

**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 :** October 11, 2021      **(BOT) Date:** October 21, 2021

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

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

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

The petitioner, the Village of Lombard, is requesting the following text amendments to the Lombard Code of Ordinances, Chapter 155 – Zoning Code:

1. Amend Section 155.802 – Rules and definitions, as it relates to definitions for the terms “Building, detached”, “Garage, private”, and “Shed”;
2. Amend Section 155.210 – Accessory uses, activities, buildings, and structures, as it relates to bulk requirements and design standards for sheds, detached garages, and other accessory structures; and
3. Amend Section 155.222 – Attached garage requirements, as it relates to requirements for attached garages projecting in front of detached single-family dwellings.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the October 21, 2021, Board of Trustees agenda for a first reading.

**Fiscal Impact/Funding Source:**


Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** October 21, 2021

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

Please find the following items for Village Board consideration as part of the October 21, 2021, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-22; and
3. An Ordinance granting approval of text amendments to Sections 155.802, 155.210 and 155.222 of the Lombard Village Code to amend bulk requirements and design standards for accessory structures and attached garages.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the October 21, 2021, Board of Trustees agenda for a first reading.





## VILLAGE OF LOMBARD

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October 21, 2021

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, 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. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

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

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 the following text amendments to the Lombard Code of Ordinances, Chapter 155 – Zoning Code:

1. Amend Section 155.802 – Rules and definitions, as it relates to definitions for the terms "Building, detached", "Garage, private", and "Shed";
2. Amend Section 155.210 – Accessory uses, activities, buildings, and structures, as it relates to bulk requirements and design standards for sheds, detached garages, and other accessory structures; and
3. Amend Section 155.222 – Attached garage requirements, as it relates to requirements for attached garages projecting in front of detached single-family dwellings.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 20, 2021. Sworn in to present the petition was Anna Papke, Senior Planner, and Bill Heniff, Community Development Director

Acting-Chair Sweetser 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.

Acting Chair Sweetser asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the petition/staff report.

Ms. Papke presented the petition. The IDRC report for PC 21-22 was entered into the record in its entirety. Ms. Papke said that staff is in the process of undertaking a series of code amendments for residential accessory structures and garages based on resident inquiries, feedback from local builders, and staff observations during permit review. Staff has identified a series of proposed text amendments to the Zoning Ordinance (Chapter 155 of Village Code). The Plan Commission conducted a workshop on August 16, 2021, at which time staff gathered input from the Plan Commission on potential code amendments. Based on the Plan Commission feedback, staff proposed the following text amendments:

- Section 155.802, definitions. Amend the definition for the term “Garage, private” and add a new definition for the term “shed.” These amendments are intended to clarify how these spaces can be used, and to provide for the opportunity to regulate sheds separately from other accessory structures.
- Section 155.210, bulk requirements and design standards for sheds, detached garages, and other accessory structures.
  - Amend rear setback requirement for accessory structures from three feet from the rear property line to six feet from the rear property line. The increased setback is intended to address concerns such as proximity to overhead power lines and drainage issues that can occur when accessory structures are located very close to rear property lines. Staff had originally proposed to increase this setback to 10 feet, but had settled on a recommendation of a six-foot setback requirement based on feedback offered at the Plan Commission workshop.
  - Add bulk requirements for sheds. Sheds are currently regulated in the same way as other accessory structure. The propose shed regulations will ensure that sheds remain an ancillary use, with limits on the number of sheds and size of sheds permitted on a property.
  - Add design standards for accessory structures on residential lots. Current regulations would allow for construction of pre-fabricated metal-sided buildings and Quonset huts. Based on Plan Commission feedback at the August 2021 workshop, staff proposed prohibiting these types of buildings for garages and larger accessory structures. The proposed design regulations would not apply to sheds, as defined and regulated in the proposed amendments.

- Section 155.222, attached garage requirements. Amend attached garage regulations to allow for construction of attached single-story, side-loaded, three-car garages that project in front of single-family homes. This proposed amendment was undertaken as a result of feedback from the homebuilder community and the Plan Commission.

Staff recommended approval of the proposed text amendments.

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

Commissioner Walker said he appreciated that staff had amended the proposed rear yard accessory structure setback from 10 feet to six feet.

On a motion by Commissioner Johnston, and a second by Commissioner Invergo, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 21-22

Respectfully,

**VILLAGE OF LOMBARD**

Ruth Sweetser, Acting Chairperson  
Lombard Plan Commission



ORDINANCE \_\_\_\_\_

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.~~

**(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.

(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 \_\_\_\_ day of \_\_\_\_\_, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2021.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Re: PC 21-22

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Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk