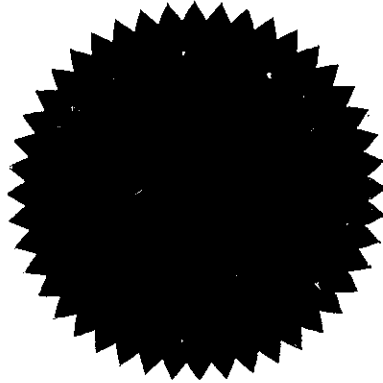


ORDINANCE
4567 4568

PAMPHLET

FRONT OF PAMPHLET

AMENDING TITLE 15 IN REGARD
TO LEGAL NONCONFORMING USES
AND ADMINISTRATIVE PLATS OF
SUBDIVISION



PUBLISHED IN PAMPHLET FORM THIS 25th DAY OF November, 1998.
BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk

**AN ORDINANCE AMENDING TITLE 15, CHAPTER 155 OF THE
LOMBARD VILLAGE CODE IN REGARD TO LEGAL NONCONFORMING USES**

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard,

DuPage County, Illinois, as follows:

SECTION 1:

A. That on October 19th, 1998, the Village of Lombard Plan Commission held a public hearing, pursuant to notice duly published in accordance with law, in connection with the

zoning ordinance amendment set forth below.

B. That on November 5th, 1998, the Village of Lombard Plan Commission

recommended the zoning ordinance amendment hereinafter set forth to the President and Board of

Trustees.

C. The President and Board of Trustees approve and adopt the findings and

recommendations of the Plan Commission and incorporate such findings and recommendations of the

Plan Commission herein by reference as if they were fully set forth herein.

SECTION 2: That Title 15, Chapter 155 of the Lombard Village Code is amended by adding

a new Section 155.306 thereto which shall read in its entirety as follows:

"§155.306 LOT SIZES - RECONSTRUCTION

Notwithstanding the provisions of Sections 155.301 through 155.305, of this Code, for an existing lot or parcel in an R-1 or R-2 Single Family Residence District, which has been developed with a dwelling and does not meet the minimum lot size and/or lot width requirements, where the Village has issued a demolition permit to raze the existing dwelling or where the existing dwelling has been destroyed to the extent of more than fifty percent (50%) of the fair market value of dwelling, the owner will be allowed to rebuild the dwelling without need to appear before either the Plan Commission or

the Zoning Board of Appeals, so long as all the requirements of Chapter 155 of this Code, other than lot size and lot width, are met relative to the proposed rebuilding of the dwelling. The provisions of this Section shall only apply, however, provided: (A) the owner of the lot or parcel in question submits a plat of subdivision or consolidation, and a request for approval of same, if said lot or parcel is not a single subdivided lot of record; and (B) the lot size and lot width of the lot or parcel in question equals at least eighty percent (80%) of that required by Section 155.305 or Section 155.406, of this Code, whichever is applicable."

SECTION 3: That 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 5th day of November, 1998.

First reading waived by action of the Board of Trustees this day of , 1998.

Passed on second reading this 19th day of November, 1998.

AYES: Trustees Borgatell, Tross, Schafter, Jaugilas, Defalco & Kuftrin

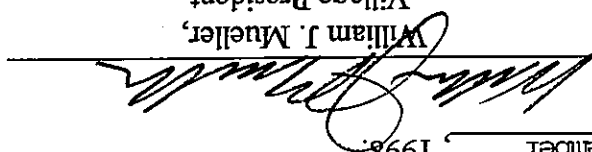
NAYS:

None

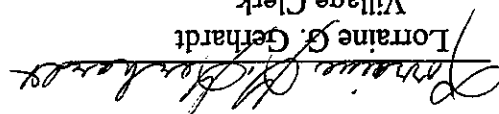
ABSENT:

None

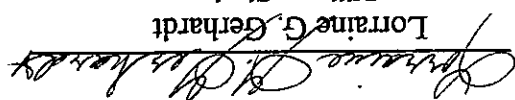
APPROVED by me this 19th day of November, 1998.


William J. Mueller,
Village President

Attest:


Lorraine G. Gerhardt
Village Clerk

Published by me in pamphlet form this 25th day of November, 1998.


Lorraine G. Gerhardt
Village Clerk

AN ORDINANCE AMENDING TITLE 15, CHAPTER 154, SECTION 154.203(C) OF THE LOMBARD VILLAGE CODE IN REGARD TO LEGAL NONCONFORMING USES AND ADMINISTRATIVE PLATS OF SUBDIVISION

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard,

DuPage County, Illinois, as follows:

SECTION 1: That Title 15, Chapter 154, Section 154.203(C) of the Lombard Village Code

is amended by adding the following to the end of the first paragraph of said section, prior to subsection (1) thereof:

Notwithstanding the foregoing, in light of Section 155.306 of this Code, an administrative plat may involve a lot in an R-1 or R-2 Single Family Residence District, which has been developed with a dwelling and does not meet the minimum lot size and/or lot width requirements, provided the lot size and lot width of the lot in question equals at least eighty percent (80%) of that required by Section 155.305 or Section 155.406 of this Code, whichever is applicable, and further provided that the lot, and the location of the dwelling and accessory structures thereon, if any, otherwise complies with the provisions of Chapters 154 and 155 of this Code."

SECTION 3: That 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 5th day of November, 1998.

First reading waived by action of the Board of Trustees this _____ day of _____, 1998.

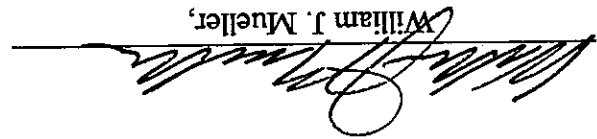
Passed on second reading this 19th day of November, 1998.

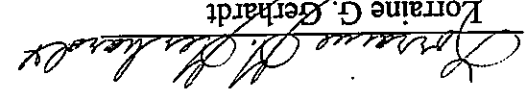
AYES: Trustees Borgatell, Tross, Schaffer, Jaugillas, Defalco & Kuftrin

NAYS: None

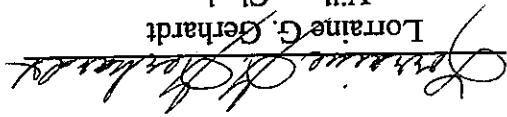
ABSENT: None

APPROVED by me this 19th day of November, 1998.


William J. Mueller,
Village President


Lorraine G. Gerhardt
Village Clerk

Published by me in pamphlet form this 19th day of November, 1998.


Lorraine G. Gerhardt
Village Clerk

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