

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: September 3, 2015 (B of T) Date: September 17, 2015

TITLE: ZBA 15-10; 530 W. St. Charles Road

SUBMITTED BY: Department of Community Development *itk*

BACKGROUND/POLICY IMPLICATIONS:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests that the Village approve a variation from Section 155.205(A) (1)(c) of the Lombard Zoning Ordinance to increase the permitted height of a fence from six feet (6') to eight feet (8') for the subject property located within the R2 Single-Family Residential Zoning District.

The Zoning Board of Appeals recommended approval of this petition by a vote of 4-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

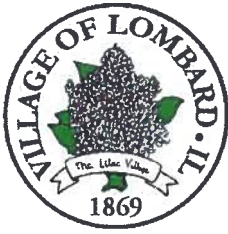
DATE: September 17, 2015

SUBJECT: **ZBA 15-10; 530 W. St. Charles Road**

Please find the following items for Village Board consideration as part of the September 17, 2015 Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 15-10;
3. An Ordinance granting approval of the requested variation; and
4. Supporting documentation (plans, response to standards, pictures, etc.) associated with the petition.

The Zoning Board of Appeals recommended approval of this petition by a vote of 4-0. Please place this petition on the September 17, 2015 Board of Trustees consent agenda. The petitioner requests a waiver of first reading of the Ordinance.



VILLAGE OF LOMBARD

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

September 17, 2015

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"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."

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

Mr. Keith Giagnorio
Village President, and
Board of Trustees
Village of Lombard

Subject: ZBA 15-10 – 530 W. St. Charles Road

Dear President and Trustees:

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests that the Village approve a variation from Section 155.205(A) (1)(c) of the Lombard Zoning Ordinance to increase the permitted height of a fence from six feet (6') to eight feet (8') for the subject property located within the R2 Single-Family Residential Zoning District. (DISTRICT #1)

The Zoning Board of Appeals conducted a public hearing on August 26, 2015.

Mr. Dave Berryhill said he is the contractor for the project. He agrees with the staff report. He noted this is a privacy fence on a deck and since the fence is raised the deck is higher. The home previously had a deck with a fence.

Chairperson DeFalco questioned if there was anyone else present to speak in favor of or against the petition. Hearing none, staff was asked for their presentation.

Tami Urish Planner I, stated that the IDRC report is to be entered into the public record in its entirety. Ms. Urish said the privacy screening is on the deck which creates the variance. Staff researched other cases and found that a fence variance was the appropriate request. If the petitioner asked for a variance of the side yard setback a home addition could then be built in the side yard setback. Ms. Urish noted the picture on page 3 of the staff report and that the house is not built squarely on the lot. Staff feels the proposed fence would not impact the neighborhood and noted the variance is for a fence on a deck only, not a fence on the ground.

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

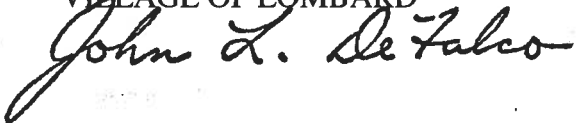
Mr. Bartels asked if the original fence was eight feet and Ms. Urish said yes, though the permit could not be located. Ms. Ganser said that because the previous fence was demolished a variance is needed for the new fence. Chairman DeFalco said he visited the property and asked about the steps and levels of the deck. Mr. Berryhill said the steps are off the main level to step down to a lower deck. Chairman DeFalco noted the variance is for a very small area and doesn't believe it will impact the neighborhood. Ms. Newman clarified that an eight tall fence from the ground would not be allowed and Ms. Urish agreed. Chairman DeFalco noted condition 1 and asked Ms. Urish to explain condition 4. Ms. Urish said if the principle structure (the house) were to be rebuilt it would be built squarely on the lot, which could eliminate the need for this variance. Mr. Bartels noted this was similar to a variance from Trustee Tross and Ms. Urish agreed.

On a motion by Mr. Bartels, and a second by Ms. Newman, that the Zoning Board of Appeals recommend a variation from Section 155.205(A) (1)(c) of the Lombard Zoning Ordinance to increase the permitted height of a fence from six feet (6') to eight feet (8') for the subject property located within the R2 Single-Family Residential Zoning District for approval of ZBA 15-10 by a vote of 4 to 0 to the Village Board, subject to the four (4) conditions:

1. The subject property shall be developed in substantial conformance with the site plan and elevations, prepared and submitted by Archadeck of Chicagoland, dated July 1, 2015. The height variance applies to the deck screening only and does not apply to any portion of a fence on the ground level.
2. The petitioner shall apply for and receive a building permit for the proposed plans.
3. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variation.
4. In the event that the principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the deck shall meet the requirements of the Village Code of Ordinances.

Respectfully,

VILLAGE OF LOMBARD



John DeFalco
Chairperson
Zoning Board of Appeals

AUGUST 26, 2015

Title

ZBA 15-10

Petitioner

Karen Teeter
Archadeck of Chicagoland
3445 Kirchoff Rd.
Rolling Meadows, IL 60008

Property Owner

Cindy and Pat Keating
530 W. St. Charles Rd.
Lombard, IL 60148

Property Location

530 W. St. Charles
(06-07-101-024)
Trustee District: #1

Zoning

R2 Single Family Residence
(Harris' Lombard Hills
Subdivision)

Existing Land Use

Single Family Home

Comprehensive Plan

Low Density Residential

Approval Sought

A variation to increase the permitted height of a fence from six feet (6') to eight feet (8').

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to replace the existing deck with one of identical dimensions. The existing principal structure is not positioned squarely on the lot in relation to the property lines. The proposed deck follows the line of the house it is to be attached to and is nearly seven feet (7') from the side yard property line at the point it is attached to the house. Moving in the direction from the house to the rear property line, the deck gradually encroaches upon the required side yard setback at its approximate mid-point. Ultimately, the northwest corner of the deck encroaches four feet into the side yard setback. Per Section 155.212 Table 2.1, a deck over three feet (3') with the additional height of a privacy fence/wall is not a permitted obstruction within the six foot (6') side yard setback.

APPROVALS REQUIRED

Section 155.205(A)(1)(c) requires a maximum of six feet (6') in height for a fence. The proposed screening on the deck within the six foot side yard setback is eight feet (8') in height exceeding the maximum allowed six feet (6') by two feet (2'). Therefore, a variation is required.

PROJECT STATS

Lot & Bulk (Proposed)

Parcel Size: 14,400 sq. ft.
Building Footprint: 1,356 sq. ft.
Lot Coverage: 37%

Reqd. Setbacks & Proposed Dimensions (in parens.)

Front (south) 30' (75')
Side (east) 6' (16')
Side (west) 6' (6')
Rear (north) 35' (116')

Submittals

1. Petition for Public Hearing;
2. Response to Standards for Variation;
3. Plat of Survey and Site Plan, prepared by Schlaf-Sedig & Associates, Inc., dated August 2, 1999; and
4. Deck and Fence Plans, prepared and submitted by Archadeck of Chicagoland, dated July 1, 2015.

EXISTING CONDITIONS

The property contains a frame two-story single-family residence with a detached garage. The house was built prior to 1950. The Subdivision was created in 1947.

Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Single Family (SF) Residential
South	R2/St. Charles Road	SF Residential
East	R2	SF Residential
West	R2	SF Residential

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project. A full review will be conducted during the building permit review process.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services:

Private Engineering Services (PES) has no issues or concerns regarding the project.

Public Works:

The Department of Public Works has no issues or concerns regarding the project.

Planning Services Division:

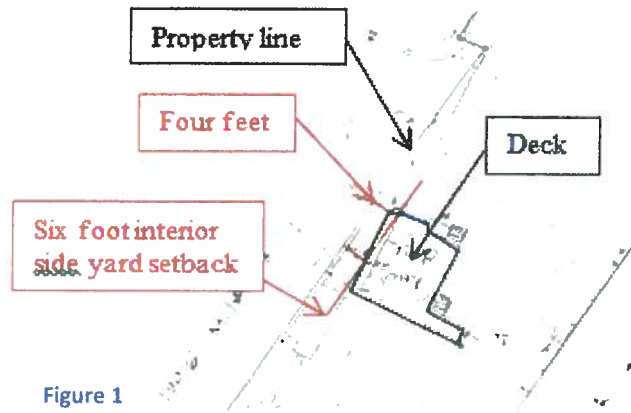
The Zoning Ordinance requires a maximum fence height of six feet (6') within the R2 Single-Family Residential Zoning District. The proposed deck (under three feet in height) with a handrail is a permitted obstruction within the six foot (6') side yard setback. While a two foot, ten inch (2'10") deck is a permitted obstruction, the total height of the fence is calculated by adding the height of the deck to the height of the fence, resulting in an overall height of eight feet (8'). The proposal to build the five foot (5') fence/screening on the deck with an overall fence height of eight feet (8') requires a variance.

To be granted a variation the petitioners must show that they have affirmed each of the “Standards for Variation” outlined in Section 155.210 (A) (2) (a). Not all of the following standards have been affirmed but consideration of the circumstances for items a., b., d. and e. must be examined in further detail:

- a. *That because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner has been shown, as distinguished from if the strict letter of the regulations were to be applied.*

Staff finds that the petitioner’s lot does not have unique physical limitations however the placement of the existing structure impacts the placement of the deck within the required side yard setback.

- b. *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 properties within the same zoning classification.*



The alignment of the principal structure on the property is not typical of R2 Single Family Residential lots in the Village and the surrounding neighborhood.

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

This standard is affirmed.

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

Staff finds that the hardship has not been caused by the ordinance and has instead been created by the petitioner’s desire to replace an existing deck with a privacy screen. Staff finds that the hardship for this variation is due to the alignment of the principal structure in relation to the property line.

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

Staff finds that granting the request would not be injurious to neighboring properties.

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

This standard is affirmed.

- g. *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

This standard is affirmed.

Staff can support the requested variance of the fence height requirements for the following reasons:

1. The alignment of the house is not square with the property lines. Approximately half of the deck screening is allowed per code however the other half encroaches into the side yard setback due to the alignment of the house sitting at an angle. The yellow portion depicted in Figure 1 is the nonconforming area.
2. The proposed improvements will not adversely affect this or other properties in the neighborhood and will be consistent with the existing structure and surrounding neighborhood. The deck is adjacent to the neighboring property's garage and driveway. The proposed deck is replacing an existing deck however a permit for the existing deck could not be located within the Building Division files. Therefore, it is unknown how long the existing deck has been present on the property.

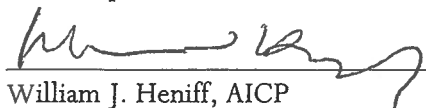
FINDINGS & RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested rear yard setback. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the aforementioned rear yard setback variation:

Based on the submitted petition and the testimony presented, the requested variation to reduce the rear yard setback **does comply** with the Standards for Variations in 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 Committee Report be the findings of the Zoning Board of Appeals and recommend to the Corporate Authorities **approval** of ZBA 15-10, subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the site plan and elevations, prepared and submitted by Archadeck of Chicagoland, dated July 1, 2015. The height variance applies to the deck screening only and does not apply to any portion of a fence on the ground level.
2. The petitioner shall apply for and receive a building permit for the proposed plans.
3. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variation.
4. In the event that the principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the deck shall meet the requirements of the Village Code of Ordinances.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

EXHIBIT A: RESPONSE TO STANDARDS AS PREPARED BY THE PETITIONER



7/22/15

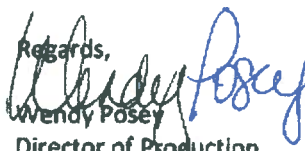
To : Village of Lombard – Zoning Dept.
From : Archadeck of Chicagoland – Wendy Posey
Re : 530 W. St. Charles Road – Standards for Variation

We are asking to install a 5' privacy fence on the northwest side of the deck which would require granting a 2' variance to maintain the 6' side setback requirement.

STANDARDS FOR VARIATIONS

1. The homeowner currently has a privacy fence on their current deck which creates a barrier so they don't look right at their next door neighbor's driveway and garage. They would like to put another privacy fence on the new deck they are having built just like they have currently.
2. The location of the current deck and the replacement deck is right along the side setback requirements which doesn't allow privacy when the homeowner is out on their deck and a privacy fence will help shield the neighbor and their driveway and garage.
3. The purpose of this variation request is not based primarily upon a desire to increase financial gain but to gain privacy from the neighbor which is desired due to the limited lot size.
4. The request for this variance is caused by the requirement of the 6 foot side yard setback.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located because the new deck is similar to the current deck which also has a privacy fence. Also, this project will be built by a licensed contractor that adheres to all building codes and safety standards.
6. The granting of the variation will not alter the character of the neighborhood; we are replacing a deck with a deck.
7. The proposed variation will allow us to add a privacy fence as the current deck does and it will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets. There will be no increased danger of fire and this variation will not impair natural drainage or create drainage problems on adjacent properties. This new deck project will increase the home value as well.

Feel free to contact me if you have any questions or need any additional information.

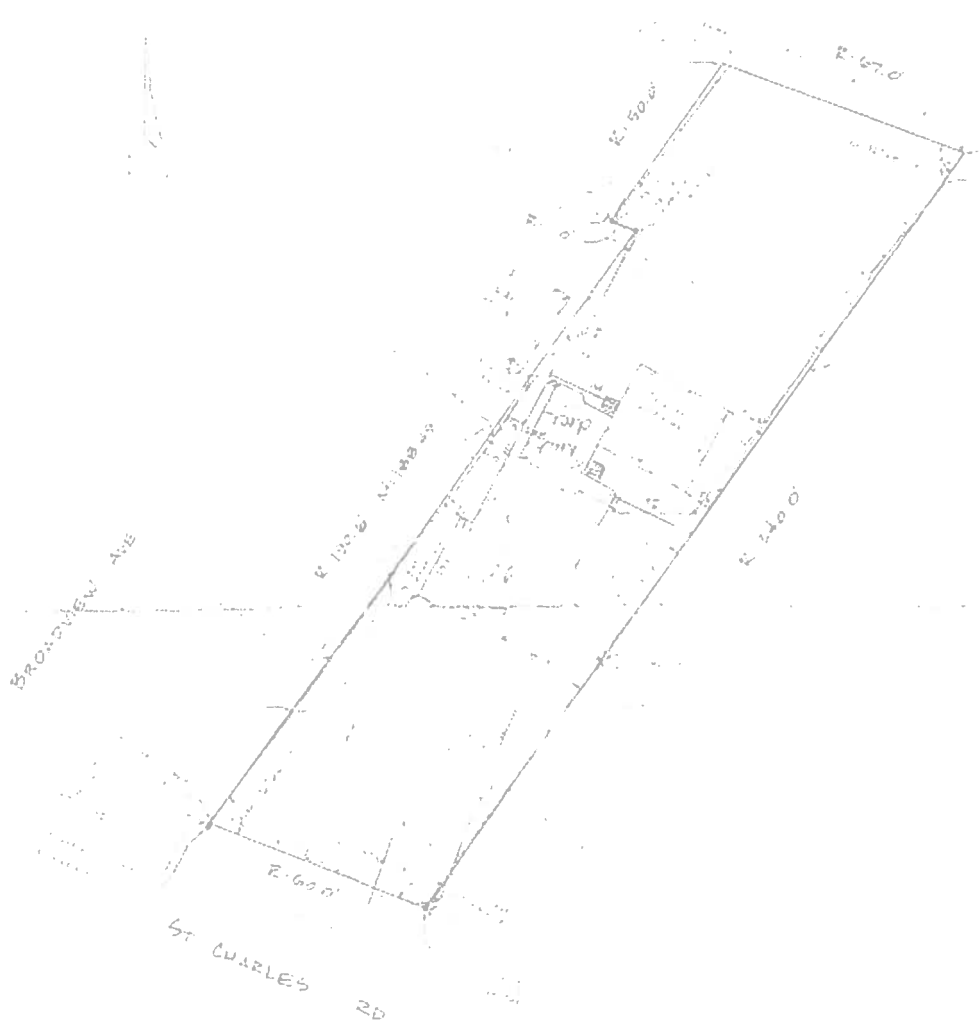
Regards,

Wendy Posey
Director of Production
Archadeck of Chicagoland

Integrity Enterprises Inc., dba Archadeck of Chicagoland / chicagoland.archadeck.com
3445 Kirchoff Rd, Rolling Meadows, IL 60008 / Office: (847) 749-2373 / Fax: (224) 735-3233



EXHIBIT B: PLAT OF SURVEY AND SITE PLAN

PLAT OF SURVEY



Date of Survey: _____
State of Ohio: _____
County of Cuyahoga: _____
I, Surveyor, do hereby certify that the above described property has been surveyed according to the laws of Ohio and that the same is correctly shown on this plat of survey. All distances are in feet and decimal fractions thereof.
I certify further that the above described property is subject to the same provisions of law and the same as other property of the same class in this county.
Surveyor's Signature
I declare the description of this plat of survey to be true and correct for the purposes of the laws of Ohio and that I am a duly licensed and qualified surveyor in the State of Ohio.

Legend

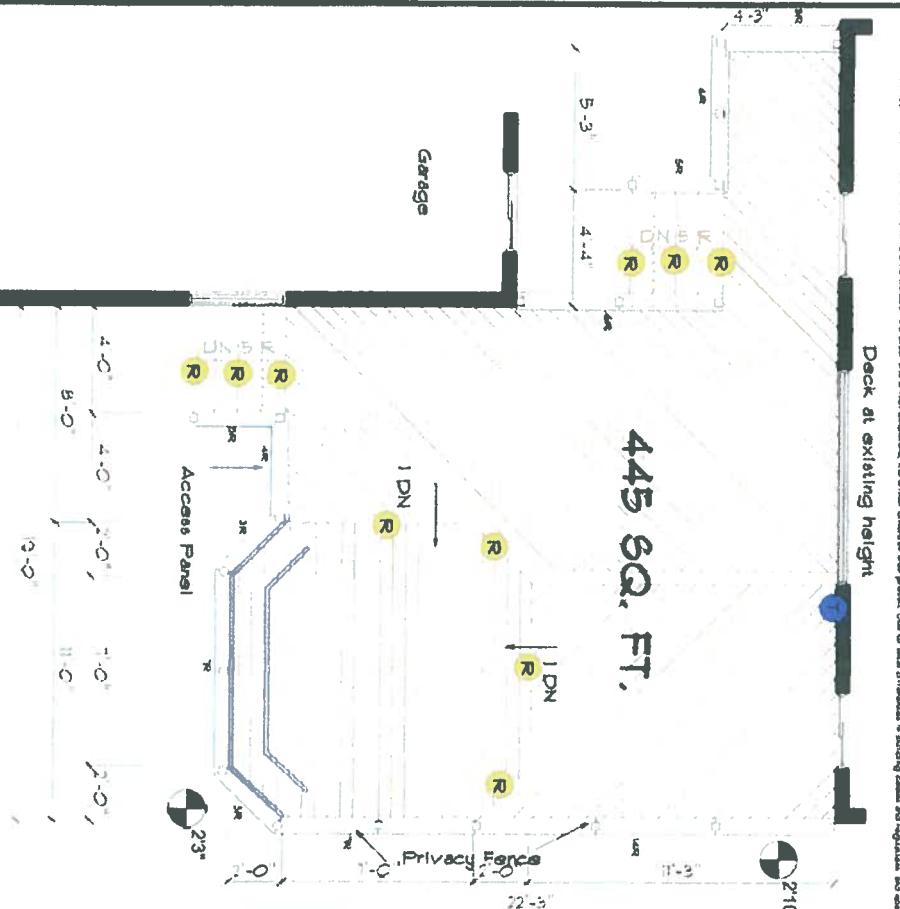
1/4" = 100'	City	1/4" = 100'
1/8" = 50'	County	1/8" = 50'
1/16" = 25'	State	1/16" = 25'
1/32" = 12.5'	Section	1/32" = 12.5'
1/64" = 6.25'	Quarter Section	1/64" = 6.25'
1/128" = 3.125'	Half Section	1/128" = 3.125'
1/256" = 1.5625'	Quarter Section	1/256" = 1.5625'

Scale: 1/4" = 100'

ECHLAP-BEDDIO & ASSOCIATES, INC.
1030 North Main Street
Cuyahoga Falls, Ohio 44115
216.324.7300

EXHIBIT C: DECK PLANS

Unless identified on the specifications project does not include any staining or finish color.



Deck at existing height

GENERAL NOTES

- 3/4"x6 THIBERTECH BROWN OAK DECKING FACE FASTENED COLOR MATCHING SCREWS
- 1/4"X3 THIBERTECH TRIM PERIMETER *VTC-317-A
- PARTING BOARD *VTC-33-A
- LAME VINYL RAILS WITH MATCHING DRINK RAIL & 2"x2 PICKETS
- OUTLET POSTS *SOI
- GLASS RAIL *RZ
- THIBERTECH 8"RAIL *COO W/ 3/4"x6 TREADS USE WHITE RESIN W/ DYE PANDA OVER STRIKERS, & 2x2 P.I. STRIKERS & 1" O.C. W/ FRAMING ANCHORS
- PER SUPPORT FOR STAIRS *CHC-400
- BROWN OAK STANDARD BENCH VTC-800-A
- SOLID BOARD SKIRTING *VTC-601-A
- VINYL PRIVACY FENCE *VTC-100-A

Deck Specifications

New Brown Oak Decking
Color Matching Stainless Steel Screws (Face Fastened)
Matching edge board & 1" x 4" deck trim
Decking pattern as drawn with parting board
Match Vinyl Rails with matching drink rail & 2"x2" Pickets (outside mount)
Granadilla Hand Rail
Matching Lifestyle Stairs (closed riser w/ white rise (also on sleep down area))
Brown oak standard bench
Pier support for stairs
Matching Solid Board Skirting included with access panel
Vinyl Privacy Fence (solid and lattice)
Used Block Fabric & River Rock (larger) - not included
Fitted to 60# live load with galvanized hardware
Demolition & removal of existing deck
Yard damage caused by Archadeck will be repaired with soil & grass seed

Low Voltage Lighting Package

- Riser Lights location noted @ R
- Low Voltage Transformer located @ T

106-13621
Cindy & Pat Keating
530 W St. Charles Rd
Lombard, IL, 60148
DRAWN BY: INTEGRITY ENT. (CRK)
7/1/15

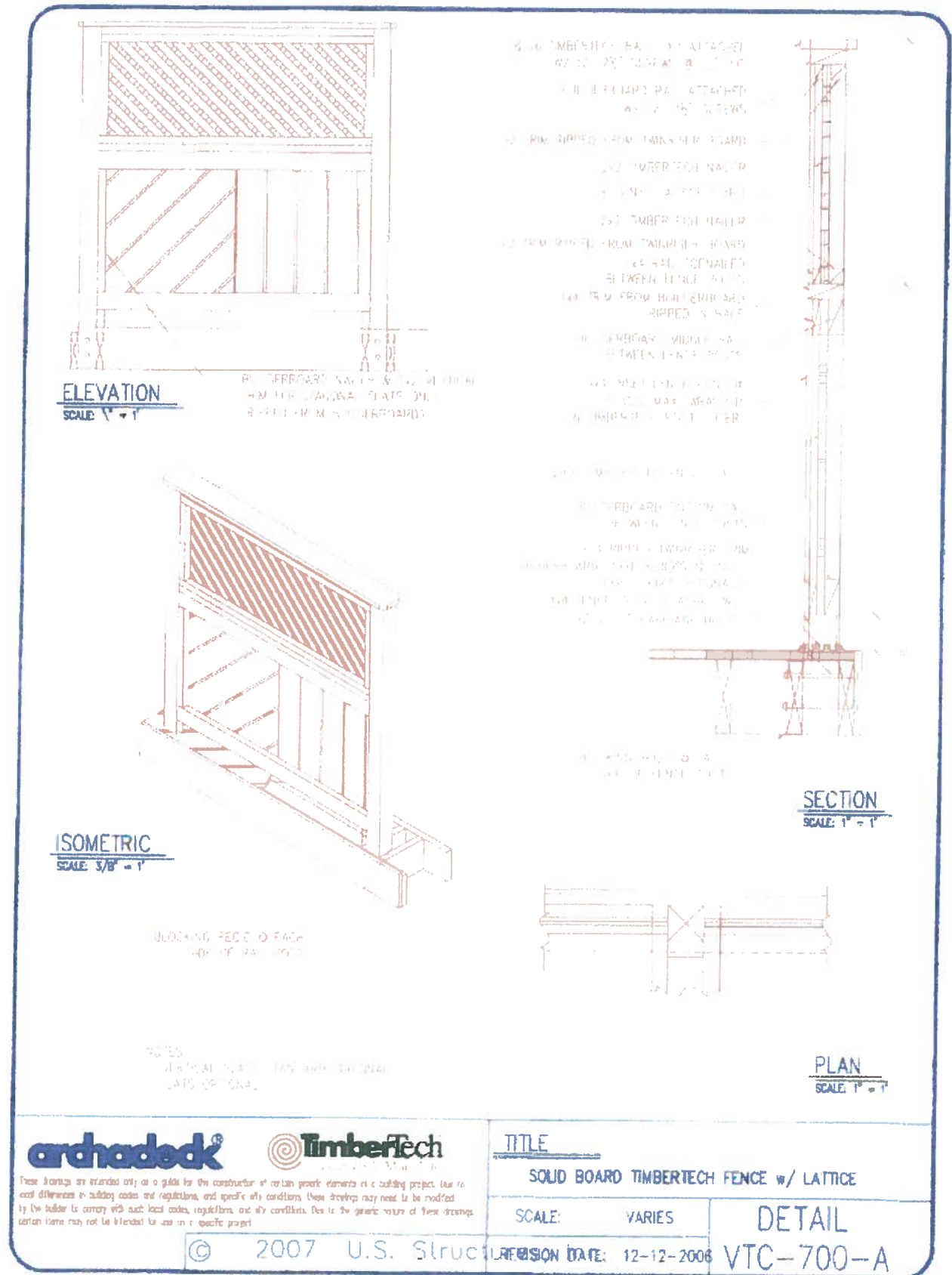
Prepared By
Archadeck of Chicagoland
11111 W. 15th St.
Morton, IL 60451
A: 815.396.1515
F: 815.396.1516
www.archadeck.com

SHEET DESCRIPTION
FLOOR PLAN
SCALE • 1/4"



SHEET
FP-1

EXHIBIT D: PLANS FOR FENCE TO BE MOUNTED ON DECK



These drawings are intended only as a guide for the construction of certain generic elements of a building project. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with local codes, regulations, and site conditions. Due to the generic nature of these drawings, certain items may not be intended for use on a specific project.

TITLE

SOLID BOARD TIMBERTECH FENCE W/ LATTICE

SCALE: VARIES

DETAIL

© 2007 U.S. Struct

REVISION DATE: 12-12-2006

VTC-700-A

700-A-Solid Board Fence w- Lattice.dwg

Urish, Tami

From: Wendy Posey <wposey@archadeck.net>
Sent: Monday, August 31, 2015 10:23 AM
To: Urish, Tami
Cc: David Berryhill; Karen Teeter; tiltup2@yahoo.com
Subject: variance for 530 W. St. Charles Road, Lombard

Hello Tami,

I understand the reading for the variance for our project at the above address is on a consent agenda to be read both September 17th, 2015 & October 1st, 2015. I would like to request a 'waiver of first' which will waive the reading of our variance at the October 1st meeting and therefore will only be read at the September 17th meeting.

I am requesting this 'waiver of first' because we would like to complete the construction of this project asap in order to beat any weather delays and waiting until after October 1st poses that danger. If granted the 'waiver of first' we would like to pick up the permit on Friday, September 18th.

Please confirm receipt of this email and let me know if you need any additional information from us.

Thank you very much.

Wendy Posey | *Director of Production*



3445 Kirchoff Road | Rolling Meadows, IL 60008

Tel 847-749-2373 | Fax 224-735-3233

wposey@archadeck.net

ORDINANCE NO. _____

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

(ZBA 15-10; 530 W. St. Charles Road)

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)(i) of the Lombard Zoning Ordinance to increase the maximum allowable fence height from six feet (6') to eight feet (8'); and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on August 26, 2015 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals has forwarded its findings and recommendations to the Board of Trustees with a recommendation of approval 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)(i) of the Lombard Zoning Ordinance to increase the maximum allowable fence height from six feet (6') to eight feet (8').

SECTION 2: This ordinance shall be granted subject to compliance with the following conditions:

1. The subject property shall be developed in substantial conformance with the site plan and elevations, prepared and submitted by Archadeck of Chicagoland, dated July 1, 2015. The height variance applies to the deck screening only and does not apply to any portion of a fence on the ground level.
2. The petitioner shall apply for and receive a building permit for the proposed plans.

Ordinance No. _____

Re: ZBA 15-10

Page 2

- 3. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the variation.
- 4. In the event that the principal structure on the subject property is damaged or destroyed to fifty-percent (50%) of its value, the deck shall meet the requirements of the Village Code of Ordinances.

SECTION 3: This ordinance is limited and restricted to the property generally located at 530 W. St. Charles Road, Lombard, Illinois, and legally described as follows:

OF LOT 7 IN JAMESON'S SUBDIVISION OF LOT 36 IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION IN OF SECTION 1 AND 12, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF JAMESON'S SUBDIVISION RECORDED APRIL 21, 1947 AS DOCUMENT 525244, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-07-101-024

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 _____, 2015.

First reading waived by action of the Board of Trustees this _____ day of _____, 2015.

Passed on second reading this _____ day of _____, 2015.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2015

Keith Giagnorio, Village President

ATTEST:

Ordinance No. _____

Re: ZBA 15-10

Page 3

Sharon Kuderna, Village Clerk

Published by me this _____ day of _____, 2015

Sharon Kuderna, Village Clerk

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