

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 Resolution or Ordinance (Blue) Waiver of First Requested
 X Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : October 28, 2025 (BOT) Date, November 6, 2025

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

SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager *AP*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests the Village take the following actions on the subject property located within the R3 Attached Single Family Residence District:

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.

The Plan Commission recommended approval of this petition by a vote of 9-0. Please place this petition on the November 6, 2025, Village Board of Trustees agenda for a first reading.

Fiscal Impact/Funding Source:

Review (as necessary)

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Anna Papke, AICP, Planning and Zoning Manager *AP*

MEETING DATE: November 6, 2025

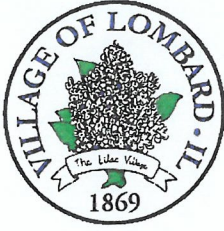
SUBJECT: **PC 25-13: 1005 E. Maple Street and 205 S. Westmore-Meyers Road – Two-lot Subdivision**

Please find the following items for Village Board consideration as part of the November 6, 2025, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 25-13
3. 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

The Plan Commission recommended approval of this petition by a vote of 9-0. Please place this petition on the November 6, 2025, Village Board of Trustees agenda for a first reading.

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VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

November 6, 2025

Village President
Anthony Puccio

Village Clerk
Ranya Elkhatab

Trustees
Brian LaVaque, Dist. 1
Jessica Hammersmith, Dist. 2
Bernie Dudek, Dist. 3
Patrick Egan, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

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

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner requests the Village take the following actions on the subject property located within the R3 Attached Single Family Residence District:

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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 20, 2025. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and Patrick Mucerino, the petitioner.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Mucerino presented the petition. He owns two duplexes and an adjoining 20-foot-wide undeveloped lot east of the duplexes, on the corner of Maple Street and Westmore-Meyers Road. He had determined the best use of the undeveloped 20-foot-wide lot would be to incorporate it into the lots with the duplexes. This would extend the duplex lots by 20 feet. Mr. Mucerino said the subdivision would bring the two duplex properties into closer compliance with open space requirements, and would allow for expansion of the driveway on the property at 1005 E. Maple Street.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the interdepartmental review committee report, which was entered into the public record in its entirety. The petitioner owns two duplexes at 1005 E. Maple Street and 205 S. Westmore-Meyers Road and a 20-foot wide lot abutting the rear of the two duplex properties. The petitioner proposes to resubdivide the properties to incorporate the 20-foot wide lot into the lots with the two-family dwellings, effectively lengthening the duplex properties by 20 feet. At approximately 54 feet wide, the two proposed lots will not meet the minimum lot width requirement of 60 feet in the underlying R3 District, so the property owner is requesting a variance from this requirement. Both proposed lots will exceed the minimum lot area requirement of 7,500 square feet. No redevelopment on the subject property is proposed at this time.

Staff has reviewed the petition and finds the request meets the standards for variations. Staff notes that the substandard lot width is an existing condition of both duplex lots, and is not the result of the proposed subdivision. Further, the resubdivision will bring the two duplex lots into conformance with the minimum lot width requirement of the R3 District, and will ensure all improvements associated with the duplexes are contained on the property with the principal structure (currently, the driveways and parking areas for each duplex encroach into the 20-foot-wide parcel). Staff finds the resubdivision will resolve nonconformities. Staff recommended approval of the petition.

Chairperson Giuliano asked if there were any questions or comments on the staff report.

Commissioner Johnston asked if the expanded driveway on the Maple Street property would affect drainage on neighboring properties. Mr. Mucerino said it would not, that there would be some space between the driveway and the property line.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.

On a motion by Commissioner Verson, and a second by Commissioner Ware, the Plan Commission voted 9-0 to recommend that the Village Board approve the petition associated with PC 25-13.

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

SUBDIVISION – 1005 E. MAPLE ST & 205 S. WESTMORE-MEYERS ROAD

October 20, 2025

Title

PC 25-13

Petitioner & Property Owner

Patrick and Siniporn Mucerino
940 S. Yale Ave
Villa Park, IL 60181

Property Location

1005 E. Maple Street
205 S. Westmore-Meyers Road
PINs: 06-09-114-001, 06-09-114-002, and 06-09-114-003

Zoning

R3 Attached Single Family
Residence District

Existing Land Use

Two two-family dwellings

Comprehensive Plan

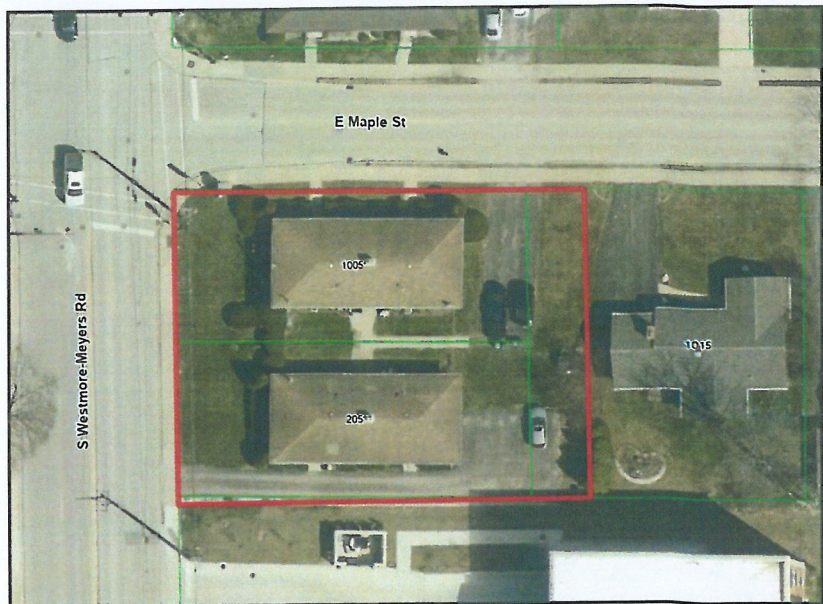
Low-Medium Density Residential

Approval Sought

Approve a final plat of subdivision with companion variations for lot width

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

PROJECT DESCRIPTION

The petitioner owns three lots at the southeast corner of Westmore-Meyers Road and Maple Street. 1005 E. Maple Street and 205 S. Westmore-Meyers Road are developed with two-family dwellings. The third lot is a 20-foot-wide lot abutting the rear of the two-family dwelling lots, with frontage on Maple Street. The petitioner proposes to resubdivide the property to incorporate the 20-foot-wide lot into the lots with the two-family dwellings, effectively lengthening the properties at 1005 E. Maple Street and 205 S. Westmore-Meyers Road by 20 feet. A variance is required for minimum lot width, as the proposed lots will not meet the minimum 60-foot lot-width requirement in the underlying R3 District. No redevelopment is proposed at this time.

APPROVAL(S) REQUIRED

The petitioner requests the Village take the following actions on the subject property located within the R3 Attached Single Family Residence District:

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.

PROJECT STATS

Lot 1

Width: 54.00'
Lot area: 7,828 SF

Lot 2

Width: 54.74'
Lot area: 7,943 SF

Submittals

1. Petition for a public hearing, dated 9/11/25;
2. Response to Standards, prepared by the petitioner;
3. Plat of survey for the three subject parcels, prepared by Gentile and Associates, Inc., dated 6/12/25; and
4. Mucerino's Plat of Resubdivision, prepared by Gentile and Associates, Inc. [draft].

EXISTING CONDITIONS

The subject properties are developed with two two-family dwellings (duplexes).

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the no comment on the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comment on the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comment on the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Two-family dwelling
South	R3	Multifamily apartment building
East	R3	Single-family residence
West	B2 and R2	Dry cleaners and single-family residence

The subject property is located in an area developed with a mixture of low- and medium-density residential development and neighborhood-scale commercial development. The existing two-family dwellings on the subject property are typical of the surrounding neighborhood.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends low-medium density residential uses on the subject property. The existing two-family dwellings are consistent with this designation.

3. *Zoning Compatibility and Request for Variations for Lot Width*

The Subdivisions and Development Ordinance (Village Code Chapter 154) requires all subdivided lots to meet minimum lot width and lot area requirements for the underlying zoning district. Minimum lot width and minimum lot area for two-family dwellings in the R3 District are 60 feet and 7,500 square feet, respectively. Both lots in the proposed subdivision are approximately 54 feet wide, so the petitioner is requesting a variance to allow the platting of two lots less than 60 feet wide. Both proposed lots have a lot area exceeding 7,500 square feet.

Staff has reviewed the requested variance for lot width and finds that it meets the standards for variations as stated in the Village Code. The lot width is an existing condition not created by the proposed resubdivision (see Figures 1 and 2). Furthermore, the resubdivision will bring the properties at 1005 E. Maple Street and 205 S. Westmore-Meyers Road into conformance with the minimum lot area minimum requirement; under the current configuration, neither property meets the 7,500-square-foot lot area minimum. The resubdivision will also ensure that all improvements associated with the two-family dwellings are contained on the property with the principal structure. Currently, the driveways and parking areas for each duplex encroach into the 20-foot-wide parcel. Staff finds the resubdivision will remove nonconformities and promote orderly development on the subject property in the future. Staff supports the requested variance for lot width.

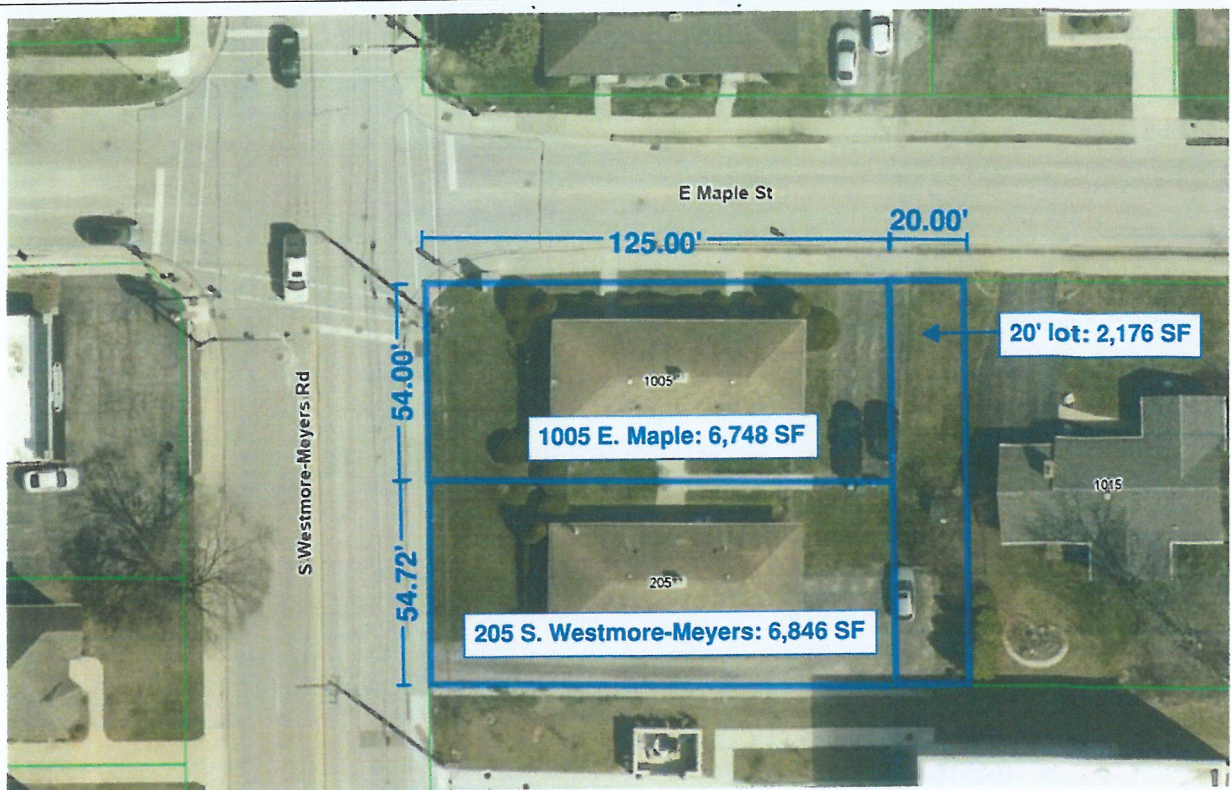


Figure 1. Existing property line configuration.

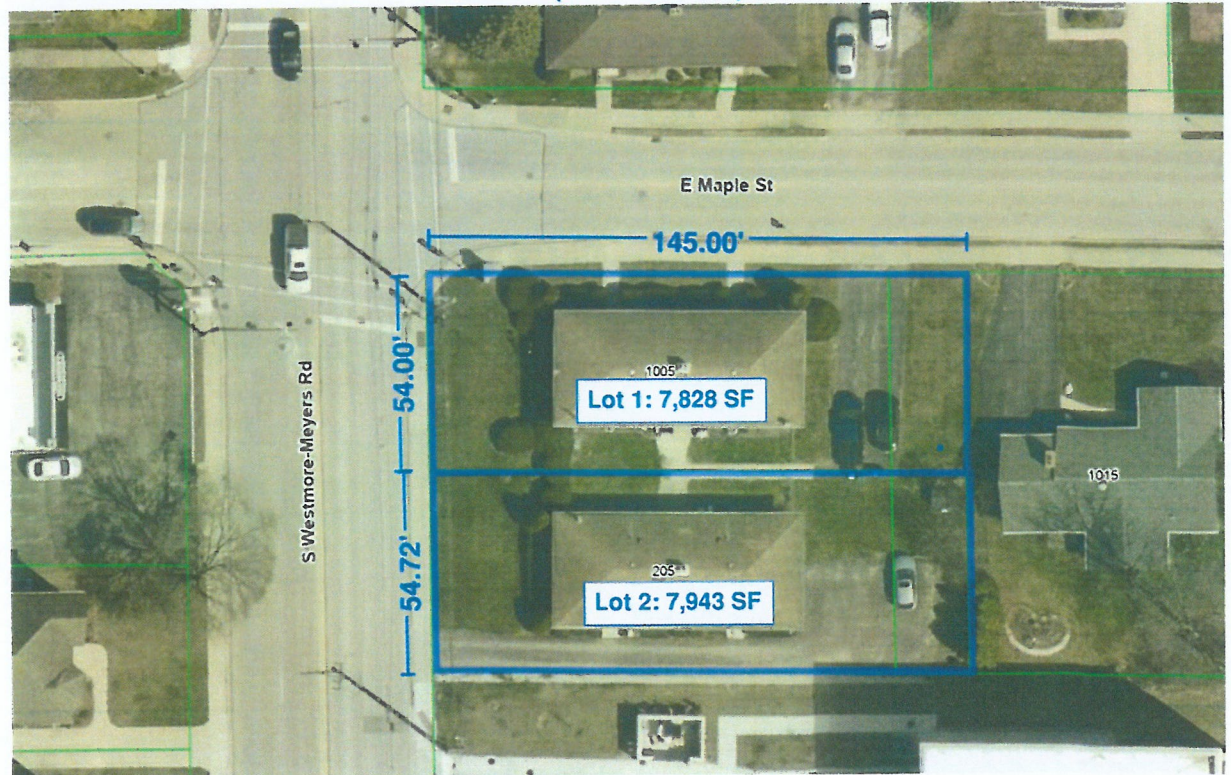


Figure 2. Proposed property line configuration.

SITE HISTORY

The subject property has not appeared before the Plan Commission previously.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed plat of subdivision with variations is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and the Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested plat of subdivision with variations and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 25-13:

Based on the submitted petition and the testimony presented, the proposed Plat of Subdivision with variations meets the requirements of the Lombard Subdivisions and Development Ordinance and Zoning Ordinance and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 25-13.

Inter-Departmental Review Committee Report approved by:

Trevor Dick, FAICP
Director of Economic Development and Planning
c. Petitioner

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ORDINANCE NO. _____

**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 _____ day of _____, 2025.

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

Passed on second reading this _____ day of _____, 2025.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2025.

Anthony Puccio, Village President

ATTEST:

Ranya Elkhatib, Village Clerk

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Re: PC 25-06
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Published in pamphlet from this _____ day of _____, 2025.

Ranya Elkhatib, Village Clerk