

RESOLUTION NO. _____-04

**A RESOLUTION OF OBJECTION
TO A REQUEST FOR A VARIATION IN THE MINIMUM LOT WIDTH
AT 21W117 MEADOW AVENUE,
IN UNINCORPORATED DU PAGE COUNTY**

WHEREAS, the Corporate Authorities of the Village of Lombard have been advised that DuPage County is considering a request for a variation pursuant to Section 37-7.4-3(b)(1) of the DuPage County Zoning Ordinance to reduce the required minimum lot width from 125 feet to approximately 90 feet for the purposes of constructing a single family residence served by a private well and septic system at 21W117 Meadow Avenue, DuPage County, Docket Number 4977-03; and,

WHEREAS, the subject property is currently zoned R-4 Single Family Residence District as designated within the DuPage County Zoning Ordinance; and

WHEREAS, the subject property is located within one and one-half mile of the Village of Lombard's corporate limits and is therefore within the Village of Lombard's planning jurisdiction pursuant to 65 ILCS 5/7-4-1; and

WHEREAS, the Corporate Authorities find that the subject property was created as part of an assessment division by the Illinois State Toll Highway Authority; and

WHEREAS, the property owner desires to construct a single family residence on the property with a well and septic system; and

WHEREAS, Village Code Section 51.01 & 51.02 requires residences within the Village to be connected to a public water and sanitary system; and

WHEREAS, development of properties with a well and septic system is contrary to Village Code; and

WHEREAS, the Corporate Authorities find that the subject property could be serviced by a public water and sanitary sewer system near the subject property, and

WHEREAS, the Corporate Authorities find that variation is inconsistent with the intent of the Ordinance as no hardship or practical difficulties exist which prevent the property to be developed on a public water and sanitary system; and

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WHEREAS, the Corporate Authorities find that the proposed development would be inconsistent with development trends of neighboring properties and would be injurious to neighboring properties as the property would not be developed to the same development standards as the neighboring properties; and

WHEREAS, the Corporate Authorities find that the requested action is therefore inconsistent with the established codes of the Village and does not meet the standards for conditional uses as expressed in the DuPage County Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the DuPage County Board be and hereby is notified of the opposition of the Corporate Authorities of the Village of Lombard to the granting of the action requested in ZBA Case 4977-03.

Adopted this ____ day of _____, 2003.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2003.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk