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KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
05/10/2021 10:37 AM

DOCUMENT # R2021-073326

ORDINANCE 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

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

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

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



I, **Janet Downer**, 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 7946

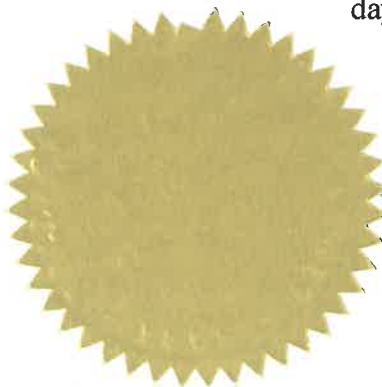
AN ORDINANCE GRANTING VARIANCES USE FOR AN APARTMENT
BUILDING FOR THE PROPERTY AT 215 S. WESTMORE MEYERS ROAD
WITHIN THE R4 LIMITED GENERAL RESIDENTIAL DISTRICT


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

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

of the said Village as it appears from the official records
of said Village duly approved this 15th
day of April, 2021.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate
Seal of said **Village of Lombard**, Du Page County, Illinois this 30th
day of April 2021.





Janet Downer
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

**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.

A handwritten signature in cursive script, reading "Sharon Kuderna".

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:

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