

ORDINANCE NO. O-14-014

**AN ORDINANCE AMENDING SECTION 17.605 OF ARTICLE VI, CHAPTER 17
OF THE CITY OF WOOD DALE MUNICIPAL CODE REGARDING LOT
DEVELOPMENT STANDARDS**

WHEREAS, the City of Wood Dale is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the City of Wood Dale is authorized and empowered, under the Municipal Code and the Code of Ordinances of the City of Wood Dale, to regulate properties located within the municipal boundaries of the City; and

WHEREAS, in furtherance of this authorization, the City of Wood Dale has adopted a the Unified Development Ordinance, which sets forth provisions regarding zoning and zoning standards for uses within the City; and

WHEREAS, notice of the requested Text Amendments to the Unified Development Ordinance was published in the Daily Herald, a newspaper of general circulation in the City of Wood Dale in accordance with the requirements set forth in the Unified Development Ordinance; and

WHEREAS, on March 17, 2014 and May 12, 2014, the Community Development Commission held public hearings on the proposed Text Amendments, and based on the facts set forth at hearing, voted to recommend the adoption of the proposed Text Amendments established in Section Four and Section Five below, as applied for; and

WHEREAS, the proposed Text Amendments, as recommended for approval by the Community Development Commission have been considered by the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale, which has also recommended approval of the Text Amendments; and

WHEREAS, the City Council of the City of Wood Dale has reviewed the matter herein and has determined that the same is in the best interests of the City of Wood Dale.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: That Chapter 17, Article VI, Sections 17.605.A.1 through A.8 be and are hereby amended to delete from the Lot Standards all references to Floor Area Ratio (FAR).

SECTION THREE: That Chapter 17, Article VI, Sections 17.605.B.1 through B.2 be

and are hereby amended to delete from the Building Placement Standards all references to FAR.

SECTION FOUR: That Chapter 17, Article VI, Section 17.605 be and is hereby amended to add the following language prior to Section A:

17.605 Lot Development Standards

In districts that allow more than one building type, any of the allowable building types may be constructed provided that all associated lot standards and building placement standards are met.

SECTION FIVE: That Chapter 17, Article VI, Section 17.605.A.2.b be and is hereby amended to read in its entirety as follows:

b. TABLE OF PERMITTED YARD OBSTRUCTIONS.

STRUCTURE OR USE	FRONT YARD	CORNER SIDE YARD	REAR YARD	SIDE YARD	STRUCTURE OR USE	FRONT YARD	CORNER SIDE YARD	REAR YARD	SIDE YARD
Air Conditioning Equipment Shelter			P	P	Swimming pools, private- where conforming also with other codes or ordinances of the City			P	
Arbors or Trellises, and where trellises are attached to the principal building, they may also project into front yards and side yards			P	P	Tennis courts, private			P	
Architectural entrance structures on a lot not less than two (2) acres or at entrance roadways into subdivisions containing one hundred (100) or more lots	P	P	P	P	Terraces, patios, outdoor fireplaces and barbecues			P	
Awnings which may project not more than three feet (3') into a required yard	P	P	P	P	Trees, shrubs and flowers	P	P	P	P
Balconies, not to extend more than three feet (3') into the yard	P	P	P		Underground pipes and cables	P	P	P	
Basketball stanchions, but not closer than two feet (2') to the adjacent lot	P	P	P	P	Other accessory buildings, structures, and uses as herein permitted in district regulations as accessory to a specific permitted use				
Bay or bow window, projecting no more than two feet *(2') into a yard	P	P	P						
Belt courses, cornices and ornamental features of the principal building, projecting not more than eighteen inches (18") into a yard	P	P	P	P					
Canopies serving structures in any multiple-family district, business or manufacturing district	P	P	P						
Chimneys of buildings projecting not more than twenty four inches (24") into a yard	P	P	P						
Commercial marquees	P	P		P					
Decks, Open			P						
Driveways and sidewalks		P	P	P					
Eaves and gutters on principal buildings or attached accessory buildings, projecting not more than four feet (4') into a front and rear yard not more than twenty four inches (24") into a side yard.	P	P	P	P					
Fallout shelters, attached or detached, when conforming also with other codes and ordinances of the City			P	P					
Flagpoles	P	P	P						
Fountains			P	P					
Garages or carports, attached or detached			P	P					
Growing or farm and garden crops in the open			P	P					
Lawn furniture, such as benches, sun dials, bird baths, and similar architectural features	P	P	P						

Ornamental light standards	P	P	P						
Playground and clothes drying apparatus			P						
Playhouses and open-sided summer houses			P	P					
Sheds and storage buildings for garden equipment and household items as accessory to dwellings			P						
Steps, open- necessary for access to and from the dwelling or an accessory building, steps as access to the lot from the street, and in gardens or terraces	P	P	P						

Where 'P' indicates accessory structure or use is a permitted yard obstruction in the indicated yard as defined in this Section 17.602.A.2.a. Accessory structures and uses not listed in this Table shall be considered to be prohibited yard obstructions.

SECTION SIX: That Chapter 17, Article VI, Section 17.605.B.2.b be and is hereby amended to read in its entirety as follows:

B. MAXIMUM STRUCTURE HEIGHT:

1. DETACHED GARAGES: Seventeen (17) feet.
2. ALL OTHER DETACHED ACCESSORY STRUCTURES: Fifteen (15) feet, except as otherwise provided in this Section 17.602.

SECTION SEVEN: That the City Clerk of the City of Wood Dale be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION EIGHT: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 5th day of June, 2014

AYES: Aldermen Catalano, Jakob, Lazzara, Susmarski, E. Wesley, R. Wesley, Winger, and Woods

NAYS: None

ABSENT: None

APPROVED this this 5th day of June, 2014

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Shirley J. Siebert
Shirley J. Siebert, City Clerk

Published in pamphlet form this 5th day of June, 2014