

ORDINANCE 6585

**AN ORDINANCE APPROVING TEXT AMENDMENTS
TO THE LOMBARD SUBDIVISION AND DEVELOPMENT ORDINANCE
TITLE 15, CHAPTER 154 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 11-02; Text Amendments to the Subdivision and Development Ordinance)

WHEREAS, the Village of Lombard maintains a Subdivision and Development Ordinance which is found in Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Ordinance and make necessary changes; and

WHEREAS, as the Director has identified and recommends text amendments to the Subdivision and Development Ordinance as set forth herein; and

WHEREAS, a public hearing to consider text amendments to the Subdivision and Development Ordinance has been conducted by the Village of Lombard Plan Commission on January 24, 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 text amendments described herein; 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 Title 15, Chapter 154, Section 200 & 700, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

SECTION 154.203 – PROCEDURES FOR ADMINISTRATIVE FUNCTIONS

(C) Procedures for Administrative Plats of Subdivision

An administrative plat ~~consists~~ is the division of a lot or block of less than one acre in any recorded subdivision into four or less lots, or the consolidation of lots of any size into a single lot of record, which subdivision or consolidation does not involve any new streets, extensions of existing streets, or easements of access, ~~which consists of the division of land into four or less lots, and which~~ complies with all provisions of this and all other applicable ordinances; ~~or the combination of two or more entire lots of record into a single lot.~~

Notwithstanding the foregoing in light of Section 155.306 of this Code, an administrative plat may involve a lot in an R-1 or R-2 Single Family Residence District, which has been developed with a dwelling and does not meet the minimum lot size and/or lot width requirements, provided the lot size and lot width of the lot in question equals at least eighty percent (80%) of that required by Section 155.305 or Section 155.406 of this Code, whichever is applicable, and further provided that the lot, and the location of the dwelling and accessory structures thereon, if any, otherwise complies with the provisions of Chapters 154 and 155 of this Code.

SECTION 154.703 – DEFINITIONS

Plats of Subdivision (see also Subdivisions). The designation of land as subdivided lots in compliance with 765 ILCS 205. Plats of Subdivision include the following types and categories of plats:

Administrative Plat. The division ~~(or consolidation)~~ of a lot or block of less than one acre in any recorded subdivision into four or less lots, or the consolidation of lots of any size into a single lot of record, which subdivision or consolidation does not involve any new streets, extensions of existing streets, or easements of access; ~~which consists of the division of land into four or less lots; and which~~ complies with all provisions of this and all other applicable ordinances.

SECTION 3: That 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 17th day of February, 2011.

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


Passed on second reading this 3rd day of March, 2011.

Ayes: Gron, Giagnorio, Moreau, Fitzpatrick, and Ware

Nays: None

Absent: Wilson

Approved this 3rd day of March, 2011.



William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 4th day of March, 2011.



Brigitte O'Brien, Village Clerk