

**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 ~~strike through~~.

### **§ 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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