

ORDINANCE NO. _____

**AN ORDINANCE GRANTING VARIATIONS FROM SECTION 155.405 (E) OF
THE LOMBARD ZONING ORDINANCE TO REDUCE THE
REQUIRED MINIMUM LOT WIDTH IN A R1
SINGLE FAMILY RESIDENCE DISTRICT**

(PC 05-20: 509 & 515 W. 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 155.408 of the Code of Lombard, Illinois; and,

WHEREAS, concurrent with a request for annexation into the Village of Lombard, an application has heretofore been filed requesting approval of variations reducing the minimum lot width in an R1 Single Family Residence District from seventy-five (75) feet to seventy (70) feet for Lots 1 and 2 on the subject properties and a reduction to seventy-one (71) feet for Lot 3; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 18, 2005 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 annexation 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 the following variations are hereby granted for the Subject properties described in Section 2 below, subject to the conditions set forth in Section 3 below:

- A. For Lots 1 and 2, a variation from Section 155.405 (E) to reduce the required minimum lot width from seventy-five feet (75') to seventy feet (70').
- B. For Lot 3, a variation from Section 155.405 (E) to reduce the required minimum lot width from seventy-five feet (75') to seventy-one feet (71').

SECTION 2: That this ordinance is limited and restricted to the properties generally located at 509 & 515 W. Wilson Avenue , Lombard, Illinois and legally described as follows:

LOTS 18 AND 19 IN BLOCK 1 IN FLOWERFIELD ACRES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1946 AS DOCUMENT 501719, AND CERTIFICATES OF CORRECTION FILED JULY 25, 1946 AS DOCUMENT 502990, AND MARCH 20, 1947 AS DOCUMENT 514615, TOGETHER WITH THAT PART OF VACATED WILSON AVENUE (PER DOCUMENT 983459) NORTH OF AND ADJACENT TO SAID LOTS 18 AND 19, ALL IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-18-302-021 & 06-18-302-022

SECTION 3: The conditional use set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. That the proposed resubdivision shall be in conformance with the Plat of Resubdivision, Prepared by Gentile and Associates, Inc., and made as part of this request, except as amended as part of the final right-of-way dedication alignment.
2. That the resubdivision shall not be considered approved until such time that the Village approves the dedication of the proposed Wilson Avenue right-of-way alignment and annexation request prior to consideration of the resubdivision request.
3. That the variation request shall be contingent upon the Village and the developer entering into an Annexation Agreement, with the Agreement being an Exhibit to the Ordinance approving the variation request.

Ordinance No. _____
Re: PC 05-20
Page 3

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 _____, 2005.

First reading waived by action of the Board of Trustees this ____ day of _____, 2005.

Passed on second reading this ____ day of _____, 2005.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2005.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk