

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: David A. Hulseberg, Village Manager *DAH*
DATE: September 28, 2010 (BOT) Date: October 7, 2010
TITLE: PC 10-17: Text Amendments to the Zoning Ordinance *WB*
SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests text amendments to Section 155.305 of the Lombard Zoning Ordinance related to legal nonconforming two-family dwellings that were lawfully established prior to January 1, 1960 and are located in the R2 Single Family Residence District.

The Plan Commission recommended approval of this petition.

Please place this item on the October 7, 2010 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *DAH* _____ Date *9/29/10*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WH*

DATE: October 7, 2010

SUBJECT: **PC 10-17; Text Amendments to Section 155.305 of the Lombard Zoning Ordinance (legal nonconforming provisions)**

Attached please find the following items for Village Board consideration as part of the October 7, 2010 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 10-17;
3. An Ordinance amending Section 155.305 of the Lombard Zoning Ordinance.

The Plan Commission recommended approval of the zoning actions associated with the petition.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

October 7, 2010

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees

Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 10-17; Text Amendments to Section 155.305 of the Lombard Zoning Ordinance (legal nonconforming provisions)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The Village of Lombard requests text amendments to Section 155.305 of the Lombard Zoning Ordinance related to legal nonconforming two-family dwellings that were lawfully established prior to January 1, 1960 and are located in the R2 Single Family Residence District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 20, 2010.

Christopher Stilling, Assistant Director of Community Development, presented the petition. He stated that Village staff was contacted by the property owner at 90 S. Highland Avenue and their attorney with reference to their legal nonconforming two-family dwelling in the R2 Single Family District. The property owner of unit A recently entered into a contract to sell the unit, however just prior to closing, the FHA loan underwriter for the buyer would not approve the loan because it was considered legal nonconforming. To address this issue, staff is proposing a text amendment to allow property owners of a legal nonconforming two-family dwelling that was lawfully established prior to January 1, 1960 and is located in the R2 Single Family Residence District the ability to proactively seek a conditional use to re-establish the legal conforming status of the property before it is ever damaged or destroyed. As a companion to this request, the property owner of 90 S. Highland Avenue is seeking conditional use approval. Should this petition be approved, the companion petition can be considered for approval as well.

October 7, 2010

PC 10-17

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Mr. Stilling summarized the findings of the workshop held at the August 19, 2010 Plan Commission meeting. He stated that the Plan Commission unanimously supported the concept of a text amendment; however a few Commissioners expressed a concern about notification to other legal nonconforming two-family dwellings. Staff would like to point out that this proposed text amendment does not require property owners of legal nonconforming two-family dwellings to petition for the conditional use. Rather the amendment allows the property owner, at their discretion, the ability to proactively seek the conditional use to re-establish the legal conforming status of the property before it is ever damaged or destroyed. Whether or not a property owner seeks to utilize this provision is entirely up to them. The proposed text amendment allows a property owner to have the assurance that the conditional use to re-establish the legal nonconforming status has already been "pre-approved".

Mr. Stilling highlighted the specific language to be used for the text amendment and stated that staff supports this approach because the property would still remain legal nonconforming, while the property owner now has the assurance that the conditional use to re-establish the legal nonconforming status has already been "pre-approved". In addition, this could address several other properties we have identified who may encounter a similar issue.

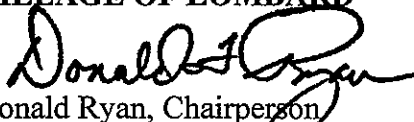
Mr. Stilling stated that the petition meets the standards outlined in the Zoning Ordinance and recommends approval.

Chairperson Ryan then opened the meeting for comments among the Commissioners. There were no comments.

On a motion by Commissioner Sweetser and a second by Commissioner Burke, the Plan Commission voted 5 to 0 that the Village Board **approve** the text amendments associated with PC 10-17.

Respectfully,

VILLAGE OF LOMBARD


Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: September 20, 2010

FROM: Department of
Community Development

PREPARED BY: Christopher Stilling, AICP
Assistant Director

TITLE

PC 10-17; Text Amendments to the Zoning Ordinance: The Village of Lombard requests text amendments to Section 155.305 of the Lombard Zoning Ordinance related to legal nonconforming two-family dwellings that were lawfully established prior to January 1, 1960 and are located in the R2 Single Family Residence District.

GENERAL INFORMATION

Petitioner: Village of Lombard
255 E. Wilson Ave
Lombard, IL 60148

ANALYSIS

DESCRIPTION

The Village of Lombard is proposing text amendments to Section 155.305 of the Lombard Zoning Ordinance related to legal nonconforming two-family dwellings that were lawfully established prior to January 1, 1960 and are located in the R2 Single Family Residence District. The proposed text amendments are in response to a recent issue pertaining to a legal nonconforming two-family dwelling that was denied an FHA loan because of the legal nonconforming status of the property. There is a companion conditional use request (PC 10-18) for the property at 90 S. Highland Avenue.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works Engineering has no comments at this time.

PRIVATE ENGINEERING SERVICES

The Private Engineering Services Division of Community Development has no comments.

BUILDING DIVISION

The Building Division would offer the following comment in reference to **PC 10-17**;

1. Any proposed reconstruction of a structure would require adherence to current applicable Building, Electric, Plumbing, Mechanical and Energy codes at least at the areas to be rebuilt.

FIRE

The Fire Department has no comments at this time

PLANNING

Village staff was contacted by the property owner at 90 S. Highland Avenue and their attorney with reference to their legal nonconforming two-family dwelling in the R2 Single Family District. The property owner of unit A recently entered into a contract to sell the unit, however just prior to closing, the FHA loan underwriter for the buyer would not approve the loan because it was considered legal nonconforming. To address this issue, staff is proposing a text amendment to allow property owners of a legal nonconforming two-family dwelling that was lawfully established prior to January 1, 1960 and is located in the R2 Single Family Residence District the ability to proactively seek a conditional use to re-establish the legal conforming status of the property before it is ever damaged or destroyed. As a companion to this request, the property owner of 90 S. Highland Avenue is seeking conditional use approval. Should this petition be approved, the companion petition can be considered for approval as well.

Background/History

The subject property is located in the R2 – Single Family District and improved with a two-family dwelling. The property is also not on a lot of record and is divided by an assessment division. The property is in the middle of a large single family neighborhood all zoned R2. There are also several other two-family dwellings scattered throughout the neighborhood. Attached as Exhibit “A” is a map showing ten (10) other nonconforming two-family dwellings in the area. According to Village and County records, all of those units were constructed prior to 1960.

The subject property did receive a building permit for a two-family dwelling in 1956 and at that time two-family dwellings were permitted uses in the R2 District. Subsequent to the construction of the property, the Village amended its Zoning Ordinance as part of the 1960 Zoning Ordinance amendments which no longer permitted two-family dwellings in the R2 District. More recently, the Zoning Ordinance has since been relaxed to allow two-family dwellings on those properties that are on a lot of record and abutting property in the B3, B4 or B4A Districts, through a conditional use

approval process. As such, two-family structures are not permitted as of right within the R2 District. Since the property is not on a lot of record and does not abut property in the B3, B4 or B4A Districts, it is considered a legal nonconforming use.

Workshop Findings

At the August 19, 2010 Plan Commission, staff did introduce this item as a workshop for the Commissioners. The Plan Commission unanimously supported the concept of a text amendment; however a few Commissioners expressed a concern about notification to other legal nonconforming two-family dwellings. Staff would like to point out that this proposed text amendment does not require property owners of legal nonconforming two-family dwellings to petition for the conditional use. Rather the amendment allows the property owner, at their discretion, the ability to proactively seek the conditional use to re-establish the legal conforming status of the property before it is ever damaged or destroyed. Whether or not a property owner seeks to utilize this provision is entirely up to them. The proposed text amendment allows a property owner to have the assurance that the conditional use to re-establish the legal nonconforming status has already been “pre-approved”.

PROPOSED TEXT AMENDMENTS

The proposed text amendments to the Lombard Zoning Ordinance are listed below. Any new additions and/or changes are underlined while any information that is to be removed is marked with a strikethrough.

155.305 RELIEF

The owner of any building, structure or use which is subject to elimination under the terms of this ordinance may apply to the Plan Commission for a conditional use to allow such building, structure or use to continue or be re-established. Any legal nonconforming two-family dwelling that was lawfully established prior to January 1, 1960 and is located in the R2 Single Family Residence District may apply to the Plan Commission for a conditional use to allow such use to continue or be re-established as a permitted legal nonconforming use prior to being subject to elimination under the terms of this ordinance. In such event, the procedures, terms, conditions, and standards for conditional uses set forth in Section 155.103 (F) of this Ordinance shall be used to evaluate the application.

Staff supports this approach because the property would still remain legal nonconforming, while the property owner now has the assurance that the conditional use to re-establish the legal nonconforming status has already been “pre-approved”. In addition, this could address the several other properties we have identified who may encounter a similar issue.

Standards for Text Amendments

For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. Staff’s response to Standards for Text Amendments are noted below:

1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*

The proposed amendments would be uniformly applied to all applicable properties. As staff has noted there are also several other two-family dwellings scattered throughout the neighborhood. Attached as Exhibit "A" is a map showing ten (10) other nonconforming two-family dwellings in the area. According to Village and County records, all of those units were constructed prior to 1960. There are likely several other locations throughout the Village that could benefit from this amendment.

2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

The proposed amendment is consistent with the objectives and intent of the R2 district. The proposed amendment provides a property owner in the R2 District the ability to proactively seek the conditional use to re-establish the legal conforming status of the property before it is ever damaged or destroyed. Staff supports this approach because the property would still remain legal nonconforming, while the property owner now has the assurance that the conditional use to re-establish the legal nonconforming status has already been "pre-approved".

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed text amendment would not create any non-conforming situations. It simply allows a property owner to proactively seek the conditional use to re-establish the legal conforming status of the property before it is ever damaged or destroyed.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendment will not make the ordinance more permissive by right; however, the amendments will allow any similar use proposals to petition for a conditional use without requiring the companion text amendment approval.

5. *The consistency of the proposed amendment with the Comprehensive Plan;*

Two-family dwellings are not consistent with the R2 district, unless abutting property in the B3, B4 or B4A Districts. However staff feels that the proposed text amendment does not impact the goals and objectives of the Comprehensive Plan because the property seeking the conditional use would be legal nonconforming.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

The Village has a history of amending its Zoning Ordinance to address evolving circumstances presented by petition or to clarify the intent of the Ordinance provisions. The provision to allow any legal nonconforming to be reestablished already exists within Section 155.301 of the Zoning Ordinance. The proposed text amendments allows a property owner to proactively seek the conditional use to re-establish the legal conforming status of the property before it is ever damaged or destroyed.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented the requested text amendments **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 10-17.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

SECTION 3: NONCONFORMING BUILDINGS, STRUCTURES AND USES

155.301 STATEMENT OF PURPOSE

This Ordinance establishes separate districts, each of which is an appropriate area for the location of the uses which are permitted in that district. It is necessary and consistent with the establishment of those districts that those nonconforming buildings, structures, and uses which adversely affect the orderly development and taxable value of other property in the district not be permitted to continue without restriction. Nonconforming buildings, structures and uses established illegally shall be removed or discontinued immediately and shall be subject to the police power of the Village of Lombard. Legally established nonconforming uses shall be subject to the provisions of this Section, as set forth below.

The purpose of this Section is to provide for the regulation of nonconforming buildings, structures, and uses and to specify the circumstances and conditions under which those nonconforming buildings, structures, and uses shall be permitted to continue.

155.302 NONCONFORMING USES

A use located within a building or structure, or on open land, which is not authorized in the list of permitted uses in the zoning district in which such use is located shall be subject to the provisions of Section 155.302 (A) through (H), below.

A. Authority to Continue

Any lawfully nonconforming use of part or all of a building or structure, or any lawfully existing nonconforming use of land not involving a building or structure or involving a building or structure which is accessory to such use of land, may be continued, so long as it remains otherwise lawful, subject to the provisions of Section 155.302 (B) through (H). The existence of a nonconforming use on part of a lot or tract shall not be construed to establish a nonconforming use of the entire lot or tract.

B. Repair and Maintenance

Normal maintenance and incidental repair or replacement, and installation or relocation of nonbearing walls, nonbearing partitions, fixtures, wiring or plumbing, may be performed on any building or structure that is devoted in whole or in part to a nonconforming use, provided however, that this subsection shall not be deemed to authorize any violation of Sections 155.302 (C) through (G) hereunder.

C. Expansion

A nonconforming use shall not be extended, expanded, enlarged or increased in intensity. Such prohibited activity shall include, without being limited to:

1. Expansion of such use to any building, structure or land area other than that occupied by such nonconforming use at the time such use became nonconforming.
2. Expansion of such use within a building or other structure to any portion of the floor area that was not occupied by such nonconforming use at the time such use became nonconforming.

3. Operation of such nonconforming use in such a manner which conflicts with, or further conflicts with any requirement or standard established for the district in which such use is located.

D. Relocation

No building or structure that is devoted in whole or in part to a nonconforming use shall be relocated in whole or in part to any other location on the same or any other lot, unless the entire building or structure and the use thereof shall thereafter conform to all the regulations of the zoning district in which such building or structure and use are located after being so relocated. No nonconforming use of land shall be relocated in whole or in part to any other location on the same or any other lot, unless such use shall thereafter conform to all the regulations of the zoning district in which such use of land is located after being so relocated.

E. Change in Use

A nonconforming use of land or of a building or structure shall not be changed to any use other than a use permitted in the zoning district in which such land, building or structure is located. When such nonconforming use has been changed to a permitted use, it shall only be used thereafter for a use permitted in the zoning district in which it is located. For the purpose of this Subsection, a use shall be deemed to have been so changed when an existing nonconforming use shall have been terminated and the permitted use shall have commenced and continued for a period of seven (7) days.

F. Abandonment or Discontinuance

When a nonconforming use of land, building or structure is discontinued or abandoned for a period of 365 consecutive days (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be re-established or resumed unless a conditional use is granted as per Section 155.305, below). Any subsequent use of such land, building or structure shall comply with the regulations of the zoning district in which such land, building or structure is located.

G. Damage or Destruction

In the event that any building or structure that is devoted in whole or in part to a nonconforming use is damaged or destroyed, by any means, to the extent of more than fifty (50%) of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure and the use thereof shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located. When such damage or destruction is fifty (50%) or less of the fair market value of the building or structure immediately prior to such damage, such building or structure may be repaired and reconstructed and used for the same purposes as it was before the damage or destruction, provided that such repair or damage or reconstruction is commenced and completed within twelve (12) months of the date of damage or destruction. The fair market value shall be determined by the Director of Community Development based upon a real estate appraisal conducted by an independent and certified real estate appraiser.

H. Increase in the Intensity of a Nonconforming Use

No change in a nonconforming use pursuant to this Section 155.302 (E) shall be authorized which will increase either the number or intensity of uses on a parcel.

155.303 NONCONFORMING BUILDINGS AND STRUCTURES

Buildings and structures, within which principal uses take place, and which, due to the design or location on the lot, do not conform to the requirements of this ordinance for yards, lot area, lot width, maximum height, or any other provision of this ordinance

SECTION 3: NONCONFORMING BUILDINGS STRUCTURES AND USES

shall be subject to the provisions established in Section 155.303 (A) through (D) below.

A. Authority to Continue

Any lawfully established nonconforming building or structure which is devoted to a use which is permitted in the zoning district in which such building or structure is located may be continued so long as it remains otherwise lawful, subject to the provisions of Section 155.303 (C) through (D), below.

B. Enlargement, Repair, Alterations

Any nonconforming building, structure or other site feature may be enlarged, maintained, repaired or altered; provided, however, that no such enlargement, maintenance, repair or alteration shall either create an additional nonconformity or increase the degree of the existing nonconformity of all or any part of such building or structure.

C. Damage or Destruction

In the event that any nonconforming building or structure is damaged or destroyed, by any means, to the extent of more than fifty (50%) of the fair market value of such building or structure immediately prior to such damage, such building or structure shall not be restored unless such building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure and use are located.

When such nonconforming building or structure is damaged or destroyed, by any means, by fifty (50%) or less of the fair market value of the building or structure immediately prior to such damage, such building or structure may be repaired and reconstructed, provided that such repair or restoration begin and is diligently pursued to completion within one (1) year of the date of such damage.

If the restoration is not started within one year of said calamity and diligently executed to completion, the building or structure shall be removed, and the area cleared by the owner, or at the owner's expense.

D. Relocation

No nonconforming building or structure shall be relocated in whole or in part to any other location on the same or another lot unless the entire building or structure shall thereafter conform to all regulations of the zoning district in which such building or structure is located after being relocated.

155.304 NONCONFORMING ACCESSORY USES AND STRUCTURES

No use, building or structure which is accessory to a principal nonconforming use, building or structure shall continue after such principal use, building or structure shall have ceased or terminated, unless such accessory use, building or structure shall thereafter conform to all the regulations of the zoning district in which it is located.

155.305 RELIEF

The owner of any building, structure or use which is subject to elimination under the terms of this ordinance may apply to the Plan Commission for a conditional use to allow such building, structure or use to continue or be re-established. -Any legal nonconforming two-family dwelling that was lawfully established prior to January 1, 1960 and is located in the R2 Single Family Residence District may apply to the Plan Commission for a conditional use to allow such use to continue or be re-established as a permitted legal nonconforming use prior to being subject to elimination under the terms of this ordinance. In such event, the procedures, terms, conditions, and

standards for conditional uses set forth in Section 155.103 (F) of this Ordinance shall be used to evaluate the application.

155.306 LOT SIZES – RECONSTRUCTION

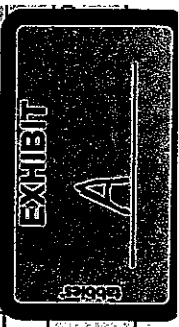
Notwithstanding the provisions of Sections 155.301 through 155.305, of this code, for an existing lot or parcel in an R-1 or R-2 Single Family Residence District, which has been developed with a dwelling and does not meet the minimum lot size and/or lot width requirements, where the Village has issued a demolition permit to raise the existing dwelling or where the existing dwelling has been destroyed to the extent of more than fifty percent (50%) of the fair market value of dwelling, the owner will be allowed to rebuild the dwelling without need to appear before either the Plan Commission or the Zoning Board of Appeals, so long as all the requirements of Chapter 155 of this Code, other than lot size and lot width, are met relative to the proposed rebuilding of the dwelling. The provisions of this Section shall only apply, however, provided: (A) the owner of the lot or parcel in question submits a plat of subdivision or consolidation, and a request for approval of same, if said lot or parcel is not a single subdivided lot of record; and (B) the lot size and lot width of the lot or parcel 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.

DRAFT

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ORDINANCE _____

**AN ORDINANCE APPROVING TEXT AMENDMENTS
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 10-17: Text Amendments to the legal nonconforming provisions)

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, Section 155.102 (E) (13) of the Zoning Ordinance directs the Director of Community Development to initiate a review of the provisions established within the Zoning Ordinance; and

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

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

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on September 20, 2010 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 155, Section 305, of the Lombard Village Code is hereby amended to read in its entirety as follows:

155.305 RELIEF

The owner of any building, structure or use which is subject to elimination under the terms of this ordinance may apply to the Plan Commission for a conditional use to allow such building, structure or use to continue or be re-established. Any legal nonconforming two-family dwelling that was lawfully established prior to January 1, 1960 and is located in the R2 Single Family Residence District may apply to the Plan Commission for a conditional use to allow such use to continue or be re-established as a permitted legal nonconforming use prior to being subject to elimination under the terms of this ordinance. In such event, the procedures, terms, conditions, and standards for conditional uses set forth in Section 155.103 (F) of this Ordinance shall be used to evaluate the application.

SECTION 2: 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 ____ day of _____, 2010.

First reading waived by action of the Board of Trustees this ____ day of _____, 2010.

Passed on second reading this ____ day of _____, 2010.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2010.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Ordinance No. _____

Re: PC 10-17

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Published by me in pamphlet form this ____ day of _____, 2010.

Brigitte O'Brien, Village Clerk