

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : July 8, 2025

(BOT) Date: July 17, 2025

SUBJECT: PC 25-01: 227 S. Westmore-Meyers Road- Final Plat

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

BACKGROUND/POLICY IMPLICATIONS:

The petitioner has submitted a final plat consolidating the subject property into one lot of record. A portion of the Westmore-Meyers Road right-of-way adjacent to the subject property was never dedicated to the Village via a formal platting process, though the right-of-way has been in use through easement provisions for many decades. With the plat of consolidation, the petitioner proposes to formally dedicate this portion of the Westmore-Meyers Road right-of-way to the Village. There will be no change to the extent of the right-of-way with the proposed dedication.

Staff recommends approval of the final plat of consolidation. Please place this petition on the July 17, 2025, Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the final plat of consolidation.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____

Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: July 17, 2025

SUBJECT: **PC 25-01: 227 S. Westmore-Meyers Road – Final Plat**

Please find the following items for Village Board consideration as part of the July 17, 2025, Board meeting:

1. Plat of Consolidation for The Granary Consolidation

At the Village Board meeting on February 20, 2025, the Board approved PC 25-01, a request for zoning entitlements pertaining to the development of a nine-unit apartment building on the property at 227 S. Westmore-Meyers Road. The subject property is not currently a lot of record. As a condition of approval, the petitioner is required to record a one-lot plat of subdivision of the subject property prior to obtaining a building permit.

The petitioner has submitted a final plat consolidating the subject property into one lot of record. A portion of the Westmore-Meyers Road right-of-way adjacent to the subject property was never dedicated to the Village via a formal platting process, though the right-of-way has been in use through easement provisions for many decades. The plat of consolidation formally dedicates this portion of the Westmore-Meyers Road right-of-way to the Village. There will be no change to the extent of the right-of-way with the proposed dedication.

Per Chapter 154 of Village Code, plats that include dedication of public right-of-way require approval by the Village Board. Please place this petition on the July 17, 2025, Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the final plat of consolidation.

BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 33 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THE SOUTH HALF OF LOT 35 IN "HOME ACRE", 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.

COMMONLY KNOWN AS 227 S. WESTMORE MEYERS AVENUE, LOMBARD, ILLINOIS.

MADEADEND PERPENDICULAR TO THE LOT LINES OF LOT 11, IN THE GAMMA CONSOLIDATION, 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, IN DUPAGE COUNTY, ILLINOIS.

THE WEST HALF OF THE NORTHWEST CORNER OF LOT 11, IN THE GRABARY MEASURED PERPENDICULAR TO THE LOT LINES OF LOT 11, IN THE GRABARY CONSOLIDATION, 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, IN DUPAGE COUNTY, ILLINOIS.

BASIS OF BEARINGS:

THE GRANNARY CONSOLIDATION
20,235 SQ. FT.

WATERMAIN EASEMENT PREMISES
HEREBY GRANTED 2,281 SQ. FT.

NOTES:

- 1) SURVEY FIELD WORK COMPLETED ON AUGUST 22, 2024.
- 2) PARCEL MAY BE SUBJECT TO COVENANTS NOT REVIEWED BY SURVEYOR.
- 3) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.



 = ROADWAY
 HEREBY DEDICATED
 = PUBLIC UTILITY & DRAINAGE EASEMENT
 HEREBY GRANTED
 = WATERMAIN EASEMENT
 HEREBY GRANTED

06-09-114-009
TAX PARCEL NUMBER

6-4-25	REVISED PER COMMENTS
6-10-25	REVISED PER VILLAGE

C970-4707

SHEET 1 OF 2

