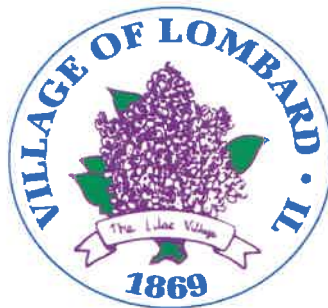


**ORDINANCE 7571**

**PAMPHLET**

**PC 18-22: TEXT AMENDMENTS TO THE ZONING CODE  
PARKWAY IMPROVEMENTS  
SECTION 154.302 THROUGH 154.306**



PUBLISHED IN PAMPHLET FORM THIS 7<sup>th</sup> DAY OF SEPTEMBER 2018, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.



Sharon Kuderna  
Village Clerk

**ORDINANCE 7571**

**AN ORDINANCE APPROVING A TEXT AMENDMENT  
TO THE SUBDIVISION AND DEVELOPMENT ORDINANCE  
TITLE 15, CHAPTER 154, SECTIONS 154.302; 154.303;  
154.304; 154.305 and 154.306 OF THE LOMBARD CODE**

PC 18-22: Text Amendments to the Subdivision and Development Ordinance:  
Parkway Improvements

WHEREAS, the Village of Lombard maintains a Subdivision and Development Ordinance which is found in Title 15, Chapter 154 of the Lombard Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Subdivision and Development Ordinance and make necessary changes; 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 16, 2018, 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 154, Section 154.302 of the Lombard Village Code is hereby amended to read as amended and as follows:

**§ 154.302 - Administrative plats of subdivision.**

The following public improvements shall be provided for all administrative plats of subdivision:

- (A) *Water distribution system.* A water distribution system shall be provided to serve all lots within an administrative plat of subdivision.

- (B) *Sanitary sewer distribution system.* A sanitary sewer distribution system shall be provided to serve all lots within an administrative plat of subdivision.
- (C) *Storm sewer and drainage system.* There shall be no requirements for storm water control and drainage system improvements unless otherwise provided for by the relevant requirements of the Code of Lombard, Illinois. (Note: Subsequent development of a subdivided property may require storm sewer or drainage improvements.)
- (D) *Public rights-of-way.*
- (1) *Unimproved right-of-way (a.k.a. paper street).* There shall be no required improvement of an unimproved right-of-way (Note: If access is to be provided from an unimproved right-of-way, the plat is defined as a Major Plat of Subdivision and requires right-of-way improvements).
- (2) *Underimproved right-of-way.*
- (a) *Street:* No required improvement.
- (b) *Sidewalk:* A sidewalk is required on the adjacent side and for the full length of the right-of-way abutting the subject property.
- (c) *Street lights:* No required improvement.
- (d) *Parkway:* Trees and ground cover are required on the ~~adjacent~~ **abutting** side of the right-of-way. However, if existing topography does not provide sufficient area for parkway trees, replacement trees may be placed on ~~the adjacent~~ private property.
- (3) *Improved right-of-way.*
- (a) *Street:* No required improvement.
- (b) *Sidewalk:* A sidewalk is required ~~on the adjacent side and~~ for the full length of the right-of-way abutting the subject property.
- (c) *Street lights:* No required improvement.
- (d) *Parkway:* Trees and ground cover are required on the ~~adjacent~~ **abutting** side of the right-of-way.

**SECTION 2:** That Title 15, Chapter 154, Section 154.303 of the Lombard Village Code is hereby amended to read as amended and as follows:

**§ 154.303 - Minor plats of subdivision.**

Public improvements shall be provided for all minor plats of subdivision as described below.

- (A) *Water distribution system.* A water distribution system shall be provided to serve all lots within a minor plat of subdivision.
- (B) *Sanitary sewer distribution system.* A sanitary sewer distribution system shall be provided to serve all lots within a minor plat of subdivision.

- (C) *Storm sewer and drainage system.* There shall be no requirements for storm water control and drainage system improvements unless otherwise provided for by the relevant requirements of the Code of Lombard, Illinois. (Note: Subsequent development of a subdivided property may require storm sewer or drainage improvements.)
- (D) *Public rights-of-way.*
- (1) *Unimproved right-of-way (a.k.a. paper street).* There shall be no required improvement of an unimproved right-of-way (Note: If access is to be provided from an unimproved right-of-way, the plat would be defined as a major plat of subdivision and would require right-of-way improvements).
- (2) *Underimproved right-of-way.*
- (a) *Street:* No required improvement.
- (b) *Sidewalk:* A sidewalk is required on the adjacent side and for the full length of the right-of-way abutting the subject property.
- (c) *Street lights:* No required improvement.
- (d) *Parkway:* Trees and ground cover are required on the adjacent **abutting** side of the right-of-way. However, if existing topography does not provide sufficient area for parkway trees, replacement trees may be placed on the adjacent **abutting** private property.
- (3) *Improved right-of-way.*
- (a) *Street:* No required improvement.
- (b) *Sidewalk:* A sidewalk is required on the adjacent side and for the full length of the right-of-way abutting the subject property.
- (c) *Street lights:* No required improvement.
- (d) *Parkway:* Trees and ground cover are required on the adjacent **abutting** side of the right-of-way.

**SECTION 3:** That Title 15, Chapter 154, Section 154.304 of the Lombard Village Code is hereby amended to read as amended and as follows:

**§ 154.304 - Major plats of subdivision.**

Public improvements shall be provided for all major plats of subdivision as described below.

- (A) *Water distribution system.* A water distribution system shall be provided to serve all lots within a major plat of subdivision.
- (B) *Sanitary sewer distribution system.* A sanitary sewer distribution system shall be provided to serve all lots within a major plat of subdivision.
- (C) *Storm sewer and drainage system.* Provisions for storm water control and drainage systems shall be made for all property within a major plat of subdivision.

(D) *Public rights-of-way.*

- (1) *Unimproved right-of-way.* All unimproved public rights-of-way abutting or within a major Plat of Subdivision shall be fully improved. This shall include all right-of-way improvements, i.e., streets, sidewalks, street lights and parkways, on both sides of the right-of-way. Unimproved public rights-of-way shall include those rights-of-way dedicated as part of a Plat of Subdivision.
- (2) *Underimproved right-of-way.* All underimproved public rights-of-way abutting or within a major Plat of Subdivision shall be fully improved. This shall include all right-of-way improvements, i.e., streets, sidewalks, street lights, and parkways, on both sides of the right-of-way.
- (3) *Improved right-of-way.* A public sidewalk **and** street lights, ~~and parkway trees~~ shall be provided on the adjacent **both** sides of all improved public rights-of-way abutting a major Plat of Subdivision. ~~Streetscape~~ **Parkway** improvements are not required on the far side of an improved right-of-way which abuts a major plat of subdivision.

**SECTION 4:** That Title 15, Chapter 154, Section 154.305 of the Lombard Village Code is hereby amended to read as amended and as follows:

**§ 154.305 - Minor development.**

All development and construction activity is classified into three categories for the purposes of administering this Chapter. These categories include: major development; minor development; and other construction activity. Other construction activity includes additions to detached single-family residences, remodeling and maintenance of buildings, and other construction not included in the definitions of major or minor development. Construction activity is not subject to the requirements of this section.

*Minor development* consists of the following construction and development activities:

Construction of a detached single-family or two-family residence;

Construction of an accessory building (excluding accessory structures for detached single-family or two-family residences);

Construction of a building addition (excluding additions to detached single-family or two-family residences) in which the gross floor area does not exceed 20 percent of existing buildings on a zoning lot or 2,000 gross square feet;

Reconstruction of fifty (50) percent or more of the total area of a parking lot (not including single-family or two-family residential driveways).

Public improvements shall be provided for all minor development as described below.

- (A) *Water distribution system.* A water distribution system shall be provided to serve all development.
- (B) *Sanitary sewer distribution system.* A sanitary sewer distribution system shall be provided to serve all development.
- (C) *Storm sewer and drainage system.* There shall be no requirements for storm water control and drainage system improvements unless otherwise provided for by the relevant requirements of the Code of Lombard, Illinois.
- (D) *Public rights-of-way.*
  - (1) *Unimproved right-of-way (a.k.a. paper street).* There shall be no required improvement of an unimproved right-of-way unless access is to be provided from an unimproved right-of-way. If access is provided from an unimproved right-of-way, full improvement of the street and the adjacent side of the right-of-way is required. Improvements to the adjacent side of the right-of-way shall include sidewalks, street lights, and parkway improvements.
  - (2) *Underimproved right-of-way.*
    - (a) *Street:* No required improvement.
    - (b) *Sidewalk:* A sidewalk is required on the adjacent side and for the full length of the right-of-way abutting the subject property.
    - (c) *Street lights:* No required improvement.
    - (d) *Parkway:* Trees and ground cover are required on the adjacent **abutting** side of the right-of-way. However, if existing topography does not provide sufficient area for parkway trees, replacement trees may be placed on the adjacent **abutting** private property.
  - (3) *Improved right-of-way.*
    - (a) *Street:* No required improvement.
    - (b) *Sidewalk:* A sidewalk is required on the adjacent side and for the full length of the right-of-way abutting the subject property.
    - (c) *Street lights:* No required improvement.
    - (d) *Parkway:* Trees and ground cover are required on the adjacent **abutting** side of the right-of-way.

**SECTION 5:** That Title 15, Chapter 154, Section 154.306 of the Lombard Village Code is hereby amended to read as amended and as follows:

**§ 154.306 - Major development.**

*Major development* includes the following development activities:

- Construction of a principal building (excluding a detached single-family residence or two-family residence);
- Construction of a building addition (excluding additions to detached single-family or two-family residences) in which the gross floor area exceeds 50

percent of existing buildings on a zoning lot or 20,000 square feet whichever is less, within the prior ten years.

(A) *Water distribution system.* A water distribution system shall be provided to serve all development.

(B) *Sanitary sewer distribution system.* A sanitary sewer distribution system shall be provided to serve all development.

(C) *Storm sewer and drainage system.* Provisions for storm water control and drainage systems shall be made for all major developments.

(D) *Public rights-of-way.*

(1) *Unimproved right-of-way (a.k.a. paper street).* There shall be no required improvement of an unimproved right-of-way unless access is to be provided from an unimproved right-of-way. If access is provided from an unimproved right-of-way, full improvement of the street and the adjacent side of the right-of-way is required. The adjacent side of the right-of-way shall include sidewalks, street lights, and parkway improvements.

(2) *Underimproved right-of-way.*

(a) *Street:* There shall be no required street improvement of an underimproved right-of-way unless access is to be provided from an underimproved right-of-way. If access is provided from an underimproved right-of-way, full improvement of the street and the adjacent **abutting** side of the right-of-way is required.

(b) *Sidewalk:* A sidewalk is required on the adjacent side and for the full length of the right-of-way abutting the subject property (even if there is no access).

(c) *Street lights:* No required improvement unless access is provided from the underimproved right-of-way. If access is provided, street lights are required along the full length of the adjacent side of the right-of-way.

(d) *Parkway:* Trees and ground cover are required on the adjacent **abutting** side of the right-of-way (even if there is no access). However, if existing topography does not provide sufficient area for parkway trees, replacement trees may be placed on the adjacent **abutting** private property.

(3) *Improved right-of-way.*

(a) *Street:* No required improvement.

(b) *Sidewalk:* A sidewalk is required on the adjacent **abutting** side and for the full length of the right-of-way abutting the subject property.

(c) *Street lights:* If street lights do not exist, they must be provided

on the adjacent side and for the full length of the street.  
(d) *Parkway*: Trees and ground cover are required on the adjacent **abutting** side of the right-of-way.

**SECTION 6:** 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 16<sup>th</sup> day of August, 2018.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: None

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2018.

Passed on second reading this 6<sup>th</sup> day of September, 2018, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston and Ware

Nays: None

Absent: Trustee Pike

Approved by me this 6<sup>th</sup> day of September, 2018.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Published in pamphlet from this 7<sup>th</sup> day of September, 2018.

  
Sharon Kuderna, Village Clerk