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ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
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RECORDING COVER PAGE

ORDINANCE 8333

AN ORDINANCE APPROVING A VARIATION UNDER SECTION 155.103(C)(8)(C) FROM SECTION 155.409(D)(4) WHICH REQUIRES 2,800 SQUARE FEET OF LOT AREA PER DWELLING UNIT (15.4 DWELLING UNITS PER ACRE), AND LIMITS THE NUMBER OF DWELLINGS TO SEVEN (7), IN ORDER TO ALLOW NINE (9) THREE-BEDROOM DWELLINGS (2,248 SQUARE FEET PER DWELLING, 19.35 DWELLINGS PER ACRE) ON A PROPERTY LOCATED WITHIN THE R4 LIMITED GENERAL RESIDENCE DISTRICT

Permanent Parcel Number(s):

06-09-114-009

Property Address(es):

227 S. Westmore-Meyers Road, Lombard, Illinois 60148

Prepared by and Return To:

Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148

*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.

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I, **Sheila York**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a true and correct copy of

ORDINANCE 8333

AN ORDINANCE APPROVING A VARIATION UNDER SECTION 155.103(C)(8)(C) FROM SECTION 155.409(D)(4) WHICH REQUIRES 2,800 SQUARE FEET OF LOT AREA PER DWELLING UNIT (15.4 DWELLING UNITS PER ACRE), AND LIMITS THE NUMBER OF DWELLINGS TO SEVEN (7), IN ORDER TO ALLOW NINE (9) THREE-BEDROOM DWELLINGS (2,248 SQUARE FEET PER DWELLING, 19.35 DWELLINGS PER ACRE) ON A PROPERTY LOCATED WITHIN THE R4 LIMITED GENERAL RESIDENCE DISTRICT

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of the said Village as it appears from the official records of said Village duly approved this **20th day of February 2025**.

In **Witness Whereof**, I have hereunto affixed my official signature and corporate Seal of **The Village of Lombard**, DuPage County, Illinois, this **24th day of February 2026**.



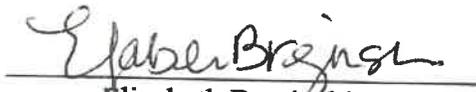
Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8333
PAMPHLET**

**PC 25-01: 227 S. WESTMORE-MEYERS ROAD
NINE-UNIT MULTI-FAMILY BUILDING**



**PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF FEBRUARY 2025, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8333

AN ORDINANCE APPROVING A VARIATION UNDER SECTION 155.103(C)(8)(C) FROM SECTION 155.409(D)(4) WHICH REQUIRES 2,800 SQUARE FEET OF LOT AREA PER DWELLING UNIT (15.4 DWELLING UNITS PER ACRE), AND LIMITS THE NUMBER OF DWELLINGS TO SEVEN (7), IN ORDER TO ALLOW NINE (9) THREE-BEDROOM DWELLINGS (2,248 SQUARE FEET PER DWELLING, 19.35 DWELLINGS PER ACRE) ON A PROPERTY LOCATED WITHIN THE R4 LIMITED GENERAL RESIDENCE DISTRICT

(PC 25-01: 227 S. Westmore-Meyers Road)

WHEREAS, the President and Board of Trustees (the "Village Board") of the Village of Lombard (the "Village") have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Lombard Village Code (the "Village Code"); and,

WHEREAS, the property, as described in Section 3 below (the "Subject Property"), is zoned R4 Limited General Residence Zoning District; and,

WHEREAS, an application has been filed with the Village requesting approval of a variation under Section 155.103(C)(8)(c) from Section 155.409(D)(4) which requires 2,800 square feet of lot area per dwelling unit (15.4 dwelling units per acre), and limits the number of dwellings to seven (7), in order to allow nine (9) three-bedroom dwellings (2,248 square feet per dwelling, 19.35 dwellings per acre) on the subject property located in the R4 Limited General Residence District; and

WHEREAS, a public hearing has been conducted by the Plan Commission on January 27, 2025, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings to the Village Board with a recommendation of approval for the requested variation; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested variation;

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 is hereby granted under Section 155.103(C)(8)(c) from Section 155.409(D)(4) which requires 2,800 square feet of lot area per dwelling unit (15.4 dwelling units per acre), and limits the number of dwellings to seven (7), in order to allow nine (9) three-bedroom dwellings (2,248 square feet per dwelling, 19.35 dwellings per acre) on the subject property located in the R4 Limited General Residence District.

SECTION 2: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall record a one-lot plat of subdivision of the subject property prior to obtaining a building permit for the proposed apartment building; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 3: This Ordinance is limited and restricted to the property located at 227 S. Westmore-Meyers Road, Lombard, Illinois, and legally described as follows:

THE SOUTH HALF OF LOT 15 IN "HOME ACRES", BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1908 AS DOCUMENT 95054, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-09-114-009

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 February 2025.

First reading waived by action of the Board of Trustees this _____ day of _____, 2025.

Passed on second reading this 20th day of February 2025, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Militello and Bachner

Ordinance No. 8333

Re: PC 25-01

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Nays: None

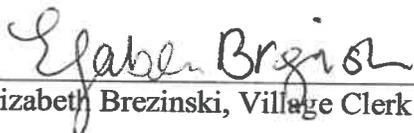
Absent: None

Approved by me this 20th day of February 2025.



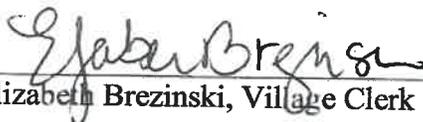
Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 21st day of February 2025.



Elizabeth Brezinski, Village Clerk