

**ORDINANCE 5430**

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

(PC 04-01: Schools in I Limited Industrial District)

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 Village has received a petition to operate a private educational facility (i.e., schools) on a property zoned I Limited Industrial District and located at 1110 North Main Street, Lombard, IL; and

WHEREAS, as currently adopted, the Lombard Zoning Ordinance does not allow for private educational facilities (i.e., schools) I Limited Industrial District; and

WHEREAS, approval of said request can only be granted through a text amendment to the Zoning Ordinance; and

WHEREAS, an application has been filed requesting approval of a text amendment to allow for private elementary, middle and high schools as a conditional use within the I Limited Industrial District in the Village of Lombard; and

WHEREAS, the Village also recommends that should the text amendment be approved that public elementary, middle and high schools also be listed as a conditional use within the I Limited Industrial District in the Village of Lombard; 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 January 26, 2004 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 the Title 15, Chapter 155, Section 418 (C), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

**SECTION 155.418 I LIMITED INDUSTRIAL DISTRICT REQUIREMENTS**

(C) Conditional Uses

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

- (1) Adult uses (including but not limited to adult book stores, adult cabarets, adult theaters, and adult video stores) subject to the adult use:
  - (a) not being located within 500 feet of a zoning district which permits (or allows as a conditional use) residential development, educational or religious institutions, parks, or playgrounds;
  - (b) not being located within 1,000 feet of another adult use (distances to be measured from property lines);
  - (c) being conducted in a manner that prohibits the observation of any material depicting, describing or relating to any specified sexual activities or specified anatomical areas by display, decorations, sign, show window or other opening from any public way.
- (2) Automobile repair
- (3) Automotive service
- (4) Banks
- (5) Building material sales and storage
- (6) Cartage and express facilities
- (7) Catering Services
- (8) Compost collection facility
- (9) Concrete and cast stone fabrication and molding

- (10) Contractors, architects, and engineers equipment and material storage yards
- (11) Cosmetics production
- (12) Dairy products processing or manufacture
- (13) Food manufacture, packaging, and processing
- (14) Gasoline sales
- (15) Glass products production
- (16) Heliports, private or commercial
- (17) Metal Plating, Forging, or Casting
- (18) Mortuarial Services
- (19) Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance
- (20) Outpatient medical and dental offices and clinics
- (21) Paper products manufacture
- (22) Parks and playgrounds
- (23) Planned developments in conformance with Section 155.500 of this Ordinance
- (24) Plastic extruding
- (25) Recreation buildings or community centers
- (26) Recycling collection centers
- (27) Restaurants
- (28) Schools: public and/or private elementary, middle and high
- (29) Soap manufacture
- (30) Stadiums, auditoriums, and arenas - open or enclosed
- (31) Outside Storage of Motor Vehicles

- (32) Trade school
- (33) Other manufacturing, processing, storage, or industrial uses as determined by the Director of Community Development to be of the same general character as the uses permitted in Subsection 155.418(C), above, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, toxic or noxious matter or glare or heat.
- (34) Four (4) story buildings within one hundred feet (100') of residentially-zoned property or a minor or major arterial street and buildings which are forty feet (40') to forty-five feet (45') in height and which are within one hundred (100') of a residentially-zoned property or a minor or major arterial street.
- (35) Accessory uses and buildings incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance.

SECTION 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 \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this 19th day of February, 2004.


Passed on second reading this 19th day of February, 2004.

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

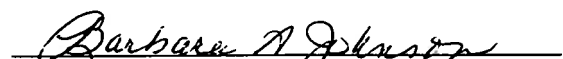
Nayes: None

Absent: None

Approved this 19th day of February, 2004.

  
William J. Mueller, Village President

ATTEST:

  
Barbara A. Johnson, Deputy Village Clerk