



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
OCT. 03, 2013 9:56 AM  
OTHER 05-24-301-007  
005 PAGES R2013-139608

**ORDINANCE NO. 6851**

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

**PIN: 05-24-301-007, -008, AND -009 ; 05-24-302-017, -019**

**ADDRESS: 21 W 551 Bemis Road, Lombard IL 60148**

**Return To:**

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



I, **Janet Downer**, 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 6851

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

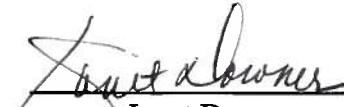
PIN: 05-24-301-007, -008, AND -009 ; 05-24-302-017, -019

ADDRESS: 21 W 551 Bemis Road, Lombard IL 60148

of the said Village as it appears from the official records of said Village duly approved this 15<sup>th</sup> day of August, 2013.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 29<sup>th</sup> day of August, 2013.



  
\_\_\_\_\_  
Janet Downer  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE NO. 6851**

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

**(PC 13-08; 21W551 Bemis 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 CR Conservation/Recreation District; and,

WHEREAS, an application has been filed with the Village of Lombard requesting a variation from Section 155.205(A)(4)(c)(i) of the Lombard Zoning Ordinance to increase the maximum allowable fence height within thirty feet (30') of an improved public right-of-way from four feet (4') to eight feet (8'); and,

WHEREAS, a public hearing has been conducted by the Plan Commission on July 15, 2013 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has forwarded its findings to the Board of Trustees with a recommendation of approval for 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)(4)(c)(i) of the Lombard Zoning Ordinance to increase the maximum allowable fence height within thirty feet (30') of an improved public right-of-way from four feet (4') to eight feet (8').

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

1. The petitioner shall construct the fence in conformance with (a.) The site plan prepared by Glenbard Wastewater Authority and undated; (b.) the dimensioned fence elevation prepared by Specrail and dated 5/29/2013; (c.) the specification sheets for the internal cantilever slide gates and ornamental fence system that were provided with the petition prepared by unknown and undated; (d.) the project

narrative prepared by Glenbard Wastewater Authority and undated, and (e.) the relief shall be limited to a four foot (4') fence height variation from Section 155.205(A)(4)(c)(i) of the Village of Lombard Zoning Ordinance to allow for the replacement of an existing chain link fence with barbed wire rap with a new eight foot (8') tall aluminum ornamental spade top style fence, where four feet (4') is the maximum fence height permitted within thirty feet (30') of an improved public right-of-way and within the CR Conservation/Recreation Zoning District;

2. Construction of the above referenced fence shall require a building permit. Said permit will be reviewed in connection with the aforementioned conditions; and
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

**SECTION 3:** This ordinance is limited and restricted to the property generally located at 21W551 Bemis Road, Lombard, Illinois, and legally described as follows:

LOT 67 (EXCEPT THE NORTH 62 FEET OF THE WEST 133 FEET THEREOF) AND LOTS 20, 21, AND 22 IN F. H. BARTLETT'S SUNNYSIDE FARMS, A SUBDIVISION OF PART OF THE WEST 2013 FEET OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; AND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 24, 30.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 1983.0 FEET; THENCE NORTH 0 DEGREES 10 MINUTES EAST, AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 24, 570.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES WEST TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 05-24-301-007, -008, and -009; 05-24-302-017, -019

**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.

Ordinance No. 6851

Re: PC 13-08

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Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

First reading waived by action of the Board of Trustees this 15<sup>th</sup> day of August, 2013.

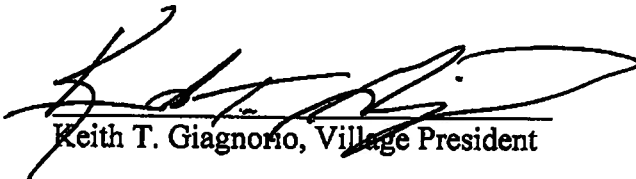
Passed on second reading this 15<sup>th</sup> day of August, 2013.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick, and Ware

Nays: None

Absent: None

Approved this 15th day of August, 2013



Keith T. Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 16th day of August, 2013



Sharon Kuderna, Village Clerk