

ORDINANCE 5008

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

(PC 01-13)

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 July 16, 2001 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 418 C, Conditional Uses, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

C. Conditional Uses

Subject to the provisions of Section 155.103 (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.
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. Mortuarial Services
20. Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance
21. Paper products manufacture
22. Parks and playgrounds
23. Planned developments in conformance with Section 155.500 of this Ordinance
24. Plastic extruding
25. Recreation buildings or community centers
26. Recycling collection centers
27. Restaurants
28. Soap manufacture
29. Stadiums, auditoriums, and arenas - open or enclosed
30. Outside Storage of Motor Vehicles
31. Trade school
32. 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

- 33. 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 (100') of a residentially-zoned property or a minor or major arterial street.
- 34. 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 602 C, Table 6.3 of the Code of Lombard, Illinois be amended to read in part as follows:

COMMERCIAL, RETAIL, SERVICES

Car Wash, Full-Service	One (1) parking space per employee plus one (1) parking space per manager/property owner. Three (3) stacking spaces per bay, with a minimum of eight (8) stacking spaces on site. (The space within the washing bay shall be counted as a stacking space).
Funeral Home	Six (6) per 1000 square feet of gross floor area (but in no event less than 30 spaces)
Medical/Dental Clinics	Four (4) spaces per one thousand (1000) square feet gross floor area
Outside Sales and Service	Parking shall be provided as required for the Related principal use & all outside sales & service areas shall be included in the total gross floor area or other measurement of required parking.
Personal Services	Four (4) spaces per one thousand (1000) square feet gross floor area
Sit-down Restaurant (less than 7,000 gross square feet)	Sixteen (16) spaces per one thousand (1000) square feet of gross floor area
Sit-down Restaurant (7,000 gross square	Based upon the lesser of the two formulas:

feet or over)	a) 18.5 spaces per one thousand (1000) square feet of gross floor area, or b) gross floor area minus seven thousand (7,000) multiplied by 0.0025 plus 16 = number of spaces per 1,000 square feet of gross floor area $(\text{spaces}/1000 = ((\text{GFA}-7,000)*0.0025+16))$
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INDUSTRIAL	
Manufacturing, Research & Development, Utility	One (1) space per one and one-half (1.5) employees plus (1) space per company vehicle
Mortuarial Service	One (1) space per each employee. One (1) space per three persons as per BOCA code for any viewing areas.
Warehouse	One (1) space per thousand square feet of gross floor area for the first twenty-thousand (20,000) square feet plus One (1) space per two-thousand (2000) square feet of gross floor area for the second twenty thousand (20,000) to forty thousand (40,000) square feet plus one (1) space per four thousand (4000) square feet gross floor area for building area above forty-thousand (40,000) square feet gross floor area

SECTION 3 :That Title 15, Chapter 155, Section 155.802 of the Code of Lombard, Illinois be amended in part to read as follows:

SECTION 8: RULES AND DEFINITIONS

155.802 **RULES AND DEFINITIONS**

FUNERAL HOME is a building used for the preparation of the deceased for burial and the display of the deceased and rituals and ceremonies connected with burial or cremation.

MORTUARIAL SERVICE is a use characterized by the provision of a variety of services involved with processing the deceased for the funeral industry. The use may include removal, temporary storage and transportation of the deceased, packaging and shipping of the deceased remains, embalming and preparation of the deceased, cremation and cremation

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viewing.

SECTION 4: 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 _____, 2001.

First reading waived by action of the Board of Trustees this 16th day of August, 2001

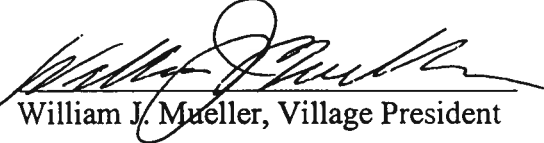
Passed on second reading this 16th day of August, 2001

Ayes: ~~Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom~~

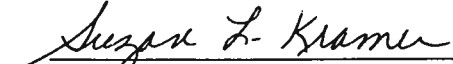
Nayes: None

Absent: None

Approved this 16th day of August, 2001


William J. Mueller, Village President

ATTEST:


Suzan L. Kramer, Village Clerk