

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: March 23, 2004 (B of T) April 1, 2004

SUBJECT: PC 04-05: 801 East Wilson Avenue; 1000, 1112, 1118, 1124, 1125, 1128, 1129, 1133, 1135, 1140, and 1146 South Ahrens Avenue; 750 and 754 East Morris

SUBMITTED BY: Department of Community Development *DG H*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation requesting approval of a map amendment rezoning the subject properties from the R2 Single-Family Residential District to R1 Single-Family Residential District, in addition, a request for approval of companion variations to the Lombard Zoning Ordinance. (DISTRICT 6)

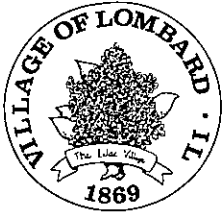
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager W.T. Lichter Date 3/23/04

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: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *Dalt*

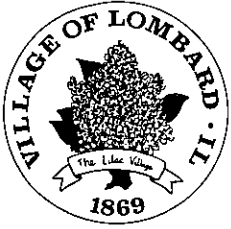
DATE: April 19, 2004

SUBJECT: **PC 04-05: 801 East Wilson Avenue; 1000, 1112, 1118, 1124, 1125, 1128, 1129, 1133, 1135, 1136, 1140 and 1146 South Ahrens Avenue; 703, 750 and 754 East Morris Avenue**

Attached please find the following items for Village Board consideration as part of the April 1, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 04-05;
3. A draft Ordinance granting approval of a map amendment rezoning the subject properties from the R2 to the R1 District;
4. A draft Ordinance granting approval of a variation in the interior side yard from seven and one-half feet (7.5') to six feet (6') for an existing single-family residence at 801 East Wilson Avenue;
5. A draft Ordinance granting approval of a variation in the interior side yard from seven and one-half feet (7.5') to six feet (6') for an existing single-family residence at 1118 South Ahrens Avenue;
6. A draft Ordinance granting approval of a variation in the interior side yard from seven and one-half feet (7.5') to six feet (6') for an existing single-family residence at 1129 South Ahrens Avenue;
7. A draft Ordinance granting approval of a variation in the interior side yard from seven and one-half feet (7.5') to six feet four inches (6'4") for an existing single-family residence at 1133 South Ahrens Avenue.

Staff recommends a waiver of first reading of the Ordinances.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148
630/620-5700 FAX: 630/620-8222
TDD: 630/620-5812
www.villageoflombard.org

April 1, 2004

Village President
William J. Mueller

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

Trustees

Joan DeStephano, Dist. 1
Richard J. Tross, Dist. 2
Karen S. Koenig, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Subject: PC 04-05; 801 East Wilson Avenue; 1000, 1112, 1118, 1124, 1125, 1128, 1129, 1133, 1135, 1136, 1140 and 1146 South Ahrens Avenue; 703, 750 and 754 East Morris Avenue

Village Manager
William T. Lichter

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The Village is requesting approval of a map amendment rezoning the subject properties from the R2 Single-Family Residential District to R1 Single-Family Residential District.

In addition, the Village also requests approval of companion variations to the Zoning Ordinance, as follows:

1. For the properties at 801 East Wilson Avenue, 1118 South Ahrens Avenue, and 1129 South Ahrens Avenue, grant a variation from Section 155.405(F)(3) to reduce the required interior side yard from seven and one-half feet (7.5') to six feet (6') for an existing single-family residence.
2. For the property at 1133 South Ahrens Avenue, grant a variation from Section 155.405(F)(3) to reduce the required interior side yard from seven and one-half feet (7.5') to six feet, four inches (6'4") for an existing single-family residence.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 15, 2004. William Heniff, Senior Planner for the Department of Community Development, presented the petition. He described the properties as being located along Ahrens Avenue, south of Wilson Avenue. In 2003, the Village considered petitions for rezoning of properties at 1105 S. Ahrens, 1115 S. Ahrens Avenue and 1105 S. School Street from the R1 to the R2 District. Finding that the proposed rezoning would be inconsistent with the objectives of the Comprehensive Plan, the Plan Commission recommended denial and the Village Board denied the rezoning request.

April 1, 2004

PC 04-05

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As part of these hearings, staff noted that the neighborhood should have a consistent zoning classification. With the Village Board denying the rezoning request, staff is now proceeding with a map amendment request to rezone sixteen single-family parcels from the R2 to the R1 District. So that this action does not create any additional non-conformities, staff has also prepared a companion variation request for those principal structures that would become legal non-conforming as a result of this action. He noted that there are no development proposals associated with this request.

He stated that most of the R2 properties were voluntarily annexed throughout the late 1960s and 1970s and were given the R2 Single-Family Residence District designation. However, this designation is inconsistent with the R1 zoning of most of the properties between Wilson and Norton as well as the properties that were involuntarily annexed in 2003.

He then explained the primary differences between the R1 and R2 Districts pertain to the minimum lot area, lot width and setback requirements as noted in the staff report. Each property could be constructed or reconstructed upon without having to apply for a variation to the lot width or area requirements. However, any new lots created would need to meet the 75 foot/10,000 square foot provisions. He said that the map amendment meets the provisions for rezonings as noted in the staff report.

For those single-family residential structures that were legally erected under the Village's R2 regulations but would become legal non-conforming as a result of the proposed Village actions, staff has included companion requests for variations to the interior side yards. The companion variation requests only pertain to those regulations that would create non-conformities as a direct result of the proposed map amendment request. Any other legal non-conformities that may exist on the subject properties would remain as such. Moreover, the variation request is only intended to relate to the existing principal structures – any additions to the existing structures would need to meet the R1 provisions, unless varied by the Village Board.

He noted that the Comprehensive Plan designated the neighborhood for estate residential uses, with a net density of four or fewer dwelling units per acre. Staff notes that past zoning actions that zoned properties into the R2 District were frequently done concurrent with an annexation request. The rezoning request is intended to replicate the established R1 zoning on the neighboring properties and staff believes the R1 zoning is most consistent with the Comprehensive Plan.

Chairperson Ryan then opened the meeting for public comment.

Andrew Malone, 801 East Wilson Avenue, inquired about the legal non-conforming status of his property should this action be approved. He also inquired about how the setbacks were determined for his existing residence. Lastly, he asked about what would happen if his house was destroyed by fire. Mr. Heniff noted that this lot is a buildable lot if the rezoning is approved, per the provisions of Section 155.209 of the Zoning Ordinance. The setbacks in the request were

determined through a review of past building permits and aerial photographs. If these actions are approved, the house could be rebuilt based on the six-foot setback, provided that the footprint is the same as it is now.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Sweetser supports the petition and noted that its intent reflects the concerns raised by the Plan Commission.

Commissioner Burke asked for clarification regarding the property at 754 E. Morris, which has a residence located four feet from the property line. Mr. Heniff noted that a companion variation was not requested for this property as the existing setback is less than that which is permitted in either the R1 or the R2 District. The non-conformity is not being created by this particular rezoning action.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5-0, recommends to the Corporate Authorities **approval** of the map amendment request associated with PC 04-06. Furthermore, the Plan Commission recommends approval of the variation requests included as part of the petition, subject to the following condition:

1. That the granted variation to the interior side yard setbacks shall be for the existing single-family residential structures as they exist at the time of adoption of this Ordinance. Any future additions to the existing residences shall meet the setback provisions of the underlying R1 zoning district.

Respectfully,

VILLAGE OF LOMBARD



Donald F. Ryan
Lombard Plan Commission

att-

c. Lombard Plan Commission

ORDINANCE _____

**AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING)
TO THE LOMBARD ZONING ORDINANCE
TITLE XV, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 04-05: 801 East Wilson Avenue; 1000, 1112, 1118, 1124, 1125, 1128, 1129, 1133, 1135, 1136, 1140 and 1146 South Ahrens Avenue; 703, 750 and 754 East Morris Avenue)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title XV, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Village of Lombard has heretofore filed a request for a map amendment for the purpose of rezoning the property described in Section 2 hereto from R2 Single-Family Residence District to R1 Single-Family District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on March 15, 2004 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 rezoning 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 XV, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to

rezone the property described in Section 2 hereof from the R-2 Single-Family Residence District to the R-1 Single-Family Residence District.

SECTION 2: This ordinance is limited and restricted to the property indicated generally located at 801 East Wilson Avenue; 1000, 1112, 1118, 1124, 1125, 1128, 1129, 1133, 1135, 1136, 1140 and 1146 South Ahrens Avenue; 703, 750 and 754 East Morris Avenue, Lombard, Illinois and legally described as follows:

LOT 9 IN BLOCK 5 AND LOT 4 IN BLOCK 9 IN ARTHUR T. MCINTOSH AND COMPANY'S WESTOWN LANDS SUBDIVISION, OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1951 AS DOCUMENT 625824, IN DU PAGE COUNTY, ILLINOIS.

ALSO,

LOT 4 OF KIR-PHI RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1977 AS DOCUMENT NO. R77-106913 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 6, 1978 AS DOCUMENT NO. R78-10772, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO,

LOTS 1 AND 2 OF KIR-PHI SECOND RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1982 AS DOCUMENT NO. R82-034205, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO,

LOTS 1, 2 AND 3 OF PAMELA'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1978 AS DOCUMENT R78-049339, IN DUPAGE COUNTY, ILLINOIS.

ALSO,

LOTS 1 AND 2 OF PAVONE'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED OCTOBER 31, 1974 AS DOCUMENT R74-55777, IN DUPAGE COUNTY, ILLINOIS.

ALSO,

LOTS 1 AND 2 OF PRINDIVILLE'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1979, AS DOCUMENT R79-03226, IN DUPAGE COUNTY, ILLINOIS.

ALSO,

LOTS 1 AND 2 OF WIERINGA'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1984 AS DOCUMENT R84-072265, IN DUPAGE COUNTY, ILLINOIS.

ALSO,

LOTS 1 AND 2 OF BOEGEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1991 AS DOCUMENT R91-042977, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-16-301-023, 024;
06-16-306-023, 024, 028, 029, 030, 031, 032;
06-16-307-013, 014, 015, 016;
06-16-309-010, 020, 021,

SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Ordinance No. _____
Re: PC 04-05 Rezoning
Page 4

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

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

(PC 04-05: 801 East Wilson 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 R1 Single-Family Residence District; and,

WHEREAS, in conjunction with a map amendment request by the Village of Lombard an application has been filed with the Village requesting a variation from Title 15, Chapter 155, Section 155.405 (F) (3) of said Zoning Ordinance, to reduce the required interior side yard setback in the R1 Single-Family Residence District for an existing single-family residence; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on March 15, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval of the requested variation, subject to one condition; 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 155.405 (F) (3) of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the required east interior side yard setback in the R2 Single-Family Residence District from seven and one-half feet (7.5') to six feet (6') for an existing single-family residence.

SECTION 2: This ordinance is limited and restricted to the property generally located at 801 East Wilson Avenue, Lombard, Illinois, and legally described as follows:

LOT 1 OF WIERINGA'S RESUBDIVISION, BEING A SUBDIVISION IN THE
SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED SEPTEMBER 10, 1984 AS DOCUMENT R84-072265, IN DU
PAGE COUNTY, ILLINOIS.

Parcel No: 06-16-301-023

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

1. That the granted variation to the interior side yard setbacks shall be for the existing
single-family residential structures as they exist at the time of adoption of this
Ordinance. Any future additions to the existing residences shall meet the setback
provisions of the underlying R1 zoning district.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____,
2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

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

(PC 04-05: 1118 South Ahrens 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 R1 Single-Family Residence District; and,

WHEREAS, in conjunction with a map amendment request by the Village of Lombard an application has been filed with the Village requesting a variation from Title 15, Chapter 155, Section 155.405 (F) (3) of said Zoning Ordinance, to reduce the required interior side yard setback in the R1 Single-Family Residence District for an existing single-family residence; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on March 15, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval of the requested variation, subject to one condition; 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 155.405 (F) (3) of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the required north interior side yard setback in the R2 Single-Family Residence District from seven and one-half feet (7.5') to six feet (6') for an existing single-family residence.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1118 South Ahrens Avenue, Lombard, Illinois, and legally described as follows:

LOT 2 OF PAVONE'S RESUBDIVISION, BEING A SUBDIVISION IN THE
SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED OCTOBER 31, 1974 AS DOCUMENT R74-55777, IN DU
PAGE COUNTY, ILLINOIS.

Parcel No: 06-16-301-023

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

1. That the granted variation to the interior side yard setbacks shall be for the existing
single-family residential structures as they exist at the time of adoption of this
Ordinance. Any future additions to the existing residences shall meet the setback
provisions of the underlying R1 zoning district.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____,
2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

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

(PC 04-05: 1118 South Ahrens 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 R1 Single-Family Residence District; and,

WHEREAS, in conjunction with a map amendment request by the Village of Lombard an application has been filed with the Village requesting a variation from Title 15, Chapter 155, Section 155.405 (F) (3) of said Zoning Ordinance, to reduce the required interior side yard setback in the R1 Single-Family Residence District for an existing single-family residence; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on March 15, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval of the requested variation, subject to one condition; 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 155.405 (F) (3) of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the required north interior side yard setback in the R2 Single-Family Residence District from seven and one-half feet (7.5') to six feet (6') for an existing single-family residence.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1118 South Ahrens Avenue, Lombard, Illinois, and legally described as follows:

LOT 2 OF PAVONE'S RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1974 AS DOCUMENT R74-55777, IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-16-306-024

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

1. That the granted variation to the interior side yard setbacks shall be for the existing single-family residential structures as they exist at the time of adoption of this Ordinance. Any future additions to the existing residences shall meet the setback provisions of the underlying R1 zoning district.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

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

(PC 04-05: 1129 South Ahrens 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 R1 Single-Family Residence District; and,

WHEREAS, in conjunction with a map amendment request by the Village of Lombard an application has been filed with the Village requesting a variation from Title 15, Chapter 155, Section 155.405 (F) (3) of said Zoning Ordinance, to reduce the required interior side yard setback in the R1 Single-Family Residence District for an existing single-family residence; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on March 15, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval of the requested variation, subject to one condition; 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 155.405 (F) (3) of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the required north and south interior side yard setbacks in the R2 Single-Family Residence District from seven and one-half feet (7.5') to six feet (6') for an existing single-family residence.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1129 South Ahrens Avenue, Lombard, Illinois, and legally described as follows:

LOT 2 OF PAMELA'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1978 AS DOCUMENT R78-049339, IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-16-307-014

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

1. That the granted variation to the interior side yard setbacks shall be for the existing single-family residential structures as they exist at the time of adoption of this Ordinance. Any future additions to the existing residences shall meet the setback provisions of the underlying R1 zoning district.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

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

(PC 04-05: 1133 South Ahrens 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 R1 Single-Family Residence District; and,

WHEREAS, in conjunction with a map amendment request by the Village of Lombard an application has been filed with the Village requesting a variation from Title 15, Chapter 155, Section 155.405 (F) (3) of said Zoning Ordinance, to reduce the required interior side yard setback in the R1 Single-Family Residence District for an existing single-family residence; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on March 15, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval of the requested variation, subject to one condition; 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 155.405 (F) (3) of the Lombard Zoning Ordinance for the property described in Section 2 below, so as to reduce the required north and south interior side yard setbacks in the R2 Single-Family Residence District from seven and one-half feet (7.5') to six feet, four inches (6' 4") for an existing single-family residence.

Ordinance No. _____
Re: PC 04-06 variation 1133 S. Ahrens
Page 2

SECTION 2: This ordinance is limited and restricted to the property generally located at 1133 South Ahrens Avenue, Lombard, Illinois, and legally described as follows:

LOT 3 OF PAMELA'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1978 AS DOCUMENT R78-049339, IN DU PAGE COUNTY, ILLINOIS.

Parcel No: 06-16-307-015

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

1. That the granted variation to the interior side yard setbacks shall be for the existing single-family residential structures as they exist at the time of adoption of this Ordinance. Any future additions to the existing residences shall meet the setback provisions of the underlying R1 zoning district.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

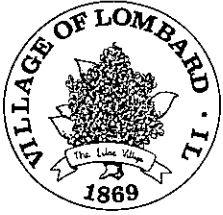
Absent: _____

Approved this _____ day of _____, 2004.


William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk



MEMO TO : The Honorable President
and Board of Trustees

FROM : William T. Lichter 
Village Manager

DATE : March 8, 2004

SUBJECT : **Agenda Item(s) Previously Distributed**

ITEMS FOR SEPARATE ACTION

030890 – PC 04-04: 19W416 & 312 E. 18th Street (4 Ordinances on First Reading)
(Tabled March 18th)

040035 – Ordinance Amending Title 5 – Water and Sewer Rates (Two Ordinances on
Second Reading)

040010 – Budget Ordinance for FY 2004-2005 (Ordinance on Second Reading)

This information was previously distributed in your packet for the March 4th and March
18th Village Board meetings. If you need an additional copy of the information, please
contact Carol.

/cb