

ORDINANCE 5876

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

(PC 06-12: Repair/Service Functions)

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, Section 155.102 (E)(13) of the Zoning Ordinance directs the Director of Community Development to initiate a review of the provisions established within the Zoning Ordinance; and

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Zoning Ordinance and make necessary changes; and

WHEREAS, as the Director has identified and recommends text amendments to the Zoning Ordinance as set forth herein; and

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on March 20 and April 17, 2006 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 amendments described herein; and,

WHEREAS, the Village Economic and Community Development Committee also considered the proposed text amendment set forth herein and recommended approval of the text amendments 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 601 (A)(10), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

SECTION 6: OFF-STREET PARKING AND LOADING REQUIREMENTS

155.601 OFF-STREET PARKING

A. General Requirements

10. Design and Maintenance

All off-street parking lots shall be designed and maintained in conformance with the specific requirements established below.

- (a) **Plan:** The design of parking lots shall be subject to the approval of the Director of Community Development in accordance with standards established by this ordinance, and those established by the Plan Commission and the Board of Trustees in the case of variations, conditional uses and planned developments.
- (b) **Character:** Accessory parking spaces may be opened to the sky, or enclosed in a building or structure.
- (c) **Surfacing:** All open off-street parking areas and maneuvering areas shall be surfaced with dustless, all weather material of asphalt or concrete. Parking is not permitted within any open space, on grass, or in a landscape area. Proper drainage of parking lots shall be required.
- (d) **Lighting:**
 - 1) Parking lots shall be illuminated according to the standards listed below at all times that the parking lot is open for general use.
 - 2) Parking lot lighting shall be provided at a minimum intensity of 0.5 foot-candles at all points within the parking lot, and at an average intensity of no less than 2.0 foot-candles.
 - 3) Any lighting used to illuminate off-street parking areas shall be directed away from adjacent properties and streets in such a way as not to create a nuisance. In no case shall such lighting exceed 0.5 foot-candles at any property line which is shared by a residentially-zoned property, a property which has residential uses on the first floor, or a residential street. In no case shall such lighting exceed 3.0 foot-candles at any property line.

- 4) Light poles which are used for parking lot lighting shall not exceed forty (40) feet in height, except that light poles which are used for parking lot lighting for shared pedestrian access shopping centers (i.e. regional shopping malls), parking lot light poles shall not exceed forty-five feet (45') in height.
- (e) Cleaning and Maintenance: Except in the I Industrial District, no cleaning or maintenance of parking lots utilizing motorized equipment may be performed between 11:30 P.M. and 6:00 A.M. each day, except for the removal of snow.
- (f) Curbing: All parking lots shall be provided with perimeter concrete curbing (6 inch barrier curb). Such curbing shall be designed so that no part of any parked vehicle shall encroach into a required yard.
- (g) Shelter Building: No parking lot for accessory off-street parking shall have more than one (1) attendant shelter building per entrance which shall conform to all setback requirements for accessory structures established by Section 155.210 of this Ordinance, and any other applicable requirements of this ordinance.
- (h) Signs: Accessory signs shall be permitted on parking areas in accordance with the provisions specified in the Village of Lombard Sign Ordinance.
- ~~(i) Repair and Service: No motor vehicle repair work or service of any kind shall be permitted in conjunction with parking or loading facilities provided in any district, except that:~~
- ~~1) Emergency repair service necessary to start vehicles shall be permitted in all districts, and~~
- ~~2) In the I District, repair work or service shall be allowed if such work is not done within 200 feet of a Residence District. Washing of accessory vehicles shall also be permitted.~~

SECTION 2: That Title 9, Chapter 94, Section 94.05, of the Code of Lombard, Illinois is hereby amended to add a new subsection (K) to read in its entirety as follows:

94.05 SCHEDULE B: NOTICE NOT REQUIRED; NUISANCES DEFINED.

- (K) The repair work or service of motor vehicles of any kind in conjunction with parking or loading facilities, except for emergency repair service necessary to start vehicles or the washing of accessory vehicles.

SECTION 3: 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 18th day of May, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.


Passed on second reading this 1st day of June, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

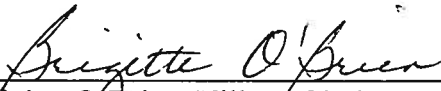
Nays: None

Absent: None

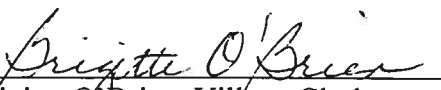
Approved this 1st day of June, 2006.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Published in pamphlet form this 7th day of June, 2006.


Brigitte O'Brien, Village Clerk