

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: July 24, 2007 (B of T) Date: August 9, 2007

TITLE: ZBA 07-10: 220 W. Central Avenue

SUBMITTED BY: Department of Community Development *del*

BACKGROUND/POLICY IMPLICATIONS:

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

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

(DISTRICT #2)

As the Zoning Board of Appeals did not have four consenting votes to approve or deny this petition, it is being forwarded to the Board of Trustees with no recommendation.

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

Village Attorney X

Finance Director X

Village Manager X

[Handwritten Signature]

Date

Date

Date

7-27-07

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
DAL
Assistant Village Manager/ Director of Community Development

DATE: August 9, 2007

SUBJECT: ZBA 07-10: 220 W. Central Ave.

Please find the following items for Village Board consideration as part of the August 9, 2007 Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 07-10;
3. Plat of Survey; and
4. Plans associated with the petition.

Please contact me if you have any questions regarding the aforementioned materials.



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

August 9, 2007

Mr. William J. Mueller

Village President, and

Board of Trustees

Village of Lombard

Subject: ZBA 07-10: 220 W. Central

Dear President and Trustees:

Village President
William J. Mueller

Village Clerk
Brittne O'Brien

Trustees
Greg Alan Cron, 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

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

1. A variation to Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to allow a six-foot high fence in a required corner side yard where a maximum height of four feet is permitted; and

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

The Zoning Board of Appeals conducted a public hearing on June 27, 2007. The petitioners, Arben and Entella Ilo, introduced themselves. Mrs. Ilo stated that in August 2006 they decided to replace their fence with a five-foot vinyl fence after their attempts to repair the previous fence were unsuccessful. She stated that the Village asked them to paint the fence and that someone damaged a section of the fence. They purchased \$12,000 worth of materials to construct the new fence and reused the old fence posts. They were unaware of the fence height regulations. The fence is stepped to accommodate the changes in grade throughout the property.

The petitioners then passed out letters in support of the requested variation that had been signed by their neighbors. Mrs. Ilo stated that many people cut through their property to get to the high school and, with games going on until 10:00 p.m. or 11:00 p.m., they do not feel safe with only a four-foot high fence. The fence

"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."

cannot be modified because of the way the supports are. They did not intend to violate the regulations.

Mr. Ilo stated that they spent three years cleaning up the property to remove the bushes that filled the yard when they bought the house. He stated that he had personally spoken with all of the neighbors before constructing the fence and no one had a problem with it.

Mrs. Ilo added that the fence posts are six feet high but the slats are only five feet high.

Chairperson Defalco then opened the meeting for public comment. No one was present to speak in favor of or against the petition.

Chairperson Defalco then requested the staff report.

Jennifer Backensto, Planner II, stated that the petitioner replaced an existing fence to a height of six feet without a permit. As the petitioner's proposed fence is located within the required corner side yard setback and adjacent to a neighboring properties front yard setback, the four-foot height restriction is required.

The subject property previously had a legal nonconforming six-foot high solid fence within the corner side yard. The fence also abutted the front yard of the adjacent property. The petitioner removed the entirety of the nonconforming fence and replaced it with a similar six-foot high solid fence. The Zoning Ordinance contains provisions that allow nonconforming fences to remain with the intention 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. As such, the petitioner's replacement of the fence removed any legal nonconforming rights and requires that the new fence meet the four-foot height restriction.

The petitioner raised several issues within the Response to the Standards for Variations with regard to privacy and safety. However, a variation may only be granted if there is a demonstrated hardship that distinguishes the subject property from all other properties in the area. Staff cannot support the variation for the following reasons. Six-foot high fences are not permitted within front yards or corner side yards due to the visual obstruction they create. Similarly, there are additional restrictions placed upon fences that abut a neighbor's front yard to prevent such a fence from blocking the view from the front yard of the neighboring property.

It is noted that there is a substantial grade deviation between the rear yard of the subject property and the abutting front yard of the adjacent property to the east. When viewed from the aforementioned neighboring property, the portion of the fence which abuts the property does not have the affect to that of a six (6) foot fence.

While there are grade deviations from the abutting front yard of the neighbor to the east, the issue lies primarily with the screening along Central Avenue. There is no relative grade deviation between the right of way portion of the subject property (in relation to the street) and the fence location. The majority of the fence that is subject to the variation has no grade deviation, so staff cannot consider grade deviation as a means for support of the variation. There are no clear line of sight issues pertaining to the fence on the subject property.

In order to be granted a variation the petitioner must show that they have affirmed each of the "Standards for Variation." Staff finds that there are no conditions related to the property that prevent compliance with the fence height regulations or clear line of sight requirements. The conditions are not unique to the subject property. Staff finds that the ordinance has not caused the hardship as the fence could have been constructed per the ordinance requirements. 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 in its entirety. However, if the Zoning Board of Appeals finds it appropriate to grant the variation, the petitioner would be required to obtain a permit for the existing fence.

Chairperson Defalco then opened the meeting for discussion by the Board Members.

Chairperson Defalco asked about the letter that was sent asking the petitioners to paint the fence. Mrs. Ilo stated that she did not have a copy of the letter. Ms. Backensto stated that Village had no regulations regarding the color of fencing.

Mr. Ilo stated that high school students frequently cut through their property. Chairperson Defalco stated that the Village Board creates the ordinances for the Village and in this case the height restrictions had been raised to allow fences up to four feet tall. Two years ago the Board looked at the fence codes but decided that they were adequate as written. The Zoning Board of Appeals looks at those codes and considers special situations, but the ZBA cannot judge the appropriateness of the codes in and of themselves. Mrs. Ilo stated that she does not feel that a four-foot height limit is always bad, but it does not fit their situation due to the traffic.

Chairperson Defalco noted that they had constructed a five-foot fence in their neighbor's front yard. Mrs. Ilo stated that the neighbor's property sits three to four feet higher than their property, so the fence only appears to be two feet high from the neighbor's perspective. Chairperson Defalco stated that if there was indeed a grade change, there could be a topographical hardship. He noted that the sidewalk is right next to the fence and there is no way for people to know what is right on the other side.

Dr. Corrado asked if the fence had been professionally installed. Mrs. Ilo stated that her husband had installed the fence. Mr. Ilo stated that he reused the old post holes.

Chairperson Defalco asked who had sent the petitioner the letters regarding the fence. Ms. Backensto stated that the Building Department may have sent letters if the fence was in disrepair, but there were no regulations regarding paint color.

Chairperson Defalco suggested that the petitioners double-check with the Village to see if a permit is needed before they perform additional work on their property. He noted that the slats are connected to the posts with brackets and asked if the brackets could be disassembled and the fence cut down. Mr. Ilo stated that they could not cut down the fence because there is a solid rail on the bottom and the top piece is molded in. He stated that he tried every way to fix the fence but could not.

Chairperson Defalco stated that they could buy a four-foot high section to replace the non-compliant areas. Mrs. Ilo stated that she knows the ZBA cannot consider finances, but they have spent a large sum of money on the fence and it is a hardship to spend so much more money on repairs.

Mr. Polley stated that there was no apparent hardship in this case and a variation cannot be justified.

Chairperson Defalco asked if the petitioners would be willing to reduce the height of the fence posts. Mr. Ilo said they would.

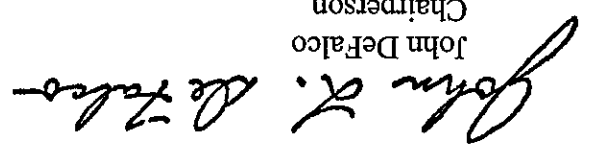
Dr. Corrado stated that the considerable amount of traffic due to the high school was a problem in this case and worthy of special consideration.

After due consideration of the submitted petition and the testimony presented for ZBA 07-10, a motion was made by Dr. Corrado to approve the requested variation with conditions requiring that the petitioner receive a building permit, limiting the variation to the existing fence, and requiring that the height of the fence posts be reduced to within three inches of the fence slats. The motion was seconded by Mr. Polley. The result of the roll call vote was 2 to 2. However, that was not sufficient for a recommendation to the Board. A motion to deny the requested variation was made by Mrs. Newman and seconded by Chairperson Defalco. The result of the roll call vote was 2 to 2. As such, the ZBA forwards no recommendation relative to the requested relief.

Re: ZBA 07-10
August 9, 2007
Page 5

Respectfully,

VILLAGE OF LOMBARD



John DeFalco
Chairperson

Zoning Board of Appeals

att-

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

TO: Zoning Board of Appeals

FROM: Department of Community Development

Associate Planner

PREPARED BY: Michael S. Toth

HEARING DATE: June 27, 2007

TITLE

ZBA 07-10; 220 W. Central Avenue: The petitioner requests approval of the following actions on the subject property located within the R2 Single-Family Residence District:

1. A variation to Section 155.205(A)(1)(c)(2) of the Lombard Zoning Ordinance to allow a six-foot high fence in a required corner side yard where a maximum height of four feet is permitted; and

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

GENERAL INFORMATION

Petitioner/Property Owner:

Arben Ilo
220 W. Central Avenue
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residential District

Existing Land Use: Residential

Size of Property: 0.243 acres

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 May 29, 2007.

1. Petition for Public Hearing.
2. Response to the Standards for Variation.
3. Plat of Survey, prepared by Streamline Survey, Inc. dated November 24, 2003.
4. Site plan, prepared by the petitioner, showing fence location.

DESCRIPTION

The subject property is located at 220 W. Central Avenue. The petitioner replaced an existing fence to a height six (6) feet without a permit. As the petitioner's proposed fence is located within the required corner side yard setback and adjacent to a neighboring properties front yard setback, the four-foot height restriction is required.

INTER-DEPARTMENTAL REVIEW COMMENTS

Private Engineering Services

The PES Division has the following comment for this petition:

- 1) Petitioner shall verify that the sight triangle is not impacted by the new fence.

Public Works Engineering

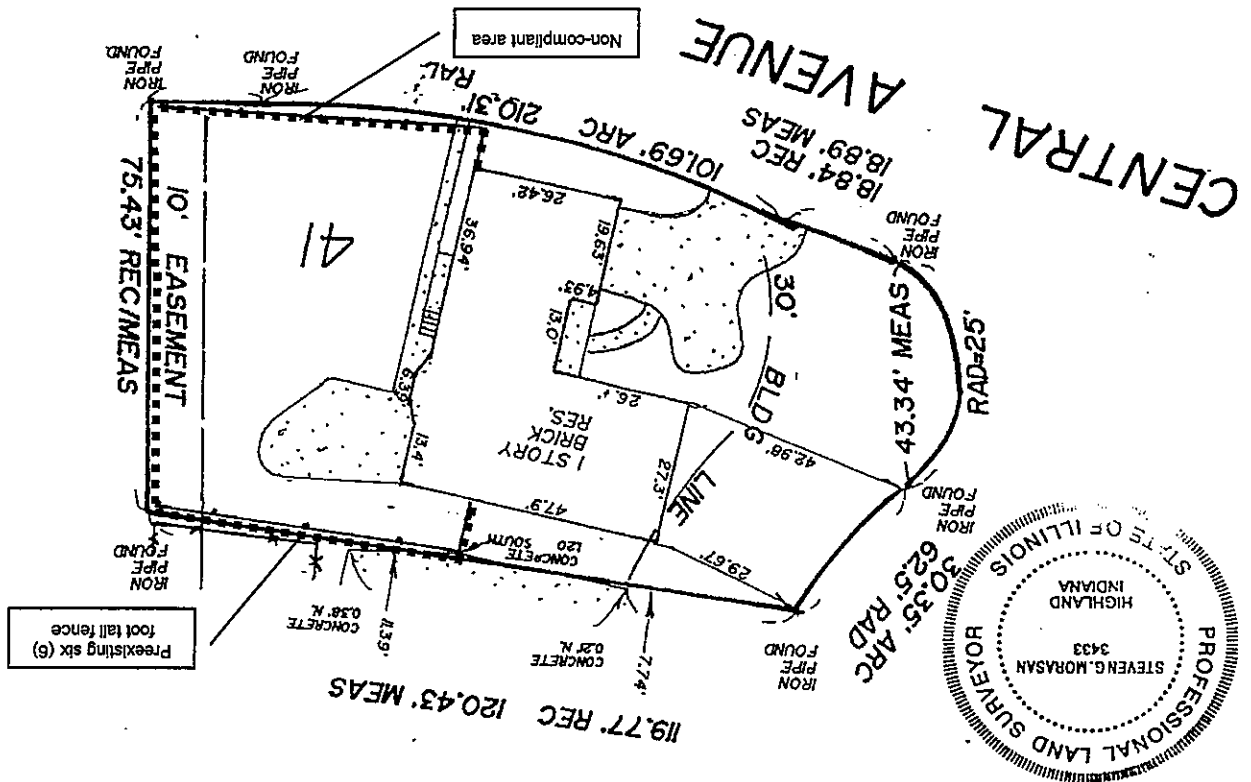
Public Works Engineering has no comments regarding this request.

Fire and Building

Upon review of the above referenced request for variations in fence heights at the corner property, the Fire Department/Bureau of Inspectional Services has the following comment:
That the new fence height not interfere with any line of sight for emergency vehicles.

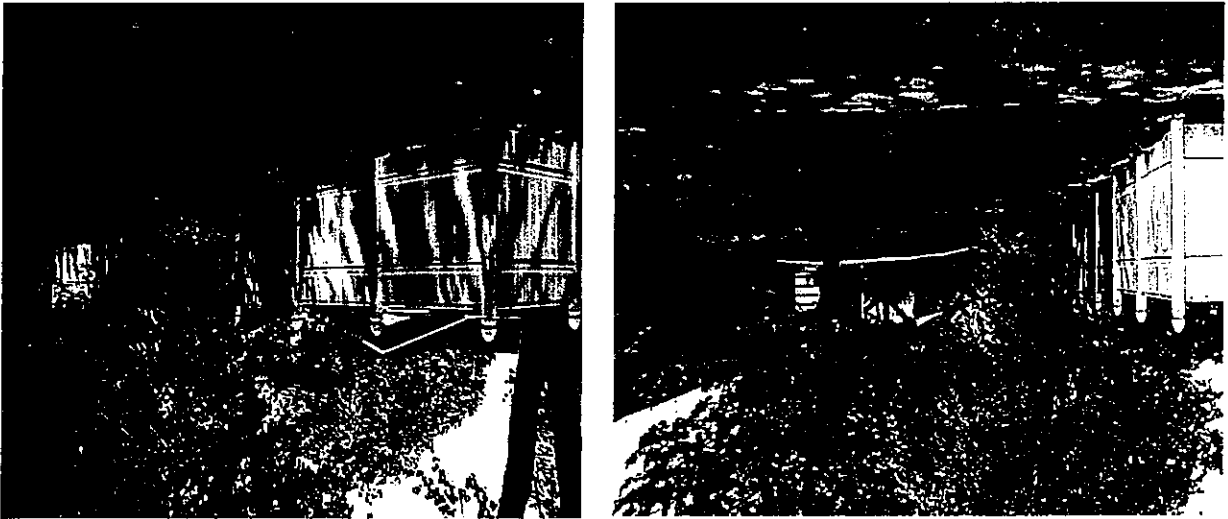
PLANNING

The subject property previously had a legal nonconforming six-foot high solid fence within the corner side yard. The fence also abutted the front yard of the adjacent property. The petitioner removed the entirety of the nonconforming fence and replaced it with a similar six-foot high solid fence. The Zoning Ordinance contains provisions that allow nonconforming fences to remain with the intention 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. As such, the petitioner's replacement of the fence removed any legal nonconforming rights and requires that the new fence meet the four-foot height restriction.



The petitioner raised several issues within the Response to the Standards for Variations with regard to privacy and safety. However, a variation may only be granted if there is a demonstrated hardship that distinguishes the subject property from all other properties in the area. Staff cannot support the variation for the following reasons. Six-foot high fences are not permitted within front yards or corner side yards due to the visual obstruction they create. Similarly, there are additional restrictions placed upon fences that abut a neighbor's front yard to prevent such a fence from blocking the view from the front yard of the neighboring property.

It is noted that there is a substantial grade deviation between the rear yard of the subject property and the abutting front yard of the adjacent property to the east. When viewed from the aforementioned neighboring property, the portion of the fence which abuts the property does not have the affect to that of a six (6) foot fence (see illustration below).



Grade deviation from the front yard of the adjacent property (to the east), sloping down to the subject property.

While the above pictures illustrate grade deviation from the abutting front yard of the neighbor to the east, the issue lies primarily with the screening along Central Avenue. There is no relative grade deviation between the right of way portion of the subject property (in relation to the street) and the fence location. The majority of the fence that is subject to the variation has no grade deviation, so staff cannot consider grade deviation as a means for support of the variation.

There are no clear line of sight issues pertaining to the fence on the subject property.

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 or clear line of sight requirements.

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.

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 ordinance has not caused the hardship as the fence could have been constructed per the ordinance requirements. The hardship has been created by the petitioner as a result of the preference for the fence's height and location.

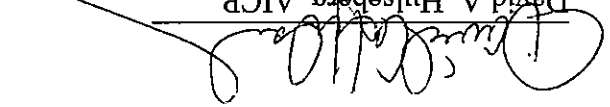
Staff recommends that the petition be denied in its entirety. However, if the Zoning Board of Appeals finds it appropriate to grant the variation, the petitioner would be required to obtain a permit for the existing fence.

FINDINGS AND RECOMMENDATIONS

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

Based on the submitted petition and the testimony presented, the requested fence height 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 07-10.

Inter-Departmental Review Group Report Approved By:


David A. Huliseberg, AICP
Assistant Village Manager

DAH

att-

c: Petitioner

Date 5-17-2007

Property location: Ilo Family
220 W. Central Ave
Lombard, IL 60148

This letter is regarding a notice we received from Village of Lombard on

4-4-07 regarding the fence we replaced last fall.

It has come to our attention that Village of Lombard has received a call for our fence, regarding the fence high.

On the letter we received are listed two complains:

1- We needed an permit for the fence

2- Fence high is more than 4' on corner side.

A short history of our family:

We are resident on the village of Lombard since 1996. Is 11 years that we are leaving in this Village. We bought property at 220 W. Central in 2003 and did not moved in, until middle of 2004. We choose to stay in this Village because is a quite, clean and nice neighborhood. We have two young kids, so we considered daycares, schools, shopping centers, police and fire department. In few words is a very convenient area for our family.

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

- Our house is located in the side corner of circle sidewalk. Because of the shape the sidewalk our house it varies a lot form every other houses on our neighborhood. The neighbor house on the left side of our house is almost 3-4 feet higher than our lot. Based on these shape and surroundings we build our fence using the same post that were previously as was not an easy approach to put everything new. If you see the fence is not straight it goes on layers, because when you go west the terrain goes higher and the fence was going higher. The only way for us to keep it lower was to build it on layers.

- We considered the option the cut the fence one feet, but we found out that this kind of solid fence can not be cut and put it back together as between two sides inside in empty.

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.*

• In a matter of couple months after we bought the house we received a letter from Village to fix the fence, as it was an old one, build since 1976.

As suggested we fixed the corner side of the fence as this it was one of the sides that was partially broken.

We replaced the broken section and then we got another letter saying we had to paint it with the same color as the rest of the fence. On the first year we were in this house we received a total of three letters and every time we did the best we could to keep the fence nice.

• On summer 2006 we considered replacing the old fence as we found one part of the fence forced on the corner of the house. We have two young children age 5-1/2 and 16 months, and for the best of everybody's interest and the *safety of my kids* we decided to replace the existing fence with a new one.

• We decided to take a loan for the fence. The estimate was between \$10,000 - \$12,000 and we could not afforded to pay one hand. Getting that load was not easy and we knew that this was a sacrifice for us as family.

• **At this point We were not aware that for replacing an existing fence we needed a permit as none of the letters send to us gave any kind of information.** The fence we bought is a 5' White vinyl solid fence. We used most of the existed posts as the fence is in the same position as the old one. The existed one was a 6' toll fence.

• Also we did not know that the max high of the fence on corner side cannot be more than 4' toll.

- 3- *The purpose of the variation is not based primarily upon a desire to increase financial gain.*
- 4- *The alleged difficulty or hardship is caused by this ordinance and has not been created by any person having an interest in the property.*
- Our intention was to build something nice and beautiful for us and for the Village based on what happened.
 - We did not in any circumstances put this fence up for any other reason, than have our kids safe also considering the village complains for the fence too.
 - We are applying for this variation only because of this ordinance and is not related with any financial profit for this property or anybody that has any interested to the property.
 - Both my wife and I are working hard to support our new family. We are a middle class family. We have two young kids and we took the chance that in top of everything to take a loan of \$10,000 to replace the fence. This amount is 2/3 of one of our yearly salary. Financially this is a huge amount of money we spend for this investment to our house. This investment was not for profit. We love and we try hard to keep our house as nice as we can.
 - *One of the main reasons for us to keep the fence is the safety of our kids. As I mentioned even before one of the reasons we decided to replace the fence is that we found that part of old one was open by forcing it. We never reported this at the Police Department, as we did not have anyone to point to. Since then we are very alert.*
 - *Also we would like to mention that our house is very close to the high school and during the summer time, the School has a lot of activity and we have cars parked and people walking very close to our backyard all the time.*
- Is our duty as parents to do the best for our kids, protect and keep them safe as much as we can do + GOD over us. We fill that keeping the fence as is will give us at least a peace of mind.*

5- 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.

- This fence is replacing an existing one, using the same posts on the same position. We insure the Village that this fence will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. This fence meets all the safety requirements for vinyl fences.

6- The granting of the variation will not alter the essential character of the neighborhood and

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 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.

We insure the village that none of the above circumstances will apply to our fence. Our fence will not cause any drainage, fire, endanger public safety, will not impair an adequate air to adjacent property. We would like again to mention that we replaced an existing fence, that was there since 1976. We used the most of the existed posts, fence is in the same place as was before.

Also we would like to apologize to our neighbors for any in convince that we may have caused unintentionally.

We understand that our Village has it is own rules and we all have to respect and follow them.

All we did was for a good cause and we did not mean neither to break these rules nor neglect them.

We would very much appreciate that you could take in considerations all the above facts before taking any decision.

On our part we will do our best to comply with any decision that will be taken.

Sincerely

Arben and Entela Ilo

Email: jlvinci4@yahoo.com

cc: Neighbor @ 220 W. Central Ave.

JLV:v

Joseph L. Vinci



Yours truly,

I DO NOT have any problem with my neighbor wanting to put up a six-foot high fence on his property at 220 W. Central Ave., Lombard, IL. It is okay with me.

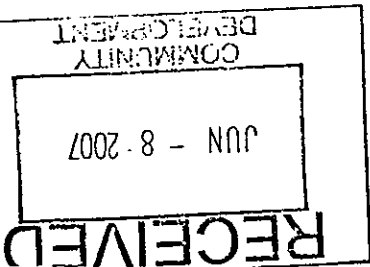
I reside at 245 W. Central Ave., Lombard, IL.

RE: PETITION ZBA 07-10

Village Of Lombard
Department of Community Development
255 East Wilson Avenue
Lombard, Illinois 60148-3931

June 7, 2007

Mr. & Mrs. Joseph L. Vinci
245 West Central Avenue
Post Office Box 996
Lombard, Illinois 60148
(630)-629-2521



[Handwritten signature]

Signature

Name:
Address:

[Handwritten signature]
241 W. Central

We do not have any problem with fence high on the front and corner side of the house.



220 W. Central Ave.
Lombard, IL 60148

This letter is on behalf of the fence of the property located at:

Date:

Signature

John E. Severino

Name:
Address:

John Severino
107 W. Central
Lombard, IL 60148

We do not have any problem with fence high on the front and corner side of the house.

220 W. Central Ave.
Lombard, IL 60148

This letter is on behalf of the fence of the property located at:

Date:

6/26/2007

Signature Sharon Callender

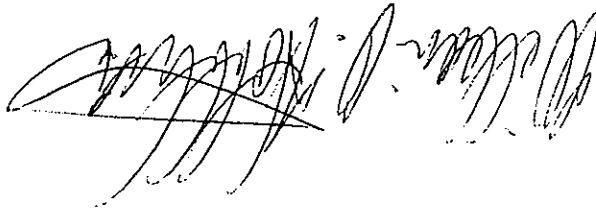
Name: Sharon Callender
Address: 220 W. Central Ave,
Lombard

We do not have any problem with fence high on the front and corner side of the house.

220 W. Central Ave.
Lombard, IL 60148

This letter is on behalf of the fence of the property located at:

Date:

Signature 

Name: William A. Holick
Address: 337 W. Central Ave
Lombard, IL 60148

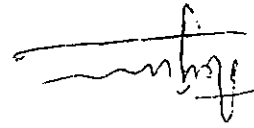
We do not have any problem with fence high on the front and corner side of the house.

220 W. Central Ave.
Lombard, IL 60148

This letter is on behalf of the fence of the property located at:

Date: 6-26-07

Signature



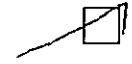
Address:

315 W. Central Ave

Name:

ALIJUM MOHAMMED.

Lombard IL 60148.



We do not have any problem with fence high on the front and corner side of the house.

220 W. Central Ave.
Lombard, IL 60148

This letter is on behalf of the fence of the property located at:

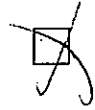
Date:

Signature

Missy Carrott
219 W Central Ave
Lombard IL 60148

Name:
Address:

We do not have any problem with fence high on the front and corner side of the house.



220 W. Central Ave.
Lombard, IL 60148

This letter is on behalf of the fence of the property located at:

Date: 6/26/07

Signature

Name: V. Grabauskas R. Grabauskas
Address: 113 W. Central Ave
Lombard, IL 60148

We do not have any problem with fence high on the front and corner side of the house.

220 W. Central Ave.
Lombard, IL 60148

This letter is on behalf of the fence of the property located at:

Date: 6/26/07

Signature *Yvonne Kempke*

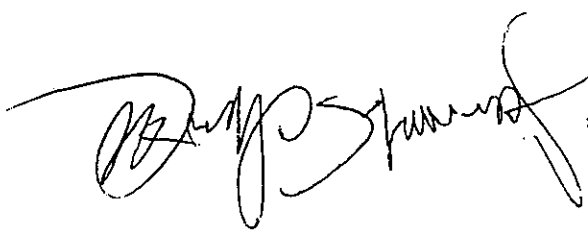
Name: *Catalina and Scott Reczek*
Address: *225 W Central Ave.*
Lombard IL 60148

We do not have any problem with fence high on the front and corner side of the house.

220 W. Central Ave.
Lombard, IL 60148

This letter is on behalf of the fence of the property located at:

Date: *June 20, 2007*

Signature 

Name: James Schwarz
Address: 103 W. CENTRAL AVE.

We do not have any problem with fence high on the front and corner side of the house.

220 W. Central Ave.
Lombard, IL 60148

This letter is on behalf of the fence of the property located at:

Date: 6/26/07

Date:

This letter is on behalf of the fence of the property located at:

220 W. Central Ave.
Lombard, IL 60148

We do not have any problem with fence high on the front and corner side of the house.

GREAT NEIGHBORS
TAKE GOOD CARE OF THEIR
PROPERTY

Name:
Address:

Robert Summ
238 W. CENTRAL AV
LOMBARD IL 60148

Signature

Robert Summ