

**ORDINANCE 8227
PAMPHLET**

**PC 23-22 TEXT AMENDMENTS TO VILLAGE CODE
LANDSCAPE REQUIREMENTS**



PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF DECEMBER 2023, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8227

**AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155
OF THE LOMBARD ZONING CODE**

PC 23-22: Text Amendments to Chapter 155 of Village Code – Landscape Requirements

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Lombard Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on November 20, 2023, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

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 Title 15, Chapter 155, Section 155.706 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.706 Parking lot landscaping.

(B) *Interior landscaping.*

(2) *Landscaped areas.*

(c) Landscape material. The plant material used to improve the landscape areas defined above shall conform to the following:

(i) *Type.* The primary plant materials used in parking lots shall be ~~shade~~ tree species in conformance with Section 99.04 ~~155.705(C)(4), above.~~ Ornamental trees, shrubbery, hedges, and other plant materials may be used to supplement the ~~shade~~ tree

plantings, but shall not be the sole contribution to such landscaping.

- (ii) *Quantity*. One ~~shade~~ tree shall be provided for every 120 square feet of landscaping area.
- (iii) *Ground cover*. A minimum of 50 percent of every interior parking lot landscaping area shall be improved with approved ground cover, as determined appropriate by the Director of Community Development.

SECTION 2: That Title 15, Chapter 155, Section 155.707 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.707 Transitional yard landscaping.

Where transitional landscape yards are required in the district regulations of each district, such landscape yards shall be improved in conformance with the following requirements which shall be provided in addition to other required landscaping.

- (A) *Size of transitional landscape yards*. The size of transitional landscape yards in the districts identified below shall be as follows:
 - (1) *R3, R4 and R5 Districts*. Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R3, R4 or R5 District abuts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 30 feet in width shall be provided along such lot line.
 - (2) *R6 District*. Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R6 District abuts a lot in the CR, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 20 feet in width shall be provided along such lot line.
 - (3) *B1, B2, B5 or B5A Districts*. Wherever a rear yard or interior side yard lot in the B1, B2, B5 or B5A District abuts a lot in the CR or a Residence District, a transitional landscape yard 10 feet in width shall be provided along such lot line.
 - (4) *O, B3 and B4 Districts*. Wherever a rear yard or interior side yard lot in the O, B3 or B4 District abuts a lot in the CR or a Residence District, a transitional landscape yard 30 feet in width shall be provided along such lot line.
 - (5) *B4A District*.
 - (a) Wherever a rear yard or interior side yard lot in the B4A District abuts a lot in the CR or a residence district, a transitional landscape yard 30 feet in width shall be provided along such lot line. ~~the~~

~~abutting lot line and improved in accordance with the provisions of § 155.711 of this Chapter.~~

- (b) For properties in which the full provisions set forth in subsection a above cannot be met due to existing building encroachments, the applicant may also provide a decorative wall and landscape plantings within the requisite transitional landscape yard. The final design of the wall shall be reviewed by the IDRC and shall be constructed of building materials consistent with the principal structure.

- (6) *I District.* Wherever a rear yard or interior side yard lot in the I District abuts a lot in the CR or a Residence District, a transitional landscape yard 30 feet in width shall be provided along such lot line.

- (B) *Transitional landscape yard improvements.* Within the transitional landscape yards defined above, required planting and fencing shall be required to conform with the following provisions:
 - (1) *R3, R4 and R5 Districts.* Within required transitional landscape yards the following improvements shall be required:
 - (a) Shade trees shall be required in conformance with section **99.04 155.705(C)(4)**, ~~above~~, with one tree every 25 feet along the entire length of the landscape yard. Shade trees may be clustered subject to the approval of the Director of Community Development.
 - (b) Shrub masses, at least two rows deep and with shrubs alternately spaced, shall be provided along 75 percent of the length of the landscape yard. Shrubs shall be installed at a height of three feet and shall reach a mature height of not less than six feet. Shrub masses may be curvilinear in shape.
 - (c) Areas not planted with trees or shrubs shall be maintained as lawn.

 - (2) *R6 Districts.* Required transitional landscape yard improvements in the R6 Districts shall be the same as those provided for in the R4 and R5 Districts above.

 - (3) *B1, B2, B5 and B5A Districts.* Within required transitional landscape yards the following improvements shall be required:
 - (a) Except within a front or corner side yard, a solid fence, the design of which shall be subject to the approval of the Director of Community Development, shall be provided along the entire length of the landscape yard. Such fence shall be six feet in height ~~and shall be located not less than eight feet from the lot line~~ and shall conform to § 155.205 of this Chapter.

- (b) A continuous evergreen or dense deciduous shrub hedge extending the entire length of the landscape yard shall be planted ~~two and one-half feet on center from the fence described, above.~~ The shrub hedge shall be installed at a height of three feet ~~and shall be planted on the outside of the fence.~~ The spacing of shrubs shall be five feet on center, or as approved by the Director of Community Development.
 - (c) Shade trees shall be required to conform with **section 99.04 subsection 155.705(C)(4)**, above, with one tree every 25 feet along the entire length of the landscape yard. ~~Shade trees shall be located five feet on center to the outside of the fence described above.~~ Shade trees may be clustered subject to the approval of the Director of Community Development.
 - ~~(d) The area between the shrub hedge and the lot line shall be sodded and maintained as lawn.~~
 - ~~(e)~~**(d)** Planted areas shall be maintained in mulch and kept free of weeds.
 - (e) Areas not planted with trees or shrubs shall be maintained as lawn.**
- (4) *O, B3 and B4 and B4A Districts.* Within required transitional landscape yards the following improvements shall be required:
- (a) All service areas shall be screened by a solid fence or berm, the design of which shall be subject to the approval of the Director of Community Development. ~~Where a fence is used, such fence shall be six feet in height and shall be located so that five feet of the landscaping is inside the fence, and the remainder is located between the fence and the properties to which the transitional landscape yard is required.~~
 - (b) Shade trees shall be required in conformance with **section 99.04 subsection 155.705(C)(4)**, above, with one tree every 25 feet along the entire length of the landscape yard. Shade trees may be clustered subject to the approval of the Director of Community Development.
 - (c) Shrub masses, at least two rows deep and with shrubs alternately spaced, shall be provided along 75 percent of the length of the landscape yard. Shrubs shall be installed at a height of three feet and shall reach a mature height of not less than six feet. Shrub masses may be curvilinear in shape.

- (d) Areas not planted with trees or shrubs shall be maintained as lawn.
- (5) *I District*. Within required transitional landscape yards the following improvements shall be required:
 - (a) Except within a front or corner side yard, a solid fence, the design of which shall be subject to the approval of the Director of Community Development, shall be provided along the entire length of the landscape yard. Such fence shall be six to eight feet in height and shall be located along the inside edge of the landscape area.
 - (b) Shade trees shall be required in conformance with **section 99.04** ~~subsection 155.705(C)(4), above~~, with one tree every 25 feet along the entire length of the landscape yard. Shade trees may be clustered subject to the approval of the Director of Community Development.
 - (c) Shrub masses, at least two rows deep and with shrubs alternately spaced, shall be provided along 75 percent of the length of the landscape yard. Shrubs shall be installed at a height of three feet and shall reach a mature height of not less than six feet. Shrub masses may be curvilinear in shape.
 - (d) Areas not planted with trees or shrubs shall be maintained as lawn.

SECTION 3: That Title 15, Chapter 155, Section 155.709 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.709 Perimeter lot landscaping.

To help enhance the attractiveness of individual properties within the village and provide physical and visual separation between individual properties, landscaping along the periphery of each lot shall be required.

- (A) *Applicability*. All lots, except those in the CR, R0, R1, and R2 Districts, shall provide perimeter landscaping in accordance with the provisions of this subsection. Also, the requirements of this section shall not apply where the provisions of §§ 155.706 or 155.707, above, are applicable. **Section 155.713 shall apply when the adjacent lot is a detention pond, wetland, floodplain or similar.**
- (B) *Required landscape improvements*. Landscaping required around the perimeter of a lot shall be located within a landscape yard not less than five feet in width and shall conform with the following:
 - (1) *Shade trees*. Shade trees, conforming to the provisions of subsection **99.04** ~~155.705(C)(4), above~~, shall be provided along the abutting property line. The number of trees required shall be equivalent to one

tree for every 75 feet of lot line length. Such trees may be clustered or spaced linearly as determined appropriate by the Director of Community Development.

- (2) *Other plant material.* Other landscaping materials including berms, ornamental trees, evergreens, shrubbery, hedges, and/or other planting material, as determined necessary by the Director of Community Development, shall be provided at appropriate locations along the abutting property line.
- (3) *Ground cover.* Except where occupied by planting beds, all perimeter landscape areas shall be sodded, seeded, or planted with another comparable ground cover, as determined appropriate by the Director of Community Development.

SECTION 4: That Title 15, Chapter 155, Section 155.712 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.712 Changes to approved landscape plans.

Any change to an approved landscape plan, which conforms with this Section, shall require the approval of the Director of Community Development. Changes which do not conform to this Section or are otherwise not deemed to meet the intent of Section 155.711 shall be subject to the procedures for a variation as established in Section 155.100 of this Chapter. **Should the zoning relief be approved, it is tied to the property address, not the property owner. Future property owners and future users of the property have an obligation to maintain the approved landscape plan over time.**

SECTION 5: That 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 December 2023.

First reading waived by action of the Board of Trustees this ____ day of _____, 2023.

Passed on second reading this 21st day of December 2023.

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: None

Absent: None

Ordinance No. 8227

Re: PC 23-22

Page 7

Approved by me this 21st day of December 2023.



Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 22nd day of December 2023.



Elizabeth Brezinski, Village Clerk