

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

 X

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: April 28, 2004 (B of T) Date: May 6, 2004

TITLE: PC 04-13: 208 to 230 S. Westmore-Meyers Road

SUBMITTED BY: Department of Community Development *DGT*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of the following actions:

1. For the property located at 208 S. Westmore-Meyers Road:
 - a. Approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District;
 - b. Approve a 2-lot Minor Plat of Resubdivision with a variation to reduce the minimum lot width from 60 feet to 50 feet for each lot.

2. For the property located at 220 S. Westmore-Meyers Road, approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.

As a companion to this request, the Village also requests approval of the following actions:

3. For the properties at 214, 226 and 228 S. Westmore-Meyers Road, approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.

4. For the property at 230 S. Westmore-Meyers Road:
 - a. Approve an amendment to the Village of Lombard Comprehensive Plan, designating the property for low density residential use
 - b. Approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District. (DISTRICT #5)

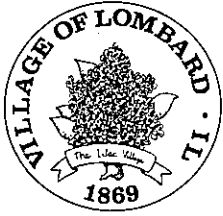
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <i>William T. Lichter</i>	Date <i>4/28/04</i>

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 *DGH*

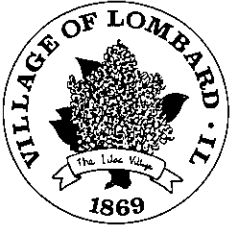
DATE: May 6, 2004

SUBJECT: PC 04-13: 208-230 S. Westmore-Meyers Road

Attached please find the following items for Village Board consideration as part of the May 6, 2004 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 04-13;
3. An Ordinance amending the Comprehensive Plan for the property at 230 S. Westmore-Meyers Road, designating the property for low density residential use;
4. An Ordinance granting approval of a map amendment rezoning the properties at 208, 214, 220, 226, 228 and 230 S. Westmore-Meyers Road from the B2 to the R2 District;
5. An Ordinance granting approval of a Minor Plat of Subdivision for the property at 208 S. Westmore-Meyers Road, with a variation to the required minimum lot width from sixty feet (60') to fifty feet (50') for a proposed two-lot subdivision; and
6. Plats of Survey/Site Plan for the 208 and 220 S. Westmore-Meyers Road properties.

As you will find in the IDRC staff report and referral letter, this petition was initiated by the property owner for 208 and 220 S. Westmore-Meyers Road. In consideration of their request and in review of the Comprehensive Plan and the existing built environment, the Village initiated the rezoning request for the other lots that were included as part of the petition.



VILLAGE OF LOMBARD

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Lombard, Illinois 60148
630/620-5700 FAX: 630/620-8222
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May 6, 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

Village Manager
William T. Lichter

Subject: PC 04-13; 208-230 S. Westmore-Meyers Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests approval of the following actions:

1. For the property located at 208 S. Westmore-Meyers Road:
 - a. Approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.
 - b. Approve a 2-lot Minor Plat of Resubdivision with a variation to reduce the minimum lot width from 60 feet to 50 feet for each lot.
2. For the property located at 220 S. Westmore-Meyers Road, approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.

As a companion to this request, the Village also requests approval of the following actions:

3. For the properties at 214, 226 and 228 S. Westmore-Meyers Road, approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.
4. For the property located at 230 S. Westmore-Meyers Road:
 - a. Approve an amendment to the Village of Lombard Comprehensive Plan, designating the property for low density residential use.

"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."

- b. Approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 19, 2004.

Christine L. Stade, 1141 Stoddard, Wheaton, Illinois presented the petition. She and her husband lived at 532 S. Lombard Avenue. They currently own the properties at 208 and 220 S. Westmore-Meyers Road. They are requesting the rezoning of these properties from the B2 to the R2 District. She then read the letter she sent to the Plan Commission describing the history of the project (a copy of this correspondence is attached to the IDRC staff report). She stated that it would certainly be in Lombard's favor not to have a vacant lot remain.

James H. Stade, 1141 Stoddard, Wheaton, read a letter included with the petition relative to the subdivision of the land (a copy of this correspondence is attached to the IDRC staff report). He stated that subdivision of the 208 S. Westmore-Meyers property is being requested so that two single family homes could be constructed on the site. He noted that many of the lots in the area are fifty feet in width and that the single-family residences would be designed to meet setback requirements.

After conclusion of the petitioner's presentation, William Heniff, Senior Planner for Community Development, presented the companion petition for the other properties that were included within the public hearing request.

He noted that the subject properties are located along the west side of the 200 block of Westmore-Meyers Road. The properties have historically been used for residential purposes, but have been zoned with B business designations since at least the 1960s. In consideration of the petitioner's request, staff initiated companion map amendments for other properties on this block, which should be considered as part of the rezoning request. A detailed discussion of all the properties is included within the report.

Referencing the IDRC report, he noted that the subject properties are located in an area served by a combined sanitary/storm sewer system. Should any of these properties be developed with non-single family residential structures, the respective property owner will need to apply for a variation to connect to the combined system. Additionally, they would need to provide on-site stormwater detention improvements to address stormwater runoff. Should the properties be rezoned to the R2 District and single-family residences are constructed on the two proposed lots at 208 S. Westmore-Meyers Road, stormwater detention improvements would not be required.

He then referenced an existing and proposed zoning map and an aerial photo. While the subject properties have been historically developed as residences, they have had commercial zoning since

at least the 1960s. The Comprehensive Plan recommends that except for the 230 property, the subject properties used as Low Density Residential uses.

The rezoning request to R2 Single Family residential would be compatible with the residential properties on Maple Avenue and to the west on Ahrens Court. Immediately east of the subject properties are properties zoned in the Village's R3 and R4 General Residence Districts. The rezoning request would designate these properties to a zoning district more compatible with the adjacent residential properties, than the current B2 zoning district designation.

He then discussed the specifics of each lot. The 208 property was previously improved with a single-family residence. In 1999 the home was razed and the property has sat vacant since that time. The property is 100 feet wide by 320.24 feet deep (32,024 sq. ft.) in size. The petitioner has sought interested parties to develop the site for business purposes. However, when the underlying B2 bulk and transitional requirements are applied to the property and when site development constraints are applied to the lot (e.g., stormwater detention improvements, Fire Department access/circulation and parking requirements), the development options for the site become limited.

As far as the lot width request is concerned, the petitioner is requesting relief to allow the property to be evenly subdivided into two fifty-foot wide lots. Each of these lots would retain their existing depth of 320.24 feet, thereby making each lot about 16,012 square feet in size, or more than twice required by the R2 provisions.

In consideration of the lot width relief, staff reviewed the lot width dimensions of other neighboring residential lots and finds that the abutting properties along Ahrens Court and three of the lots along Maple Avenue are 50 feet in width. Additionally staff notes that the abutting lots at 214 and 230 S. Westmore-Meyers Road are 50 feet in width (the lots were created via a deed division). Therefore, the 50-foot lot width in this area is not without precedent.

Should the relief be granted, staff will require the petitioner to prepare a final plat of resubdivision for Village signature and recording that subdivides the lot into two lots of record, with each lot meeting the provisions of the Subdivision and Development Ordinance.

The 214 S. Westmore-Meyers Road property is sandwiched between the two properties owned by the petitioner. It is 50 feet wide by 320 feet deep and is improved with a one-story, four-unit apartment building. The apartment building is already legal non-conforming as apartments are not permitted uses when located on the first floor in the B2 District. Should the map amendment be approved, the apartment can remain as a legal non-conforming use. However if the building was damaged or destroyed, the R2 District provisions would apply. He also noted that the apartment building is about two feet off of the north property line at its closest point. No companion relief is being considered at this time – the location of the structure on the property will remain legal non-conforming.

Should the building be razed, the Zoning Ordinance allows for a new single family residence to be erected on the lot as it is at least 80 percent of the proposed R2 District lot width requirements. He referenced a letter submitted to the Plan Commission from the property owner's attorney stating that supports the petition. He noted that staff did send a letter to the property owner that the lot could be improved with a single-family residence if the apartment building is razed.

Regarding 220 S. Westmore-Meyers Road, should the map amendment request be approved, the use of the property would become legal conforming use. The property would meet all bulk requirements of the R2 District.

The 226 S. Westmore-Meyers Road property is 65 feet wide and 229 feet deep (14,919 sq. ft.). This property is currently used as a single-family residence. Should the map amendment request be approved, the use of the property would become a legal conforming use. Staff notes that the property would meet the bulk requirements of the R2 District.

The 228 S. Westmore-Meyers Road property is a flag lot. At the right-of-way, the parcel is ten feet wide. This portion of the property is improved with a driveway that serves as public access to the single-family residence to the rear of the property. At the rear of the property, the tract is 75 feet in width. This single-family residence is not visible from Westmore-Meyers Road.

Reserve lots are not permitted in the Zoning and Subdivision and Development Ordinances. However, given the nature of the property, rezoning the property to the R2 District would create less of an impact on neighboring properties than if the property retained its B2 designation. In that instance, the property owner could assert their rights to construct a commercial establishment with access only on a ten foot strip of land, which would be quite undesirable.

The 230 S. Westmore-Meyers Road property is improved with a single-family residence which is being converted into an engineering office. As the conversion met the B2 requirements, staff approved the permit. However, in light of the other pending actions for this block, staff is recommending that a similar map amendment should also occur on this property as well.

The Comprehensive Plan identified this parcel for Commercial and Office use. When one reviews the entire block face, the 230 property has more in common from a design standpoint than the insurance office (i.e., residential structures, no parking in front of structures, access driveways to side of structures, etc.). Should a map amendment be approved for this site, the owner would have the ability to continue using the property as a legal non-conforming office use. He could also sell the property as a permitted single-family residence.

In closing, Mr. Heniff noted that the proposed companion map amendments are being presented in consideration of the petitioner's request for a map amendment. Staff believes that the entire block face should have a unified zoning classification, and the requests being brought forward here are intended to create greater consistency between the Zoning Ordinance and the Comprehensive Plan.

Chairperson Ryan opened the meeting for public comment.

Deborah Zaleky, 925 E. Maple, stated that she lives adjacent to the 208 S. Westmore-Meyers property and approves of the R2 zoning request.

George Green, owner of 226 S. Westmore-Meyers noted that he was in favor of the petition. He indicated that he has a piano studio he runs in his building and was worried that it might be considered undesirable or that it would not be allowed. In response to the question, Mr. Heniff stated there are two ways this could activity could be reviewed – either as a legal non-conforming use or as a home occupation.

There was no one who spoke against the petition.

Chairperson Ryan then opened the meeting for discussion among the Commissioners.

Commissioner Olbrysh stated that changing the designation to R2 makes sense. The Village needs to look at surrounding properties - there are a lot of fifty foot wide lots in the area, so it is doable with the right architect. It is also nice to see some construction activity on the 208 S. Westmore-Meyers property as well. He is in favor of the R2 change.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use complies with the standards of the Zoning Ordinances. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of the PC 04-13. Moreover, the Plan Commission recommends approval of the minor plat of subdivision with the variation in lot width subject to the following condition:

1. That the petitioner shall submit to the Village for Village Board review and approval, a final plat of resubdivision for the 208 S. Westmore-Meyers Road property dividing the property into two parcels of fifty-feet in width. Said plat of resubdivision shall meet all provisions of the Zoning and Subdivision and Development Ordinances.

Respectfully,

VILLAGE OF LOMBARD


Donald Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission HEARING DATE: April 19, 2004

FROM: Department of PREPARED BY: William J. Heniff, AICP
Community Development Senior Planner

TITLE

PC 04-13; 208 to 230 S. Westmore-Meyers Road: The petitioner requests approval of the following actions:

1. For the property located at 208 S. Westmore-Meyers Road:
 - a. Approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.
 - b. Approve a 2-lot Minor Plat of Resubdivision with a variation to reduce the minimum lot width from 60 feet to 50 feet for each lot.
2. For the property located at 220 S. Westmore-Meyers Road, approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.

As a companion to this request, the Village also requests approval of the following actions:

3. For the properties at 214, 226 and 228 S. Westmore-Meyers Road, approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.
4. For the property located at 230 S. Westmore-Meyers Road:
 - a. Approve an amendment to the Village of Lombard Comprehensive Plan, designating the property for low density residential use
 - b. Approve a map amendment rezoning the property from the B2 General Neighborhood Shopping District to the R2 Single-Family Residential District.

GENERAL INFORMATION

Petitioners: James & Christine Stade
1141 Stoddard Av.
Wheaton, IL 60187

The other actions are being requested by the Village

Property Owners: See Appendix A for full listing

PROPERTY INFORMATION

Existing Zoning: B2 General Neighborhood Shopping District

Existing Land Use: 208 S. Westmore-Meyers – vacant lot
214 S. Westmore-Meyers – apartment building
220 S. Westmore-Meyers – single family residence
226 S. Westmore-Meyers – single family residence
228 S. Westmore-Meyers – single family residence
230 S. Westmore-Meyers – residence to office conversion

Size of Property: 2.59 acres in total

Comprehensive Plan: Recommends low density residential for 208 to 228;
commercial/office for 230.

Surrounding Zoning and Land Use (zoning designation refers to the area in its entirety):

North: R2 Single-Family Residence District and B2 General Neighborhood Shopping District; developed as a single-family residences and a cleaners establishment

South: B2 General Neighborhood Shopping District; developed as an insurance office

East: R3 Attached Single Family Residence District and R4 Limited General Residence District; developed as a mix of attached single family and multiple-family residences; one vacant lot

West: R2 Single-Family Residence District; developed as a single-family residences

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on March 14, 2004 with the Department of Community Development:

1. Petition for Public Hearing, with narrative (a staff prepared response to standards is submitted as part of Appendix B).
2. Plat of Survey for 208 S. Westmore-Meyers property, prepared by Gentile & Associates, dated September 28, 2000.
3. Plat of Survey for 220 S. Westmore-Meyers property, prepared by Gentile & Associates, dated October 21, 1999.

DESCRIPTION

The subject properties are located along the west side of the 200 block of Westmore-Meyers Road. The properties have historically been used for residential purposes, but have been zoned with B business designations since at least the 1960s. The owner of the properties at 208 and 220 S. Westmore-Meyers are requesting a map amendment to rezone the properties from the existing B2 District to the R2 District. This action would remove the legal non-conforming status of the existing house at the 220 site. For the 208 site, the petitioner is also seeking approval of a two lot minor plat of subdivision, consisting of two 50-foot wide lots that would be used for single family residences.

In consideration of this request, staff has initiated companion map amendments for other properties on this block, which should be considered as part of the rezoning request. A detailed discussion of all the properties is included within the report.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services (PES) Division has no comments on the petition. However, in consideration of pending zoning actions, PES notes that the subject properties are located in an area that is served by a combined sanitary/storm sewer system. Should any of these properties be developed with a non-single family residential structures, the respective property owner will need to apply for a variation from the Village to connect to the combined system. Additionally, they would need to provide on-site stormwater detention improvements to address the proposed stormwater runoff. Should the properties be rezoned to the R2 District and single-family

residences are constructed on each of the two proposed lots at 208 S. Westmore-Meyers Road, stormwater detention improvements would not be required.

PUBLIC WORKS

Public Works Engineering and Utilities Divisions have no comments on the petition.

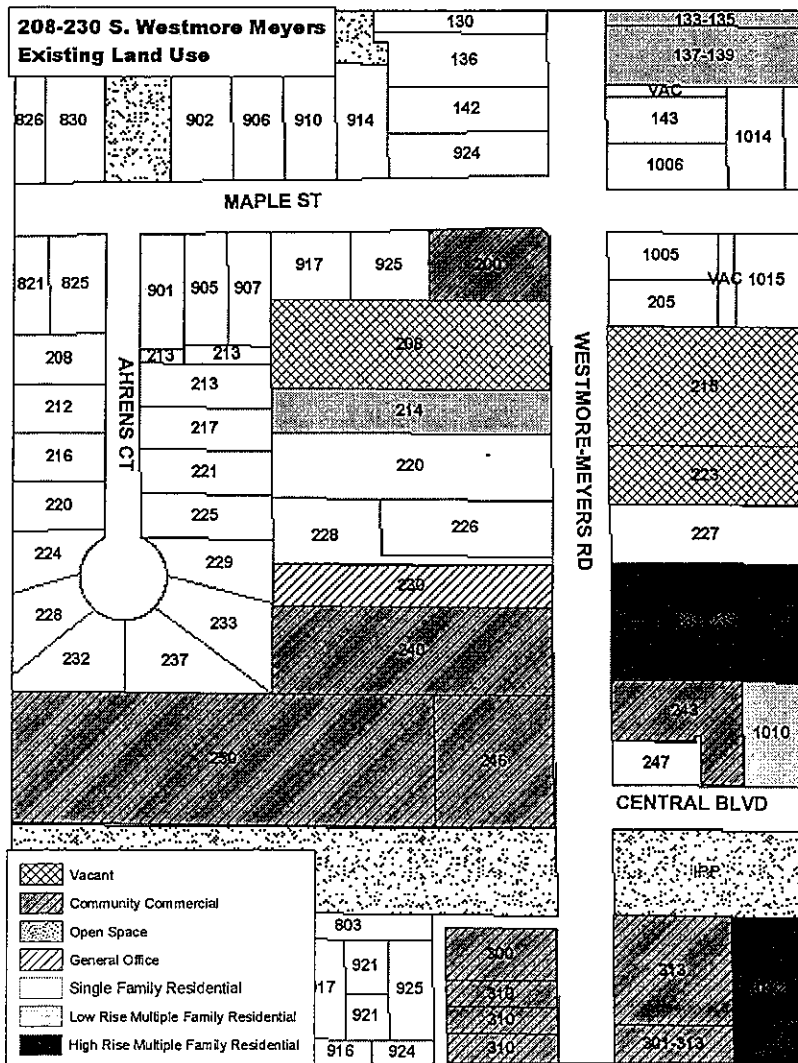
BUILDING AND FIRE

The Bureau of Inspectional Services has no comments regarding the petition.

PLANNING

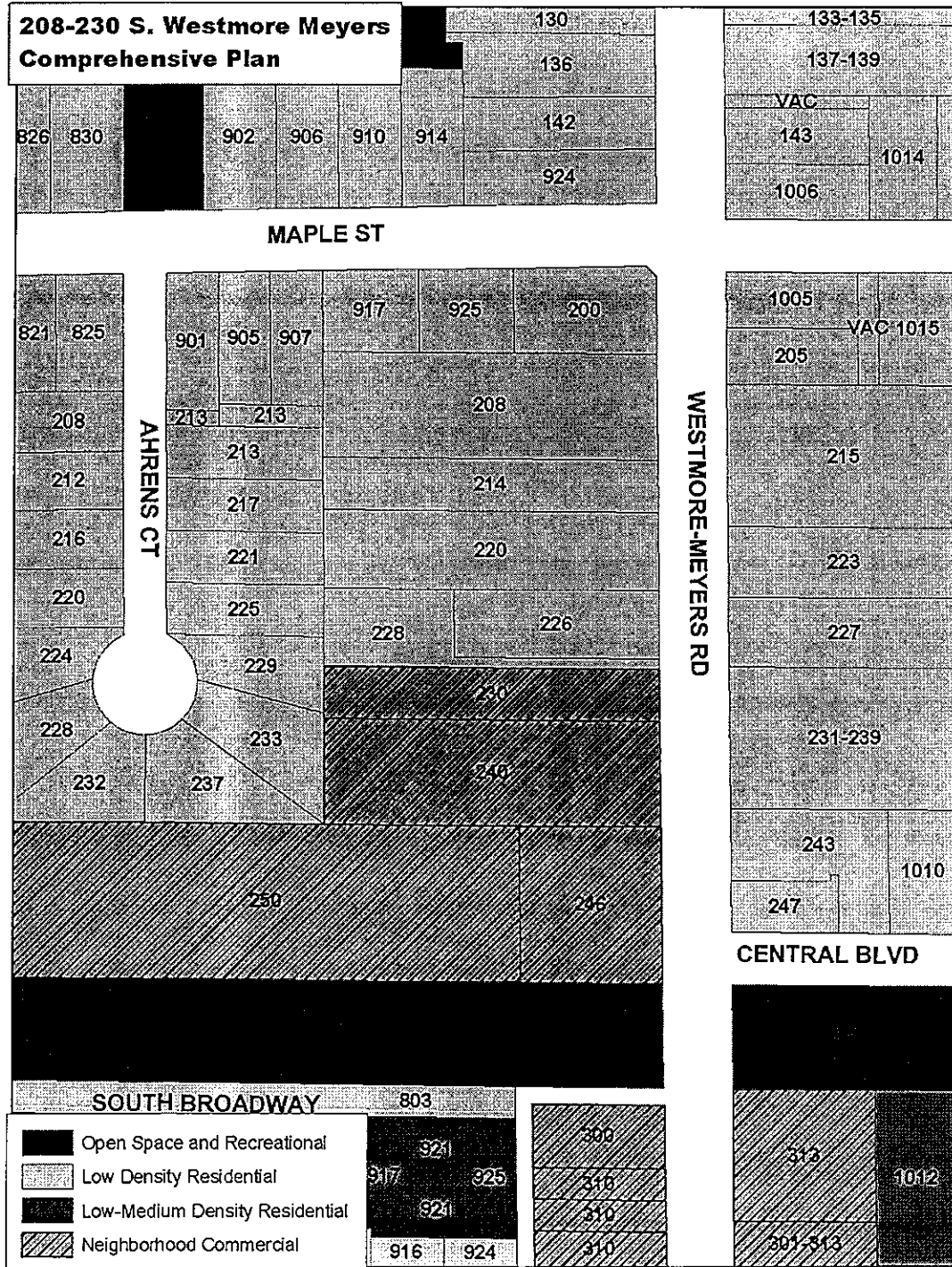
History of Properties & Neighborhood

The subject properties were developed as residences as shown on the existing land use map and aerial photo below.



Compliance with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that except for the 230 property, the subject properties used as Low Density Residential uses.



Staff notes that the petitioner's map amendment request is consistent with the Comprehensive Plan designation. Further discussion regarding the 230 property is noted later in the report.

Compatibility with Surrounding Zoning

The rezoning request to R2 Single Family residential would be compatible with the established residential properties north of the subject properties on Maple Avenue and to the west on Ahrens Court. Immediately east of the subject properties are properties zoned in the Village's R3 and R4 General Residence Districts. The rezoning request would designate these properties to a zoning district more compatible with the adjacent residential properties, than the current B2 zoning district designation.

Compliance with the Zoning Ordinance

For clarity purposes, staff offers an individual discussion of the zoning actions as it relates to each individual lot within the each individual lot.

208 S. Westmore-Meyers Road

Actions requested: Petitioner request to rezone the property to the R2 District, approval of a two-lot minor plat of subdivision with a variation in lot width from 60 feet to 50 feet.

Photo of 208 S. Westmore-Meyers Property



The 208 property was previously improved with a single-family residence. In 1999 the home was razed and the property has sat vacant since that time. The property is 100 feet wide by 320.24 feet deep (32,024 sq. ft.) in size. The petitioner has sought interested parties to develop the site for business purposes. However, when the underlying B2 bulk and transitional requirements are applied to the property and when site development constraints are applied to the lot (e.g., stormwater detention improvements, Fire Department access/circulation and parking requirements), the development options for the site become limited. Recognizing these limitations, the petitioner is requesting the map amendment so that it can be developed consistent with the previous single family residential use of the property and consistent with the Comprehensive Plan.

As far as the lot width request is concerned, the petitioner is requesting relief to allow the property to be evenly subdivided into two fifty-foot wide lots. Each of these lots would retain their existing depth of 320.24 feet, thereby making each lot about 16,012 square feet in size, or more than twice the are required by the R2 provisions.

In consideration of the lot width relief, staff reviewed the lot width dimensions of other neighboring residential lots and finds that the abutting properties along Ahrens Court and three of the lots along Maple Avenue are 50 feet in width. Additionally staff notes that the abutting lots at 214 and 230 S. Westmore-Meyers Road are 50 feet in width (the lots were created via a deed division). Therefore, the 50-foot lot width in this area is not without precedent.

Should the relief be granted, staff will require the petitioner to prepare a final plat of resubdivision for Village signature and recording that subdivides the lot into two lots of record, with each lot meeting the provisions of the Subdivision and Development Ordinance.

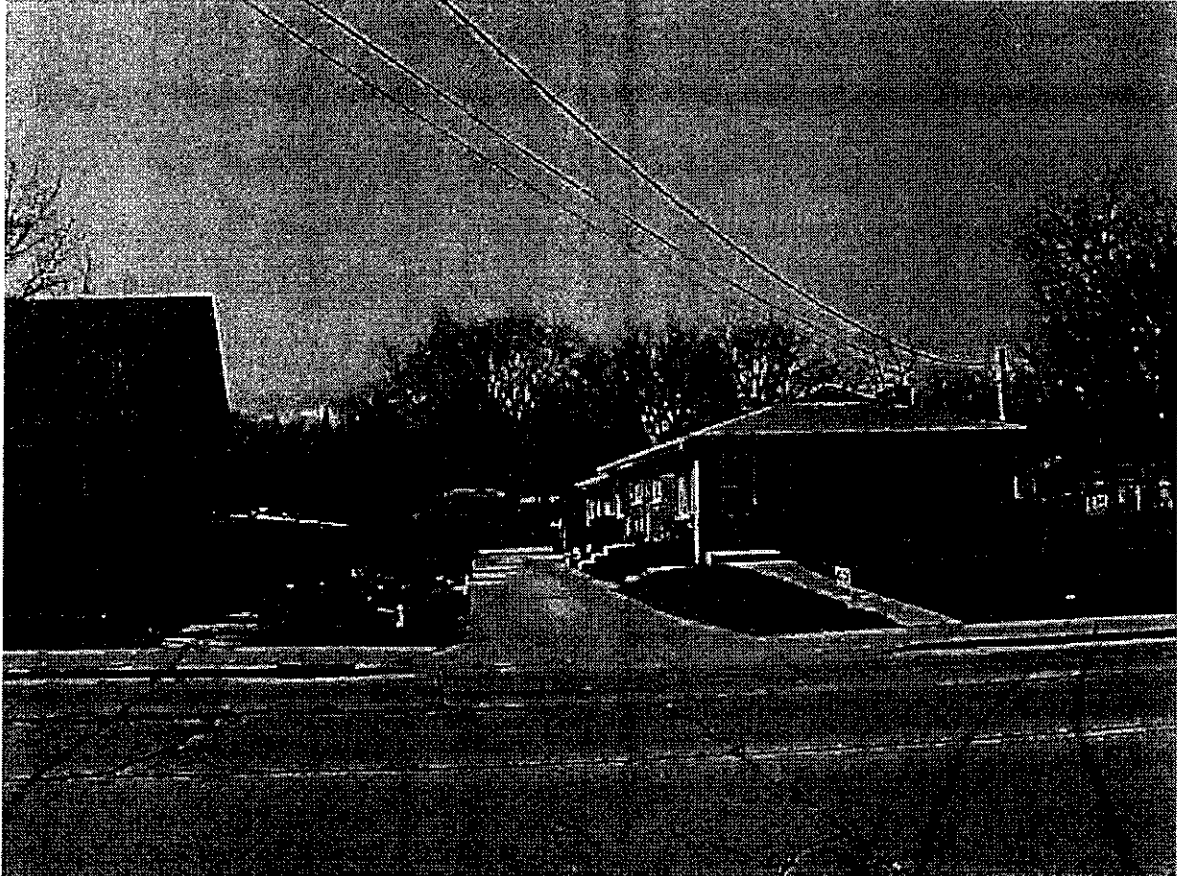
214 S. Westmore-Meyers Road

Actions requested: Village request to rezone the property to the R2 District.

This property is sandwiched between the two properties owned by the petitioner. It is 50 feet wide by 320 feet deep and is improved with a one-story, four-unit apartment building. The apartment building is already legal non-conforming as apartments are not permitted uses when located on the first floor in the B2 District. From a practical perspective, staff notes that it would be very difficult to erect a commercial structure on the property without additional zoning relief.

The map amendment is being requested by the Village in order to establish the property for residential purposes. Should the map amendment be approved, the apartment can still remain as a legal non-conforming use. However if the building was damaged or destroyed, the permitted use (i.e., a single-family residence) and the provisions of the R2 District would apply.

Photo of 214 S. Westmore-Meyers Property



Staff also notes that the apartment building is about two feet off of the north property line at its closest point. No companion relief is being considered at this time – the location of the structure on the property will remain legal non-conforming.

With respect to the existing lot width, should the building be razed, Section 155.209 of the Zoning Ordinance would allow for a new single family residence to be erected on the lot as the lot width is at least 80 percent of the proposed R2 District requirements. However, the Ordinance would restrict the construct a new multiple-family residential structure.

220 S. Westmore-Meyers Road

Actions requested: Petitioner request to rezone the property to the R2 District.

This property is currently used as a single-family residence. Should the map amendment request be approved, the use of the property would become legal conforming use. Staff notes that based

upon the petitioner's submitted Plat of Survey, the property would meet all bulk requirements of the R2 District.

Photo of 220 S. Westmore-Meyers Property



226 S. Westmore-Meyers Road

Actions requested: Village request to rezone the property to the R2 District.

This property is 65 feet wide and 229 feet deep (14,919 sq. ft.). This property is currently used as a single-family residence. Should the map amendment request be approved, the use of the property would become a legal conforming use. Staff notes that the property would meet the bulk requirements of the R2 District.

The lot was created through an assessment division. Should a new residence be constructed on the premises, the Village would require an administrative plat to be created for the property, making the parcel a lot of record.

Photo of 226 S. Westmore-Meyers Property



228 S. Westmore-Meyers Road

Actions requested: Village request to rezone the property to the R2 District.

This property is a flag or reserve lot. At the right-of-way, the parcel is ten feet in width. This portion of the property is improved with a driveway that serves as public access to the single-family residence to the rear of the property. At the rear of the property, the tract is 75 feet in width.

This property is currently improved with a single-family residence which is out of view from Westmore-Meyers Road. Should the map amendment request be approved, the use of the property would become a legal conforming.

Reserve lots are not permitted in the Zoning and Subdivision and Development Ordinances. However, given the nature of the property, rezoning the property to the R2 District would create less of an impact on neighboring properties than if the property retained its B2 designation. In

that instance, the property owner could assert their rights to construct a commercial establishment with access only on a ten foot strip of land, which would be quite undesirable.

Photo of 228 S. Westmore-Meyers Property (taken from adjacent property)



230 S. Westmore-Meyers Road

Actions requested: Village request to amend the Comprehensive Plan to depict the property for Low-Density Residential and to rezone the property to the R2 District.

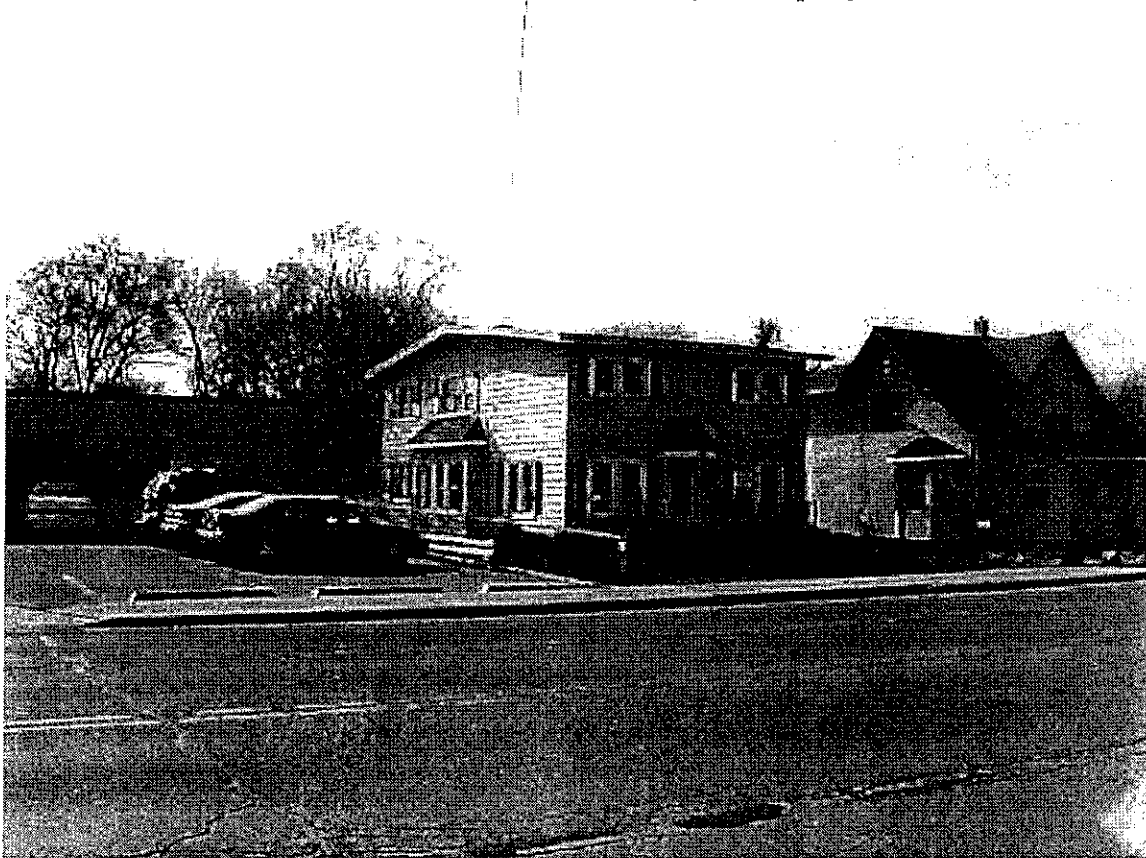
This property is improved with a single-family residence. Earlier in 2004, the property owner applied for and received building permit approval to modify the building to accommodate an engineering office in the former residence. As the conversion met the B2 requirements, staff approved the permit. However, in light of the other pending actions for this block, staff is recommending that a similar map amendment should also occur on this property as well.

The Comprehensive Plan identified this parcel for Commercial and Office use. However, there is nothing unique about this property that makes this parcel different than the other residential properties on this block. While south of this site is an insurance office building, when one reviews the entire block face, the 230 property has more in common from a design standpoint

than the insurance office (i.e, residential structures, no parking in front of structures, access driveways to side of structures, etc.).

Should a map amendment be approved for this site, the owner would have the ability to continue using the property as a legal non-conforming office use. He could also sell the property as a permitted single-family residence.

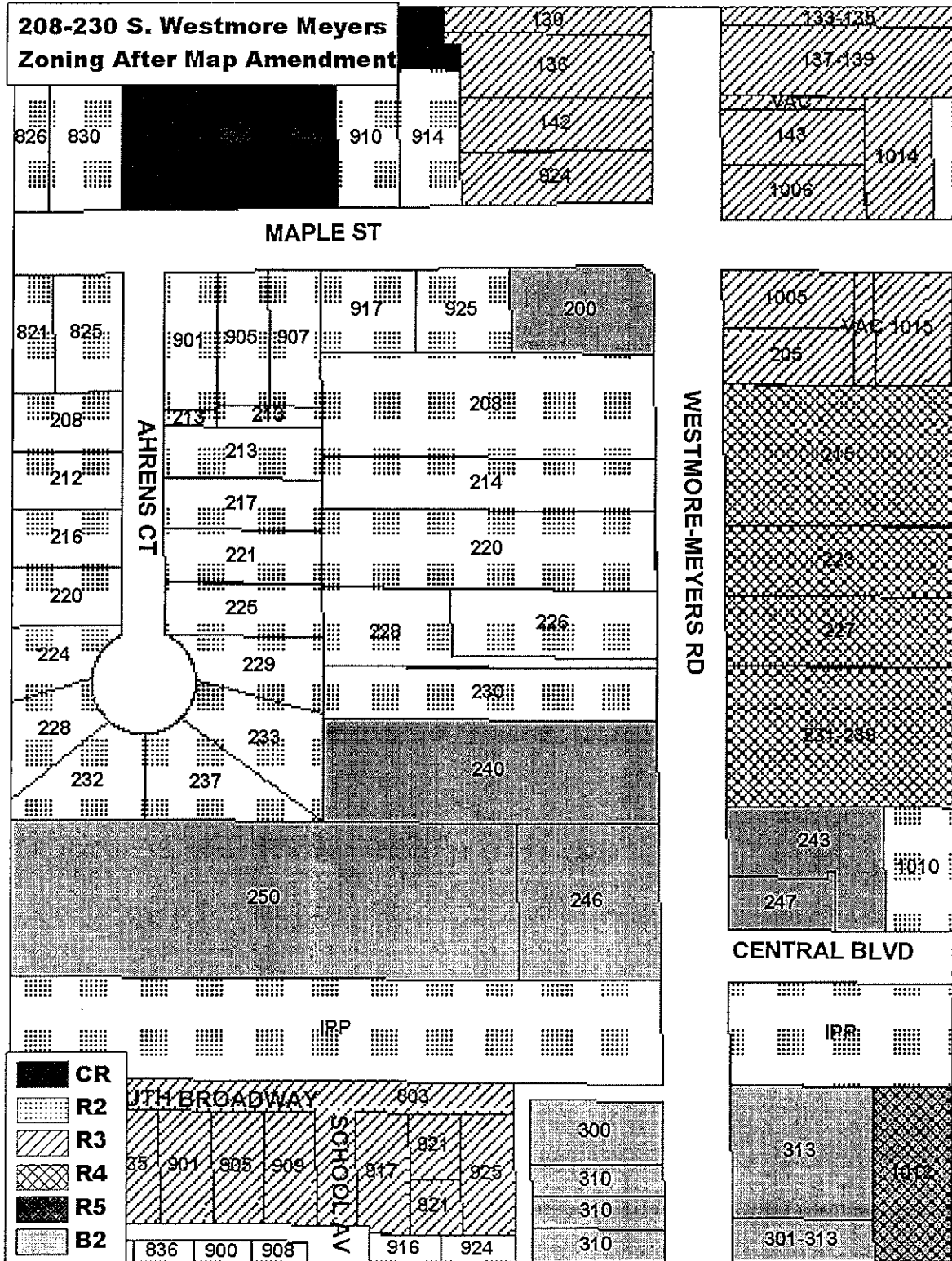
Photo of 230 S. Westmore-Meyers Property



Additional Discussion

Staff notes that the proposed companion map amendments are being presented in consideration of the petitioner's request for a map amendment. Staff believes that the entire block face should have a unified zoning classification, and the requests being brought forward here are intended to create greater consistency between the Zoning Ordinance and the Comprehensive Plan.

Ultimately, if approved, the intent of these actions is to have the Zoning Map reflect the designations as shown on the map below.



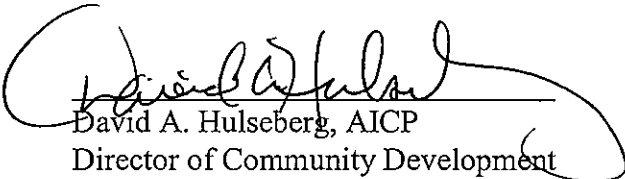
FINDINGS AND RECOMMENDATIONS

The proposed requested Comprehensive Plan amendment, the map amendment and companion variation requests are compatible with the surrounding land uses and zoning. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed map amendment, Comprehensive Plan amendment, and variation requests comply with the standards required by the Lombard Zoning Ordinance, the Subdivision and Development Ordinance and is consistent with the objectives of the Comprehensive Plan; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 04-13. Furthermore, the lot width variation request included within this petition shall be subject to the following condition:

1. That the petitioner shall submit to the Village for Village Board review and approval, a final plat of resubdivision for the 208 S. Westmore-Meyers Road property dividing the property into two parcels of fifty-feet in width. Said plat of resubdivision shall meet all provisions of the Zoning and Subdivision and Development Ordinances.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP
Director of Community Development

DAH/WJH:
att-

c. Petitioner

Plan Commission
Re: PC 04-13
Page 17

Appendix A
Property Ownership Listing

06 09 113 038
LA ROSE, AL
1209 GREENFIELD DR
NAPERVILLE IL 60563

06 09 113 039 (208 and 220 S. Westmore-Meyers Properties)
STADE, JAMES
P O BOX 88581
CAROL STREAM IL 60188

06 09 113 040
HOWARD, RONALD
228 S WESTMORE
LOMBARD ILL 60148

06 09 113 041
GREEN, GEORGE S
226 S WESTMORE AVE
LOMBARD IL 60148

06 09 113 042
SHAKEEL, HANBEF
230 S WESTMORE AVE
LOMBARD IL 60148

Appendix B
Standards for Map Amendments

1. *Compatibility with existing uses of property within the general area of the property in question;*

The proposed rezoning will maintain the established single-family nature of the properties consistent with the existing uses of the abutting and neighboring properties.

2. *Compatibility with the zoning classification of property within the general area of the property in question;*

The properties proposed to be rezoned are all currently located within the B2 General Neighborhood Shopping District. However this designation is inconsistent with the existing use of the properties and the abutting residential properties. The rezoning request is intended to make the zoning consistent with the existing uses found on the property or on neighboring properties.

3. *The suitability of the property in question to the uses permitted under the existing zoning classification;*

The single-family and multiple-family residential uses of the subject properties is not consistent with the B2 designations. However, the R2 designation more appropriately relates to the existing development patterns of the subject properties and of the neighborhood.

4. *Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;*

The subject area has been improved with residential structures. While the history of commercial zoning on the property goes back to the 1960s, the trend of development in the area has not been for local commercial use – the properties have been legal non-conforming for over 40 years. Therefore, staff believes that the B2 zoning designation accurately reflects the appropriate land use designation for the area.

5. *The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;*

Applying the R2 District regulations over the entire neighborhood would make the zoning consistent with the abutting single-family residences.

6. *The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment on the said objectives;*

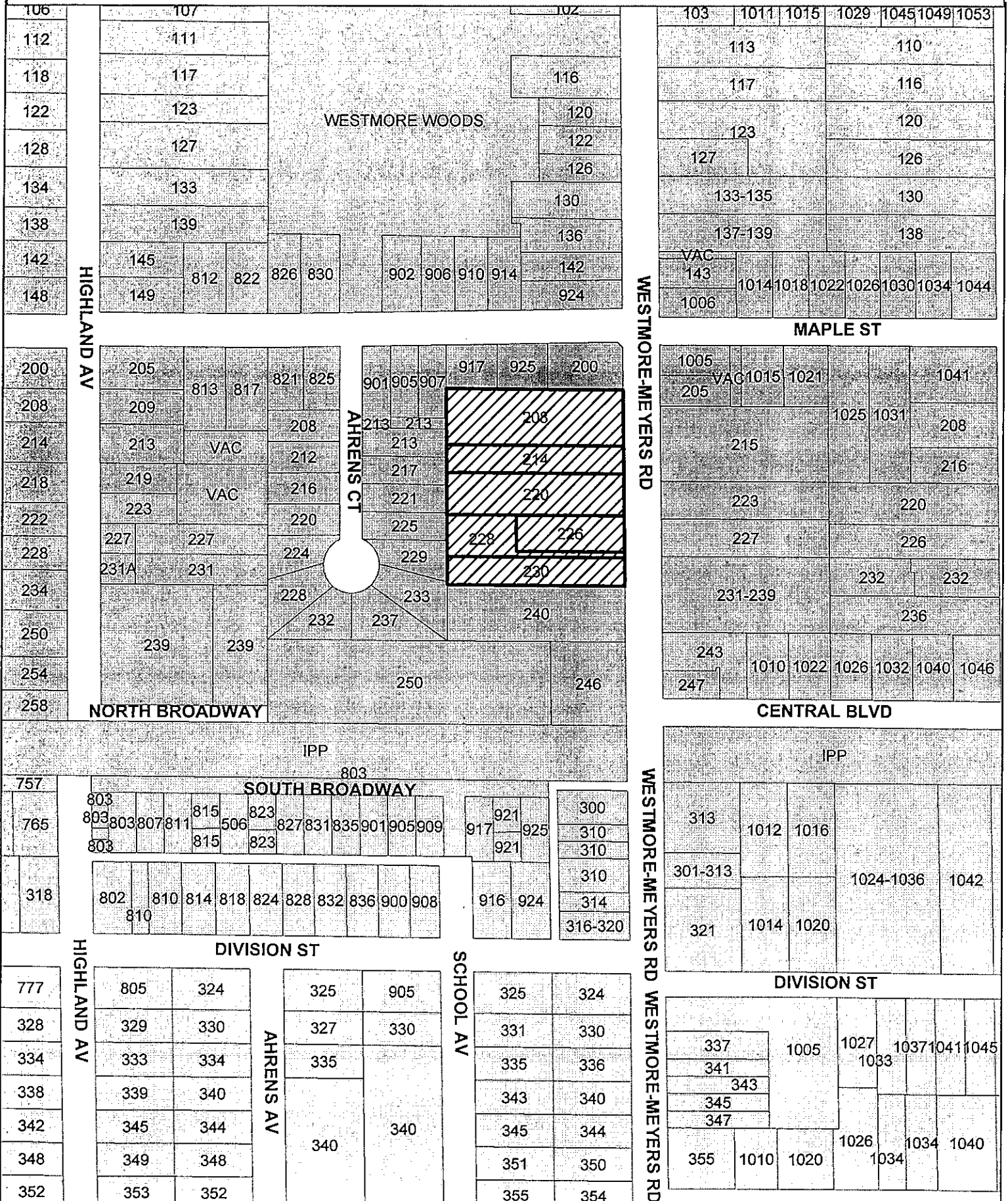
The primary justification of the proposed rezoning is intended to match the Comprehensive Plan Map.

7. *The suitability of the property in question for permitted uses listed in the proposed zoning classification.*

The rezoning would establish the continued single-family residential purposes.

Location Map

PC 04-13: 208-230 S. Westmore/Meyers



March 14, 2004

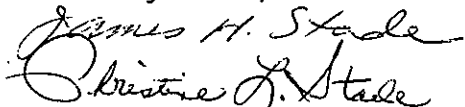
To: VILLAGE OF LOMBARD
PLAN COMMISSION

RE: 208 S. WESTMORE-MEYERS ROAD
P.I.N. NO.: 06-09-113-062
Petitioners and Owners: Christine L. & James H. Stade
Approval of a 2-lot subdivision with a variation in lot width from 60' to 50'

The 208 property is 100 foot wide by 320 feet deep. Dividing the property in half allows for 2 new single family homes to be built as recommended by David Hulseberg per a phone conversation with him. Many older out-dated homes with 50 foot widths are being torn down and replaced with new single family homes throughout the western suburbs. A good builder could work with this property nicely because of its depth. There is a demand for deeper lots as well. Many of the properties in this area are only 50 foot wide. Having two 50 wide wide lots will not prohibit a builder from buying both of them and building a very large home or a duplex.

We do not feel this would be detrimental in any way to the area. Like we said in our paper on rezoning the area from B2 to R, we feel this would enhance and encourage the development of this present area on Westmore-Meyers Road. Therefore we petition for a variation from 60 feet. to 50 feet. creating two 50 x 320.73 lots. Thank you for listening to our petition.

Sincerely Yours,



James H. Stade
Christine L. Stade
1141 Stoddard Avenue
Wheaton, IL 60187
Owners of the 208 S Westmore-Meyer property of Lombard, IL

March 14, 2004

To: VILLAGE OF LOMBARD
PLAN COMMISSION

RE: 208 & 220 S. WESTMORE-MEYERS RD.
P.I.N. NO(S): 06-09-113-062 & -039
Petitioners and Owners: Christine L. & James H. Stade
Rezoning of Above from B2 to R District

Both my husband and I have tried to develop either one or both of these properties while we have owned them in accordance with the existing uses of property as determined by the Comprehensive Plan for the Village of Lombard. We have run into a number of problems with the suitability of the properties as they stand. When we tried to develop the 208 property, one of the biggest problems we encountered was the 20 foot setback on the north side of the property that limited our use of it. Another problem we encountered was the lighting for our parking lot. After many months we finally gained approval for our lighting plan, but were informed by our engineer that the lighting was so dim that the lot would be unsafe for driving - suitable for the neighboring one-story apartment building, but not for a business owner. We also discovered, that with the landscape plan the Plan Commission requests, we lost additional parking, which greatly limited potential growth for our business. During our planning we also found out that the back part of our property would not be the green area for play as we had envisioned; instead it would be an area for storm water management. With the advent of the West Niles virus the past couple of years, we do not think neighbors in the immediate vicinity wish their properties to be adjacent to a property with storm water management. Therefore from our viewpoint, we feel it would be in the neighbor's best interest to rezone both of these properties to residential zoning.

Originally we bought the 220 property in hopes of developing a business. We originally developed one plan using the old building making it handicapped accessible. However, when the bids came in, we decided to abandon using it and considered tearing it down. We decided to put a new building in its place with parking in the rear. We were well into planning with our architect when we found out the driveway was not wide enough to meet the fire code. About the same time we also lost the grandfather

clause on the house. Now not only did we have to bring the building up to code for handicap accessibility, if we ever hoped to use it, but we also would have to bring it up to the building codes of 199_.. We were faced with a dilemma. Moneywise it would be too costly to bring a 1912 building up to today's standards. The property was not wide enough to accommodate our newest plan of a new building with the parking lot in the rear. I did not want small children running onto Westmore with a parking lot in the front. So we bought the 208 property in hopes that we could make our dream work there, but it fizzled there as well. In about December of 1999 my husband and I became aware of a friend in great need. We went to the Village of Lombard, and with their approval, proceeded to improve the property for rental use - only allowable on the first floor.. Our friend moved on at a later date and we rented the first floor once again. Our accountant then informed us of how much money we should be taking in a month in order to make ends meet. We were \$800.00/month below that. So this building as it now stands is totally worthless to us. Not only that but we were advised by our realtor to gut the kitchen to recover some of our loss. We cannot use it for rent unless we choose to take greater losses, and to develop it commercially is cost-prohibitive.

If one were to walk this block of Westmore, to the south is the beloved Prairie path with residential homes bordering to the south of it. North of the path is some retail, an office, a construction company, four homes, one apartment building, an empty lot and the dry cleaners. North of that are more one-story apartment buildings, more homes and a couple of duplexes. Much of the same is across the street as well. We feel this area is ready for some new construction, but certainly not commercial. Our realtor has even tried selling these properties to potential commercial developers. All have come back with the same answer: these properties are too small and the requirements too stringent.! The one-story apartment building at 214 Westmore would be sandwiched between 2 commercial buildings. I think a better solution is to rezone this area to residential use..

Thank you for listening to our petition.

Sincerely Yours,

James H. Stagle
Christine L. Stagle

James H. Stade
Christine L. Stade
1141 Stoddard Avenue
Wheaton, IL 60187-3723

Owners of the 208 and 220 S. Westmore-Meyer properties of Lombard, IL

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

(PC 04-13; 230 S. Westmore-Meyers Road)

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the property described in Section 2 hereto from Commercial/Office to Low Density Residential; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on April 19, 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 Comprehensive Plan amendment 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 Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to redesignate the property described in Section 2 hereof from Commercial/Office to Low Density Residential.

SECTION 2: The Comprehensive Plan redesignation is limited and restricted to the properties generally located at 230 S. Westmore-Meyers Road, Lombard, Illinois, and legally described as follows:

Ordinance No. _____

Re: PC 04-13; Comp. Plan Amendment – 230 S. Westmore-Meyers Road

Page 2

ALSO, THE NORTH 50.0 FEET OF THE EAST ½ OF THAT PART OF LOT 15 LYING WEST OF THE EAST 33.00 FEET OF SAID LOT 14 IN E.W. ZANDER'S HOME ACRES SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, SEPTEMBER 15, 1911, AS DOCUMENT 105468, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-09-113-042

SECTION 3: That the official Long Range Land Use Plan Map (Figure 1 in the Comprehensive Plan) 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.

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 _____

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

(PC 04-13: 208, 214, 220, 226, 228 and 230 S. Westmore-Meyers Road)

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 the B2 General Neighborhood Shopping District to the R2 Single-Family Residence District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on April 19, 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 B2 General Neighborhood Shopping District to the R2 Single-Family Residence District.

SECTION 2: This ordinance is limited and restricted to the property indicated generally located at 208, 214, 220, 226, 228 and 230 S. Westmore-Meyers Road, Lombard, Illinois and legally described as follows:

LOT 1 IN STADE'S RESUBDIVISION, BEING A RESUBDIVISION OF THE EAST ½ OF THE NORTH 100 FEET, LYING WEST OF THE EAST 33 FEET, OF LOT 13, IN E.W. ZANDER'S HOME ACRES SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF STADE'S RESUBDIVISION RECORDED NOVEMBER 4, 1999 AS DOCUMENT NO. R1999-232902, IN DUPAGE COUNTY, ILLINOIS.

ALSO THE SOUTH 50.0 FEET OF THE EAST ½ OF THAT PART OF LOT 13 LYING WEST OF THE EAST 33.00 FEET OF SAID LOT 14 IN E.W. ZANDER'S HOME ACRES SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1911 AS DOCUMENT 105468, IN DUPAGE COUNTY, ILLINOIS.

ALSO THE EAST ½ OF THAT PART OF LOT 14 LYING WEST OF THE EAST 33.00 FEET OF SAID LOT 14 (EXCEPT THE SOUTH 75.00 FEET OF SAID EAST ½) IN E.W. ZANDER'S HOME ACRES SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1911 AS DOCUMENT 105468, IN DUPAGE COUNTY, ILLINOIS.

ALSO, THE SOUTH 75.00 FEET OF THE EAST ½ OF THAT PART OF LOT 14 LYING WEST OF THE EAST 33.00 FEET OF SAID LOT 14 IN E.W. ZANDER'S HOME ACRES SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1911 AS DOCUMENT 105468, IN DUPAGE COUNTY, ILLINOIS.

ALSO, THE NORTH 50.0 FEET OF THE EAST ½ OF THAT PART OF LOT 15 LYING WEST OF THE EAST 33.00 FEET OF SAID LOT 14 IN E.W. ZANDER'S HOME ACRES SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING

Ordinance No. _____
Re: PC 04-13 Rezoning
Page 3

TO THE PLAT THEREOF RECORDED, SEPTEMBER 15, 1911, AS DOCUMENT
105468, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-09-113-038, 039, 040, 041, 042, and 062

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.

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

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MINOR PLAT OF SUBDIVISION
AND GRANTING A VARIATION TO
TITLE 15, CHAPTER 155, SECTION 405 OF THE LOMBARD
ZONING ORDINANCE**

(PC 04-13; 208 S. Westmore-Meyers Road)

(See also Ordinance No.(s) _____)

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 R2 Single Family Residence District;
and,

WHEREAS, an application has been filed requesting approval of a Minor Plat of Subdivision with variations to the Zoning Ordinance to reduce the minimum lot width requirement from sixty feet (60') to fifty (50') on the property described in Section 2 below,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 19, 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 variation 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 approval of a Minor Plat of Subdivision with a variation is hereby granted for the property described in Section 2 below from Title 15, Chapter 155, Section 405(E) of the Village of Lombard Zoning Ordinance so as to allow for a reduction in the required minimum lot width for the proposed subdivision from sixty feet (60') to fifty feet (50').

Ordinance No. _____

Re: PC 04-13; Variation – 208 S. Westmore Meyers Road

Page 2

SECTION 2: That this ordinance is limited and restricted to the property generally located at 208 S. Westmore-Meyers Road, Lombard, Illinois and legally described as follows:

LOT 1 IN STADE'S RESUBDIVISION, BEING A RESUBDIVISION OF THE EAST ½ OF THE NORTH 100 FEET, LYING WEST OF THE EAST 33 FEET, OF LOT 13, IN E. W. ZANDER'S HOME ACRES SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF STADE'S RESUBDIVISION RECORDED NOVEMBER 4, 1999 AS DOCUMENT NO. R1999-232902, IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-21-102-062

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

1. That the petitioner shall submit to the Village for Village Board review and approval, a final plat of resubdivision for the 208 S. Westmore-Meyers Road property dividing the property into two parcels of fifty-feet in width. Said plat of resubdivision shall meet all provisions of the Zoning and Subdivision and Development Ordinances.

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.

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

Ayes: _____

Nayes: _____

Absent: _____

Ordinance No. _____

Re: PC 04-13; Variation -- 208 S. Westmore Meyers Road

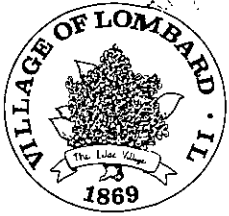
Page 3

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk



#040115

Wk
5/12/04

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *DH/WTH*

DATE: May 20, 2004

SUBJECT: PC 04-13: 208-230 S. Westmore-Meyers Road

At the May 6, 2004 Village Board meeting, the Board approved a first reading of Ordinances associated with PC 04-13 at 208-230 S. Westmore-Meyers Road. One of the Ordinances approves a Minor Plat of Subdivision for the property at 208 S. Westmore-Meyers Road, with a variation to the required minimum lot width from sixty feet (60') to fifty feet (50') for a proposed two-lot subdivision.

Staff has received a request from Trustee Florey requesting that with the second reading, an additional condition be placed on the Ordinance granting approval of the variation request. The additional condition is a requirement that would prevent future single-family residences from being designed with garages with doors in front of the residence, informally referred to as "snout-nosed garages". The condition would result in residences with detached garages or an attached garage placed to the rear of the residence.

Attached for your consideration with the second reading of Ordinances is an amended Ordinance that includes the following condition:

2. That any single-family residences erected on the subject property shall be designed and constructed so that any garage doors attached to the principal single family residence are:
 - a. not located east of the front door of the principal building, and
 - b. are not visible from Westmore-Meyers Road.

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MINOR PLAT OF SUBDIVISION
AND GRANTING A VARIATION TO
TITLE 15, CHAPTER 155, SECTION 405 OF THE LOMBARD
ZONING ORDINANCE**

(PC 04-13; 208 S. Westmore-Meyers Road)

(See also Ordinance No.(s) _____)

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 R2 Single Family Residence District;
and,

WHEREAS, an application has been filed requesting approval of a Minor Plat of Subdivision with variations to the Zoning Ordinance to reduce the minimum lot width requirement from sixty feet (60') to fifty (50') on the property described in Section 2 below,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 19, 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 variation 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 approval of a Minor Plat of Subdivision with a variation is hereby granted for the property described in Section 2 below from Title 15, Chapter 155, Section 405(E) of the Village of Lombard Zoning Ordinance so as to allow for a reduction in the required minimum lot width for the proposed subdivision from sixty feet (60') to fifty feet (50').

Ordinance No. _____

Re: PC 04-13; Variation – 208 S. Westmore Meyers Road

Page 2

SECTION 2: That this ordinance is limited and restricted to the property generally located at 208 S. Westmore-Meyers Road, Lombard, Illinois and legally described as follows:

LOT 1 IN STADE'S RESUBDIVISION, BEING A RESUBDIVISION OF THE EAST ½ OF THE NORTH 100 FEET, LYING WEST OF THE EAST 33 FEET, OF LOT 13, IN E.W. ZANDER'S HOME ACRES SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF STADE'S RESUBDIVISION RECORDED NOVEMBER 4, 1999 AS DOCUMENT NO. R1999-232902, IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-21-102-062

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

1. That the petitioner shall submit to the Village for Village Board review and approval, a final plat of resubdivision for the 208 S. Westmore-Meyers Road property dividing the property into two parcels of fifty-feet in width. Said plat of resubdivision shall meet all provisions of the Zoning and Subdivision and Development Ordinances.
2. That any single-family residences erected on the subject property shall be designed and constructed so that any garage doors attached to the principal single family residence are:
 - a. not located east of the front door of the principal building, and
 - b. are not visible from Westmore-Meyers Road.

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.

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

Ayes: _____

Ordinance No. _____

Re: PC 04-13; Variation – 208 S. Westmore Meyers Road

Page 3

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk