

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR.01,2007 4:07 PM
OTHER 06-05-112-007
005 PAGES R2007-037348

ORDINANCE NO 5924

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

PIN: 06-05-112-007

Address: 501 N. Garfield, Lombard

Return To:

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

ORDINANCE NO. 5924

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

(ZBA 06-13: 501 N. Garfield)

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 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'); and,

WHEREAS, said application also includes a request for a variation from Section 155.205(A)(1)(e)(2) to allow a solid fence within a clear line of sight area; and

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on August 23, 2006 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 variation but not a variation for a fence within a clear line of sight area; 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 fence height variation subject to conditions, and to deny all other requested relief.

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 501 N. Garfield, Lombard, Illinois, and legally described as follows:

LOT 7 IN BLOCK 3 IN LILAC SQUARE ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

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MERIDIAN, ACCORDIING TO THE PLAT THEREOF RECORDED MARCH 9, 195,
AS DOCUMENT 618090 AND CERTIFICATE OF CORRECTION FILED OCTOBER
15, 1951 AS DOCUMENT 636729, IN DUPAGE COUNTY, ILLINOIS.

Parcel No. 06-05-112-007

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The fence shall be modified in order to comply Section 155.205(A)(1)(e) pertaining to fences within the clear line of sight area.
2. That the petitioner shall apply for and receive a building permit for the relocation of the fence on the subject property.
3. That the variation shall be limited to the existing residence. Shall the existing residence be reconstructed due to damage or destruction by any means, any fencing on the property shall meet all current height requirements.

SECTION 4: All other relief associated with this petition is hereby denied.

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 7th day of September, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this 21st day of September, 2006.

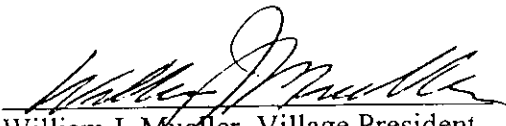
Ayes: TRUSTEES GRON, TROSS, O'BRIEN, SEBBY, FLOREY & SODERSTROM

Nayes: NONE

Absent: NONE

Approved this 21st day of September, 2006.

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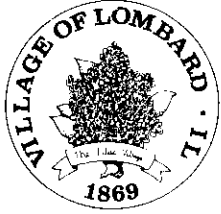


William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

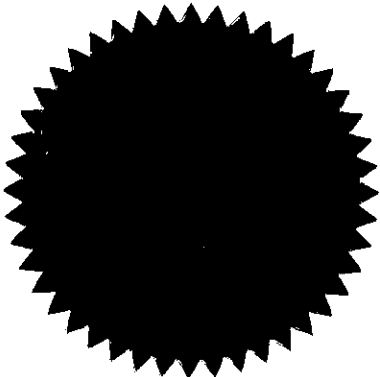


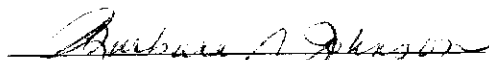
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a
copy of ORDINANCE 5924
APPROVING A VARIATION OF THE LOMBARD ZONING
ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF
LOMBARD, ILLINOIS
501 N. GARFIELD, LOMBARD
PIN: 06-05-112-007

of the said Village as it appears from the official records
of said Village duly approved September 21, 2006.

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 2nd day of February, 2007





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