

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

☒ Resolution or Ordinance (Blue) ☒ Waiver of First Requested
☐ Recommendations of Boards, Commissions & Committees (Green)
☐ Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : February 25, 2025 **(BOT) Date:** March 6, 2025

SUBJECT: Adoption of Village of Lombard Zoning Map - 2025

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Illinois State Statutes (65 ILCS 5/11-13-19) sets forth requirements for municipalities relative to the creation and the adoption of zoning maps, which are a component of an overall Zoning Ordinance.

Attached is the latest version (as of January 1, 2025) of the Village of Lombard Zoning Map. In order to be consistent with the aforementioned provisions, staff is bringing this matter to the Village Board for formal adoption. Please note that this is only being brought forward to meet the publication requirements in State Statues and the map does not change any property zoning designations – that must be done through the formal public hearing process and with the adoption of any map amendments throughout a given year.

Please place this Ordinance on the March 6, 2025 Board of Trustees agenda for approval with a waiver of First Reading.

Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

MEETING DATE: March 6, 2025

SUBJECT: Adoption of Official Zoning Map

Please find the following items for Village Board consideration as part of the March 6, 2025 Board meeting:

1. 2025 Zoning Map, and
2. An Ordinance approving an updated official zoning map.

Illinois State Statutes (65 ILCS 5/11-13-19) sets forth requirements for municipalities relative to the creation and the adoption of zoning maps, which are a component of an overall Zoning Ordinance.

Attached is the latest version (as of January 1, 2025) of the Village of Lombard Zoning Map. In order to be consistent with the aforementioned provisions, staff is bringing this matter to the Village Board for formal adoption. Please note that this is only being brought forward to meet the publication requirements in State Statutes and the map does not change any property zoning designations – that must be done through the formal public hearing process and with the adoption of any map amendments throughout a given year. If the elected officials or public would like to review the zoning map in greater detail, please refer to: www.villageoflombard.org/DocumentCenter/View/151/Zoning-Map-PDF?bidId=

Action Requested

Please place this Ordinance on the March 6, 2025 Board of Trustees agenda with a waiver of first reading requested by staff.

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AN UPDATED
OFFICIAL ZONING MAP FOR THE VILLAGE OF LOMBARD**

WHEREAS, the President and Board of Trustees (the "Village Board") of the Village of Lombard (the "Village") have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title XV, Chapter 155 of the Lombard Village Code; and

WHEREAS, pursuant to Title XV, Chapter 155, Section 155.402 of the Lombard Village Code, the location and boundaries of the various zoning districts within the Village are to be set forth on a map entitled, "Village of Lombard Zoning Map" (the "Zoning Map"); and

WHEREAS, pursuant to 65 ILCS 5/11-13-19, the Zoning Map is to be updated after each calendar year, based on any rezonings of properties within the Village during each calendar year, with said updated Zoning Map being published no later than March 31st following the end of each calendar year; and

WHEREAS, based on the rezoning of properties within the Village that have taken place during 2024, the Village Board desires to approve and update the Zoning Map for the Village;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: That the official Village of Lombard Zoning Map, as referenced in Title XV, Chapter 155, Section 155.402 of the Lombard Village Code, is hereby updated and amended to read in its entirety as set forth in Exhibit A attached hereto and made part hereof.

SECTION 2: That copies of the Village of Lombard Zoning Map, as set forth in Exhibit A, shall be made available for public inspection, and for purchase by the public.

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 _____, 2025.

First reading waived by action of the Board of Trustees this _____ day of _____, 2025.

Passed on second reading this _____ day of _____, 2025,
pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

APPROVED by me this _____ day of _____, 2025.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet form this _____ day of _____, 2025.

Elizabeth Brezinski, Village Clerk

Exhibit A

**Village of Lombard
Zoning Map**

(attached)



VILLAGE OF LOMBARD ZONING MAP

- ZONING**
- B1**
LIMITED NEIGHBORHOOD SHOPPING DISTRICT
 - B1PD**
LIMITED NEIGHBORHOOD SHOPPING DISTRICT PLANNED DEVELOPMENT
 - B2**
GENERAL NEIGHBORHOOD SHOPPING DISTRICT
 - B2PD**
GENERAL NEIGHBORHOOD SHOPPING DISTRICT PLANNED DEVELOPMENT
 - B3**
COMMUNITY SHOPPING DISTRICT
 - B3PD**
COMMUNITY SHOPPING DISTRICT PLANNED DEVELOPMENT
 - B4**
CORRIDOR COMMERCIAL DISTRICT
 - B4PD**
CORRIDOR COMMERCIAL DISTRICT PLANNED DEVELOPMENT
 - B5A**
ROOSEVELT ROAD CORRIDOR DISTRICT
 - B5APD**
ROOSEVELT ROAD CORRIDOR DISTRICT PLANNED DEVELOPMENT
 - B6**
CENTRAL BUSINESS DISTRICT
 - B6PD**
CENTRAL BUSINESS DISTRICT PLANNED DEVELOPMENT
 - B6A**
DOWNTOWN PERMITTER ZONING DISTRICT
 - B6APD**
DOWNTOWN PERMITTER ZONING DISTRICT PLANNED DEVELOPMENT
 - C1**
CONSERVATION/RECREATION DISTRICT
 - CRPD**
CONSERVATION/RECREATION DISTRICT PLANNED DEVELOPMENT
 - I**
LIMITED INDUSTRIAL DISTRICT
 - IPD**
INDUSTRIAL PLANNED DEVELOPMENT
 - O**
OFFICE DISTRICT
 - OPD**
OFFICE DISTRICT PLANNED DEVELOPMENT
 - R0**
SINGLE FAMILY RESIDENCE DISTRICT
 - R1**
SINGLE FAMILY RESIDENTIAL
 - R1PD**
SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT
 - R2**
SINGLE FAMILY RESIDENTIAL
 - R2PD**
SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT
 - R3**
ATTACHED SINGLE FAMILY RESIDENTIAL
 - R3PD**
ATTACHED SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT
 - R4**
LIMITED GENERAL RESIDENTIAL
 - R4PD**
LIMITED GENERAL RESIDENTIAL PLANNED DEVELOPMENT
 - R5**
GENERAL RESIDENTIAL
 - R5PD**
GENERAL RESIDENTIAL PLANNED DEVELOPMENT
 - R6**
CENTRAL RESIDENTIAL
 - R6PD**
CENTRAL RESIDENTIAL PLANNED DEVELOPMENT
 - NOT ZONED**
Hatched Boundary Agreements

