

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) \_\_\_\_\_

\_\_\_\_\_  
X  
\_\_\_\_\_

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: April 30, 2008 (B of T) Date: May 15, 2008

TITLE: ZBA 08-04: 1005 E. Washington Boulevard

SUBMITTED BY: Department of Community Development *dm*

BACKGROUND/POLICY IMPLICATIONS:

The Zoning Board of Appeals transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests a variation to Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to increase the maximum allowable fence height in a corner side yard from four feet (4') to five feet (5') in the R2 Single-Family Residence District. (DISTRICT #5)

The ZBA recommended denial of this petition.

Please place this item on the May 15, 2008 Board of Trustees agenda.

Fiscal Impact/Funding Source:  
Review (as necessary):

Village Attorney X

Finance Director X

Village Manager X

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
5/5/08

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:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP *DH*  
Assistant Village Manager/ Director of Community Development

**DATE:** May 15, 2008

**SUBJECT:** ZBA 08-04; 1005 E. Washington Boulevard

Please find the following items for Village Board consideration as part of the May 15, 2008 Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 08-04; and
3. Plans associated with the petition.

Please contact me if you have any questions regarding the aforementioned materials. The Zoning Board of Appeals recommended denial of the zoning actions associated with the petition.





**VILLAGE OF LOMBARD**

255 E. Wilson Avenue  
Lombard, IL 60148-3931  
(630) 620-5700 FAX: (630) 620-8222  
TDD: (630) 620-5811  
www.villageoflombard.org

May 15, 2008

Mr. William J. Mueller  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: ZBA 08-04; 1005 E. Washington Boulevard**

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests a variation to Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to increase the maximum allowable fence height in a corner side yard from four feet (4') to five feet (5') in the R2 Single-Family Residence District.

The Zoning Board of Appeals conducted a public hearing on April 23, 2008. Kristen Walsh, owner of the subject property, presented the petition. She stated that she and her husband were requesting to install a five (5) foot fence that would completely enclose their yard. The fence would be constructed to four (4) feet and would include an additional one (1) foot topper. The topper would give an open, not fortress-like feel. The current fence is in disrepair, and it would benefit the character of the neighborhood to have it replaced. She further stated that the proposed fence height would not change the character of the neighborhood.

Mrs. Walsh stated that the fence would be constructed eleven (11) feet from the sidewalk rather than right against it. This would make the fence less obtrusive. She stated that her family lived on a busy street and that she has a two and a half year old child and another on the way. The fence would serve in part as a safety feature for them. Building the fence to code would limit the usable space of the yard and alter their current landscaping.

She stated that the fence topper would consist of two (2) foot boards spaced two (2) feet apart and could easily be seen through. At this point, Mrs. Walsh submitted two photos. One showed an example of the proposed fence and the other showed the current fence. Mrs. Walsh finished by saying that the fence would not be a danger in the neighborhood or a clear line of sight issue.

Chairperson Defalco opened the meeting for public comment. No one spoke for or against the petition. Chairperson Defalco then requested the staff report.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."  
"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Village President  
William J. Mueller  
Village Clerk  
Brigitte O'Brien  
Trustees  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Dana L. Moreau, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
Rick Soderstrom, Dist. 6  
Village Manager  
William T. Lichter

Stuart Moynihan, Associate Planner, presented the staff report. Mr. Moynihan stated the subject property is located at the southeast corner of Washington Boulevard and Westmore-Meyers Road. The petitioner is requesting a variation to allow the installation of a fence four (4) feet in height with a one (1) foot lattice extension, a total height of five (5) feet. The new fence will replace an existing fence greater than five (5) feet in height that is in disrepair. The proposed fence would be set back approximately eleven (11) feet from the side lot line. As the existing nonconforming fence is being replaced, the new fence would be required to meet the current zoning ordinance provisions, unless a variation is granted by the Village.

The Zoning Ordinance allows nonconforming fences to remain in existence provided that once a nonconforming fence reaches the end of its useful life any replacement fence will meet current code requirements. In time, this allows for full compliance with the Zoning Ordinance. A variation may only be granted if there is a demonstrated hardship that distinguishes the subject property from all other properties in the area.

Within their request, the petitioners have raised a few issues related to safety and neighborhood character. While staff recognizes these points are valid to a point, staff does not believe these concerns are demonstrative of a hardship. The petitioners also argue that the construction of a five-foot fence set back twenty (20) feet from the corner side property line as required would create an awkward situation due to the placement of a tree and an existing deck. Staff does not find this to be the case. A fence set back twenty (20) feet or slightly further would be located between the tree and the existing deck.

Staff finds that the Standards for Variations have not been affirmed. Staff finds that there are no conditions related to the property that prevent compliance with the fence height regulations. The petitioner's property does not have physical surroundings, shape, or topographical features that differ substantially from other corner lots in the neighborhood as to be demonstrative of a hardship.

Staff finds that the conditions are not unique to the subject property. Many other properties with a similar layout and design have been able to meet the established regulations.

Staff finds that the fence could be constructed per the ordinance requirements either by lowering the fence height to four (4) feet or changing the location so that the fence is outside the corner side yard. The hardship has been created by the petitioner as a result of the preference for the fence's height and location.

Therefore, staff is recommending denial of the petition as requested.

Chairperson Defalco opened the meeting for discussion among the members.

Chairperson Defalco stated that the Board has had a number of fence height cases before them. He described one fence on School Street that was built to six (6) feet in height. The fence had to be saw cut to four (4) feet. Similar concerns about safety were raised. He described another case on Elizabeth Street in which a four (4) fence had an additional lattice. Issues about dogs jumping the fence were raised in this case. Still, the lattice had to be removed.

Mr. Tap asked the staff if the fence were set back twenty (20) feet, would the fence be permitted to be five (5) feet high?

Mr. Moynihan answered that this would be permitted. Chairperson Defalco stated that the fence could be as high as six (6) feet.

Mrs. Walsh stated that the fence would cut into usable yard space, would be too close to an existing deck, and would change the layout of the yard.

Mrs. Newman asked if the twenty (20) foot side yard were to be maintained, how far would the fence be from the deck?

Mrs. Walsh stated that this would only be a few feet. Also, there is equipment in the area that would be difficult to reach if this were done and an existing tree would be outside the fence.

Mrs. Newman stated that the tree seems to be interfering with the current fence and was causing it to bow. She asked if this was the case and if the proposed fence would be built in the same position.

Mrs. Walsh stated that the fence would be built in the same place but it was not an issue as it appears.

Chairperson Defalco stated that according to the site plan, a deck set back twenty (20) feet would be at least three and one half feet from the existing deck. He also stated that the width of the lot is eighty (80) feet and the usual lot width in the Village is sixty (60) feet. So, a set back of twenty (20) feet leaves sixty (60) feet to work with when it would normally leave forty (40) feet.

Mrs. Walsh stated that these were valid points. However, she believes the spirit of the ordinance was to address safety issues and not creating a fortress-like feel. She believes that the proposed fence would not have either effect.

Chairperson Defalco stated that when a fence is adjacent to a neighbor's front yard, they may not want to come out of the front of their house and see a wall to the side of them. This is what is meant by a fortress-like feel and is the case here.

Mrs. Walsh stated that no neighbors were objecting to the fence.

Chairperson Defalco stated that the neighbor at 1015 East Washington may not be there forever. A new home could be built closer to the front lot line and would be impacted by the proposed fence.

Mrs. Walsh stated that the proposed topper would give the fence a different feel.

Chairperson Defalco stated that a hardship must be shown and that this case would set a precedent for other properties in the Village.

Mrs. Walsh asked if there were cases with a precedent for approval.

Mr. Moynihan stated that some similar cases had been recommended for denial and a few others for approval. However, the details of those cases were not necessarily the same as the current one.

Mrs. Walsh stated that the trustee in her district supports her petition and had recommended the public hearing process.

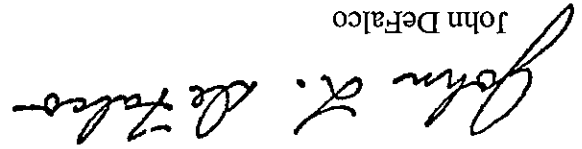
Chairperson Defalco stated the Zoning Board of Appeals makes only a recommendation to the Board of Trustees. The ZBA must take a look at the ordinances and determine if there is a hardship.

Mr. Bedard stated that given the size of the lot, he did not see a hardship in this case.

On a motion by Mr. Bedard and a second by Mr. Corrado, the Zoning Board of Appeals recommended by a vote of 6 to 0 that the Village Board deny a variation to Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to increase the maximum allowable fence height in a corner side yard from four feet (4') to five feet (5') in the R2 Single-Family Residence District.

Respectfully,

VILLAGE OF LOMBARD



John Defalco  
Chairperson  
Zoning Board of Appeals



**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

**TO:** Zoning Board of Appeals      **HEARING DATE:** April 23, 2008

**FROM:** Department of Community Development      **PREPARED BY:** Stuart Moynihan  
Associate Planner

**TITLE**

**ZBA 08-04; 1005 E. Washington Boulevard:** The petitioner requests a variation to Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to increase the maximum allowable fence height in a corner side yard from four feet (4') to five feet (5') in the R2 Single-Family Residence District.

**GENERAL INFORMATION**

**Petitioner/Owner:**

Kristen and John Walsh  
1005 E. Washington Boulevard  
Lombard, IL 60148

**PROPERTY INFORMATION**

**Existing Zoning:**

R2 Single Family Residential District

**Existing Land Use:**

Single Family Residence

**Size of Property:**

approximately 15,000 square feet

**Surrounding Zoning and Land Use:**

**North:** R2 Single Family Residence District; Single Family Residences  
**South:** R2 Single Family Residence District; Single Family Residences  
**East:** R2 Single Family Residence District; Single Family Residences  
**West:** R2 Single Family Residence District; Single Family Residences

## ANALYSIS

## SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on March 20, 2008.

1. Petition for Public Hearing.
2. Response to the Standards for Variation.
3. Written narrative, prepared by the petitioner, describing the existing fence and need for a variation.
4. Plat of Survey prepared by Marchese Surveying, Inc., (undated).

## DESCRIPTION

The subject property is located at the southeast corner of Washington Boulevard and Westmore-Meyers Road. The petitioner is requesting a variation to allow the installation of a fence four (4) feet in height with a one (1) foot lattice extension, a total height of five (5) feet. The lattice extension will consist of boards two (2) feet in width spaced two (2) feet apart. The new fence will replace an existing fence greater than five (5) feet in height that is in disrepair. The proposed fence would be set back approximately eleven (11) feet from the side lot line. As the existing nonconforming fence is being replaced, the new fence would be required to meet the current zoning ordinance provisions, unless a variation is granted by the Village.

## INTER-DEPARTMENTAL REVIEW COMMENTS

### ENGINEERING

#### Private Engineering Services

The Private Engineering Services Division has no comments on the subject petition.

#### Public Works Engineering

Public Works Engineering has no comments regarding this request.

### FIRE AND BUILDING

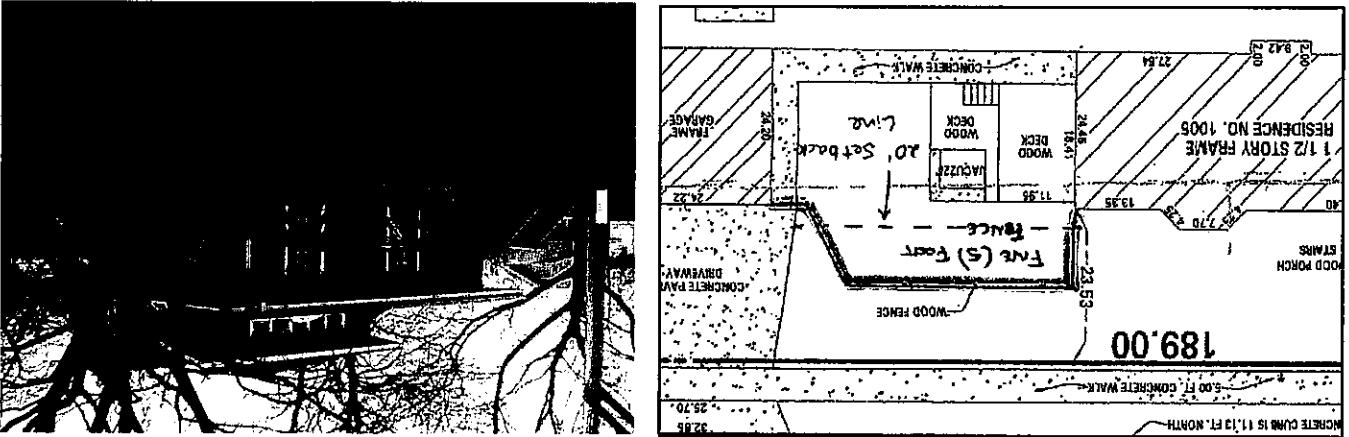
The Fire Department/Bureau of Inspectional Services has no comments on the subject petition.

### PLANNING

The subject property currently has a legal nonconforming wood fence slightly greater than five feet in height within the corner side yard. The Zoning Ordinance allows nonconforming fences to remain in existence provided that once a nonconforming fence reaches the end of its useful life any

replacement fence will meet current code requirements. In time, this allows for full compliance with the Zoning Ordinance. Five-foot high fences are not permitted within corner side yards due to the visual obstruction they create. As such, the petitioner's replacement of the fence requires that the new fence meet the four-foot height restriction or that a variation be granted. A variation may only be granted if there is a demonstrated hardship that distinguishes the subject property from all other properties in the area.

Within their request, the petitioners have raised a few issues related to safety and neighborhood character. While staff recognizes these points are valid to a point, staff does not believe these concerns are demonstrative of a hardship. The petitioners also argue that the construction of a five-foot fence set back twenty (20) feet from the corner side property line as required would create an awkward situation due to the placement of a tree and an existing deck. Staff does not find this to be the case. A fence set back twenty (20) feet or slightly further would be located between the tree and the existing deck. This can be inferred from the site plan and photograph below:



The fence proposed fence does not fall within a twenty-foot by twenty-foot clear line of sight triangle at the driveway.

In order to be granted a variation the petitioner must show that they have affirmed each of the "Standards for Variation." The following standards have not been affirmed:

1. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.*

Staff finds that there are no conditions related to the property that prevent compliance with the fence height regulations. The petitioner's property does not have physical surroundings, shape, or topographical features that differ substantially from other corner lots in the neighborhood as to be demonstrative of a hardship. The property is relatively flat and the existing topography does not impact the ability of the property owner from meeting the fence height provisions.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

Staff finds that the conditions are not unique to the subject property. Many other properties with a similar layout and design have been able to meet the established regulations.

4. *The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.*

Staff finds that the fence could be constructed per the ordinance requirements either by lowering the fence height to four (4) feet or changing the location so that the fence is outside the corner side yard. The hardship has been created by the petitioner as a result of the preference for the fence's height and location.

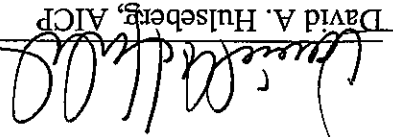
Staff recommends that the petition be denied on the grounds that a hardship has not been demonstrated.

## FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has not affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **denial** of the aforementioned variation:

Based on the submitted petition and the testimony presented, the requested variation **does not comply** with the Standards required for a variation by the Lombard Zoning Ordinance; and, therefore, I move that the Zoning Board of Appeals find that the findings included as part of the Inter-departmental Review Report be the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **denial** of ZBA 08-04.

Inter-Departmental Review Group Report Approved By:



David A. Huiseberg, AICP

Assistant Village Manager/Director of Community Development

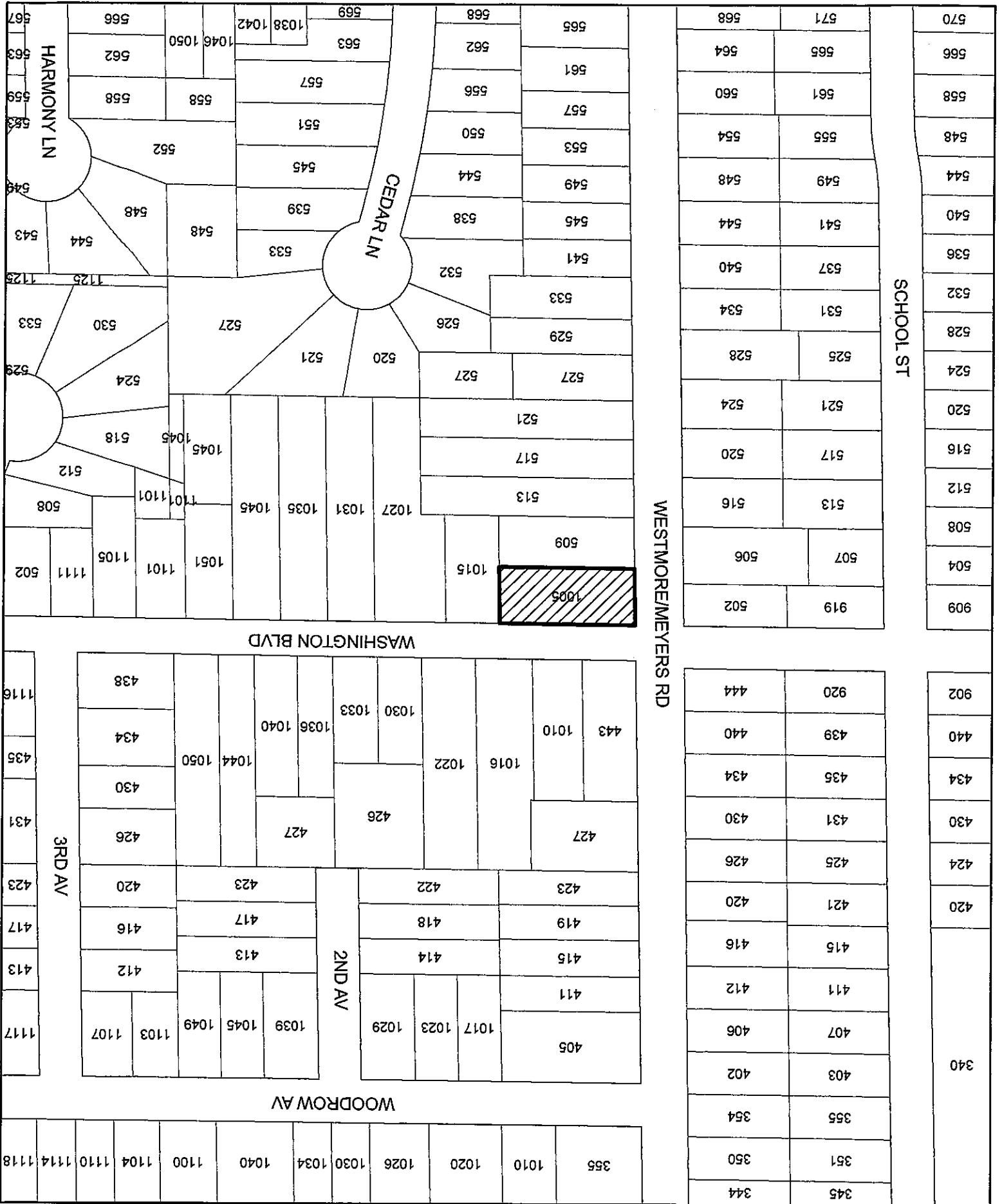
DAH

att-

c: Petitioner

# Location Map

ZBA 08-04





**Description of Request:**

**Variance for fence height on corner lot property:**

**1005 E. Washington Blvd., Lombard**

**Respectfully submitted by Kristin & Jon Walsh, Property Owners**

We are requesting a variation to the Lombard Land Usage ordinance regarding the permitted height of fences (155.205, c, ii). This states that "Fences or walls in required front and corner side yards shall not exceed four feet (4') in height." I was also told verbally by Michael Toth, associate village planner, that this height requirement exists for fences installed up to 20 feet set back from our property line.

The fence we would like to install would replace an existing fence along the backyard of our home, at the Washington side of our property. The proposed fence would be 5' total in height, consisting of a 4' wood security-style fence and a 1' topper with 2" boards spaced 2" apart.

We have spoken with our trustee, Laura Fitzpatrick, and she verbally supported the fence we are proposing to build and encouraged us to apply for a variance. A detailed description of our request follows, and we ask that the following points be considered with our formal variance application:

- The proposed 5' fence would replace an existing fence that is over 5' tall and was installed years before this ordinance was in place, so it would be staying with the character and feel of what already exists. The existing fence is in disrepair, so a new fence would actually enhance the property's appearance and the character of the neighborhood.
- The proposed fence is set back from the lot line by about 11' (the same location as the existing fence), so provides breathing room from the sidewalk, thus preventing a fortress-like feel.
- The proposed fence begins at the back of the house. Since we live on a corner lot, I realize our back yard is also considered a side yard, but nevertheless, the fence's location on the rear portion of our lot will not create a fortress-like feel.
- The proposed fence will provide a major safety feature: it will enclose our back yard bordering Washington Blvd., a busy street, creating a safe play area for our 2.5-year-old daughter and baby expected in July (the existing fence does not enclose the yard as it ends at our sidewalk and does not meet up with our garage). A 4' fence would not provide sufficient protection from large dogs that may easily be able to jump over a 4' fence—or for containing in our yard any large dog that we may add to our family in the future.
- The top 1' of the proposed 5' fence is comprised of 2" wide boards spaced 2" apart. Thus, the solid fence is in actuality only 4' tall, with the additional 1' having an open sightline and feel. We specifically designed the fence to maintain an open feel while still enclosing our yard safely, and to match the character of our 1912 Arts & Crafts style home and thus, enhance the neighborhood.

- Setting the new fence back 20 feet from our property line, which with the current ordinance would be necessary to build it taller than 4', would be extremely awkward given the layout of our property and existing trees and deck, diminishing the character of the yard and thus, of the neighborhood.
- We cannot think of any hardship, danger or injury to nearby property owners, cars, or pedestrians that granting this variance would cause. We believe that building the proposed fence would increase the safety and enhance the character of the neighborhood.

We respectfully request your thoughtful consideration of our request, and thank you for your time.

Sincerely,

Kristin & Jon Walsh  
1005 E. Washington Blvd.  
Lombard



**Response to Standards for Variations**

**Requested variance for fence height on corner lot property:  
1005 E. Washington Blvd., Lombard  
Kristin & Jon Walsh, Property Owners**

**1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.**

Our goal is to enclose our backyard with a fence that will provide a safe area for our children (2 ½ and expected in July). Our current fence (which is in poor condition) is open on each end and does not enclose the yard from the street (Washington Blvd.). If we built only a 4-foot fence as is allowable at the setback requested, we do not feel that is adequate protection on a busy street with many passers-by, particularly from large dogs that could easily jump it. Additionally, if we were to add a large dog to our family in the future, we would like to be assured that the dog is contained in our backyard for the safety of our neighborhood.

If we were to build the 5-foot fence we desire set back 20 feet from the property line, as is allowed by the ordinance, that fence would be flush up against our deck and not tub, as well as putting a large tree currently in our interior backyard on the outside of the fence. While some may not qualify this as a "hardship", the placement would be extremely awkward given the layout of our property and existing trees and deck, diminishing the character of the yard and thus, of the neighborhood.

**2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.**

Because of the way our lot is, the proposed fence would not begin until the back of the house, thus enclosing our backyard (which because we live on a corner, is also considered our side yard). My understanding is that part of the purpose of this ordinance is to prevent fences right up to the corner that create a fortress-like feeling. This fence in no way will create that, as it begins at the back of our house, is set back from our property line (approximately 11 feet), and features a 1 foot topper of spaced boards which will provide an open, airy feeling (only 4 feet of privacy fence).

Additionally, the proposed fence would be replacing an existing fence that is 5 feet tall. While I know there is no "grandfather" clause, my point is that the new fence will be no higher than the fence already in place, and the fence's appearance will be greatly enhanced as the current fence is falling apart and leans a great deal.

**3. The purpose of the variation is not based primarily upon a desire to increase financial gain.**

This request for a variation is in no way based upon a desire to increase financial gain. It is sought to replace the fence we have, extending it to enclose our backyard, at the height the fence currently is (slightly shorter, actually: 5 ft.) – a height we feel will provide a safe environment for our children without compromising the safety or appearance of the neighborhood.

**4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.**

The difficulty/hardship posed to us in building this fence is caused solely by the ordinance, and not by any person with an interest in the property.

**5. The granting of the variation will not be detrimental to public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

We can think of no way in which the granting of the variation will be detrimental to public welfare or injurious to other property or improvements in the neighborhood. The fence we propose to build would be no taller than the existing fence, and in fact, will have a more open sightline as the top foot of it will have 2" boards spaced 2" apart. It would not obstruct any views that would be needed for safety. It does not face up to any other adjacent property (just the sidewalk – and it will be set back from the sidewalk approximately 11 feet), so I can think of no reason it would be injurious to other property or improvements in the neighborhood.

**6. The granting of the variation will not alter the essential character of the neighborhood.**

The new fence would in no way alter the essential character of the neighborhood. Quite the opposite is true: it will enhance the character of the neighborhood. First, it will replace an existing fence that is in disrepair, so that alone will improve our yard's appearance. Second, we have designed the fence to complement the Arts and Crafts style of our home and enhance the overall character of the home and the neighborhood, with the 4' solid fence and a 1' decorative topper with spaced boards. As a point of reference, we have already installed this same style of fence, approved by the village, in the inner side yard of our home (south side of home in our inner side yard, facing Westmore-Meyers). Once this last leg of fence is installed, we will have the entire fence stained a dark brown to match the color of our home. We are certain that the completed fence will be an asset, not a detriment, to the neighborhood's character.

**7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or**

**increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

To the best of our knowledge, the variation would not impair an adequate supply of light and air, increase congestion, increase fire danger, impair natural drainage or create drainage problems, endanger public safety, or substantially diminish or impair property values in the neighborhood.



Downer, Janet

**From:** Gardenia C. Hung, M.A. [gardenia359@hotmail.com]

**Sent:** Tuesday, April 15, 2008 11:00 AM

**To:** Bauer, Carol; Downer, Janet; Bauer, Carol; Johnson, Barb

**Cc:** Fitzpatrick, Laura; secretary@villageoflombard.org

**Subject:** Lombard resident homeowner's petition in support of Case No.ZBA 08-04

**Importance:** High

**Attachments:** Attn. Village of Lombard Zoning Board of Appeals Stuart Moynihan Associate Planner GCH  
15 April 2008.doc

Attn. Zoning Board of Appeals

Mr. Stuart Moynihan, Associate Planner

Department of Community Development

255 East Wilson Avenue

Lombard, Illinois 60148

Email: [communitydevelopment@villageoflombard.org](mailto:communitydevelopment@villageoflombard.org)

[villageboard@villageoflombard.org](mailto:villageboard@villageoflombard.org)

[secretary@villageoflombard.org](mailto:secretary@villageoflombard.org)

Telephone: 630-620-5749

From: Gardenia C. Hung, M.A., Lombard resident homeowner at 502 S. Westmore-Meyers Road, Lombard, Illinois 60148-3028, Du Page County, United States of America

RE: Lombard resident homeowner's petition in support of Case No.ZBA 08-04 requesting a variation to Section 155.205 (A)(1)(c)(2) of the Lombard Zoning Ordinance to increase the maximum allowable fence height in a corner side yard from four feet (4') to five feet (5') in the R2 Single-Family Residence.

My name is Gardenia C. Hung, M.A. I am a Lombard resident homeowner, taxpayer, and U.S.

citizen at 502 S. Westmore-Meyers Road and Washington Blvd. who lives across from the property

located at 1005 E. Washington Blvd. which is petitioning Case No. ZBA 08-04. I am writing in support

of this petition ZBA 08-04 requesting a variation to Section 155.205 (A)(1)(c)(2) of the Lombard

Zoning Ordinance to increase the maximum allowable fence height in a corner side yard from four feet

(4') to five feet (5') in the R2 Single-Family Residence.

Date: April 15<sup>th</sup>, 2008, 10AM

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