

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

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06-08-119-003

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R2007-037343

ORDINANCE NO 5894

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

PIN: 06-08-119-003

Address: 125 S. Stewart Avenue, Lombard

Return To:

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

ORDINANCE NO. 5894

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

(ZBA 06-12: 125 S. Stewart Avenue)

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 405 (H) to reduce the amount of open space on the subject property to 45.6 percent where a minimum of 50 percent open space is required; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on July 26, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation for approval to the Board of Trustees for the requested variations described herein, subject to conditions; 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 405 (H) to reduce the amount of open space on the subject property to 45.6 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 125 S. Stewart Avenue, Lombard, Illinois, and legally described as follows:

LOT 21 IN BLOCK 5 IN CAMBRIDGE MANOR, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1924 AS DOCUMENT 178816, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-08-119-003

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

1. The open space variation shall apply only to the existing and proposed improvements shown on the Plat of Survey dated May 18, 1994 and construction drawings dated April 17, 2006, submitted as part of this petition. Should the principal structure be damaged or destroyed, by any means, to the extent of more than fifty percent (50%) of its fair market value, the property must thereafter conform to the minimum fifty percent (50%) open space requirement.

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 _____, 2006.

First reading waived by action of the Board of Trustees this 17th day of August, 2006.

Passed on second reading this 17th day of August, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Florey and Soderstrom

Nays: None

Absent: Trustee Seby

Approved this 17th day of August, 2006.

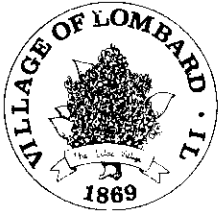


William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

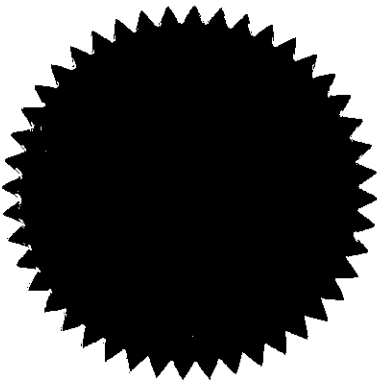


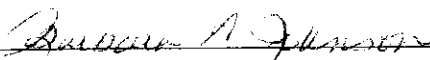
I, Barbara A. Johnson, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President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

I further certify that attached hereto is a
copy of ORDINANCE 5894
APPROVING A VARIATION OF THE LOMBARD ZONING
ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF
LOMBARD, ILLINOIS
125 S. STEWART AVENUE., LOMBARD
PIN: 06-08-119-003

of the said Village as it appears from the official records
of said Village duly approved August 17, 2006.

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 2nd day of February, 2007




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