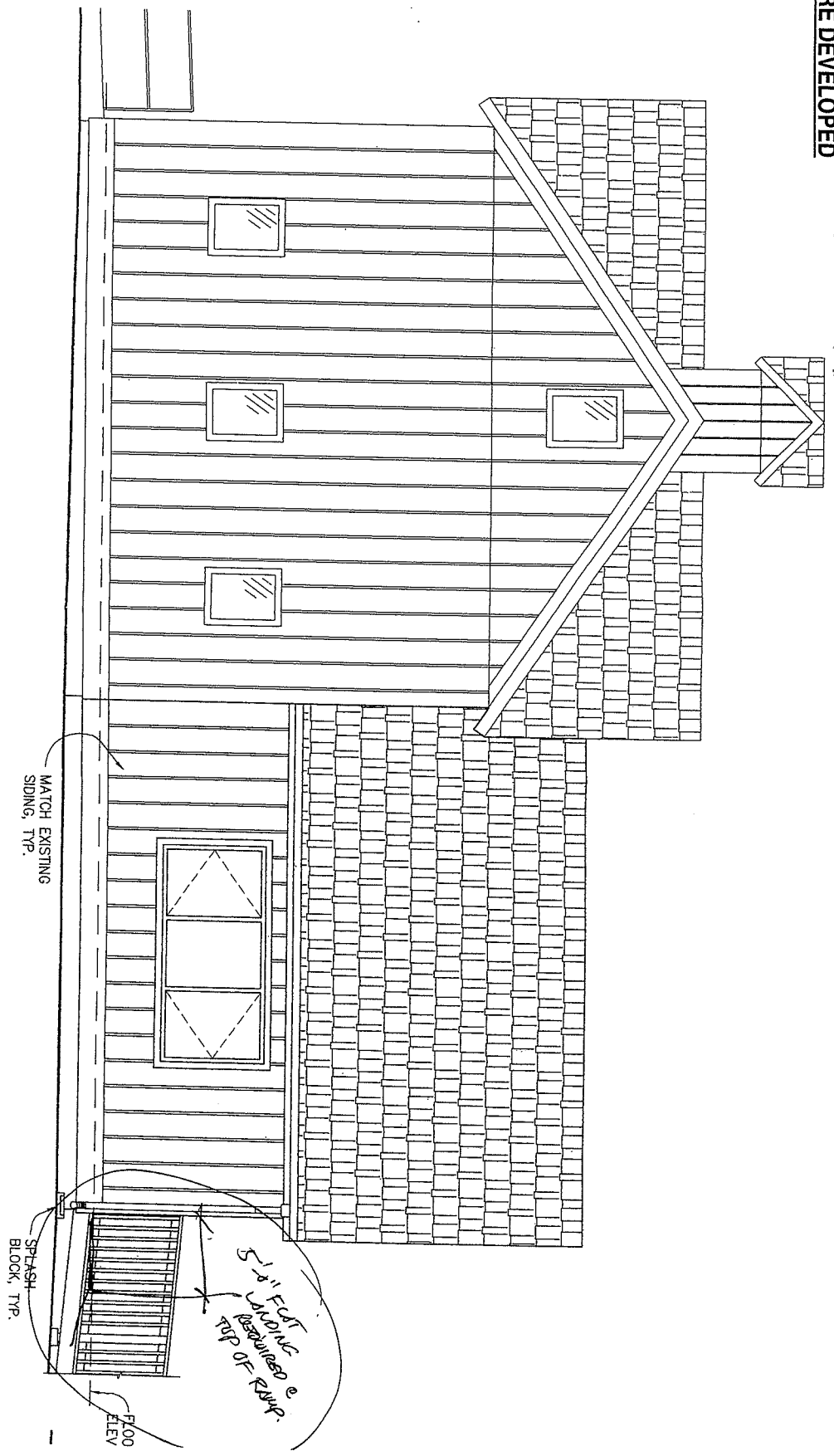


EAST ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

Victorian Cottage Museum - 23 W Maple Street
Concept Building Elevations - Proposed Coach House Addition

NOTE: ELEVATIONS ARE MERELY CONCEPTUAL IN NATURE AND WILL BE CHANGED ONCE ARCHITECTURAL DRAWINGS ARE DEVELOPED

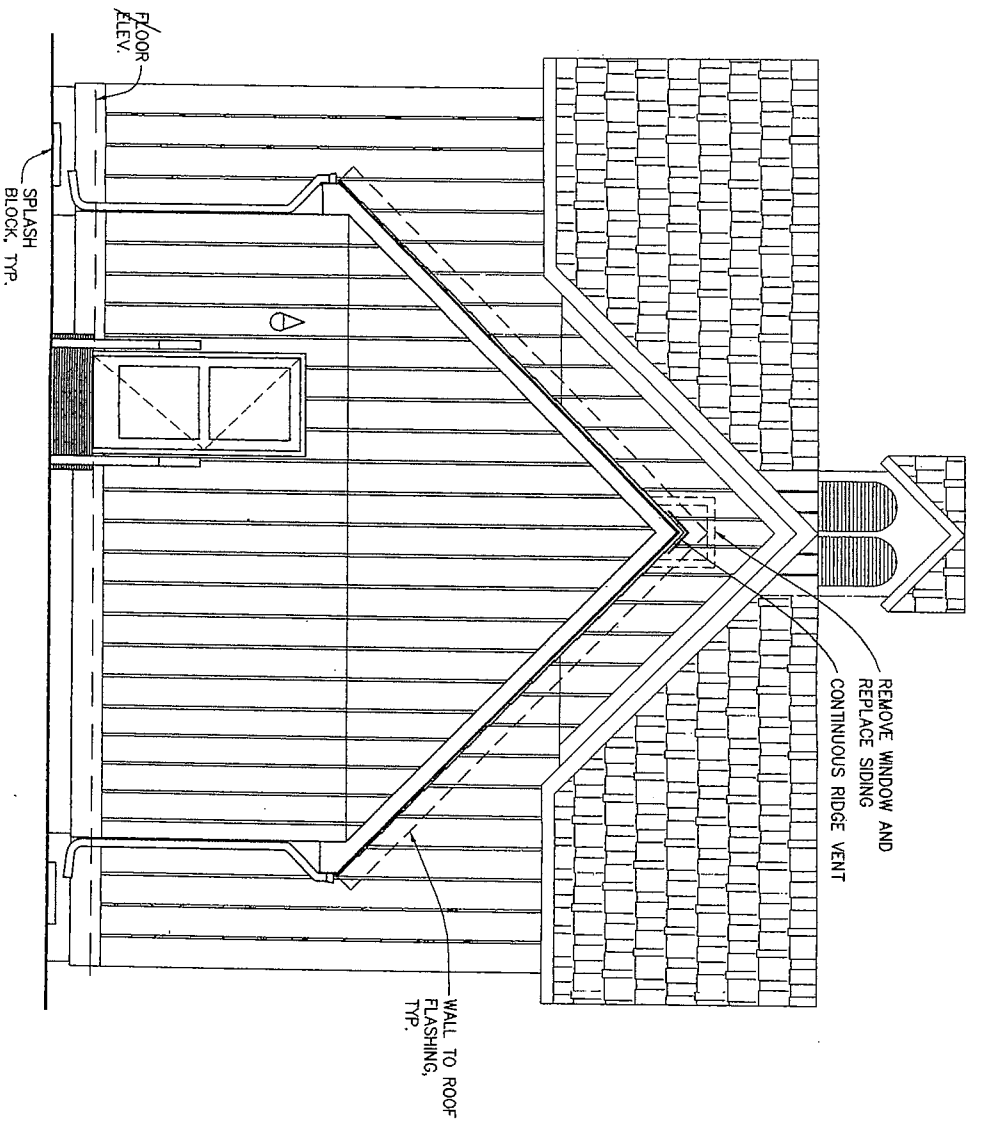


WEST ELEVATION

SCALE: 1/4" = 1'-0"

Victorian Cottage Museum – 23 W Maple Street
Concept Building Elevations – Proposed Coach House Addition

NOTE: ELEVATIONS ARE MERELY CONCEPTUAL IN NATURE AND WILL BE CHANGED ONCE ARCHITECTURAL DRAWINGS ARE DEVELOPED



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



I, **Denise R. Kalke**, 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 6631

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of the said Village as it appears from the official records of said Village duly approved this 16th day of June, 2011.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 23rd day of June, 2011.



A handwritten signature in cursive script, reading "Denise R. Kalke".

Denise R. Kalke
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois