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ORDINANCE 5750

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

(PC 05-34: Land Use Classifications)

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

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

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

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

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on September 19, 2005 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 401 (C), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

155.401 O OFFICE 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.) 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, other than accessory, for the storage of private passenger automobiles only
- (12.) Planned developments in conformance with Section 155.500 of this Ordinance
- (13.) Public utility and public 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.) Restaurants including entertainment and/or dancing
- (16.) Schools, Private, Full-Time: Elementary, Middle, and High
- (17.) Schools, Public, Full-Time: Elementary, Middle, and High
- (18.) Trade schools
- (19.) 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 2: That Title 15, Chapter 155, Section 413 (C), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

155.413 B2 GENERAL NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS

(C) Conditional Uses

- (1) Amusement establishments, including: bowling alleys, pool halls, gymnasiums, swimming pools, and skating rinks
- (2) Animal hospitals and kennels
- (3) Automobile repair
- (4) Automobile service
- (5) Club (Non-profit/Faternal)
- (6) Cultural facilities/institutions
- (7) Day care centers

- (8) Drive-in and drive-through establishments/services
- (9) Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.
- (10) Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
- (11) Greenhouses and nurseries
- (12) Funeral homes
- (13) Learning Centers, with outdoor component
- (14) Motor vehicle sales
- (15) Outside display and sales of products the sale of which is a permitted or conditional use in this district
- (16) Outside service areas for other permitted or conditional uses in this district
- (17) Planned developments in conformance with Section 155.500 of this Ordinance
- (18) Public utility and service uses
- (19) Taverns and cocktail lounges, not including entertainment and dancing
- (20) Theaters, indoor
- (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 3: That Title 15, Chapter 155, Section 414 (C), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

155.414 B3 COMMUNITY SHOPPING DISTRICT REQUIREMENTS

(C) Conditional Uses

- (1) Amusement establishments including bowling alleys, pool halls, swimming pools, skating rinks
- (2) Automobile repair
- (3) Automobile service
- (4) Bus station
- (5) Catering services
- (6) Day Care Centers
- (7) Drive-through and drive-in establishments/services
- (8) Funeral homes
- (9) Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
- (10) Hotels and motels
- (11) Learning Centers, with outdoor component
- (12) Medical and dental laboratories
- (13) Meeting hall
- (14) Motor vehicle sales
- (15) Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
- (16) Outside display and sales of products the sale of which is a permitted or conditional use in this district
- (17) Outside service areas for other permitted or conditional uses in this district
- (18) Parking garages or structures, other than accessory parking for private passenger automobiles only
- (19) Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
- (20) Psychics, ESP Readers, and fortune tellers

- (21) Public utility and service uses
- (22) Recreation and community centers, noncommercial
- (23) Restaurants including entertainment, dancing, and/or amusement devices
- (24) Taverns and cocktail lounge
- (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
- (26) Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.

SECTION 4: That Title 15, Chapter 155, Section 415 (C), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

155.415 B4 CORRIDOR COMMERCIAL DISTRICT REQUIREMENTS

C. Conditional Uses

- (1) Amusement establishments, outdoor, including: archery ranges, shooting galleries, 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
- (4) Automobile repair
- (5) Automobile service
- (6) Boat showrooms, sales and repairs
- (7) Building material and products sales and storage
- (8) Clubs and lodges, nonprofit and fraternal

- (9) Contractor construction offices, shops, and yards
- (10) Day Care Center
- (11) Drive-through and drive-in establishments/services
- (12) Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met
- (13) Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
- (14) Learning Centers, with outdoor component
- (15) Machinery sales
- (16) Mobile homes sales
- (17) Model homes and garage displays
- (18) Motor vehicle sales
- (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 service uses
- (27) Religious institutions

- (28) Restaurants, which include entertainment, dancing, and/or amusement devices
- (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 2: That Title 15, Chapter 155, Section 416 (C), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

155.416 B5 CENTRAL BUSINESS DISTRICT REQUIREMENTS

C. Conditional Uses

- (1) Amusement establishments, indoor only, including; bowling alleys, pool halls, swimming pools, skating rinks
- (2) Animal hospitals and kennels
- (3) Automobile service
- (4) 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) Convention and exhibition halls
- (6) Day Care Centers
- (7) Farmer's Market

- (8) Funeral homes
- (9) Gasoline sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
- (10) Learning Centers, with outdoor component
- (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 or structures, commercial
- (15) Planned developments in conformance with Section 155.500 of this Ordinance
- (16) Public recreational and social facilities, as defined in the R1 District
- (17) Public utilities and services
- (18) Religious institutions
- (19) Transportation depots
- (20) 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 417 (C), of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

155.417 B5A DOWNTOWN PERIMETER DISTRICT REQUIREMENTS

C. Conditional Uses

- (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) 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) Convention and exhibition halls
- (7) Day Care Centers
- (8) Drive-through and drive-in establishments/services
- (9) Funeral Homes
- (10) Gasoline Sales (or any expansion of a principal, secondary or ancillary use on the same lot as a gasoline sales establishment)
- (11) Learning Centers, with outdoor component
- (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 or structures, commercial
- (16) Planned developments in conformance with Section 155.500 of this Ordinance
- (17) Public recreational and social facilities, as defined in the R1 District
- (18) Public utilities and services
- (19) Religious institutions
- (20) 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

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SECTION 6: 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 6th day of October, 2005.

First reading waived by action of the Board of Trustees this ____ day of _____, 2005.


Passed on second reading this 20th day of October, 2005.

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

Nays: None

Absent: Trustees Sebby and Florey

Approved this 20th day of October, 2005.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk