

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: August 5, 2014 (B of T) Date: August 21, 2014

TITLE: PC 14-15; 21W551 Bemis Road – Glenbard Wastewater Authority

SUBMITTED BY: Department of Community Development *M*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Glenbard Wastewater Authority, requests that the Village grant approval of a variation from Section 155.205 (A)(4)(c)(ii) of the Lombard Zoning Ordinance to increase the maximum allowable fence height from six feet (6') to eight feet (8') for the subject property located within the CR Conservation/Recreation District. (DISTRICT #2)

The Plan Commission recommended approval of this petition by a voted 4 to 0 vote.

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 \_\_\_\_\_

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:** Scott R. Niehaus, Village Manager

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

**DATE:** August 21, 2014

**SUBJECT:** **PC 14-15: 21W551 Bemis Road – Glenbard Wastewater Authority**

Please find the following items for Village Board consideration as part of the August 21, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-15;
3. Completed Standards for a Variation;
4. An Ordinance granting a variation of the Zoning Ordinance Title 15, Chapter 155, Section 155.205 (A)(4)(c)(ii) to increase the maximum allowable fence height from six feet (6') to eight feet (8') to allow for the replacement of an existing chain link fence with a new ornamental fence within the CR Conservation/Recreation Zoning District; and
5. Plans and other supporting documents associated with the petition.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the August 21, 2014 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner (attached.)



## VILLAGE OF LOMBARD

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

August 21, 2014

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, 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 T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 14-15; 21W551 Bemis Road – Glenbard Wastewater Authority**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Glenbard Wastewater Authority, requests that the Village grant approval of a variation from Section 155.205 (A)(4)(c)(ii) of the Lombard Zoning Ordinance to increase the maximum allowable fence height from six feet (6') to eight feet (8') for the subject property located within the CR Conservation/Recreation District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 21, 2014. Sworn in to present the petition was Matt Panfil, AICP, Senior Planner and Erik Lanphier, Executive Director of the Glenbard Wastewater Authority.

Mr. Lanphier introduced the project as a request to replace a section of the site's existing six foot (6') tall chain link fence along the western property line with a new eight foot (8') tall ornamental fence. The length of fence originally requested was 166 feet, but has since been increased to approximately 200 feet. The south end of the fence will not be visible from Bemis Road looking south because the ornamental fence will terminate within the wooded area at the southwest corner of the site.

Mr. Lanphier stated that the design and height of the fence were selected in considered of security and aesthetic concerns. The fence will be identical in appearance to a different 910 foot section of the

fence that received a similar variation in July, 2013. Mr. Lanphier stated that there was a positive response from surrounding residences regarding the ornamental style fence so they will continue that design in order to complete the overall fence replacement project.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Mr. Panfil, Senior Planner, presented the staff report, which was submitted to the public record in its entirety. He stated that the previous approval Mr. Lanphier referred to was only for the portion of fence within thirty feet of the public right-of-way and the variation granted was to allow for an eight foot (8') tall fence where four feet (4') is the maximum permitted. Mr. Panfil stated that the unique land use characteristics of the site demand an increased amount of security to protect municipal facilities, but also the health and safety of the general public. The existing fence secures the site, but it does so at the cost of the neighborhood character of adjacent properties.

Mr. Panfil concluded that though the proposed fence is taller than that permitted by the Zoning Ordinance, staff finds that the petitioner has found a balance between improved neighborhood aesthetics and site security.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

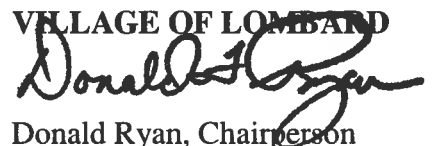
Commissioner Olbrysh asked if the proposed increase in the length of fence that was referenced by Mr. Lanphier required any special consideration as part of a motion.

On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 4-0 that the Village Board approve the variation associated with PC 14-15, subject to the following four (4) conditions:

1. The petitioner shall construct the fence in accordance with the plans submitted as part of this request;
2. The relief shall be limited to the replacement of an existing chain link fence with an eight foot (8') tall aluminum fence in the location as designated on the plans submitted as part of this request;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the fence is not constructed by said date, this relief shall be deemed null and void; and
4. Construction of the above referenced fence shall require a building permit. Said permit will be reviewed in connection with the aforementioned conditions.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan", written over the printed name.

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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**JULY 21, 2014**

**Title**

PC 14-15

**Petitioner**

Glenbard Wastewater Authority (GWA)

**Property Owner**

Village of Glen Ellyn  
535 Duane St.  
Glen Ellyn, IL 60137

**Property Location**

21W551 Bemis Rd  
(05-24-301-007, 05-24-301-008, 05-24-301-009, 05-24-302-017, and 05-24-302-019)

**Zoning**

CR Conservation / Recreation

**Existing Land Use**

Wastewater Treatment Facility

**Comprehensive Plan**

Public & Institutional

**Approval Sought**

Two (2) foot fence height variation to allow for the replacement of an existing chain link fence with a new eight (8) foot tall aluminum fence, where six (6) feet is the maximum height permitted.

**Prepared By**

Matt Panfil, AICP  
Senior Planner



**LOCATION MAP**

**PROJECT DESCRIPTION**

In the summer of 2013 (PC 13-08), the petitioner received a variance similar in nature to this request to allow for the replacement of an existing chain link fence with a new eight foot (8') tall aluminum ornamental fence within thirty (30) feet of an improved public right-of-way and within the CR Conservation/Recreation Zoning District. The portion of the fence associated with PC 13-08 was recently completed and "before" and "after" pictures of the fence are attached as Exhibit C.

The proposed fence will be of the same height and type as was approved in PC 13-08. The only difference in requests is that the previous approval was just for the portion of fence located within twenty feet (20') of the right-of-way, where only a four foot (4') tall fence is permitted. In the currently proposed location the maximum permitted fence height is six feet (6'). By replacing the existing fence with the wrought iron fence the petitioner is seeking to maintain a high level of security while providing an aesthetic that is more consistent with the surrounding residential neighborhood.

The fence will not run the entire length of the western property line, but rather will be a 166 foot long segment that will connect to the existing chain link fence in a densely forested area that is not visible or easily accessible from the west.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 26 acres

Fence Length: 166'  
(to be replaced)

**Submittals**

1. Petition for Public Hearing
2. Response to Standards for Variations
3. Site Plan (Plat of Survey with fence location identified), prepared by Glenbard Wastewater Authority, undated and submitted 6/12/2014.
4. "Before" and "After" photographs, undated and submitted 6/16/2014.

**APPROVAL(S) REQUIRED**

Per Section 155.205 (A)(4)(c)(ii) of the Zoning Ordinance, "fences or walls within thirty feet (30') of a property line, other than property lines shared by an improved public right-of-way, shall not exceed six feet (6') in height."

The petitioner has requested relief from this regulation because the unique land use characteristics on-site demand an increased amount of security to not only protect municipal facilities, but also the health and safety of the general public.

**EXISTING CONDITIONS**

The subject property consists of five (5) parcels and is bounded by unincorporated properties to the north, south, and west. The East Branch of the DuPage River runs parallel to the eastern property line. The existing chain link fence along the west side of the property is estimated to be thirty-five (35) years old and is in fair to poor condition.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no issues or concerns regarding the project.

**Fire Department:**

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

**Private Engineering Services:**

The Private Engineering Services Division has no issues or concerns regarding the project.

**Public Works:**

The Department of Public Works supports the subject petition in the interest of security and safety at this critical facility.

**Planning Services Division:**

*1. Surrounding Zoning & Land Use Compatibility:*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R-3 (DuPage County)	Single Family Residential
<b>South</b>	R-4 (DuPage County)	Single Family Residential
<b>East</b>	CR (Conservation / Recreation)	East Branch of the DuPage River
<b>West</b>	R-4 (DuPage County)	Single Family Residential

Although the existing use is not ideally compatible with the predominantly residential adjacent uses, the facility has already received a conditional use permit. Therefore, one of the primary challenges regarding this, and any future improvement, for the site is to provide aesthetics more sensitive to the context of the residential neighborhood.

**2. Comprehensive Plan Compatibility:**

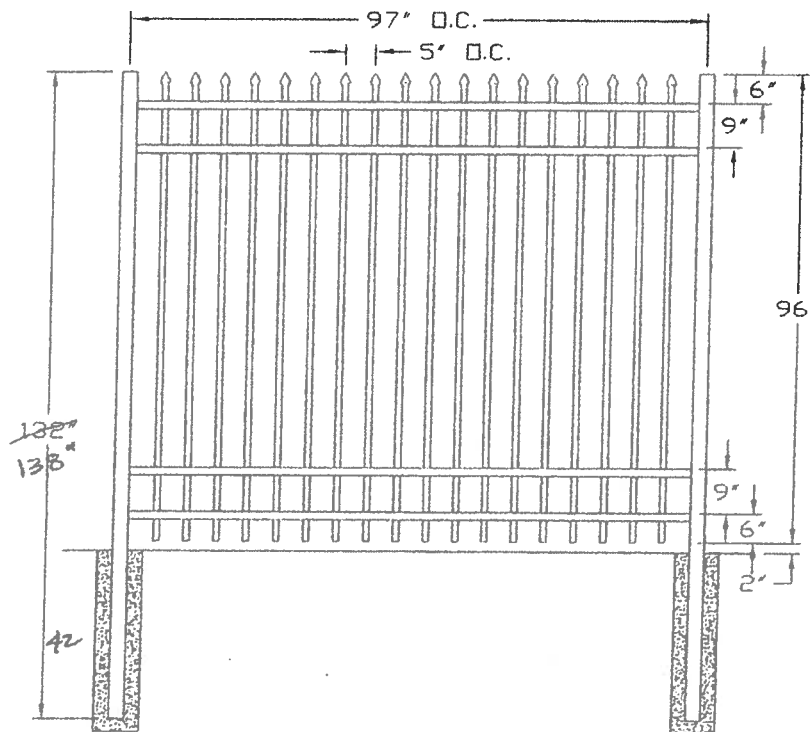
The Comprehensive Plan recommends public and institutional land uses for the subject property. Because there is no change in use proposed, the wastewater treatment facility remains consistent with the Comprehensive Plan.

**3. Zoning Ordinance Compatibility:**

With the exception of the above referenced fence height variation, the proposed project conforms to all other zoning regulations.

**4. Elevations**

As the proposed fence is the same height and style as the fence approved in 2013, the fully dimensioned elevations submitted as part of PC 13-08 are depicted below:



**5. Sample Images:**

The petitioner has submitted several "before" and "after" photographs of the fence that was approved by PC 13-08 (attached as Exhibit C).



## SITE HISTORY

### **PC 78-12:**

On May 11, 1978 the subject site was annexed into the Village, rezoned to the Conservation / Recreation district, and was granted a conditional use permit for a municipal facility (wastewater treatment plant).

### **PC 92-23:**

On December 17, 1992 the subject site received conditional use approval for improvement and expansion of the existing wastewater treatment facility, a variation for a thirty (30) foot side yard setback where fifty (50) feet was required, and a variation of the Subdivision and Development Ordinance to provide for the expansion of the facility without the required public right-of-way improvements.

### **PC 12-02:**

On February 2, 2012 the subject site received conditional use approval for noncompliance with the requirements of the Zoning Ordinance pertaining to personal wireless service facilities as well as multiple variations for; use of barbed wire as part of a seven (7) foot tall fence; a personal wireless service facility without full landscape screening, a variation to allow for a personal wireless service facility in the CR district, a variation to allow for a personal wireless service facility in excess of forty-five (45) feet in height, and a variation to allow for a one hundred (100) foot high personal wireless service facility to be less than one hundred-five (105) feet from the nearest property line.

### **PC 13-08:**

On August 29, 2013 the subject site received 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').

## FINDINGS & RECOMMENDATIONS

The need to provide the highest possible level of security for the site is clear. While the existing fence secures the site, it does so at the cost of a neighborhood character for adjacent properties. Although the proposed fence is taller than that required by the Zoning Ordinance, it is the opinion of staff that the petitioner has found a balance between improved neighborhood aesthetics and site security.

The Inter-Department Review Committee has reviewed the standards for variation for the requested fence height variation and finds that the proposed fence **complies** with the standards established by the Village of Lombard Zoning Ordinance, and that granting the fence height relief enhances the surrounding neighborhood and is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-15:

Based on the submitted petition, accompanying plans and elevations, and the testimony presented, the proposed fence complies with the standards established by the Village of Lombard Zoning Ordinance and that granting the fence height relief enhances the surrounding neighborhood and is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-15, subject to the following conditions:

1. The petitioner shall construct the fence in accordance with the plans submitted as part of this request;

2. The relief shall be limited to the replacement of an existing chain link fence with an eight foot (8') tall aluminum fence in the location as designated on the plans submitted as part of this request;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the fence is not constructed by said date, this relief shall be deemed null and void; and
4. Construction of the above referenced fence shall require a building permit. Said permit will be reviewed in connection with the aforementioned conditions.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## **EXHIBIT A: STANDARDS FOR VARIATIONS**

### **PC 14-15: Response to Standards for Variations (21W551 Bemis Road)**

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.*

Because the wastewater treatment facility is a unique use it requires a unique site design that oftentimes does not as easily conform to traditional zoning regulations. If the strict letter of the regulations were to be applied a six foot (6') fence would be required along the western property line. Such a fence is climbable and may not fully discourage potential trespassers who could put their own, and the general public's, safety at risk.

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.*

The property is unique because it serves an essential public service. The site conditions are unique to the Glenbard Wastewater Authority (GWA) and its purpose and are not applicable to other properties in general, let alone within the CR Conservation/Recreation Zoning District.

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

The variation, if approved, would in no way increase financial gain. Rather, the purpose of the variation is to maintain public safety and welfare by regulating access to an essential public service. If any unauthorized personnel were to gain access to the site they could place themselves, as well as the community at large, in danger.

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.*

By requiring a fence that is shorter than what would provide adequate security to an essential public service, the Zoning Ordinance has created a hardship for the GWA, which is responsible for operating a safe and reliable facility. In order to do so, the facility requires a certain level of security. If the security were breached there could be a tremendous negative impact to public welfare.

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.*

The variation, if approved, will help protect the overall public welfare by allowing the GWA to operate a safe and reliable wastewater treatment facility.

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

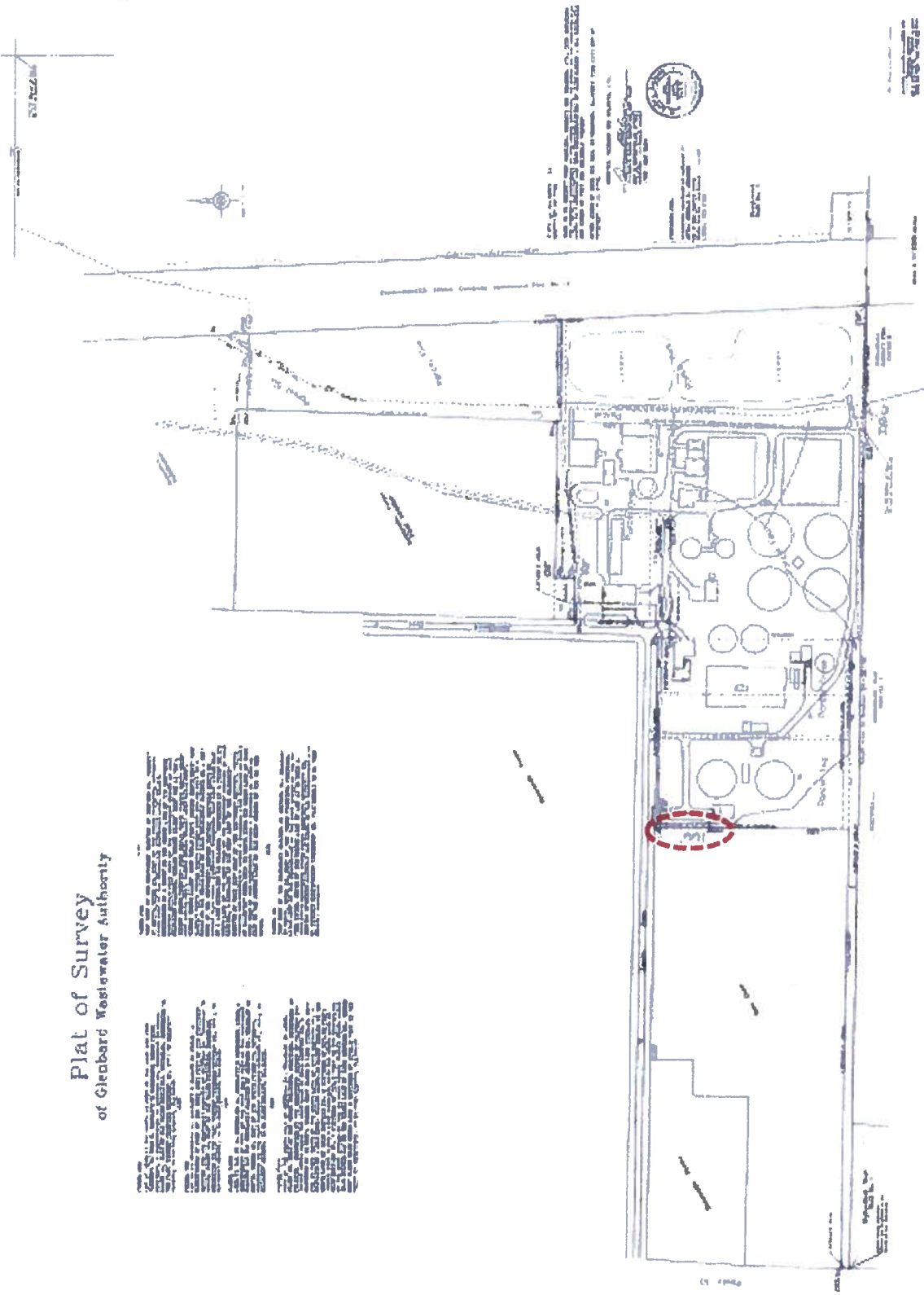
The variation, if approved, would allow for the replacement of a deteriorating fence. If anything, the new fence, constructed of higher quality wrought iron, will improve the essential, residential-oriented character of the neighborhood.

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 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.*

The variation, if approved, would not impair an adequate supply of light and/or air to adjacent properties. As the fence will be used to enclose an existing use, no increase in congestion on public streets is anticipated. The wrought iron fence material is non-combustible and is not a fire hazard. Finally, the open style and thin supports will not impair natural drainage or create any drainage problems.

**EXHIBIT B: SITE PLAN**

2 - 30120



**Plat of Survey  
of Glenbard Wastewater Authority**

THIS PLAT OF SURVEY was prepared by the undersigned, a duly Licensed Professional Engineer in the State of Illinois, in accordance with the provisions of the Illinois Surveying Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10), and the provisions of the Illinois Professional Engineering Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10), and the provisions of the Illinois Professional Engineering Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10).

The survey was conducted on or about the date of the survey, and the results of the survey are shown on this plat. The survey was conducted in accordance with the provisions of the Illinois Surveying Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10), and the provisions of the Illinois Professional Engineering Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10), and the provisions of the Illinois Professional Engineering Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10).

The survey was conducted in accordance with the provisions of the Illinois Surveying Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10), and the provisions of the Illinois Professional Engineering Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10), and the provisions of the Illinois Professional Engineering Act, Chapter 150, Illinois Compiled Statutes (625 ILCS 150/1-150/10).

**EXHIBIT C: BEFORE AND AFTER PICTURES (PC 13-08)**

**Before**



**After**



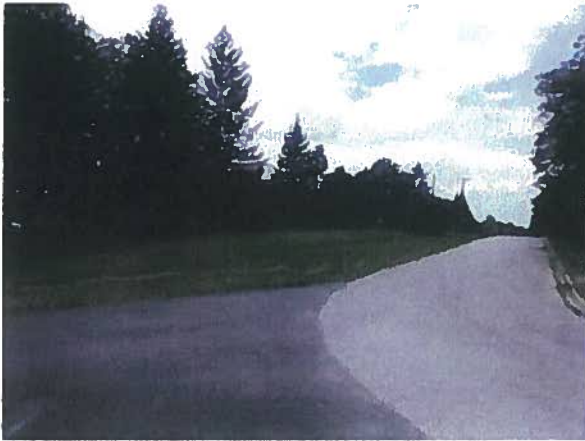
**Before**



**After**



**Before**



**After**



**Before**



**After**



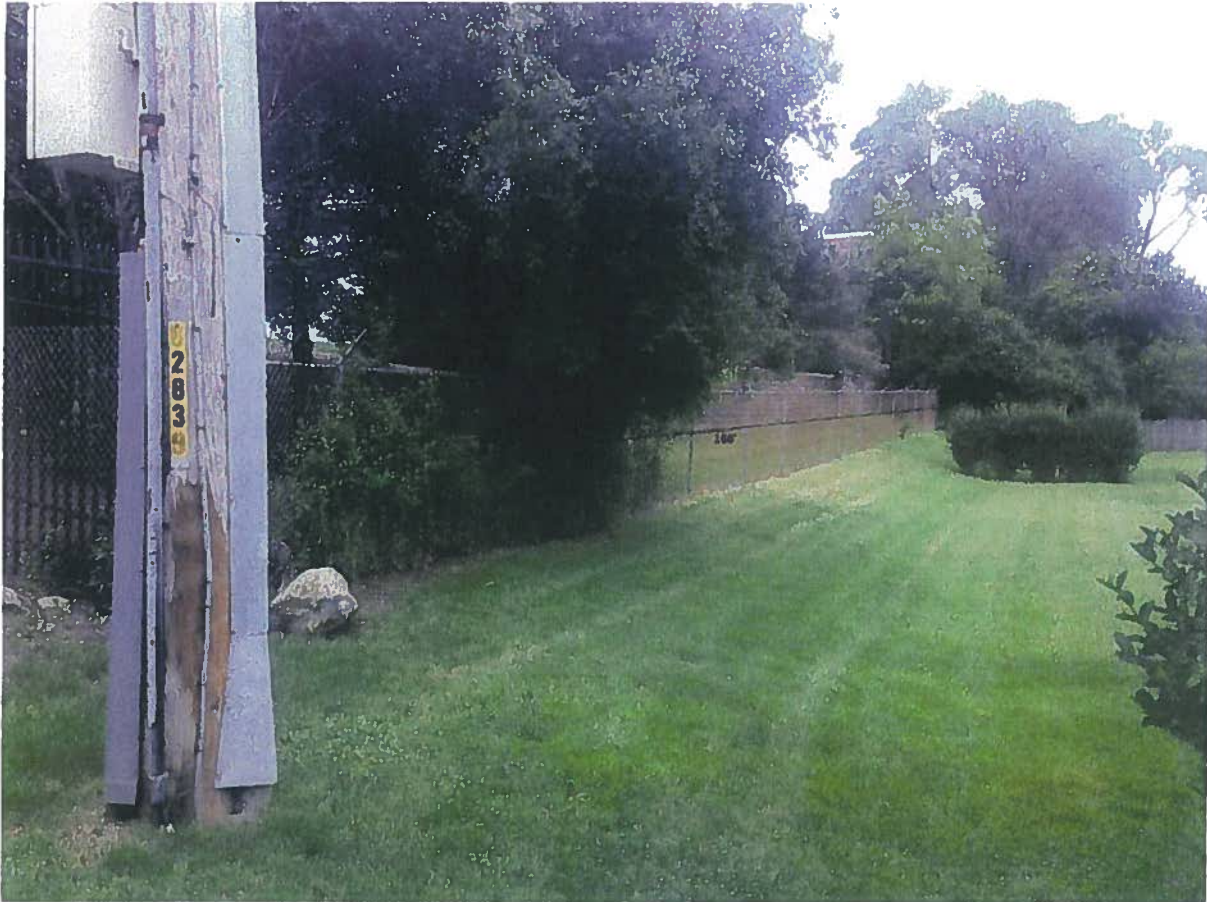
**Before**



**After**



**EXHIBIT D: PICTURE OF SECTION OF CHAIN LINK FENCE TO BE REPLACED**





PC 14-15

**Nowakowski, Tamara**

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**From:** Panfil, Matthew  
**Sent:** Wednesday, July 30, 2014 10:28 AM  
**To:** Nowakowski, Tamara  
**Cc:** Ganser, Jennifer  
**Subject:** FW: 2013 Fence project Before and After

FYI

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**From:** Erik Lanphier [<mailto:elanphier@gbww.org>]  
**Sent:** Wednesday, July 30, 2014 9:34 AM  
**To:** Panfil, Matthew  
**Subject:** RE: 2013 Fence project Before and After

Hello Matt,

The Glenbard Wastewater Authority 21W 551 Bemis Road, Glen Ellyn, IL would like to request a waiver of the first reading for the fence height variation.

Thank you.

Regards,

*Erik Lanphier*

Executive Director  
Glenbard Wastewater Authority  
21W 551 Bemis Rd.  
Glen Ellyn IL, 60137  
O 630.790.1901 x125  
F 630.858.8119  
C 630.327.5205

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**From:** Panfil, Matthew [<mailto:PanfilM@villageoflombard.org>]  
**Sent:** Wednesday, July 30, 2014 9:14 AM  
**To:** Erik Lanphier  
**Subject:** RE: 2013 Fence project Before and After

Erik:

Will the GWA be requesting a waiver of first reading for the fence height variation? If so, a response via e-mail requesting the waiver would be sufficient.

Matt

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**From:** Erik Lanphier [<mailto:elanphier@gbww.org>]  
**Sent:** Thursday, July 17, 2014 11:00 AM

ORDINANCE NO. \_\_\_\_\_

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

**(PC 14-15; 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)(ii) 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 Plan Commission on July 21, 2014 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)(ii) 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 petitioner shall construct the fence in accordance with the plans submitted as part of this request;
2. The relief shall be limited to the replacement of an existing chain link fence with an eight foot (8') tall aluminum fence in the location as designated on the plans submitted as part of this request;

3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the fence is not constructed by said date, this relief shall be deemed null and void; and
4. Construction of the above referenced fence shall require a building permit. Said permit will be reviewed in connection with the aforementioned conditions.

**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.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Ordinance No. \_\_\_\_\_

Re: PC 14-15

Page 3

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Sharon Kuderna, Village Clerk