

ORDINANCE 4638

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

(PC 99-15)

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 of the Zoning Ordinance has been conducted by the Village of Lombard the Plan Commission on April 19, 1999 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 155.404.B of the Code of Lombard, Illinois is amended to read in its entirety as follows:

“B. Permitted Uses

The following uses shall be permitted in the CR District:

1. Botanical gardens and arboretums
2. Educational institutions as follows:
 - a. Public elementary schools
 - b. Public middle schools

- c. Public high schools
- 3. Golf courses, tennis courts, and similar open recreational activities
- 4. Zoological gardens
- 5. Parks and playgrounds
- 6. Accessory uses and buildings, incidental to and on the same zoning lot as the permitted use, which are constructed and operated in conformance with Section 155.210 of this Ordinance.”

Section 2: That Title 15, Chapter 155, Section 155.404.C.2 of the Code of Lombard, Illinois is amended to read in its entirety as follows:

- “2. Educational institutions as follows:
 - a. Private elementary schools
 - b. Private middle schools
 - c. Private high schools
 - d. Colleges and universities”

Section 3: That Title 15, Chapter 155, Section 155.208 of the Code of Lombard, Illinois is amended to read in its entirety 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. 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.
- C. R3, R4, R5, R6, O, B1, B2, B3, B4, B5, and I Districts. More than one (1) principal structure on one (1) lot-of-record constitutes a conditional use and may be allowed pursuant to the provisions of Section 155.103 (F) of this Ordinance.”

Section 3: That Title 15, Chapter 155, Section 155.404.H of the Code of Lombard, Illinois is amended to read in its entirety as follows:

“H. Minimum Required Open Space

Educational institutions and cultural facilities which are located adjacent to a park in the CR District shall preserve a minimum of 35% of the lot area in open space. Educational institutions and cultural facilities which are not located adjacent to a park in the CR District shall preserve a minimum of 50% of the lot area in open space. All other uses shall preserve a minimum of 75% of the lot area in open space.”

Section 4: That Title 15, Chapter 155, Section 155.404.F of the Code of Lombard, Illinois is amended to read in its entirety as follows:

“F. Minimum Building Setbacks

All principal buildings and structures shall have minimum setbacks from property lines in conformance with the following:

1. Educational institutions:

- a. Front, corner side, or rear yards, adjacent to a major arterial, minor arterial, or collector street (as classified in the Transportation Plan of the Comprehensive Plan): 50 feet
- b. Front, corner side, or rear yards, adjacent to a local street: 30 feet
- c. Interior side or rear yards, adjacent to a park in the CR District: 5 feet
Other interior side or rear yards: 30 feet

2. Cultural facilities:

- a. Interior side or rear yards, adjacent to a park in the CR District: 5 feet
- b. All other yards: 30 feet

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3. All other uses:
 - a. All yards: 50 feet"

Section 5: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this _____ day of _____, 1999.

First reading waived by action of the Board of Trustees this
20th day of May, 1999.


Passed on second reading this 20th day of May, 1999.

Ayes: Trustees Borgatell, Tross, Schaffer, Sebby, Florey and Kufrin

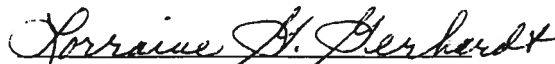
Nayes: None

Absent: None

Approved this 20th day of May, 1999.


William J. Mueller
Village President

ATTEST:


Lorraine G. Gerhardt
Village Clerk

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