

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR.30,2005 11:28 AM
OTHER 06-05-422-010
005 PAGES R2005-064502

ORDINANCE 5514

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

PIN: 06-05-422-010

**Common Address: 702 E. Western Avenue,
Lombard, IL**

Return To:

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

ORDINANCE NO. 5514

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

(ZBA 04-07: 702 E. Western 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 I Limited Industrial District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Title 15, Chapter 155, Section 155.205 (A) (3)(a)(c)(2) of the Lombard Zoning Ordinance to increase the maximum allowable fence height from four (4) feet to six (6) feet; and,

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on June 21, 2004 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 does concur with the findings of the Zoning Board of Appeals; 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 subject to conditions.

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) (3)(a)(c)(2) of the Lombard Zoning Ordinance to increase the maximum allowable fence height from four (4) feet to six (6) feet, subject to the conditions noted in Section 3 below.

SECTION 2: This ordinance is limited and restricted to the property generally located at 702 E. Western Avenue, Lombard, Illinois, and legally described as follows:

LOT 1 IN PAUL SMITH'S CONSOLIDATION OF LOTS 15, 16, 17, 18, 19, AND 20 IN BLOCK 3 IN SUNNYSIDE ADDITION TO LOMBARD A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1986 AS DOCUMENT R1986-147499 IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-05-422-010

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

1. That the petitioner shall apply for and receive a building permit for any proposed fencing on the subject property.
2. That the fence shall be located per the petitioner's plans submitted as part of this request.
3. That the fence consist of wrought iron or an equivalent material not to exceed six feet (6') in height when measured from grade to the top of the post. Said design is subject to the approval of the Director of Community Development.
4. That the fence shall be of at least 75% open construction and shall meet all provisions of Section 155.205(A)(3)(e) of the Lombard 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 _____ day of _____, 2004.

First reading waived by action of the Board of Trustees this 22nd day of July, 2004.

Passed on second reading this 22nd day of July, 2004.

Ordinance No. 5514

Re: ZBA 04-07


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Ayes: Trustees Tross, Koenig, Sebby and Soderstrom

Nays: None

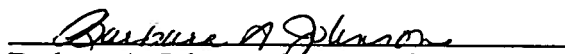
Absent: Trustees DeStephano and Florey

Approved this 22nd day of July, 2004.

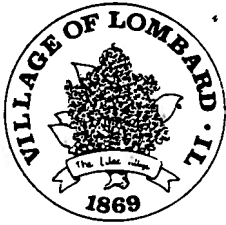


William J. Mueller, Village President

ATTEST:



Barbara A. Johnson, Deputy Village Clerk



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 Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

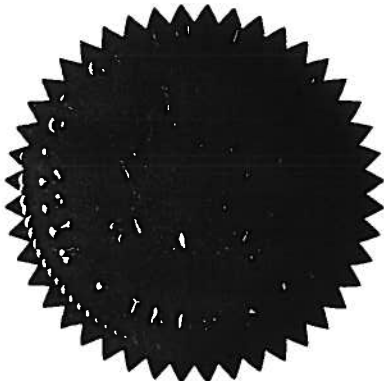
I further certify that attached hereto is a true and correct copy of ORDINANCE 5514

AN ORDINANCE APPROVING A VARIATION OF
THE LOMBARD ZONING ORDINANCE TITLE 15,
CHAPTER 155, FOR THE PROPERTY LOCATED
AT 702 E. WESTERN AVENUE, LOMBARD,
DUPAGE COUNTY, ILLINOIS,

PIN 06-05-422-010

of the said Village as it appears from the official records of said Village duly passed on July 22, 2004.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 22nd day of February, 2005.



Barbara A. Johnson

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