

ORDINANCE 5084

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

(PC 02-08: Screening Rooftop Mechanicals)

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 February 18, 2002 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 221, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.221 REGULATIONS FOR SCREENING ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in the B1, B2, B3, B4, 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 and appurtenances as required by the provisions of Section 155.303 for nonconforming buildings and structures.

(A) GENERAL REQUIREMENTS

Rooftop mechanical equipment and appurtenances that extend above the roofline of a building shall be screened so as to not be visible when viewed from the far side of the adjacent public right-of-way at a height five feet (5') above grade level.

(B) METHOD OF SCREENING

1. Equipment must be screened on all sides by solid sight-obscuring screening not less than the height of the equipment being screened. Screening shall not be subject to the maximum building height requirements.
2. All screening devices shall be integrated into the architecture of the building through such items as a parapet wall continuous with the walls of the structure, false roofs, or equipment rooms.
3. Materials used for screening shall be compatible with the construction type for the underlying zoning district.

(C) EXCEPTIONS

1. Minor features not exceeding one foot in height shall be exempted from this regulation, except that such minor features shall be of a color that minimizes glare and blends in with the rooftop.
2. Solar collectors and rain gutters shall not require screening.
3. Radio, satellite and television antennas, towers and dishes approved pursuant to Section 155.206 are exempt from the requirements of this Section where screening would interfere with the effective operation of these antennas.
4. A painted appurtenance is exempt from the requirements of this section if the Director of Community Development determines that painting will be as effective in minimizing rooftop clutter as a solid structural screen.

(D) SUBSTITUTIONS

Well-planned, compact, architecturally integrated rooftop equipment may be substituted for screening with the approval of the Director of Community Development.

SECTION 2: That Title 15, Chapter 155, Section 411, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.411 (O) ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance.

SECTION 3: That Title 15, Chapter 155, Section 412, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.412 (O) ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance.

SECTION 4: That Title 15, Chapter 155, Section 413, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.413 (O) ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance.

SECTION 5: That Title 15, Chapter 155, Section 414, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.414 (O) ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance.

SECTION 6: That Title 15, Chapter 155, Section 415, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.415 (O) ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance.

SECTION 7: That Title 15, Chapter 155, Section 416, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.416 (O) ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance.

SECTION 8: That Title 15, Chapter 155, Section 417, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.417 (O) ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance.

SECTION 9: That Title 15, Chapter 155, Section 418, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.418 (P) ROOFTOP MECHANICALS

All rooftop mechanical equipment shall be screened in accordance with the regulations established in Section 155.221 of this Ordinance.

SECTION 10: That Title 15, Chapter 155, Section 802, of the Code of Lombard, Illinois is hereby amended to read as follows:

§155.802 RULES AND DEFINITIONS

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.

SECTION 11: 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 7th day of March, 2002.

First reading waived by action of the Board of Trustees this ___ day of _____, 2002.


Passed on second reading this 21st day of March, 2002.

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

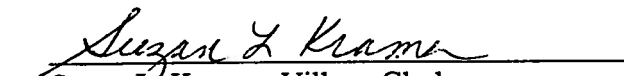
Nayes: None

Absent: None

Approved this 21st day of March, 2002


William J. Mueller, Village President

ATTEST:


Suzan L. Kramer, Village Clerk