


**ORDINANCE 7998
PAMPHLET**

**PC 21-22: TEXT AMENDMENTS TO CHAPTER 155 (ZONING CODE) OF THE
LOMBARD VILLAGE CODE – ACCESSORY STRUCTURES AND GARAGES**



PUBLISHED IN PAMPHLET FORM THIS 5th OF NOVEMBER, 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Elizabeth Brezinski
Village Clerk

ORDINANCE 7998

**AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155
OF THE LOMBARD VILLAGE CODE**

PC 21-22: Text Amendments to the Zoning Ordinance – Accessory Structures and Garages

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 September 20, 2021, 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 155.802 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.802 – Rules and definitions.

Garage, private: is a detached accessory building or portion of a main building housing the **motor vehicles** of the occupants of the premises, and accessory storage related to the use of the principal dwelling, **and without living space.**

Shed: A Detached Accessory Structure intended solely for the storage of yard tools and supplies, motorized yard equipment, household items, etc. but not for storing motor vehicles, nor for human occupancy.

SECTION 2: That Title 15, Chapter 155, Section 155.210 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.210 - Accessory uses, activities, buildings, and structures.

(B) *Restrictions in residential districts.* The controls over accessory structures and uses described below shall apply only to residential districts.

(1) *Maximum area.*

- (a) *General requirements.* A single accessory building in a residential district shall not occupy more than ten percent of the zoning lot. The combined area of all accessory buildings shall not exceed the total ground floor area of the principal residence.
- (b) *Detached garages.* In addition to the provisions expressed in subsection 155.210(B)(1)(a) above, no building footprint of a detached garage shall exceed 1,000 square feet in area on a lot within a R0, R1 or R2 Single-Family Residential District.

(2) *Yard requirements.*

- (a) *General requirements.* In all residential districts (R0 through R6), accessory structures shall be set back a minimum of ~~three~~ six 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 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-foot setback from the interior side property line must be maintained.
- (b) *Detached garages.* In all residential districts (R0 through R6), detached garages shall be set back a minimum of ~~three~~ six feet from the rear property line. Detached garages shall be set back a minimum of three feet from the interior side property line and a minimum of 12 feet from the principal structure on any adjoining lot.

(3) *Restrictions on reversed corner lots.*

- (a) On a reversed corner lot, within 15 feet of the rear lot line of said reverse corner lot, no accessory building, or portion thereof, shall be located closer to the side lot line abutting the street than the required front yard of the lot abutting the rear lot line of said reverse corner lot.
- (b) In the above instance, no accessory buildings shall be located within six feet of any part of a rear lot line.

(4) Design standards for detached garages and detached accessory buildings.

- (a) Quonset huts shall be prohibited as detached garages and detached accessory buildings.**

(b) Pre-fabricated metal-sided buildings shall be prohibited as detached garages and detached accessory buildings.

(c) These design standards shall not apply to sheds as defined in subsection 155.802 and regulated in subsection 155.210(D)(10).

(D) *Regulation of specific accessory uses.* The regulations which control the location and operation of specific accessory uses are set forth below. Where these regulations conflict with other provisions of this subsection, these regulations shall apply.

(10) Sheds. Sheds shall be subject to the following provisions:

(a) The gross floor area of a shed shall not exceed 200 square feet.

(b) The vertical distance measured from the average grade to the highest point on the roof or parapet for any shed shall not exceed 12 feet.

(c) Door openings for a shed shall not exceed six (6) feet in width, as measured from the interior of the door frame (otherwise it is deemed to be a garage).

(d) No more than two unattached sheds shall be allowed on a lot.

(e) If the structure does not meet the provisions set forth within this subsection, it shall be deemed to be a detached building or a garage, and shall be subject to the conditions set forth within this section as well as Chapter 150.

SECTION 3: That Title 15, Chapter 155, Section 155.222 of the Lombard Zoning Ordinance shall be amended as follows:

§ 155.222 - Attached garage requirements.

The following regulations shall apply to all detached single-family dwellings:

(A) *Front entry garages allowed provided.*

(1) No garage door or doors in combination shall exceed the greater of 16 feet or 42 percent of the street-facing façade.

(2) ~~For the interior garage portion of the street facing façade, no more than 500 square feet shall be permitted to extend beyond the remainder of the street facing façade.~~

(2) The total length of the street-facing façade, including the garage-portion must be architecturally integrated through the use of dormers, windows, continuing rooflines, eaves and/or accent materials.

(B) *Side/rear entry garages.* When the garage doors do not directly face a right-of-way, the following standards shall be met.

~~(1) For the interior garage portion of the street facing façade, no more than 500 square feet shall be permitted to extend beyond the remainder of the street facing façade.~~

(21) The total length of the street-facing façade, including the garage-portion must be architecturally integrated through the use of dormers, windows, continuing rooflines, eaves and/or accent materials.

(C) *Corner lots.*

(1) If the garage doors are located on the street-facing façade that faces the front property line (as defined in § 155.802 as lot line, front), front entry garage requirements shall be met.

(2) If the garage doors are located on the street-facing façade that faces the corner side lot line, side/rear entry garage requirements shall be met.

SECTION 4: That this ordinance shall be in full force and effect from January 1, 2022, after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this 21st of October, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this 4th of November, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: None

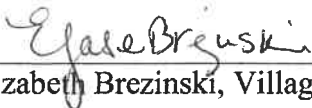
Absent: None

Approved by me this 4th of November, 2021.




Keith T. Giagnorio, Village President

ATTEST:



Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 5th of November, 2021.



Elizabeth Brezinski, Village Clerk