

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES
FROM: Scott R. Niehaus, Village Manager
DATE : April 28, 2026 **(BOT) DATE:** May 7, 2026
SUBJECT: PC 26-08: Text Amendment to Chapters 154 and 155 – Lot Width
SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager *AP*

BACKGROUND/POLICY IMPLICATIONS:

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.

ACTION:

By vote of 7-0, the Plan Commission recommended approval of the petition. Please place this petition on May 7, 2026, Village Board of Trustees' consent agenda, for its first reading.

Fiscal Impact/Funding Source:

Review (as necessary)

Finance Director _____ Date _____

Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Anna Papke, AICP, Planning and Zoning Manager *AP*

MEETING DATE: May 7, 2026

SUBJECT: **PC 26-08: Text Amendment to Chapters 154 and 155 – Lot Width**

Please find the following items for Village Board consideration as part of the May 7, 2026, Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 26-08; and
3. An Ordinance granting approval of text amendments to Title 15, Chapters 154 and 155 of the Lombard Village Code.

This was a staff-driven petition. The Plan Commission recommended approval of the petition by a vote of 7-0. Please place this petition on the May 7, 2026, Village Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926
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May 7, 2026

Village President
Anthony Puccio

Village Clerk
Ranya Elkhatib

Trustees
Brian LaVaque, Dist. 1
Jessica Hammersmith, Dist. 2
Bernie Dudek, Dist. 3
Patrick Egan, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Anthony Puccio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 26-08: Text Amendment to Chapter 155 – Lot Width

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

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."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 20, 2026. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager.

Vice-Chair Verson read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Ms. Papke presented the petition and staff report. The IDRC report for PC 26-08 was entered into the public record in its entirety.

Ms. Papke explained that staff is advancing a text amendment to remove a dimensional requirement for lot width out of the definitions section of the Zoning Ordinance and into the operational requirements of the Subdivisions and Development Ordinance. Right now, the definition of "lot width" requires that the front lot line be at least 75% of the lot width. As part of a definition, this dimensional requirement is not eligible for variation. This contrasts to other dimensional requirements for lots, which are either within the bulk requirements for the zoning districts or the operational requirements of the Subdivisions and Development Ordinance. Staff recommends that this requirement be moved to the Subdivisions and Development Ordinance for purposes of consistency in the treatment of dimensional requirements for lots.

Vice-Chair Verson asked if there were any questions or comments on the petition and staff report. Hearing none, she opened the meeting for comments among the Commissioners.

On a motion by Commissioner Ali, and a second by Commissioner Sweetser the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 26-08.

Respectfully,

VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

April 20, 2026

Title

PC 26-08

Petitioner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Location

Village-wide

Approval Sought

The petitioner, the Village of Lombard, is requesting text amendments to Chapter 154 (Subdivisions and Development Ordinance) and Chapter 155 (Zoning Code) to amend the location of dimensional requirements for lot width within the Village Code.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager

DESCRIPTION

A text amendment to the Village Code 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.

APPROVAL(S) REQUIRED

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.”

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendment to the Village Code.

Fire Department:

The Fire Department has no comments regarding the proposed text amendment to the Village Code.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed text amendment to the Village Code.

Public Works:

The Department of Public Works has no comments regarding the proposed text amendment to the Village Code.

Planning Services Division:

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.

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 Chapter 155 and place it in the operational standards in Chapter 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.

EXISTING & PROPOSED REGULATIONS

The proposed text amendments are as follows. Additions are denoted by **bold and underline**. Deletions are denoted by a ~~strikethrough~~.

§ 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.

STANDARDS FOR TEXT AMENDMENTS

For any change to the Village Code, the standards for text amendments must be affirmed. The standards are noted below:

1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*

The proposed text amendment is applicable to all properties in the Village.

2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

The proposed text amendment is consistent with the objectives of the Village Code. The stated purpose of Chapter 154, Subdivisions and Development, and Chapter 155, the Zoning Code, is to control the subdivision of land in a way that promotes orderly and efficient development of the land within municipal limits. The proposed amendment advances this purpose.

3. *The degree to which the proposed amendment would create nonconformity;*
The proposed amendment would not create any nonconformities.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*
The proposed amendment will not make the ordinance more permissive, as the requirement for lot frontage relative to lot width will remain within the Code. However, it will provide an opportunity for the Village to consider variations for irregularly shaped lots on a case-by-case basis.

5. *The consistency of the proposed amendment with the Comprehensive Plan; and*
Staff finds that the proposed amendment would be consistent with the Comprehensive Plan.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

The Village has a history of amending the Village Code to address changing circumstances or to provide clarity. The proposed amendment is consistent with established Village policy in this regard.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Village Code. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested text amendment **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 26-08.

Inter-Departmental Review Committee Report approved by:



Trevor Dick, FAICP
Director of Economic Development and Planning

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ORDINANCE _____

**AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 154 AND CHAPTER 155
OF THE LOMBARD VILLAGE CODE**

PC 26-08: Text Amendment to Chapters 154 and 155 of Village Code – Lot Width

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Lombard Code; and,

WHEREAS, the Village of Lombard maintains a Subdivisions and Development Ordinance which is found in Title 15, Chapter 154 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 the requested text amendments to the Village Code has been conducted by the Village of Lombard Plan Commission on April 20, 2026, 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 154, Section 154.506 of the Lombard Village Code shall be amended as follows:

§ 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.

SECTION 2: That Title 15, Chapter 155, Section 155.802 of the Lombard Zoning Ordinance shall be amended as follows:

§ 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.~~

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.

Ordinance No. _____

Re: PC 26-08

Page 3

Passed on first reading this ____ day of _____, 2026.

First reading waived by action of the Board of Trustees this ____ day of _____, 2026.

Passed on second reading this ____ day of _____, 2026.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2026.

Anthony Puccio, Village President

ATTEST:

Ranya Elkhatib, Village Clerk

Published in pamphlet from this ____ day of _____, 2026.

Ranya Elkhatib, Village Clerk