



VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT
ADDENDUM REPORT

TO: Ruth Sweetser, Acting Chair
Plan Commission members

FROM: Jennifer Ganser, AICP, Assistant Director of Community Development

MEETING DATE: April 18, 2022

SUBJECT: PC 22-05; 855 E. Roosevelt Road

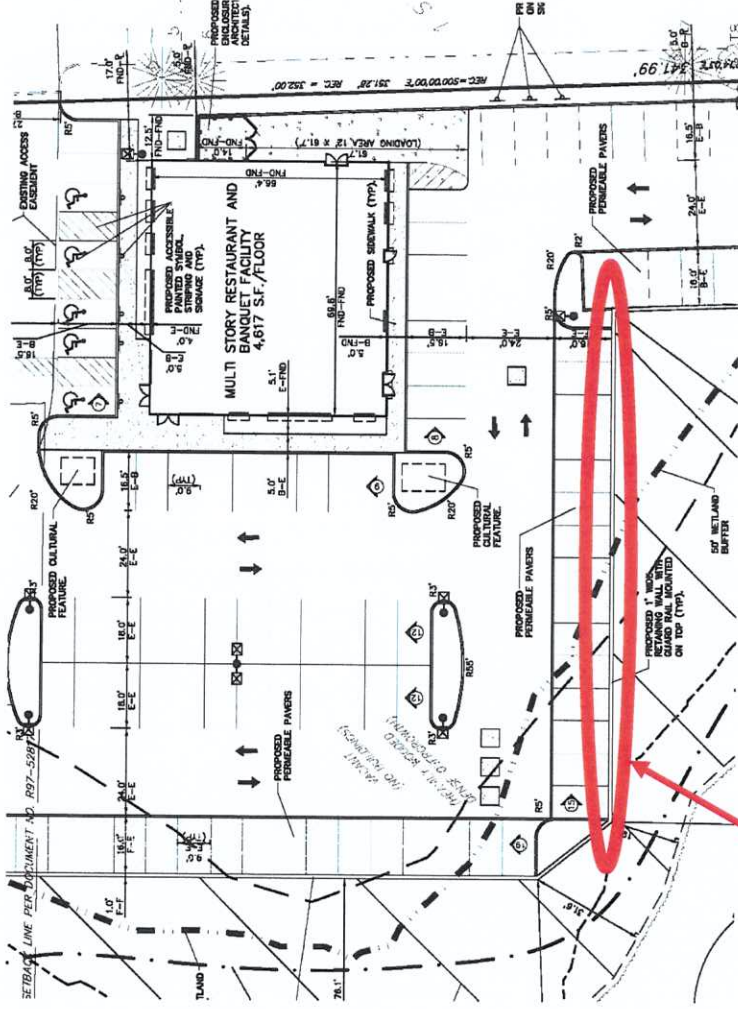
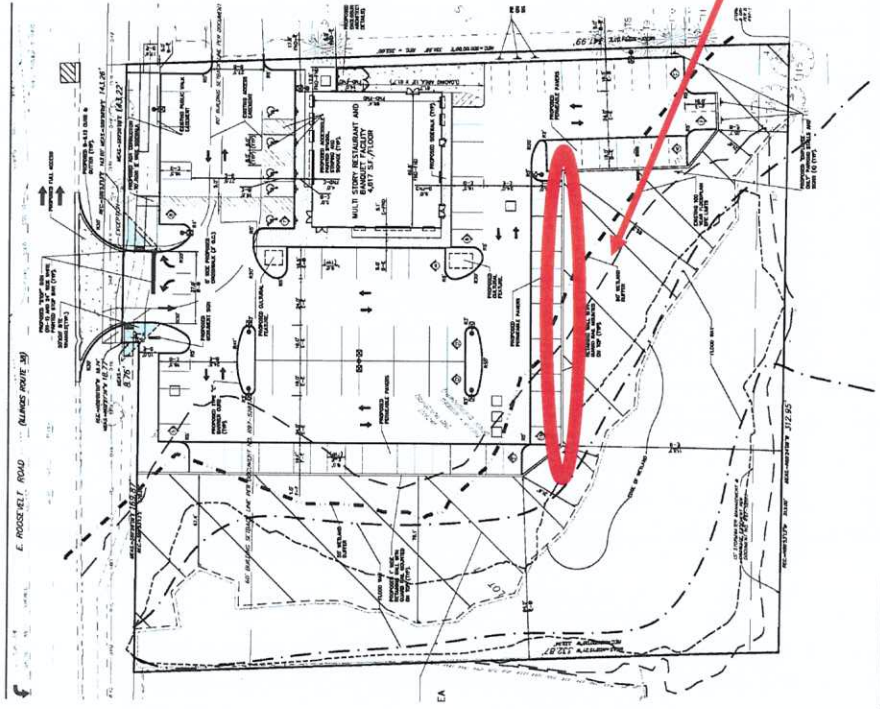
Since the March 21, 2022 Plan Commission meeting, the petitioner for PC 22-05 has spoken with the Illinois Department of Natural Resources (IDNR). IDNR confirmed that while there is floodway on the property they would defer regulatory approval to DuPage County. As noted in the landscape plan, the petitioner is proposing bald cypress trees to be planted as a screen at the request of the neighbors to the south. DuPage County has not reviewed final engineering or landscaping, only preliminary plans. The petitioner notes that DuPage County may reduce the number of bald cypress trees or eliminate them due to the floodway. The Plan Commission may remember a text amendment to the Landscape Chapter that provides for such a situation. Should the petition be approved by the Village Board, and DuPage County reduce or eliminate the bald cypress trees, the petitioner will not need to request additional zoning entitlements. The County regulations shall apply.

§ 155.713 - Conflict with other regulations.

In cases in which the provisions set forth within this Chapter conflict with landscape requirements of the DuPage County Stormwater and Floodplain Ordinance or other State of Illinois or federal regulations, the County, State or federal regulations shall apply.

The petitioner also noted that the Plan Commission may place an additional condition of approval for a fence in lieu of the trees. Attached is an exhibit, provided by the petitioner, showing where a fence would go in lieu of the trees. A proposed condition of approval could read as follows, and would be made when making a motion of approval, should the Plan Commission proceed in that direction.

If DuPage County eliminates the bald cypress trees for screening, the petitioner shall place a 4' (four foot) tall fence for screening in conformance with the plan prepared by the petitioner.



LOCATION OF POSSIBLE 48-IN MINIMUM FENCE
(MEASURED ABOVE TOP OF CURB, IF NO CYPRESS)