

ORDINANCE NO. 6090

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

(PC 07-31 & PC 07-32; Roosevelt Road Corridor)

(See also Ordinance No.(s) 6091, 6092, 6093)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, the Village is requesting an amendment for the purpose of adopting the Roosevelt Road Corridor Ad-hoc Committee Report as a supplement to the Village of Lombard Comprehensive Plan.

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on September 17, 2007, 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 Comprehensive Plan amendment 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 Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to adopt the Roosevelt Road Corridor Ad-hoc Committee Report as a supplement to and a part of the Village of Lombard Comprehensive Plan.

SECTION 2: That the Lombard Comprehensive Plan shall be amended to include the following goal for the Roosevelt Road Corridor:

1. The Roosevelt Road Corridor should be developed with primarily retail commercial uses. Service commercial uses should not exceed 25 percent of the overall gross floor area of the Corridor. The Village should review the land use percentage breakdown every three years.

SECTION 3: 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 _____ day of _____, 2007.

First reading waived by action of the Board of Trustees this 4th day of October, 2007.


Passed on second reading this 4th day of October, 2007.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved this 4th day of October, 2007.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Ordinance No. 6090

Re: PC 07-31 & 07-32; Comp. Plan Amendment

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Published by me this 5th day of OCTOBER, 2007.



Brigitte O' Brien, Village Clerk

ORDINANCE 6091

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

(PC 07-31: Roosevelt Road Corridor B4A District Text Amendments)

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 to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on September 17, 2007 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 amendment 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 405, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.416 ROOSEVELT ROAD CORRIDOR B4A DISTRICT REGULATIONS

A. Purpose

The following regulations are hereby established to promote the health, safety, general welfare and the orderly growth and/or redevelopment of properties within the Roosevelt Road corridor; to achieve the goals and objectives of the Lombard Comprehensive Plan and any special planning efforts undertaken by the Village. This B4A District is intended to provide for specific uses in a planned retail commercial setting that is compatible and complimentary with adjacent uses, including nearby residential neighborhoods that will promote a high level of architectural and landscaping excellence. The establishment of this district shall encourage appropriate design principles for buildings, site planning, landscaping and/or signage. It also sets forth preferred

land uses and land use regulations that advance the Comprehensive Plan's overall recommendation of preserving the Corridor as a viable retail commercial corridor.

B. Applicability

The regulations for the Roosevelt Road Corridor B4A District shall apply to all properties within the district boundaries as depicted on the Official Zoning Map. No land use or development within the Roosevelt Road Corridor B4A District boundaries, shall be commenced or approved except in conformance with the provisions of this section.

C. Interpretation, Scope of Regulations

The regulations set forth by this Chapter shall be considered the minimum regulations and shall be uniformly applied, except as provided herein. For development activity occurring subsequent to the enactment of this section, no building structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein. These regulations shall not apply to properties for which development approval has been obtained prior to the effective date of this ordinance. However, any future development activity not previously approved by the Village prior to the adoption of this section shall be subject to the regulations set forth herein.

D. Applicability

Because of the unique nature of the Corridor and that regional arterial corridors within Lombard have been identified as "areas of critical concern" due to heavy traffic movement, and because these corridors traditionally and functionally attract land uses of intense character, all development within this district shall, therefore, be subject to the site plan review provisions by the Village's Inter-departmental Review Committee (IDRC) as specified by Section 155.103 (I) of this Ordinance. The IDRC and Village staff shall provide guidance to the applicant to achieve the provisions set forth herein.

E. Design Guidelines, Objectives and Considerations

The IDRC shall review all applicable permits for new construction to determine compliance with the Chapter. The IDRC shall consider the following criteria in reviewing an application:

1. **Site Design Considerations:** This section pertains to how the site design impacts adjacent residences and neighborhoods, special management areas, adjacent streets, pedestrian needs, and parking lot function and safety.
 - a. **Compatibility:** The IDRC shall examine the functional relationship of the site to its surroundings, with special consideration of protecting adjacent residential neighborhoods. Particular attention should be given to the location of parking, driveways, outdoor lighting, outdoor use areas and compatibility of uses. Adjoining residential areas shall be protected by

maintaining landscape buffers and providing decorative screening walls in locations where transitional setbacks cannot be provided.

- b. **Traffic Patterns:** The IDRC shall evaluate vehicular, pedestrian and bicycle traffic patterns. The development of land in cooperation with owners of adjoining properties is encouraged where parking, driveways, plazas and entries can be shared. Pedestrian and vehicular safety shall be maximized by properly locating and limiting the number of driveways as required by the Illinois Department of Transportation (IDOT) and Village Code.
- c. **Off-Street Parking:** The IDRC shall evaluate the arrangement and adequacy of off-street parking facilities and access points. Parking shall be safe, easily accessible and shall not be allowed to dominate the entire development. Plant materials shall accent and define entries. Large paved areas shall be scaled down by introducing different materials. Specialty materials such as tile and brick may be introduced where appropriate.
- d. **Loading Areas:** The location, arrangement, and dimensions of loading ramps, docks and bays shall minimize visual and noise impacts on adjacent residential areas.
- e. The location of trash receptacles and screening of such undesirable elements such as loading areas, trash receptacles and mechanical equipment shall be screened.
- f. Exterior lighting and illumination upon neighboring properties shall meet the provisions included within Section 155.602(A)(10)(d).

2. Site Landscaping and Buffering: Site landscaping shall buffer unwanted views and sound, create an interesting streetscape, and provide a safe transition between contrasting uses.

- a. The location, height, and materials of walls, fences and screen plantings shall be reviewed. Selection of plant materials should be based on year-round interest, color, branching pattern, etc. Parking lots should be broken up with landscaped buffers to the greatest extent practical. The overall effect of both the perimeter landscaping and the interior landscaping should be one of a relatively consistent tree cover which will shade the pavement and vehicles.
- b. Ensure plans for the on-going landscaping maintenance are achievable.

- c. Open space should be located in a manner that maximizes its visual impact to adjacent rights of way and adjacent properties.
 - d. Requisite transitional buffers shall be designed to minimize the impact of ambient noise and light spill on adjoining residential properties.
3. **Signage:** Signage shall be designed in a manner that minimizes clutter and confusion and comply with provisions herein as well as within the Lombard Sign Ordinance (Chapter 153 of the Village Code). Signage plans for the entire site shall indicate how signs would be illuminated, their design and spatial relationship to other site amenities, including buildings. Signage, window designs and awnings are most effective when color coordinated with the building façade.
4. **Utilities:** Utility systems shall not detract from the building or site appearance. The size and location of all service systems shall be appropriate and maintainable. Electrical and telephone service systems shall be buried unless it is not deemed to be practical, as determined by the associated utility company.
5. **Building Design Considerations:** As part of the review process, the following elements shall be addressed:
- a. **Building Mass:** The relationship to the surrounding uses shall be considered in respect to the scale and massing of the proposed uses.
 - b. **Exterior Materials:** Exterior materials and color shall reduce the apparent building mass and blend with the surrounding area. A variety of building colors to break up building mass is encouraged. Architectural elements such as overhangs, trellises, projections and awnings are encouraged to contribute to a building's character.
 - c. **Building Elevations:** Building elevation treatments shall be carried to all sides of the building to the greatest extent practical. Building construction and design shall be used to create a structure with substantially equal attractive sides of high quality, rather than placing emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Corporate building designs shall be blended to fit within or enhance the Corridor. Roof materials and rooftop mechanical screening shall complement the primary building material and color.
 - d. **Accessory Buildings:** Accessory structures and/or additions shall utilize the same materials and design as the primary structure.

F. Plan Review Procedures

As with all applications for major developments and planned development applications, a pre-application meeting is strongly encouraged for development activity within the B4A District prior to submittal of a building permit. The intent of the meeting is to identify project issues, clarify submittal requirements and review the development standards for the B4A District.

Upon the completion of the Development Plan Review, applications for development within the B4A District that requires zoning relief shall be scheduled for action by the Plan Commission, the Zoning Board of Appeals and/or the Village Board, whichever is applicable, and upon submittal of an application for a public hearing. Should the proposal meet all provisions of Village Code, the permit shall then be considered for approval by Village staff.

G. Use Regulations

The uses within the B4A District are designed to permit a wide variety of retail sales activity required to meet the demands of a developing local market and promote attractive development, an open and pleasant street appearance and compatibility with adjacent residential areas. Related personal, professional and business services which are complimentary to the overall corridor and adjacent residences can generally be deemed appropriate, provided that such uses are integrated into the overall context of the Corridor.

1. Permitted Uses. The following land uses are permitted in the Roosevelt Road Corridor B4A District, subject to the provisions of this Chapter.

a. Retail Uses

1. Amusement establishments, indoor only
2. Antique shops
3. Art and school supply stores
4. Art shops or galleries, but not including auction rooms
5. Automobile accessory stores
6. Bakeries
7. Bicycle sales
8. Book and stationery stores
9. Business machine sales

10. Camera and photographic supply stores
11. Candy and ice cream stores
12. Carpet and rug stores, retail sales only
13. China and glassware stores
14. Closet and storage organizer store
15. Clothing and apparel establishments
16. Coin and philatelic stores
17. Compact disc, record and sheet music stores
18. Computer hardware and software sales and service
19. Department stores
20. Drug stores
21. Electrical and household appliance stores, including radio and television sales
22. Florists
23. Food stores, grocery stores, meat markets and delicatessens
24. Furniture stores
25. Furriers
26. Garden supply stores
27. Gift shops
28. Hardware stores
29. Hobby shops, for retail sales of items to be assembled or used away from the premises
30. Home improvement stores and showrooms

31. Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use
32. Jewelry stores, including watch repair
33. Leather goods and luggage stores
34. Liquor stores, packaged goods
35. Medical Supply Stores
36. Musical instrument sales
37. Office supply stores
38. Paint, glass, and wallpaper stores
39. Pet shops
40. Restaurants, not including entertainment and dancing
41. Shoe stores
42. Sporting goods stores
43. Theater, indoor
44. Tobacco shops
45. Toy shops
46. Variety shops
47. Videotapes, compact and laser disc, electronic game cartridges and similar items, sales and rental

b. Service Uses

1. Barber shops
2. Beauty shops

3. Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:
 - a) Receiving stations, processing to be done elsewhere
 - b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:
 - 1) That the dry cleaning use shall be a service retail use and shall not consist of the processing of garments from other dry cleaning establishments.
 - 2) That the total basket capacity of all units on the premises, as established by the manufacturer of the respective dry cleaning machine, shall not exceed 200 pounds.
 - 3) That the dry cleaning process shall only use solvents approved by the Fire Department.
 - 4) That all activities associated with the dry cleaning establishment shall be operated per the Illinois Environmental Protection Agency regulations.
4. Funeral homes
5. Furniture upholstery, repair, and reconditioning
6. Health services, gymnasiums, and weight reduction services
7. Learning Centers, with no outdoor component
8. Locksmith shops
9. Offices—business, professional and governmental
10. Outpatient Medical and Dental Offices and Clinics
11. Pet Grooming Services (not including animal hospitals or overnight visits)
12. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises
13. Picture framing, when conducted for retail trade on the premises only
14. Post offices and parcel packing and shipping establishments
15. Printing and duplicating services
16. Repair, rental, and servicing of any article the sale of which is a permitted use in the district

17. Silk screening services
 18. Sign Printers
 19. Tanning Salon
 20. Tailor shops
 21. Ticket agencies, amusement
 22. Travel bureaus and transportation ticket offices
- c. Other Uses and Activities
1. 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
 2. Dwelling Units, located above the first (ground) floor

2. Conditional Uses. The following uses are considered conditional uses and shall be subject to the provisions set forth in Section 155.103 (F) of this Ordinance.

- a. Retail Uses
1. Amusement establishments, outdoor
 2. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
 3. Motor vehicle sales
 4. Outside display and sales of products the sale of which is a permitted or conditional use in this district
 5. Outside service areas for other permitted or conditional uses in this district
 6. Restaurants, which include entertainment, dancing, and/or amusement devices
 7. Recreational vehicle sales

b. Service Uses

1. Animal hospitals and kennels
2. Banks and financial institutions
3. Clubs and lodges, nonprofit and fraternal
4. Day Care Center
5. Drive-through and drive-in establishments/services
6. Learning Centers, with outdoor component
7. Motor vehicle repair
8. Motor vehicle service
9. Photographic processing business
10. Therapeutic massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
11. Recreational vehicle sales
12. Religious Institutions

c. Other Uses and Activities

1. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.
2. Off-site parking, in conformance with Section 155.602(A)(3)(b) of this Ordinance
3. Parking lots and structures, as the principal use of the property
4. Planned developments in conformance with Section 155.500 of this Ordinance
5. Public utility and service uses
6. Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.

7. Shopping centers, consisting of more than one principal business on a zoning lot
8. More than one principal building on a zoning lot
9. 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

3. Minimum Lot Area

All uses located within this district shall have a minimum lot area of 40,000 square feet.

4. Minimum Lot Width

All uses located within this district shall have a minimum lot width of 150 feet.

5. Minimum Building Setbacks

All principal buildings and structures shall have minimum setbacks from property lines in conformance with the following:

- a. Front Yards - 30 feet
- b. Corner Side Yards - 30 feet
- c. Interior Side Yards - 10 feet
- d. Rear Yards - 30 feet

6. 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.

7. Minimum Open Space

The minimum open space required for each use shall not be less than ten percent (10%) of the lot area.

8. Transitional Building Setbacks

Wherever a rear yard or interior side yard lot in the B4A District abuts a lot in the CR or a residence district, all principal and accessory buildings and structures shall be set back from the abutting lot line a distance of 40 feet.

9. Landscaping

All uses in the B4A District shall conform to the provisions of Section 155.700 of this Ordinance.

10. Restrictions on Business Uses

The operation and design of business uses shall conform to the following restrictions:

- a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- b. All business activities, servicing, processing, and storage, except for off-street parking or loading, shall be conducted within completely enclosed buildings; except that outside display and sales, outdoor service areas, and drive-through/drive-in services may be allowed as conditional uses pursuant to Section 155.103 (F) of this Ordinance.
- c. All service entrances, loading areas and spaces must be fully screened from the nearby property and view from a public street. Such screening shall consist of a five (5) foot wide planting strip consisting of trees, decorative walls and or landscaping combination that will provide a six (6) foot high barrier.
- d. All dumpsters and trash handling areas shall be enclosed and screened from public view. Screening shall be at least six (6) feet in height. Any such storage area shall be constructed of materials and colors compatible with those of the primary building(s). Chain link fencing (with or without slats) is not allowed.

11. Signs

Signs shall be allowed in the B4A District in accordance with the regulations established in the Village of Lombard Sign Ordinance.

12. Off-Street Parking and Loading

Off-street parking and loading facilities, accessory to uses allowed in the B4A District, shall be provided in accordance with the regulations established in Section 155.600 of this Ordinance. The number, size and design of all parking spaces, driveways and loading areas for all development within the B4A District shall also comply with all other relevant provisions of Sections 97, 150, 153, 154 and 155 of the Village Code and the following requirements listed below:

- a. Access control and driveway locations will be evaluated pursuant to Village and IDOT standards. Shared-access driveways are desirable and may be required whenever possible in order to minimize the number of access points to streets.

- b. Off-street loading areas shall be effectively screened from adjacent residential areas and public rights of way.

13. Rooftop Mechanicals

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance. Parapet walls and enclosing walls, louvers and grills shall be used to conceal from view all equipment on site or on the roofs of buildings and shall be compatible with the exterior elevation of the building.

14. Exterior Lighting

Exterior lighting shall be designed as part of the architectural and landscape plan for the site. Site lighting should serve functional, safety and aesthetic purposes. Site and security lighting shall be designed to enhance the quality of the development. Screening of lights from residential areas and glare from traffic areas shall be required. Site lighting shall be in compliance with the Section 155.602 (A)(10)(d) of the Zoning Ordinance, and the following standards listed below:

- a. Site lighting shall be directed downward and away from adjacent properties. Light sources shall incorporate cut off shields.
- b. Light standards on properties within thirty feet from a property line abutting a residentially zoned property shall not exceed eight feet in height.
- c. The style of light fixtures and their location shall be compatible with the architectural design and landscaping. All freestanding poles and wall mounted exterior light fixtures shall be decorative.
- d. Night lighting of buildings should highlight special features to articulate the façade. The visual effect achieved should compliment the building character. Lighting should be the minimum required to address traffic and pedestrian safety concerns and aesthetic function.

SECTION 2: That Title 15, Chapter 155, Section 103(C)(3), of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.103 PROCEDURES FOR ADMINISTRATIVE FUNCTIONS

(C) Variations

(3) Eligible Petitioners

An application for a variation may be made by any person, firm or corporation, or by any office, department, board, bureau or commission requesting or intending to request an application for a building permit. Any variation request for properties which have R6, O, B1,

B2, B3, B4, B4A, B5, B5A or I District zoning and which meet the minimum lot area and width requirements for a planned development must be submitted to the Village as a request for a planned development, unless waived per Section 155.502(G).

SECTION 3: That Title 15, Chapter 155, Section 103(E)(3)(c) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

(E) Amendments

(3) Initiation

(c) Planned development approval is also required for any property which is proposed to be rezoned to the R6, O, B1, B2, B3, B4, B4A, B5, B5A and I District and which meets the minimum lot area and width requirements for a planned development. The planned development approval requirement may be waived by the Director of Community Development, per Section 155.502(G).

SECTION 4: That Title 15, Chapter 155, Section 103(I)(2) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

(I) Site Plan Review

(2) Applicability

All applications for building permits in the CR, R3, R4, R5, R6, B1, B2, B3, B4, B4A, B5, B5A, O, and I Districts shall be subject to site plan review approval in accordance with the provisions established below. Petitions for planned developments and conditional uses shall receive site plan review but shall not require site plan review approval. Site plan reviews shall be performed by the Director of Community Development, with the Inter-departmental Review Committee serving as an advisory body, as specified in Section 155.103 (D), above.

SECTION 5: That Title 15, Chapter 155, Section 206(C)(2)(a)(ii) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.206 REGULATIONS FOR RADIO, SATELLITE & TELEVISION ANTENNAS, TOWERS & DISHES

C. Roof Mounted Towers and Dishes

2. Non-Residential Zoning Districts

a. Location

- ii.) Antennas (including, but not limited to, omnidirectional, whip, directional, or panel antennas) associated with personal wireless service facilities shall be allowed only in the B3 Community Shopping District, B4 Corridor Commercial Shopping District, B4A

Roosevelt Road Corridor District, B5 Central Business District, B5A Downtown Perimeter District, O Office District, and I Limited Industrial District.

SECTION 6: That Title 15, Chapter 155, Section 208(C) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.208 NUMBER OF BUILDINGS ON A LOT OF RECORD

The provision of more than one (1) principal structure on one (1) lot-of-record shall be permitted only as follows:

C. R3, R4, R5, R6, O, B1, B2, B3, B4, B4A, B5, B5A, and I Districts. More than one (1) principal structure on one (1) lot-of-record constitutes a conditional use and may be allowed pursuant to the provisions of Section 155.103(F) of this Ordinance.

SECTION 7: That Title 15, Chapter 155, Section 210(C)(2)(b) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.210 ACCESSORY USES, ACTIVITIES, BUILDINGS, AND STRUCTURES

(C) Restrictions in Business and Industrial Districts
(2) Yard Requirements

Yard restrictions on accessory uses and structures shall be as follows:

(b) In the B2, B3, B4 and B4A Districts accessory uses and structures will be permitted in all required yards subject to the other applicable provisions of this ordinance.

SECTION 8: That Title 15, Chapter 155, Section 221 of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.221 REGULATIONS FOR SCREENING ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in the B1, B2, B3, B4, B4A, B5, B5A, and O districts. Screening shall also be provided in the I district where a property is adjacent to a residential district. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment as required by the provisions of Section 155.303 for nonconforming buildings and structures.

SECTION 9: That Title 15, Chapter 155, Section 401 of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.401 DISTRICTS

For the purposes of this Ordinance, the Village of Lombard is hereby divided into the following zoning districts:

Office and Business Districts

- O - Office
- B1 - Limited Neighborhood Shopping
- B2 - General Neighborhood Shopping
- B3 - Community Shopping
- B4 - Corridor Commercial
- B4A - Roosevelt Road Corridor District
- B5 - Central Business
- B5A - Downtown Perimeter

SECTION 10: That Title 15, Chapter 155, Section 406(C)(3) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.406 R2 SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

(C) Conditional Uses

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

3. Two-Family Dwellings if located on a lot of record abutting a B3 Community Shopping Center District, B4 Corridor Commercial District or B4A Roosevelt Road Corridor District.

SECTION 11: That Title 15, Chapter 155, Section 502(F) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.502 INTENT OF PLANNED DEVELOPMENTS

(F) Planned developments are required in the following instances:

- (1.) Any property which has R6 or B5 District zoning and on which a principal building is proposed to be constructed.
- (2.) Any property which is rezoned to the R6, O, B1, B2, B3, B4, B4A, B5, B5A or I District and which meets the minimum lot area and width requirements for a planned development.

- (3.) Any variation request for a property which has R6, O, B1, B2, B3, B4, B4A, B5, B5A and I District zoning and which meet the minimum lot area and width requirement for a planned development.

SECTION 11: That Title 15, Chapter 155, Section 504 (C) and (D) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.504 CHANGES IN THE PLANNED DEVELOPMENT

(C) Minor Changes with Deviations to the Sign Ordinance
 Changes from an approved planned development which are determined to be minor changes but which would require a deviation in the number, size type, or location of signage within a planned development in an O, B1, B2, B3, B4, B4A, B5, B5A or I District shall require review and approval by the Plan Commission in conjunction with the Site Plan Approval process (Sec. 155.511). Off-premise signs, as defined in Section 153.602 of the Village Sign Ordinance, cannot be approved through the site plan approval process unless specifically allowed for in the initial planned development, or any subsequent amendments thereto.

(D) Minor Changes with Deviations from Parking Requirements

Changes from an approved planned development which are determined to be minor changes but would require a deviation in the number of parking spaces on an individual lot within a planned development in an R6, O, B3, B4, B4A, B5, B5A or I District shall require review and approval by the Plan Commission in conjunction with the Site Plan Approval process (Sec. 155.511). The petitioner must demonstrate that any reductions in the number of parking spaces requested through the site plan approval process for an individual unit or lot within a planned development meets the following requirements:

SECTION 12: That Title 15, Chapter 155, Section 509 of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.509 MINIMUM SIZE REQUIREMENTS FOR PLANNED DEVELOPMENTS

In order to accrue the intended benefits of a planned development sought through these regulations, the area of a planned development shall conform to the following minimum area requirements for the district in which it is located.

District	Minimum Size	Frontage
CR-Conservation	no minimum requirement	

Recreation District		
R0-Single Family Residence	45,000 ft ²	300'

District		
R1-Single Family Residence District	30,000 ft ²	225'
R2-Single Family Residence District	22,500 ft ²	180'
R3-Attached Single-Family Residence District	22,500 ft ²	180'
R4-Limited General Residence District	22,500 ft ²	180'
R5-General Residence District	22,500 ft ²	180'
R6-Central Residence District	No minimum requirement	
O-Office District	45,000 ft ²	300'
B1-Limited Neighborhood Shopping District	22,500 ft ²	180'

B2-General Neighborhood Shopping District	22,500 ft ²	180'
B3-Community Shopping District	60,000 ft ²	300'
B4-Corridor Commercial District	120,000 ft ²	450'
<u>B4A-Roosevelt Road Corridor District</u>	<u>120,000 ft²</u>	<u>450'</u>
B5-Central Business District	no minimum requirement	
B5A-Downtown Perimeter District	no minimum requirement	
I-Limited Industrial District	60,000 ft ²	240'

SECTION 12: That Title 15, Chapter 155, Section 602 (A)(3)(b) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.602 OFF-STREET PARKING

(A) General Requirements

3) Location

- (b) Off-site parking spaces may be used to serve non-residential uses in the R6, O, B3, B4, B4A, B5A and I Districts. No off-site parking space shall be located further than 300 feet from the main entrance of the principal building to be served. Off-site parking shall be a conditional use in the above districts. Off-site parking facilities shall be subject to Section 155.602 (A) (4), below.

SECTION 13: That Title 15, Chapter 155, Section 602 (A)(5)(a) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

5) Size

- (a) In the B1, B2, B3, B4, B4A, B5 and B5A Districts the width of parking spaces shall not be less than 9 feet, zero inches.

SECTION 14: That Title 15, Chapter 155, Section 603 (C)(1)(b) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

C. Cargo Container Regulations

1. General Provisions

b. Properties in Commercial or Office Districts

The placement of cargo containers on Commercial and Office Districts (B1, B2, B3, B4, B4A, B5, B5A and O) shall be restricted to designated loading berth areas meeting the provisions enumerated in Section 155.603(A). In no instance shall cargo containers be placed in front of the front wall of a principal building.

SECTION 15: That Title 15, Chapter 155, Section 707 (A)(5) of the Code of Lombard, Illinois is hereby amended to read as follows:

§155.707 TRANSITIONAL YARD LANDSCAPING

Where transitional landscape yards are required in the district regulations of each district, such landscape yards shall be improved in conformance with the following requirements which shall be provided in addition to other required landscaping.

A. Size of Transitional Landscape Yards

The size of transitional landscape yards in the districts identified below shall be as follows:

1. R3, R4 and R5 Districts

Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R3, R4 or R5 District abuts a lot in the CR, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 30 feet in width shall be provided along such lot line.

2. R6 District

Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R6 District abuts a lot in the CR, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 20 feet in width shall be provided along such lot line.

3. B1, B2, B5 or B5A Districts

Wherever a rear yard or interior side yard lot in the B1, B2, B5 or B5A District abuts a lot in the CR or a Residence District, a transitional landscape yard 10 feet in width shall be provided along such lot line.

4. O, B3 and B4 Districts

Wherever a rear yard or interior side yard lot in the O, B3 and B4 District abuts a lot in the CR or a Residence District, a transitional landscape yard 30 feet in width shall be provided along such lot line.

5. B4A District

- a. Wherever a rear yard or interior side yard lot in the B4A District abuts a lot in the CR or a residence district, a transitional landscape yard 30 feet in width shall be provided along the abutting lot line and improved in accordance with the provisions of Section 155.711 of this Ordinance.
- b. For properties in which the full provisions set forth in subsection a above cannot be met due to existing building encroachments, the applicant may also provide a decorative wall and landscape plantings within the requisite transitional landscape yard. The final design of the wall shall be reviewed by the IDRC and shall be constructed of building materials consistent with the principal structure.

6. I District

Wherever a rear yard or interior side yard lot in the I District abuts a lot in the CR or a Residence District, a transitional landscape yard 30 feet in width shall be provided along such lot line.

SECTION 16: That Title 15, Chapter 155, Section 707 (B)(5) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

B. Transitional Landscape Yard Improvements

Within the transitional landscape yards defined above, required planting and fencing shall be required to conform with the following provisions:

5. O, B3, B4 and B4A Districts

Within required transitional landscape yards the following improvements shall be required:

SECTION 17: That Title 15, Chapter 155, Section 802 of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.802 DEFINITIONS

RETAIL COMMERCIAL ESTABLISHMENT: Any establishment wherein the primary occupation is the sale or rental of merchandise for use or consumption by the immediate purchaser.

SERVICE COMMERCIAL ESTABLISHMENT: Any establishment wherein the primary occupation is providing assistance, knowledge and/or other financial services, as opposed to products, to individuals, businesses and other enterprises.

SECTION 18: 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 _____ day of _____, 2007.

First reading waived by action of the Board of Trustees this 4th day of October, 2007.


Passed on second reading this 4th day of October, 2007.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved this 4th day of October, 2007.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published by me this 5th day of October, 2007.

Ordinance No. 6091

Re: PC 07-31 B4A Zoning Ordinance Text Amendments

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Brigitte O' Brien, Village Clerk