

R2004-19899
7/23/04
plat

ORDINANCE NO. 5501

**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) 5499 5500)

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').

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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 6th day of May, 2004.

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

Passed on second reading this 20th day of May, 2004.

Ayes: Trustee Tross, Koenig, Sebby, Sodeystrom

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Nayes: Trustee DeStephano

Absent: Trustee Florey

Approved this 20th day of May, 2004.


William J. Mueller, Village President

ATTEST:


Barbara A. Johnson, Deputy Village Clerk