

ORDINANCE 6523

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

(PC 10-08; Text Amendments to the Zoning Ordinance)

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 June 21, 2010 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 200, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

SECTION 2: GENERAL PROVISIONS

155.224 SOLAR PANELS

All solar panels shall comply with all of the following requirements:

A. Roof mounted:

1. Single Family Dwellings, Attached Dwellings, Two-Family Dwellings:

(a) Roof mounted solar panels shall not project more than five (5) feet from the structure upon which they are located.

2. All others:

(a) Roof mounted solar panels shall not project more than ten (10) feet from the structure upon which they are located.

B. Ground mounted:

See 'Permitted Obstruction Table'

155.225 SMALL SCALE WIND ENERGY SYSTEMS

All Small Scale Wind Energy Systems shall comply with all of the following requirements:

A. Roof Mounted:

Roof-mounted Small Scale Wind Energy Systems shall be permitted in all zoning districts as accessory structures, subject to the following regulations:

1. Location. Roof Mounted Small Scale Wind Energy Systems shall not project into any requisite yard.

2. Size. The maximum rotor diameter of any Small Scale Wind Energy System shall not exceed ten feet (10').

3. Number. Each property shall be limited to one (1) roof mounted Small Scale Wind Energy System.

4. Height. The height of a Roof Mounted Small Scale Wind Energy System shall be measured to the blade extended at its highest point. No Roof Mounted Small Wind

Energy Systems shall project higher than ten (10) feet above the maximum allowable roof height of the underlying zoning district.

5. Appearance. Roof Mounted Small Scale Wind Energy Systems, and their accompanying support structures; shall be neutral in color or of a color and material which matches the exterior of the building or structure on which they are mounted. No advertising shall be allowed on any Roof Mounted Small Scale Wind Energy Systems.

6. Lighting. No signals or lights or illumination shall be permitted on Roof Mounted Small Scale Wind Energy Systems unless required by the Federal Communications Commission, the Federal Aviation Administration or the Village.

7. Sound levels. The average sound level from a Small Scale Wind Energy System abutting any residential properties shall not exceed fifty-five (55) dB(A) during daytime hours or forty-five (45) dB(A) during nighttime hours, as measured at a height of five feet (5') directly above the adjoining property lines during operation. For properties abutting industrial properties on all sides, the sound level limit is sixty-five (65) dB(A) and for properties abutting nonresidential properties on all sides, the sound level limit is sixty (60) dB(A) at any time of the day, as measured at a height of five feet (5') directly above the adjoining property lines during operation. These sounds levels can be exceeded during short-term events such as utility outages or severe windstorms.

8. Access. Access to Small Scale Wind Energy Systems shall be controlled in a manner consistent with local Building Codes.

155.212 “Permitted Obstructions In Required Yards”

Types of Structure or Use Obstruction X = Permitted Obstruction	Front & Corner Side Yard	Interior Side Yards	Rear Yard
Geothermal Systems, provided that the system does not encroach into any easement area.	X	X	X
Rain Barrels and Cisterns		Must meet footnote G	X
Solar Panels, ground-mounted - area determined by the total surface area of the panel(s).			X

G. The structure shall not encroach more than two (2) feet into the side yard.

SECTION 2: That Title 15, Chapter 155, Section 800, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

SECTION 8: DEFINITIONS

SMALL SCALE ENERGY SYSTEMS shall be defined as equipment and appurtenances used in the production of energy through the transfer of natural energy which includes, but is not limited to, solar panels and wind turbines.

ROOFTOP MECHANICAL EQUIPMENT shall be defined as equipment and appurtenances used in the operation or maintenance of a building including, but not limited to, heating, ventilation and air conditioning equipment, elevator equipment, and utilities. Small Scale Energy Systems shall be specifically excluded from this definition.

SECTION 3: 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 September, 2010.

First reading waived by action of the Board of Trustees this ____ day of _____, 2010.


Passed on second reading this 16th day of September, 2010.

Ayes: Trustees Gron, Giagnorio, Wilson, Moreau, Fitzpatrick and Ware

Nays: None

Absent: None

Approved this 16th day of September, 2010.



William J. Mueller, Village President

ATTEST:



Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 17th day of September, 2010.

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Re: PC 10-08

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Brigitte O'Brien, Village Clerk