

ORDINANCE 5031

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

(PC 01-19: Use Reclassifications)

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, 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, Sections 411 (B) and (C), of the Code of Lombard, Illinois are hereby amended to read in its entirety as follows:

SECTION 4: ZONING DISTRICTS

155.411 O OFFICE DISTRICT REQUIREMENTS

(B) Permitted Uses

The following uses shall be permitted in the O Office District:

- (1) Cultural facilities / institutions
- (2) Municipal buildings

- (3) Offices, including business, professional, non-profit, and governmental offices
- (4) Outpatient medical and dental offices and clinics
- (5) Religious institutions as follows:
 - a. Churches, chapels, temples, and synagogues
 - b. Convents, seminaries, monasteries, and nunneries
 - c. Rectories, parsonages, and parish houses
 - d. Religious retreats
- (6) 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.

C. Conditional Uses

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

- (1) Banks and Financial Institutions
- (2) Clubs and lodges, private
- (3) Colleges or universities (non-boarding)
- (4) Convalescent and nursing homes, including extended medical care facilities
- (5) Day care centers
- (6) Funeral Homes
- (7) Hospitals
- (8) Hotels and Motels
- (9) Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance

- (10) Parking lots and garages, other than accessory, for the storage of private passenger automobiles only
- (11) Planned developments in conformance with Section 155.500 of this Ordinance
- (12) Public utility and public service uses as follows:
 - a. Fire stations
 - b. Police stations
 - c. Post offices
 - d. Telephone exchanges, telephone transmission equipment buildings, and microwave relay towers
- (13) Recreational and social facilities, including:
 - a. Parks and playgrounds
 - b. Recreational buildings and community centers (non-commercial)
- (14) Restaurants including entertainment and/or dancing
- (15) Schools, Private, Full-time: Elementary, Middle, and High
- (16) Schools, Public, Full-time: Elementary, Middle, and High
- (17) Accessory uses and buildings, incidental to and on the same zoning lot as the principal use, which are constructed and operated in conformance with Section 155.210 of this Ordinance.

SECTION 2: That Title 15, Chapter 155, Section 412 (B) of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

155.412 B1 LIMITED NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS

B. Permitted Uses

The following uses shall be permitted in the B1 District:

- (1) Antique shops
- (2) Art and school supply stores
- (3) Art shops or galleries, but not including auction rooms
- (4) Bakeries, retail only
- (5) Barber shops
- (6) Beauty shops
- (7) Book and stationery stores
- (8) Candy and ice cream stores
- (9) China and glassware stores
- (10) Clothiers pressing establishments
- (11) Coin and philatelic stores
- (12) Custom dressmaker
- (13) Drug stores
- (14) Dry cleaning and laundry receiving stations only, processing to be done elsewhere
- (15) Dry goods stores
- (16) Dwelling units, located above the first floor, provided: at least fifty percent (50%) of the square footage of the Building Footprint on the Ground Floor is devoted to uses permitted (Permitted uses and/or approved Conditional uses) in this district, other than uses referenced in Section 155.412(B)(38), 155.412(C)(2), and 155.412(C)(9).
- (17) Financial Institutions
- (18) Flower shops

- (19) Food stores, grocery stores, meat markets and delicatessens including carry-out and delivery
- (20) Gift shops
- (21) Hardware stores
- (22) Hobby shops, for retail sales of items to be assembled or used away from the premises
- (23) Jewelry stores, including watch repair
- (24) Launderettes, automatic, self-service only or hand laundries
- (25) Learning Centers, with no outdoor component
- (26) Medical Supply Stores
- (27) Offices--business or professional
- (28) Outpatient Medical and Dental Offices and Clinics
- (29) Pet Grooming Services (not including animal hospitals or overnight visits)
- (30) Post office
- (31) Restaurants, not including entertainment and dancing
- (32) Shoe, clothing, and hat repair stores
- (33) Silk screening services
- (34) Sign Printers
- (35) Tanning Salon
- (36) Wearing apparel shops
- (37) Variety shops
- (38) Video tapes, sale and rental of, electronic game cartridges and similar items

- (39) 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 3: 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, dance halls, gymnasiums, swimming pools, and skating rinks
- (2) Animal hospitals and kennels
- (3) Automobile repair
- (4) Automobile service
- (5) Club (Non-profit/Faternal)
- (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
- (11) Greenhouses and nurseries
- (12) Funeral homes
- (13) Learning Centers, with outdoor component

- (14) Motor vehicle sales
- (15) Outside display and sales of products the sale of which is a permitted or conditional use in this district
- (16) Outside service areas for other permitted or conditional uses in this district
- (17) Planned developments in conformance with Section 155.500 of this Ordinance
- (18) Public utility and service uses
- (19) Taverns and cocktail lounges, not including entertainment and dancing
- (20) Theaters, indoor
- (21) 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 4: That Title 15, Chapter 155, Section 414 (B) of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

155.414 B3 COMMUNITY SHOPPING DISTRICT REQUIREMENTS

(B) Permitted Uses

Any use permitted in the B1 District shall be permitted in the B3 District; and, in addition, the following uses shall be permitted in the B3 District:

- (1) Automobile accessory stores
- (2) Banks and financial institutions
- (3) Bicycle sales, rental, and repair stores
- (4) Business machine sales and service
- (5) Camera and photographic supply stores
- (6) Carpet and rug stores, retail sales only

- (7) Closet and storage organizer stores
- (8) Clothing and costume rental stores
- (9) Clubs and lodges, nonprofit and fraternal
- (10) Cultural facilities/institutions
- (11) Dairy products, retail sales
- (12) Department stores
- (13) Electrical and household appliance stores, including radio and television sales, and repair
- (14) Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use
- (15) Furrier shops
- (16) Garden supply, tool, and seed stores
- (17) Health services, gymnasiums, and weight reduction services
- (18) Home improvement stores
- (19) Household appliance stores
- (20) 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
- (21) Leather goods and luggage stores
- (22) Liquor stores, packaged goods
- (23) Locksmith shops
- (24) Mail order, catalog store
- (25) Musical instrument sales and repair

- (26) Office machine sales and servicing
- (27) Offices, business and professional
- (28) Office supply stores
- (29) Paint, glass, and wallpaper stores
- (30) Pet shops
- (31) Phonograph record and sheet music stores
- (32) Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises
- (33) Picture framing, when conducted for retail trade on the premises only
- (34) Printing and duplicating services
- (35) Radio and television sales, service, and repair
- (36) Repair, rental, and servicing of any article the sale of which is a permitted use in the district
- (37) Secondhand stores and rummage shops
- (38) Sewing machine sales and service-household appliances only
- (39) Shoe stores
- (40) Sporting goods stores
- (41) Tailor shops
- (42) Telegraph offices
- (43) Theater, indoor
- (44) Ticket agencies, amusement
- (45) Tobacco shops

- (46) Toy shops
- (47) Travel bureaus and transportation ticket offices
- (48) 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

SECTION 5: That 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 re-conditioning
- (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 6: That Title 15, Chapter 155, Section 418 (C) of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.418 I LIMITED INDUSTRIAL DISTRICT REQUIREMENTS

(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) Metal Plating, Forging, or Casting
- (18) Mortuarial Service Establishments
- (19) Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance
- (20) Outpatient medical and dental offices and clinics
- (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 7: 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 4th day of October, 2001.

First reading waived by action of the Board of Trustees this _____ day of _____, 2001.

Passed on second reading this 18th day of October, 2001.

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

Nays: Trustee DeStephano


Ordinance No. 5031

Re: PC 01-19


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Absent: None

Approved this 18th day of October, 2001


William J. Mueller, Village President

ATTEST:


Suzan L. Kramer, Village Clerk