

ORDINANCE 4590

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

(PC 98-43)

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 December 14, 1998 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 210. B.2., of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

B. Restrictions in Residential Districts

2. Yard Requirements

a. General Requirements

In all residential districts (R1 through R6), accessory structures shall be set back a minimum of three (3) feet from the rear property line and, if the entire structure is located in the rear 25 percent of the lot, accessory structures shall be set back a minimum of three (3) feet from an interior side property line. If

any portion of the accessory structure is not located within the rear 25 percent, then a minimum of six (6) foot setback from the interior side property line must be maintained.

b. Detached Garages

In all residential districts (R1 through R6), detached garages shall be set back a minimum of three (3) feet from the rear property line. Detached garages shall be set back a minimum of three (3) feet from the interior side property line and a minimum of twelve (12) feet from the principal structure on any adjoining lot.

SECTION 2: That Title 15, Chapter 155, Section 416.C., 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 155.416 (C) of this Ordinance, the following conditional uses may be allowed:

1. Amusement establishments, indoor only, including: bowling alleys, pool halls, swimming pools, skating rinks
2. Automobile service
3. Catering businesses on the first floor as a primary use but only if, as an accessory use, either a restaurant, excluding entertainment and dancing, or a related, permitted retail use, designed to generate walk-in trade, is located in the storefront
4. Convention and exhibition halls
5. Funeral homes
6. Gasoline sales
7. Off-site parking, in conformance with Section 155.602 (a) (3) (b) of this Ordinance

8. Outside display and sales of products the sale of which is a permitted or conditional use in this district
9. Outside service areas for other permitted or conditional uses in this district
10. Parking lots or structures, commercial
11. Planned developments in conformance with Section 155.500 of this Ordinance
12. Public utilities and services
13. Religious institutions, as defined in the R1 District
14. Television and radio recording studios
15. Transportation depots
16. 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
17. Farmer's markets

SECTION 3: That Title 15, Chapter 155, Section 414.B., of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

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. Art, sculptor, and composer studios
2. Automobile accessory stores
3. Banks and financial institutions

4. Bicycle sales, rental, and repair stores
5. Business machine sales and service
6. Camera and photographic supply stores
7. Carpet and rug stores, retail sales only
8. Closet and storage organizer stores
9. Clothing and costume rental stores
10. Clubs and lodges, nonprofit and fraternal
11. Dairy products, retail sales
12. Department stores
13. Educational services:
 - a. Schools: music, dance and business
 - b. Schools: commercial or business machine, but not trade schools or vocational
14. Electrical and household appliance stores, including radio and television sales, and repair
15. Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use
16. Furrier shops
17. Garden supply, tool, and seed stores
18. Hearing aid stores
19. Health services, gymnasiums, and weight reduction services
20. Home improvement stores

21. Household appliance stores
22. 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
23. Leather goods and luggage stores
24. Libraries, museums and art galleries, public
25. Liquor stores, packaged goods
26. Locksmith shops
27. Mail order, catalog store
28. Medical and dental clinics
29. Musical instrument sales and repair
30. Office machine sales and servicing
31. Offices, business and professional
32. Office supply stores
33. Optician sales, retail and Orthopedic and medical appliance stores
34. Paint, glass, and wallpaper stores
35. Pet shops
36. Phonograph record and sheet music stores
37. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises
38. Picture framing, when conducted for retail trade on the premises only

39. Printing and duplicating services
40. Radio and television sales, service, and repair
41. Repair, rental , and servicing of any article the sale of which is a permitted use in the district
42. Secondhand stores and rummage shops
43. Sewing machine sales and service-household appliances only
44. Shoe store
45. Sporting goods stores
46. Tailor shops
47. Telegraph offices
48. Theater, indoor
49. Ticket agencies, amusement
50. Tobacco shops
51. Toy shops
52. Travel bureaus and transportation ticket offices
53. 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 4: That Title 15, Chapter 155, Section 414.C., 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) of this Ordinance, any conditional use in the B1 District shall be a conditional use in the B3 District and in addition, the following conditional uses may

be allowed:

1. Amusement establishments including bowling alleys, pool halls, swimming pools, skating rinks
2. Automobile repair
3. Automobile service
4. Bus station
5. Catering services
6. Drive-through and drive-in establishments/services
7. Funeral homes
8. Gasoline sales
9. Hotels and motels
10. Medical and dental laboratories
11. Meeting hall
12. Motor vehicle sales
13. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
14. Outside display and sales of products the sale of which is a permitted or conditional use in this district
15. Outside service areas for other permitted or conditional uses in this district
16. Parking garages or structures, other than accessory parking for private passenger automobiles only
17. Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)

18. Radio and television stations and studios
19. Recreation and community centers, noncommercial
20. Restaurants including entertainment, dancing, and/or amusement devices
21. Taverns and cocktail lounge
22. 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
23. Psychics, ESP Readers, and fortune tellers.

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:

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 reconditioning
7. Health services, gymnasiums, and weight reduction services
8. Hotels and motels

9. Laboratories; medical, dental, research, and testing
10. Laundries
11. Medical and dental clinics and laboratories
12. Parking lots and structures
13. Pawn shops
14. Plumbing showrooms and shops, including hot tubs, spas, and supplies
15. Repair, rental or servicing of any article, the sale of which is a permitted use in the district
16. Television and radio recording studios
17. 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 415.C., 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) of this Ordinance, the following conditional uses may be allowed:

1. Amusement establishments, outdoor, including: archery ranges, shooting galleries, miniature golf facilities, and other similar outdoor amusement facilities
2. Amusement parks, including: permanent carnivals, kiddie parks, golf driving ranges, pitch and putt, miniature golf course, and other similar outdoor amusement facilities
3. Animal hospitals and kennels

4. Automobile repair
5. Automobile service
6. Boat showrooms, sales and repairs
7. Building material and products sales and storage
8. Contractor construction offices, shops, and yards
9. Drive-through and drive-in establishments/services
10. Gasoline sales
11. Machinery sales
12. Mobile homes sales
13. Model homes and garage displays
14. Motor vehicle sales
15. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
16. Outside display and sales of products the sale of which is a permitted or conditional use in this district
17. Outside service areas for other permitted or conditional uses in this district
18. Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
19. Planned developments in conformance with Section 155.500 of this Ordinance
20. Psychics, ESP Readers, and fortune tellers
21. Public utility and service uses

22. Restaurants, including entertainment, dancing, and/or amusement devices
23. Stadiums, auditoriums, and arenas--open or enclosed
24. Theaters, drive-in
25. Trailer and camper trailer sales and rental for use with private passenger motor vehicles
26. 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
27. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.

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 ___ day of _____, 1999.

First reading waived by action of the Board of Trustees this 21st day of January, 1999.


Passed on second reading this 21st day of January, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Jaugilas and Kufrin

Nays: Trustee DeFalco

Absent: None

Approved this 18th day of January, 1999.


William J. Mueller, Village President

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ATTEST:

Lorraine G. Gerhardt
Lorraine G. Gerhardt, Village Clerk *Brian Johnson*
Deputy Clerk