

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

Resolution or Ordinance (Blue)       Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** November 13, 2024                      **(BOT) Date:** November 21, 2024

**SUBJECT:** Text Amendments to the Village Code of Ordinances, Chapter  
150.312: Patio

**SUBMITTED BY:** Keith Steiskal, Director of Building & Code Enforcement

**BACKGROUND/POLICY IMPLICATIONS:**

The Board of Building Appeals (BOBA) considered and unanimously recommended approval of a text amendment to Chapter 150 Section 150.312 Patios. The change is to require four inches of stone base under all new or replaced concrete patios rather than the current two inches. This change is to make stone base requirements consistent with stone base requirements in the Village specifications manual and general design practice in the industry.

Please place this item on November 21, 2024, Board of Trustees agenda for a first reading.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**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:** Scott R. Niehaus, Village Manager

**FROM:** Keith Steiskal, Director of Building & Code Enforcement *KS*

**MEETING DATE:** November 12, 2024

**SUBJECT:** **Text Amendments to the Village Code of Ordinances, Chapter 152.312: Patios**

The Board of Building Appeals (BOBA) considered and unanimously recommended approval of a text amendment to Chapter 150 Section 152.312 of Village Code. The change is to require four inches of stone base under all new or replaced concrete patios rather than the current two inches. This change is to make stone base requirements consistent with stone base requirements in the Village specifications manual and general design practice in the industry.

Attached for Village Board consideration are:

1. The staff memorandum provided to the Board of Building Appeals, and
2. An Ordinance to Section 150.312 amending the addressing provisions.

### **ACTION REQUESTED**

Please place this item on the November 21, 2024 Board of Trustees agenda for a first reading.



## MEMORANDUM

**TO:** Board of Building Appeals (BOBA) Members

**FROM:** Keith Steiskal, Building & Code Enforcement Director

**MEETING DATE:** November 6, 2024

**SUBJECT:** Text Amendments to Section 150.312 (Patios)

Staff are recommending a change to require four inches of stone base under all new or replaced concrete patios rather than the current two inches. This change is to make stone base requirements consistent with stone base requirements in the Village specifications manual and general design practice in the industry.

### **ACTION REQUESTED**

Staff recommends that BOBA recommend to the Village Board the change the stone base requirements from two inches to four inches for all new or replaced concrete patios. Also, staff would be looking for a recommendation for staff to draft the amendments consistent with BOBA's recommendations to then be sent to the Board of Trustees. Further, staff recommends that BOBA recommend to the Village Board of Trustees the effective date of this amendment change be January 1<sup>st</sup>, 2025.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS  
TO TITLE 15, CHAPTER 150 OF THE LOMBARD VILLAGE CODE**

(Local Amendments to Chapter 150 of Village Code)

WHEREAS, the Village of Lombard maintains a Building Code which is found in Title 15, Chapter 150 of the Lombard Code of Ordinances; and,

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

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on November 6, 2024; and,

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

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 150.312 of the Lombard Village Code shall be amended to add text as underscored and delete text that is in ~~strikeout~~, as set forth within Attachment “A” attached hereto and made a part hereof.

**SECTION 2:** That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2022.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

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

Ordinance No. \_\_\_\_\_

Re: Chapter 150

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Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day \_\_\_\_\_, 2024.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Ordinance No. \_\_\_\_\_  
Re: Chapter 150  
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**EXHIBIT A**  
**TEXT AMENDMENTS TO CHAPER 150 OF VILLAGE CODE**

See attached pages



## **ARTICLE XXV.(A) PATIOS**

### **§ 150.310 Definitions.**

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

*Patio.* An open surface area, usually constructed of concrete, asphalt, brick, block or other like surface, located on the ground and intended to be utilized as an ancillary function to a principal use and utilized for sitting or other passive recreational activities.

(Ord. No. 6939, § 3, passed 4-17-14)

### **§ 150.311 Patios; permit required.**

- (A) Patios less than 100 square feet in size will not require a permit, but must not be located within a drainage or public utility and drainage easement. Additionally, if said patio includes any electrical, plumbing, or gas fixtures, a permit and inspections will be required.
- (B) Applications for a permit for patios shall be made to the Department of Community Development. The application shall include a minimum of three copies of a plat of survey, to scale, showing the following items:
  - (1) Dimensions from property lines to all corners of the patio.
  - (2) Dimensions of the patio.
  - (3) Additional topographic information may be requested during the review process to verify drainage impacts.

(Ord. No. 6939, § 3, passed 4-17-14)

### **§ 150.312 Design specifications.**

- (A) Patios shall be designed in accordance with the following specifications:
  - (1) For concrete patios, ~~two~~ **four** inches of compacted aggregate subbase (CA-6 gradation) plus five inches of concrete, six bag-air entrained mixture with six-inch by six-inch wire mesh.
  - (2) For concrete patios, a pre-pour inspection will be required.
  - (3) For asphalt patios, six inches of compacted aggregate subbase (CA-6 gradation) plus three inches of binder/surface course.
  - (4) For all other materials, the construction shall follow the manufacturer's standard specifications.
  - (5) Patios shall have a minimum slope of one percent and a maximum of eight percent.
  - (6) Drainage not to adversely affect adjoining properties. (Patios within five feet of a property line may be required to include a three-inch curb.)

(Ord. No. 6939, § 3, passed 4-17-14)

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**§ 150.313 Obstruction of storm water drainage course prohibited.**

It is unlawful for the owner or occupants of any subdivision or parcel of land to obstruct any storm water drainage course. Penalty, see § 150.999.

(Ord. No. 6939, § 3, passed 4-17-14)