

PUBLISHED IN PAMPHLET FORM THE FOLLOWING:

ORDINANCE NO. 4172

TITLED:

An Ordinance of the Village of Villa Park, DuPage County, Illinois, Granting a Variation to Allow a Pool in the Front Yard and a Variation to Allow a Six Foot (6') Tall Fence in the Front Yard at 580 E. Kolberg Court (David and Amy Wright, Petitioners)

**HOSANNA KORYNECKY
VILLAGE CLERK
VILLAGE OF VILLA PARK**

STATE OF ILLINOIS) ss
COUNTY OF DU PAGE)

I, Hosanna Korynecky, Village Clerk of the Village of Villa Park, Illinois, DO HEREBY CERTIFY that as such Village Clerk and keeper of the records of the Village of Villa Park, that the foregoing is a true and duplicate copy of:

4172 – ORDINANCE OF THE VILLAGE OF VILLA PARK,
DUPAGE COUNTY, ILLINOIS, GRANTING A VARIATION TO
ALLOW A POOL IN THE FRONT YARD AND A VARIATION
TO ALLOW A SIX FOOT (6') TALL FENCE IN THE FRONT
YARD AT 580 E. KOLBERG COURT (DAVID AND AMY
WRIGHT, PETITIONERS)

Passed on and approved by the President and Board of Trustees of the Village of Villa Park on:

Dated November 9, 2020

IN WITNESS WHEREOF, I have subscribed my name and affixed my seal this 9th day of November, 2020.

Seal




Hosanna Korynecky, Clerk
Village of Villa Park

Ordinance No. 4172

ORDINANCE OF THE VILLAGE OF VILLA PARK, ILLINOIS GRANTING A VARIATION TO ALLOW A POOL IN THE FRONT YARD AND A VARIATION TO ALLOW A SIX FOOT (6') TALL FENCE IN THE FRONT YARD AT 580 E. KOLBERG COURT (DAVID AND AMY WRIGHT, PETITIONERS).

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the Village) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5) the President and Board of Trustees of the Village (the “Corporate Authorities”) may determine and vary the regulations relating to its zoning ordinances; and,

WHEREAS, Application PZ-20-0014, filed by David and Amy Wright (the “Petitioners”) requested 1) a variation to allow a pool in the front yard as required by Section 14.1.9 of the Villa Park Zoning Ordinance (the “Zoning Ordinance”); and 2) a variation to allow a six foot (6') privacy fence in the front yard as required by Section 9.2.2 of the Zoning Ordinance), with respect to the real property described in Section 1 herein (the “Subject Property”) located in the RS-10 Residential Single-Dwelling District: and,

WHEREAS, Notice of a Public Hearing on said petition was published on September 23rd, 2020 in the Daily Herald, a newspaper having general circulation within the Village, all as required by the State statutes and the ordinances of the Village, and

WHEREAS, pursuant to said notice, the Planning and Zoning Commission of the Village conducted a public hearing on October 8, 2020, on said application in accordance with the State statutes and the ordinances of the Village; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 11.5 of the Villa Park Zoning Ordinance and made the recommendation that the variations of the Subject Property be granted; and

WHEREAS, the Corporate Authorities of the Village of Villa Park have received and considered the recommendation of the Planning & Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: That this Ordinance shall apply to the Subject Property legally described as follows: }

LOT 2 IN NELSON'S RESUBVISION OF LOT 10 IN BLOCK 9 IN ARTHUR T. MCINTOSH & COMPANY'S WESTLANDS UNIT NO. 2, BEING A SUBDIVISION IN THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 2001, AS DOCUMENT NUMBER R2001-163817, IN DUPAGE COUNTY, ILLINOIS.

The property is commonly known as 580 E. Kolberg Court, Villa Park, Illinois.

PIN No.: 06-15-402-012

Section 2: That subject to the conditions set forth in Section 3 hereof, variations pursuant to Article 7, Section 7.8.2. H of the Villa Park Zoning Ordinance to allow 1) a pool in the front yard; and 2) a six foot (6') privacy fence in the front yard are hereby granted for the Subject Property.

Section 3: That the variation shall be constructed, operated and maintained in accordance with the attached plans (Exhibits A & B):

Ordinance No.: 4172

Section 4: That ordinances or parts of ordinances in conflict with the provisions hereof, are hereby repealed to the extent of such conflict.

Section 5: That this ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed this 9th day of November 2020.

AYES: 7

NAYS: 0

ABSENT: 0

Approved this 9th day of November 2020.

Albert Butthuis

Village President

Attest:

Lorana Kopyevy

Village Clerk

Published in pamphlet form:

November 9, 2020





PLAT OF SURVEY

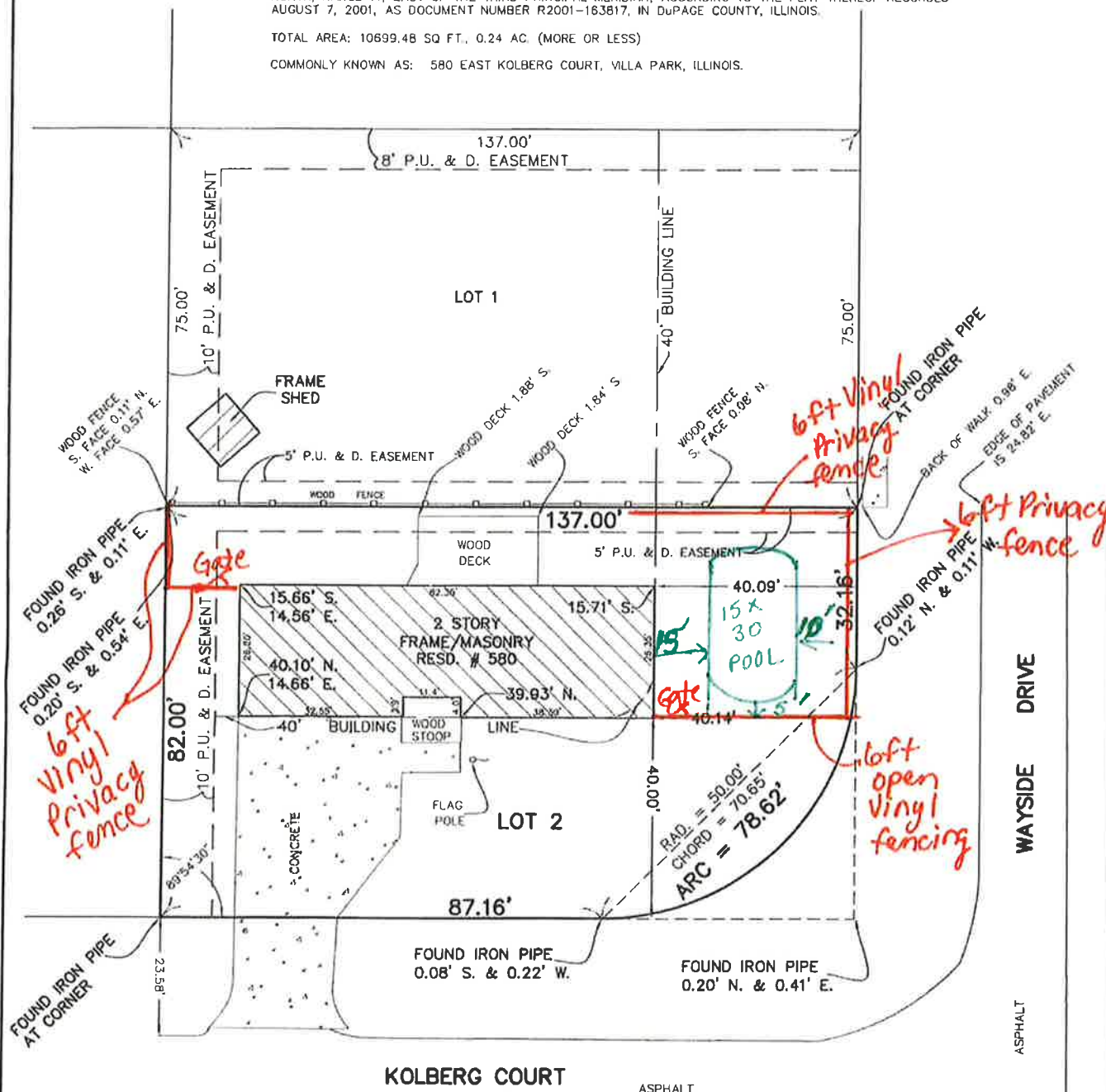
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LOT 2 IN NELSON'S RESUBDIVISION OF LOT 10 IN BLOCK 9 IN ARTHUR T. MCINTOSH & COMPANY'S WESTLANDS UNIT NO. 2, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 2001, AS DOCUMENT NUMBER R2001-163817, IN DU PAGE COUNTY, ILLINOIS.

TOTAL AREA: 10699.48 SQ. FT., 0.24 AC. (MORE OR LESS)

COMMONLY KNOWN AS: 580 EAST KOLBERG COURT, VILLA PARK, ILLINOIS.



NOTE:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

STATE OF ILLINOIS
COUNTY OF DU PAGE S.S.

BASE SCALE : 1 INCH = 20 FEET

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF

ORDERED BY : AMY WRIGHT

DRAWN BY : LMH/MMG

CHECKED BY : JFG

SURVEYED BY : KT-MN/RWG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER
RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED.

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

AUGUST 12, A.D. 2020



The Athena offers an amazing experience in your own backyard. With its perfect graphic and the structural components, the Athena provides an attractive environment for you and your family. Indulge yourself and enjoy unforgettable summer days dipping into your above ground pool. The Athena is a perfect combination for an exceptional summer experience!

ATHENA™



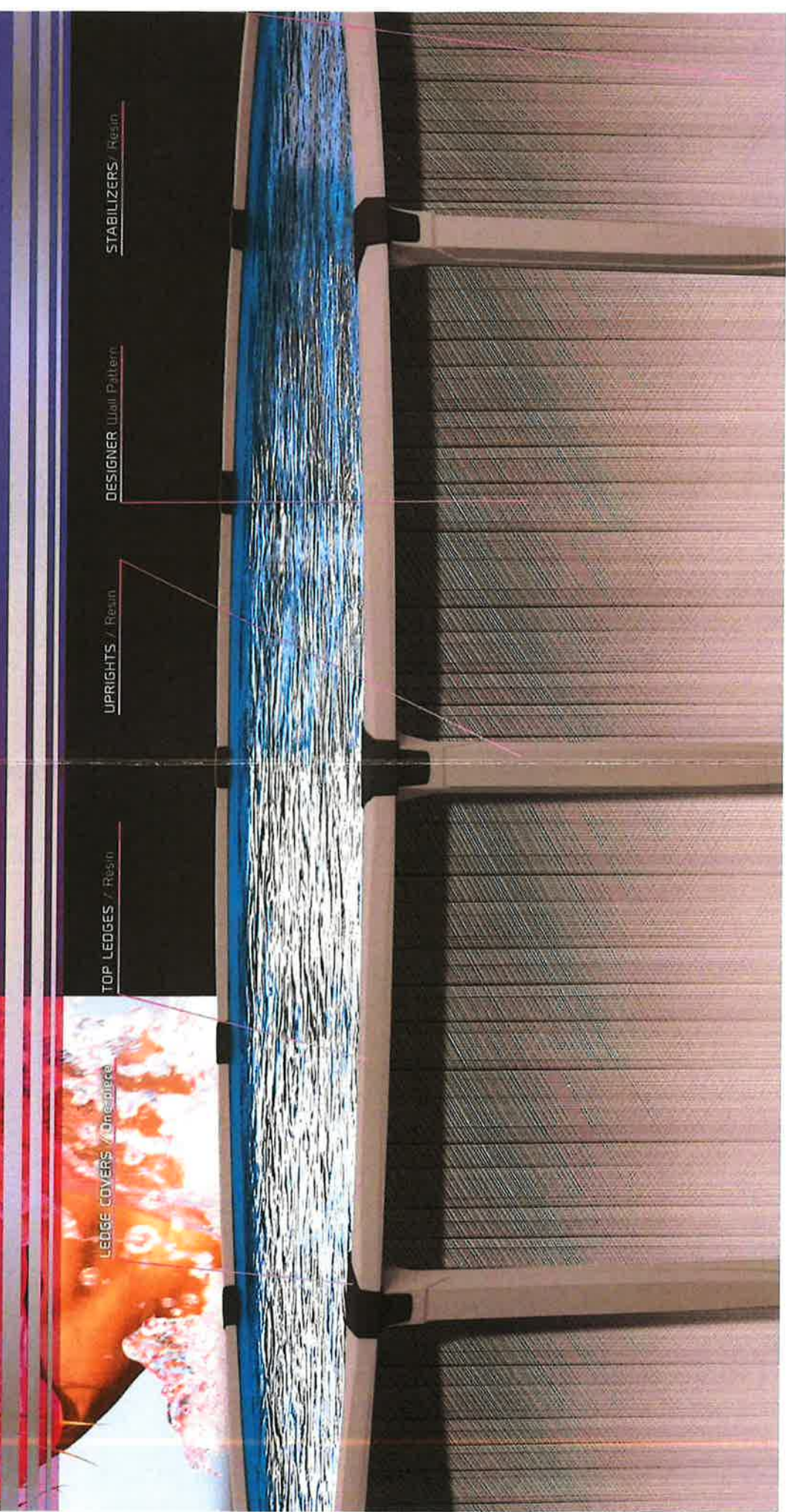
LEDGE COVERS / One-piece

TOP LEDGES / Resin

UPRIGHTS / Resin

DESIGNER Wall Pattern

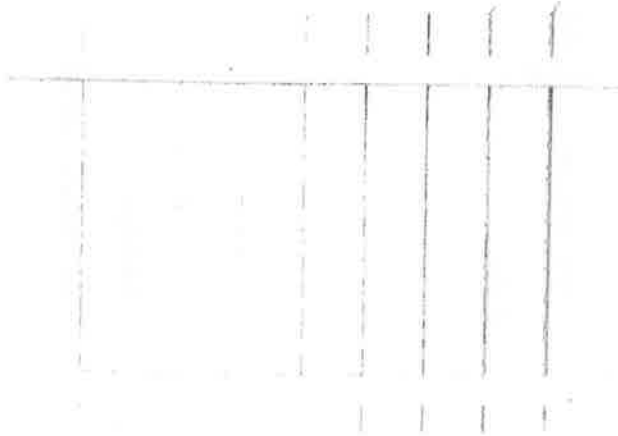
STABILIZERS / Resin



Azembla 4 x 6 White Vinyl Cape Cod Picket Fence Panel

(Actual Size 46" H x 67-3/4" W)

Model Number: 1728200AP | Menards® SKU: 1728220



EVERYDAY LOW PRICE

\$34.99

11% MAIL-IN REBATE Good Through 10/10/20

\$3.85

FINAL PRICE

\$31¹⁴ each

You Save \$3.85 After Mail-In Rebate

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM.*

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22 In-Stock at **GLENDAL HEIGHTS**
[Check Another Store for Availability](#)



Shipping & Delivery

Available

Description & Documents

Discover the many benefits of vinyl fencing. From innovative design to durable construction to a neighborhood-friendly appearance, this four-by-six Cape Cod picket panel by Azembla is the perfect solution to your fence project. This panel is made of low-maintenance vinyl and built to last for years of enjoyment.

Shipping Dimensions: 67.70 H x 46.00 W x 1.58 D**Shipping Weight:** 19.4375 lbsBrand Name: **AZEMBLA**

Features

- Low maintenance
- Easy to install
- Insect proof
- Rust free
- No painting required
- Durable

Specifications

Product Type	Vinyl Picket Fence Panel	Material	Vinyl
Thickness	0.075 inch	Special Features	Low maintenance
Overall Height	46 inch	Weight	19.4 pound
Overall Width	67-3/4 inch	Color/Finish	White
Installed Height	48 inch	View Return Policy	Regular Return

Yardworks® Richmond 6 x 8 White Privacy Vinyl Fence Panel

(Actual Size 69-1/2"H x 89-3/8"W)

Model Number: CMCFWL1118 | Menards® SKU: 1728651



EVERYDAY LOW PRICE **\$79.96**
~~11% MAIL-IN REBATE~~ Good Through 10/10/20 ~~\$8.80~~
FINAL PRICE **\$71.16** each

You Save \$8.80 After Mail-In Rebate

* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®

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Not available at **GLENDAL HEIGHTS**
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Description & Documents

This low-maintenance vinyl fence panel features a unique design that securely locks pickets into place providing strength and complete privacy. Its fastener-free connection between pickets and rails provides a clean and stylish neighbor-friendly appearance that is the same on both sides. The routed post design allows fence rails to securely lock into place without brackets or hardware. To complete your fence project you will also need the 5 x 5 - 8' Routed Post (#1728652).

Brand Name: **Yardworks**

Features

- Designed for use with the 5" x 5" - 96" Richmond Routed Post (#1728652).
- Coordinating Gate Kit: Richmond Gate Kit (SKU #1728653) will transform a panel into a custom walk-through gate. Panel and Gate kit sold separately.
- Features a neighbor-friendly design that is the same on both sides.
- Made of durable, low-maintenance vinyl
- Post and post caps are sold separately.
- Limited Lifetime Warranty

Specifications

Product Type	Vinyl Privacy Fence Panel	Material	Vinyl
Thickness	1-1/2 inch	Special Features	UV Resistant
Overall Height	69-1/2 inch	Weight	48 pound
Overall Width	89-3/8 inch	Color/Finish	White
Top Style	Flat	Installed Height	72 inch
View Return Policy	Regular Return		