

**ORDINANCE 6360**

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

**(PC 09-21; Text Amendments to the Zoning Ordinance)**

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

WHEREAS, Section 155.102 (E)(13) of the Zoning Ordinance directs the Director of Community Development to initiate a review of the provisions established within the Zoning Ordinance; and

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

WHEREAS, as the Director has identified and recommends text amendments to the Zoning Ordinance as set forth herein; and

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on July 20, 2009 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 205, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

## §155.205 FENCES, WALLS, AND HEDGES

### (A) Fences and Walls

#### (1) Fences or walls in Residential Districts.

##### (c) Permitted Height.

- (i.) Fences or walls in any residential district shall not exceed six feet (6') in height, except that where a lot in a residential district abuts **railroad right-of-way or** property(ies) in a business, office, or industrial district, the height of the fence or wall along the property line adjoining such **railroad right-of-way or** business, office, or industrial district on the residential lot may reach, but not exceed, eight feet (8') in height.
- (ii.) Fences or walls in required front and corner side yards shall not exceed four feet (4') in height. Notwithstanding the foregoing, fences in a corner side yard, which abuts another corner side yard, may be increased to up to six (6) feet in height provided the following conditions are met:
  - a) The fence, in its entirety, must consist of decorative materials such as wrought iron or a comparable material (chainlink fences being specifically excluded);
  - b) The fence, in its entirety, must be a minimum of seventy-five percent (75%) open space in total for every one (1) foot of linear dimension.

Where properties adjoin railroad right-of-way and the street for which the lot has frontage does not cross said railroad right-of-way, fences or walls along the property line adjoining and paralleling said railroad right-of-way may be six feet (6') in height in the required front or corner side yard.

- (iii.) Wherever the rear yard of a lot abuts the front yard of an adjacent lot, the maximum height for any fence or wall within the required rear yard shall be four feet (4').
- (iv.) Maximum height, as prescribed by this section, shall be permitted to vary by up to three (3) inches to allow for grade changes; clearance under fences for maintenance, footers or other obstacles customary to the use intended to be fenced; or reasonable human error. Fence posts or decorative finials may not cause the fence to exceed the maximum height limitation by more than three (3) inches.

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 \_\_\_\_\_, 2009.

First reading waived by action of the Board of Trustees this 20<sup>th</sup> day of August, 2009.

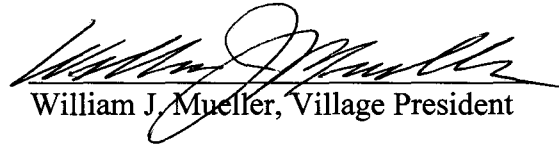
Passed on second reading this 20<sup>th</sup> day of August, 2009.

Ayes: Trustees Gron, Tross, Wilson, . Fitzpatrick and Ware

Nays: None

Absent: Trustee Moreau

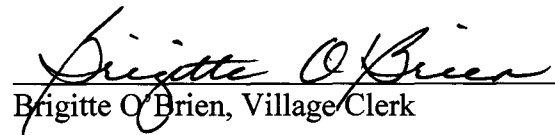
Approved this 20<sup>th</sup> day of August, 2009.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 24<sup>th</sup> day of August, 2009.

  
Brigitte O'Brien, Village Clerk