

ORDINANCE _____

**AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155, SECTION 210 (B) (2)
OF THE CODE OF LOMBARD, ILLINOIS**

(PC 04-17: Accessory Structure Locations)

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) (2), 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)(2)

2. Yard Requirements

a. ~~General Requirements~~

~~In all residential districts (R1 through R6), accessory structures shall be set back a minimum of three (3) feet from the rear property line and, if the entire structure is located in the rear 25 percent of the lot, accessory structures shall be set back a minimum of three (3) feet from an interior side property line. If any portion of the accessory structure is not located within the rear 25 percent, then a minimum of six (6) foot setback from the interior side property line must be maintained.~~

b. ~~Detached Garages~~

~~In all residential districts (R1 through R6), detached garages shall be set back a minimum of three (3) feet from the rear property line. Detached garages shall be set back a minimum of three (3) feet from the interior side property line and a minimum of twelve (12) feet from the principal structure on any adjoining lot.~~

Unless otherwise provided for in this ordinance, accessory buildings and structures in all residential districts (R1 through R6), shall meet the following requirements:

a. Rear Yard Setback Requirements

Detached accessory buildings or structures that require a foundation, footings or piers shall be set back a minimum of ten (10) feet from the rear property line. All other accessory structures shall be set back a minimum of three (3) feet from the rear property line.

b. Interior Side Yard Setback Requirements

- i. Detached accessory buildings or structures that require a foundation, footings or piers shall be set back a minimum of five (5) feet from the interior side property line.
- ii. If an accessory building or structure does not require a foundation, footings or piers and is located in the rear 25 percent of the lot, the building or structure shall be set back a minimum of three (3) feet from an interior side property line.

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: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk