

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
Recommendations of Boards, Commissions & Committees (Green) _____
Other Business (Pink) _____
Waiver of First Requested

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: September 25, 2007 (BOT) Date: October 4, 2007

TITLE: PC 07-29: Text Amendments to the Lombard Zoning and Sign Ordinances and Comprehensive Plan

SUBMITTED BY: Department of Community Development *John*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The Village of Lombard requests that the following actions be taken:

1. Approve text amendments to Chapter 155 of the Village Code (the Zoning Ordinance) and Chapter 153 of the Village Code (the Lombard Sign Ordinance) to create an R-0 zoning district and establish development regulations for the proposed district. This amendment shall also include any necessary companion amendments required for clarity or consistency.

2. Approve amendments to the Village Comprehensive Plan as needed.

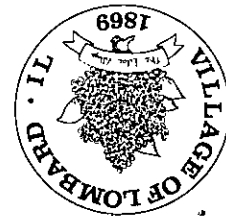
The Plan Commission recommended approval of this petition.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Assistant Village Manager/Director of Community Development *dlh*

DATE: October 4, 2007

SUBJECT: PC 07-29: Text Amendments to the Zoning Ordinance, Sign Ordinance and Comprehensive Plan – R0 District

Attached please find the following items for Village Board consideration as part of the October 4, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 07-29;
3. An Ordinance granting approval of Zoning Ordinance text amendments establishing the R0 District.
4. An Ordinance granting approval of Sign Ordinance text amendments establishing the R0 District.
5. An Ordinance granting approval of Comprehensive Plan amendments.



VILLAGE OF LOMBARD

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October 4, 2007

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

Subject: PC 07-29: Text Amendments to the Lombard Zoning and Sign Ordinances (R0 District) & Comprehensive Plan Amendments

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The Village of Lombard is requesting the following actions be taken:

1. Approve text amendments to Chapter 155 of the Village Code (the Zoning Ordinance) and Chapter 153 of the Village Code (the Lombard Sign Ordinance) to create an R0 zoning district and establish development regulations for the proposed district. This amendment shall also include any necessary companion codification amendments required for clarity or consistency.

2. Approve amendments to the Village Comprehensive Plan as needed.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 17, 2007. William Heniff, Senior Planner, introduced the petition and submitted the IDR/C staff report to the public record. He then showed a PowerPoint presentation (attached) discussing the petition. The Village of Lombard is proposing text amendments to the Zoning and Sign Ordinances to establish a new R0 Single-Family Residence District. This district would create a zoning category and regulations that provide for greater lot sizes and lower densities than the existing R1 District. It would be generally applied to annexed properties where the Village deems it desirable to keep the semi-rural nature. This petition is only intended to establish the R0 district itself. Should this district be established, it will provide the Village with the ability to apply the more restrictive designation to selected established neighborhoods. Specifically, the R0 District is intended to be applied as part of an anticipated annexation request by properties within the York Center Co-op neighborhood.

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."
"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Village Manager
William T. Lichter

Trustees

Greg Alan Cron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6

Village President
William J. Mueller
Village Clerk
Brigitte O'Brien

As a companion to the text amendments, an amendment is proposed to the Village's Comprehensive Plan to denote the desirability of the semi-rural lot sizes within the York Center Co-op area. The IDRRC Report notes that specific comments regarding the applicability of the proposed text amendments will be offered at the time that the properties are being annexed.

He noted that a number of members have expressed to staff their desire to annex into the Village and establish an agreement that ensures that the existing character of their neighborhood would not be altered. Specifically, they requested that the Village establish provisions to memorialize their larger lot sizes and preserve the open feel of their neighborhood.

To address their concerns, staff proposes to create a new district that provides for even larger lot sizes than currently provided in the R1 District. Through this review, the proposed R0 District is intended to generally mirror DuPage County's R-3 Single Family regulations that are currently applied to the neighborhood. He noted two unique elements – a 50-foot rear yard setback and a 67 percent open space requirement. He then reviewed the proposed bulk regulations for the R0 District, noting the proposed 15,000 square foot and 1000 feet minimum lot requirement. This requirement would not create any nonconformities.

Should this district be established, it would become the most restrictive district and all properties would automatically be designated as R0 upon annexation. While the aforementioned references relate to the York Center Co-op properties, the Village Board would have the ability to consider other similar properties for R0 zoning as well.

He then discussed the proposed Comprehensive Plan changes to designate York Center Co-op area for estate residential with a lot density of less than three units per acre.

Chairperson Ryan then asked if there was anyone present who wished to speak for or against the petition.

Tom Lamberty of the York Center Community Co-operative noted the following concerns:

1. Why 15,000 square feet average lot area is being proposed over the 20,000 square foot lot size requirement.
2. Why there are references to changing of zoning upon annexation (pg. 9 of IDRRC Report).
3. Why Section 155.208 is being amended (pg. 6 of IDRRC Report).
4. How transitional building setbacks were being amended.

Referencing a separate memorandum prepared by staff to the Village Board, he also asked the following additional questions:

1. The impacts of dedicating the existing streets for public right of way purposes.
2. Concerns about the stormwater ordinance provisions.

3. Emergency access driveway provisions for selected properties along Pine Lane. This would be subject to review/approval by the affected property owners.

Mr. Heniff responded by noting the following:

1. He then noted that the 15,000 square foot requirement is the same as DuPage County requirements that are currently established for the York Center area. Staff originally noted a 20,000 square foot minimum requirement, but the 15,000 square foot requirement would not create nonconformities in the neighborhood. He noted that the 100 foot minimum lot width requirement would be the greater controlling factor. He also clarified the proposed development minimum lot width requirements, stating that the minimum lot width should be 45,000 square feet – consistent with the existing district codes that establish planned development lot widths as three times the minimum lot width and area.

2. The proposed changes to proposed zoning is intended to be a companion codification and would be applicable to all properties upon annexation. Right now properties are designated to be in the R1 District upon annexation. This is the most restrictive district. The proposed amendment would establish R0 as the district that all properties would be automatically annexed.

3. Section 155.208 is being amended to ensure that only one house is constructed on a given lot – this provision already applies to the R1 and R2 Districts. Without this amendment, multiple residences could be constructed on a given property.

4. The transitional setback provisions are being amendment to ensure that these provisions would also apply to R0 properties in the same manner that they are being applied to the R1 and R2 Districts now. Without this amendment, no transitional setbacks would be required on abutting commercial properties.

Referencing the remaining questions, Mr. Heniff noted that staff has been working on an annexation agreement with the York Center Co-op members and his questions pertained to the proposed agreement. Annexation agreements are under the purview of the Village Board. The Plan Commission would only consider companion zoning requests associated with annexations. Specific responses to the questions were:

1. The request to dedicate the existing street network for public right of way purposes is to ensure that the Village could undertake all necessary improvements within the street network upon annexation.

2. Regarding stormwater provisions, all properties are subject to the DuPage County Development and Stormwater Ordinance, regardless of jurisdiction.

3. Regarding the proposed emergency access driveway proposed by the Village, this would be an issue that the Village originally sought as part of the annexation process.

Chairperson Ryan then asked the Commissioners if they had any comments.

Commissioner Olbrysh noted that the focus is upon the York Center Co-op. He asked if the 15,000 square foot provision could be applied to Congress Knolls if those properties were to be annexed. Mr. Heniff said yes.

Commissioner Sweetser asked about the proposed annexation agreement for York Center Co-op. Mr. Heniff stated that only if there were zoning actions associated with the agreement would this matter be brought back to the Plan Commission.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning and Sign Ordinances. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities approval of text amendments and Comprehensive Plan amendment associated with PC 07-29.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission

PC 07-29
Requested Plan Commission Actions

Text Amendment – Bulk Requirements

Maximum Lot Area 15,000 sq. ft. (plus creaky 20 percent)	Maximum Lot Width 100 feet (plus 20 percent width by variance)	Maximum Lot Depth 75 feet	Maximum Lot Area 15,000 sq. ft. (plus creaky 20 percent)	Maximum Lot Width 100 feet (plus 20 percent width by variance)	Maximum Lot Depth 75 feet
Front Yard Setback 30 feet	Side Yard Setback 10 feet	Front Yard Setback 30 feet	Front Yard Setback 30 feet	Side Yard Setback 10 feet	Front Yard Setback 30 feet
Corner Side Yard Setback	Corner Side Yard Setback	Corner Side Yard Setback	Corner Side Yard Setback	Corner Side Yard Setback	Corner Side Yard Setback
Open Space Requirements	Open Space Requirements	Open Space Requirements	Open Space Requirements	Open Space Requirements	Open Space Requirements
Max. Building Height Requirements	Max. Building Height Requirements	Max. Building Height Requirements	Max. Building Height Requirements	Max. Building Height Requirements	Max. Building Height Requirements

PC 07-29
Requested Plan Commission Actions

Text Amendment - Signage

- Codifies R0 into Code
- No further restrictions to Code – will mirror R1 requirements

PC 07-29
Requested Plan Commission Actions

Text Amendment

- Establishes a lower density district than existing R1 District
- Similar to DuPage County's R3 District requirements
- Establishes 67% open space requirement and 50' rear yard setback for principal buildings
- Other amendments will be for clarity/consistency
- Properties would be zoned R0 upon an annexation

PC 07-29
R0 Text Amendment

Intent

- Create a district that provides for larger single family lot sizes and bulk requirement greater than those established within R1 District regulations.
- Requested by some residents within York Center Co-op.

PC 07-29
Requested Actions

- Text Amendments to the Zoning and Sign Ordinance establishing a new R0 District
- Comprehensive Plan Amendment – Amend the Village's Plan to reflect larger (semi-rural) lot sizes
- Petition only creates district – no map amendments are proposed

PC 07-29
R0 District

Proposed Text Amendments to the Zoning and Sign Ordinances & Comprehensive Plan Amendment

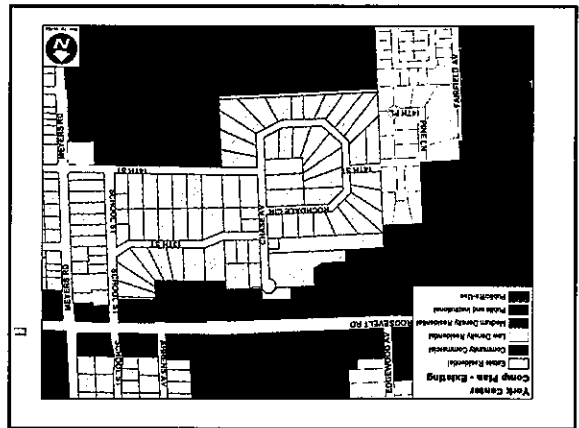
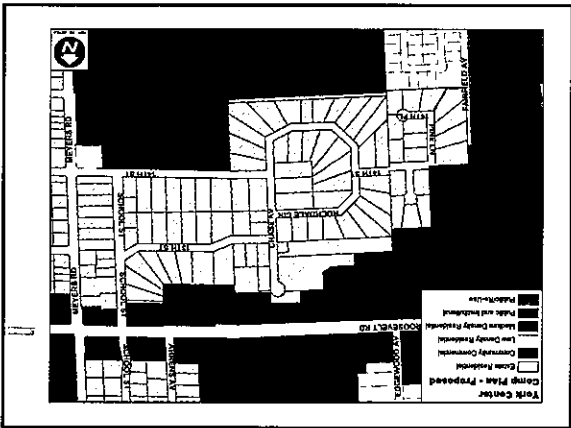
Plan Commission Public Hearing
September 17, 2007

PC 07-29
Requested Plan Commission Actions

- Consider proposed Comprehensive Plan and text amendments included within the IDRRC Report
- Provide recommendation to Village Board

PC 07-29
Requested Plan Commission Actions

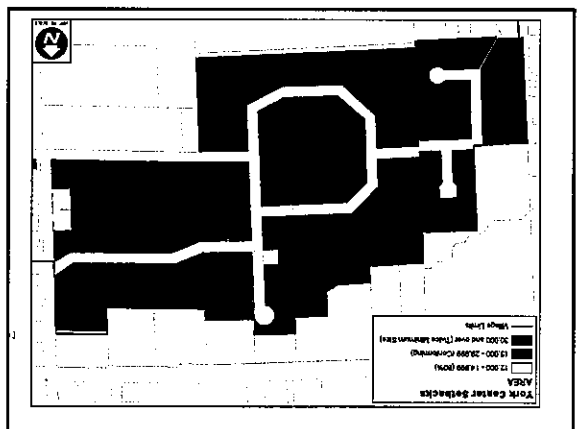
- Consider proposed Comprehensive Plan and text amendments included within the IDRRC Report
- Provide recommendation to Village Board



PC 07-29
Requested Plan Commission Actions

Comprehensive Plan Amendment

- Amend plan to denote densities less than 3 d.u./acre (currently denoted for 4 or 6 d.u./acre)
- Consistent with built environment
- Would justify Zoning Ordinance density regulations



**VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission
FROM: Department of Community Development
PREPARED BY: William Heniff, AICP Senior Planner
HEARING DATE: September 17, 2007

TITLE

PC 07-29; Text Amendments to the Lombard Zoning Ordinance and Sign Ordinance: The Village of Lombard requests that the following actions be taken:

1. Approve text amendments to Chapter 155 of the Village Code (the Zoning Ordinance) and Chapter 153 of the Village Code (the Lombard Sign Ordinance) to create an R0 zoning district and establish development regulations for the proposed district. This amendment shall also include any necessary companion codification amendments required for clarity or consistency.
2. Approve amendments to the Village Comprehensive Plan as needed.

DESCRIPTION

The Village of Lombard is proposing text amendments to the Zoning and Sign Ordinances to establish a new R0 Single-Family Residence District. This district would create a zoning category and regulations that provides for greater lot sizes and lower densities than the existing R-1 District. It would be generally applied to annexed properties where the Village deems it desirable to keep the semi-rural nature. This petition is only intended to establish the R0 district itself. Should this district be established, it will provide the Village with the ability to apply the more restrictive designation to selected established neighborhoods. Specifically, the R0 District is intended to be applied as part of an anticipated annexation request by properties within the York Center Co-op neighborhood.

As a companion to the text amendments, an amendment is proposed to the Village's Comprehensive Plan to denote the desirability of the semi-rural lot sizes within the York Center Co-op area.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Specific comments regarding the applicability of the proposed text amendments will be offered at the time that the properties are being annexed.

FIRE AND BUILDING

Specific comments regarding the applicability of the proposed text amendments will be offered at the time that the properties are being annexed.

PLANNING

York Center Co-op Background

The York Center Co-op consists of 71 properties held in common ownership. The neighborhood has been identified within the Village's boundary agreements and within the annexation strategies report for future annexation. The neighborhood is contiguous to the existing Village corporate limits. Recent litigation set into motion steps to dissolve the Co-op and provide members with fee simple title to the properties. Recognizing that fee simple titles could result in a substantial change in the character of their neighborhood, a number of members have expressed to staff their desire to annex into the Village and establish an agreement that ensures that the existing character of their neighborhood would not be altered. Specifically, they requested that the Village establish provisions to memorialize their larger lot sizes and preserve the open feel of their neighborhood.

Text Amendment Discussion

To address their concerns, staff proposes to create a new district that provides for even larger lot sizes than currently provided in the R-1 District. Through this review, the proposed R0 District is intended to generally mirror DuPage County's R-3 Single Family regulations that are currently applied to the neighborhood. For comparison purposes, the table below denotes the various bulk regulations in the aforementioned districts.

	Existing DuPage County R-3 District	Existing Lombard R-1 District	Proposed R0 District
Minimum Lot Area	15,000 sq. ft. (when served by water/sewer)	10,000 sq. ft.	15,000 sq. ft.
Minimum Lot Width	100 feet (when served by water/sewer)	75 feet	100 feet
Front Yard Setback	30 feet	30 feet	30 feet
Interior Side Yard Setback	10 feet	7.5 feet	10 feet
Corner Side Yard Setback	30 feet	20 feet	30 feet
Rear Yard Setback	25 feet	40 feet	50 feet
Open Space Requirements	Not applicable – County uses max. floor area ratio of 0.3	50% of lot	67% of lot
Max. Building Height	36 feet (to roof peak)	Less of 2.5 stories or 30' formulated	Less of 2.5 stories or 30' formulated

Should this district be established, it would become the most restrictive district and all properties would automatically be designated as R0 upon annexation. While the aforementioned references relate to the York Center Co-op properties, the Village Board would have the ability to consider other similar properties for R0 zoning as well. Notable examples could include future annexations in the Congress Knolls area or other unincorporated neighborhoods.

PROPOSED ZONING ORDINANCE ADDITIONS:

Staff proposes the following text amendments to the Zoning Ordinance. Staff notes that should the amendments be adopted, other chapter and section numbers will be modified accordingly.

R0 SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

A. Purpose Statement
The R0 Single-Family Residence District is intended to provide for low density single-family residential areas. This district is characterized by established subdivisions platted on large lots and generally created prior to their annexation into the Village. The purpose of this district is also intended to preserve the lower-density character of the neighborhood and protect such areas from the encroachment of incompatible uses.

B. Permitted Uses
The following uses shall be permitted in the R0 District:

1. Detached single-family dwellings
2. 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
3. Home occupations, in conformance with the provisions of Section 155.211 of this Ordinance
4. Home day care, as defined in Section 155.800 of this Ordinance
5. Family Care Facilities, in conformance with the provisions of Section 155.219 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. Cemeteries
2. Colleges or universities:
3. Cultural facilities/institutions
4. Group Care Facilities, in conformance with Section 155.219 of this Ordinance
5. Planned developments in conformance with Section 155.500 of this Ordinance
6. Public and private utility and municipal service uses
7. Public recreational and social facilities, as follows:
 - a. Golf courses, but not golf driving ranges, pitch and putt, or miniature golf courses
 - b. Recreational clubs, noncommercial
 - c. Parks and playgrounds
 - d. Recreational buildings and community centers, noncommercial
 - e. Swimming pools, noncommercial
 - f. Tennis clubs and courts, noncommercial
8. Religious institutions
9. Schools, Private, Full-Time: Elementary, Middle and High
10. Schools, Public, Full-Time: Elementary, Middle and High

11. 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

D. Minimum Lot Area
All uses located within this district shall have a minimum lot area of 15,000 square feet (2.9 DU/AC).

E. Minimum Lot Width
All uses located within this district shall have a minimum lot width of 100 feet.

F. Minimum Building Setbacks
All principal buildings and structures shall have minimum setbacks from property lines in conformance with the following:

1. Front Yards – 30 feet

2. Corner Side Yards – 30 feet

3. Interior Side Yards – 10 feet

4. Rear Yards – 50 feet

G. Maximum Building Height

1. Permitted Uses
No buildings or structures shall exceed two and one-half (2 1/2) stories or 30 feet in height, whichever is less.

2. Conditional Uses
No buildings or structures shall exceed three and one-half (3 1/2) stories or 45 feet in height, whichever is less.

H. Minimum Required Open Space
Each permitted use in the R0 District shall preserve a minimum of 67% of the lot area in open space.

I. Signs
Signs shall be allowed in the R0 District in conformance with the regulations established in the Village of Lombard Sign Ordinance.

J. Off-Street Parking and Loading
Off-street parking and loading facilities, accessory to uses allowed in R0 District, shall be provided in accordance with the regulations established in Section 155.600 of this Ordinance.

K. Landscaping
All uses in the R0 District shall conform to the provisions in Section 155.700 of this Ordinance.

PROPOSED ZONING ORDINANCE CHANGES

The proposed ordinance changes are denoted by striking out old text and underlining new text.

§155.208 NUMBER OF BUILDINGS ON A LOT OF RECORD

The provision of more than one (1) principal structure on one (1) lot-of-record shall be permitted only as follows:

A. Conservation/Recreation District.
More than one (1) principal structure on one (1) lot-of-record is permitted.

B. R0, R1 and R2 Districts.
More than one (1) principal structure on one (1) lot-of-record is not permitted, except as part of a planned development, pursuant to the provisions of Section 155.500 of this Ordinance.

§155.210 ACCESSORY USES, ACTIVITIES, BUILDINGS, AND STRUCTURES

(A) General Requirements
The following restrictions on accessory buildings, structures and uses apply to all zoning districts.

(1) Time of Construction
No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

- (2) Yard Requirements For Accessory Structures and Uses
- (a) Unless otherwise provided for in this ordinance, no accessory building, structure or use shall be located in a required front, corner side or interior side yard.
- (b) In Single Family Residential Districts (R0, R1 and R2), all detached accessory buildings shall be located behind the front wall of the principal building that is nearest to the front lot line.
- (B) Restrictions in Residential Districts
- The controls over accessory structures and uses described below shall apply only to Residential Districts.
- (1) Maximum Area
- (a) General Requirements
- A single accessory building or structure in a residential district shall not occupy more than 10% of the zoning lot. The combined area of all accessory buildings and structures shall not exceed the total ground floor area of the principal residence. No accessory use, except for surface parking spaces, shall cover more than 30% of the zoning lot.
- (b) Detached Garages
- (a) In addition to the provisions expressed in Section 155.210(B)(1)(a) above, no building footprint of a detached garage shall exceed 1,000 square feet in area on a lot within a R0, R1 or R2 Single-Family Residential District.
- (2) Yard Requirements
- (a) General Requirements
- In all residential districts (R0 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 (R0 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.

(D.)

REGULATION OF SPECIFIC ACCESSORY USES

The regulations which control the location and operation of specific accessory uses are set forth below. Where these regulations conflict with other provisions of this subsection, these regulations shall apply.

(9) Garage Sales
Garage sales shall be permitted as an accessory use in the R0, R1, R2, and R3 Districts under the following conditions:

a. Garage sales shall be limited to the sale of used household or personal articles.

b. The host of the garage sale shall reside in the dwelling at which the sale occurs.

c. The duration of the sale shall be limited to not more than three (3) consecutive days.

d. A garage sale may be open for sales between the hours of 8:00 a.m. and 9:00 p.m. However, display of items for sale may begin at 7:30 a.m., but must be removed prior to 9:30 p.m.

e. No more than two garage sales shall be held on any lot of record in any one calendar year.

f. No signs advertising the sale shall be displayed except for those permitted under Section 153.502 of the Village Code.

§155.306 LOT SIZES – RECONSTRUCTION

Notwithstanding the provisions of Sections 155.301 through 155.305, of this code, for an existing lot or parcel in an R0, R-1 or R-2 Single Family Residence District, which has been developed with a dwelling and does not meet the minimum lot size and/or lot width requirements, where the Village has issued a demolition permit to raise the existing dwelling or where the existing dwelling has been destroyed to the extent of more than fifty percent (50%) of the fair market value of dwelling, the owner will be allowed to rebuild the dwelling without need to appear before either the Plan

Commission or the Zoning Board of Appeals, so long as all the requirements of Chapter 155 of this Code, other than lot size and lot width, are met relative to the proposed rebuilding of the dwelling. The provisions of this Section shall only apply, however, provided: (A) the owner of the lot or parcel in question submits a plat of subdivision or consolidation, and a request for approval of same, if said lot or parcel is not a single subdivided lot of record; and (B) the lot size and lot width of the lot or parcel in question equals at least eighty percent (80%) of that required by Section 155.305 or Section 155.406, of this Code, whichever is applicable.

§155.401 DISTRICTS

For the purposes of this Ordinance, the Village of Lombard is hereby divided into the following zoning districts:

- Conservation Recreation and Residence Districts**
- CR - Conservation Recreation
 - R0 - Single-Family Residence
 - R1 - Single-Family Residence
 - R2 - Single-Family Residence
 - R3 - Attached Single-Family Residence
 - R4 - Limited General Residence
 - R5 - General Residence
 - R6 - Central Residence

§155.403 ZONING OF ANNEXED LAND

On land hereafter annexed to, or consolidated with, the Village of Lombard, no building or structure shall be erected, enlarged or moved, and no change in the use of land or existing buildings or structures shall be made until an ordinance designating the zoning district classification of such annexed land is duly adopted by the Village Board. Within 30 days of the annexation, the Plan Commission shall file an application for an amendment to establish the zoning district classification of such land. Action shall be taken by the Village Board regarding the classification of annexed land within 60 days of its receipt of the amendment application from the Plan Commission. If no pre-annexation zoning hearing is held, all properties annexed to the Village shall automatically be classified as R-1 R0 Single-Family Residence District, until such time as the Plan Commission shall file an application to amend the zoning classification of such land.

§155.407 R3 ATTACHED SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

I. Transitional Building Setback Requirements

J. Transitional Landscape Yards for Attached Single-Family Dwellings
Wherever a rear yard or interior side yard abuts a lot in the CR, R0, R1, or R2 District, a transitional yard 30 feet in width shall be provided along such lot line and improved in accordance with the provisions of Section 155.708 of this Ordinance.

§155.408 R4 LIMITED GENERAL RESIDENCE DISTRICT REQUIREMENTS

I. Transitional Building Setbacks
Wherever a rear yard or interior side yard abuts a lot used for attached single-family or multiple-family residential use is located adjacent to a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, all principal and accessory buildings shall be set back from such lot line a distance in accordance with the following:

1. Attached Single-Family Use – 30 feet
2. Multiple-Family Use – 50 feet

J. Transitional Landscape Yards for Attached Single-Family and Multi-Family Dwellings
Wherever a rear yard or interior side yard abuts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 30 feet in width shall be provided along such lot line and improved in accordance with the provisions of Section 155.708 of this Ordinance.

§155.409 R5 GENERAL RESIDENCE DISTRICT REQUIREMENTS

J. Transitional Building Setbacks
Wherever a rear yard or interior side yard abuts a lot used for attached single-family or multiple-family residential use is located adjacent to a lot in the CR, R0, R1, R2, or an existing, detached single-family residence in the R3 District, all principal and accessory buildings shall be set back from such lot line a distance in accordance with the following:

1. Attached Single-Family Use – 30 feet
2. Multiple-Family Use – 50 feet

K. Transitional Landscape Yards for Attached Single-Family and Multi-Family Dwellings
Wherever a rear yard or interior side yard abuts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 30 feet in width shall be provided along such lot line and improved in accordance with the provisions of Section 155.708 of this Ordinance.

§155.410 R6 CENTRAL RESIDENCE DISTRICT REQUIREMENTS

- J. Transitional Building Setbacks
- Wherever a rear yard or interior side yard is located adjacent to a lot in the CR, R0, R1, R2, or an multiple-family residential use is located adjacent to a lot in the CR, R0, R1, R2, or an existing, detached single-family residence in the R3 District, all principal and accessory buildings shall be set back from such lot line a distance in accordance with the following:
1. Attached Single-Family Use – 30 feet
 2. Multiple-Family Use – 50 feet
- K. Transitional Landscape Yards for Attached Single-Family and Multi-Family Dwellings
- Wherever a rear yard or interior side yard abuts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 15 feet in width shall be provided along such lot line and improved in accordance with the provisions of Section 155.708 of this Ordinance.

§155.509 MINIMUM SIZE REQUIREMENTS FOR PLANNED DEVELOPMENTS

In order to accrue the intended benefits of a planned development sought through these regulations, the area of a planned development shall conform to the following minimum area requirements for the district in which it is located.

District	Minimum Size	Frontage
CR-Conservation	no minimum requirement	
District Recreation		
District R0-Single Family Residence	60,000 ft ²	300'
District R1-Single Family Residence	30,000 ft ²	225'
District R2-Single Family Residence	22,500 ft ²	180'
District R3-Attached	22,500 ft ²	180'

Single-Family Residence District		
R4-Limited General Residence District	22,500 ft ²	180'
R5-General Residence District	22,500 ft ²	180'
R6-Central Residence District	No minimum requirement	
O-Office District	45,000 ft ²	300'
B1-Limited Neighborhood Shopping District	22,500 ft ²	180'

§155.602 OFF-STREET PARKING

(A) General Requirements
 3) Location

(d) Owners of property legally nonconforming as to parking and located in the CR, R0, R1, R2, R3, R4, R5, B1 and B2 Districts shall be allowed to provide parking off-site to become otherwise conforming. In such circumstances, the provision of such off-site parking shall be considered a conditional use and subject to the provisions of Section 155.103 (F) of this Ordinance.

(e) Off-street parking spaces open to the sky, may be located in any yard, except that in the R4, R5, O, and I Districts, off-street parking shall not be located in a required front or corner side yard. However, in the R0, R1 and R2 Districts, not more than two (2) vehicles may be parked overnight in a required front or corner side yard, and not more than three (3) vehicles may be parked overnight in the required rear yard.

§155.603 OFF-STREET LOADING

A. General Requirements
 1. Location and Screening

All required loading berths shall be located on the same zoning lot at the use served. All motor vehicle loading berths in a CR, R0 R1-- R6 or O District shall be screened by building walls, or by a uniformly painted solid non-combustible fence, wall, or door or densely planted mature shrubbery or any combination thereof, not less than six (6) feet in height. Loading berths in other districts which abut property in a CR, R0 R1-- R6, or O District, or is separated from such district by a public right-of-way, shall likewise be screened from view from such abutting property. In all districts, no loading berths shall be located in a required front corner side or side yard. Loading berths located in a required rear yard may be open to the sky.

B2-General Neighborhood Shopping District	22,500 ft ²	180'
B3-Community Shopping District	60,000 ft ²	300'
B4-Corridor Commercial	120,000 ft ²	450'

B5-Central Business District	no minimum requirement	
B5A-Downtown Perimeter District	no minimum requirement	
I-Limited Industrial District	60,000 ft ²	240'

C. Cargo Container Regulations
1. General Provisions

Cargo Containers, as defined by Section 155.802 shall be restricted as follows:

- a. Properties in Residential Districts
Excluding the provisions of Section 155.603(C)(2), the placement of cargo containers on residentially zoned property (R0 R4 through R6) shall be prohibited.

§155.707 TRANSITIONAL YARD LANDSCAPING

Where transitional landscape yards are required in the district regulations of each district, such landscape yards shall be improved in conformance with the following requirements which shall be provided in addition to other required landscaping.

A. Size of Transitional Landscape Yards

The size of transitional landscape yards in the districts identified below shall be as follows:

- 1. R3, R4 and R5 Districts
Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R3, R4 or R5 District abouts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 30 feet in width shall be provided along such lot line.

2. R6 District

Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R6 District abouts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 20 feet in width shall be provided along such lot line.

§155.709 PERIMETER LOT LANDSCAPING

To help enhance the attractiveness of individual properties within the Village and provide physical and visual separation between individual properties, landscaping along the periphery of each lot shall be required.

A. Applicability

All lots, except those in the CR, R0, R1, and R2 Districts, shall provide perimeter landscaping in accordance with the provisions of this subsection. Also, the requirements of this section shall not apply where the provisions of Section 155.706 or 155.707, above, are applicable.

PROPOSED SIGN ORDINANCE CHANGES

Proposed ordinance changes are denoted below by striking out old text and underlining new text.

§153.231 RESIDENTIAL DIRECTIONAL SIGNS

It is unlawful to construct, erect, or maintain any Residential Directional Signs without complying with the following provisions:

(A) Location: The sign(s) shall only be displayed on property with a single-family residential zoning classification (R0, R-1 and R-2).

§153.602 DEFINITIONS

SIGN, DEVELOPER'S A sign required for all new construction or development of any building, structure, or substantial improvement in any zoning district other than C/R, R0, R-1, and R-2.

Comprehensive Plan Amendment

Appendix B denotes the general goals for residential areas. Of particular note, goal one recommends the protection and enhancement of the identity and character of residential neighborhoods.

The York Center Co-op area is currently developed with densities ranging from two to three units per acre. The Plan denotes the York Center Co-op Area for either Estate Residential (less than 4 units per acre) or Low-Density Residential (less than 6 units per acre). However, if these densities were applied to the York Center area, it could contradict goal one above. As such, staff is recommending a text amendment to the Plan that recommends properties within the York Center Co-op area should be developed or redeveloped at densities not exceeding three units per acre. This statement should be added to the specific recommendations section of the Plan (p. 22). Additionally, a companion Plan map amendment would designate all of the York Center Co-op properties for estate residential purposes.

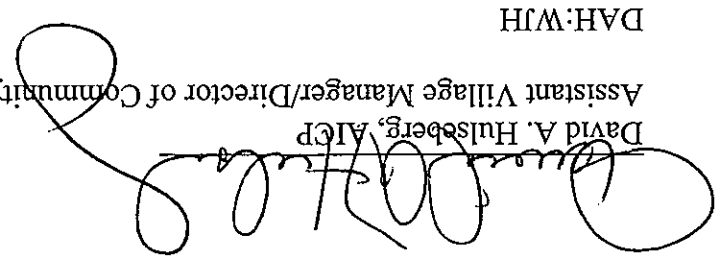
FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards for text amendments required by the Lombard Zoning Ordinance, and therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission and therefore recommend to the Corporate Authorities **approval** of PC 07-29.

Inter-Departmental Review Group Report Approved By:

Plan Commission
Re: PC 07-29
Page 15


David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH:WJH

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Appendix A Standards for Text Amendments

Where a text amendment is proposed, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1) *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*
The proposed text amendments are intended to create a district that mandates larger sized lots than what is currently provided for in the existing R-1 District. At this point in time, no specific properties are proposed to be placed within the R0 District. However, should the amendments be adopted it is anticipated that the R0 District would be applied to the currently unincorporated York Center Co-op area.

2) *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*
The R0 District concept is consistent with the overall structure of the Zoning Ordinance by designating similar properties to be regulated in a similar manner.

3) *The degree to which the proposed amendment would create nonconformity;*
The amendment would not create any nonconformities as it is not anticipated that the new district would be applied to any properties currently within the Village.

4) *The degree to which the proposed amendment would make this ordinance more permissive;*
The amendment would not make the ordinance more permissive. Rather, the amendment would establish a district with larger minimum lot widths and lot areas.

5) *The consistency of the proposed amendment with the Comprehensive Plan;*
The Comprehensive Plan denotes the areas that would be designated for the R0 District to be developed as low-density or estate residential. The proposed amendment is intended to further this goal by establishing a district that further memorializes the lower density character of the neighborhoods. As noted within the staff report itself, a minor amendment to the Plan is proposed to recommend development densities of three units per acre.

6) The degree to which the proposed amendment is consistent with Village policy as established in previous rulings on petitions involving similar circumstances.

The proposed amendment is consistent with the Village Board's general desire to see newly annexed areas developed at lower densities than previously annexed and developed areas. Notable examples of this policy are demonstrated by annexations along High Ridge Road, School Street and within newer subdivisions such as Yorkshire Woods. This new classification furthers this goal.

Appendix B
Relevant Sections of the Lombard Comprehensive Plan and Proposed Plan Map Amendments

RESIDENTIAL DEVELOPMENT POLICIES

The following general policies should be used to guide improvement and development within residential areas:

1. **Protect and enhance the identity and character of residential neighborhoods.** The existing visual and environmental character of Lombard's various residential neighborhoods should be preserved and enhanced. The Village is made up of several distinct neighborhood areas, each with somewhat different physical characteristics such as street configuration, topography, natural vegetation, landscaping, and lot sizes. Much of the Village's overall image and identity is due to the diversity of periods of time in which housing was constructed, dwelling size and style, and the affordability of some of its neighborhoods. These characteristics should be preserved.

2. **Continue to encourage property maintenance.** Existing residential neighborhoods should be improved and upgraded as required. As Lombard continues to mature, housing maintenance will become an increasingly important factor in community image. This requires the community to place special emphasis to actively encourage residents to maintain property.

3. **Provide the best possible services and facilities to all existing and new residential areas.** The Village should continue to provide the highest level of affordable municipal services to all residential areas. The Village should also continue to maintain a neighborhood atmosphere in which all residents feel secure.

4. **Discourage nonresidential traffic in residential areas.** New housing areas should be served by a safe and convenient circulation system with streets and roadways relating to and connecting with existing streets in adjacent areas. However, residential traffic should be separated from non-residential traffic wherever possible. Access to residential properties should be limited to local streets wherever possible.

5. **Medium- and high-density residential uses should be compatible with surrounding land uses.** New medium- and high-density housing should be located in selected "nodal" locations or in areas which serve as a transitional use between low-density residential and nonresidential uses. Areas should be sized and situated to avoid large concentrations of similar densities and dwelling types.

6. **Encourage a range and diversity of housing types.** Residential areas should be developed as overall, planned environments. Within larger planned developments, a range of housing types could be encouraged, as appropriate with each area sharing a common character and unified environment.

7. **Site development design should encourage a system of bicycle and pedestrian access.** The system should link to the overall bicycle and pedestrian system described in the *Transportation Plan*.

8. **Encourage unique and distinctive residential living environments.** Innovative planning and design techniques in both housing construction and land development should be actively encouraged as a means of conserving land and energy, improving

residential environments, and reducing development and public service costs. This may be accomplished through the planned development technique.

9. **Require adequate recreation facilities for any newly annexed or developed area.** The policies and criteria contained in the *Community Facilities Plan* (page 63) should be applied in the context of overall neighborhood needs and design.
10. **Protect and preserve the Village's natural features.** Natural environmental features within residential areas should be preserved and protected. Natural vegetation, developed wooded areas, and large mature trees in residential areas add greatly to the ambiance of the Village as a whole and should be maintained. Through public policy and private cooperation, unique environmental features should be preserved for future generations.

11. **Review the zoning ordinance to ensure that it reflects the policies and objectives of the Land-Use Plan.** In particular, zoning provisions related to densities, lot sizes, and zoning district classifications should be reassessed.

12. **Encourage the development of housing in areas which will maximize the use of existing infrastructure and minimize the cost of expanding community facilities and services.** The community emphasizes, as a priority, maximizing existing infrastructure as a means of avoiding unnecessary costs.

RESIDENTIAL LAND-USE AREAS DEFINED

The Land-Use Plan promotes a balanced mix of housing within the community which allows for a wide range of housing types and residential densities. The Plan includes five residential area designations. These include:

1. **Residential Estate** - a residential area with a net density of four or fewer dwelling units per acre. The residential estate use classification primarily consists of single-family detached residential uses.
2. **Low-Density Residential** - a residential area with a net density of six or fewer dwelling units per acre. This classification would embrace primarily consists of single-family detached dwellings.

3. **Low - Medium Density Residential** - a residential area with a net density of seven to ten dwelling units per acre. The most typical dwelling type is the attached dwelling, or townhome.

4. **Medium-Density Residential** - a residential area with a net density of eleven to twenty dwelling units per acre. This range of density generally includes garden apartments and 2-3 story apartment buildings and condominiums.

5. **High-Density Residential** - a residential area with a net density of more than twenty dwelling units per acre. This density typically includes more intensive high-rise apartment uses.

A number of existing developed areas of the Village have been designated for residential estate use. These include the following developments:

Existing Developed Areas in the Village to be Maintained or Redeveloped

1. Primarily full street access to serve future development off Finley Road should be aligned with the existing "T" intersection formed by Oak Creek Drive with Finley Road.
2. An appropriate transition and screening yard should be provided along the southern end of the property adjoining high density residential uses, and along the property's frontage on Finley Road.
3. In cooperation with the Lombard Park District, future development should provide appropriate pedestrian connections to Four Seasons Park to the north.
4. The development plan should establish an appropriate connection to the existing bicycle path to the east.

The Ken Loch Golf Course, located along the east side of Finley road just north of 22nd Street, is the only vacant site in the Village's planning area which is recommended for residential estate use. The site adjoins existing residential uses to the east and south. The Four Seasons Park is situated to the north. Development of this site is subject to the following design and improvement recommendations:

Ken Loch Golf Course (Map Area 1)

Vacant Areas to be Developed Not Currently in the Village

In a number of instances, these locations are currently unincorporated but within Lombard's planning areas. Upon annexation, these areas would be improved, developed or redeveloped on a comprehensive and planned basis. This would include the provision of adequate streets, municipal water and waste water treatment systems, and transportation improvements recommended under the Plan. Areas designated for residential estate use are described below. These areas include: 1) vacant areas to be developed already in the Village; 2) existing developed areas in the Village to be maintained or redeveloped; and 3) existing developed areas to be annexed and maintained. Each of the areas described below are also illustrated in Figure 2.

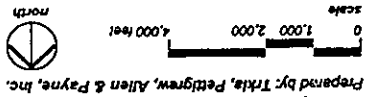
The residential estate land-use area is intended to provide for homes on larger land parcels than other residential areas in Lombard. The residential estate land-use area includes vacant land and existing developed locations.

Residential Estate Areas

The following paragraphs briefly discuss the geographic locations of each of these land-use areas.

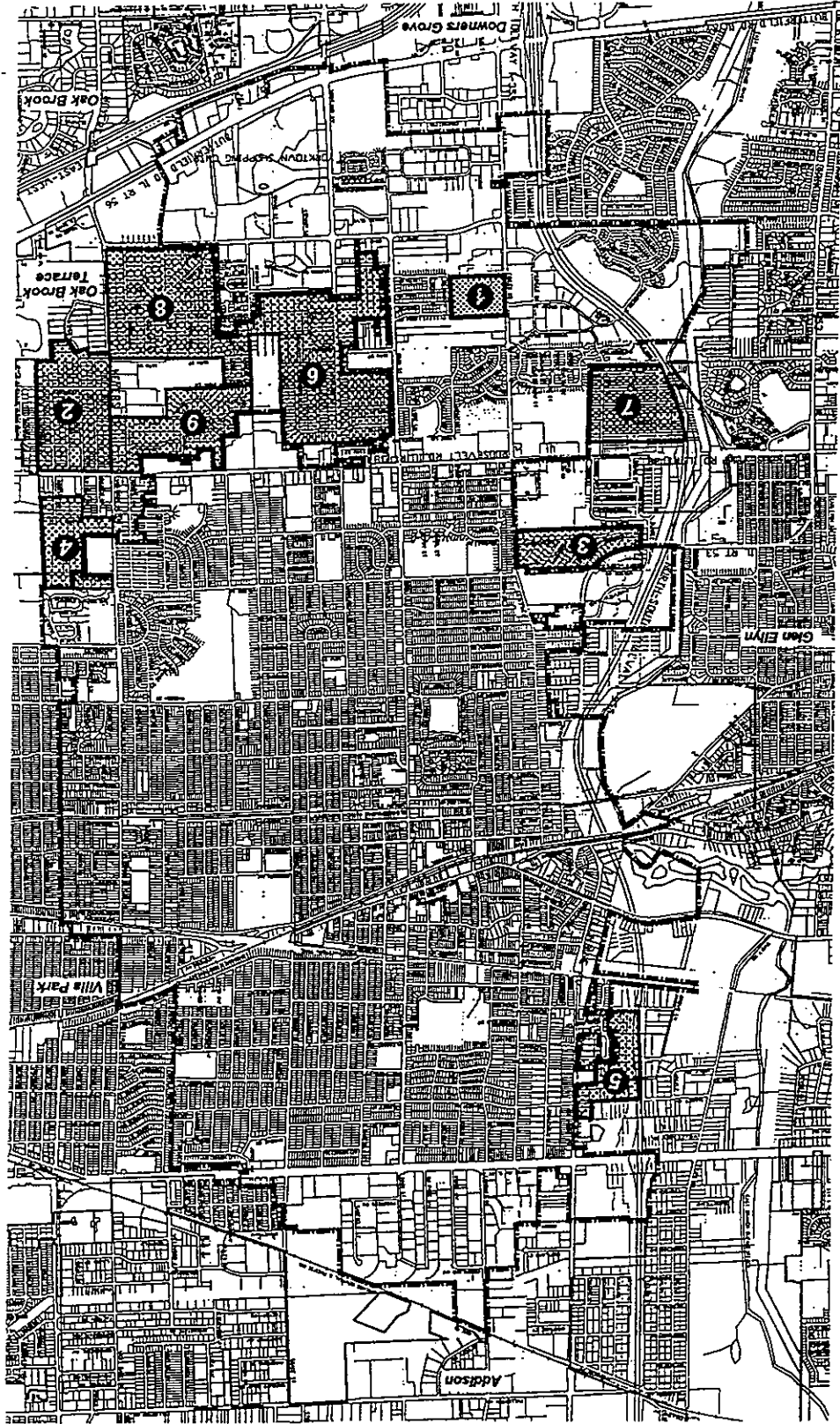
RESIDENTIAL ESTATE AREA

Figure 2



Prepared by: Trkla, Pettigrew, Allen & Payne, Inc.

- 1. Ken Loch Golf Course
- 2. East Roosevelt Road Area
- 3. Flowerfield Subdivision
- 4. Highridge Subdivision
- 5. The Northwest Area
- 6. Highland Road Farms
- 7. Glenside Acres
- 8. Congress Knolls Subdivision
- 9. York Center Community/Co-Op Subdivision



Each of these areas share a number of physical characteristics important for the future planning and long-term stability of each area. These are briefly described below:

1. These two areas maintain relative consistency in lot sizes and development patterns. Because of the stable development pattern and physical conditions of the area, redevelopment is not encouraged. The Plan encourages preservation of existing development patterns and emphasizes continued and improved property maintenance.
2. The Village anticipates that portions or all of these areas may be annexed to the Village in the future. For reasons of efficiency in administration and municipal utility and services, the Village will seek to annex larger scale areas. Annexation will provide for the continued maintenance of these areas as residential estate.

*Congress Knolls/Havengas Subdivision (Map Area 8)
York Center Community Co-Op Subdivision (Map Area 9)*

Two locations exist within the unincorporated planning area which may be annexed in the future. Regardless of whether annexation actually occurs over the planning period, the plan encourages the following areas to be preserved as residential estate locations:

Existing Developed Areas to be Annexed and Maintained







1. In general, the Plan emphasizes that these areas should maintain a larger lot character and environment at each location. While portions or all of each area may be subject to redevelopment, the Plan encourages the character of redeveloped areas to be consistent with the size of surrounding lots, however, planned unit developments larger than 10 acres may utilize lot sizes ranging from 10,000 sq. ft. to 7,500 sq. ft.
2. Portions of each area may be subject to parcel consolidation and redevelopment in the future. The Village will encourage redevelopment to occur on a large scale and planned basis. Redevelopment projects should provide for improved streets under the Village's street improvement standards, as well as storm water drainage improvements.
3. Redevelopment projects should carefully consider the location and orientation of immediately adjoining and previously platted and developed parcels to ensure proper building lot and improvement orientation.

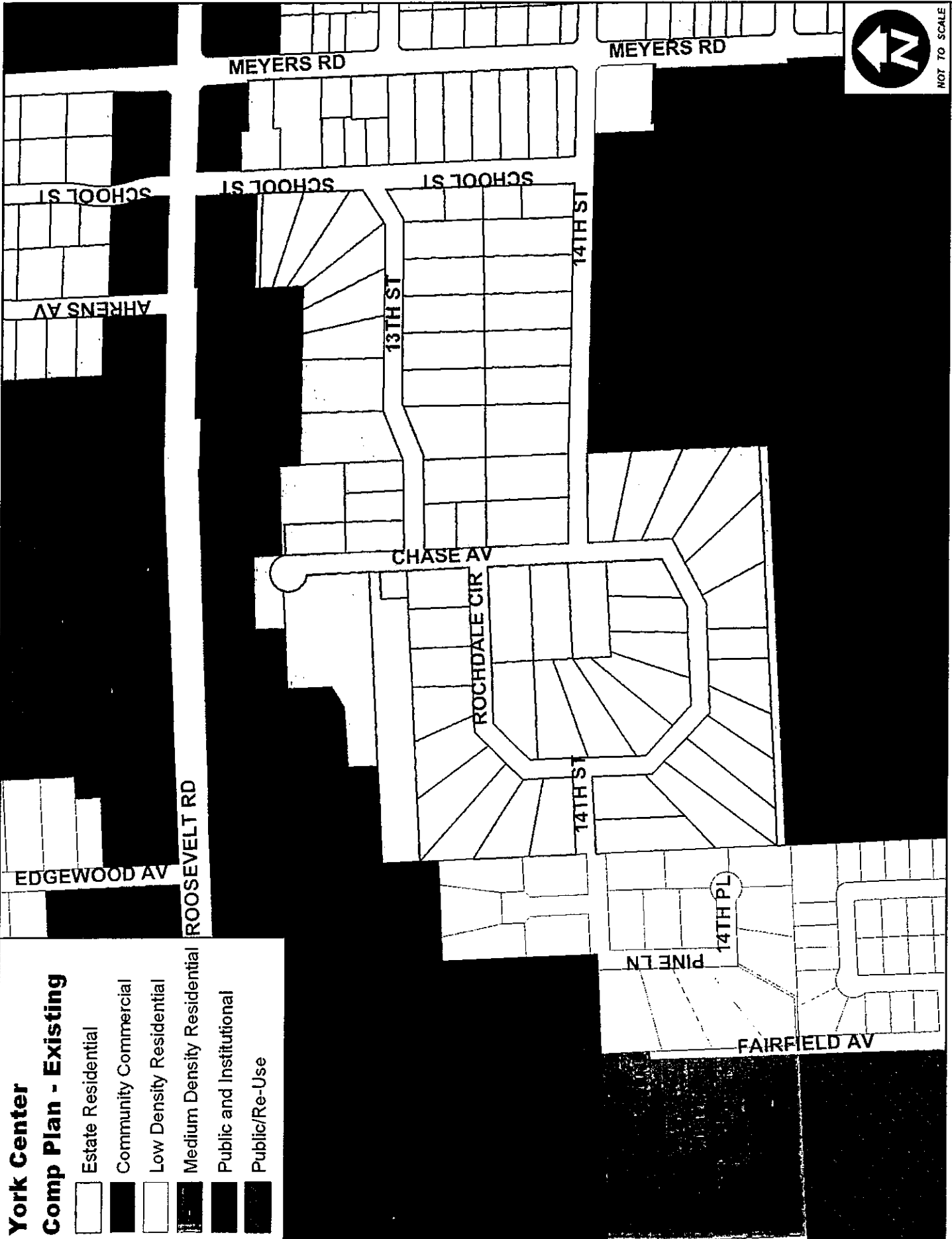
Each of these areas share a number of physical characteristics important for the future planning and long-term stability of each area. These are briefly described below:

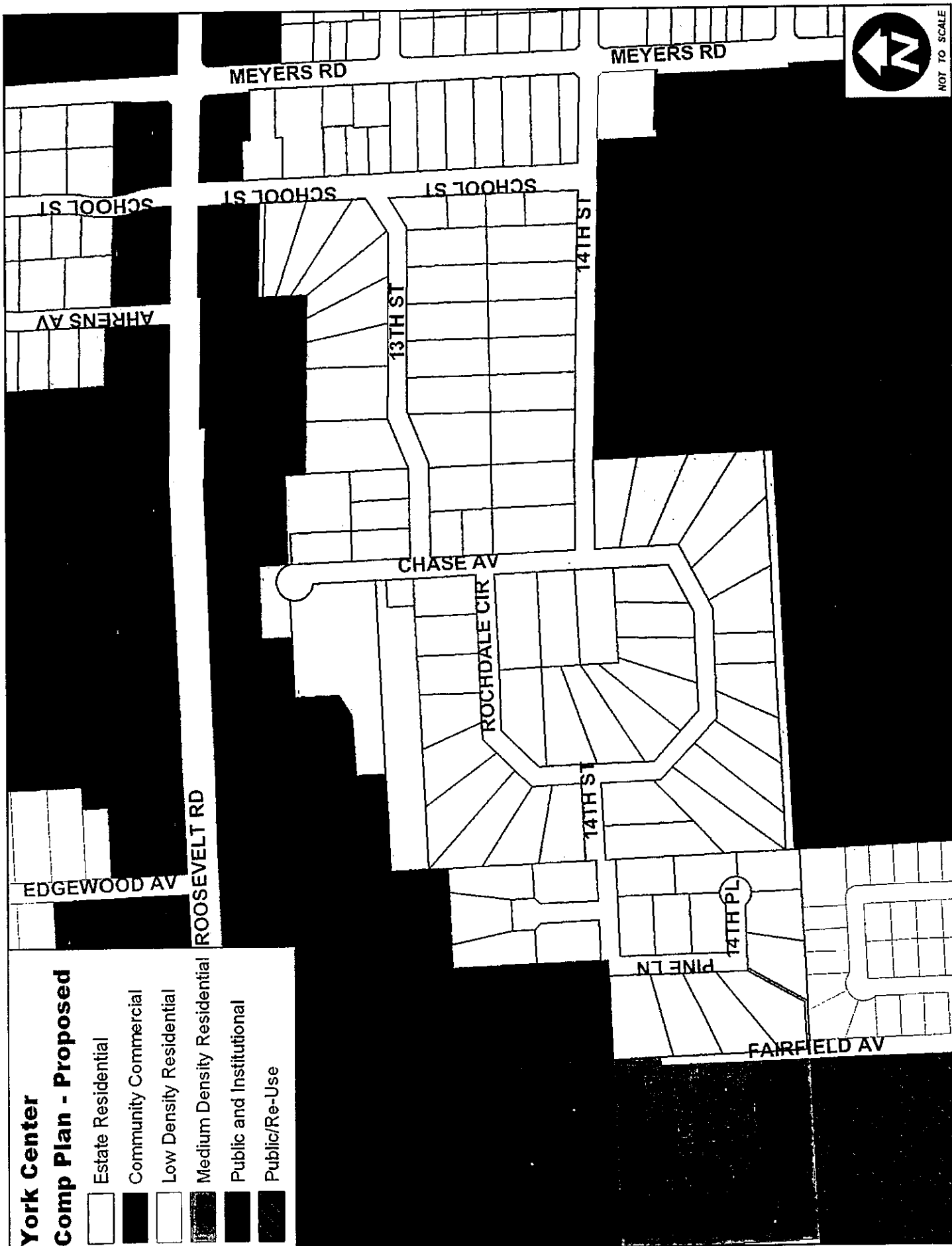
*LaSalle Realty Subdivision (Map Area 2)
Flowerfield Subdivision (Map Area 3)
York Township's Westmorelands (Map Area 4)
The Northwest Area (Map Area 5)
Highland Road Farms (Map Area 6)
Glenbard Acres (Map Area 7)*

York Center

Comp Plan - Existing







-  Estate Residential
-  Community Commercial
-  Low Density Residential
-  Medium Density Residential
-  Public and Institutional
-  Public/Re-Use

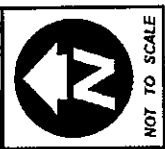




York Center

Comp Plan - Proposed

-  Estate Residential
-  Community Commercial
-  Low Density Residential
-  Medium Density Residential
-  Public and Institutional
-  Public/Re-Use



ORDINANCE

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

(PC 07-29: Text Amendments to the Lombard Zoning Ordinance)

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, 2007 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 405, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

§155.405 R0 SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

- A. Purpose Statement
The R0 Single-Family Residence District is intended to provide for low density single-family residential areas. This district is characterized by established subdivisions platted on large lots and generally created prior to their annexation into the Village. The purpose of this district is also intended to preserve the lower-density character of the neighborhood and protect such areas from the encroachment of incompatible uses.
- B. Permitted Uses
The following uses shall be permitted in the R0 District:

- 1. Detached single-family dwellings
 - 2. 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
 - 3. Home occupations, in conformance with the provisions of Section 155.211 of this Ordinance
 - 4. Home day care, as defined in Section 155.800 of this Ordinance
 - 5. Family Care Facilities, in conformance with the provisions of Section 155.219 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. Cemeteries
 - 2. Colleges or universities:
 - 3. Cultural facilities/institutions
 - 4. Group Care Facilities, in conformance with Section 155.219 of this Ordinance
 - 5. Planned developments in conformance with Section 155.500 of this Ordinance
 - 6. Public and private utility and municipal service uses
 - 7. Public recreational and social facilities, as follows:
 - a. Golf courses, but not golf driving ranges, pitch and putt, or miniature golf courses
 - b. Recreational clubs, noncommercial
 - c. Parks and playgrounds
 - d. Recreational buildings and community centers, noncommercial

- e. Swimming pools, noncommercial
- f. Tennis clubs and courts, noncommercial
- 8. Religious institutions
- 9. Schools, Private, Full-Time: Elementary, Middle and High
- 10. Schools, Public, Full-Time: Elementary, Middle and High
- 11. 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
- D. Minimum Lot Area
 All uses located within this district shall have a minimum lot area of 15,000 square feet (2.9 DU/AC).
- E. Minimum Lot Width
 All uses located within this district shall have a minimum lot width of 100 feet.
- F. Minimum Building Setbacks
 All principal buildings and structures shall have minimum setbacks from property lines in conformance with the following:

 - 1. Front Yards – 30 feet
 - 2. Corner Side Yards – 30 feet
 - 3. Interior Side Yards – 10 feet
 - 4. Rear Yards – 50 feet

- G. Maximum Building Height
 1. Permitted Uses
 No buildings or structures shall exceed two and one-half (2 1/2) stories or 30 feet in height, whichever is less.
- 2. Conditional Uses

No buildings or structures shall exceed three and one-half (3 1/2) stories or 45 feet in height, whichever is less.

H. Minimum Required Open Space
Each permitted use in the R0 District shall preserve a minimum of 67% of the lot area in open space.

I. Signs
Signs shall be allowed in the R0 District in conformance with the regulations established in the Village of Lombard Sign Ordinance.

J. Off-Street Parking and Loading
Off-street parking and loading facilities, accessory to uses allowed in R0 District, shall be provided in accordance with the regulations established in Section 155.600 of this Ordinance.

K. Landscaping
All uses in the R0 District shall conform to the provisions in Section 155.700 of this Ordinance.

SECTION 2: That Title 15, Chapter 155, Section 208, of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.208 NUMBER OF BUILDINGS ON A LOT OF RECORD

The provision of more than one (1) principal structure on one (1) lot-of-record shall be permitted only as follows:

A. Conservation/Recreation District.
More than one (1) principal structure on one (1) lot-of-record is permitted.

B. R0, R1 and R2 Districts.
More than one (1) principal structure on one (1) lot-of-record is not permitted, except as part of a planned development, pursuant to the provisions of Section 155.500 of this Ordinance.

SECTION 3: That Title 15, Chapter 155, Sections 210 (A, B, and D), of the Code of Lombard, Illinois are hereby amended to read in part as follows:

§155.210 ACCESSORY USES, ACTIVITIES, BUILDINGS, AND STRUCTURES

(A) General Requirements The following restrictions on accessory buildings, structures and uses apply to all zoning districts.

(1) Time of Construction No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

(2) Yard Requirements For Accessory Structures and Uses (a) Unless otherwise provided for in this ordinance, no accessory building, structure or use shall be located in a required front, corner side or interior side yard.

(b) In Single Family Residential Districts (R0, R1 and R2), all detached accessory buildings shall be located behind the front wall of the principal building that is nearest to the front lot line.

(B) Restrictions in Residential Districts The controls over accessory structures and uses described below shall apply only to Residential Districts.

(1) Maximum Area (a) General Requirements A single accessory building or structure in a residential district shall not occupy more than 10% of the zoning lot. The combined area of all accessory buildings and structures shall not exceed the total ground floor area of the principal residence. No accessory use, except for surface parking spaces, shall cover more than 30% of the zoning lot.

(b) Detached Garages In addition to the provisions expressed in Section 155.210(B)(1)(a) above, no building footprint of a detached garage shall exceed 1,000 square feet in area on a lot within a R0, R1 or R2 Single-Family Residential District.

(2) Yard Requirements (a) General Requirements In all residential districts (R0 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 (R0 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.

(D.)

Regulation of Specific Accessory Uses
The regulations which control the location and operation of specific accessory uses are set forth below. Where these regulations conflict with other provisions of this subsection, these regulations shall apply.

(9) Garage Sales
Garage sales shall be permitted as an accessory use in the R0, R1, R2, and R3 Districts under the following conditions:

- a. Garage sales shall be limited to the sale of used household or personal articles.
- b. The host of the garage sale shall reside in the dwelling at which the sale occurs.
- c. The duration of the sale shall be limited to not more than three (3) consecutive days.
- d. A garage sale may be open for sales between the hours of 8:00 a.m. and 9:00 p.m. However, display of items for sale may begin at 7:30 a.m., but must be removed prior to 9:30 p.m.
- e. No more than two garage sales shall be held on any lot of record in any one calendar year.
- f. No signs advertising the sale shall be displayed except for those permitted under Section 153.502 of the Village Code.

SECTION 4: That Title 15, Chapter 155, Section 306, of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.306 LOT SIZES – RECONSTRUCTION

Notwithstanding the provisions of Sections 155.301 through 155.305, of this code, for an existing lot or parcel in an R0, R-1 or R-2 Single Family Residence District, which has been developed with a dwelling and does not meet the minimum lot size and/or lot width requirements, where the Village has issued a demolition permit to raise the existing dwelling or where the existing dwelling has been destroyed to the extent of more than fifty percent (50%) of the fair market value of dwelling, the owner will be allowed to rebuild the dwelling without need to appear before either the Plan Commission or the Zoning Board of Appeals, so long as all the requirements of Chapter 155 of this Code, other than lot size and lot width, are met relative to the proposed rebuilding of the dwelling. The provisions of this Section shall only apply, however, provided: (A) the owner of the lot or parcel in question submits a plat of subdivision or consolidation, and a request for approval of same, if said lot or parcel is not a single subdivided lot of record; and (B) the lot size and lot width of the lot or parcel in question equals at least eighty percent (80%) of that required by Section 155.305 or Section 155.406, of this Code, whichever is applicable.

SECTION 5: That Title 15, Chapter 155, Section 401, of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.401 DISTRICTS

For the purposes of this Ordinance, the Village of Lombard is hereby divided into the following zoning districts:

Conservation Recreation and Residence Districts

- CR - Conservation Recreation
- R0 - Single-Family Residence
- R1 - Single-Family Residence
- R2 - Single-Family Residence
- R3 - Attached Single-Family Residence
- R4 - Limited General Residence
- R5 - General Residence
- R6 - Central Residence

SECTION 6: That Title 15, Chapter 155, Section 403, of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.403 ZONING OF ANNEXED LAND

On land hereafter annexed to, or consolidated with, the Village of Lombard, no building or structure shall be erected, enlarged or moved, and no change in the use of land or existing

buildings or structures shall be made until an ordinance designating the zoning district classification of such annexed land is duly adopted by the Village Board. Within 30 days of the annexation, the Plan Commission shall file an application for an amendment to establish the zoning district classification of such land. Action shall be taken by the Village Board regarding the classification of annexed land within 60 days of its receipt of the amendment application from the Plan Commission. If no pre-annexation zoning hearing is held, all properties annexed to the Village shall automatically be classified as R0 Single-Family Residence District, until such time as the Plan Commission shall file an application to amend the zoning classification of such land.

SECTION 7: That Title 15, Chapter 155, Section 407, of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.407 R3 ATTACHED SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

I. Transitional Building Setback Requirements
Wherever a rear yard or interior side yard abuts a lot used for attached single-family use is located adjacent to a lot in the CR, R0, R1, or R2 District, all principal and accessory buildings shall be set back from such lot line a distance of 30 feet.

J. Transitional Landscape Yards for Attached Single-Family Dwellings
Wherever a rear or interior side yard abuts a lot in the R0, R1 or R2 District, a transitional yard 30 feet in width shall be provided along such lot line and improved in accordance with the provisions of Section 155.708 of this Ordinance.

SECTION 8: That Title 15, Chapter 155, Sections 408 (I) and (J) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.408 R4 LIMITED GENERAL RESIDENCE DISTRICT REQUIREMENTS

I. Transitional Building Setbacks
Wherever a rear yard or interior side yard abuts a lot used for attached single-family or multiple-family residential use is located adjacent to a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, all principal and accessory buildings shall be set back from such lot line a distance in accordance with the following:

1. Attached Single-Family Use – 30 feet
2. Multiple-Family Use – 50 feet

J. Transitional Landscape Yards for Attached Single-Family and Multi-Family Dwellings.

Whenever a rear yard or interior side yard abuts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 30 feet in width shall be provided along such lot line and improved in accordance with the provisions of Section 155.708 of this Ordinance.

SECTION 9: That Title 15, Chapter 155, Sections 409 (I) and (J) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.409 R5 GENERAL RESIDENCE DISTRICT REQUIREMENTS

J. Transitional Building Setbacks

Whenever a rear yard or interior side yard abuts a lot used for attached single-family or multiple-family residential use is located adjacent to a lot in the CR, R0, R1, R2, or an existing, detached single-family residence in the R3 District, all principal and accessory buildings shall be set back from such lot line a distance in accordance with the following:

1. Attached Single-Family Use – 30 feet
2. Multiple-Family Use – 50 feet

K. Transitional Landscape Yards for Attached Single-Family and Multi-Family Dwellings

Whenever a rear yard or interior side yard abuts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 30 feet in width shall be provided along such lot line and improved in accordance with the provisions of Section 155.708 of this Ordinance.

SECTION 10: That Title 15, Chapter 155, Sections 410 (J) and (K) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.410 R6 CENTRAL RESIDENCE DISTRICT REQUIREMENTS

J. Transitional Building Setbacks

Whenever a rear yard or interior side yard abuts a lot used for attached single-family or multiple-family residential use is located adjacent to a lot in the CR, R0, R1, R2, or an existing, detached single-family residence in the R3 District, all principal and accessory buildings shall be set back from such lot line a distance in accordance with the following:

1. Attached Single-Family Use – 30 feet
2. Multiple-Family Use – 50 feet

K. Transitional Landscape Yards for Attached Single-Family and Multi-Family Dwellings

Whenever a rear yard or interior side yard abuts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 15 feet

in width shall be provided along such lot line and improved in accordance with the provisions of Section 155.708 of this Ordinance.

SECTION 11: That Title 15, Chapter 155, Section 509 of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.509 MINIMUM SIZE REQUIREMENTS FOR PLANNED DEVELOPMENTS

In order to accrue the intended benefits of a planned development sought through these regulations, the area of a planned development shall conform to the following minimum area requirements for the district in which it is located.

District	Minimum Size	Frontage
CR-Conservation District	no minimum requirement	
R0-Single Family District	45,000 ft ²	300'
R1-Single Family District	30,000 ft ²	225'
R2-Single Family District	22,500 ft ²	180'
R3-Attached Single-Family District	22,500 ft ²	180'
R4-Limited General District	22,500 ft ²	180'
R5-General Residence District	22,500 ft ²	180'

R6-Central Residence District	No minimum requirement	
O-Office District	45,000 ft ²	300'
B1-Limited Neighborhood Shopping District	22,500 ft ²	180'
B2-General Neighborhood Shopping District		
B3-Community Shopping District	60,000 ft ²	300'
B4-Corridor Commercial District	120,000 ft ²	450'
B5-Central Business District	no minimum requirement	
B5A-Downtown Perimeter District	no minimum requirement	
I-Limited Industrial District	60,000 ft ²	240'

SECTION 12: That Title 15, Chapter 155, Section 602 (A)(3) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.602 OFF-STREET PARKING

- (A) General Requirements
3) Location

(d) Owners of property legally nonconforming as to parking and located in the CR, R0, R1, R2, R3, R4, R5, B1 and B2 Districts shall be allowed to provide parking off-site to become otherwise conforming. In such circumstances, the provision of such off-site parking shall be considered a conditional use and subject to the provisions of Section 155.103 (F) of this Ordinance.

(e) Off-street parking spaces open to the sky, may be located in any yard, except that in the R4, R5, O, and I Districts, off-street parking shall not be located in a required front or corner side yard. However, in the R0, R1 and R2 Districts, not more than two (2) vehicles may be parked overnight in a required front or corner side yard, and not more than three (3) vehicles may be parked overnight in the required rear yard.

SECTION 13: That Title 15, Chapter 155, Sections 603 (A) and (C) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.603 OFF-STREET LOADING

- A. General Requirements
1. Location and Screening

All required loading berths shall be located on the same zoning lot at the use served. All motor vehicle loading berths in a CR, R0 -- R6 or O District shall be screened by building walls, or by a uniformly painted solid non-combustible fence, wall, or door or densely planted mature shrubbery or any combination thereof, not less than six (6) feet in height. Loading berths in other districts which about property in a CR, R0 -- R6, or O District, or is separated from such district by a public right-of-way, shall likewise be screened from view from such abutting property. In all districts, no loading berths shall be located in a required front corner side or side yard. Loading berths located in a required rear yard may be open to the sky.

- C. Cargo Container Regulations
1. General Provisions

Cargo Containers, as defined by Section 155.802 shall be restricted as follows:

- a. Properties in Residential Districts

Excluding the provisions of Section 155.603(C)(2), the placement of cargo containers on residentially zoned property (R0 through R6) shall be prohibited.

SECTION 14: That Title 15, Chapter 155, Section 707 (A) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.707 TRANSITIONAL YARD LANDSCAPING

Where transitional landscape yards are required in the district regulations of each district, such landscape yards shall be improved in conformance with the following requirements which shall be provided in addition to other required landscaping.

A. Size of Transitional Landscape Yards

The size of transitional landscape yards in the districts identified below shall be as follows:

1. R3, R4 and R5 Districts
Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R3, R4 or R5 District abuts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 30 feet in width shall be provided along such lot line.

2. R6 District

Wherever a rear yard or interior side yard lot used for attached single-family or multiple-family residential use in the R6 District abuts a lot in the CR, R0, R1, R2 or an existing, detached single-family residence in the R3 District, a transitional landscape yard 20 feet in width shall be provided along such lot line.

SECTION 15: That Title 15, Chapter 155, Section 709 (A) of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§155.709 PERIMETER LOT LANDSCAPING

To help enhance the attractiveness of individual properties within the Village and provide physical and visual separation between individual properties, landscaping along the periphery of each lot shall be required.

A. Applicability

All lots, except those in the CR, R0, R1, and R2 Districts, shall provide perimeter landscaping in accordance with the provisions of this subsection. Also, the requirements of this section shall not apply where the provisions of Section 155.706 or 155.707, above, are applicable.

SECTION 16: That Title 15, Chapter 155, Section 602 of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§153.602 DEFINITIONS

SIGN, DEVELOPERS A sign required for all new construction or development of any building, structure, or substantial improvement in any zoning district other than C/R, R0, R-1, and R- 2.

SECTION 17: 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 _____, 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2007.

Passed on second reading this _____ day of _____, 2007.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O' Brien, Village Clerk

Published by me this _____ day of _____, 2007.

Brigitte O' Brien, Village Clerk

ORDINANCE

**AN ORDINANCE APPROVING TEXT AMENDMENTS
TO THE LOMBARD SIGN ORDINANCE
TITLE 15, CHAPTER 153 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 07-29: Text Amendments to the Lombard Sign Ordinance)

WHEREAS, the Village of Lombard maintains a Sign Ordinance which is found in Title 15, Chapter 153 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 Sign Ordinance has been conducted by the Village of Lombard Plan Commission on September 17, 2007 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 153, Section 508, of the Code of Lombard, Illinois is hereby amended to read in part as follows:

§153.231 RESIDENTIAL DIRECTIONAL SIGNS

It is unlawful to construct, erect, or maintain any Residential Directional Signs without complying with the following provisions:

(A) Location: The sign(s) shall only be displayed on property with a single-family residential zoning classification (R0, R1 and R2).

SECTION 2: 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 _____, 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2007.
Passed on second reading this _____ day of _____, 2007.

Ayes: _____
Nays: _____
Absent: _____
Approved this _____ day of _____, 2007

William J. Mueller, Village President

ATTEST:

Brigitte O' Brien, Village Clerk

Published by me this _____ day of _____, 2007.

Brigitte O' Brien, Village Clerk

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

(PC 07-29; York Center Co-op Area)

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, the Village is requesting a map amendment for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the property described in Section 2 hereto from Low Density Residential to Estate Residential; and,

WHEREAS, in addition to the map amendment, a text amendment is also proposed the Village is requesting a map amendment for the purpose of changing the Comprehensive Plan; and,

WHEREAS, a public hearing thereon has been conducted by the Village of Lombard Plan Commission on September 17, 2007, 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 Comprehensive Plan 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 Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to redesignate the property described in Section 2 hereof from Low Density Residential to Estate Residential.

SECTION 2: The Comprehensive Plan redesignation is limited and restricted to the properties generally located at and legally described as follows:

Address	Parcel Identification Number
1S141 Pine Lane	06-20-200-013
1S171 Pine Lane	06-20-200-014
1S130 Pine Lane	06-20-200-012
1S140 Pine Lane	06-20-200-011
1S170 Pine Lane	06-20-200-010
1S215 Pine Lane	06-20-202-035
1S235 Pine Lane	06-20-202-036
1S261 Pine Lane	06-20-202-037
1S281 Pine Lane	06-20-202-038
1S211 Pine Lane	06-20-202-011
1S229 Pine Lane	06-20-202-010
19W211 14th Street	06-20-202-012
19W218 14th Place	06-20-202-008
19W241 14th Place	06-20-202-006
19W240 14th Place	06-20-202-009
518 E 14 th Place	06-20-202-005
524 E 14 th Place	06-20-202-007
683 E. 14 th Place	06-20-202-039

Lot 41 of York Township Supervisor's Assessment Plat 1 (also known as Highland Road Farms) Part V, located in northeast ¼ of Section 20, Township 39 North, Range 11 east of the Third Principal Meridian, according to the plat recorded as document 452575, in DuPage County, Illinois.

Lots 5 through 12 in York Center Community Co-op, West Addition, being a subdivision located in northeast ¼ of Section 20, Township 39 North, Range 11 east of the Third Principal Meridian, according to the plat recorded as document 666014, in DuPage County, Illinois.

Lots 1 through 5 in York Center Community Co-op, West Four Acre Addition, being a subdivision located in northeast ¼ of Section 20, Township 39 North, Range 11 east of the Third Principal Meridian, according to the plat recorded as document 758588, in DuPage County, Illinois.

Lots 1 through 4 in York Center Community Co-op Resubdivision, being a subdivision located in northeast ¼ of Section 20, Township 39 North, Range 11 east of the Third

Principal Meridian, according to the plat recorded as document R1976-023169, in DuPage County, Illinois.

SECTION 3: That the official Long Range Land Use Plan map (Figure 1 in the Comprehensive Plan) of the Village of Lombard be changed in conformance with the provisions of this Ordinance.

SECTION 4: That Ordinance 4403, Part III, Section 1. A, Subheading Residential Area, sub paragraph entitled "Existing Developed Areas to be Annexed and Maintained" be changed to include the following statement:

3. To ensure compatibility with the established single-family residential neighborhood, the York Center Cooperative neighborhood should be developed and/or redeveloped at densities not exceeding three units per acre.

SECTION 5: 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 _____, 2007.
First reading waived by action of the Board of Trustees this _____ day of _____, 2007.
Passed on second reading this _____ day of _____, 2007.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O' Brien, Village Clerk

Published by me this _____ day of _____, 2007.

Brigitte O' Brien, Village Clerk