

ORDINANCE 6651

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

(PC 11-19; 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, the Board of Trustees deem it reasonable to periodically review said 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 August 15, 2011 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 155.405(F) through Section 155.411(F), of the Code of Lombard, Illinois is hereby amended to read in whole, as follows:

1. Front Yards —30 feet

- a. New detached single family dwellings shall meet the following requirements in addition to the required minimum 30 foot front yard setback: (constructed after **(insert approval date here)**):

~~i. When the subject lot abuts, on both sides, lots that have already been developed with detached single family dwellings, The front yard applicable to the subject lot shall be determined by taking the mean of the setbacks of the two abutting dwellings. existing front yard setbacks of the single-family dwellings on the abutting lots.~~

ii. When the subject lot abuts a reverse corner lot or any lot or property other than a lot developed as a use other than a detached single family dwelling (including, but not limited to, multi-family housing, religious institutions, undeveloped lots, and/or public rights of way), the abutting lot shall be considered to have a default thirty (30) foot setback for the purpose of determining the front yard setback requirement on the subject lot.

~~3. When the subject lot abuts a lot that has already been developed as a detached single family dwelling on one side and a publicly dedicated right of way on the other side, the front yard setback shall not be less than the setback of the building on the abutting developed lot.~~

~~4. If the subject lot abuts a lot developed with a detached single family dwelling on one side and a vacant lot on the other side, the front yard applicable to the subject lot shall be determined by taking the mean of the setback of the dwelling on the abutting developed lot and the setback of the dwelling on the opposite side of the vacant lot.~~

iii. ~~5.~~ For purpose of determining setback on abutting lots, lots having single family dwellings located more than fifty (50) feet from the front lot line shall be considered to have a default fifty (50) foot setback.

iv. In no case shall the minimum required setback for a new detached single-family dwelling be less than 30 feet.

~~6. No detached single family dwelling shall be constructed more than fifty (50) feet from the front lot line.~~

b. Existing detached single-family dwellings (constructed before (insert approval date here)) and additions to existing detached single-family dwellings (constructed before (insert approval date here)): 30 feet.

SECTION 15: 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. 6651

Re: PC 11-19

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Passed on first reading this 1st day of September, 2011.

First reading waived by action of the Board of Trustees this 15th day of September, 2011.

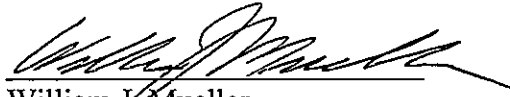
Passed on second reading this 15th day of September, 2011.

Ayes: Trustees Gron, Giagnorio, Wilson, Breen, Fitzpatrick and Ware

Nays: None

Absent: None

Approved this 15th day of September, 2011.



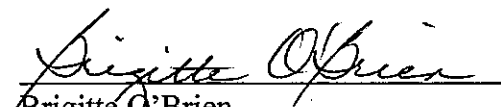
William J. Mueller

Village President

ATTEST:


Brigitte O'Brien
Village Clerk

Published by me in Pamphlet form this 19th day of September, 2011


Brigitte O'Brien
Village Clerk