

December 7, 2006

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 06-35: Text Amendments to the Lombard Zoning Ordinance**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. Village staff requests Zoning Ordinance text amendments to Section 155.210 establishing regulations pertaining to the use of tents as permanent storage structures. The intent would be to establish regulations for the placement of tents as well as establish definitions for 'Tent and Structure', 'Temporary'.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 27, 2006. Michael Toth, Associate Planner, presented the petition. He provided a general description of the cause for concern regarding this issue. Three more recent cases of tents being used as storage structures were mentioned and supported with photographic evidence.

Michael Toth noted that staff modeled their text from DuPage County Code. Important issues were highlighted in regards to the amendments. He noted that tent permits for non-residential events will still be considered permissible through a temporary event. He stated that the amendments would exempt tents associated with yard parties or recreational activities.

Chairperson Ryan opened the meeting for public comment. No one spoke in favor or against this petition. He then opened the meeting for comments from the Plan Commission members.

Commissioner Olbrysh noted that nothing is said about tents in regard to the period of time they can be up, which concerns him. William Heniff responded that there are a couple of ways that the code addresses this issue. Non-residential instances would require a temporary event permit, which is three days. For residential properties, there would be prohibition for such structures unless it met the provisions set forth within the proposed code. If a tent is seen for an extended period of time staff will inform our Code Enforcement Division.

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Commissioner Olbrysh then questioned the time period to which Pods (cargo containers) could remain on the property. William Heniff stated that cargo containers can remain as long as you have an active building permit. They are not permitted to remain on a residential property. If cargo containers are placed on a property, Code Enforcement staff can follow up with a site inspection.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed text amendment complies with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of the petition associated with PC 06-35.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission

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