


VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
 Recommendations of Boards, Commissions & Committees (Green) _____
 Other Business (Pink) _____


 X

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, Village Manager 

DATE: May 11, 2010 (B of T) Date: May 20, 2010

TITLE: ZBA 10-03: 119 N. Main Street

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

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

A variation from Section 155.210(A)(3)(b) of the Lombard Zoning Ordinance to increase the maximum allowable height of an accessory structure from seventeen (17) feet to twenty-nine (29) feet in the R2 Single-Family Residence District.

The ZBA recommended approval of this petition with conditions.

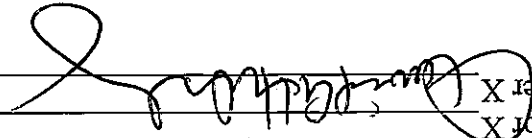
Please place this item on the May 20, 2010 Board of Trustees consent agenda.

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

Village Attorney X

Finance Director X

Village Manager X



Date _____
 Date _____
 Date _____

5/12/10

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: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP,
Director of Community Development *WH*

DATE: May 20, 2010

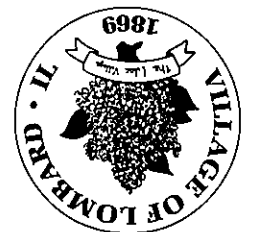
SUBJECT: ZBA 10-03: 119 N. Main Street

Please find the following items for Village Board consideration as part of the May 20, 2010 Village Board meeting:

1. Zoning Board of Appeals referral letter;
2. IDRC report for ZBA 10-03; and
3. Plans associated with the petition.

The Zoning Board of Appeals recommended approval of this petition with conditions. Please place this petition on the May 20, 2010 Board of Trustees consent agenda.

VILLAGE OF LOMBARD
 255 E. Wilson Ave.
 Lombard, Illinois 60148-3926
 (630) 620-5700 Fax (630) 620-8222
 www.villageoflombard.org



Village President
 William J. Mueller

Village Clerk
 Brigitte O'Brien

Mr. William J. Mueller
 Village President, and
 Board of Trustees
 Village of Lombard

Subject: ZBA 10-03: 119 N. Main Street

Dear President and Trustees:
 Greg Alan Gron, Dist. 1
 Richard J. Tross, Dist. 2
 Zachary C. Wilson, Dist. 3
 Dana L. Moreau, Dist. 4
 Laura A. Fitzpatrick, Dist. 5
 William "Bill" Ware, Dist. 6

Your Zoning Board of Appeals submits for your consideration its recommendation on the above referenced petition. The petitioner requests a variation to Section 155.210(A)(3)(b) of the Lombard Zoning Ordinance to increase the required height of an accessory structure from seventeen (17) feet to twenty-nine (29) feet to allow the construction of a two-story detached garage.

Village Manager
 David A. Hulseberg

The Zoning Board of Appeals conducted a public hearing on April 28, 2010.

"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."

Martin Carroll, 119 N. Main Street, presented the petition. Prior to his presentation, he distributed a color rendering to the ZBA members which was prepared by his architect. The rendering consisted of copies of old photographs of the home and coach house secured from the Lombard Historical Society, as well as elevations of the proposed garage. Mr. Carroll stated that he is requesting a height variation for a garage that he is proposing to build using historically accurate information with architectural elements used in the original coach house. The height variation is primarily the result of the incorporation of the tower element, but also for the inclusion of the gable roof.

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Carroll noted that his property is set back from other properties and the garage will be at least 100' from other houses. The proposed garage will be consistent with the neighborhood as most homes in that area are older homes. This design will fit in nicely and look seamless.

Referring to the historic coach house photo, he noted that the 2nd floor of the property was originally used to store hay and other farm implements. He will use the second floor of the new garage for storage only, nothing heavy, as they will only use rough flooring. The tower in the old photo was used as a privy and above that was a pigeon house. The new garage will not include those two items.

Referring to an insurance map drawing from 1925, it shows the original outline of the coach house and the home. The coach house had approximately 1,400 square feet of first floor area. The proposed detached garage site plan shows how the garage will be smaller - 942 square feet in first floor area - and will be built out of cedar to match the house. They will put in some antique windows and will use some of the old doors, which they have been storing in their basement. He noted that this will be a labor of love as they restored the house about 10 years ago and this is the last piece of the puzzle. The purpose of building this new garage is not to create an economic advantage, but to recreate what was originally there. The Lombard Historical Society encouraged him to do this and he is happy to bring back a piece of Lombard history.

Chairperson Defalco opened the meeting for public comment. There was no one in the audience either in favor or against the petition.

Chairperson Defalco then requested the staff report.

Michael Toth, Planner I, presented the staff report. He first emphasized that the proposed garage will be a detached garage and not a coach or carriage house. The petitioner is requesting an accessory structure height variation from seventeen (17) feet to twenty-nine (29) feet to accommodate certain architectural features that would allow the proposed detached garage to be visually compatible with the principal structure on the property.

The petitioner is proposing to demolish the existing detached garage that is currently located on the subject property and construct a new two-story detached garage that would be architecturally compatible with the principal structure. The principal structure was built in 1881. As such, the very nature of the structure is one that lends itself to Lombard's historic community. A carriage house also existed on the subject property, serving as a privy (outdoor lavatory) and pigeon house. The petitioner represents that the carriage house was demolished in the 1960's. In order to preserve historical significance of the premises, the petitioner is attempting to architecturally recreate that carriage house through the use of a turret, windows, gable roof and a cupola and other architectural features. The original carriage house consisted of certain architectural elements that, by today's standard, create the need for the variation, due to the height needed. According to the submitted plans, the proposed detached garage would only be used as a three-car garage and storage area only. The petitioner has indicated that the additional height needed for the detached proposed garage is necessary in order to build a historically accurate structure and not to accommodate additional living area.

The Zoning Ordinance allows accessory buildings and structures to be no greater than seventeen (17) feet to the highest point of a roof or parapet. The highest point of the proposed detached garage would be twenty-nine (29) feet; however, that additional height is to accommodate the tower portion of the garage, which is attempting to maintain the historic accuracy of the original carriage house. Documentation (attached) obtained from the Lombard Historical Society states that the carriage house tower was similar to the tower on the house itself. Photographs that were

also obtained from the Lombard Historical Society also verify that the carriage house's tower was similar to the tower on the existing house. The actual peak height of the structure (not including the tower) would be twenty-three and a half (23.5) feet, which is measured from grade to the top of the gable portion of the roof.

The Historical Commission discussed the proposed garage at its April 20, 2010 meeting. As part of their discussion, the Commission reviewed the plans submitted by the petitioner and made the following finding:

The Lombard Historical Commission would like to thank the homeowners for including the Commission in their process to design a new coach house/garage structure. The Commission commends the effort of the homeowners to maintain and enhance the historical significance of their property with this addition. The Commission has reviewed the submitted design concept and believes the structure to be an appropriate addition to the property.

The "Standards for Variations" have been met in the following respects:

1. Staff finds that there are no physical surroundings, shape, or topographical conditions of the specific property that result in a particular hardship applied towards the proposed garage. However, staff believes that the historic value of the property should be preserved in its physical surroundings in a manner that reflects its historic origin.

2. The Lombard Historical Society has deemed the house on the subject property as being of "historical interest". As the property is of historic significance, it is deemed as being unique to the other properties located within the R-2 Single Family District.

3. If the detached garage were to be constructed per Code, the project would actually cost significantly less. As previously stated, the additional height needed for the detached proposed garage is necessary in order to build a historically accurate structure and not to accommodate additional living area.

4. The Zoning Ordinance does not allow the proposed detached garage to be constructed in a fashion that would allow the petitioner from recreating the original carriage house. Moreover, the original carriage house predates all Lombard zoning codes and would not have been subject to such regulations.

5. With the exception of the height variation, the detached garage meets all other Code requirements. The proportion of additional garage height will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Furthermore, the closest neighboring principal structure in proximity to the proposed detached garage would be in excess of one hundred (100) feet.

6. The principal structure on the subject property is compatible with the historic context of the surrounding neighborhood. As the purpose of the variation is to architecturally integrate the detached garage with the principal structure and match the carriage house, the garage would be visually compatible with the surrounding neighborhood.

7. From a land use perspective, the additional building height does not create adverse impacts on the surrounding neighborhood. The footprint of the proposed garage only represents less than three percent (3%) of the total lot area of the subject property. When considering the setbacks of the proposed detached garage and the relative size of the surrounding properties, the proposed structure would not impair the amount of adequate light and air to the surrounding properties.

Concluding Mr. Toth stated that staff recommended approval, subject to the 4 conditions noted in the staff report.

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

Mr. Tap asked if they were recreating the pigeon house. Mr. Carroll answered, no.

Mr. Tap stated that the ZBA doesn't usually review building height variations in an R2 residential district where architectural elements or structures are the cause for exceeding code. Those types of petitions usually seem to fall under the purview of the Plan Commission or other Committees. He exemplified the train station clock tower, which exceeded height requirements. His point is that he views these elements in the same way that other Commissions/Committees do - that they just represent just an architectural feature. Therefore, he is in favor of this petition.

Chairperson Defalco asked if the size of the proposed garage will be the same size the coach house originally was. Mr. Carroll answered that the proposed garage is a little smaller.

Dr. Corrado asked what will be stored in the garage. Mr. Carroll answered cars and bikes. On the 2nd floor probably nothing. The way the garage is designed the storage area will be behind the tower so nothing heavy will be able to go upstairs. It's literally for aesthetic purposes only.

Chairperson Defalco asked what type of material the driveway is currently made of. Mr. Carroll answered that it's concrete and will remain that way until it's ready to be taken out. He was unsure when he would be putting in a new one but maybe in the next few years.

Chairperson Defalco asked if he knew what material the driveway was made out of prior to concrete. Mr. Carroll answered that in pictures from the 1920's it appears to be pressed gravel.

Mr. Young asked about the footprint of the garage compared to the coach house. Mr. Carroll answered that it is basically the same, but will be positioned farther north.

On a motion by Young and a second by Tap, the Zoning Board of Appeals recommended by a vote of 5 to 0 that the Village Board **approve** the variation associated with ZBA 10-03, subject to the following conditions:

1. The subject property shall be developed in substantial compliance with submitted schematic plans, made part of this petition, which illustrate the site, floor, roof and elevation plans.

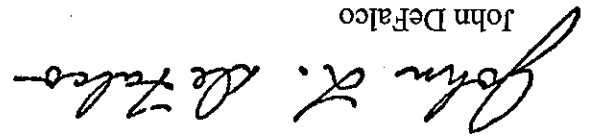
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.

3. The petitioner shall secure a building permit from the Village for the detached garage.

4. The accessory structure shall be used for storage purposes only and shall not be used as living quarters.

Respectfully,

VILLAGE OF LOMBARD



John DeFalco
Chairperson

Zoning Board of Appeals

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

TO: Zoning Board of Appeals
FROM: Department of Community Development
PREPARED BY: Michael S. Toth
Planner I

HEARING DATE: April 28, 2010

TITLE

ZBA 10-03: 119 N. Main Street: The petitioner requests a variation to Section 155.210(A)(3)(b) of the Lombard Zoning Ordinance to increase the required height of an accessory structure from seventeen (17) feet to twenty-nine (29) feet to allow the construction of a two-story detached garage.

GENERAL INFORMATION

Petitioner/Owner:

Martin Carroll
119 N. Main Street
Lombard, IL 60148

PROPERTY INFORMATION

Existing Zoning: R2 Single Family Residential District

Existing Land Use: Single Family Residence

Size of Property: Approximately 37,079 square feet

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 March 24, 2010.

1. Petition for Public Hearing.
2. Response to the Standards for Variations.
3. Schematic images of the proposed detached garage.
4. Proposed site plan, depicting the proposed garage.
5. Plat of Survey prepared by Preferred Survey, Inc. dated April 16, 1998.

DESCRIPTION

The petitioner is requesting an accessory structure height variation from seventeen (17) feet to twenty-nine (29) feet to accommodate certain architectural features that would allow the proposed detached garage to be visually compatible with the principal structure on the property.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering Services

The Private Engineering Services Division has no comments on the subject petition.

Public Works Engineering

Public Works Engineering has no comments regarding this request.

FIRE

The Fire Department has no comments regarding this request.

BUILDING DIVISION

The Building Division would offer the following comments in reference to ZBA 10-03; 119 N. Main Street:

- 1) The proposed structure would have to have a 42" deep concrete foundation rather than the typical foundation used for one story detached garages.

- 2) No water or sewer connections would be allowed at the proposed detached garage.

- 3) If the Zoning Board of Appeals and the Village Board of Trustees were to approve the proposed design, three copies of a plan drawn by an architect would need to be submitted.

PLANNING

The petitioner is proposing to demolish the existing detached garage that is currently located on the subject property and construct a new two-story detached garage that would be architecturally compatible with the principal structure. The principal structure was built in 1881. As such, the very nature of the structure is one that lends itself to Lombard's historic community. A carriage house also existed on the subject property, serving as a privy (outdoor lavatory) and pigeon house. The petitioner represents that the carriage house was demolished in the 1960's. In order to preserve historical significance of the premises, the petitioner is attempting to architecturally recreate that carriage house through the use of a turret, windows, gable roof and a cupola and other architectural features. The original carriage house consisted of certain architectural elements that, by today's standard, create the need for the variation, due to the height needed. According to the submitted plans, the proposed detached garage would only be used as a three-car garage and storage area only. The petitioner has indicated that the additional height needed for the detached proposed garage is necessary in order to build a historically accurate structure and not to accommodate additional storage area.

The Zoning Ordinance allows accessory buildings and structures to be no greater than seventeen (17) feet to the highest point of a roof or parapet. The highest point of the proposed detached garage would be twenty-nine (29) feet; however, that additional height is to accommodate the tower portion of the garage, which is attempting to maintain the historic accuracy of the original carriage house. Documentation (attached) obtained from the Lombard Historical Society states that the carriage house tower was similar to the tower on the house itself. Photographs (attached) that were also obtained from the Lombard Historical Society also verify that the carriage house's tower was similar to the tower on the existing house. The actual peak height of the structure (not including the tower) would be twenty-three and a half (23.5) feet, which is measured from grade to the top of the gable portion of the roof.

Lombard Historical Commission Findings

The Historical Commission discussed the proposed garage at its April 20, 2010 meeting. As part of their discussion, the Commission reviewed the plans submitted by the petitioner and made the following finding:

The Lombard Historical Commission would like to thank the homeowners for including the Commission in their process to design a new coach house/garage structure. The Commission commends the effort of the homeowners to maintain and enhance the historical significance of their property with this addition. The Commission has reviewed the submitted design concept and believes the structure to be an appropriate addition to the property.

The following is a response to the Standards for Variations:

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 physical surroundings, shape, or topographical conditions of the specific property that result in a particular hardship applied towards the proposed garage. However, staff believes that the historic value of the property should be preserved in its physical surroundings in a manner that reflects its historic origin.
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 Lombard Historical Society has deemed the house on the subject property as being of "historical interest". As the property is of historic significance, it is deemed as being unique to the other properties located within the R-2 Single Family District.
3. *The purpose of the variation is not based primarily upon a desire to increase financial gain.*
If the detached garage were to be constructed per Code, the project would actually cost significantly less. As previously stated, the additional height needed for the detached proposed garage is necessary in order to build a historically accurate structure and not to accommodate additional storage area.
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.*
The Zoning Ordinance does not allow the proposed detached garage to be constructed in a fashion that would allow the petitioner from recreating the original carriage house. Moreover, the original carriage house predates all Lombard zoning codes and would not have been subject to such regulations.
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.*
With the exception of the height variation, the detached garage meets all other Code requirements. The proportion of additional garage height will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Furthermore, the closest neighboring principal structure in proximity to the proposed detached garage would be in excess of one hundred (100) feet.

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

The principal structure on the subject property is compatible with the historic context of the surrounding neighborhood. As the purpose of the variation is to architecturally integrate the detached garage with the principal structure and match the carriage house, the garage would be visually compatible with the surrounding neighborhood.

7. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion of 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.*

From a land use perspective, the additional building height does not create adverse impacts on the surrounding neighborhood. The footprint of the proposed garage only represents less than three percent (3%) of the total lot area of the subject property. When considering the setbacks of the proposed detached garage and the relative size of the surrounding properties, the proposed structure would not impair the amount of adequate light and air to the surrounding properties.

FINDINGS AND RECOMMENDATIONS

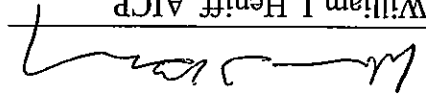
The Department of Community Development has determined that the information presented **has affirmed** the Standards for Variations for the requested variation. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Zoning Board of Appeals make the following motion recommending **approval** of the aforementioned variation:

Based on the submitted petition and the testimony presented, the requested variation **does 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 **approval** of ZBA 10-03, subject to the following conditions:

1. The subject property shall be developed in substantial compliance with submitted schematic plans, made part of this petition, which illustrate the site, floor, roof and elevation plans.
2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.
3. The petitioner shall secure a building permit from the Village for the detached garage.

4. The accessory structure shall be used for storage purposes only and shall not be used as living quarters.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP

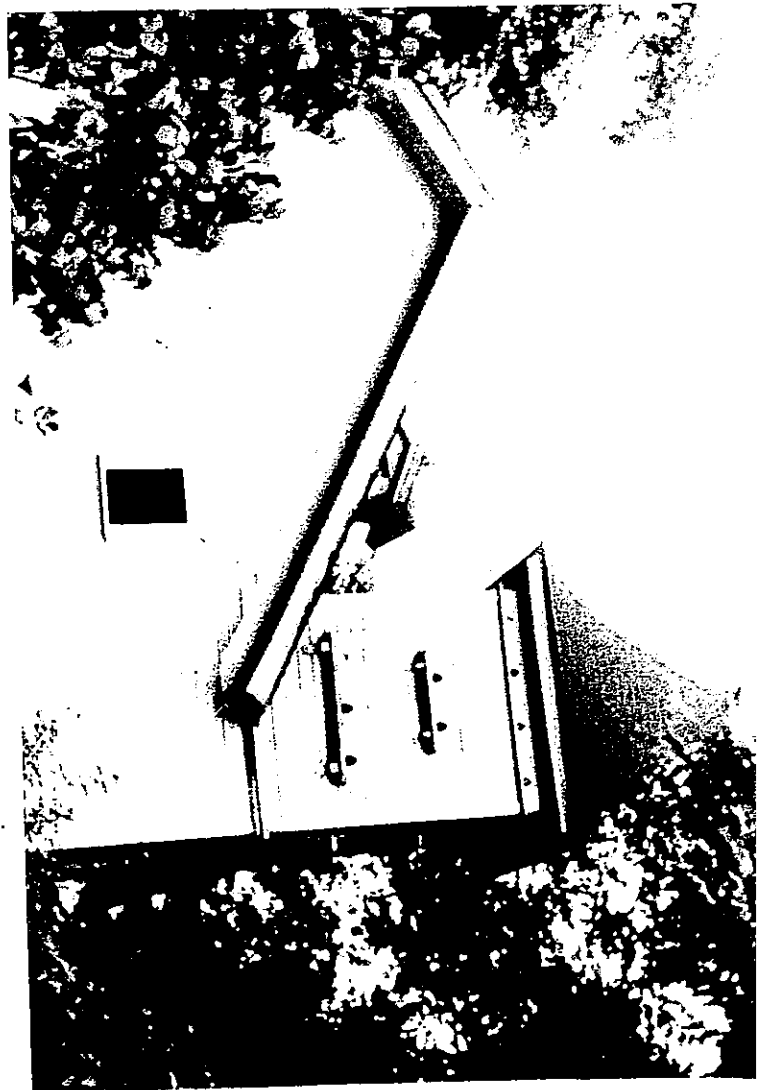
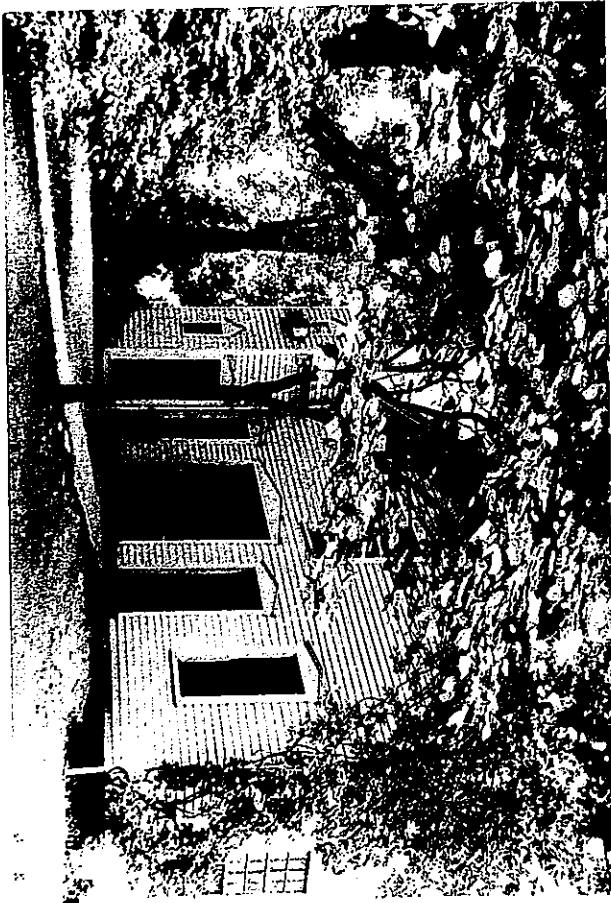
Director of Community Development

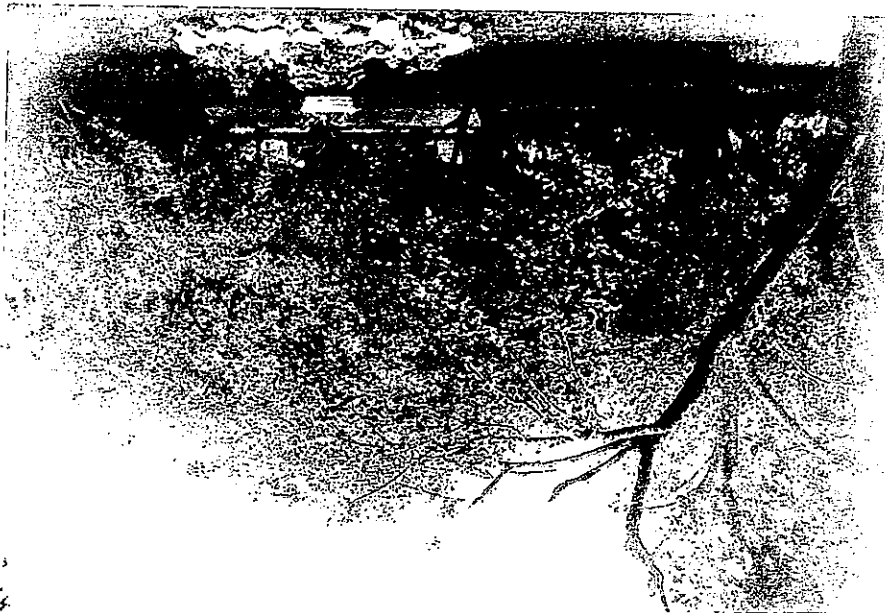
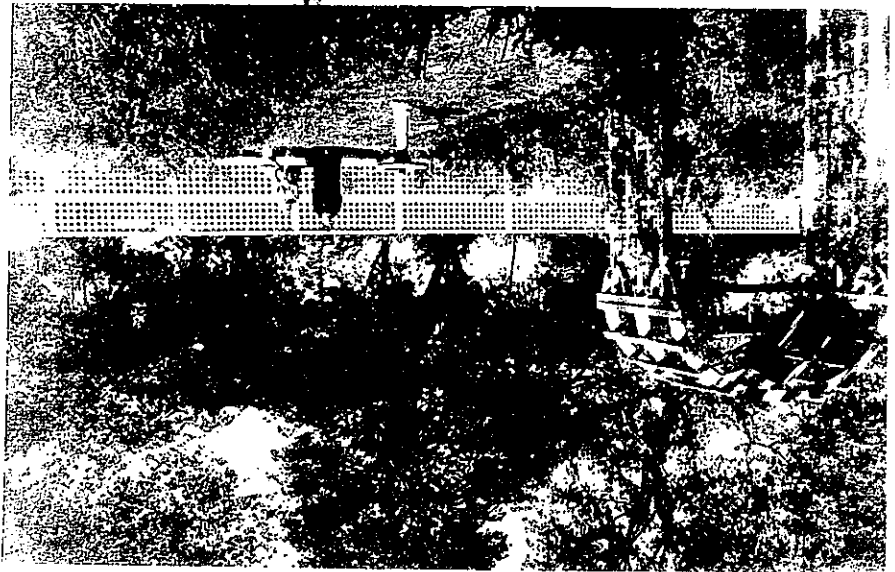
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... of the tower, the case of the tower served
down several years ago. A tower on the corner was
the original entrance included a certain house which was
... of the tower, the case of the tower served
down several years ago. A tower on the corner was
the original entrance included a certain house which was

The second floor consists of 4 bedrooms, a smaller sitting room
and the staircase leading to the tower. From the main hall on
this floor a doorway leads to the servants' quarters with small
rooms, plank flooring and low ceilings.





Variation Request for Carriage House for 119 N. Main Street

Response to Applicable Standards Pursuant to Section 155.103.C.7 of the Lombard Zoning Ordinance

1. Our house, locally known as the "Little Orphan Annie House," has been recognized by the Lombard Historical Society as a house of historical interest and received a plaque denoting its significance in the town. The house was built in 1881 by Dr. William LeRoy in an Italianate style. A carriage house stood on the property until it was torn down in the 1960's and replaced with a modern style two-car garage. The existing garage is in poor condition and needs to be replaced. The original carriage house included a one and half story gabled main section and a tower that matched the tower on the house itself. The proposed new carriage house/garage has been designed to replicate almost exactly the original carriage house which once stood on the property. Pictures of the original carriage house are attached. A height variance is necessary in order to build a historically accurate carriage house. A variance is needed from section 155.210 of the ordinance which limits the height of accessory structures to 17 feet to accommodate the tower portion of the new structure that is 29 feet in height and the top of the gable which is 23.6 feet tall. In addition, the proposed carriage house is situated a far distance away from any other house in the area and is set back towards the back of the property. The closest structure is a garage approximately 40 feet away to the east. A hardship to the owner would result in not being able to restore to the property the same size and historically accurate structure that previously existed if the strict letter of the regulation were to be applied. The conditions upon which the application for a variation is based are unique to the property for which the variation is sought in that we are trying to restore to the property the unique, architecturally interesting carriage house that existed on this particular property.
3. The purpose of the variation is not related to increased financial gain but rather to restore an historically accurate carriage house to the property. The hardship is caused by this ordinance has not been created by anyone having an interest in the property.
5. The granting of the variance will not be detrimental to other property in the neighborhood but will instead enhance the value of the surrounding properties by helping to reinforce the historic nature of the neighborhood.
6. The granting of the variance will not alter the essential character of the neighborhood. In fact, the neighborhood contains many historic houses and the proposed carriage house will add to the historic feel of the neighborhood. The proposed variation will not diminish any of the surrounding property values, will not impair an adequate supply of light and air to adjacent properties or cause any other negative issues within the neighborhood.
- 7.

ORDINANCE NO. _____

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

(ZBA 10-03; 119 N. Main Street)

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 to Section 155.210(A)(3)(b) of the Lombard Zoning Ordinance to increase the required height of an accessory structure from seventeen (17) feet to twenty-nine (29) feet to allow the construction of a two-story detached garage.

WHEREAS, a public hearing has been conducted by the Zoning Board of Appeals on April 28, 2010 pursuant to appropriate and legal notice; and,

WHEREAS, the Zoning Board of Appeals 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 155.210(A)(3)(b) of the Lombard Zoning Ordinance to increase the required height of an accessory structure from seventeen (17) feet to twenty-nine (29) feet to allow the construction of a two-story detached garage.

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

1. The subject property shall be developed in substantial compliance with submitted schematic plans, made part of this petition, which illustrate the site, floor, roof and elevation plans.

2. All comments in the Inter-Departmental Review Committee Report shall be satisfactorily addressed.
3. The petitioner shall secure a building permit from the Village for the detached garage.
4. The accessory structure shall be used for storage purposes only and shall not be used as living quarters.

SECTION 3: This ordinance is limited and restricted to the property generally located at 119 N. Main Street, Lombard, Illinois, and legally described as follows:

LOTS 10, 11, 12 (EXCEPT THE SOUTH 150 FEET OF SAID LOTS) AND LOT 13 AND THE WEST 67 LINKS OF LOT 7 IN BLOCK 9 IN THE TOWN OF LOMBARD, SECTION 5 AND 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel No: 06-05-317-004

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 _____, 2010.
First reading waived by action of the Board of Trustees this _____ day of _____, 2010.
Passed on second reading this _____ day of _____, 2010.

Ayes: _____
Naves: _____
Absent: _____

Approved this _____ day of _____, 2010

William J. Mueller, Village President

Ordinance No. _____
Re: ZBA 10-03
Page 3

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me this _____ day of _____, 2010

Brigitte O'Brien, Village Clerk

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ZBA 10-03: 119 N. Main Street

