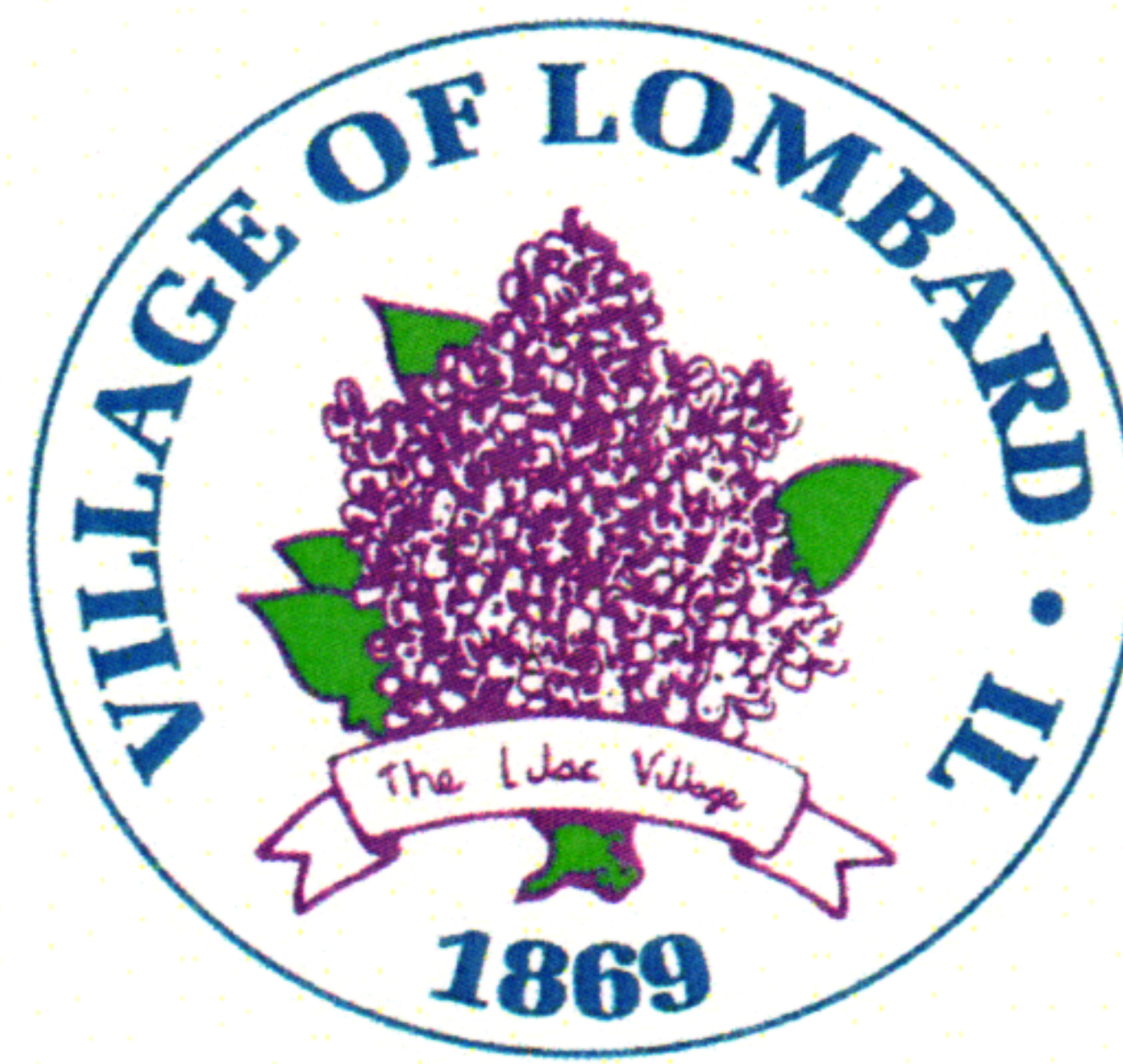
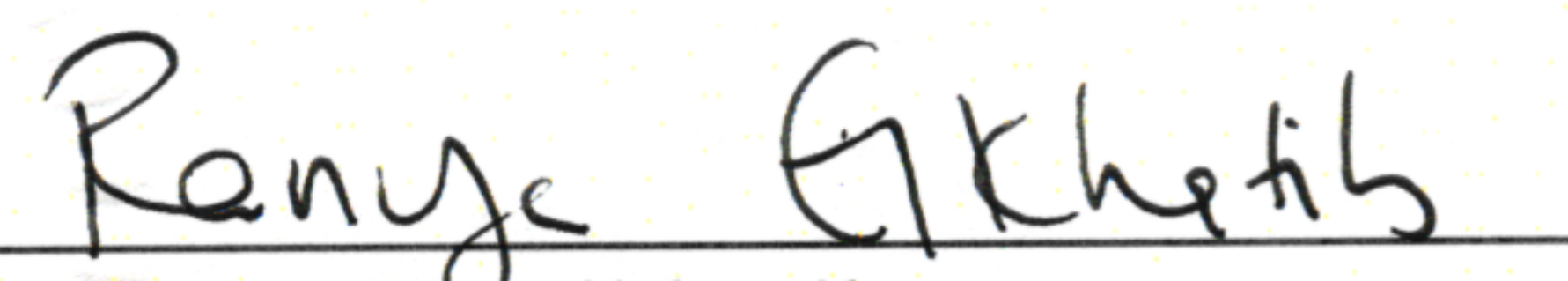


**ORDINANCE 8452
PAMPHLET**

PC 26-08: TEXT AMENDMENT – LOT WIDTH



PUBLISHED IN PAMPHLET FORM THIS 22ND DAY OF MAY, 2026, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.



Ranya Elkhatib
Village Clerk

ORDINANCE NO. 8452

**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. 8452

Re: PC 26-08

Page 3

Passed on first reading this 7th day of May 2026.

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

Passed on second reading this 21st day of May 2026.

Ayes: Trustee LaVaque, Dudek, Egan, Bachner

Nays: None

Absent: Trustee Hammersmith, Militello

Approved by me this 21st day of May 2026.



Anthony Puccio, Village President

ATTEST:



Ranya Elkhatib, Village Clerk

Published by me in pamphlet form this 22nd day of May 2026.



Ranya Elkhatib, Village Clerk