

ORDINANCE _____

**AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155, SECTION 210 (B) (3)
OF THE CODE OF LOMBARD, ILLINOIS**

(PC 04-17: Detached Garage Size)

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 Zoning 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 May 20, 2004 and June 17, 2004 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 210 (B)(1), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

SECTION 155.210 ACCESSORY USES, ACTIVITIES, BUILDINGS, AND STRUCTURES

Section 155.210 (B)(1)

B. Restrictions in Residential Districts

The controls over accessory structures and uses described below shall apply only to Residential Districts.

(1) Maximum Area

(a) General Requirements

A single accessory building or structure in a residential district shall not occupy more than 10% of the zoning lot. The combined area of all accessory buildings and structures shall not exceed the total ground floor area of the principal residence. No accessory use, except for surface parking spaces, shall cover more than 30% of the zoning lot.

(b) Detached Garages

In addition to the provisions expressed in Section 155.210(B)(1)(a) above, no building footprint of a detached garage shall exceed ~~1,000~~ seven-hundred fifty (750) square feet in ground floor area on a lot within a R1 or R2 Single-Family Residential District.

SECTION 2: 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 ____ day of _____, 2004.

First reading waived by action of the Board of Trustees this ____ day of _____, 2004.

Passed on second reading this ____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Ordinance No. _____
Re: PC 04-17 Detached Garage Size
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Barbara A. Johnson, Deputy Village Clerk