

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

  X   Resolution or Ordinance (Blue)      X   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 6, 2024                      **(BOT) Date:** February 15, 2024

**SUBJECT:** Adoption of Village of Lombard Zoning Map - 2024

**SUBMITTED BY:** William J Heniff, 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, 2024) 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 February 15, 2024 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 

**MEETING DATE:** February 15, 2024

**SUBJECT:** Adoption of Official Zoning Map

Please find the following items for Village Board consideration as part of the February 15, 2024, Village Board meeting:

1. 2024 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, 2024) 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.

Please place this Ordinance on the February 15, 2024, Board of Trustees agenda for approval with a waiver of First Reading.

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 2023, 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 \_\_\_\_\_, 2024.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024,  
pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

**ATTEST:**

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

**Exhibit A**

**Village of Lombard  
Zoning Map**

(attached)





# VILLAGE OF LOMBARD ZONING MAP

## ZONING

- S1**  
LIMITED NEIGHBORHOOD  
SHOPPING DISTRICT
- S1PD**  
LIMITED NEIGHBORHOOD  
SHOPPING DISTRICT  
PLANNED DEVELOPMENT
- S2**  
GENERAL NEIGHBORHOOD  
SHOPPING DISTRICT
- S2PD**  
GENERAL NEIGHBORHOOD  
SHOPPING DISTRICT  
PLANNED DEVELOPMENT
- S3**  
COMMUNITY  
SHOPPING DISTRICT
- S3PD**  
COMMUNITY  
SHOPPING DISTRICT  
PLANNED DEVELOPMENT
- S4**  
CORRIDOR  
COMMERCIAL DISTRICT
- S4PD**  
CORRIDOR  
COMMERCIAL DISTRICT  
PLANNED DEVELOPMENT
- S4.5**  
ROOSEVELT ROAD  
CORRIDOR DISTRICT
- S4APD**  
ROOSEVELT ROAD  
CORRIDOR DISTRICT  
PLANNED DEVELOPMENT
- S5**  
CENTRAL BUSINESS  
DISTRICT
- S5PD**  
CENTRAL BUSINESS  
DISTRICT  
PLANNED DEVELOPMENT
- S5A**  
DOWNTOWN PERIMETER  
ZONING DISTRICT
- S5APD**  
DOWNTOWN PERIMETER  
ZONING DISTRICT  
PLANNED DEVELOPMENT
- CR**  
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

Municipal Boundary  
Approximate

FEBRUARY  
2024

