

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
X Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: David A. Hulseberg, Village Manager *DAH*  
DATE: May 10, 2011 (B of T) Date: May 19, 2011  
TITLE: ZBA 11-02: 403 W. Ethel Ave.  
SUBMITTED BY: Department of Community Development *WLS*

BACKGROUND/POLICY IMPLICATIONS:

The Zoning Board of Appeals transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following actions for the subject property located within the R2 Single-Family Residence District:

1. A variation from 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 six feet (6').
2. A variation from Section 155.205(A)(1)(e) of the Lombard Zoning Ordinance to allow a solid wood fence six feet (6') in height in the clear line of sight area.

The Zoning Board of Appeals voted on each variation separately and their recommendation is noted below:

*Variation #2*

A variation from Section 155.205(A)(1)(e) of the Lombard Zoning Ordinance to allow a solid wood fence six feet (6') in height in the clear line of sight area.

*The ZBA recommended denial by a vote of 6-0.*

*Variation #1*

A variation from 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 six feet (6').

*As their were neither four votes to approve or deny the variation, it is being forwarded to the Board of Trustees with no recommendation.*

Please place this item on Items for Separate Action on the May 19, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_

Finance Director X \_\_\_\_\_

Village Manager X *David A. Hulseberg* \_\_\_\_\_

Date \_\_\_\_\_  
Date \_\_\_\_\_  
Date 5/11/11

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:** David A. Hulseberg, Village Manager

**FROM:** William Heniff, AICP,  
Director of Community Development *WH*

**DATE:** May 19, 2011

**SUBJECT:** ZBA 11-02; 403 W. Ethel Ave

Please find the following items for Village Board consideration as part of the May 19, 2011 Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. An Ordinance granting approval of a variation from 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 six feet (6');
3. IDRC report for ZBA 11-02; and,
4. Plans associated with the petition.

The Zoning Board of Appeals voted (6-0) to deny the clear line of sight variation. However, the ZBA was unable to obtain four votes for either approval or denial of the variation to allow a six (6) foot fence in the corner side yard. Therefore, this petition is being forwarded to the Village Board with a denial and no recommendation. Please place this item on the May 19, 2011 Board meeting under Items for Separate Action.





## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

Village President  
William J. Mueller

May 19, 2011

Village Clerk  
Brigitte O'Brien

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

### Trustees

Greg Alan Gron, Dist. 1  
Keith T. Giagnorio, Dist. 2  
Zachary C. Wilson, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, Dist. 6

**Subject: ZBA 11-02; 403 W. Ethel Ave.**

Dear President and Trustees:

Village Manager  
David A. Hulseberg

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests that the Village take the following actions for the subject property located within the R2 Single-Family Residence District:

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

- 1) A variation from 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 six feet (6').
- 2) A variation from Section 155.205(A)(1)(e) of the Lombard Zoning Ordinance to allow a solid wood fence six feet (6') in height in the clear line of sight area.

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

The Zoning Board of Appeals conducted a public hearing on April 27, 2011.

Chairperson DeFalco opened the meeting for public comment.

Eric Nofziger, 403 W. Ethel Ave., presented the petition. Mr. Nofziger stated that there was a six (6) foot fence previously located in the corner side yard of his property. He added that a portion of the fence was destroyed in a recent storm incident. He then stated that they are looking to replace the fence to its original height of six (6) feet. Mr. Nofziger stated that they would like the additional fence height for added privacy and security for his family. He then stated that there are a number of bus routes that circulate through his neighborhood and there are high school students who park and drive through his area. He added that the family has a dog and the additional fence height would prevent the dog from possibly harming a pedestrian.

Referring to the clear line of sight variation, Mr. Nofziger prepared a model of the property, which he shared with the ZBA members. He stated that if he were

required to meet the clear line of sight requirements, there would not be adequate clearance between the fence and garage. He also stated that there is a plum tree located in the clear line of sight area and if he had to meet the requirement, the tree would be on the outside of the fence. Lastly, Mr. Nofziger stated that he spoke with a number of the neighbors and none of them had an issue with the proposed fence location.

Chairperson DeFalco asked if there was anyone present to speak in favor or against the petition.

James and Linda Sochnuk, 403 W. Ethel, stated that they submitted a letter in support of the petition, which Michael Toth, Planner I, had distributed to the ZBA members prior to the meeting.

Chairperson DeFalco then requested the staff report.

Mr. Toth then presented the staff report. The subject property is located at the southwest corner of Ethel Avenue and Edson Street. The petitioner is requesting a variation to allow for the replacement of an existing solid wood fence six feet (6') in height in the corner side yard where a maximum height of four feet (4') is permitted. The fence is located along the Edson Street side of the property and conflicts with the clear line of sight area where the driveway meets the public right of way. The previously existing non-conforming fence was destroyed by a storm incident. The new fence would be required to meet the current zoning ordinance provisions, unless a variation is granted by the Village.

The subject property once contained a solid wood fence six feet (6') in height within the corner side yard and within the clear line of sight area. As the petitioner has indicated, a portion of the previous fence was blown down in a recent storm event. The Zoning Ordinance allows non-conforming fences to remain in existence provided that once a non-conforming 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.

Six 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 the response to standards, the petitioner has raised concerns regarding safety on the property due to the presence of a canine and safety of their child. Specifically, the petitioner states that the canine would be required to be chained up if they only had a four (4) foot fence and such chain could clothesline their child. While staff recognizes that some of these concerns are reasonable, staff does not believe these concerns are demonstrative of a hardship associated with the geographic state of the property.

A clear line of sight area is required when a driveway and the public right-of-way intersect. A triangle is formed with legs extending twenty feet (20') along the property line and twenty feet (20') along the driveway. Within a clear line of sight area fences shall not be greater than two (2) feet in height or of at least 75% open construction. The clear line of sight provisions exist specifically for public safety purposes.

The subject property contains two clear line of sight areas - one north and one south of the existing driveway. The petitioner plans to construct a new fence at six (6) feet in height in both of the required clear line of sight areas. Diagram 1 in the staff report shows the proposed fence indicated by the red line. The clear line of sight triangle is shown in green. A portion of the existing fence still stands to north of the driveway, within the clear line of sight triangle. The petitioner plans to remove that portion of fence and install a new portion of six (6) foot fence on a slight angle; however, the fence would still not meet the clear line of sight area requirements as proposed. The portion of fence that was leveled in the storm incident was located in the clear line of sight area south of the driveway. The petitioner plans to replace that portion of fence with a six (6) foot fence on a slight angle. Conversely, similar to the fence to the north of the driveway, the fence would still not meet the clear line of sight area requirements as proposed.

Concluding, Mr. Toth stated that staff is recommending denial of both variations associated with ZBA 11-02.

Chairperson DeFalco then opened the meeting for discussion by the ZBA members.

Ray Bartels stated that there are a number of buses that go through the petitioner's neighborhood and there is a lot of traffic in that area. He then stated that he is okay with the corner side yard fence height variation, but the petitioner should meet the clear line of sight regulations.

Chairperson DeFalco discussed the dog issue. He mentioned that the property owner is responsible for the behavior of their pets and owning a dog does not constitute a hardship associated with the property. He then stated that the Village does allow fences of open construction to be placed in a clear line of sight area. He added that an open style fence, such as wrought iron, is also permitted at six (6) feet in the corner side yard.

Mr. Nofziger stated that visibility of the dog is an issue; more specifically, if the dog can physically see someone walking by the dog is more apt to try and jump over the fence.

Mr. Tap asked the petitioner why he is unable to meet the clear line of sight requirement.

Mr. Nofziger stated that there is a nice plum tree located in the clear line of site to the south of the driveway. He stated that if the fence were to be angled to meet the clear line of sight, the plum tree would be on the outside of the fence.

Dr. Corrado questioned the six (6) foot height restriction in the corner side yard.

Chairperson DeFalco stated that the old ordinance only allowed fencing to go no higher than three (3) in the corner side yard. He then stated that it was later changed to four (4) feet. He added that the idea behind the height restriction is that tall fences in the corner side and front yard can create a fortress effect. He then stated that the clear line of sight issue is a safety concern and there have been children hit by cars when someone backs out of their driveway and can't see the sidewalk.

Dr. Corrado stated that the answer would be for the petitioner to construct an ornamental fence that is of open construction.

Mr. Toth stated that fences of open construction can be placed in a clear line of sight area and are also permitted at six (6) feet in the corner side yard; however, the petitioner desires to construct a privacy fence for reasons previously discussed.

Mr. Young asked the petitioner if they plan to remove the existing fence in the clear line of sight area to the north of the driveway.

Mr. Toth stated that the submitted plans indicate that the fence is to be removed and replaced. He added the proposed fence would also be located in the clear line of sight to the north of the driveway.

Mr. Young asked if there are two clear line of sight areas next to the driveway.

Mr. Toth stated that there is a clear line of sight area to the north and south of the driveway, as outlined in the staff report.

Mr. Young stated that the clear line of sight distance is more crucial to pedestrians on the sidewalk than it is to cars on the road.

Mr. Nofziger stated that all cars will be required to have back up cameras in the future for this reason.

Chairperson DeFalco stated that there are a number of properties in the immediate neighborhood that meet the corner side yard and clear line sight fence provisions.

Mrs. Newman asked if the petitioner would be required to alter the existing deck to meet the clear line of sight provision.

Mr. Toth stated that if the existing deck were to be removed, it would then have to meet all clear line of sight provisions.



Chairperson DeFalco asked the Board Members if they wanted to vote on the petition as a whole or on each variation separately. The ZBA members all agreed to vote on each variation separately.

*Variation #2 - A variation from Section 155.205(A)(1)(e) of the Lombard Zoning Ordinance to allow a solid wood fence six feet (6') in height in the clear line of sight area.*

*Michael Toth stated that if the clear line of sight variation is to be denied, the petitioner will have to meet the full provisions of the clear line of sight. Moreover, any fencing in the clear line of sight will have to be either two (2) feet or less in height or 75% open construction. He added that if the corner side yard fence height variation were to be approved, that fence would need to be located outside of any clear line of sight areas.*

On a motion by Young and seconded by Newman the Zoning Board of Appeals recommended denial of the clear line of sight variation by a 6-0 vote.

*Variation #1 - A variation from 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 six feet (6').*

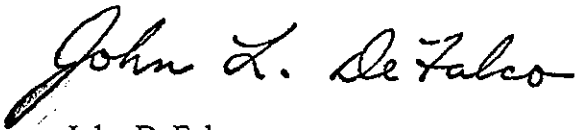
On a motion by Young and seconded by Bartels the Zoning Board of Appeals voted 3-3 to approve the variation.

On a motion by Newman and seconded by Tap the Zoning Board of Appeals voted 3-3 to deny the variation.

As the Zoning Board of Appeals could not obtain four votes to either approve or deny the variation, the fence height variation for the corner side yard will be forwarded to the Village Board with no recommendation.

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 27, 2011  
FROM: Department of Community PREPARED BY: Michael S. Toth  
Development Planner I

**TITLE**

**ZBA 11-02; 403 W. Ethel Ave.**: The petitioner requests that the Village take the following actions for the subject property located within the R2 Single-Family Residence District:

- 1) A variation from 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 six feet (6').
  
- 2) A variation from Section 155.205(A)(1)(e) of the Lombard Zoning Ordinance to allow a solid wood fence six feet (6') in height in the clear line of sight area.

**GENERAL INFORMATION**

Petitioner/Owner: Eric and Regina Nofziger  
403 W. Ethel Ave.  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Zoning: R2 Single Family Residential District  
Existing Land Use: Single Family Residence  
Size of Property: Approximately 7,850 square feet  
Surrounding Zoning and Land Use:

North: R2 Single Family Residence District; developed as Single Family Residences  
South: R2 Single Family Residence District; developed as Single Family Residences  
East: R2 Single Family Residence District; developed as Single Family Residences

West: R2 Single Family Residence District; developed as Single Family Residences

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents, which were filed with the Department of Community Development on March 14, 2011.

1. Petition for Public Hearing.
2. Response to the Standards for Variations.
3. Plat of Survey, prepared by Vanderwalker Land Surveyors Inc, dated April 12, 2006.
4. Narrative with photographs.

### **DESCRIPTION**

The subject property is located at the southwest corner of Ethel Avenue and Edson Street. The petitioner is requesting a variation to allow for the replacement of an existing solid wood fence six feet (6') in height in the corner side yard where a maximum height of four feet (4') is permitted. The fence is located along the Edson Street side of the property and conflicts with the clear line of sight area where the driveway meets the public right of way. The previously existing non-conforming fence was destroyed by a storm incident. 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**

The PES Division of Community Development has no comments.

#### **PUBLIC WORKS**

Public Works Engineering has no comments.

#### **FIRE DEPARTMENT**

The Fire Department has no comments regarding this request.

#### **BUILDING DIVISION**

The Building Division has no comments.

### PLANNING

The subject property once contained a solid wood fence six feet (6') in height within the corner side yard and within the clear line of sight area. As the petitioner has indicated, a portion of the previous fence was blown down in a recent storm event. The Zoning Ordinance allows non-conforming fences to remain in existence provided that once a non-conforming 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.

Six 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 the response to standards, the petitioner has raised concerns regarding safety on the property due to the presence of a canine and safety of their child. Specifically, the petitioner states that the canine would be required to be chained up if they only had a four (4) foot fence and such chain could clothesline their child. While staff recognizes that some of these concerns are reasonable, staff does not believe these concerns are demonstrative of a hardship associated with the geographic state of the property.

A clear line of sight area is required when a driveway and the public right-of-way intersect. A triangle is formed with legs extending twenty feet (20') along the property line and twenty feet (20') along the driveway. Within a clear line of sight area fences shall not be greater than two (2) feet in height or of at least 75% open construction. The clear line of sight provisions exist specifically for public safety purposes.

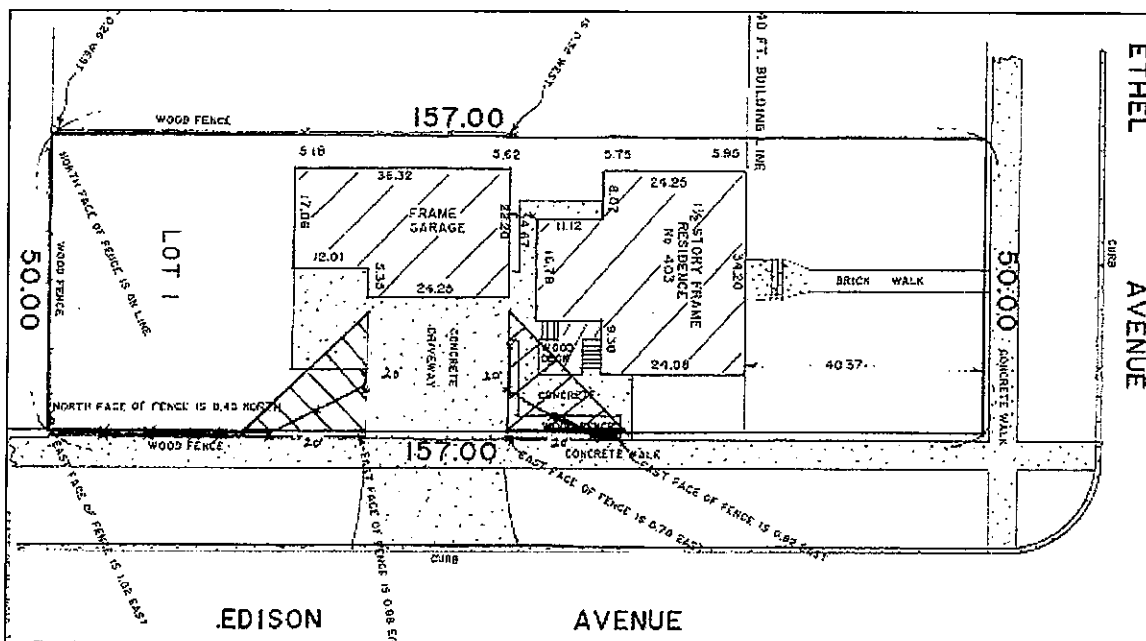


DIAGRAM 1

The subject property contains two clear line of sight areas - one north and one south of the existing driveway. As Diagram 1 illustrates, the petitioner plans to construct a new fence at six (6) feet in height in both of the required clear line of sight areas. The proposed fence is indicated by the red line. The clear line of sight triangle is shown in green. A portion of the existing fence still stands to north of the driveway, within the clear line of sight triangle. The petitioner plans to remove that portion of fence and install a new portion of six (6) foot fence on a slight angle; however, the fence would still not meet the clear line of sight area requirements as proposed. The portion of fence that was leveled in the storm incident was located in the clear line of sight south of the driveway. The petitioner plans to replace that portion of fence with a six (6) foot fence on a slight angle. Conversely, similar to the fence to the north of the driveway, the fence would still not meet the clear line of sight area requirements as proposed.



EXISTING CONDITIONS – CLEAR LINE OF SIGHT AREA

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. But for the existing deck attached to the house, there are no conditions which prevent the fence from being removed from the clear line of sight area.

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. The existence of a mature Maple Tree does not create a hardship associated with the physical characteristics of the property as such tree could be removed or the fence could be constructed around it, to the west.

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 by lowering the fence to four feet (4'). The fence could also be moved out of the clear line of sight area or constructed to be seventy-five percent (75%) open. The hardship has been created by the petitioner as a result of the petitioner's preference for the fence's height and location.

6. *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.*

As stated above, the fence in the clear line of sight area could be a danger to public safety.

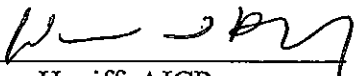
Staff recommends that the petition be denied in its entirety. However, if the Zoning Board of Appeals finds that it would be appropriate to grant a variation for fence height, staff recommends that petitioner adhere to the submitted plans and address the clear line of sight issue. Also, the petitioner should be required to obtain a fence permit for the proposed fence.

## FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has not affirmed** the Standards for Variations for the requested variations. 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 variations:

Based on the submitted petition and the testimony presented, the requested variations **do 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 11-02.

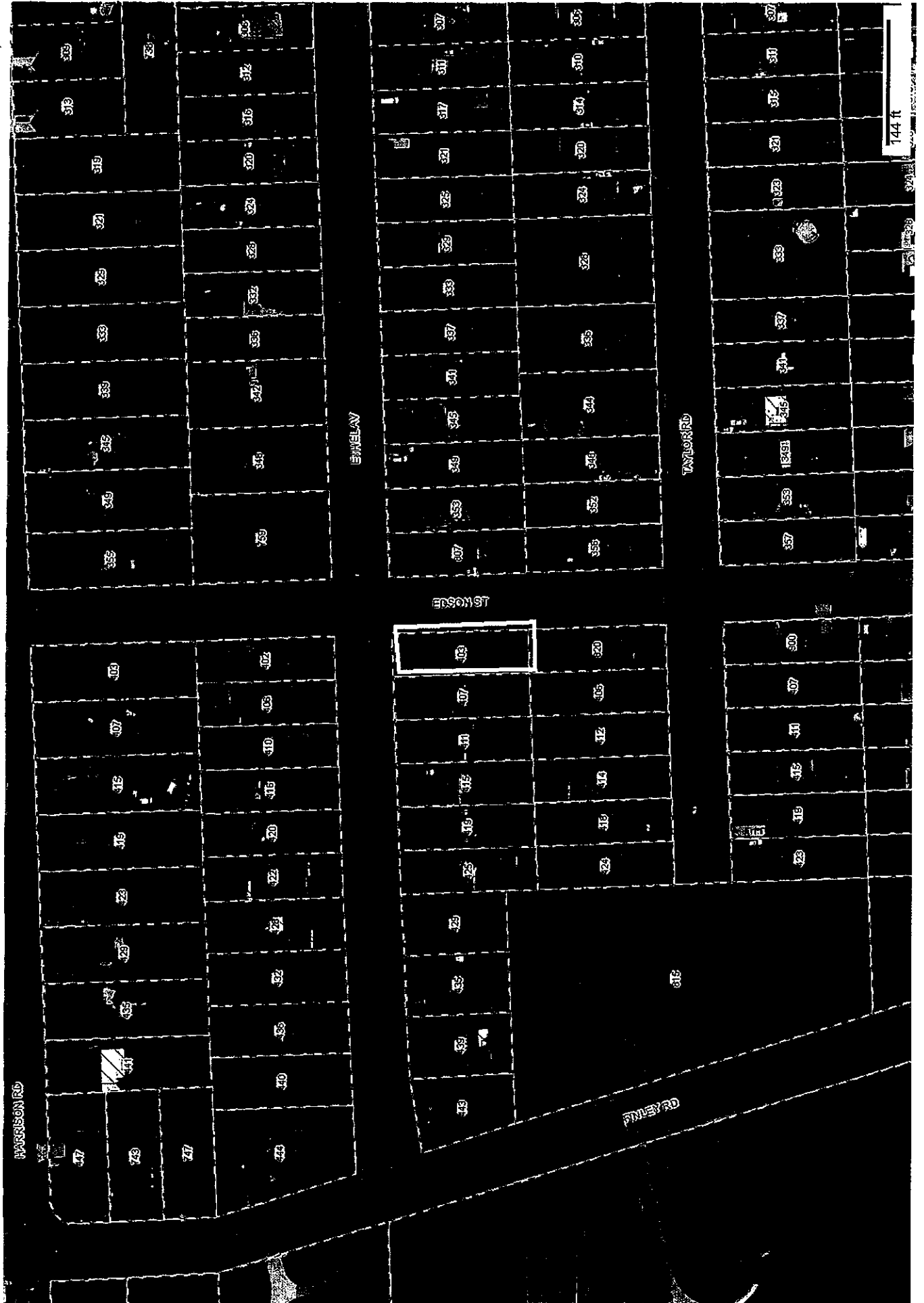
Inter-Departmental Review Group Report Approved By:



William Heniff, AICP  
Director of Community Development

c: Petitioner

# ZBA 11-02: 403 W. Ethel





Standards for a Variation:

- 1: There is not a topographical condition that would necessitate the variance request.
- 2: The property is a corner lot with the backyard adjacent to other 6 foot fences the neighbors to the south and to the west have. We are requesting the variance to better blend / match these neighbors' lots.
- 3: The purpose is not based primarily upon a desire to increase the value of the property. (Rather to match the neighbors and to provide safety for our family and others as outlined in other document.)
- 4: The request for variance is not a result to any action of anyone holding an interest in the property. The request is a result of a recent wind storm that blew down a length of the fence.
- 5: The improvements – once a variance is approved – will actually be a benefit by better blending in with the immediate neighbors.
- 6: The variance will not alter the essential character of the neighborhood but will in fact provide a visible reinforcement of owners wanting to continually improve their properties. Again, the variance will match the neighbors' fencing and provide the benefits as outlined in the other attached document.
- 7: The variation will not impair adequate supply of light or air to adjacent properties. With the neighbors to the south and west already having 6 foot fences (and more "solid" than what we want erect, there will not be a negative impact on the air flow or light.



To:

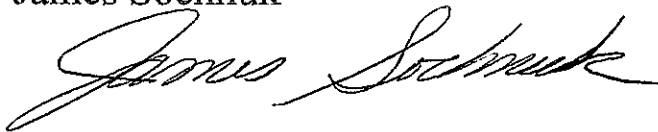
April 26, 2011

Village of Lombard

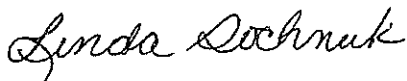
Re: Variance of fence height  
403 W Ethel Ave., Lombard

We are neighbors directly west of 403 W Ethel where the homeowners would like to replace their badly deteriorating six foot wooden fence with a new fence of the same type and height. We have no objection with their plan and hope to see the new installation proceed as soon as possible.

James Sochnuk

A handwritten signature in cursive script that reads "James Sochnuk".

Linda Sochnuk

A handwritten signature in cursive script that reads "Linda Sochnuk".

407 W Ethel Ave  
Lombard, IL  
630-629-0624



ORDINANCE NO. \_\_\_\_\_

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

**(ZBA 11-02: 403 W. Ethel Ave.)**

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 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 six feet (6'); and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on April 27, 2011 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings to the Board of Trustees with no recommendation of the requested variation; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village of Lombard to approve the requested 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 corner side yard from four feet (4') to six feet (6').

**SECTION 2:** This ordinance is limited and restricted to the property generally located at 403 W. Ethel Ave., Lombard, Illinois, and legally described as follows:

LOT 1 IN BLOCK 5 IN LOMBARD PARK MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF NORTHEAST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1924 AS DOCUMENT 183452, DUPAGE COUNTY, ILLINOIS.

Ordinance No. \_\_\_\_\_

Re: ZBA 11-02

Page 2

Parcel No: 06-18-210-006

**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 \_\_\_\_\_, 2011.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk