

ORDINANCE NO. 6313

**AN ORDINANCE GRANTING A CONDITIONAL USE AND
VARIATIONS FROM SECTION 155.405 OF THE LOMBARD
ZONING ORDINANCE**

(PC 09-02: 1420 S. Meyers Road and 919 E. 14th 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, an application has heretofore been filed requesting a conditional use for public and private utility and municipal service uses; and,

WHEREAS, said application also requests approval of a variation reducing the minimum lot area in the R0 Single Family Residence District from fifteen thousand (15,000) feet to seven thousand eight hundred twenty-eight and seventy-one hundredths (7,828.71) feet for the proposed Lot 2 on the Subject Property; and,

WHEREAS, said application also requests approval of a variation reducing the minimum lot width in the R0 Single Family Residence District from one hundred (100) feet to eighty (80) feet for the proposed Lot 2 on the Subject Property; and,

WHEREAS, said application also requests approval of a variation reducing the minimum rear yard building setback in the R0 Single Family Residence District from fifty (50) feet to two and one-half (2.5) feet for the proposed Lot 2 on the Subject Property; and,

WHEREAS, said application also requests approval of a variation reducing the minimum required open space in the R0 Single Family Residence District from sixty-seven (67) percent to two and fifty-two (52) percent for the proposed Lot 2 on the Subject Property; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on March 16, 2009 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 variations 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 a conditional use for public and private utility and municipal service uses is hereby granted for the Subject Property described in Section 6 below.

SECTION 2: That a variation from Section 155.405 (D) to reduce the required minimum lot area from fifteen thousand (15,000) feet to seven thousand eight hundred twenty-eight and seventy-one hundredths (7,828.71) feet is hereby granted for the Subject Property described in Section 6 below.

SECTION 3: That a variation from Section 155.405 (E) to reduce the required minimum lot width from one hundred (100) feet to eighty (80) feet is hereby granted for the Subject Property described in Section 6 below.

SECTION 4: That a variation from Section 155.405 (F)(4) to reduce the required minimum rear yard building setback from fifty (50) feet to two and one-half (2.5) feet is hereby granted for the Subject Property described in Section 6 below.

SECTION 5: That a variation from Section 155.405 (H) to reduce the minimum required open space from sixty-seven (67) percent to two and fifty-two (52) percent is hereby granted for the Subject Property described in Section 6 below.

SECTION 6: That this ordinance is limited and restricted to the property generally located at 1420 S. Meyers Road and 919 E. 14th Street , Lombard, Illinois and legally described as follows:

PARCEL 1:

THE WEST 117.0 FEET OF THE EAST 376.0 FEET OF THE NORTH 233.0 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 10.0 FEET OF LOT 1 IN HAVENGA'S PLAT OF SURVEY OF THE NORTH 233.0 FEET OF THE EAST 233.0 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT 753858, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 OF MEYERS ROAD SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 624.27 FEET OF THE EAST 376.0 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 233.0 FEET THEREOF, ACCORDING TO THE PLAT RECORDED SEPTEMBER 17, 1958 AS DOCUMENT 894969, ALL IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-21-111-003, -005, -006

SECTION 7: 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 _____, 2009.

First reading waived by action of the Board of Trustees this 2nd day of April, 2009.

Passed on second reading this 2nd day of April, 2009.


Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Ordinance No. 6313
Re: PC 09-02
Page 4

Nays: None

Absent: None

Approved this 2nd, day of April, 2009.



William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk