



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC.16,2009 10:43 AM
OTHER 06-09-310-016
005 PAGES R2009-187420

ORDINANCE 6411

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

PIN: 06-09-310-016

Address: 1107 Woodrow Avenue, Lombard, IL 60148

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

ORDINANCE NO. 6411

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

(ZBA 09-09; 1107 Woodrow Avenue)

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 Residential District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation to Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to allow a six-foot (6') high fence in a required corner side yard where a maximum height of four feet is permitted; and,

WHEREAS, an application has been filed with the Village of Lombard requesting A variation to Section 155.205(A)(1)(c)(3) of the Lombard Zoning Ordinance to allow a six-foot (6') high fence in a required front yard abutting the front yard of an adjacent lot where a maximum height of four feet is permitted; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on September 23, 2009 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 variations; 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 to Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to allow a six-foot (6') high fence in a required corner side yard where a maximum height of four feet is permitted.

SECTION 2: That a variation to Section 155.205(A)(1)(c)(3) of the Lombard Zoning Ordinance to allow a six-foot (6') high fence in a required front yard abutting the front yard of an adjacent lot where a maximum height of four feet is permitted.

SECTION 3: This ordinance is limited and restricted to the property generally located at 1107 Woodrow Avenue, Lombard, Illinois, and legally described as follows:

LOT 11 IN BECIC'S SUBDIVISION OF LOTS 10 AND 14 OF COUNTY CLERK'S ASSESSMENT DIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-09-310-016

SECTION 4: This ordinance shall be granted subject to compliance with the following condition:

1. In the event that the fence is damaged or destroyed by more than 50% of its value, the fence shall be required to comply with the fence height provisions listed in the Zoning Ordinance.

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 19th day of October, 2009.

First reading waived by action of the Board of Trustees this ____ day of _____, 2009.

Passed on second reading this 5th day of November, 2009.

Ayes: Trustees Gron, Tross, Wilson, Moreau, Fitzpatrick and Ware

Nayes: None

Absent: None

Approved this 5th day of November, 2009.


William J. Mueller, Village President

ATTEST:

Ordinance No.6411
Re: ZBA 09-09
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Brigitte O'Brien, Village Clerk

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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

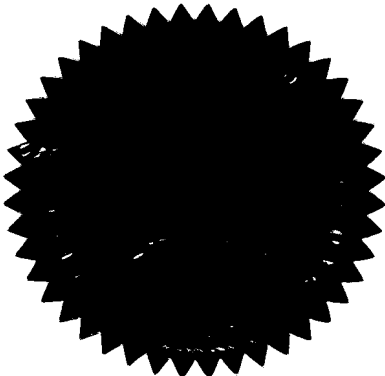
ORDINANCE 6411
APPROVING A VARIATION OF THE LOMBARD ZONING
ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF
LOMBARD, ILLINOIS

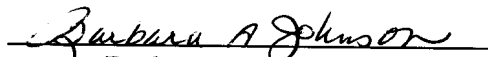
PIN: 06-09-310-016

Address: 1107 Woodrow Ave., Lombard, IL

of the said Village as it appears from the official records of said Village duly approved this 5th day of November, 2009.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 17th day of November, 2009.





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