

ORDINANCE 6857

**AN ORDINANCE APPROVING TEXT AMENDMENTS
TO THE LOMBARD ZONING ORDINANCE
TITLE 15, CHAPTER 155, SECTIONS 420 AND 802
OF THE CODE OF LOMBARD, ILLINOIS**

(PC 13-14: Warehouse, Distribution and Terminal Definitions and Regulations)

WHEREAS, the Village of Lombard maintains a Zoning Ordinance which is found in Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

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

WHEREAS, a public hearing to consider a text amendment to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on August 19, 2013 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendment described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 155, Section 420 (B) and (C), of the Code of Lombard, Illinois is hereby amended to read as follows:

§155.420 I LIMITED INDUSTRIAL DISTRICT REQUIREMENTS

A. 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~~ Warehouse
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

B. 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:
 - (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.
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. Distribution Center
17. Food manufacture, packaging, and processing
18. Gasoline sales (or any expansion of a principal, secondary, or ancillary use on the same lot as a gasoline sales establishment)
19. Glass products production
20. Heliports, private or commercial
21. Learning centers (no outdoor component)
22. Metal Plating, Forging, or Casting
23. Mortuarial Services
24. Motor vehicle repair
25. Motor Vehicle Sales
26. Motor vehicle services
27. Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance
28. Outpatient medical and dental offices and clinics
29. Paper products manufacture
30. Parks and playgrounds
31. Planned developments in conformance with Section 155.500 of this Ordinance
32. Plastic extruding
33. Recreation buildings or community centers
34. Religious Institutions

35. Restaurants
36. Schools: public and/or private elementary, middle and high
37. Shooting Gallery & Range, Indoor (with ancillary retail sales of associated product)
38. Soap manufacture
39. Stadiums, auditoriums, and arenas – open or enclosed
40. Outside Storage of Motor Vehicles
41. Trade school
42. Truck Terminal
43. 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.
44. 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.
45. Accessory uses and buildings incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance.

SECTION 2: That the following definitions set forth within Title 15, Chapter 155, Section 802, of the Code of Lombard, Illinois, is hereby amended to read as follows:

155.802 RULES AND DEFINITIONS

DISTRIBUTION CENTER

An establishment engaged in the receipt, temporary storage and distribution of goods or materials, in which the storage of goods and materials is incidental to the primary function of the activity of freight shipment. Distribution centers are differentiated from warehouses in that operators usually store the goods or materials for a very short period of time (i.e., within a day). They can be further characterized by the use and/or presence of third-party

logistics companies who are neither the manufacturer of the goods to be distributed nor the end user of the goods, but are the independent distributor of the goods.

MOTOR FREIGHT TERMINAL

is a building or area in which freight, shipped by motor truck or railroad, is received, assembled, sorted, and/or rerouted for local intrastate, or interstate shipment by motor truck.

TRUCK TERMINAL

An establishment in which semi-trailers, including tractor and/or trailer units, and other trucks are parked and stored awaiting dispatch for a delivery function. Truck terminals are not considered to be warehouse or distribution center uses.

WAREHOUSE

An establishment used principally for the indoor storage of manufactured goods and/or materials before their distribution to retail locations or other warehouses. They are characterized by a small employment count due to their automation and the majority of the interior space being utilized for storage of products, materials or equipment. Goods or materials stored in a warehouse establishment are typically intended to be held for an extended time period (i.e., more than a day). Trucks and trailers are primarily intended to be on the premises during periods in which they are being loaded or unloaded or are owned by the business entity performing the warehouse function.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2013.

First reading waived by action of the Board of Trustees this 5th day of September, 2013

Passed on second reading this 5th day of September, 2013.

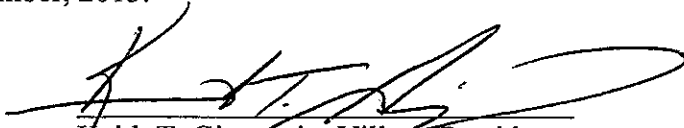
Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick, and Ware

Nays: None

Absent: None

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Re: PC 13-14
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Approved this 5th day of September, 2013.



Keith T. Giagnorio, Village President

ATTEST:



Sharon Kuderna, Village Clerk