

**ORDINANCE 7340  
PAMPHLET**

**PC 17-07: TEXT AMENDMENT TO THE ZONING ORDINANCE,  
REAR YARD SET-BACK**



PUBLISHED IN PAMPHLET FORM THIS 17<sup>th</sup> DAY OF MARCH, 2017, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Sharon Kuderna". The signature is written in a cursive style and is positioned above the printed name and title.

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7340**

**AN ORDINANCE APPROVING A TEXT AMENDMENT  
TO THE LOMBARD ZONING ORDINANCE  
TITLE 15, CHAPTER 155, SECTION 155.407(F)(4),  
OF THE LOMBARD ZONING CODE**

PC 17-07: Text Amendments to the Zoning Ordinance

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Lombard Code; 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 February 20, 2017, 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 155.407(F)(2), of the Lombard Village Code is hereby amended as follows:

**§155.407 – R2 Single-Family Residence District requirements.**

(F) *Minimum building setbacks.* All principal buildings and structures shall have minimum setbacks from property lines in conformance with the following:

(1) Front yards.

(a) New detached single-family dwellings constructed after September 15, 2011:

- (i) The front yard applicable to the subject lot shall be determined by taking the mean of the existing front yard setbacks of the single-family dwellings on the abutting lots.
- (ii) When the subject lot abuts a reverse corner lot or any lot or property developed as a use other than a detached single-family dwelling, (including, but not limited to, multi-family housing, religious institutions, undeveloped lots, and/or public rights of

way), the abutting lot shall be considered to have a default 30-foot setback for the purpose of determining the front yard setback requirement on the subject lot.

- (iii) For purpose of determining setback on abutting lots, lots having single-family dwellings located more than 50 feet from the front lot line shall be considered to have a default 50-foot setback.
  - (iv) In no case shall the minimum required setback for a new detached single-family dwelling be less than 30 feet.
- (b) Existing detached single-family dwellings constructed before September 15, 2011 and additions to existing detached single-family dwellings constructed before September 15, 2011: 30 feet.
- (2) Corner side yards—20 feet.
  - (3) Interior side yards—Six feet; except where no attached garage is constructed, one side yard must be nine feet in width.
  - (4) Rear yards— 25 feet.

**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 2nd day of March, 2017.

First reading waived by action of the Board of Trustees this \_\_\_ day of \_\_\_, 2017.

Passed on second reading this 16<sup>th</sup> day of March, 2017.

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


Nays: None

Absent: None

Approved this 16<sup>th</sup> day of March, 2017.

  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

  
**Sharon Kuderna**  
**Village Clerk**

Ordinance No. 7340

Re: PC 17-07

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Published by me in pamphlet form on this 17<sup>th</sup> day of March, 2017

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**Sharon Kuderna**

**Village Clerk**