

ORDINANCE 5890

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

(PC 06-19: Permitted Encroachments in Required Yards)

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 June 19, 2006 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 212, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.212 PERMITTED OBSTRUCTIONS IN REQUIRED YARDS

Yard obstructions of principle and accessory structures and uses shall be allowed as set forth below. However, such obstructions shall not, in the aggregate, occupy more than 30 percent of any required yard.

Table 2.1
PERMITTED OBSTRUCTIONS

Type of Structure or Use Obstruction X = Permitted Obstruction	Front & Corner Side Yard	Interior Side Yards	Rear Yard
Accessory structures in residential districts subject to the setbacks and other requirements of Section 155.210, above		X	X
Air conditioners which are window units projecting not more than 18 inches into the required yard	X	X	X
Arbors and trellises	X	X	X
Awnings and canopies, in non-residential districts	X	X	X
Awnings and canopies, in residential districts, projecting three (3) feet or less into the yard	X	X	X
Balconies			X
Basketball poles, nets	X	X	X
Bay windows	Must meet footnote C	Must meet footnote D	Must meet footnote C
Breezeways			X
Central air-conditioning systems, the outside elements of which extend not more than four feet into the yard			X
Chimneys projecting 24 inches or less into the yard	X	X	X
Decks and Terraces	Must meet footnote A	Must meet footnote A	Must meet footnote A or B
Eaves and gutters projecting three (3) feet or less into the yard	X	X	X
Fallout shelters (completely underground)			X
Fences or walls subject to applicable height restrictions of Section 155.207, above	X	X	X
Flagpole	X	X	X
Handicap access ramp	X		

Laundry drying equipment			X
Parking, open off-street spaces	X	X	X
Recreational equipment			X
Roofed-over porches which are unenclosed, constructed on footings or piers, and projecting not more than seven (7) feet from the front wall(s) of the principal structure, provided that a minimum twenty-five (25) foot front yard setback is maintained.	Permitted in front yard only		
Satellite Dishes			X
Signs, subject to the Lombard Sign Ordinance	X	X	X
Steps four (4) feet or less above grade which are necessary for access to a permitted building or for access to a zoning lot from a street or alley	X	X	X
Window wells projecting no more than three (3) feet into the yards, provided that the window well does not encroach into any easement area.	X	X	X

- A. Open terraces and decks not over three (3) feet above the average level of the adjoining ground, provided that a minimum two (2) foot side yard setback is maintained.
- B. Open terraces and decks attached to single family residences not more than one (1) foot above the established top of the foundation height at the front of the residence, provided that a minimum twenty-five (25) foot rear yard setback is maintained.
- C. Bay windows projecting three (3) feet or less into the yards.
- D. Bay windows, which are not supported by a foundation, are no more than ten (10) feet wide, and project no more than two (2) feet into the yard, provided that the bay window does not encroach into any easement area

SECTION 2: That the Title 15, Chapter 155, Section 802, of the Code of Lombard, Illinois is hereby amended to add the following definition, as follows:

§155.802 RULES AND DEFINITIONS

BAY WINDOW is a large window or series of windows projecting from the outer wall of a building and forming an interior recess or alcove.

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.

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Passed on first reading this ____ day of _____, 2006.

First reading waived by action of the Board of Trustees this 17th day of August, 2006.


Passed on second reading this 17th day of August, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Florey and Soderstrom

Nayes: None

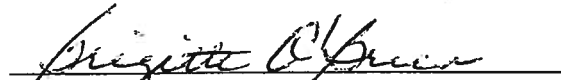
Absent: Trustee Sebby

Approved this 17th day of August, 2006.



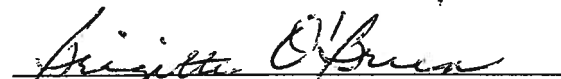
William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

Published in pamphlet form this 23rd day of August, 2006.



Brigitte O'Brien, Village Clerk