

**ORDINANCE 6246**

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

(PC 08-21: Attached Garages & Average Front Yard Setbacks)

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 21, 2008 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 200, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**Chapter 155 Section 2 - General Provisions**

**155.222 ATTACHED GARAGE REQUIREMENTS**

The following regulations shall apply to all detached single-family dwellings:

A. Front entry garages allowed provided:

1. No garage door or doors in combination shall exceed the greater of sixteen (16) feet or 42% of the street-facing façade.
2. For the interior garage-portion of the street-facing façade, no more than 500 square feet shall be permitted to extend beyond the remainder of the street-facing façade.

B. Side/Rear entry garages.

When the garage doors do not directly face a right-of-way, the following standards shall be met:

1. For the interior garage-portion of the street-facing façade, no more than 500 square feet shall be permitted to extend beyond the remainder of the street-facing façade.
2. The total length of the street-facing façade, including the garage-portion must be architecturally integrated through the use of dormers, windows, continuing rooflines, eaves and/or accent materials.

C. Corner Lots

1. If the garage doors are located on the street-facing façade that faces the front property line (as defined in Section 155.802 as LOT LINE, FRONT), front entry garage requirements shall be met.
2. If the garage doors are located on the street-facing façade that faces the corner side lot line, side/rear entry garage requirements shall be met.

SECTION 2: That Title 15, of Chapter 155, of the Code of Lombard, Illinois are hereby amended by inserting a new sub-section (a) in subsection F(1), "Front Yards – 30 feet" to read, as follows:

**Chapter 155 Section 4 – Zoning Districts**

**1. Front Yards – 30 feet**

- a. Detached single family dwellings shall meet the following requirements in addition to the required minimum 30 foot front yard setback:
  1. 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.
  2. When the subject lot abuts a lot developed as a use other than a detached single family dwelling, the abutting lot shall be considered to have a default thirty (30) foot setback.
  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.
  5. For purpose of determining setback, 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.
  6. No detached single family dwelling shall be constructed more than fifty (50) feet from the front lot line.

SECTION 3: That Title 15, Chapter 155, Section 802, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 8: RULES AND DEFINITIONS**

**Section 155.802 Rules and Definitions**

**Street Facing Façade** – exterior walls of a building which extend from grade to top of the parapet or walls and the entire width of the building elevation, and are parallel to, or front, a public or private right-of-way.

SECTION 4: 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 18 day of September, 2008.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

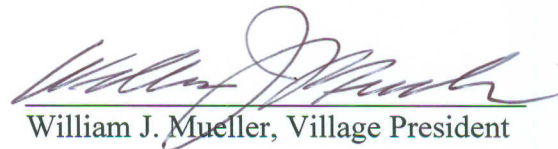
Passed on second reading this 2 day of October, 2008.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nayes: None

Absent: None

Approved this 2 day of October, 2008.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

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Published by me in pamphlet form this 8 day of October, 2008.

  
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Brigitte O'Brien, Village Clerk