

**ORDINANCE 5696**

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

(PC 05-21: Amendments to Administration Provisions – Certificates of Occupancy)

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 June 20, 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 the Title 15, Chapter 155, Section 101 (B), of the Code of Lombard, Illinois is hereby amended to read in its part as follows:

**A. Administrative Functions**

The five offices outlined above shall each have certain duties with respect to the administrative functions of this ordinance, as described in Section 155.102, below.

The administrative functions of this ordinance are as follows:

- Zoning Compliance Reviews
- Issuance of Certificates of Occupancy/Zoning Certificates
- Variations
- Appeals
- Amendments
- Conditional uses
- Fees
- Penalties
- Site plan review
- Public Hearings

SECTION 2: That the Title 15, Chapter 155, Section 102 (B)(1), of the Code of Lombard, Illinois is hereby amended to read in its part as follows:

**B. Director of Community Development**

The position of the Director of Community Development has been established by the Village of Lombard and the authority and duties of the Director of Community Development, or his duly authorized representatives, shall be as follows:

1. Issue all certificates of occupancy and zoning certificates and maintain records thereof;

SECTION 3: That the Title 15, Chapter 155, Section 103, of the Code of Lombard, Illinois is hereby amended to read in its part as follows:

**155.103 PROCEDURES FOR ADMINISTRATIVE FUNCTIONS**

Procedures governing zoning compliance reviews, occupancy permits, variations, appeals, amendments, conditional uses, fees, penalties, and site plan reviews shall be as set forth below:

**A. Zoning Compliance Review/Zoning Certificate**

Except as hereinafter provided, no permit pertaining to the use of land or buildings whether existing or proposed, shall be issued by an officer, department or employee of the Village unless the application for such permit has been examined by the Director of Community Development and has affixed to it his written authorization certifying that the proposed use complies with all the provisions of Chapter 155 of this Code. In

certifying compliance, the Village authorizes that the subject land and/or building can be occupied and used for its intended purpose, provided that any new construction/remodeling conforms to the approved plans and the applicable ordinances of the Village of Lombard. Any permit issued in conflict with the provisions of this ordinance, or without such authorization, shall be null and void.

**B. Zoning Certificate**

No buildings, or portions thereof shall be occupied, and no land, or portions thereof, shall be used for any purpose until a Zoning Certificate has been issued by the Director of Community Development. No change in the use or user of a building, or portion thereof, or land, or portion thereof, shall be made until a Zoning Certificate has been issued by the Director of Community Development.

**1. Application for Zoning Certificate**

Every person who proposes to change the use of the building or land, or portion thereof, and every person who proposes to changes the user of a building or land, or portion thereof, shall apply for and obtain from the Village a Zoning Certificate, prior to changing said use, or prior to changing said user, an occupancy permit for said building or land or portion thereof.

**2. Issuance of a Zoning Certificate**

No Zoning Certificate for a building, or land or portion thereof, shall be issued until the premises inspected and certified by the Director of Community Development to be in conformity with all applicable provisions of this Code. Pending the issuance of a regular zoning certificate, a conditional zoning certificate may be issued, to be valid for a period not to exceed six months from its date, allowing for the partial occupancy of the premises. The term of this conditional zoning certificate may be extended by mutual consent of the applicant and the Village. The conditional zoning certificate shall be issued, or written notice shall be given to the applicant stating the reasons why a conditional zoning certificate cannot be issued not later than 14 days after the Director of Community Development receives the zoning certificate application.

SECTION 4: That the Title 15, Chapter 155, Section 802, of the Code of Lombard, Illinois is hereby amended to add the following definition, as follows:

**SECTION 155.802: DEFINITIONS**

**ZONING CERTIFICATE** is a certificate issued by the Community Development Department Director certifying that the use proposed to be located on a lot is in accordance with all of the regulations of the Zoning Ordinance.

SECTION 5: 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 21~~st~~ day of July, 2005.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

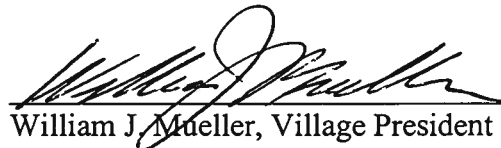
Passed on second reading this 18~~th~~ day of August, 2005.

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

Nayes: None

Absent: Trustees Gron and Florey

Approved this 18~~th~~ day of August, 2005.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk