

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.

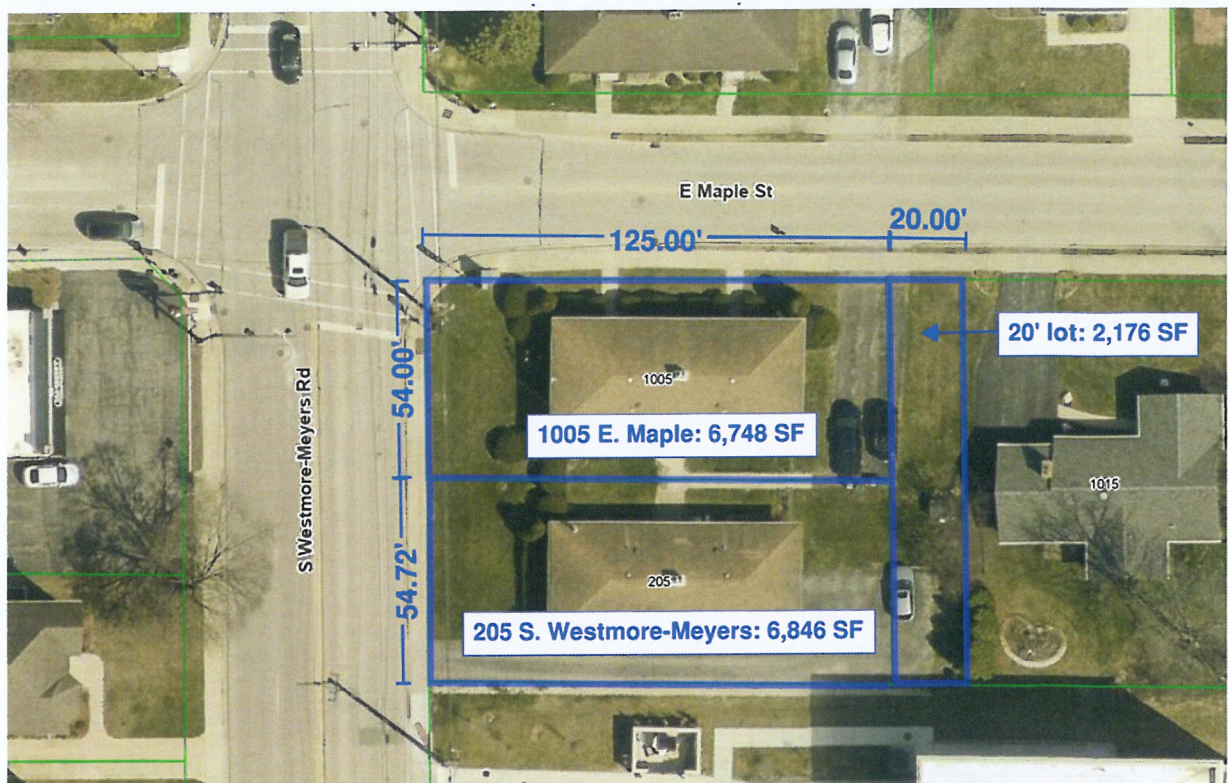


Figure 1. Existing property line configuration.

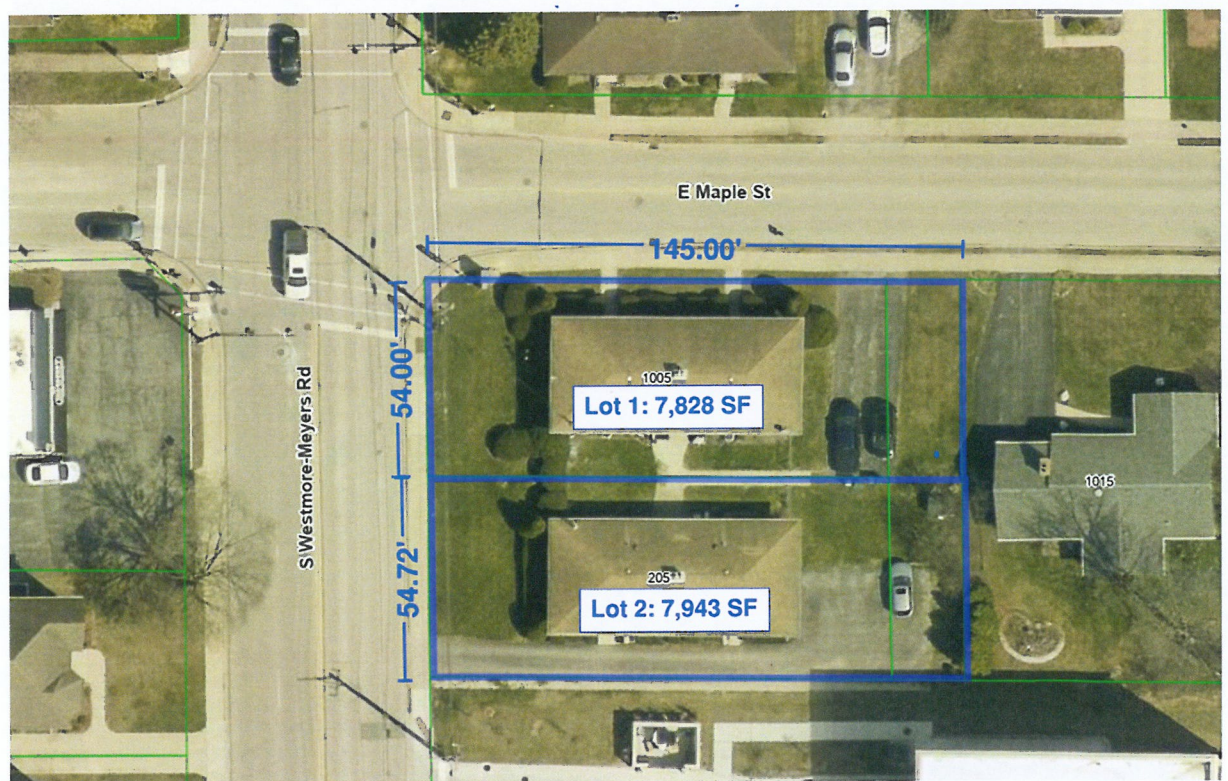


Figure 2. Proposed property line configuration.

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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Papke, Anna

From: They <...>
Sent: Thursday, September 11, 2025 7:47 PM
To: Papke, Anna
Subject: Standards for variations response

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Per our meeting today, I am answering the petitioners guide questions:

1. We are requesting a variance to make use of the adjoining PIN that we purchased as an unbuildable lot just east of both duplexes to allow for better parking, more in line with the occupancy of the units.
2. This would make best use of the land for the village, tax base, and functionality of the duplex's parking with the vacant lot being split to combine with each duplex 50/50.
3. This would help us enlarge the driveway parking areas, by including the now unbuildable lot for green space requirements to the two duplex's and allow for less on street parking needs.
4. This would help with the overall parking needs for each 2-bedroom duplex and clear up potential congestion on the streets.
5. Since this is just utilizing a small strip of unused land it would not have any impact on the surrounding area and would guarantee that the lot was not put back in disrepair and abandoned.
6. Because this is a strip of land that is adjacent to a driveway and back yard just to the east it will have no effect on the area that is already surrounded by other similar units in the general area.
7. By enabling the driveway/parking to be increased it will help the congestion in the area and make entrance and egress safer both for the people living in the units and traffic on Maple and Westmore's busy streets.

We thank you for your consideration and look forward to answering any questions and determining what would be acceptable and beneficial to all.

Sincerely,

Pat Mucerino



PLAT OF SURVEY

BY
GENTILE AND ASSOCIATES, INC.

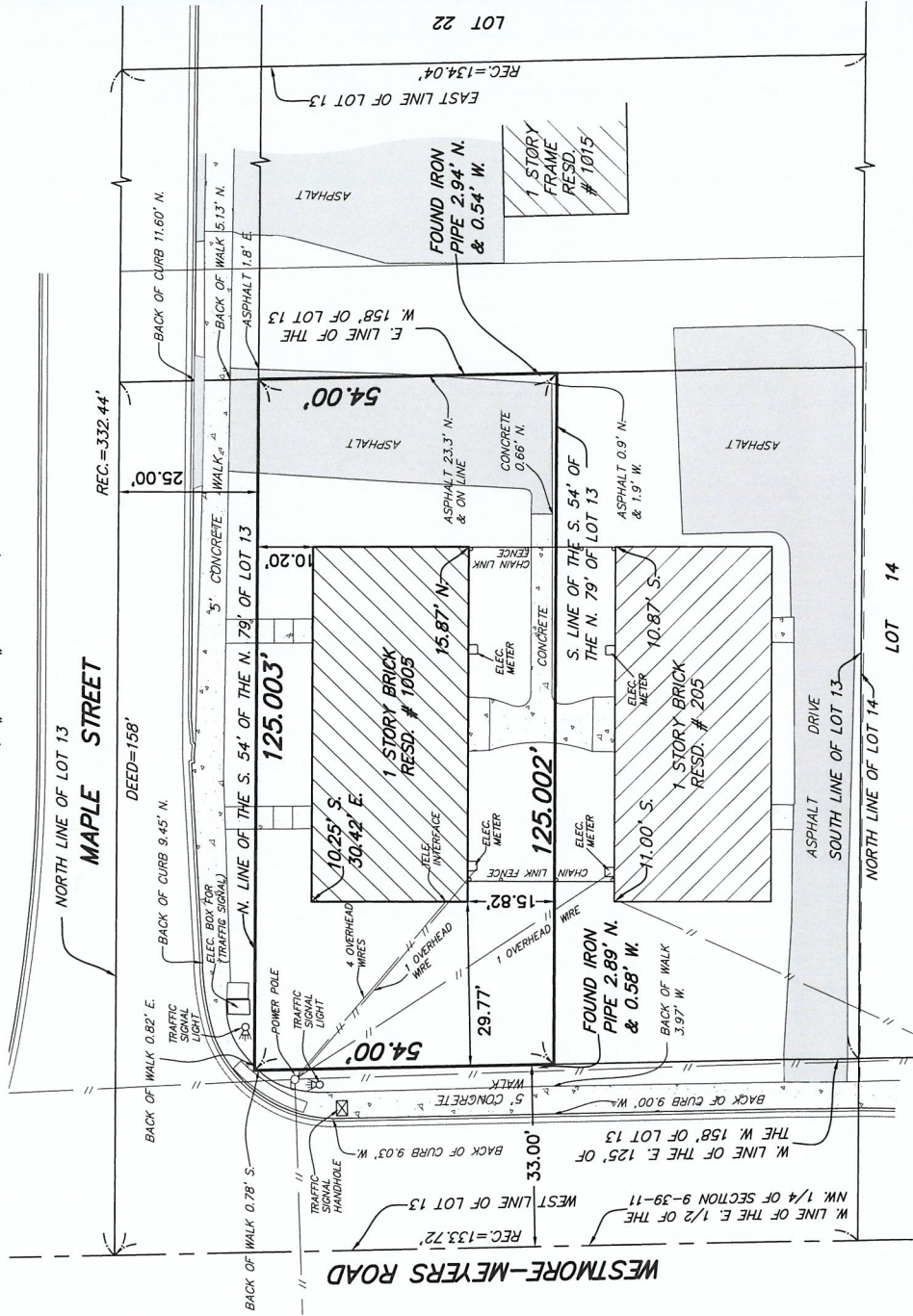
PROFESSIONAL LAND SURVEYORS

P.L.N.: 06-09-114-001
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 1/2 OF THE NORTHWEST 1/4 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.

TOTAL AREA: 6,748.56 SQ. FT., 0.15 AC. (MORE OR LESS)

PROPERTY COMMONLY KNOWN AS: 1005 EAST MAPLE AVENUE, #A AND #B LOMBARD, ILLINOIS.

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262



STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

JUNE 12 A.D. 2025

BY :
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : PAT MUCERINO
DRAWN BY : MMG
CHECKED BY : JFG
SURVEYED BY : RWG
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 25-22942-1
(NORTHWEST)

PLAT OF SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60146
PHONE : (630) 916-6262

PLN.: 06-09-114-003
THE EAST 20 FEET OF THE WEST 178 FEET OF LOT 13 (EXCEPT THE NORTH 25 FEET FALLING IN MAPLE AVENUE FORMALLY WILLOW STREET) IN HOME ACRES, IN THE EAST 1/2 OF THE NORTHWEST 1/4 (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.

TOTAL AREA: 2,176.92 SQ. FT., 0.05 AC. (MORE OR LESS)

STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

JUNE 12 A.D. 2025

BY : ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
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ORDERED BY : **PAT MUCERINO**
DRAWN BY : **MMG**
CHECKED BY : **JFG**
SURVEYED BY : **RWG**
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. **25-22942-3**
(EAST)

