

ORDINANCE 5246

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

(PC 02-36: Rear Yard Deck Height)

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 a text amendment to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on December 16, 2002 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 amendment 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 155.212, Table 2.1, of the Code of Lombard, Illinois is hereby amended to read as follows:

Table 2.1
PERMITTED OBSTRUCTIONS

Type of Structure or Use Obstruction X = Permitted Obstruction	Front and Corner Side Yard	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,	X	X	X

projecting three (3) feet or less into the yard.			
Balconies			X
Basketball goals <i>poles, nets</i>	X	X	X
Bay windows which are one story high and project three (3) feet or less into the yards	X		X
Breezeways and open porches			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
<u>Decks and Terraces</u>	<u>Must meet footnote A</u>	<u>Must meet footnote A</u>	<u>Must meet footnote A or B</u>
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 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
Open terraces and decks which are open and not over three (3) feet above the average level of the adjoining ground (does not include permanently roofed over terrace or porch) provided that a minimum two (2) foot, side yard setback is provided	X	X	X

A. Open terraces and decks which are open and 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.

Ordinance No. 5246

Re: PC 02-36

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SECTION 2: 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~~th~~ day of January, 2003.

First reading waived by action of the Board of Trustees this ____ day of _____, 2003.

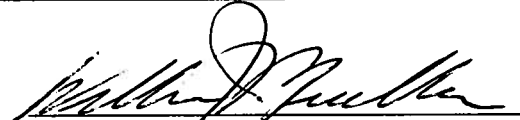
Passed on second reading this 6~~th~~ day of February, 2003.

Ayes: Trustees Tross, Koenig, Sebby, Florey, Soderström

Nayes: Trustee DeStephano

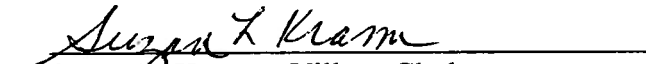
Absent: None

Approved this 6~~th~~ day of February, 2003



William J. Mueller, Village President

ATTEST:



Suzan L. Kramer, Village Clerk