

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
AUG. 16, 2007 9:30 AM
OTHER 06-07-400-008
005 PAGES R2007-152809

ORDINANCE 6008

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

PIN: 06-07-400-008

ADDRESS: 314 S. Brewster Street, Lombard

LOMBARD, IL 60148

Return To:

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

ORDINANCE NO. 6008

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

(ZBA 07-04: 314 S. Brewster Ave)

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) of the Lombard Zoning Ordinance to reduce the required open space on a lot from fifty (50) percent to forty-six (46) percent; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on March 28, 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 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 (H) of the Lombard Zoning Ordinance to reduce the required open space on a lot from fifty (50) percent to forty-six (46) percent.

SECTION 2: This ordinance is limited and restricted to the property generally located at 314 S. Brewster Avenue , Lombard, Illinois, and legally described as follows:

THE WEST 44 FEET OF LOTS 6 AND 7 IN BLOCK 2 LOMBARD FARMS SUBDIVISION, BEING A SUBDIVISION OF SECTIONS 7 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1917 AS DOCUMENT R128539, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-07-400-008

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

1. The petitioner shall apply for and receive a building permit for the proposed detached garage.
2. The petitioner shall develop the site in accordance with the plans submitted as part of ZBA 07-04.
3. The approval related to this petition shall only apply to the existing construction. Any future construction on the subject property shall meet all current Code requirements.

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 19th day of April, 2007.

Passed on second reading this _____ day of _____, 2007.

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

Nayes: None

Absent: None

Approved this 19th day of April, 2007.

Ordinance No. 6008
Re: ZBA 07-04
Page 3

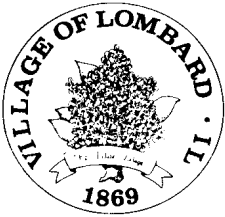


William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

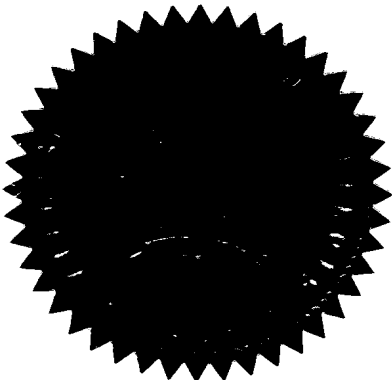



I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the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

I further certify that attached hereto is a
copy of ORDINANCE 6008
APPROVING A VARIATION TO THE LOMBARD ZONING
ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF
LOMBARD, ILLINOIS
314 S. BREWSTER AVENUE, LOMBARD
PIN: 06-07-400-008

of the said Village as it appears from the official records
of said Village duly approved April 19, 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 30th day of April, 2007.




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