

ORDINANCE 5951

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

(PC 06-30: Furniture Upholstering, Repair, and Refinishing and Furniture Manufacturing)

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, Section 155.102 (E)(13) of the Zoning Ordinance directs the Director of Community Development to initiate a review of the provisions established within the Zoning Ordinance; and

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and

WHEREAS, as the Director has identified and recommends text amendments to the Zoning Ordinance as set forth herein; and

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on October 16, 2006 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 413 (C), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

**§155.413 B2 GENERAL NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS**

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, including: bowling alleys, pool halls, gymnasiums, swimming pools, and skating rinks
2. Animal hospitals and kennels
3. Automobile repair
4. Automobile service
5. Club (Non-profit/Fraternal)
6. Cultural facilities/institutions
7. Day care centers
8. Drive-in and drive-through establishments/services
9. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B) (1) of this Code are not met.
10. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
11. Greenhouses and nurseries
12. Funeral homes
13. Furniture upholstery, repair, and reconditioning
14. Learning Centers, with outdoor component
15. Motor vehicle sales
16. Outside display and sales of products the sale of which is a permitted or conditional use in this district
17. Outside service areas for other permitted or conditional uses in this district

18. Planned developments in conformance with Section 155.500 of this Ordinance
19. Public utility and service uses
20. Religious institutions
21. Taverns and cocktail lounges, not including entertainment and dancing
22. Theaters, indoor
23. 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 the Title 15, Chapter 155, Section 414(C), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

**§155.414 B3 COMMUNITY SHOPPING DISTRICT REQUIREMENTS**

C. Conditional Uses

Subject to the provisions of Section 155.103 (F) of this Ordinance, any conditional use in the B1 District shall be a conditional use in the B3 District and in addition, the following conditional uses may be allowed:

1. Amusement establishments including bowling alleys, pool halls, swimming pools, skating rinks
2. Automobile repair
3. Automobile service
4. Bus station
5. Catering services
6. Day Care Centers
7. Drive-through and drive-in establishments/services
8. Funeral homes
9. Furniture upholstery, repair, and reconditioning

10. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
11. Hotel and Convention Hall
12. Hotels and motels
13. Learning Centers, with outdoor component
14. Medical and dental laboratories
15. Meeting hall
16. Motor vehicle sales
17. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
18. Outside display and sales of products the sale of which is a permitted or conditional use in this district
19. Outside service areas for other permitted or conditional uses in this district
20. Parking garages or structures, other than accessory parking for private passenger automobiles only
21. Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
22. Psychics, ESP Readers, and fortune tellers
23. Public utility and service uses
24. Recreation and community centers, noncommercial
25. Religious institutions
26. Restaurants including entertainment, dancing, and/or amusement devices
27. Taverns and cocktail lounge
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

29. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B) (1) of this Code are not met.

SECTION 3: That the Title 15, Chapter 155, Section 415(B), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

**§155.415 B4 CORRIDOR COMMERCIAL DISTRICT REQUIREMENTS**

**B. Permitted Uses**

Any use permitted in the B3 District shall be permitted in the B4 District, and, in addition, the following uses shall be permitted in the B4 District:

1. Amusement establishments, indoor only, including: bowling alleys, pool halls, gyms, and skating rinks
2. Bakeries
3. Commercial greenhouses and nurseries
4. Electrical showrooms and shops
5. Funeral homes
6. Furniture upholstery, repair, and reconditioning
7. Health services, gymnasiums, and weight reduction services
8. Hotels and motels
9. Laboratories; medical, dental, research, and testing
10. Laundries
11. Parking lots and structures
12. Pawn shops
13. Plumbing showrooms and shops, including hot tubs, spas, and supplies
14. Repair, rental or servicing of any article, the sale of which is a permitted use in the district

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

SECTION 4: That the Title 15, Chapter 155, Section 418(B), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

**§155.418 I LIMITED INDUSTRIAL DISTRICT REQUIREMENTS**

B. Permitted Uses

The following uses shall be permitted in the I District:

1. Bedding manufacturing
2. Boot and shoe manufacturing
3. Cabinet Making
4. Carpet manufacturing
5. Cloth products manufacturing
6. Contractors, architects, and engineers offices and shops
7. Dry cleaning plants and operations primarily serving satellite drop-off dry cleaning establishments in other districts
8. Electronic and scientific precision instruments manufacturing
9. Exterminating services
10. Film Processing; not including retail sales or commercial studios
11. Furniture manufacturing
12. Furniture upholstery, repair, and reconditioning
13. Fur processing
14. Laboratories, including research and testing laboratories
15. Laundries, including truck route laundries, linen supply, and diaper services

16. Light machinery production and repair e.g. household appliances & business machines etc. - appliances, business machines, etc
17. Lithographing
18. Mail order houses
19. Mechanical Parts Reconditioning
20. Mini-Warehouses
21. Musical instruments manufacturing
22. Offices
23. Orthopedic and medical appliance manufacture
24. Packing Material Manufacturing
25. Parking lots, commercial and lots other than accessory, and subject to the provisions of Section 155.600 of this Ordinance
26. Pottery and ceramics manufacture
27. Printing and publishing establishments
28. Public utility and service uses
29. Radio and television stations and towers
30. Rope, cord, and twine manufacture
31. Sheet Metal Stamping and Fabrication
32. Sign Contractors
33. Sporting goods manufacture
34. Storage Centers
35. Tool & Die
36. Warehousing, storage, and distribution facilities

- 37. Wearing Apparel Manufacture
- 38. Woodworking and wood products manufacture
- 39. Automated Envelope Merging Process
- 40. Accessory uses and buildings, incidental to and on the same zoning lot as the permitted use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

SECTION 5: 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.

Passed on first reading this 2nd day of November, 2006.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2006.

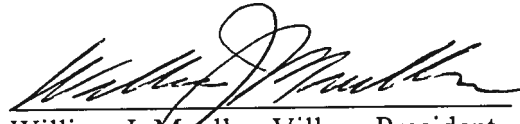
Passed on second reading this 16th day of November, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom


Nayes: None

Absent: None

Approved this 16th day of November, 2006.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk



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Re: PC 06-30  
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Published in pamphlet form this 20th day of November, 2006.

  
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Brigitte O'Brien, Village Clerk