

**ORDINANCE 6539**

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

**(PC 10-13; 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, 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 September 20, 2010 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:

**Section 155.205(A)(1)(c)**

(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 (6) 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.

~~(iv)~~ (v) Maximum height, as prescribed by this section, shall be permitted to vary by up to three (3) 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 (3) inches.

**Section 155.210(A)(2)**

(c) 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 for purposes of accessory structure placement. 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.

SECTION 2: That Title 15, Chapter 155, Section 800, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**155.801 WORD USAGE RULES AND DEFINITIONS**

**LOT, THROUGH** is a lot having a pair of opposite lot lines along two, more or less parallel public streets, and which is not a corner lot. On a “through lot” both street lines shall be deemed front lot lines, unless otherwise provided for in this ordinance.

SECTION 3: 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 7<sup>th</sup> day of October, 2010.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2010.


Passed on second reading this 21<sup>st</sup> day of October, 2010.

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

Nays: None

Absent: None

Approved this 21<sup>st</sup> day of October, 2010.

  
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William J. Mueller, Village President

ATTEST:

  
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Denise Kalke, Deputy Village Clerk

Published by me in pamphlet form this 22<sup>nd</sup> day of October, 2010.

  
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Denise Kalke, Deputy Village Clerk