

J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

APR. 04, 2000

11:43 AM

PLAT

06-09-104-028

010 PAGES

R2000-047363

**ORDINANCE NO. 4667
AN ORDINANCE APPROVING A PLAT OF
RESUBDIVISION AND VARIATIONS FROM THE
LOMBARD ZONING ORDINANCE**

**PC 99-22: 16, 30, 48, 50, 54, 58, 62, 88, 90, 116, 120, 122, 126,
130, 136, 142 South Westmore Avenue
900 E. Maple Street
Lombard, Illinois
(Westmore Woods)**

Parcel Numbers 06-09-104-028, 030, 031, 034, 065, 092, 106, 107; 06-09-104-041; 06-09-104-038; 06-09-104-037; 06-09-104-033; 06-09-104-029; 06-09-104-058; 06-09-104-082; 06-09-104-050; 06-09-104-079; 06-09-104-093; 06-09-104-105; 06-09-104-104; 06-09-104-071; 06-09-104-097; 06-09-104-098; 06-09-104-060 and 06-09-104-059

A delineation of the property
described in this instrument

appears in

PLAT BOOK NO. 196 PAGE 58

Return To:

**Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 4667

**AN ORDINANCE APPROVING A
PLAT OF RESUBDIVISION AND VARIATIONS FROM
THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 99-22: 16, 30, 48, 50, 54, 58, 62, 88, 90, 116, 120, 122, 126, 130, 136, 142 South Westmore Avenue, 900 E. Maple Street (Westmore Woods))

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 properties are zoned CR Conservation/Recreation District R-2 Single-Family Residence District, and R3 Attached Single-Family Residence; and,

WHEREAS, an application has been filed with the Village of Lombard requesting approval of a Plat of Resubdivision, hereby attached and labeled as "Exhibit A", and a variation from Title 15, Chapter 155, Section 155.404.E, and variations from Title 15, Chapter 155 Section 155.407.E.2 of said Zoning Ordinance, to reduce the required minimum lot width; and,

WHEREAS, a public hearing has been conducted by the Plan Commission on June 21, 1999 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the Plat of Resubdivision and the variations described herein; 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 the Westmore Woods Resubdivision, as attached hereto, is hereby approved and that the Village President be and hereby is authorized to sign said plat on

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behalf of the Village of Lombard and that the Village Clerk be and hereby is authorized to attest said plat.

Section 2: That this ordinance is limited and restricted to the property generally located at , Lombard, Illinois, and legally described as follows:

THE WEST 358 FEET, MEASURED ALONG THE SOUTH LINE OF LOT 1 AND THE SOUTH 12 FEET OF THE EAST 300 FEET OF SAID LOT 1, ALSO THE WEST HALF OF THE NORTH 65 FEET OF THE PART OF LOT 2 LYING WEST OF THE EAST 33 FEET THEREOF, ALSO THE WEST HALF OF PART OF LOT 3 LYING WEST OF THE EAST 33 FEET THEREOF, ALSO THE SOUTH 50 FEET OF LOT 2, ALSO THE NORTH 60 FEET OF THE SOUTH 110 FEET (EXCEPT THE LAST 228 FEET THEREOF OF LOT 2), ALSO LOT 4 (EXCEPT THE EAST 200 FEET) LYING WEST OF THE EAST 33 FEET THEREOF, AND LOT 6 (EXCEPT THE EAST 233 FEET THEREOF), AND LOT 7 (EXCEPT THE WEST 317.1 FEET AND EXCEPT THE NORTH 95 FEET AND EXCEPT THE EAST 233 FEET MEASURED FROM THE CENTER LINE OF WESTMORE AVENUE), AND THE WEST HALF OF THAT PART OF LOT 7, LYING WEST OF THE EAST 33 FEET THEREOF, ALSO THE NORTH HALF OF THE EAST HALF OF LOT 9 (EXCEPT THE EAST 233 FEET), AND THE WEST HALF OF THE NORTH HALF OF LOT 9, ALSO LOT 8 (EXCEPT THE NORTH 75 FEET THEREOF), AND THE NORTH 75.00 FEET OF LOT 10 (EXCEPT THE EAST 183 FEET THEREOF), AND THE SOUTH HALF OF LOT 10 (EXCEPT THE EAST 233 FEET THEREOF), AND THE NORTH 25 FEET OF THE WEST 396 FEET OF LOT 11, AND THE NORTH 25 FEET OF THE WEST 456 FEET (EXCEPT THE WEST 396 FEET) OF LOT 11, ALL IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1911 AS DOCUMENT 105468, IN DUPAGE COUNTY, ILLINOIS; ALSO LOT 3 IN MONSEN'S MAPLE AVENUE RESUBDIVISION OF THE WEST 396 FEET OF LOT 11, AS MEASURED ALONG THE NORTH LINE OF LOT 12, LYING NORTH OF THE NORTHERLY LINE OF MAPLE STREET IN E.W. ZANDER'S HOME ACRES, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MONSEN'S MAPLE AVENUE RESUBDIVISION RECORDED JUNE 11, 1959 AS DOCUMENT 926834, IN DUPAGE COUNTY, ILLINOIS, ALSO

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LOT 7 (EXCEPT THE NORTH 66 FEET THEREOF) IN ROBERTSON'S ADDITION TO HOME ACRES, BEING A SUBDIVISION IN THE WEST 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 APRIL 16, 1909 AS DOCUMENT 96660 IN DUPAGE COUNTY, ILLINOIS.

Parcel Nos. 06-09-104-028, 030, 031, 034, 065, 092, 106, 107

THE NORTH 53 FEET OF THE WEST 200 FEET OF THE EAST 233 FEET OF LOT 4 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-041

THE SOUTH 68 FEET OF THE EAST HALF OF LOT 3 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-038

THE SOUTH 60 OF THE NORTH 110 FEET OF THE EAST HALF OF LOT 3 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-037

THE NORTH 60 FEET OF THE SOUTH 110 FEET OF THE EAST 228 FEET OF LOT 2 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-033

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THE EAST 300 FEET (EXCEPT THE SOUTH 12 FEET) OF LOT 1 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-029

THE NORTH 50 FEET OF THE SOUTH ½ OF THE EAST 183 FEET OF LOT 9 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-058

THE WEST 200 FEET OF THE EAST 233 FEET OF THE NORTH 75 FEET OF LOT 9 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-082

THE SOUTH 50 FEET OF THE NORTH 95 FEET OF THE WEST 200 FEET OF THE EAST 233 FEET OF LOT 7 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-050

THE NORTH 45 FEET OF THE WEST 200 FEET OF THE EAST 233 FEET OF LOT 7 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-079

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THE SOUTH 63 FEET OF THE WEST 233 FEET OF THE EAST 233 FEET OF LOT 5 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-093

THE WEST 200 FEET OF THE EAST 233 FEET (EXCEPT THE NORTH 106 FEET THEREOF) OF LOT 4 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-105

THE SOUTH 53 FEET OF THE NORTH 106 FEET OF THE WEST 200 FEET OF THE EAST 233 FEET OF LOT 4 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-104

THE SOUTH 51 FEET OF THE NORTH 103 FEET OF THE EAST 184 FEET LYING WEST OF THE EAST 33 FEET OF LOT 11 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-071

THE SOUTH 10 FEET OF THE EAST 233 FEET OF LOT 10, AND THE NORTH 52 FEET OF THE WEST 184 FEET OF THE EAST 233 FEET OF LOT 11 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-097

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THE NORTH 65 FEET OF THE SOUTH 75 FEET OF THE EAST 233 FEET OF LOT 10 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-098

THE SOUTH 50 FEET OF THE NORTH 75 FEET OF THE EAST 183 FEET OF LOT 10 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-060

THE EAST 183 FEET OF THE SOUTH HALF (EXCEPT THE NORTH 50 FEET THEREOF) OF LOT 9 AND THE NORTH 25 FEET OF THE EAST 183 FEET OF LOT 10 IN E.W. ZANDER'S HOME ACRES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-09-104-059

Section 3: That a variation is hereby granted from the provisions of Title 15, Chapter 155, Section 404.E of the Lombard Zoning Ordinance for 900 E. Maple Street (Westmore Woods Park) of the Westmore Woods Resubdivision to reduce the minimum lot area to seventy-five feet (75') where two hundred feet (200') is required.

Section 4: That the following variations from the provisions of Title 15, Chapter 155, Section 407.E.2 of the Lombard Zoning Ordinance are hereby granted:

1. That the lot width for Lot 6 be not less than fifty-three feet (53').
2. That the lot width for Lot 7 be not less than fifty-three feet (53').
3. That the lot width for Lot 8 be not less than fifty-three feet (53').
4. That the lot width for Lot 9 be not less than forty-five feet (45').

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5. That the lot width for Lot 10 be not less than fifty feet (50').
6. That the lot width for Lot 12 be not less than fifty feet (50').
7. That the lot width for Lot 13 be not less than fifty feet (50').
8. That the lot width for Lot 14 be not less than fifty feet (50').
9. That the lot width for Lot 17 be not less than fifty-one feet (51').

Section 5: 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 _____, 1999.

First reading waived by action of the Board of Trustees this 15th day of July, 1999.

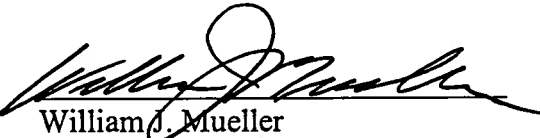
Passed on second reading this 15th day of July, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey & Kufrin

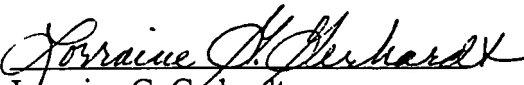
Nays: None

Absent: None

Approved this 15th day of July, 1999.


William J. Mueller
Village President

ATTEST:


Lorraine G. Gerhardt
Village Clerk