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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
07/03/2023 10:23 AM

DOCUMENT # R2023-041629

ORDINANCE 8128
AN ORDINANCE GRANTING A TIME EXTENSION
TO ORDINANCE 7946 APPROVING ZONING
RELIEF PURSUANT TO VILLAGE CODE TO
ALLOW FOR AN APARTMENT BUILDING

PIN(s): 06-09-114-034

ADDRESS: 215 S. Westmore Meyers Road, LOMBARD, IL

Prepared by and Return To:
Village of Lombard
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 copy of

ORDINANCE 8128

AN ORDINANCE GRANTING A TIME EXTENSION TO
ORDINANCE 7946 APPROVING ZONING RELIEF
PURSUANT TO VILLAGE CODE TO ALLOW FOR AN
APARTMENT BUILDING

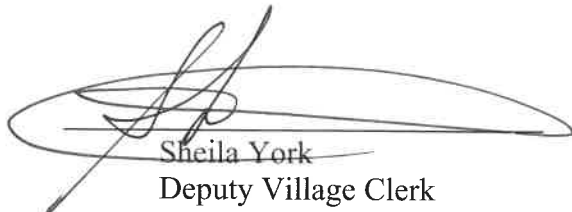
PIN(s) 06-09-114-034

ADDRESS: 215 S. Westmore Meyers Road, Lombard, IL

of the said Village as it appears from the official records
of said Village duly approved this 16th
day of February 2023.

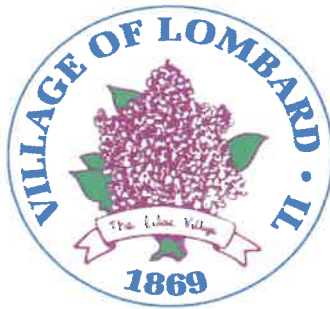
In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 23rd
day of June 2023.



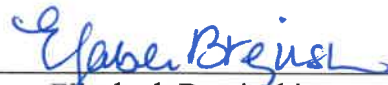

Sheila York
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**ORDINANCE 8128
PAMPHLET**

**PC 21-11: 215 S. WESTMORE-MEYERS ROAD
TIME EXTENSION**



PUBLISHED IN PAMPHLET FORM THIS 17TH DAY OF FEBRUARY, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8128

**AN ORDINANCE GRANTING A TIME EXTENSION TO
ORDINANCE 7946 APPROVING ZONING RELIEF PURSUANT
TO VILLAGE CODE TO ALLOW FOR AN APARTMENT
BUILDING**

(PC 21-11: 215 S. Westmore Meyers Road)

WHEREAS, on April 15, 2021, the President and Board of Trustees of the Village of Lombard adopted Ordinance 7946 which approved zoning relief to allow for an apartment building; and,

WHEREAS, pursuant to Ordinance 7946 the zoning relief shall become null and void unless work thereon is substantially underway within twelve (12) months from the date of issuance, unless further action is taken by the Village Board; and,

WHEREAS, construction has not commenced and a building permit is under review for the development granted by Ordinance 7946; and

WHEREAS, the Village has received a request from the owner for a time extension of said Ordinance; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

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: Ordinance 7946 is hereby further amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway within twelve (12) months of the expiration date of this Ordinance (i.e., April 15, 2024).

SECTION 2: That all other provisions associated with Ordinance 7946 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That this ordinance is limited and restricted to the subject property generally located at 215 S. Westmore Meyers Road, Lombard, Illinois, and more specifically legally described as set forth below:

Ordinance No. 8128
Re: PC 21-11 – Time Extension
Page 2

LOT 14 IN HOME ACRES, (EXCEPT THE WEST 33 FEET), 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.

PIN: 06-09-114-034

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2023.

First reading waived by action of the Board of Trustees this 16th day of February, 2023.

Passed on second reading this 16th day of February, 2023, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello

Nays: None

Absent: Trustee Bachner

Approved by me this 16th day of February, 2023.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 17th day of February, 2023.


Elizabeth Brezinski, Village Clerk

EXHIBIT

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**ORDINANCE 7946
PAMPHLET**

PC 21-11: APARTMENT BUILDING, 215 S. WESTMORE MEYERS ROAD



**PUBLISHED IN PAMPHLET FORM THIS 16TH DAY OF APRIL 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.**



**Sharon Kuderna
Village Clerk**

ORDINANCE NO. 7946

**AN ORDINANCE GRANTING VARIANCES USE FOR AN APARTMENT BUILDING
FOR THE PROPERTY AT 215 S. WESTMORE MEYERS ROAD WITHIN THE R4
LIMITED GENERAL RESIDENTIAL DISTRICT**

(PC 21-11: Apartment Building, 215 S. Westmore Meyers Rd)

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 R4 Limited General Residential District; and,

WHEREAS, an application has heretofore been filed requesting approval of variances as set forth in Section 1 below; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 15, 2021 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the variances, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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 a variance for a transitional building setback of 15', where 50' is required, on the north side pursuant to Section 155.409(I)(2) of Village Code; a variance for a transitional landscape yard of 15', where 30' is required, on the north side pursuant to Section 155.409(J) of Village Code; a variance for perimeter yard landscaping of 0', where 5' is required on the south side at the parking lot, pursuant to Section 155.709(B) of Village Code; and a variance for density to allow for 15 units, where 14 units are allowed, pursuant to Section 155.409(D)(4) of Village Code, is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property at 215 S. Westmore Meyers Road, Lombard, Illinois, and legally described as follows:

Ordinance No. 7946
Re: PC 21-11
Page 2

LOT 14 IN HOME ACRES, (EXCEPT THE WEST 33 FEET), 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.

PIN: 06-09-114-034

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid pursuant to timing in Section 155.103(C)(10); and
4. Landscaping materials shall meet Village Code per Section 155.707.

SECTION 4: 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 1st day of April, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this 15th day of April, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

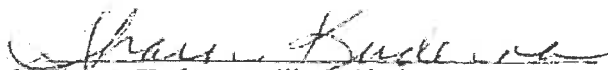
Nays: None

Absent: None

Approved by me this 15th day of April, 2021.


Keith Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 16th day of April, 2021.


Sharon Kuderna, Village Clerk