

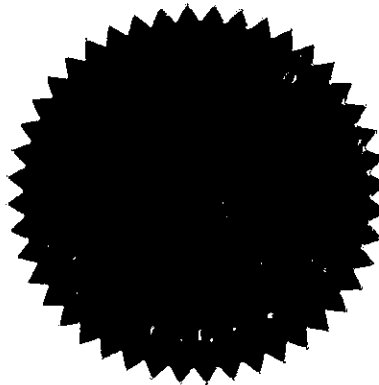
**ORDINANCE 4792**

**PAMPHLET**

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AN ORDINANCE APPROVING TEXT AMENDMENTS TO  
THE LOMBARD ZONING ORDINANCE TITLE 15,  
CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS  
REGARDING REGULATIONS FOR RADIO, SATELLITE &  
TELEVISION ANTENNAS, TOWERS & DISHES

(PC 00-10)



PUBLISHED IN PAMPHLET FORM THIS 28TH DAY OF APRIL, 2000 . BY ORDER OF  
THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

*Lorraine G. Gerhardt*  
Lorraine G. Gerhardt  
Village Clerk

*Paula J. Johnson*  
Paula J. Johnson  
Deputy Clerk

ORDINANCE 4792

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

(PC 00-10)

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 text amendments to said Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on March 20, 2000, pursuant to appropriate and legal notice; and,

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

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

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

SECTION 1: That Title 15, Chapter 155, Section 155.206 of the Code of Lombard, Illinois be amended to read in its entirety as follows:

**155.206 REGULATIONS FOR RADIO, SATELLITE & TELEVISION  
ANTENNAS, TOWERS & DISHES**

A. General Requirements

1. Compliance with Open Space Provisions

Property on which antenna towers, dishes and personal wireless service facilities, and all related equipment and structures is located shall comply with the open space regulations of the underlying zoning district.

2. Non-Compliance with Requirements of this Section.

Antenna towers, dishes and personal wireless service facilities which do not comply with the requirements of this section may be authorized only in accordance with the procedures for Conditional Uses. However, all antenna towers and dishes shall be constructed to meet or exceed the minimum wind velocity and construction standards specified herein and contained in the Lombard Building Code.

3. Monopole Towers Required

No antenna tower constructed in the Village may be of a windmill (or open lattice) type design or construction. All towers shall be of a monopole design.

4. Number Permitted

- a. A one or two story building is allowed either (1) roof-mounted antenna tower, dish, or personal wireless service facility, or one (1) ground-mounted dish.
- b. A three or four story building is allowed one (1) ground mounted antenna tower, dish, or personal wireless service facility, as well as four (4) roof-mounted antenna towers, dishes, or personal wireless service facilities.
- c. Buildings of five or more stories are allowed one (1) ground-mounted antenna tower, dish, or personal wireless service facility, as well as unlimited roof-mounted antenna towers, dishes, or personal wireless service facilities.

5. Additional Use Permitted on Lot

A different existing use or structure on the same lot shall not preclude the installation of antenna towers, dishes or personal wireless service facilities on such lot. For purposes of determining whether the installation of antenna towers, dishes or personal wireless service facilities comply with district bulk regulations, including but not limited to, setback and lot requirements, the dimensions of the entire zoning lot shall control, even though the antenna towers, dishes or personal wireless service facilities may be located on leased property within such zoning lot(s).

6. Screening

The base of all ground mounted antenna towers, dishes and personal wireless service facilities, shall be screened by a fence and landscaping or other means as determined appropriate by the Director of Community Development. Landscaping shall be designed to screen not only the antenna tower, dish, or personal wireless service facility, but also any associated structures or equipment.

7. Measuring Height of Ground Mounted Antenna Towers, Dishes or Personal Wireless Service Facilities.

Except where otherwise specified, the measurement of the height of ground mounted antenna towers, dishes and personal wireless service facilities above grade shall include antenna, tower, base pad, and other apparatuses and shall be measured from the established grade.

8. Lighting

No signals or lights or illumination shall be permitted on antenna towers, dishes or personal wireless service facilities unless required by the Federal Communications Commission, the Federal Aviation Administration or the Village.

9. Signage

No commercial advertising shall be allowed on any antenna towers, dishes or personal wireless service facilities.

10. Compatibility of Appearance

Ground mounted antenna towers, dishes, and personal wireless service facilities shall be neutral in color; and, to the extent possible, compatible in appearance and character with the surrounding neighborhood. Roof-mounted antenna towers, dishes, or personal wireless service facilities, and their accompanying support structures; shall be neutral in color or of a color and material which matches the exterior of the building or structure on which they are mounted. Dish antennas greater than two feet (2') in diameter, when mounted on a building or rooftop shall be located or screened so as not to be visible from the adjacent properties and/or right-of-way.

11. Abandonment

In the event the use of any antenna tower, dish or personal wireless service facility has been discontinued for a period of one hundred and eighty (180) consecutive days, the antenna tower, dish or personal wireless service facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the Director of Community Development who shall have the right to request documentation and/or affidavits from the antenna tower, dish or personal wireless service facility's owner/operator regarding the issue of the personal wireless service facilities' use. Upon written notice of such abandonment by the Director of Community Development, the owner/operator of the antenna tower, dish or personal wireless service facility shall have an additional ninety (90) days within which to:

- a. Activate the use of the facilities or transfer the facilities to another owner/operator who makes actual use of the facilities, or
- b. Dismantle and remove the facilities, at full cost and expense to the owner(s).

At the earlier date of either one hundred and eighty (180) days from the date of abandonment without reactivation or upon completion of dismantling and removal, any conditional use and/or variance approval for the antenna tower, dish and personal wireless service facility shall automatically expire.

#### 12. Conflicts

Where conflicts exist between this section and the remainder of the Zoning Ordinance, the provisions of this section shall govern.

#### 13. Exemption

Personal wireless service facilities located on property owned, leased or otherwise controlled by the Village shall be exempt from the requirements of this section provided a lease or license authorizing such personal wireless service facilities has been approved by the Village Board.

#### 14. Federal Requirements

All personal wireless service facilities must meet or exceed the current standards and regulations of the Federal Aviation Administration, Federal Communications Commission and any other agency of the federal government with the authority to regulate personal wireless service facilities. If such standards and regulations are changed, then the owner(s) of the personal wireless service facilities governed by

this section shall bring such facilities into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring such facilities into compliance with such revised standards and regulation shall constitute grounds for the removal of the personal wireless service facilities at the owner's expense.

15. Equipment

Mobile or immobile equipment not used in direct support of a personal wireless service facility shall not be stored or parked on the site of a personal wireless service facility except in conjunction with repairs being made to such facility.

16. Essential Services

Personal wireless services facilities as herein defined are not considered a public utility and as such are not an essential service.

17. Substantial Written Evidence of Denial.

In the course of reviewing any request for any approval required under this section, the Plan Commission and the Village Board, as the case may be, shall act within a reasonable period of time after the request is duly filed, taking into account the nature and scope of the request, and any decision to deny such a request shall be in writing and supported by substantial evidence contained in a written record.

B. Ground Mounted Antenna Towers and Dishes

1. Residential Districts

a. Location

- i. Ground mounted towers, associated with personal wireless service facilities, shall be prohibited in all residential zoning districts.
- ii. Ground mounted towers and dishes shall not be located in any required yard, except for rear yards and shall conform with the requirements specified for accessory buildings and structures. No tower or dish, including all appurtenant guide wires, may be located in a required front or side

yard. The location and arrangement of all towers and dishes shall be subject to the review and approval of the Director of Community Development.

b. Height Restrictions

- i. Ground mounted towers (not associated with personal wireless service facilities) located in residential zoning districts shall not project higher than thirty-five (35) feet above the established grade level.
- ii. Ground mounted dish antennas located in residential zoning districts shall not project higher than twelve (12) feet above the established grade level.

c. Dish Antenna Size

- i. Ground mounted dish antennas located in residential zoning districts shall not exceed ten (10) feet in diameter.

2. Non-Residential Districts

a. Location

- i. Ground mounted antenna towers and dishes shall not be located in any required yard, except for rear yards. There shall be no requirements for separation of a ground-mounted antenna tower or dish from other structures; however, buildings associated with ground-mounted antenna towers and dishes shall conform with the requirements specified for accessory buildings and structures. No antenna tower or dish, including all appurtenant guide wires, may be located in a required front or side yard. The location and arrangement of all antenna towers and dishes shall be subject to the review and approval of the Director of Community Development.
- ii. Ground-mounted personal wireless service facility towers shall be allowed only in the I Limited Industrial District. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Director of Community Development that no existing tower or

structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antennas may consist of any of the following:

- No existing tower or structures are located within the geographic area required to meet applicant's engineering requirements.
- Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
- Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
- The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
- The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable.
- The applicant's demonstration that there are other limiting factors that render existing towers and structures unsuitable, or unavailable.

b. Height Restrictions

- i. Ground mounted antenna towers located in non-residential zoning districts shall not project higher than forty-five (45) feet above the established grade level, except in the I Limited Industrial District the height of a tower shall not exceed one hundred (100) feet above the established grade level.



- ii. Ground mounted dish antennas located in non-residential zoning districts shall not project higher than fifteen (15) feet above the established grade level.
- c. Dish Antenna Size
  - i. Ground mounted dish antennas located in non-residential zoning districts shall not exceed fifteen (15) feet in diameter.
  - ii. Dish antennas attached to a tower shall not exceed two (2) feet in diameter.
- d. Setbacks
  - i. Personal wireless service facility towers shall be set back not less than one hundred five percent (105%) of the height of the tower from the nearest property line, except where the applicant provides certification from a structural engineer that the tower is designed to limit the area of damage in the event of collapse to the required setback, or that the tower has been designed to withstand winds to one hundred (100 mph) miles per hour.
  - ii. Personal wireless service facility towers shall be set back from the nearest property line of any residentially zoned property, such that the angle from the grade at the property line to the top of the tower shall not exceed fifty-six (56) degrees.
- e. Separation
  - i. Personal wireless service facility towers exceeding forty-five (45) feet in height shall not be located within five hundred (500) feet of an existing tower exceeding forty-five (45) feet in height.

C. Roof Mounted Towers and Dishes

1. Residential Districts

a. Location

- i. Subject to structural approval, roof mounted antenna towers and dishes may be located on either the principal or accessory buildings on the zoning lot.
- ii. Antennas (including, but not limited to, omnidirectional, whip, directional, or panel antennas) associated with personal wireless service facilities shall be allowed only in the R5 General Residence District and R6 Central Residence District.

b. Height Restrictions

- i. Roof mounted antenna towers and dish antennas located in residential zoning districts shall not project higher than ten (10) feet above the maximum height of the structure upon which they are located.
- ii. Antennas associated with personal wireless service facilities shall add not more than fifteen (15) feet to the height of the structure.

c. Dish Antenna Size

- i. Roof mounted dish antennas located in residential zoning districts shall not exceed ten (10) feet in diameter.

2. Non-Residential Zoning Districts

a. Location

- i. Subject to structural approval, roof mounted antenna towers and dishes may be located on either the principal or accessory buildings on the zoning lot.

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- ii. Antennas (including, but not limited to, omnidirectional, whip, directional, or panel antennas) associated with personal wireless service facilities shall be allowed only in the B3 Community Shopping District, B4 Corridor Commercial Shopping District, B5 Central Business District, O Office District, and I Limited Industrial District.

b. Height Restrictions

- i. Roof mounted antenna towers, dishes, or personal wireless service facilities located in non-residential zoning districts shall not project higher than fifteen (15) feet above the maximum height of the structure upon which they are located.

c. Dish Antenna Size

- i. Roof mounted dish antennas located in non-residential zoning districts shall not exceed fifteen (15) feet in diameter.  
(Ord. 4274, passed 2/20/97)

SECTION 2: That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Passed on first reading this 6th day of April, 2000.

First reading waived by action of the Board of Trustees this  
         day of                         , 2000.

Passed on second reading this 27th day of April, 2000.

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

Nays: Trustee Kufrin

Absent: None

Approved this 27th day of April, 2000.

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William J. Mueller  
Village President

ATTEST:



Lorraine G. Gerhardt  
Village Clerk

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