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ELIZABETH M. CHAPLIN

RECORDER

DUPAGE COUNTY, IL

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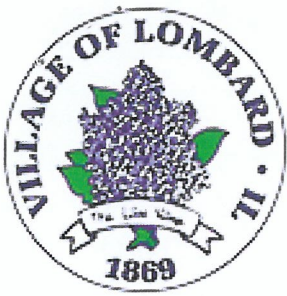
ORDINANCE 8404

**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.**

PIN(S): 06-09-144-001, 06-09-114-002, AND 06-09-114-003
(THE "SUBJECT PROPERTY")

PA: ADDRESS: 1005 E. MAPLE STREET AND 205 S.
WESTMORE-MEYERS ROAD (TWO-LOT SUBDIVISION),
Lombard, IL 60148

**Prepared by and Return To:
Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**



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 8404

**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.**

PIN(S): 06-09-144-001, 06-09-114-002, AND 06-09-114-003 (THE "SUBJECT
PROPERTY")

ADDRESS: 1005 E. MAPLE STREET AND 205 S. WESTMORE-MEYERS ROAD
(TWO-LOT SUBDIVISION), Lombard, IL 60148

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

In **Witness Whereof**, I have hereunto affixed my official signature and corporate Seal of **The Village of Lombard**, DuPage County, Illinois, this **8th day of December 2025**.



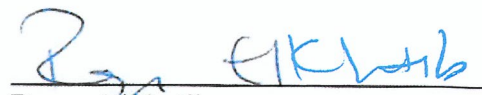
Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**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 21st DAY OF NOVEMBER, 2025, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.



Ranya Elkhatib
Village Clerk

ORDINANCE NO. 8404

**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.**

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 6th day of November 2025.

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

Passed on second reading this 20th day of November 2025.

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

Nays: None

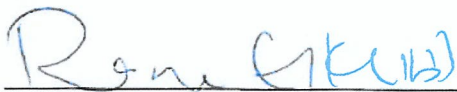
Absent: Trustee Hammersmith

Approved by me this 20th day of November 2025.



Anthony Puccio, Village President

ATTEST:



Ranya Elkhajib, Village Clerk

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Published in pamphlet from this 21st day of November 2025.



Ranya Elkhatib, Village Clerk