


**ORDINANCE NO. 8404  
PAMPHLET**

**AN ORDINANCE GRANTING APPROVAL OF A FINAL PLAT OF SUBDIVISION  
WITH VARIATIONS, PURSUANT TO CHAPTERS 154 AND 155 OF THE VILLAGE  
CODE, ON THE SUBJECT PROPERTY LOCATED WITHIN THE R3 ATTACHED  
SINGLE-FAMILY RESIDENCE DISTRICT.**



PUBLISHED IN PAMPHLET FORM THIS 21<sup>st</sup> DAY OF NOVEMBER, 2025, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

  
\_\_\_\_\_  
Ranya Elkhatab  
Village Clerk

**ORDINANCE NO. 8404**

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OF SUBDIVISION WITH VARIATIONS, PURSUANT TO  
CHAPTERS 154 AND 155 OF THE VILLAGE CODE, ON THE  
SUBJECT PROPERTY LOCATED WITHIN THE R3  
ATTACHED SINGLE-FAMILY RESIDENCE DISTRICT.**

PC 25-13: 1005 E. Maple Street and 205 S. Westmore-Meyers Road (Two-lot Subdivision)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Subdivisions and Development Ordinance, otherwise known as Title 15, Chapter 154 of the Code of Lombard, Illinois; and,

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 as defined below is zoned R3 Attached Single-Family Residence District; and,

WHEREAS, an application has been filed requesting approval of the following relief for the Subject Property:

1. Pursuant to Chapter 154 of the Village Code (the Subdivisions and Development Ordinance), approve a final plat of subdivision with the following companion variations:
  - a. For Lot 1, a variation from Section 155.408(E)(2) to allow a lot for a two-family dwelling with a width of 54 feet, where a minimum lot width of 60 feet is required; and
  - b. For Lot 2, a variation from Section 155.408(E)(2) to allow a lot for a two-family dwelling with a width of 54.72 feet, where a minimum lot width of 60 feet is required.

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on October 20, 2025, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended approval of the subdivision with variations, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 the following relief is hereby granted for the Subject Property, as described in Section 2 below, below:

1. Pursuant to Chapter 154 of the Village Code (the Subdivisions and Development Ordinance), approve a final plat of subdivision with the following companion variations:
  - a. For Lot 1, a variation from Section 155.408(E)(2) to allow a lot for a two-family dwelling with a width of 54 feet, where a minimum lot width of 60 feet is required; and
  - b. For Lot 2, a variation from Section 155.408(E)(2) to allow a lot for a two-family dwelling with a width of 54.72 feet, where a minimum lot width of 60 feet is required.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1005 E. Maple Street and 205 S. Westmore-Meyers Road, Lombard, Illinois and legally described as follows:

THE SOUTH 54 FEET OF THE NORTH 79 FEET OF THE EAST 125 FEET OF THE WEST 158 FEET OF LOT 13 IN HOME ACRES, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ 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.

--AND--

THE EAST 125 FEET OF THE WEST 158 FEET (EXCEPT THE NORTH 79 FEET) OF LOT 13 IN HOME ACRES, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ (LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF CHICAGO AND GREAT WESTERN RAILWAY COMPANY) 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.

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--AND--

THE EAST 20 FEET OF THE WEST 178 FEET (EXCEPT THE NORTH 25 FEET FALLING IN MAPLE STREET, FORMERLY WILLOW STREET) IN HOME ACRES, IN THE EAST ½ OF THE NORTHWEST ¼ (LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF CHICAGO AND GREAT WESTERN RAILWAY COMPANY) 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.

Parcel Numbers: 06-09-114-001, 06-09-114-002, and 06-09-114-003 (the "Subject Property").

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this 6<sup>th</sup> day of November 2025.

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

Passed on second reading this 20<sup>th</sup> day of November 2025.

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

Nays: None

Absent: Trustee Hammersmith

Approved by me this 20<sup>th</sup> day of November 2025.



Anthony Puccio, Village President

ATTEST:



Ranya Elkhatab, Village Clerk

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Ranya Elkhatib, Village Clerk