

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager

DATE: July 28, 2011 (BOT) Date: August 18, 2011

TITLE: PC 11-14: Text Amendments to the Lombard Zoning Ordinance

SUBMITTED BY: Department of Community Development *WJH*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition Lombard is requesting text amendments to remove Scrivener's errors, redundancies, and ambiguities within the Zoning Ordinance, as follows:

1. **Sections 153.211 Awnings and Canopies and 153.602 Definitions:** Clarify language regarding the classification of signage as awning signs, valance signs, and/or wall signs.
2. **Sections 155.211 Home Occupations, 155.223 Live Entertainment, and 155.602 Off-Street Parking:** Update existing references to the BOCA Basic Fire Prevention Code to reflect current Fire Code requirements;
3. **Sections 155.404 Conservation Recreation District Requirements, 155.412 O Office District Requirements, 155.413 B1 Limited Neighborhood District, 155.414 B2 General Neighborhood Shopping District, 155.415 B3 Community Shopping District, 155.416 B4 Corridor Commercial District, 155.417 B4A Roosevelt Road Corridor District Requirements, 155.418 B5 Central Business District Requirements, 155.419 B5A Downtown Perimeter District Requirements, 155.420 I Limited Industrial District Requirements, and 155.802: Definitions:** Establish consistent terminology, delete redundant references, and adding or modifying definitions (where necessary) pertaining to the following land use categories: indoor and outdoor amusement establishments and parks, animal hospitals and kennels, bakeries, banks and financial institutions, building material and products sales and storage, clubs, coffee shops and restaurants, compact disc, record, and sheet music stores, dry cleaning and pressing establishments, electrical stores and showrooms, florists and flower shops, furniture stores and interior decorating shops and upholstery, furriers, garden supply stores, gasoline sales, greenhouses and nurseries, home improvement stores and showrooms, laboratories, laundries and laundrettes, liquor stores and party supply stores, automobile, motor vehicle, and recreational vehicle repair, sales, and service, offices, parking lots and structures, post offices

Re: PC 11-14: Text Amendments to the Lombard Zoning Ordinance

August 18, 2011

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and parcel packing and shipping establishments, public utility and service uses and municipal buildings and facilities, recreation and community centers, recreational and social facilities, religious institutions, shoe stores and repair, tailor and custom dressmaker shops, taverns and cocktail lounges, sale and rental of video tapes, compact and laser discs, and electronic game cartridges, and wearing apparel and clothing shops.

The Plan Commission recommended approval of this petition.

Please place this item on the August 18, 2011 Board of Trustees agenda.

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:** David A. Hulseberg, Village Manager

**FROM:** William Heniff, AICP  
Director of Community Development *WH*

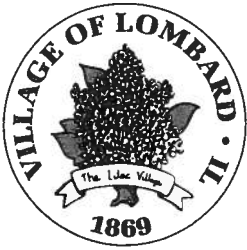
**DATE:** August 18, 2011

**SUBJECT: PC 11-14: Text Amendments to the Lombard Zoning Ordinance**

Attached please find the following items for Village Board consideration as part of the August 18, 2011 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 11-14;
3. An Ordinance approving text amendments to the Lombard Sign Ordinance Title 15, Chapter 153 of the Code of Lombard, Illinois; and
4. An Ordinance approving text amendments to the Lombard Zoning Ordinance Title 15, Chapter 155 of the Code of Lombard, Illinois.

The Plan Commission recommended approval of the text amendments associated with the petition.



## VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

August 18, 2011

**Village President**  
William J. Mueller

**Village Clerk**  
Brigitte O'Brien

### Trustees

Greg Alan Gron, Dist. 1  
Keith T. Giagnorio, Dist. 2  
Zachary C. Wilson, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, Dist. 6

### Village Manager

David A. Hulseberg

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses 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."*

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

### **Subject: PC 11-14: Text Amendments to the Zoning Ordinance**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The Village of Lombard is requesting text amendments to remove Scrivener's errors, redundancies, and ambiguities within the Zoning Ordinance, as follows:

1. *Sections 153.211 Awnings and Canopies and 153.602 Definitions:* Clarify language regarding the classification of signage as awning signs, valance signs, and/or wall signs.
2. *Sections 155.211 Home Occupations, 155.223 Live Entertainment, and 155.602 Off-Street Parking:* Update existing references to the BOCA Basic Fire Prevention Code to reflect current Fire Code requirements;
3. *Sections 155.404 Conservation Recreation District Requirements, 155.412 O Office District Requirements, 155.413 B1 Limited Neighborhood District, 155.414 B2 General Neighborhood Shopping District, 155.415 B3 Community Shopping District, 155.416 B4 Corridor Commercial District, 155.417 B4A Roosevelt Road Corridor District Requirements, 155.418 B5 Central Business District Requirements, 155.419 B5A Downtown Perimeter District Requirements, 155.420 I Limited Industrial District Requirements, and 155.802: Definitions:* Establish consistent terminology, delete redundant references, and adding or modifying definitions (where necessary) pertaining to the following land use categories: indoor and outdoor amusement establishments and parks, animal hospitals and kennels, bakeries, banks and financial institutions, building material and products sales and storage, clubs, coffee shops and restaurants, compact disc, record, and sheet music stores, dry cleaning and pressing establishments, electrical stores and showrooms, florists and flower shops, furniture stores and interior decorating shops and upholstery, furriers, garden supply stores, gasoline sales, greenhouses and nurseries, home improvement stores and showrooms, laboratories, laundries and laundrettes, liquor stores and party supply stores, automobile, motor vehicle, and recreational vehicle repair, sales, and service, offices, parking

lots and structures, post offices and parcel packing and shipping establishments, public utility and service uses and municipal buildings and facilities, recreation and community centers, recreational and social facilities, religious institutions, shoe stores and repair, tailor and custom dressmaker shops, taverns and cocktail lounges, sale and rental of video tapes, compact and laser discs, and electronic game cartridges, and wearing apparel and clothing shops.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 18, 2011.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. No one spoke in favor or against the petition.

Chairperson Ryan requested the staff report.

Christopher Stilling, Assistant Director of Community Development, presented the petition. The Village of Lombard is proposing a series of text amendments to address inconsistencies and ambiguities within the Sign Ordinance and Zoning Ordinance pertaining to signage on awnings, land use classifications, and references to the Village's Fire Code. None of the proposed amendments are intended to change current requirements; rather, they are meant to make the Village Code more consistent in its terminology and references.

Relative to awning signage, the proposed amendments to the Sign Ordinance attempt to create consistency and clarification, while still keeping with the intent of the Sign Ordinance. Any regulation that specifically establishes limitations based upon speech may not be content neutral. Moreover, the temporary sign provisions were amended to eliminate signage regulation based upon speech, as part of PC 09-26. Currently, only the name of the establishment or owner of the business may be displayed on the front and side valance of the awning or canopy. In keeping with the content neutral subject matter, staff is proposing allow any text, graphics and logos to be displayed on a valance, within the ten inch height requirement.

Staff is also seeking to add clarification to the awning and canopy signage provisions. Currently, advertising placed on any awning or canopy is considered to be a wall sign and is subject to the size requirements established for wall signs. Such regulations create conflict within the Sign Ordinance as wall signs and awning & canopy signs each have separate regulations, with respect to the number and size, in all commercial zoning districts. By eliminating such reference, each sign would continue to be regulated separately, as intended.

Mr. Stilling then referred to the staff report noting that the proposed changes to the Sign Ordinance are denoted by underlining new text and removed by strikethroughs.

Relative to the Fire Code the Department of Community Development has formally adopted the 2009 International Code Council Fire Code to replace the Building Officials Code Administrators International Code. As an administrative clean up, staff is proposing to remove all references to the old BOCA National Building Code and in its place insert a general reference

to the current fire code. By utilizing a broad reference to the 'current fire code', this will eliminate the need for a text amendment, to the relevant sections of Code, if the fire code were to again change. Again, proposed changes to the Zoning Ordinance are denoted by underlining new text and removed by strikethroughs.

As the Zoning Ordinance has been amended over time, the nomenclature used for various Land Use Categories has not always been kept consistent. For example, there are references to both automobile repair and motor vehicle repair, although both are the same land use. Also, due to the way in which the business districts refer back to one another, some uses are duplicated. For example, the B4 District allows both laundrettes and laundries, although there is no difference between these uses. Finally, as amendments have been made to certain land use categories, those amendments have not always been applied to every zoning district. For example, although references to specific types of religious institutions were removed from all residential zoning districts as well as the B5 and B5A Districts in 2004 as part of PC 04-22, the O District still lists out specific types of religious institutions.

He noted that the proposed text amendment list as noted in the staff report is extensive and he would read each one but noted that the report was being entered into the public record in its entirety.

Lastly, he stated that the standards for text amendments have been affirmed and staff is recommending approval of PC 11-14.

Chairperson Ryan opened the meeting to the Commissioners. The Commissioners had no comments.

On a motion by Commissioner Sweetser and a second by Commissioner Olbrysh, the Plan Commission voted 5 to 0 that the Village Board **approve** the text amendments associated with PC 11-14.

Respectfully,

**VILLAGE OF LOMBARD**



Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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

TO: Lombard Plan Commission

HEARING DATE: July 18, 2011

FROM: Department of  
Community Development

PREPARED BY: Jennifer Henaghan, AICP  
Senior Planner

**TITLE**

**PC 11-14: Text Amendments to the Lombard Zoning Ordinance**

The Village of Lombard is requesting text amendments to remove Scrivener's errors, redundancies, and ambiguities within the Zoning Ordinance, as follows:

1. *Sections 153.211 Awnings and Canopies and 153.602 Definitions*: Clarify language regarding the classification of signage as awning signs, valance signs, and/or wall signs.
2. *Sections 155.211 Home Occupations, 155.223 Live Entertainment, and 155.602 Off-Street Parking*: Update existing references to the BOCA Basic Fire Prevention Code to reflect current Fire Code requirements;
3. *Sections 155.404 Conservation Recreation District Requirements, 155.412 O Office District Requirements, 155.413 B1 Limited Neighborhood District, 155.414 B2 General Neighborhood Shopping District, 155.415 B3 Community Shopping District, 155.416 B4 Corridor Commercial District, 155.417 B4A Roosevelt Road Corridor District Requirements, 155.418 B5 Central Business District Requirements, 155.419 B5A Downtown Perimeter District Requirements, 155.420 I Limited Industrial District Requirements, and 155.802: Definitions*: Establish consistent terminology, delete redundant references, and adding or modifying definitions (where necessary) pertaining to the following land use categories: indoor and outdoor amusement establishments and parks, animal hospitals and kennels, bakeries, banks and financial institutions, building material and products sales and storage, clubs, coffee shops and restaurants, compact disc, record, and sheet music stores, dry cleaning and pressing establishments, electrical stores and showrooms, florists and flower shops, furniture stores and interior decorating shops and upholstery, furriers, garden supply stores, gasoline sales, greenhouses and nurseries, home improvement stores and showrooms, laboratories, laundries and laundrettes, liquor stores and party supply stores, automobile, motor vehicle, and recreational vehicle repair, sales, and service, offices, parking lots and structures, post offices and parcel packing and shipping establishments, public utility and service uses and municipal buildings and facilities, recreation and community centers, recreational and social facilities, religious institutions, shoe stores and repair, tailor and custom dressmaker shops, taverns and cocktail lounges, sale and rental of video tapes, compact and laser discs, and electronic game cartridges, and wearing apparel and clothing shops.

**GENERAL INFORMATION**

Petitioner:

Village of Lombard

## ANALYSIS

### DESCRIPTION

The Village of Lombard is proposing a series of text amendments to address inconsistencies and ambiguities within the Sign Ordinance and Zoning Ordinance pertaining to signage on awnings, land use classifications, and references to the Village's Fire Code. None of the proposed amendments are intended to change current requirements; rather, they are meant to make the Village Code more consistent in its terminology and references.

### INTER-DEPARTMENTAL REVIEW COMMENTS

#### PLANNING

##### Awnings

The proposed amendments to the Sign Ordinance attempt to create consistency and clarification, while still keeping with the intent of the Sign Ordinance. Any regulation that specifically establishes limitations based upon speech may not be content neutral. Moreover, the temporary sign provisions were amended to eliminate signage regulation based upon speech, as part of PC 09-26. Currently, only the name of the establishment or owner of the business may be displayed on the front and side valance of the awning or canopy. In keeping with the content neutral subject matter, staff is proposing allow any text, graphics and logos to be displayed on a valance, within the ten (10) inch height requirement.

As previously mentioned, staff is also seeking to add clarification to the awning and canopy signage provisions. Currently, advertising placed on any awning or canopy is considered to be a wall sign and is subject to the size requirements established for wall signs. Such regulations create conflict within the Sign Ordinance as wall signs and awning & canopy signs each have separate regulations, with respect to the number and size, in all commercial zoning districts. By eliminating such reference, each sign would continue to be regulated separately, as intended.

The following are the proposed text amendments for the Sign Ordinance. Proposed changes are denoted by underlining new text with text to be removed denoted by a ~~strike through~~.

#### **§153.211 AWNINGS AND CANOPIES**

(E) Advertising on Valance: ~~Advertising placed on any awning or canopy shall be deemed for the purposes of this ordinance to be a wall sign and be subject to the size requirements established for wall signs in that district. Where no advertising copy is~~ Text, graphics and logos ~~may be displayed on the face of the awning or canopy, the name of the establishment or owner of the business may be painted or otherwise permanently placed in letters~~ not exceeding ten (10) inches in height may be displayed on the front and side valance of the awning or canopy. (See Appendix)



## Fire Code

The Department of Community Development as formally adopted the 2009 International Code Council (ICC) Fire Code to replace the Building Officials Code Administrators International Code (BOCA). As an administrative clean up, staff is proposing to remove all references to the old BOCA National Building Code and in its place insert a general reference to the current fire code. By utilizing a broad reference to the 'current fire code', this will eliminate the need for a text amendment, to the relevant sections of Code, if the fire code were to again change.

The following are the proposed text amendments for the Zoning Ordinance. Proposed changes are denoted by underlining new text with text to be removed denoted by a ~~strike through~~.

### **155.211 HOME OCCUPATIONS**

(A) All home occupations shall comply with each and every one of the following standards and requirements:

(5) No toxic, explosive, flammable, radioactive, or other hazardous materials; as defined by the ~~BOCA Basic Fire Prevention Code as adopted in the Building Code of the Village of Lombard~~ Current Fire Code as adopted by the Village of Lombard Code, Title 15, Chapter 150 shall be used, sold, or stored on the site.

### **155.223 LIVE ENTERTAINMENT**

D. No toxic, explosive, flammable, or other hazardous materials: as defined by the ~~BOCA Basic Fire Prevention Code as adopted in the Building Code of the Village of Lombard~~, Current Fire Code as adopted by the Village of Lombard Code, Title 15, Chapter 150 shall be used for any live entertainment purposes.

### **155.602 OFF-STREET PARKING**

Table 6.3

#### **SCHEDULE OF OFF-STREET PARKING REQUIREMENTS**

Mortuarial Service One (1) space per each employee. One (1)space per three persons as per ~~BOCA code~~ Current Fire Code as adopted by the Village of Lombard Code, Title 15, Chapter 150 for any viewing areas.

## Land Use Categories

As the Zoning Ordinance has been amended over time, the nomenclature used for various land use categories has not always been kept consistent. For example, there are references to both automobile repair and motor vehicle repair, although both are the same land use. Also, due to the way in which the business districts refer back to one another, some uses are duplicated. For example, the B4 District allows both laundrettes (through a reference to the B1 District) and laundries, although there is no difference between these uses. Finally, as amendments have been made to certain land use categories, those amendments have not always been applied to every

zoning district. For example, although references to specific types of religious institutions were removed from all residential zoning districts as well as the B5 and B5A Districts in 2004 as part of PC 04-22, the O District still lists out specific types of religious institutions.

A number of amendments are proposed to make the land use lists within each zoning district use the same terminology and delete redundant and misleading language. An exhaustive list of the proposed text amendments is found in Appendix A. A summary of the proposed changes is as follows:

- Consistent listing of uses considered as indoor amusement establishments;
- Clarifying outdoor shooting gallery-type outdoor amusement establishments;
- Including animal hospitals with kennels in the I District;
- Consolidating automobile repair and service with motor vehicle repair and service and adding/deleting associated definitions;
- Clarifying that nonretail bakeries are not allowed in the B4 or B4A Districts;
- Combining references to banks and financial institutions and creating a definition;
- Clarifying building material and products sales and storage;
- Combining clothiers pressing establishments with dry cleaning establishments;
- Combining clothing and apparel establishments with wearing apparel shops;
- Combining tailor shops with custom dressmakers;
- Clarifying clubs and lodges;
- Eliminating coffee shops and providing consistent categories for restaurants with or without an entertainment component;
- Clarifying greenhouses and nurseries;
- Replacing references to phonographs with compact discs;
- Combining florists with flower shops;
- Clarifying furniture stores, interior decorating shops, and upholstery-related uses;
- Combining furrier shops with furriers;
- Combining garden supply stores with garden supply, tool, and seed stores;
- Clarifying gasoline sales;
- Combining home improvement stores with home improvement stores and showrooms;
- Clarifying laboratories;
- Combining package liquor and party supply stores with liquor stores (packaged goods only);
- Clarifying offices;
- Clarifying parking lots, garages, and structures;
- Combining post offices with post offices and parcel packing and shipping establishments;
- Combining motor vehicles sales, recreational vehicle sales, and mobile home sales;
- Combining municipal buildings, municipal facilities, and public utility and service uses;
- Creating consistent references to recreational and social facilities; and
- Creating consistent references to religious institutions.

Standards for Text Amendments

For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. The standards and staff comments are noted below:

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 amendments will be applicable throughout the Village.

2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

The proposed amendments are consistent with the objectives of the ordinance and intent of the applicable zoning districts in that they do not change the intent of any current regulations. Rather, they are meant to clarify the language currently within the Village Code.

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed amendments create no nonconformities as they are not intended to change the existing regulations.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendments will not make the ordinance more permissive, but for the inclusion of animal hospitals with kennels in the I Limited Industrial District, as they are not intended to change the existing regulations.

5. *The consistency of the proposed amendment with the Comprehensive Plan;*

Staff believes that the proposed amendments would be consistent with the Comprehensive Plan as they are not intended to change the existing regulations.

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

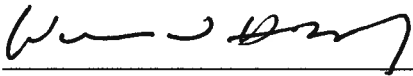
The Village has a history of amending its Zoning Ordinance to address evolving circumstances presented by petition or otherwise. The proposed amendments are consistent with established Village policy in this regard.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested text amendments **comply** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 11-14.

Inter-Departmental Review Group Report Approved By:



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William J. Heniff, AICP  
Director of Community Development

WJH:JB

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## Appendix A: Land Use List Amendments

Text to be deleted is shown in ~~strikethrough~~; text to be added is shown in underline

### **§155.404 CONSERVATION RECREATION DISTRICT REQUIREMENTS**

#### B. Permitted Uses

The following uses shall be permitted in the CR District:

1. Botanical gardens and arboretums
2. Golf courses, tennis courts, and similar open recreational activities.
3. Parks and playgrounds
4. Schools, Public, Full-Time: Elementary, Middle and High
5. Zoological Gardens
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.

#### C. Conditional Uses

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

1. Cemeteries, including associated cemetery chapel, maintenance, administration, and detention facilities (Ord. 4201; passed 9/5/1996)
2. Colleges and universities
3. Cultural facilities/institutions
4. Day care centers
5. Municipal facilities
- 6.5. Nurseries, for the growing and sale of trees and shrubbery
- 7.6. Planned developments in conformance with Section 155.500 of this Ordinance

7. Public recreational and social facilities, as defined in the R1 District

8. Public utility and governmental service uses

8.9. Schools, Private, Full-Time: Elementary, Middle, and High

~~9. Recreational and social facilities~~

10. 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

### **§155.412 O OFFICE DISTRICT REQUIREMENTS**

#### B. Permitted Uses

The following uses shall be permitted in the O Office District:

1. Cultural facilities/institutions

~~2. Municipal buildings~~

3.2. Offices, including business, professional, non-profit, and governmental ~~offices~~

4.3. Outpatient medical and dental offices and clinics

5.4. Religious institutions as follows:

~~(a) Churches, chapels, temples, and synagogues~~

~~(b) Convents, seminaries, monasteries, and nunneries~~

~~(c) Rectories, parsonages, and parish houses~~

~~(d) Religious retreats~~

6.5. 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

C. Conditional Uses

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

- 1. Banks and Financial Institutions
- 2. Clubs and lodges, private
- 3. Colleges or universities (non-boarding)
- 4. Convalescent and nursing homes, including extended medical care facilities
- 5. Day care centers
- 6. Funeral Homes
- 7. Hospitals
- 8. Hotels and Motels
- 9. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
- 10. Outside service areas for other permitted or conditional uses in this district
- 11. ~~Parking lots and garages and structures, as the principal use of the property, other than accessory, for the storage of private passenger automobiles only~~
- 12. Parking lots, open, as the principal use of the property
- ~~12.~~13. Planned developments in conformance with Section 155.500 of this Ordinance
- 14. Public recreational and social facilities, as defined in the R1 District
- ~~13.~~15. Public utility and public-municipal service uses as follows:

- ~~(a) Fire stations~~
- ~~(b) Police stations~~
- ~~(c) Post offices~~
- ~~(d) Telephone exchanges, telephone transmission equipment buildings, and microwave relay towers~~

~~14. Recreational and social facilities, including~~

- ~~(a) Parks and playgrounds~~
- ~~(b) Recreational buildings and community centers (non-commercial)~~

~~15~~16. Restaurants, including entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use and/or dancing

~~16~~17. Restaurants, not including entertainment, dancing, and/or amusement devices

~~17~~18. Schools, Private, Full-Time: Elementary, Middle, and High

~~18~~19. Schools, Public, Full-Time: Elementary, Middle, and High

~~19~~20. Trade Schools

~~20~~21. Accessory uses and buildings, incidental to and on the same zoning lot as the principal use, which are constructed and operated in conformance with Section 155.210 of this Ordinance.

**§155.413 B1 LIMITED NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS**

B. Permitted Uses

The following uses shall be permitted in the B1 District:

- 1. Antique shops
- 2. Art and school supply stores
- 3. Art shops or galleries, but not including auction rooms
- 4. Bakeries, retail only
- 5. Banks and financial institutions
- 5.6. Barber shops
- 6.7. Beauty shops

~~7-8.~~ Book and stationery stores

~~8-9.~~ Candy and ice cream stores

~~9-10.~~ China and glassware stores

~~11.~~ ~~Clothing pressing establishments~~ Clothing and wearing apparel establishments

~~11-12.~~ Coin and philatelic stores

~~12-13.~~ Computer hardware and software sales and service

~~13.~~ Custom dressmaker

14. Drug stores

15. Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:

- a) Receiving stations, processing to be done elsewhere
- b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:
  - 1) That the dry cleaning use shall be a service retail use and shall not consist of the processing of garments from other dry cleaning establishments.
  - 2) That the total basket capacity of all units on the premises, as established by the manufacturer of the respective dry cleaning machine, shall not exceed 200 pounds.
  - 3) That no more than one (1) dry cleaning machine is permitted.
  - 4) That the dry cleaning process shall only use solvents approved by the Fire Department.
  - 5) That all activities associated with the dry cleaning establishment shall be operated per the Illinois Environmental Protection Agency regulations.

16. Dry goods stores

17. Dwelling units, located above the first floor, provided: at least fifty percent (50%) of the square footage of the Building Footprint on the Ground Floor is devoted to uses permitted (Permitted uses and/or approved Conditional uses) in this district, other than uses referenced in Section 155.413(B)(40), 155.413(C)(2), and 155.413(C)(8).

~~18.~~ ~~Financial Institutions~~

~~19.~~ ~~Flower shops~~ Florists

~~20.~~ Food stores, grocery stores, meat markets and delicatessens ~~including carry-out and delivery~~

21. Gift shops

22. Hardware stores

23. Hobby shops, for retail sales of items to be assembled or used away from the premises

24. Jewelry stores, including watch repair

25. Laundrettes, automatic, self-service only or hand laundries

26. Learning Centers, with no outdoor component

27. Medical Supply Stores

~~28.~~ ~~Offices—business or professional, including business, professional, non-profit, and governmental~~

29. Outpatient Medical and Dental Offices and Clinics

30. Pet Grooming Services (not including animal hospitals or overnight visits)

31. Post offices and parcel packing and shipping establishments

32. Repair, rental or servicing of any article, the sale of which is a permitted use in the district

32.33. Restaurants, not including entertainment, and dancing, and/or amusement devices

33.34. Shoe and clothing repair stores

34.35. Silk screening services

35.36. Sign Printers

37. Tailor shops and custom dressmakers

36.38. Tanning Salon

37. Wearing apparel shops

38.39. Variety shops

39.40. Video tapes, sale and rental of, electronic game cartridges and similar items

40.41. 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

#### C. Conditional Uses

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

1. Cultural facilities/institutions
2. Day care centers
3. Learning Centers, with an outdoor component
4. Liquor stores, packaged goods only
- 4.5. Outside service areas for other permitted or conditional uses in this district

5. Package liquor and party supply stores

6. Parking lots, open, including commercial and other than accessory, for the storage of private passenger automobiles as the principal use of the property

7. Planned developments in conformance with Section 155.500 of this Ordinance

8. Public utility and governmental service uses

9. Religious Institutions

10. Taverns and cocktail lounges, ~~not including entertainment and dancing~~

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

(Ord. 6597, passed 4/7/11)

#### **§155.414 B2 GENERAL NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS**

##### B. Permitted Uses

The following uses shall be permitted in the B2 District:

1. Any use permitted in the B1 District shall be permitted in the B2 District.
2. ~~Automobile~~ Motor vehicle accessory stores
3. ~~Package liquor and party supply stores~~ Liquor stores, packaged goods only
4. Parking lots, open, as the principal use of the property
5. Parking lots ~~garages~~ and structures, as the principal use of the property
- 5.6. Printing and duplicating services



- ~~6. Repair, rental or servicing of any article, the sale of which is a permitted use in the district~~
- 7. Secondhand stores and rummage shops
- 8. Watchman's quarters
- 9. 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.

C. Conditional Uses

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

- 1. Amusement establishments, indoor only, including: bowling alleys, pool halls, ~~gymnasiums, skating rinks,~~ and swimming pools, and skating rinks
- 2. Animal hospitals and kennels
- ~~3. Automobile repair~~
- ~~4. Automobile service~~
- ~~5.3. Clubs and lodges, nonprofit and fraternal (Non-profit/Fraternal)~~
- ~~6.4. Cultural facilities/institutions~~
- ~~7.5. Day care centers~~
- ~~8.6. Drive-in and drive-through establishments/services~~
- ~~9.7. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.~~
- ~~10.8. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)~~
- ~~11.9. Greenhouses and nurseries~~

- 10. Gymnasiums
- 11. Funeral homes
- 12. Furniture stores and interior decorating shops, including upholstery when conducted as part of the retail operations and secondary to the principal use
- 13. Furniture upholstery, repair, and reconditioning as the principal use of the property
- 14. Learning Centers, with outdoor component
- 15. Motor vehicle repair
- 16. Motor vehicle sales
- 17. Motor vehicle service
- ~~16.18. Outside display and sales of products the sale of which is a permitted or conditional use in this district~~
- ~~17.19. Outside service areas for other permitted or conditional uses in this district~~
- ~~18.20. Planned developments in conformance with Section 155.500 of this Ordinance~~
- ~~19.21. Public utility and governmental service uses~~
- ~~20.22. Religious institutions~~
- ~~21.23. Taverns and cocktail lounges, not including entertainment and dancing~~
- ~~22.24. Theaters, indoor~~
- ~~23.25. 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~~

- 35.32. Theater, indoor
- 36.33. Ticket agencies, amusement
- 37.34. Tobacco shops
- 38.35. Toy shops
- 39.36. Travel bureaus and transportation ticket offices
- 40.37. 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

C. Conditional Uses

Subject to the provisions of Section 155.103 (F) of this Ordinance, any conditional use in the B1 District shall be a conditional use in the B3 District and in addition, the following conditional uses may be allowed:

- 1. Amusement establishments, indoor only, including: bowling alleys, pool halls, swimming pools, and skating rinks
- ~~2. Automobile repair~~
- ~~3. Automobile service~~
- 4.2. Bus station
- 5.3. Catering services
- 6.4. Collection Centers, Attendant
- 7.5. Day Care Centers
- 8.6. Drive-through and drive-in establishments/services
- 9.7. Funeral homes
- 10.8. Furniture upholstery, ~~repair, and reconditioning~~ as the principal use of the property
- 11.9. Gasoline sales (or any expansion of a principal, secondary

or ancillary use on the same lot as a gasoline sales establishment)

- ~~12.10.~~ Hotel and Convention Halls
- 13. Hotels and motels
- 14. Learning Centers, with outdoor component
- 15. Medical and dental laboratories
- 16. Meeting hall
- 17. Motor vehicle repair
- 18. Motor vehicle sales
- 19. Motor vehicle service
- ~~18.20.~~ Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
- ~~19.21.~~ Outside display and sales of products the sale of which is a permitted or conditional use in this district
- ~~20.22.~~ Outside service areas for other permitted or conditional uses in this district
- 23. Parking lots, open, as the principal use of the property
- ~~24.~~ Parking garages or structures, ~~other than accessory parking for private passenger automobiles only~~ as the principal use of the property
- ~~22.25.~~ Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
- ~~23.26.~~ (Psychics, ESP Readers, and fortune tellers
- ~~24.27.~~ Public recreational and social facilities, as defined in the R1 District
- 28. Public utility and governmental service uses

**§155.415 B3 COMMUNITY SHOPPING DISTRICT REQUIREMENTS**

**B. Permitted Uses**

Any use permitted in the B1 District shall be permitted in the B3 District; and, in addition, the following uses shall be permitted in the B-3 District:

1. Motor vehicle ~~Automobile~~-accessory stores
- ~~2.~~ Banks and financial institutions
- ~~3.~~ 2. Bicycle sales
- ~~4.~~ 3. Business machine sales
- ~~5.~~ 4. Camera and photographic supply stores
- ~~6.~~ 5. Carpet and rug stores, retail sales only
- ~~7.~~ 6. Closet and storage organizer stores
7. Compact disc, record and sheet music stores
8. Department stores
9. Electrical and household appliance stores, including radio and television sales
10. Furniture stores and interior decorating shops, including upholstering when conducted as part of the retail operations and secondary to the principal use
11. Furrier shops
12. Garden supply, tool, and seed stores
13. Gymnasiums
14. Health services, ~~gymnasiums~~, and weight reduction services
- 14.15. Home improvement stores and showrooms

- ~~15.~~ Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use
16. Leather goods and luggage stores
17. Liquor stores, packaged goods only
18. Locksmith shops
19. Mail order, catalog store
20. Musical instrument sales
- ~~21.~~ Offices, business and professional
- ~~22.~~ 21. Office supply stores
- ~~23.~~ 22. Paint, glass, and wallpaper stores
- ~~24.~~ 23. Pet shops
- ~~25.~~ Phonograph record and sheet music stores
- ~~26.~~ 24. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises
- ~~27.~~ 25. Picture framing, when conducted for retail trade on the premises only
- ~~28.~~ 26. Printing and duplicating services
- ~~29.~~ Repair, rental, and servicing of any article the sale of which is a permitted use in the district
- ~~30.~~ 27. Secondhand stores and rummage shops
- ~~31.~~ 28. Sewing machine sales and service-household appliances only
- ~~32.~~ 29. Shoe stores
- ~~33.~~ 30. Sporting goods stores
- ~~34.~~ 31. Tailor shops

~~26. Recreation and community centers, noncommercial~~

~~26-29. Religious institutions~~

~~27-30. Restaurants including entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use~~

~~28-31. Taverns and cocktail lounges~~

~~29-32. 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~~

~~30-33. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.~~

## **§155.416 B4 CORRIDOR COMMERCIAL DISTRICT REQUIREMENTS**

### **B. Permitted Uses**

Any use permitted in the B3 District shall be permitted in the B4 District, and, in addition, the following uses shall be permitted in the B4 District:

1. Amusement establishments, indoor only, including: bowling alleys, pool halls, ~~gyms~~swimming pools, and skating rinks

~~2. Bakeries~~

~~3. Commercial greenhouses and nurseries~~

~~4-2. Electrical showrooms and shops~~

~~5-3. Funeral homes~~

~~6-4. Furniture upholstery, repair, and reconditioning~~

~~5. Greenhouses and nurseries~~

~~7. Health services, gymnasiums, and weight reduction services~~

~~8-6. Hotels and motels~~

~~9-7. Laboratories; medical, dental, research, and testing~~

~~10. Laundries~~

~~11-8. Parking lots, garages and structures, as the principal use of the property~~

~~9. Parking lots, open, as the principal use of the property~~

~~12-10. Pawn shops~~

~~13-11. Plumbing showrooms and shops, including hot tubs, spas, and supplies~~

~~14. Repair, rental or servicing of any article, the sale of which is a permitted use in the district~~

~~15-12. 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~~

### **C. Conditional Uses**

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

1. Amusement establishments, outdoor, including: archery ranges, shooting galleries (with no retail sales of associated product), ~~miniature golf facilities~~, and other similar outdoor amusement facilities
2. Amusement parks, including: permanent carnivals, kiddie parks, golf driving ranges, pitch and putt, miniature golf courses, and other similar outdoor amusement facilities

3. Animal hospitals and kennels

155.602 (A) (3) (b) of this Ordinance

~~4. Automobile repair~~

~~21.20.~~ Outside display and sales of products the sale of which is a permitted or conditional use in this district

~~5. Automobile service~~

~~22.21.~~ Outside service areas for other permitted or conditional uses in this district

~~6.4.~~ Boat showrooms, sales and repairs

~~23.22.~~ Photographic processing business

~~7.5.~~ Building material and products sales and storage

~~8.6.~~ Clubs and lodges, nonprofit and fraternal

~~24.23.~~ Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)

~~9.7.~~ Collection Centers, Attendant

~~10.8.~~ Contractor construction offices, shops, and yards

~~25.24.~~ Planned developments in conformance with Section 155.500 of this Ordinance

~~11.9.~~ Day Care Center

~~12.10.~~ Drive-through and drive-in establishments/services

~~26.25.~~ Psychics, ESP Readers, and fortune tellers

~~13.11.~~ Dwelling Units, located above the first floor, where all the requirements of Section 155.413(B)(17) of this Code are not met.

~~27.26.~~ Public utility and governmental service uses

~~14.12.~~ Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment

~~28.27.~~ Religious Institutions

~~15.13.~~ Learning Centers, with outdoor component

~~29.28.~~ Restaurants, which include entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use

~~16.14.~~ Machinery sales

~~30.29.~~ Stadiums, auditoriums, and arenas—open or enclosed

~~17. Mobile homes sales~~

~~18.15.~~ Model homes and garage displays

~~31.30.~~ Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000

~~19.16.~~ Motor vehicle repair

~~32.31.~~ Theaters, drive-in

17. Motor vehicle sales

18. Motor vehicle service

~~33.32.~~ Trailer and camper trailer sales and rental for use with private passenger motor vehicles

20.19. Off-site parking, in conformance with Section

34.33. Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.

35.34. 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

## §155.417 **B4A ROOSEVELT ROAD CORRIDOR B4A-DISTRICT REQUIREMENTS**

### **G. Use Regulations**

The uses within the B4A District are designed to permit a wide variety of retail sales activity required to meet the demands of a developing local market and promote attractive development, an open and pleasant street appearance and compatibility with adjacent residential areas. Related personal, professional and business services which are complimentary to the overall corridor and adjacent residences can generally be deemed appropriate, provided that such uses are integrated into the overall context of the Corridor.

**1. Permitted Uses.** The following land uses are permitted in the Roosevelt Road Corridor B4A District, subject to the provisions of this Chapter.

#### a. Retail Uses

1. Amusement establishments, indoor only, including: bowling alleys, pool halls, skating rinks, and swimming pools
2. Antique shops
3. Art and school supply stores
4. Art shops or galleries, but not including auction rooms
5. Motor vehicle ~~Automobile~~ accessory stores
6. Bakeries, retail only

7. Bicycle sales
8. Book and stationery stores
9. Business machine sales
10. Camera and photographic supply stores
11. Candy and ice cream stores
12. Carpet and rug stores, retail sales only
13. China and glassware stores
14. Closet and storage organizer store
15. Clothing and wearing apparel establishments
16. Coin and philatelic stores
17. Compact disc, record and sheet music stores
18. Computer hardware and software sales and service
19. Department stores
20. Drug stores
21. Electrical and household appliance stores, including radio and television sales
22. Florists
23. Food stores, grocery stores, meat markets and delicatessens
24. Furniture stores
25. Furrier shops
26. Garden supply, tool, and seed stores
27. Gift shops
28. Hardware stores
29. Hobby shops, for retail sales of items to be assembled or used away from the premises



30. Home improvement stores and showrooms

~~31. Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use~~

32-31. Jewelry stores, including watch repair

33-32. Leather goods and luggage stores

34-33. Liquor stores, packaged goods

35-34. Medical Supply Stores

36-35. Musical instrument sales

37-36. Office supply stores

38-37. Paint, glass, and wallpaper stores

39-38. Pet shops

40-39. Restaurants, not including entertainment, ~~and~~ dancing, ~~and/or~~ amusement devices

41-40. Shoe stores

42-41. Sporting goods stores

43-42. Theater, indoor

44-43. Tobacco shops

45-44. Toy shops

46-45. Variety shops

47-46. Videotapes, compact and laser disc, electronic game cartridges and similar items, sales and rental

b. Service Uses

1. Barber shops

2. Beauty shops

3. Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:

- a) Receiving stations, processing to be done elsewhere
- b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:
  - 1) That the dry cleaning use shall be a service retail use and shall not consist of the processing of garments from other dry cleaning establishments.
  - 2) That the total basket capacity of all units on the premises, as established by the manufacturer of the respective dry cleaning machine, shall not exceed 200 pounds.
  - 3) That the dry cleaning process shall only use solvents approved by the Fire Department.
  - 4) That all activities associated with the dry cleaning establishment shall be operated per the Illinois Environmental Protection Agency regulations.

4. Funeral homes

5. Furniture stores and interior decorating shops, including upholstering when conducted as part of the retail operations and secondary to the principal use

6. Furniture upholstery, repair, and reconditioning as the principal use of the property

7. Gymnasiums

8. Health services, ~~gymnasiums~~, and weight reduction services

~~7-9.~~ Learning Centers, with no outdoor component

which are constructed and operated in conformance with Section 155.210

~~8-10.~~ Locksmith shops

2. Dwelling Units, located above the first (ground) floor

~~9-11.~~ Offices, ~~including~~ business, professional, non-profit, and governmental offices

**2. Conditional Uses.** The following uses are considered conditional uses and shall be subject to the provisions set forth in Section 155.103 (F) of this Ordinance.

~~10-12.~~ Outpatient Medical and Dental Offices and Clinics

a. Retail Uses

~~11-13.~~ Pet Grooming Services (not including animal hospitals or overnight visits)

1. Amusement establishments, outdoor, including: archery ranges, shooting galleries (with no retail sales of associated product), and other similar outdoor amusement facilities

~~12-14.~~ Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises

2. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)

~~13-15.~~ Picture framing, when conducted for retail trade on the premises only

3. Motor vehicle sales

~~14-16.~~ Post offices and parcel packing and shipping establishments

4. Outside display and sales of products the sale of which is a permitted or conditional use in this district

~~15-17.~~ Printing and duplicating services

5. Outside service areas for other permitted or conditional uses in this district

~~16-18.~~ Repair, rental, and servicing of any article the sale of which is a permitted use in the district

6. Restaurants, ~~which include~~ entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use

~~17-19.~~ Silk screening services

7. Recreational vehicle sales

~~18-20.~~ Sign Printers

~~19-21.~~ Tanning Salon

~~20-22.~~ Tailor shops and custom dressmakers

~~21-23.~~ Ticket agencies, amusement

b. Service Uses

~~22-24.~~ Travel bureaus and transportation ticket offices

1. Animal hospitals and kennels

c. Other Uses and Activities

2. Banks and financial institutions

1. Accessory uses and buildings, incidental to and on the same zoning lot as the permitted use,

3. Clubs and lodges, nonprofit and fraternal



- |  |  |
|--|--|
| 4. Collection Center, Attendant  | <del>5.6.</del> Public utility and <u>governmental</u> service uses  |
| 5. Day Care Center   |  |
| 6. Drive-through and drive-in establishments/services  | <del>6.7.</del> Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.  |
| 7. Learning Centers, with outdoor component  | <del>7.8.</del> Shopping centers, consisting of more than one principal business on a zoning lot   |
| 8. Motor vehicle repair  |  |
| 9. Motor vehicle service   | <del>8.9.</del> More than one principal building on a zoning lot   |
| 10. Photographic processing business   | <del>9.10.</del> 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 |
| 11. Therapeutic massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances) |  |

~~12. Recreational vehicle sales~~

~~13.12.~~ Religious Institutions

~~14.13.~~ Smoking Establishments (in conformance with Illinois Smoke Free Act, 410 ILCS 82/1 et seq)

c. Other Uses and Activities

1. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.
2. Off-site parking, in conformance with Section 155.602(A)(3)(b) of this Ordinance
3. Parking ~~lots~~ garages and structures, as the principal use of the property
4. Parking lots, open, as the principal use on the property
- 4.5. Planned developments in conformance with Section 155.500 of this Ordinance

**§155.418 B5 CENTRAL BUSINESS DISTRICT REQUIREMENTS**

B. Permitted Uses

Any use permitted in the B3 District shall be permitted in the B5 District, and in addition, the following uses shall be permitted in the B5 District:

1. Dwelling units, located above the first floor, provided:
  - (a) The Building in which the Dwelling Units are located extends across the entire Frontage of the zoning Lot on which the Building is located, except for areas necessary for driveway access to parking spaces;
  - (b) At least fifty percent (50%) of the square footage of the Building Footprint on the Ground Floor is devoted to uses permitted (Permitted Uses and/or approved Conditional Uses) in the B5 Central Business District, other than uses referenced in Sections 155.416(B)(9), 155.416(C)(6), 155.416(C)(9) and 155.416(C)(16); and

(c) No Parking Spaces exist in either the Front Yard or Corner Side Yard.

2.Coffee Shop

3.Financial institutions

4.2. Hotels and motels

5.Offices, including business, professional, non-profit and governmental offices

6.3. Outdoor Cafes, in conformance with Section 155.802 and Chapter 119 of this Code.

7.4. Theaters, indoor only

C. Conditional Uses

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

1. Amusement establishments, indoor only, including; bowling alleys, pool halls, swimming pools, skating rinks.

2. Animal hospitals and kennels

3. Automobile service

4.3. Catering businesses on the first floor as a primary use but only if, as an accessory use, either a restaurant, excluding entertainment and dancing, or a related, permitted retail use, designed to generate walk-in trade, is located in the storefront.

5.4. Convention and exhibition halls

6.5. Day Care Centers

7.6. Farmer’s Market

8.7. Funeral homes

9.8. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)

10.9. Learning Centers, with outdoor component

11.10. Motor vehicle service

11. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance

12. Outside display and sales of products the sale of which is a permitted or conditional use in this district

13. Outside service areas for other permitted or conditional uses in this district

14. Parking ~~lots~~ garages or structures, ~~commercial~~ as the principal use of the property

15. Parking lots, open, as the principal use of the property

15.16. Planned developments in conformance with Section 155.500 of this Ordinance

16.17. Public recreational & social facilities, as defined in the R1 District

17.18. Public utility~~ies~~ and governmental service uses

18.19. Religious institutions

19.20. Transportation depots

20.21. 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

(Ord. 4576, passed 12/3/98, Ord. 4590 Passed 1/21/99; Ord. 4692, passed 9/2/99; Ord. 5642, passed 5/5/05)

**§155.419 B5A DOWNTOWN PERIMETER DISTRICT REQUIREMENTS**

B. Permitted Uses

Any use permitted in the B5 District shall be permitted in the B5A District.

C. Conditional Uses

12. Furniture upholstery, ~~repair and reconditioning~~ as the principal use of the property

13. Fur processing

14. Laboratories, including medical, dental, research and testing laboratories

15. Laundries, including truck route laundries, linen supply, and diaper services

16. Light machinery production and repair e.g. household appliances & business machines etc. – appliances, business machines, etc.

17. Lithographing

18. Mail order houses

19. Mechanical Parts Reconditioning

20. Mini-Warehouses

21. Musical instruments manufacturing

22. Offices, including business, professional, non-profit, and governmental

23. Orthopedic and medical appliance manufacture

24. Packing Material Manufacturing

25. ~~Parking lots, commercial and lots other than accessory, and subject to the provisions of Section 155.600 of this Ordinance~~ open, as the principal use of the property

26. Pottery and ceramics manufacture

27. Printing and publishing establishments

28. Public utility and governmental service uses

29. Radio and television stations and towers

30. Rope, cord, and twine manufacture

31. Sheet Metal Stamping and Fabrication

32. Sign Contractors

33. Sporting goods manufacture

34. Storage Centers

35. Tool & Die

36. Warehousing, storage, and distribution facilities

37. Wearing Apparel Manufacture

38. Woodworking and wood products manufacture

39. Automated Envelope Merging Process

40. 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

### 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. Animal Day Care Facility

3. Animal hospitals and kennels

3. Automobile repair

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

(1) Amusement establishments, indoor only, including; bowling alleys, pool halls, swimming pools, skating rinks.

(2) Animal Hospitals and kennels.

~~(3)~~Automobile repair

~~(4)~~Automobile service

~~(5)~~(3) Catering businesses on the first floor as a primary use but only if, as an accessory use, either a restaurant, excluding entertainment and dancing, or a related, permitted retail use, designed to generate walk-in trade, is located in the storefront.

~~(6)~~(4) Convention and exhibition halls

~~(7)~~(5) Day Care Centers

~~(8)~~(6) Drive-through and drive-in establishments/services

~~(9)~~(7) Funeral Homes

~~(10)~~(8) Gasoline Sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)

~~(11)~~(9) Learning Centers, with outdoor component

~~(12)~~(10) Motor vehicle repair

(11)Motor vehicle service

(12)Off-site parking, in conformance with Section 155.602(A)(3)(b) of this Ordinance

(13)Outside display and sales of products the sale of which is a permitted or conditional use in this district.

(14)Outside service areas for other permitted or conditional uses in this district

(15)Parking ~~lots-garages~~ or structures, as the principal use of the property~~commercial~~

(16) Parking lots, open, as the principal use of the property

~~(16)~~(17) Planned developments in conformance with Section 155.500 of this Ordinance

~~(17)~~(18) Public recreational & social facilities, as defined in the R1 District

~~(18)~~(19) Public utilityies and governmental service uses

~~(19)~~(20) Religious institutions

~~(20)~~(21) 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

## §155.420 I LIMITED INDUSTRIAL DISTRICT REQUIREMENTS

### B. Permitted Uses

The following uses shall be permitted in the I District:

1. Bedding manufacturing
2. Boot and shoe manufacturing
3. Cabinet Making
4. Carpet manufacturing
5. Cloth products manufacturing
6. Contractors, architects, and engineers offices and shops
7. Dry cleaning plants and operations primarily serving satellite drop-off dry cleaning establishments in other districts.
8. Electronic and scientific precision instruments manufacturing
9. Exterminating services
10. Film Processing; not including retail sales or commercial studios
11. Furniture manufacturing

4.Automotive service

5.4. Banks and financial institutions

6.5. Building material and products sales and storage

7.6. Cartage and express facilities

8.7. Catering Services

9.8. Clubs and Lodges, non-profit and fraternal

10.9. Collection Centers, Attendant

11.10. Collection Centers, Recycling, provided that the following provisions are met:

- (a) The recycling collection center is located in an area where there is an excess of parking beyond that required in Section 155.600 et. seq.
- (b) Placement of any containers shall be on a hard surface parking area;
- (c) The recycling collection center must be staffed full-time to monitor the use, and all collection is to be removed on a daily basis. Any area involved must be swept and cleaned at the end of the business day.
- (d) Recycling collection centers shall not operate without the consent of the property owner stating approved days and hours of operation as part of the application for conditional use approval.

12.11. Compost collection facility

13.12. Concrete and cast stone fabrication and molding

14.13. Contractors, architects, and engineers equipment and material storage yards

15.14. Cosmetics production

16.15. Dairy products processing or manufacture

17.16. Food manufacture, packaging, and processing

18.17. Gasoline sales (or any expansion of a principal, secondary, or ancillary use on the same lot as a gasoline sales establishment)

19.18. Glass products production

20.19. Heliports, private or commercial

21. Kennels

22.20. Learning centers (no outdoor component)

23.21. Metal Plating, Forging, or Casting

24.22. Mortuarial Services

23. Motor vehicle repair

24. Motor Vehicle Sales

25. Motor vehicle service

26. Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance

27. Outpatient medical and dental offices and clinics

28. Paper products manufacture

29. Parks and playgrounds

30. Planned developments in conformance with Section 155.500 of this Ordinance

31. Plastic extruding

32. Recreation buildings or community centers

33. Religious Institutions

34. Restaurants

35. Schools: public and/or private elementary, middle and high

36. Shooting Gallery & Range, Indoor (with ancillary retail sales of associated product)

37. Soap manufacture



- 38. Stadiums, auditoriums, and arenas – open or enclosed
- 39. Outside Storage of Motor Vehicles
- 40. Trade school
- 41. 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
- 42. 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.
- 43. 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

**AUTOMOBILE ACCESSORY STORE** is the retail sales of minor automobile parts, components, and accessories. Automobile accessory store does not include the following: installation, repair, or servicing of vehicles or vehicle parts; and the outside storage of parts, components, and accessories.

**MOTOR VEHICLE ACCESSORY STORE** is the retail sales of minor motor vehicle parts, components, and accessories. Motor vehicle accessory store does not include the following: installation, repair, or servicing of vehicles or vehicle parts; and the outside storage of parts, components, and accessories.

**BANKS AND FINANCIAL INSTITUTIONS** are businesses (including banks, cash stores, credit unions, currency exchanges, and savings and loan associations) that conduct retail banking operations on-site, including the receipt of deposits, payment of interest, certification of depositor's checks, issuance of drafts and loans, and withdrawal of cash through tellers or ATMs. This definition shall not include professional offices such as loan and mortgage offices, finance companies, stock brokers, and investment bankers.

**MOTOR VEHICLE** is any passenger vehicle, recreational vehicle, truck, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical power.

**MOTOR VEHICLE REPAIR** is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Motor vehicle repair generally consists of work that is more intense and less routine than motor vehicle service and sometimes includes overnight storage of vehicles.

**MOTOR VEHICLE SALES** is the retail sales or rental of motor vehicles to the general public.

**MOTOR VEHICLE SERVICE** is the service or maintenance of motor vehicles including the installation of minor components such as lubricants, batteries, tires, and mufflers and the performance of maintenance services such as tune-ups, tire-balancing, and car washes. Motor vehicle service generally does not include activities which require overnight storage of

**§155.802 RULES AND DEFINITIONS**

~~**AUTOMOBILE REPAIR** is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Automobile repair generally consists of work that is more intense and less routine than automobile service and sometimes includes overnight storage of vehicles.~~

~~**AUTOMOBILE SERVICE** is the service or maintenance of motor vehicles including the installation of minor components such as lubricants, batteries, tires, and mufflers and the performance of maintenance services such as tune-ups, tire-balancing, and car washes. Automobile services generally do not include activities which require overnight storage of vehicles and specifically do not include body work, painting, or repair of major components.~~

vehicles and specifically does not include body work, painting, or repair of major components.

**ORDINANCE \_\_\_\_\_**

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

(PC 11-14; Text Amendments to the Zoning 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 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 Sign Ordinance has been conducted by the Village of Lombard Plan Commission on July 18, 2011 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 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 211, of the Code of Lombard, Illinois is hereby amended to read in whole, as follows:

**SECTION 153.211 AWNINGS AND CANOPIES**

It is unlawful to erect, construct or maintain any awning or canopy unless the following provisions are followed:



(A) Construction Materials: The construction materials and manner of construction of all awnings and canopies shall be subject to the approval of the Director.

(B) Location Height Above Sidewalk: All awnings and canopies shall be constructed and erected so that the lowest portion thereof shall be not less than seven feet above the level of the sidewalk or parkway.

(C) Setback from Curb Line: No awning or canopy shall be permitted to extend beyond a point two feet inside the curb line.

(D) Erection:

(1) Awnings--Support: Every awning shall be securely attached to and supported by the building. Posts or columns beyond the building line shall not be permitted for awnings. It is unlawful to attach any awning to the wood jambs, frames, or other wood members of a building when such building is less than ten feet from public property.

(2) Canopies--Support: The framework of all canopies shall be designed by a structural engineer or registered architect and approved by the Director as to compliance with the Building Code. All frames and supports shall be designed to withstand a wind pressure of not less than thirty pounds per square foot of area. All canopy supports shall be designed so as no to obstruct the continuous flow of pedestrian traffic along any sidewalk and in conformance with any other reasonable requirements established by the Director.

(E) Advertising on Valance: Text, graphics and logos not exceeding ten (10) inches in height may be displayed on the front and side valance of the awning or canopy. (See Appendix)

(F) Mixed Signs Prohibited: No awning or canopy sign may be displayed in conjunction with a wall, or shingle sign.

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 \_\_\_\_\_, 2011.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2011.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2011.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Re: PC 11-14

Page 3

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

**ORDINANCE \_\_\_\_\_**

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

(PC 11-14; Text Amendments to the 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 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 July 18, 2011 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 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 211, of the Code of Lombard, Illinois is hereby amended to read in whole, as follows:

**155.211 HOME OCCUPATIONS**

(A) All home occupations shall comply with each and every one of the following standards and requirements:

- (1) The entrepreneur of the home occupation shall reside in the dwelling in which the business operates.
- (2) All home occupation activities conducted at the site of the home occupation shall be conducted within a completely enclosed structure.
- (3) The home occupation shall not interfere with the delivery of utilities or services to the area.
- (4) The activity should not generate any noise, vibrations, smoke, dust, odors, heat, glare, or interference with radio or television transmission in the area that would exceed that normally produced by a dwelling unit in a zoning district used solely for residential purposes.
- (5) No toxic, explosive, flammable, radioactive, or other hazardous materials; as defined by the ~~BOCA Basic Fire Prevention Code as adopted in the Building Code of the Village of Lombard~~ Current Fire Code as adopted by the Village of Lombard Code, Title 15, Chapter 150 shall be used, sold, or stored on the site.
- (6) There shall be no alteration of the residential appearance of the premises, including the creation of a separate or exclusive business entrance(s) or placement of a sign.
- (7) No more than one vehicle shall be used in connection with a home occupation. The home occupation vehicle must be a type ordinarily used for private passenger transportation, i.e., passenger automobile, or vans and pickup trucks not exceeding a payload capacity of one (1) ton. Further, the home occupation vehicle shall not, pursuant to the Illinois Vehicle Code, require more than a Class B license or be a vehicle included in the definition of a Second Division Vehicle by said code ("Those Vehicles which are designed for carrying more than 10 persons, those designed or used for living quarters and those vehicles which are designed for pulling or carrying property, freight, or cargo, those motor vehicles of the First Division remodeled for use and used as motor vehicles of the Second Division used and registered as school buses.")
- (8) No visitors in conjunction with the home occupation (clients, patrons, pupils, sales persons, etc.) shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- (9) No outdoor display or storage of materials, goods, supplies, or equipment shall be allowed.
- (10) There shall be no advertising, signs, display, or other indications of a home occupation in the yard, on the exterior of the dwelling unit or visible from the exterior of the dwelling unit.
- (11) Direct sales and/or rentals of products off display shelves or racks is not permitted, although a person may pick up an order previously made by telephone or at a sales meeting.
- (12) The total area used for the home occupation shall not exceed 250 square feet of the dwelling area.

(13) No person may be employed on the site in connection with the home occupation who is not an actual resident of the dwelling unit.

(14) Deliveries from commercial suppliers shall not be made by any vehicle that exceeds a gross weight in pounds for vehicle and maximum load of 20,000 pounds. Deliveries shall not restrict traffic circulation and must occur between 9:00 a.m. and 5:00 p.m. Monday through Friday.

(15) Visitors in conjunction with the home occupation (clients, pupils, sales staff, etc.) shall not exceed four during any 24-hour period. No more than two visitors may visit at one time.

(16) No more than one home occupation shall be permitted within any individual dwelling unit.

SECTION 2: That Title 15, Chapter 155, Section 223, of the Code of Lombard, Illinois is hereby amended to read in whole, as follows:

**155.223 LIVE ENTERTAINMENT**

All live entertainment activities shall comply with all of the following standards and requirements:

A. The live entertainment activity shall clearly be an accessory use to either a permitted or an approved conditional use.

B. The performance area used for the live entertainment shall not exceed 25% of the gross floor area of the business.

C. All live entertainment activities conducted on site shall be conducted within the confines of the building.

D. No toxic, explosive, flammable, or other hazardous materials: as defined by the ~~BOCA Basic Fire Prevention Code as adopted in the Building Code of the Village of Lombard~~, Current Fire Code as adopted by the Village of Lombard Code, Title 15, Chapter 150 shall be used for any live entertainment purposes.

E. All live entertainment activities shall fully comply with all other provisions of Village Code.

F. Any business serving alcoholic beverages shall be required to meet the full provisions of Chapter 112 of Village Code, which regulates Alcoholic Beverages.

G. Each live entertainment applicant shall submit to the Village a live entertainment application for review and approval. No live entertainment shall operate prior to the approval of the Village.

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

**155.602 OFF-STREET PARKING**

Table 6.3

**SCHEDULE OF OFF-STREET PARKING REQUIREMENTS**

***INDUSTRIAL***

**Mortuarial Service** One (1) space per each employee. One (1)space per three persons as per ~~BOCA code~~ Current Fire Code as adopted by the Village of Lombard Code, Title 15, Chapter 150 for any viewing areas.

SECTION 4: That Title 15, Chapter 155, Section 404, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 155.404 CONSERVATION RECREATION DISTRICT REQUIREMENTS**

**B. Permitted Uses**

The following uses shall be permitted in the CR District:

1. Botanical gardens and arboretums
2. Golf courses, tennis courts, and similar open recreational activities.
3. Parks and playgrounds
4. Schools, Public, Full-Time: Elementary, Middle and High
5. Zoological Gardens
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.

**C. Conditional Uses**

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

1. Cemeteries, including associated cemetery chapel, maintenance, administration, and detention facilities (Ord. 4201; passed 9/5/1996)
2. Colleges and universities
3. Cultural facilities/institutions
4. Day care centers
5. Nurseries, for the growing and sale of trees and shrubbery
6. Planned developments in conformance with Section 155.500 of this Ordinance
7. Public recreational and social facilities, as defined in the R1 District
8. Public utility and governmental service uses
9. Schools, Private, Full-Time: Elementary, Middle, and High
10. 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 5: That Title 15, Chapter 155, Section 412, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 155.412 O OFFICE DISTRICT REQUIREMENTS**

**B. Permitted Uses**

The following uses shall be permitted in the O Office District:

1. Cultural facilities/institutions
2. Offices, including business, professional, non-profit, and governmental
3. Outpatient medical and dental offices and clinics
4. Religious institutions
5. 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

### C. Conditional Uses

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

1. Banks and Financial Institutions
2. Clubs and lodges, private
3. Colleges or universities (non-boarding)
4. Convalescent and nursing homes, including extended medical care facilities
5. Day care centers
6. Funeral Homes
7. Hospitals
8. Hotels and Motels
9. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
10. Outside service areas for other permitted or conditional uses in this district
11. Parking garages and structures, as the principal use of the property
12. Parking lots, open, as the principal use of the property
13. Planned developments in conformance with Section 155.500 of this Ordinance
14. Public recreational and social facilities, as defined in the R1 District
15. Public utility and municipal service uses
16. Restaurants, including entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use
17. Restaurants, not including entertainment, dancing, and/or amusement devices
18. Schools, Private, Full-Time: Elementary, Middle, and High
19. Schools, Public, Full-Time: Elementary, Middle, and High



20. Trade Schools

21. Accessory uses and buildings, incidental to and on the same zoning lot as the principal use, which are constructed and operated in conformance with Section 155.210 of this Ordinance.

SECTION 6: That Title 15, Chapter 155, Section 413, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 155.413 B1 LIMITED NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS**

**B. Permitted Uses**

The following uses shall be permitted in the B1 District:

1. Antique shops
2. Art and school supply stores
3. Art shops or galleries, but not including auction rooms
4. Bakeries, retail only
5. Banks and financial institutions
6. Barber shops
7. Beauty shops
8. Book and stationery stores
9. Candy and ice cream stores
10. China and glassware stores
11. Clothing and wearing apparel establishments
12. Coin and philatelic stores
13. Computer hardware and software sales and service
14. Drug stores

15. Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:

- a) Receiving stations, processing to be done elsewhere
- b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:
  - 1) That the dry cleaning use shall be a service retail use and shall not consist of the processing of garments from other dry cleaning establishments.
  - 2) That the total basket capacity of all units on the premises, as established by the manufacturer of the respective dry cleaning machine, shall not exceed 200 pounds.
  - 3) That no more than one (1) dry cleaning machine is permitted.
  - 4) That the dry cleaning process shall only use solvents approved by the Fire Department.
  - 5) That all activities associated with the dry cleaning establishment shall be operated per the Illinois Environmental Protection Agency regulations.

16. Dry goods stores

17. Dwelling units, located above the first floor, provided: at least fifty percent (50%) of the square footage of the Building Footprint on the Ground Floor is devoted to uses permitted (Permitted uses and/or approved Conditional uses) in this district, other than uses referenced in Section 155.413(B)(40), 155.413(C)(2), and 155.413(C)(8).

18. Florists

19. Food stores, grocery stores, meat markets and delicatessens

20. Gift shops

21. Hardware stores

22. Hobby shops, for retail sales of items to be assembled or used away from the premises

23. Jewelry stores, including watch repair

24. Launderettes, automatic, self-service only or hand laundries

25. Learning Centers, with no outdoor component

26. Medical Supply Stores

27. Offices, including business, professional, non-profit, and governmental

28. Outpatient Medical and Dental Offices and Clinics

29. Pet Grooming Services (not including animal hospitals or overnight visits)
30. Post offices and parcel packing and shipping establishments
31. Repair, rental or servicing of any article, the sale of which is a permitted use in the district
32. Restaurants, not including entertainment, dancing, and/or amusement devices
33. Shoe stores
34. Silk screening services
35. Sign Printers
36. Tailor shops and custom dressmakers
37. Tanning Salon
38. Variety shops
39. Video tapes, sale and rental of, electronic game cartridges and similar items
40. 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

#### C. Conditional Uses

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

1. Cultural facilities/institutions
2. Day care centers
3. Learning Centers, with an outdoor component
4. Liquor stores, packaged goods only
5. Outside service areas for other permitted or conditional uses in this district
6. Parking lots, open, as the principal use of the property

7. Planned developments in conformance with Section 155.500 of this Ordinance
8. Public utility and governmental service uses
9. Religious Institutions
10. Taverns and cocktail lounges

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 7: That Title 15, Chapter 155, Section 414, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 155.414 B2 GENERAL NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS**

**B. Permitted Uses**

The following uses shall be permitted in the B2 District:

1. Any use permitted in the B1 District shall be permitted in the B2 District.
2. Liquor stores, packaged goods only
3. Motor vehicle accessory stores
4. Parking garages and structures, as the principal use of the property
5. Parking lots, open, as the principal use of the property
6. Printing and duplicating services
7. Secondhand stores and rummage shops
8. Watchman's quarters
9. 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.

**C. Conditional Uses**

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

1. Amusement establishments, indoor only, including: bowling alleys, pool halls, skating rinks, and swimming pools
2. Animal hospitals and kennels
3. Clubs and lodges, nonprofit and fraternal
4. Cultural facilities/institutions
5. Day care centers
6. Drive-in and drive-through establishments/services
7. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.
8. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
9. Greenhouses and nurseries
10. Gymnasiums
11. Funeral homes
12. Furniture stores and interior decorating shops, including upholstery when conducted as part of the retail operations and secondary to the principal use
13. Furniture upholstery, as the principal use of the property
14. Learning Centers, with outdoor component
15. Motor vehicle repair
16. Motor vehicle sales
17. Motor vehicle service
18. Outside display and sales of products the sale of which is a permitted or conditional use in this district

19. Outside service areas for other permitted or conditional uses in this district
20. Planned developments in conformance with Section 155.500 of this Ordinance
21. Public utility and governmental service uses
22. Religious institutions
23. Taverns and cocktail lounges
24. Theaters, indoor
25. 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 8: That Title 15, Chapter 155, Section 415, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**§155.415B3 COMMUNITY SHOPPING DISTRICT REQUIREMENTS**

**B. Permitted Uses**

Any use permitted in the B1 District shall be permitted in the B3 District; and, in addition, the following uses shall be permitted in the B-3 District:

1. Bicycle sales
2. Business machine sales
3. Camera and photographic supply stores
4. Carpet and rug stores, retail sales only
5. Closet and storage organizer stores
6. Compact disc, record and sheet music stores
7. Department stores
8. Electrical and household appliance stores, including radio and television sales

9. Furniture stores and interior decorating shops, including upholstering when conducted as part of the retail operations and secondary to the principal use
10. Furrier shops
11. Garden supply, tool, and seed stores
12. Gymnasiums
13. Health services and weight reduction services
14. Home improvement stores and showrooms
15. Leather goods and luggage stores
16. Liquor stores, packaged goods only
17. Locksmith shops
18. Mail order, catalog store
19. Motor vehicle accessory stores
20. Musical instrument sales
21. Office supply stores
22. Paint, glass, and wallpaper stores
23. Pet shops
24. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises
25. Picture framing, when conducted for retail trade on the premises only
26. Printing and duplicating services
27. Secondhand stores and rummage shops
28. Sewing machine sales and service-household appliances only
29. Shoe stores

30. Sporting goods stores
31. Tailor shops
32. Theater, indoor
33. Ticket agencies, amusement
34. Tobacco shops
35. Toy shops
36. Travel bureaus and transportation ticket offices
37. 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

#### C. Conditional Uses

Subject to the provisions of Section 155.103 (F) of this Ordinance, any conditional use in the B1 District shall be a conditional use in the B3 District and in addition, the following conditional uses may be allowed:

1. Amusement establishments, indoor only, including: bowling alleys, pool halls, swimming pools, and skating rinks
2. Bus station
3. Catering services
4. Collection Centers, Attendant
5. Day Care Centers
6. Drive-through and drive-in establishments/services
7. Funeral homes
8. Furniture upholstery, as the principal use of the property
9. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)



10. Hotel and Convention Halls
13. Hotels and motels
14. Learning Centers, with outdoor component
15. Medical and dental laboratories
16. Meeting hall
17. Motor vehicle repair
18. Motor vehicle sales
19. Motor vehicle service
20. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
21. Outside display and sales of products the sale of which is a permitted or conditional use in this district
22. Outside service areas for other permitted or conditional uses in this district
23. Parking lots, open, as the principal use of the property
24. Parking garages or structures, as the principal use of the property
25. Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
26. (Psychics, ESP Readers, and fortune tellers
27. Public recreational and social facilities, as defined in the R1 District
28. Public utility and governmental service uses
29. Religious institutions
30. Restaurants including entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use
31. Taverns and cocktail lounges

32. 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
33. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.

SECTION 9: That Title 15, Chapter 155, Section 416, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 155.416 B4 CORRIDOR COMMERCIAL DISTRICT REQUIREMENTS**

**B. Permitted Uses**

Any use permitted in the B3 District shall be permitted in the B4 District, and, in addition, the following uses shall be permitted in the B4 District:

1. Amusement establishments, indoor only, including: bowling alleys, pool halls, swimming pools, and skating rinks
2. Electrical showrooms and shops
3. Funeral homes
4. Furniture upholstery, repair, and reconditioning
5. Greenhouses and nurseries
6. Hotels and motels
7. Laboratories; medical, dental, research, and testing
8. Parking garages and structures, as the principal use of the property
9. Parking lots, open, as the principal use of the property
10. Pawn shops
11. Plumbing showrooms and shops, including hot tubs, spas, and supplies
12. 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

### C. Conditional Uses

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

1. Amusement establishments, outdoor, including: archery ranges, shooting galleries (with no retail sales of associated product), and other similar outdoor amusement facilities
2. Amusement parks, including: permanent carnivals, kiddie parks, golf driving ranges, pitch and putt, miniature golf courses, and other similar outdoor amusement facilities
3. Animal hospitals and kennels
4. Boat showrooms, sales and repairs
5. Building material and products sales and storage
6. Clubs and lodges, nonprofit and fraternal
7. Collection Centers, Attendant
8. Contractor construction offices, shops, and yards
9. Day Care Center
10. Drive-through and drive-in establishments/services
11. Dwelling Units, located above the first floor, where all the requirements of Section 155.413(B)(17) of this Code are not met.
12. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment
13. Learning Centers, with outdoor component
14. Machinery sales
15. Model homes and garage displays
16. Motor vehicle repair

17. Motor vehicle sales
18. Motor vehicle service
19. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
20. Outside display and sales of products the sale of which is a permitted or conditional use in this district
21. Outside service areas for other permitted or conditional uses in this district
22. Photographic processing business
23. Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
24. Planned developments in conformance with Section 155.500 of this Ordinance
25. Psychics, ESP Readers, and fortune tellers
26. Public utility and governmental service uses
27. Religious Institutions
28. Restaurants, which include entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use
29. Stadiums, auditoriums, and arenas—open or enclosed
30. Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000
31. Theaters, drive-in
32. Trailer and camper trailer sales and rental for use with private passenger motor vehicles
33. Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.

34. 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 10: That Title 15, Chapter 155, Section 417, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 155.417 B4A ROOSEVELT ROAD CORRIDOR DISTRICT REQUIREMENTS**

**G. Use Regulations**

The uses within the B4A District are designed to permit a wide variety of retail sales activity required to meet the demands of a developing local market and promote attractive development, an open and pleasant street appearance and compatibility with adjacent residential areas. Related personal, professional and business services which are complimentary to the overall corridor and adjacent residences can generally be deemed appropriate, provided that such uses are integrated into the overall context of the Corridor.

**1. Permitted Uses.** The following land uses are permitted in the Roosevelt Road Corridor B4A District, subject to the provisions of this Chapter.

a. Retail Uses

1. Amusement establishments, indoor only, including: bowling alleys, pool halls, skating rinks, and swimming pools
2. Antique shops
3. Art and school supply stores
4. Art shops or galleries, but not including auction rooms
5. Bakeries, retail only
6. Bicycle sales
7. Book and stationery stores
8. Business machine sales
9. Camera and photographic supply stores
10. Candy and ice cream stores

11. Carpet and rug stores, retail sales only
12. China and glassware stores
13. Closet and storage organizer store
14. Clothing and wearing apparel establishments
15. Coin and philatelic stores
16. Compact disc, record and sheet music stores
17. Computer hardware and software sales and service
18. Department stores
19. Drug stores
20. Electrical and household appliance stores, including radio and television sales
21. Florists
22. Food stores, grocery stores, meat markets and delicatessens
23. Furniture stores
24. Furrier shops
25. Garden supply, tool, and seed stores
26. Gift shops
27. Hardware stores
28. Hobby shops, for retail sales of items to be assembled or used away from the premises
29. Home improvement stores and showrooms
30. Jewelry stores, including watch repair
31. Leather goods and luggage stores
32. Liquor stores, packaged goods

33. Medical Supply Stores
  34. Motor vehicle accessory stores
  35. Musical instrument sales
  36. Office supply stores
  37. Paint, glass, and wallpaper stores
  38. Pet shops
  39. Restaurants, not including entertainment, dancing, and/or amusement devices
  40. Shoe stores
  41. Sporting goods stores
  42. Theater, indoor
  43. Tobacco shops
  44. Toy shops
  45. Variety shops
  46. Videotapes, compact and laser disc, electronic game cartridges and similar items, sales and rental
- b. Service Uses
1. Barber shops
  2. Beauty shops
  3. Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:
    - a) Receiving stations, processing to be done elsewhere
    - b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:
      - 1) That the dry cleaning use shall be a service retail use and shall not consist of the processing of garments from other dry cleaning establishments.

- 2) That the total basket capacity of all units on the premises, as established by the manufacturer of the respective dry cleaning machine, shall not exceed 200 pounds.
  - 3) That the dry cleaning process shall only use solvents approved by the Fire Department.
  - 4) That all activities associated with the dry cleaning establishment shall be operated per the Illinois Environmental Protection Agency regulations.
4. Funeral homes
  5. Furniture stores and interior decorating shops, including upholstery when conducted as part of the retail operations and secondary to the principal use
  6. Furniture upholstery, as the principal use of the property
  7. Gymnasiums
  8. Health services and weight reduction services
  9. Learning Centers, with no outdoor component
  10. Locksmith shops
  11. Offices, including business, professional, non-profit, and governmental offices
  12. Outpatient Medical and Dental Offices and Clinics
  13. Pet Grooming Services (not including animal hospitals or overnight visits)
  14. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises
  15. Picture framing, when conducted for retail trade on the premises only
  16. Post offices and parcel packing and shipping establishments
  17. Printing and duplicating services
  18. Repair, rental, and servicing of any article the sale of which is a permitted use in the district
  19. Silk screening services
  20. Sign Printers



21. Tanning Salon

22. Tailor shops and custom dressmakers

23. Ticket agencies, amusement

24. Travel bureaus and transportation ticket offices

c. Other Uses and Activities

1. 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

2. Dwelling Units, located above the first (ground) floor

**2. Conditional Uses.** The following uses are considered conditional uses and shall be subject to the provisions set forth in Section 155.103 (F) of this Ordinance.

a. Retail Uses

1. Amusement establishments, outdoor, including: archery ranges, shooting galleries (with no retail sales of associated product), and other similar outdoor amusement facilities

2. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)

3. Motor vehicle sales

4. Outside display and sales of products the sale of which is a permitted or conditional use in this district

5. Outside service areas for other permitted or conditional uses in this district

6. Restaurants, including entertainment, dancing, and/or amusement devices when conducted as part of the restaurant operations and secondary to the principal use

b. Service Uses

1. Animal hospitals and kennels

2. Banks and financial institutions

3. Clubs and lodges, nonprofit and fraternal
4. Collection Center, Attendant
5. Day Care Center
6. Drive-through and drive-in establishments/services
7. Learning Centers, with outdoor component
8. Motor vehicle repair
9. Motor vehicle service
10. Photographic processing business
11. Therapeutic massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
12. Religious Institutions
13. Smoking Establishments (in conformance with Illinois Smoke Free Act, 410 ILCS 82/1 et seq)

c. Other Uses and Activities

1. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.
2. Off-site parking, in conformance with Section 155.602(A)(3)(b) of this Ordinance
3. Parking garages and structures, as the principal use of the property
4. Parking lots, open, as the principal use on the property
5. Planned developments in conformance with Section 155.500 of this Ordinance
6. Public utility and governmental service uses
7. Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.
8. Shopping centers, consisting of more than one principal business on a zoning lot

9. More than one principal building on a zoning lot
10. 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 11: That Title 15, Chapter 155, Section 418, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 155.418 B5 CENTRAL BUSINESS DISTRICT REQUIREMENTS**

**B. Permitted Uses**

Any use permitted in the B3 District shall be permitted in the B5 District, and in addition, the following uses shall be permitted in the B5 District:

1. Dwelling units, located above the first floor, provided:
  - (a) The Building in which the Dwelling Units are located extends across the entire Frontage of the zoning Lot on which the Building is located, except for areas necessary for driveway access to parking spaces;
  - (b) At least fifty percent (50%) of the square footage of the Building Footprint on the Ground Floor is devoted to uses permitted (Permitted Uses and/or approved Conditional Uses) in the B5 Central Business District, other than uses referenced in Sections 155.416(B)(9), 155.416(C)(6), 155.416(C)(9) and 155.416(C)(16); and
  - (c) No Parking Spaces exist in either the Front Yard or Corner Side Yard.
2. Hotels and motels
3. Outdoor Cafes, in conformance with Section 155.802 and Chapter 119 of this Code.
4. Theaters, indoor

**C. Conditional Uses**

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

1. Amusement establishments, indoor only, including; bowling alleys, pool halls, swimming pools, skating rinks.
2. Animal hospitals and kennels
3. Catering businesses on the first floor as a primary use but only if, as an accessory use, either a restaurant, excluding entertainment and dancing, or a related, permitted retail use, designed to generate walk-in trade, is located in the storefront.
4. Convention and exhibition halls
5. Day Care Centers
6. Farmer's Market
7. Funeral homes
8. Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
9. Learning Centers, with outdoor component
10. Motor vehicle service
11. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
12. Outside display and sales of products the sale of which is a permitted or conditional use in this district
13. Outside service areas for other permitted or conditional uses in this district
14. Parking garages or structures, as the principal use of the property
15. Parking lots, open, as the principal use of the property
16. Planned developments in conformance with Section 155.500 of this Ordinance
17. Public recreational & social facilities, as defined in the R1 District
18. Public utility and governmental service uses
19. Religious institutions
20. Transportation depots

21. 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 12: That Title 15, Chapter 155, Section 419, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 155.419 B5A DOWNTOWN PERIMETER DISTRICT REQUIREMENTS**

**C. Conditional Uses**

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

- (1) Amusement establishments, indoor only, including; bowling alleys, pool halls, swimming pools, skating rinks.
- (2) Animal Hospitals and kennels.
- (3) Catering businesses on the first floor as a primary use but only if, as an accessory use, either a restaurant, excluding entertainment and dancing, or a related, permitted retail use, designed to generate walk-in trade, is located in the storefront.
- (4) Convention and exhibition halls
- (5) Day Care Centers
- (6) Drive-through and drive-in establishments/services
- (7) Funeral Homes
- (8) Gasoline Sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
- (9) Learning Centers, with outdoor component
- (10) Motor vehicle repair
- (11) Motor vehicle service
- (12) Off-site parking, in conformance with Section 155.602(A)(3)(b) of this Ordinance

(13) Outside display and sales of products the sale of which is a permitted or conditional use in this district.

(14) Outside service areas for other permitted or conditional uses in this district

(15) Parking garages or structures, as the principal use of the property

(16) Parking lots, open, as the principal use of the property

(17) Planned developments in conformance with Section 155.500 of this Ordinance

(18) Public recreational & social facilities, as defined in the R1 District

(19) Public utility and governmental service uses

(20) Religious institutions

(21) 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 13: That Title 15, Chapter 155, Section 420, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**SECTION 155.420 I LIMITED INDUSTRIAL DISTRICT REQUIREMENTS**

**B. Permitted Uses**

The following uses shall be permitted in the I District:

1. Bedding manufacturing
2. Boot and shoe manufacturing
3. Cabinet Making
4. Carpet manufacturing
5. Cloth products manufacturing
6. Contractors, architects, and engineers offices and shops

7. Dry cleaning plants and operations primarily serving satellite drop-off dry cleaning establishments in other districts.
8. Electronic and scientific precision instruments manufacturing
9. Exterminating services
10. Film Processing; not including retail sales or commercial studios
11. Furniture manufacturing
12. Furniture upholstery, as the principal use of the property
13. Fur processing
14. Laboratories, including medical, dental, research and testing
15. Laundries, including truck route laundries, linen supply, and diaper services
16. Light machinery production and repair e.g. household appliances & business machines etc. – appliances, business machines, etc.
17. Lithographing
18. Mail order houses
19. Mechanical Parts Reconditioning
20. Mini-Warehouses
21. Musical instruments manufacturing
22. Offices, including business, professional, non-profit, and governmental
23. Orthopedic and medical appliance manufacture
24. Packing Material Manufacturing
25. Parking lots, open, as the principal use of the property
26. Pottery and ceramics manufacture
27. Printing and publishing establishments

- 28. Public utility and governmental service uses
- 29. Radio and television stations and towers
- 30. Rope, cord, and twine manufacture
- 31. Sheet Metal Stamping and Fabrication
- 32. Sign Contractors
- 33. Sporting goods manufacture
- 34. Storage Centers
- 35. Tool & Die
- 36. Warehousing, storage, and distribution facilities
- 37. Wearing Apparel Manufacture
- 38. Woodworking and wood products manufacture
- 39. Automated Envelope Merging Process
- 40. 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

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. Animal day care facility
3. Animal hospitals and kennels
4. Banks and financial institutions
5. Building material and products sales and storage
6. Cartage and express facilities
7. Catering Services
8. Clubs and Lodges, non-profit and fraternal
9. Collection Centers, Attendant
10. Collection Centers, Recycling, provided that the following provisions are met:
  - (d) The recycling collection center is located in an area where there is an excess of parking beyond that required in Section 155.600 et. seq.
  - (e) Placement of any containers shall be on a hard surface parking area;
  - (f) The recycling collection center must be staffed full-time to monitor the use, and all collection is to be removed on a daily basis. Any area involved must be swept and cleaned at the end of the business day.
  - (g) Recycling collection centers shall not operate without the consent of the property owner stating approved days and hours of operation as part of the application for conditional use approval.
11. Compost collection facility
12. Concrete and cast stone fabrication and molding
13. Contractors, architects, and engineers equipment and material storage yards
14. Cosmetics production
15. Dairy products processing or manufacture
16. Food manufacture, packaging, and processing

17. Gasoline sales (or any expansion of a principal, secondary, or ancillary use on the same lot as a gasoline sales establishment)
18. Glass products production
19. Heliports, private or commercial
20. Learning centers (no outdoor component)
21. Metal Plating, Forging, or Casting
22. Mortuarial Services
23. Motor vehicle repair
24. Motor Vehicle Sales
25. Motor vehicle service
26. Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance
27. Outpatient medical and dental offices and clinics
28. Paper products manufacture
29. Parks and playgrounds
30. Planned developments in conformance with Section 155.500 of this Ordinance
31. Plastic extruding
32. Recreation buildings or community centers
33. Religious Institutions
34. Restaurants
35. Schools: public and/or private elementary, middle and high
36. Shooting Gallery & Range, Indoor (with ancillary retail sales of associated product)
37. Soap manufacture
38. Stadiums, auditoriums, and arenas – open or enclosed

39. Outside Storage of Motor Vehicles

40. Trade school

41. 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

42. 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.

43. 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 14: That Title 15, Chapter 155, Section 802, of the Code of Lombard, Illinois is hereby amended to read in part, as follows:

**§155.802 RULES AND DEFINITIONS**

~~**AUTOMOBILE REPAIR** is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Automobile repair generally consists of work that is more intense and less routine than automobile service and sometimes includes overnight storage of vehicles.~~

~~**AUTOMOBILE SERVICE** is the service or maintenance of motor vehicles including the installation of minor components such as lubricants, batteries, tires, and mufflers and the performance of maintenance services such as tune ups, tire balancing, and car washes. Automobile services generally do not include activities which require overnight storage of vehicles and specifically do not include body work, painting, or repair of major components.~~

~~**AUTOMOBILE ACCESSORY STORE** is the retail sales of minor automobile parts, components, and accessories. Automobile accessory store does not include the following: installation, repair, or servicing of vehicles or vehicle parts; and the outside storage of parts, components, and accessories.~~

**BANKS AND FINANCIAL INSTITUTIONS** are businesses (including banks, cash stores, credit unions, currency exchanges, and savings and loan associations) that conduct retail banking operations on-site, including the receipt of deposits, payment of interest, certification of depositor's checks, issuance of drafts and loans, and withdrawal of cash through tellers or ATMs. This definition shall not include professional offices such as loan and mortgage offices, finance companies, stock brokers, and investment bankers.

**MOTOR VEHICLE** is any passenger vehicle, recreational vehicle, truck, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical power.

**MOTOR VEHICLE ACCESSORY STORE** is the retail sales of minor motor vehicle parts, components, and accessories. Motor vehicle accessory store does not include the following: installation, repair, or servicing of vehicles or vehicle parts; and the outside storage of parts, components, and accessories.

**MOTOR VEHICLE REPAIR** is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Motor vehicle repair generally consists of work that is more intense and less routine than motor vehicle service and sometimes includes overnight storage of vehicles.

**MOTOR VEHICLE SERVICE** is the service or maintenance of motor vehicles including the installation of minor components such as lubricants, batteries, tires, and mufflers and the performance of maintenance services such as tune-ups, tire-balancing, and car washes. Motor vehicle service generally does not include activities which require overnight storage of vehicles and specifically does not include body work, painting, or repair of major components.

**SECTION 15:** 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 \_\_\_\_\_, 2011.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2011.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2011.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Re: PC 11-14

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Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk