

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) \_\_\_\_\_  
*Waiver of First Requested*

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *DAH*

DATE: February 10, 2009 (B of T) Date: February 19, 2009

TITLE: Lombard Building Code – Commercial Demolition Regulations

SUBMITTED BY: Department of Community Development *MM*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration an ordinance amending Title 15, Chapter 150, Section 150.268 of the Lombard Village Code in regard to Demolition Regulations. The amendment proposes changes to site restoration requirements for former building sites recently demolished.

Staff recommends approval of this request.

Please place this item on the February 19, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X

Finance Director X

Village Manager X

*David A. Hulseberg*

Date

Date

Date

2/11/09

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 J. Heniff, AICP, MW  
Director of Community Development

**DATE:** February 19, 2009

**SUBJECT:** Proposed Changes to the Lombard Village Code Regarding Commercial Demolition Regulations

Attached is a proposed text amendment for Village Board's consideration with regards to site restoration requirements for former building sites recently demolished. The Village Board recently adopted similar regulations related to residential site restoration following the demolition of a structure.

Existing Village Code

Section 150.268 of the Building Code reads as follows:

**150.268 BACKFILLING AND GRADING OF FORMER BUILDING SITE.**

*In the event any building or structure is moved from a site within the village and upon the removal of the foundation, the excavation, pits, cesspools, wells, and sewer connections shall be completely backfilled with clean fill material only (no debris), with the top six (6) inches of fill being topsoil with also be left free of debris and material.*

The existing regulations pertaining to commercial site restoration did not include specific items related to providing topsoil/seeding and penalties for failing to complete the necessary work.

Proposed Text Amendment

Staff recommends that the following amendments to Section 150.268:

**150.268 BACKFILLING AND GRADING OF FORMER BUILDING SITE.**

*In the event any building or structure is removed from a site within the village and upon the removal of the foundation, the excavation, pits, cesspools, wells, and sewer connections shall be completely backfilled with clean fill material only (no debris), with the top six (6) inches of fill being topsoil with hydro-mat, hydro-seed or sod, and tamped so as to leave the site at grade level or in a manner acceptable to the Fire Chief or their designee. Such site shall also be left free of debris and material. Failure to complete the site restoration within thirty (30) days will result in the applicant, owner or general contractor being subject to a special late work fee of \$250.00 per day until such work is completed. The Village shall deduct such fee from the construction deposit.*

Recommendation

Staff recommends that this item be placed on the February 19, 2009 Board of Trustees agenda and the Board adopts the text amendment to Section 150.268.



**ORDINANCE**

**AN ORDINANCE AMENDING TITLE 15, CHAPTER 150, SECTION 150.268 OF THE  
LOMBARD VILLAGE CODE IN REGARD TO  
DEMOLITION REGULATIONS**

WHEREAS, the Village of Lombard maintains a Code of Ordinances, which is found in the Code of Lombard, Illinois; and,

WHEREAS, Title 15, Chapter 150 of the Code of Lombard, Illinois includes provisions regulating site restoration requirements for demolished structures within the Village; and,

WHEREAS, Title 15, Chapter 150.268 of the Code of Lombard, Illinois reads as follows:

**150.268 BACKFILLING AND GRADING OF FORMER BUILDING SITE.**  
In the event any building or structure is moved from a site within the village and upon the removal of the foundation, the excavation, pits, cesspools, wells, and sewer connections shall be completely backfilled with clean fill material only (no debris) and tamped so as to leave the site at grade level. Such site shall also be left free of debris and material.

WHEREAS, the Board of Trustees deems it reasonable to periodically review said Code and make necessary changes pertaining to said Code.

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 150, Section 150.268, of the Code of Lombard, Illinois is hereby amended to read, as follows:

**150.268 BACKFILLING AND GRADING OF FORMER BUILDING SITE.**  
In the event any building or structure is removed from a site within the village and upon the removal of the foundation, the excavation, pits, cesspools, wells, and sewer connections shall be completely backfilled with clean fill material only (no debris), with the top six (6) inches of fill being topsoil with hydro-mat, hydro-seed or sod, and tamped so as to leave the site at grade level or in a manner acceptable to the Fire Chief or their designee. Such site shall also be left free of debris and

material. Failure to complete the site restoration within thirty (30) days will result in the applicant, owner or general contractor being subject to a special late work fee of \$250.00 per day until such work is completed. The Village shall deduct such fee from the construction deposit.

**SECTION 2:** 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2008.  
Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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

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

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Ordinance No. \_\_\_\_\_  
Re: Demolition Regulations  
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Brigitte O'Brien, Village Clerk

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