

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 17, 2008

3:25 PM

OTHER

06-08-320-001

005 PAGES

R2008-154881

ORDINANCE 6229

**APPROVING A VARIATION OF THE LOMBARD ZONING
ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF
LOMBARD, ILLINOIS**

Address: 591 S. Charlotte Street, Lombard, Illinois

PIN: 06-08-320-001

Return To:

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

ORDINANCE NO. 6229

**AN ORDINANCE APPROVING A VARIATION
OF THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS**

(ZBA 08-10: 591 S. Charlotte Street)

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 is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to increase the maximum allowable fence height in a front yard from four feet (4') to five and one half feet (5.5') in the R2 Single-Family Residence District; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on June 25, 2008 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings with a recommendation for approval to the Board of Trustees for the requested fence height variation, and,

WHEREAS, the President and Board of Trustees does concur with the findings of the Zoning Board of Appeals and have determined that it is in the best interest of the Village of Lombard to approve the requested fence height variation.

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 variation is hereby granted from the provisions of Title 15, Chapter 155, Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to increase the maximum allowable fence height in a front yard from four feet (4') to five and one half feet (5.5').

SECTION 2: This ordinance is limited and restricted to the property generally located at 591 S. Charlotte Street, Lombard, Illinois, and legally described as follows:

LOT 10 (EXCEPT THE EAST 5.00 FEET THEREOF) IN THE RESUBDIVISION OF LOTS 7, 8, 9, 17, 18, 19, 20, 21, 42, 43 AND 44 AND THAT PART OF LOT 49 WEST OF A LINE 445.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION AND VACATED FAIRVIEW TERRACE IN MORNINGSIDE PARK

SUBDIVISION, IN THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 10, 1926 AS DOCUMENT 224713, DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-08-320-001

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

1. The fence shall be installed in accordance with the site plan submitted as part of this petition.
2. The petitioner shall apply for and receive a building permit for the fence prior to construction.
3. Vehicular access to the property shall not be permitted from Madison Street as long as a fence greater than four (4) feet in height exists in the front yard abutting Madison Street.
4. The shrubs along Madison Street shall be maintained at a height not to exceed five and one-half (5.5) feet.

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 21st day of August, 2008.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.

Passed on second reading this 4th day of September, 2008.


Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved this 4 day of September, 2008.

Ordinance No. 6229
Re: ZBA 08-10
Page 3



William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

H:\CD\WORDUSER\ZBA Cases\2008\ZBA 08-10\ORDINANCE 08-10.doc



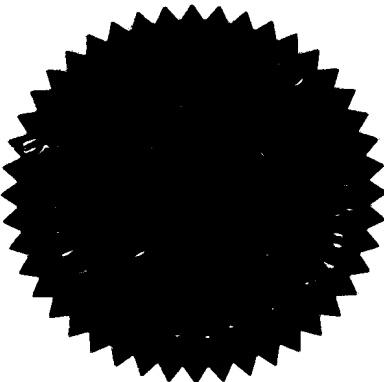
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

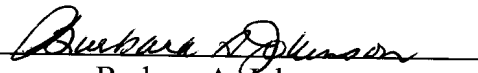
I further certify that attached hereto is a
copy of ORDINANCE 6229
APPROVING A VARIATION OF THE LOMBARD
ZONING ORDINANCE TITLE 15, CHAPTER 155 OF
THE CODE OF LOMBARD, ILLINOIS

PIN: 06-08-320-001
ADDRESS: 591 S. CHARLOTTE STREET,
LOMBARD, IL

of the said Village as it appears from the official records of said Village duly approved this 4th day of September, 2008.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 8th day of October, 2008.




Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois