



## MEMORANDUM

March 31, 2026

**TO:** **INTER-DEPARTMENTAL REVIEW COMMITTEE:**  
Keith Steiskal, Director of Building  
Perry Johnson, Fire Marshal  
Phil Tartaglia, P.E., Village Engineer  
Jeff Tomasek, P.E., Private Development Engineer

**FROM:** Anna Papke, AICP, Planning and Zoning Manager  
Department of Community Development

**SUBJECT: PC 26-08: Text amendment – Lot width**

Staff proposes a text amendment to move a dimensional requirement for lot width out of the definitions section of the Zoning Code and into the lot dimension operational requirements in the Subdivisions and Development Ordinance. The proposed amendment will ensure that dimensional requirements for platted lots are treated consistently throughout the Village Code with respect to eligibility for variation.

The petitioner, the Village of Lombard, is requesting text amendments to Village Code Chapter 154, Subdivisions and Development, and Chapter 155, Zoning Code, and any other relevant sections for clarity and consistency. Proposed amendments include the following:

1. Amend Section 154.506 of the Village Code, Lots, to incorporate dimensional requirements for lot width; and
2. Amend Section 155.802 of the Village Code, Rules and definitions, to remove dimensional requirements from the definition for the term “lot width.”

### ***Background***

The Village Code regulates the subdivision of property and creation of new lots for purposes of development through the provisions of the Subdivisions and Development Ordinance (Chapter 154) and the Zoning Code (Chapter 155), as follows:

- **Section 154.506, Lots:** Requires lot dimensions for private lots in newly platted subdivisions to conform to the requirements of Chapter 155.
- **Chapter 155:** The Zoning Code sets dimensional requirements for lot width and lot area for lots within each of the zoning districts in the Village.
- **Section 155.802, Rules and definitions:** Definitions for the terms “lot width” and “lot area, gross” describe the method of measuring lot width and lot area for purposes of determining compliance with the lot dimensional requirements in the underlying zoning district.

- **Lot width:** Section 155.802 defines “lot width” as follows:

*Lot width* is the horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 30 feet of lot depth immediately in back of the required front yard. In no instance shall the required front yard exceed the yard requirements of the zoning district in which such lot is located. In addition, the front lot line shall be at least 75 percent of the lot width, except that lot on cul-de-sacs shall be exempt from this requirement.

- **Section 155.103(C)(8)(a):** Expressly prohibits variances that modify definitions.

### ***Discussion***

The definitions in Section 155.802 are intended to explain the meaning of a word or term as it applies to the Zoning Code. Definitions are not intended to be regulations in and of themselves. They typically do not include dimensional requirements or other statements that regulate the physical characteristics of development.

As currently written, the definition for the term “lot width” contains a requirement that the front lot line be at least 75% of the lot width. The inclusion of this dimensional requirement in a definition is unusual within the context of the Lombard Village Code. Further, where property owners may apply for variances to the dimensional requirements for lot width and lot area, they may not apply for variances to the lot frontage requirement due to its placement in a definition.

Staff recommends the Village Code be amended to remove the frontage requirement for lots from the definitions in Ch. 155 and place it in the operational standards in Ch. 154. The proposed text amendment preserves the overarching requirement for lot frontage relative to lot width while allowing the Village to consider variations for irregularly shaped lots on a case-by-case basis. This amendment promotes consistency in the treatment of bulk requirements for lot dimensions. The proposed amendment does not alter the required minimum lot width in any of the Village’s zoning districts.

### ***Proposed amendments***

#### **§ 155.802 - Rules and definitions.**

*Lot width* is the horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 30 feet of lot depth immediately in back of the required front yard. In no instance shall the required front yard exceed the yard requirements of the zoning district in which such lot is located. ~~In addition, the front lot line shall be at least 75 percent of the lot width, except that lot on cul-de-sacs shall be exempt from this requirement.~~

#### **§ 154.506 - Lots.**

All lots within a plat of subdivision shall conform to the following standards:

- (A) In general, the size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Lot

dimensions for private lots shall conform to the requirements of Chapter 155 of this Code. **In addition, the front lot line shall be at least 75 percent of the lot width, except that lots on cul-de-sacs shall be exempt from this requirement.**

- (B) Depth and width of properties reserved or laid out for business, commercial or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in Chapter 155 of this Code.
- (C) Where residential lots fronting on regional (expressways and tollways), major, or minor arterial streets are permitted, they should be platted with extra depth to permit generous distances between the buildings and the thoroughfare.
- (D) Every lot, private or otherwise shall have frontage on a public street. Lots without public street frontage require the express approval of the Village Board.
- (E) Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots, unless determined to be appropriate through best engineering practices determined by the village.
- (F) Side lot lines shall be approximately at right angles or radial to street lines.
- (G) Lots on major street intersections and at all other points likely to be dangerous shall have a radius of not less than 15 feet at the street corner. On business lots, a chord may be substituted for the circular arc.
- (H) Double-frontage and reversed-frontage lots shall be avoided except where necessary to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography and orientation.

This petition is scheduled for the April 20, 2026, Plan Commission meeting. Please provide any written comments on or before **Friday, April 10, 2025**. If you have any questions regarding this matter, please contact me at ext. 5758.

- c. Anthony Puccio, Village President  
Scott R. Niehaus, Village Manager  
Nicole Aranas, Deputy Village Manager  
Anne Skrodzki and Jason Guisinger, Village Attorneys  
Rick Sander, Fire Chief  
Carl Goldsmith, Director of Public Works  
Trevor Dick, Director of Economic Development and Planning