

**ORDINANCE 7927
PAMPHLET**

PC 21-05: TEXT AMENDMENT – FENCES IN THE CORNER SIDE YARD



PUBLISHED IN PAMPHLET FORM THIS 4TH DAY OF MARCH 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in cursive script that reads "Sharon Kuderna".

Sharon Kuderna
Village Clerk

ORDINANCE 7927

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

PC 21-05: Text Amendments to the Zoning Ordinance: Fences in the Corner Side Yard

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 January 25, 2021, 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 155.205 of the Lombard Zoning Ordinance shall be amended to read as follows:

§ 155.205 – Fences, walls and hedges.

(A) Fences and walls.

(1) Fences or walls in residential districts.

(a) Fence or wall materials. Fences or walls in residential districts shall not include the use of barbed wire or other material intended to maintain security by means of bodily injury. Electrified fences shall not be permitted in residential districts. Materials for fences or walls in the clear line of sight area shall meet the requirements of subsection 155.205(A)(1)(e) of this Chapter.

(b) Permitted locations. Fences or walls may be erected, placed, or maintained along a lot line or within a required yard on a residentially zoned property, except as otherwise restricted by subsection 155.205(A)(1)(e) of this Chapter. Fences or walls may be erected in public utility easements and drainage

easements, except that fences or walls erected in said easements shall not impede drainage flow.

(c) Permitted height.

- (i) Fences or walls in any residential district shall not exceed six feet 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 in height.
- (ii) Fences or walls in required front ~~and corner side~~ yards shall not exceed four feet in height. Fences in required front yards shall not be constructed of chain link (with or without slats). ~~Notwithstanding the foregoing, fences in a corner side yard, which abuts another corner side yard, may be increased to up to six 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 (chain link fences being specifically excluded);~~
 - ~~b. The fence, at any point greater than two feet in height, must be a minimum of 66 percent open space in total for every one 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 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.
- (iv) On a through lot within the R0, R1 or R2 Single-Family Residence District that takes driveway access from the same right-of-way as both adjacent properties, the lot line opposite the access right-of-way shall be treated as a rear lot line and allowed a maximum fence height of six feet. This provision shall not apply if either of the adjacent properties takes driveway access from a right-of-way other than that accessed by the subject property.
- (v) Maximum height, as prescribed by this section, shall be permitted to vary by up to three 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 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.

Ordinance No. 7927

Re: PC 21-05

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Passed on first reading this 18th day of February, 2021.

First reading waived by action of the Board of Trustees this ____ day of March, 2021.

Passed on second reading this 4th day of March, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 4th day of March, 2021.



Keith T. Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 5th day of March, 2021.



Sharon Kuderna, Village Clerk