

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 24, 2014

8:16 AM

OTHER \$32.00 06-07-217-005

006 PAGES R2014-099989

ORDINANCE NO. 6979

**AN ORDINANCE GRANTING AN AMENDMENT TO
ORDINANCE 6631 FOR CONDITIONAL USES PURSUANT TO
TITLE 15, 155.407 (C) (3) AND (13) OF THE LOMBARD ZONING
ORDINANCE FOR A CULTURAL FACILITY (MUSEUM) IN
ORDER TO ALLOW FOR AN ADDITIONAL ACCESSORY
STRUCTURE (GAZEBO) ALONG WITH A COMPANION
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**

PIN: 06-07-217-005

ADDRESS: 23 W Maple Street, Lombard, Illinois 60148

Prepared by and Return To:

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



I, **Janet Downer**, 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

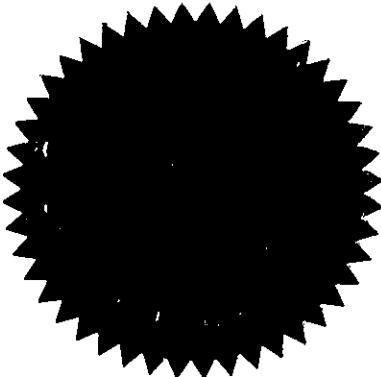
AN ORDINANCE GRANTING AN AMENDMENT TO
ORDINANCE 6631 FOR CONDITIONAL USES PURSUANT TO TITLE 15,
155.407 (C) (3) AND (13) OF THE LOMBARD ZONING ORDINANCE FOR
A CULTURAL FACILITY (MUSEUM) IN ORDER TO ALLOW FOR AN
ADDITIONAL ACCESSORY STRUCTURE (GAZEBO) ALONG WITH A
COMPANION VARIATION FROM SECTION 155.210(B)(1) (A) TO
ALLOW THE COMBINED AREA OF ALL ACCESSORY BUILDINGS TO
EXCEED THE GROUND FLOOR AREA OF THE PRINCIPAL
STRUCTURE

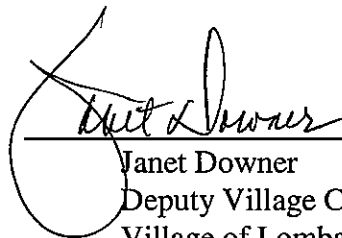
PIN: 06-07-217-005

ADDRESS: 23 W Maple Street

of the said Village as it appears from the official records
of said Village duly approved this 21st
day of August, 2014.

In Witness Whereof, I have hereunto affixed my official signature and the
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 3rd
day of September, 2014.



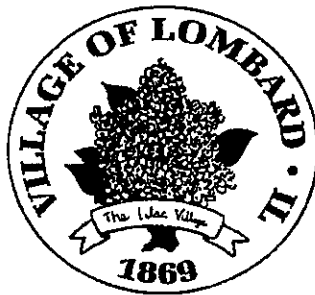


Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois


ORDINANCE 6979

PAMPHLET

**PC 13-07: 23 W. MAPLE STREET - AMENDMENT TO A CONDITIONAL
USE FOR AN ADDITIONAL ACCESSORY STRUCTURE**



PUBLISHED IN PAMPHLET FORM THIS 22nd DAY OF AUGUST, 2014, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.


Sharon Kuderna
Village Clerk

ORDINANCE NO. 6979

AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE 6631 FOR CONDITIONAL USES PURSUANT TO TITLE 15, 155.407 (C) (3) AND (13) OF THE LOMBARD ZONING ORDINANCE FOR A CULTURAL FACILITY (MUSEUM) IN ORDER TO ALLOW FOR AN ADDITIONAL ACCESSORY STRUCTURE (GAZEBO) ALONG WITH A COMPANION 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

(PC 13-07: 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 155.407 (C) (3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo); and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, 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

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on July 28, 2014 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 described herein, subject to 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 2 below, subject to the conditions set forth in Section 3 below:

1. A conditional use pursuant to Title 15, Chapter 155, Section 155.407 (C) (3) and (13) of the Lombard Zoning Ordinance for a cultural facility (museum) in order to allow for an additional accessory structure (gazebo).
2. 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.

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:

Lot 1 in the Re-subdivision 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 the Amish Country Gazebos plans and elevations.
2. The petitioner shall satisfactorily address all comments noted within the IDRC Report.
3. This conditional use and companion variation shall be valid for a period of one year from the date of approval of the ordinance. If the gazebo is not constructed by said date, this amendment to the conditional use and companion variation shall be deemed null and void.

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.

Ordinance No. 6979
Re: PC 13-07
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Passed on first reading this ___ day of _____, 2014.

First reading waived by action of the Board of Trustees this 21st day of August, 2014.

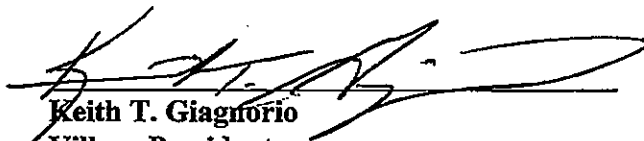
Passed on second reading this 21st day of August, 2014.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen and Fitzpatrick

Nays: None


Absent: Ware

Approved this 21st day of August, 2014.



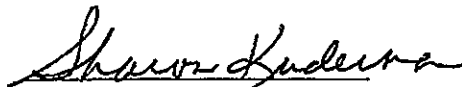
Keith T. Giagnorio
Village President

ATTEST:



Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 22nd day of August, 2014.



Sharon Kuderna
Village Clerk