

**ORDINANCE 7624
PAMPHLET**

**PC 18-37: TEXT AMENDMENTS TO THE ZONING ORDINANCE
LOTS OF RECORD**



PUBLISHED IN PAMPHLET FORM THIS 18TH DAY OF JANUARY 2019, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in blue ink that reads "Sharon Kuderna".

Sharon Kuderna

Village Clerk

ORDINANCE 7624

AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155, SECTIONS 155.209 AND 155.220
OF THE LOMBARD ZONING CODE

PC 18-37: Text Amendments to the Zoning Ordinance – Lots of Record

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 December 17, 2018, 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 155.209 of the Lombard Village Code is hereby amended as follows:

§ 155.209 - Minimum lot size.

Every building hereafter erected shall provide a lot in accordance with the lot size requirement in the district within which it is located. ~~However, in R0, R1 or R2 Single Family Residence Districts if a lot of record or a parcel of land created by an assessment division was established prior to November 19, 1998, a single family dwelling may be constructed on such lot if it consists of sufficient width and area to provide at least 80 percent of the width and area required for lots in the applicable zoning district. The provisions of this section shall be limited to lots that abut a dedicated right-of-way.~~ **However, in the R0, R1 or R2 Single Family Residence Districts if a lot of record or parcel of land created by an assessment division was**

established prior to November 19, 1998, the owner may construct a single-family dwelling without need to appear before either the Plan Commission or the Zoning Board of Appeals, provided:

- (A) **The lot size and lot width of the lot or parcel in question equals at least 80 percent of that required for lots in the applicable zoning district; and**
- (B) **The owner of the lot or parcel in question submits a plat of subdivision or consolidation, and request for approval of same, if said lot or parcel is not a single subdivided lot of record.**

The provisions of this section shall be limited to lots that abut a dedicated right-of-way.

SECTION 2: That Title 15, Chapter 155, Section 155.220 of the Lombard Village Code are hereby amended as follows:

§ 155.220 - Development on lots of record.

The following construction activity shall only occur on a lot of record:

- (A) The construction of a principal structure.
- (B) The construction of an addition to a principal structure which **increases the ground floor area of said structure by more than 350 square feet.** ~~includes a foundation, footers or piers, except where:~~
 - ~~(1) The foundation, footers or piers are replacing an existing foundation or existing footers or piers; and~~
 - ~~(2) The addition does not exceed 350 square feet.~~
- (C) The construction of an accessory structure greater than 800 square feet.

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.

Passed on first reading this 3rd day of January, 2019.

First reading waived by action of the Board of Trustees this ____ day of ____, 2019.

Passed on second reading this 17th day of January, 2019, pursuant to a roll call vote as follows:

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

Nays: None

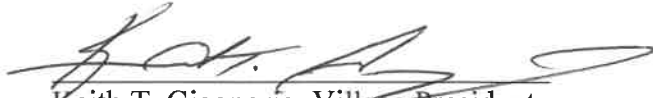
Absent: None

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Re: PC 18-37

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Approved by me this 17th day of January, 2019.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published in pamphlet from this 18th day of January, 2019.


Sharon Kuderna, Village Clerk