

ORDINANCE _____

**AN ORDINANCE APPROVING A VARIATIONS
TO THE LOMBARD SUBDIVISION AND DEVELOPMENT AND ZONING
ORDINANCES; TITLE 15, CHAPTERS 154 AND 155
OF THE CODE OF LOMBARD, ILLINOIS**

(PC 06-10; 624 & 626 West Meadow Avenue)
(Lyonhart Manor Subdivision)

(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, an application has heretofore been filed requesting a variation from Section 154.503(D)(1) of the Subdivision and Development Ordinance reducing the minimum required right-of-way width of a residential cul-de-sac turnaround diameter from one-hundred twenty four feet (124') to ninety-six feet (96') at the western terminus of Meadow Avenue; and

WHEREAS, an application also includes a variation from Section 155.408 (F)(1)(d) of the Zoning Ordinance to reduce the rear yard setback for the proposed Lots 1 & 2 from thirty-five feet (35') to twenty feet (25') for property located within the R2 Single-Family Residence District; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on March 20, 2006, 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 a variation from Section 154.503(D)(1) of the Subdivision and Development Ordinance reducing the minimum required right-of-way width of a residential cul-

de-sac turnaround diameter from one-hundred twenty four feet (124') to ninety-six feet (96') at the western terminus of Meadow Avenue, is hereby granted, subject to the conditions noted in Section 3 below.

SECTION 2: That a variation from Section 155.408 (F)(1)(d) of the Zoning Ordinance to reduce the rear yard setback for the proposed Lots 1 & 2 from thirty-five feet (35') to twenty feet (25') for property located within the R2 Single-Family Residence District is hereby granted, subject to the conditions noted in Section 3 below.

SECTION 3: The map amendment is limited and restricted to the property located at 624 & 626 West Meadow Avenue legally described as follows:

The southerly 143 feet of the east half of Lot 32, and the southerly 145.81 feet west half of Lot 32, in Milton Township Supervisors Assessment Plat No. 1 (also known as Pleasant Hills West) of part of the east ½ of Section 1, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded August 23, 1943 as document 452574, in DuPage County, Illinois.

Parcel Numbers: 05-01-401- 022 and 023 (part of)

SECTION 3: The variations noted in Sections 2 & 3 above shall be subject to the following conditions:

1. The petitioner shall develop the site in accordance with the submitted plans prepared by Spaceco Inc., dated March 8, 2006 and the landscape plan prepared by Gary R. Weber, dated March 9, 2006 and made part of this request.
2. The petitioner shall also provide the Village with a final plat of subdivision. The final plat shall also depict any utility and/or drainage easements necessary to construct the subdivision per Village policies and code.

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 _____, 2006.

Ordinance No. _____
Re: PC 06-10 Map Amendment R12 variations
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First reading waived by action of the Board of Trustees this _____ day of _____,

Passed on second reading this _____ day of _____, 2006.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2006.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet form this _____ day of _____, 2006.

Brigitte O'Brien
Village Clerk