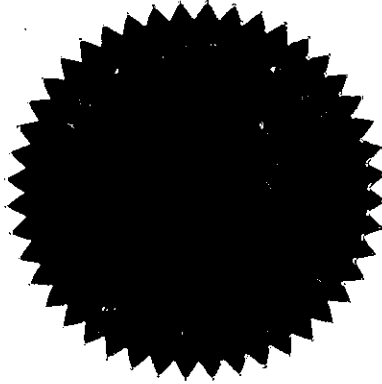


PUBLISHED IN PAMPHLET FORM THIS 8TH DAY OF SEPTEMBER 1999. BY
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

Lorraine G. Gerhardt
Lorraine G. Gerhardt
Village Clerk



(PC 99-29)

AMENDMENTS TO THE LOMBARD ZONING ORDINANCE TO REDUCE
THE MAXIMUM BUILDING HEIGHT IN THE B4 CORRIDOR
SHOPPING DISTRICT AND THE LIMITED INDUSTRIAL DISTRICT,
TO CHANGE THE PARKING STANDARDS IN THE B5 CENTRAL
BUSINESS DISTRICT & TO ESTABLISH ANIMAL HOSPITALS & KENNELS AS
CONDITIONAL USES IN THE B5 CENTRAL BUSINESS DISTRICT

FRONT OF PAMPHLET

PAMPHLET

ORDINANCE 4693

AN ORDINANCE APPROVING A TEXT AMENDMENT
TO THE LOMBARD ZONING ORDINANCE,
TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(PC 99-29)

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Code of Lombard, Illinois; 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 a text amendment of the Zoning Ordinance has been conducted by the Village of Lombard the Plan Commission on July 19, 1999, 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 155.415.C of the Code of Lombard, Illinois is amended to read in its entirety as follows:

C. Conditional Uses

Subject to the provisions of Section 155.103 (F) of this Ordinance, the following conditional uses may be allowed:

1. Amusement establishments, outdoor, including: archery ranges, shooting galleries, miniature golf facilities, and other similar outdoor amusement facilities

2. Amusement parks, including: permanent carnivals, kiddie parks, golf driving ranges, pitch and putt, miniature golf courses, and other similar outdoor amusement facilities
3. Animal hospitals and kennels
4. Automobile repair
5. Automobile service
6. Boat showrooms, sales and repairs
7. Building material and products sales and storage
8. Contractor construction offices, shops, and yards
9. Drive-through and drive-in establishments/services
10. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.
11. Gasoline sales
12. Machinery sales
13. Mobile homes sales
14. Model homes and garage displays
15. Motor vehicle sales
16. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
17. Outside display and sales of products the sale of which is a permitted or conditional use in this district
18. Outside service areas for other permitted or conditional uses in this district

19. Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)

20. Planned developments in conformance with Section 155.500 of this Ordinance

21. Psychics, ESP Readers, and fortune tellers

22. Public utility and service uses

23. Restaurants which include entertainment, dancing, and/or amusement devices

24. Stadiums, auditoriums, and arenas--open or enclosed

25. Theaters, drive-in

26. Trailer and camper trailer sales and rental for use with private passenger motor vehicles

27. Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.

28. Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

Section 2: That Title 15, Chapter 155, Section 155.415.G of the Code of Lombard, Illinois is amended to read in its entirety as follows:

G. Maximum Building Height

The height of any building in this district shall not exceed three (3) stories or forty feet (40'), whichever is less, except that buildings may be allowed to be four (4) stories or forty-five feet (45'), whichever is less, as a conditional use.

Section 3: That Title 15, Chapter 155, Section 155.417.C of the Code of Lombard, Illinois is amended to read in its entirety as follows:

Subject to the provisions of Section 15.103 (F) in this Ordinance, the following conditional uses may be allowed:

1. Adult uses (including but not limited to adult book stores, adult cabarets, adult theaters, and adult video stores) subject to the adult use:

a. not being located within 500 feet of a zoning district which permits (or allows as a conditional use) residential development, educational or religious institutions, parks, or playgrounds;

b. not being located within 1,000 feet of another adult use (distances to be measured from property lines);

c. being conducted in a manner that prohibits the observation of any material depicting, describing or relating to any specified sexual activities or specified anatomical areas by display, decorations, sign, show window or other opening from any public way.

C. Conditional Uses

- 2. Automobile repair
- 3. Automotive service
- 4. Banks
- 5. Building material sales and storage
- 6. Cartage and express facilities
- 7. Catering Services
- 8. Compost collection facility
- 9. Concrete and cast stone fabrication and molding
- 10. Contractors, architects, and engineers equipment and material storage yards

11. Cosmetics production
12. Dairy products processing or manufacture
13. Food manufacture, packaging, and processing
14. Gasoline sales
15. Glass products production
16. Heliports, private or commercial
17. Medical and Dental Clinics
18. Metal Plating, Forging, or Casting
19. Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance
20. Paper products manufacture
21. Parks and playgrounds
22. Planned developments in conformance with Section 155.500 of this Ordinance
23. Plastic extruding
24. Recreation buildings or community centers
25. Recycling collection centers
26. Restaurants
27. Soap manufacture
28. Stadiums, auditoriums, and arenas - open or enclosed
29. Outside Storage of Motor Vehicles

30. Trade school

31. Other manufacturing, processing, storage, or industrial uses as determined by the Director of Community Development to be of the same general character as the uses permitted in Subsection 155.418(C), above, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, toxic or noxious matter or glare or heat

32. Four (4) story buildings within one hundred feet (100') of residentially-zoned property or a minor or major arterial street and buildings which are forty feet (40') to forty-five feet (45') in height and which are within one hundred feet (100') of a residentially-zoned property or a minor or major arterial street.

33. Accessory uses and buildings incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

Section 3. That Title 15, Chapter 155, Section 155.417.G of the Code of Lombard, Illinois is amended to read in its entirety as follows:

G. Maximum Building Height

The height of any building in this district which is within one hundred feet (100') of a residentially-zoned property or a minor or major arterial street shall not exceed three (3) stories or forty feet (40'), whichever is less, buildings may be allowed to be four (4) stories or forty-five feet (45'), whichever is less, as a conditional use. The height of any building in this district which is not within one hundred feet (100') of a residentially-zoned property or a minor or major arterial street shall not exceed four (4) stories or forty-five feet (45'), whichever is less.

Section 4. That Title 15, Chapter 155, Section 155.416.C of the Code of Lombard, Illinois is amended to read in its entirety as follows:

C. Conditional Uses

Subject to the provisions of Section 155.103 (F) of this Ordinance, the following conditional uses may be allowed:

1. Amusement establishments, indoor only, including bowling alleys, pool halls, swimming pools, and skating rinks.
2. Animal hospitals and kennels
3. Automobile service
4. Catering businesses on the first floor as a primary use but only if, as an accessory use, either a restaurant, excluding entertainment and dancing, or a related, permitted retail use, designed to generate walk-in trade, is located in the storefront.
5. Convention and exhibition halls
6. Farmer's Market
7. Funeral homes
8. Gasoline sales
9. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
10. Outside display and sales of products the sale of which is a permitted or conditional use in this district
11. Outside service areas for other permitted or conditional uses in this district
12. Parking lots or structures, commercial
13. Planned developments in conformance with Section 155.500 of this Ordinance
14. Public utilities and services
15. Religious institutions, as defined in the R1 District
16. Television and radio recording studios

17. Transportation depots

18. Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

Section 5: That Title 15, Chapter 155, Section 155.602.A.2 of the Code of Lombard, Illinois is amended to read in its entirety as follows:

2. Central Area Parking Regulations

In the B5 Central Business District, the Village desires to minimize disruptive curb cuts and driveways, and to encourage the consolidation of parking spaces in appropriate locations. Therefore, off-street parking in the B5 Central Business District shall be provided as follows:

a. For the construction of new buildings, fifty percent (50%) of the number of off-street parking spaces indicated in Table 6.3 below shall be provided for non-residential uses, and one hundred percent (100%) of the number of off-street parking spaces indicated in Table 6.3 below shall be provided for residential uses, with a minimum of three (3) parking spaces per lot-of-record.

b. Parking shall be provided to the side or rear of the building and shall be a minimum of five feet (5') from the right-of-way.

Section 6: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this 19th day of August, 1999.

First reading waived by action of the Board of Trustees this

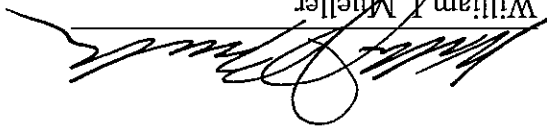
_____ day of _____, 1999.

Passed on second reading this 2nd day of September 1999.

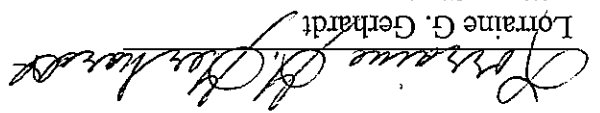
Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kurtrin

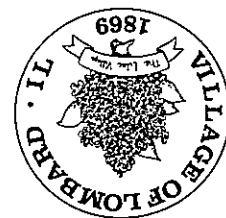
Nays: None
Absent: None

Approved this 2nd day of September, 1999.


William J. Mueller
Village President

ATTEST:


Lorraine G. Gerhardt
Village Clerk



I, Lorraine G. Gerhardt, hereby certify that I am the duly qualified Village Clerk of the Village of Lombard, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a true and correct copy of ORDINANCE 4693

AN ORDINANCE APPROVING A TEXT AMENDMENT

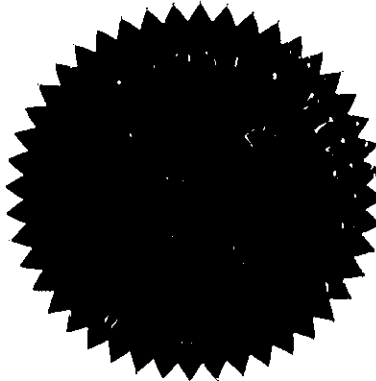
TO THE LOMBARD ZONING ORDINANCE,

TITLE 15, CHAPTER 155 OF THE

CODE OF LOMBARD, ILLINOIS

of the said Village as it appears from the official records of said Village duly passed on SEPTEMBER 2, 1999.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said Village of Lombard, DuPage County, Illinois this 7th day of SEPTEMBER, 1999.



Lorraine G. Gerhardt
Village Clerk
Village of Lombard
DuPage County, Illinois

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