

NEW VILLAGE ZONING CODE

The Village of La Grange Park is re-writing its Zoning Code and will be holding a series of Public Hearings to discuss the draft and hear any public comments or questions.

PUBLIC HEARING DATES:

Thursday, April 22

Session 1: Residential & Procedural

Thursday, May 20

Session 2: Commercial

Thursday, June 17

Session 3: On-Site Development & Other Standards

All Meetings begin at 7:00 p.m. and take place at Dole Hall at Plymouth Place, located at 315 North La Grange Road in La Grange Park

EXECUTIVE SUMMARY

The proposed Zoning Code for the Village of La Grange Park presents an exciting opportunity for the Village to update a zoning code that is over 60 years old. As is the case in most communities with an older code, a number of the existing regulations are out of date and, as the Code has been amended on a piecemeal basis, the document has become difficult to administer and confusing. We have rewritten the Code to create one that is predictable, consistent, user-friendly and incorporates modern development techniques. The major revisions to the Code are outlined below, organized by administration, zoning districts and development standards. Since the Code was entirely rewritten, there are many provisions that are not covered in this summary. We encourage residents and business owners to review the full Code online at www.lagrangepark.org or in hardcopy form, at Village Hall or at the Library. Any questions can be directed to Bo Proczko at bproczko@lagrangepark.org or 354-0225.

Administration

There are a number of revisions to the administrative provisions of the Code. The intent of these revisions is to create clear administrative processes for both code administrators and applicants.

- The Village Manager has been designated as the Zoning Administrator and single point of contact for all zoning matters. This provision reflects how the Village currently administers the Code. The Zoning Administrator will conduct a completeness review of any zoning application to ensure that all submittal requirements are part of the application before it is forwarded to the appropriate bodies for review.
- Limitations on the types of variations that can be applied for or granted have been eliminated. Because the purpose of a variation is to respond to unique hardships that run with the land, most communities do not place limits upon the types of variations that can be applied for or granted. An applicant should be able to apply for a variation to any of the Code requirements. It should also be noted that we have brought district regulations in line with the existing character of the Village and addressed a number of unique issues within La Grange Park; therefore the number of variation requests (especially those due to nonconforming lots) should be significantly reduced, resulting in future variation requests directly related to unique properties with real hardships.
- A site plan review process has been added for townhouse, multi-family, mixed-use and non-residential developments and additions, parking lots of 10 or more spaces, outdoor recreational areas and exterior lighting, and stealth design of wireless communication antennas. The Zoning Board of Appeals has been designated as the approval body and a series of approval standards have been included. Site plan review allows the Village to work with a developer to ensure that the design of a significant development is compatible with the surrounding character and does not negatively impact the area.
- A new process for zoning interpretations was added to the Code. This is a formal application made to the Zoning Administrator, to provide a written interpretation of the provisions of the Code. This allows the Village to document interpretations and consistently implement the Code.
- A planned development (PD) remains a special use in all districts. However, we have added the requirement that a planned development provide a public benefit or amenity. In exchange for flexibility offered under the PD process, the Village should gain high-quality amenities (such as open space, building design or other community benefit). The Code lists these amenities to assist a developer. In addition, two steps have been added to the PD process: 1) a pre-application conference with staff to discuss the project; and 2) an optional concept plan, where the applicant may present its concept to the Zoning Board of Appeals for input prior to formal submittal.
- The nonconformities provisions have been updated to update and clarify development rules for and the gradual elimination of nonconforming uses, structures, signs and lots of record.

Zoning Districts

The zoning districts have been revised to clearly link use and development regulations to the district's form, function and purpose, better reflecting the land use policies of the Village.

- One of the key revisions to the Code is an update of the use structure within the zoning districts. First, we have eliminated the cumulative use structure (i.e., uses allowed in a lower intensity district are allowed in a higher intensity district) and the category of special use as "any use not listed within the Code." The uses allowed within the districts have been refined to address the specific purpose and form of each district; each district has its own set of permitted and special uses. Second, a generic use approach

Continued on page 4....



ZONING MAP

The Zoning Map has been updated to ensure that the established character of the Village is maintained and to reflect the land use policies of the Comprehensive Plan. Zoning districts were renamed to incorporate modern zoning terminology. This means that, in many cases, the zoning has not changed, only the name of the district. This is particularly true for the single-family residential districts.

Residential Zoning Districts: The current residential districts have been renamed but are fundamentally the same as in the current Code. Since the standards for the current B and C Districts were identical, they were consolidated into one district (R-1 District). The following outlines the residential district structure:

- The current A District has been renamed the R-1A District.
- The current B and C Districts have been consolidated into the R-1 District.
- The current D District has been renamed the R-2 District.
- The current E District has been renamed the R-3 District.
- The current F District has been renamed the R-4 District.

Commercial Zoning Districts: The current G District was divided into two new zoning districts: the C-1 District was created to address smaller commercial corridors, such as 31st Street, and the C-2 District was created for the Village Market area, which is a larger commercial development.

Manufacturing Zoning District: The current H District was renamed the M-1 District.

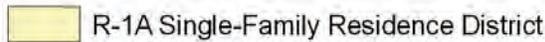
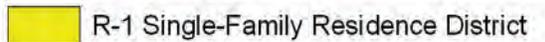
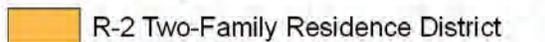
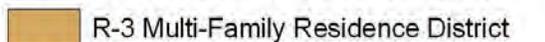
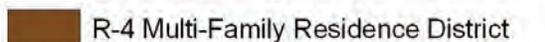
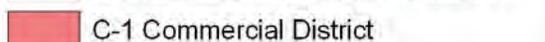
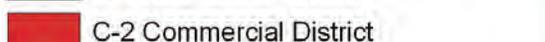
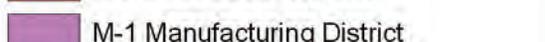
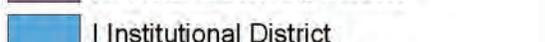
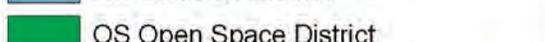
Special Purpose Zoning Districts: The OS Open Space District and the I Institutional District were created to include only those lots that are currently in open space or institutional use, respectively.

Areas of Change: The Zoning Map highlights the following areas of proposed change:

- Area A: These areas were changed from the larger lot single-family A District to the smaller lot R-1 District. This change is based on existing lot sizes and reduces nonconformities.
- Area B: These areas consolidate the current B and C Districts into the R-1 District because based upon the fact that the current B and C District have the same bulk and setback regulations.
- Area C: These areas indicate a change from the two-family D District to the R-1 District. This change is based on existing land uses and the policies of the Comprehensive Plan. Essentially, these areas are single-family in use and have been rezoned to reflect that.
- Area D: These areas indicate a change from the multi-family E District to the R-1 District. This change is based on existing uses and the policies of the Comprehensive Plan. Essentially, these areas are single-family in use and have been rezoned to reflect that.
- Area E: These areas indicate a change from the general commercial G District to the C-1 District, based on the existing commercial development patterns.
- Area F: These areas indicate a change from the general commercial G District to the C-2 District, based on the existing Village Market development patterns.
- Area G: This area indicates a change from the single-family A District to the R-4 District. This change is based on existing land use.
- OS and I Districts: Those lots that are currently open space and institutional use have been rezoned to these districts. Because these areas are comprised of rezonings from a number of different districts, it is not possible to summarize areas of change on this map. We encourage concerned residents to evaluate the changes against the current zoning map.



Zoning Districts

-  R-1A Single-Family Residence District
-  R-1 Single-Family Residence District
-  R-2 Two-Family Residence District
-  R-3 Multi-Family Residence District
-  R-4 Multi-Family Residence District
-  C-1 Commercial District
-  C-2 Commercial District
-  M-1 Manufacturing District
-  I Institutional District
-  OS Open Space District

March 2010

0.5 0.75 1 Miles



CAMIROS

....continued from page 1

(i.e., combining most uses into broader terms, with each use defined within the Definitions section of the Code) has been adopted. For example, in the Class G Business District permitted uses currently include barber shops, beauty parlors, shoe repair shops, millineries and tailors. The new Code replaces these specific uses with a generic use “personal services establishment” which allows additional similar uses such as pet grooming establishments and dry cleaners. Generic uses are broad enough to encompass a wide range of uses and eliminate the need to amend the code as new uses emerge. Finally, the Code includes a series of standards for certain uses in order to mitigate any impacts on surrounding properties.

- Minimum lot width and lot area requirements in some single-family residential districts have been reduced to bring more lots into conformance and reduce the number of nonconforming lots, while maintaining the existing character of development and preventing increases in density.
- The residential districts, in terms of use, remain primarily residential. The only non-residential uses permitted include institutional and open space uses, such as places of worship, community residences, day care homes and parks.
- Additional bulk controls have been added to the residential districts to address development issues and preserve character. Two significant additions are the addition of a maximum impervious surface requirement to assist in managing stormwater run-off and preventing the over-paving of yards, and a building height setback plane within the single-family districts to control the scale of new construction, requiring more side yard space between dwellings for larger dwellings.
- The current G Commercial District was divided into two new commercial districts, based on development patterns. The C-1 District was created to address smaller scale commercial corridors such as the 31st Street corridor, incorporating many of the development concepts from the Village’s Plan for the area. The C-2 District was created for the Village Market, a larger scale development. Design standards have been added for commercial development to address basic forms of building design: façade, fenestration, rooflines, entrances and building materials.
- Regulations for the M-1 District have been refined to reflect the “on the ground” conditions of existing manufacturing land uses.
- Two new special purpose districts were created for certain specific land use types: the OS District (public and private open space uses) and the I District (institutional uses, including schools and cultural facilities such as libraries, historical societies and museums).

Development Standards

Development standards address the other aspects of site development outside of bulk and yard regulations that relate to the principal building. This includes accessory structures, temporary uses, parking, signs and landscaping. In many cases, these are new provisions that are not regulated within the current Code.

- A full range of regulations for accessory structures and uses have been added to the Code, including more modern structures like satellite dishes and electric generators. In addition, “green” accessory structures have also been included, such as solar panels and wind turbines.
- The detached garage provisions now allow an existing detached one-car garage to be replaced with a two-car garage, and allow up to 3% additional lot coverage for that purpose. This eliminates a common variance.
- Temporary structures and uses have been regulated. Some temporary uses, such as Christmas tree sales/pumpkin patch, farmers markets, temporary contractor trailer and real estate model unit, temporary retail stands and temporary storage containers (“PODS”), require a permit.
- The Code includes comprehensive regulations and design standards for off-street parking, and required quantities of parking for the specific uses. New regulations include the design of driveways and curb cuts, limitations on parking pads, required stacking spaces for drive-through facilities, and restrictions on outdoor storage of trucks, trailers and boats. Flexibility has been provided for commercial uses along the 31st Street corridor, such as the ability to utilize collective parking, a land-banked parking permission, an exemption of the first 2,000sf of floor area from the parking requirements, and the ability to count on-street spaces towards parking requirements.
- Landscaping requirements for multi-family and commercial developments have been added to the Code: 1) building foundation landscaping; 2) parking lot landscaping for both the interior and perimeter of the lot; and 3) buffer yards where a multi-family district abuts a single-family or two-family district, or when a non-residential use or district is located in or abuts a residential district.
- The sign regulations were revised to add design regulations for permanent signs, permissible types of temporary signs, such as a-frame signs and banners, and clarify sign definitions.

PUBLIC HEARING DATES & TOPICS DISCUSSED:

Thursday, April 22 Session 1: Residential & Procedural

Section 1	Title, Purpose and Applicability
Section 2	Code Administration
Section 3	Administrative Procedures
Section 4	Applications and Approval Process
Section 5	Planned Unit Developments
Section 6	Zoning Districts
Section 7	Residential Zoning Districts
Zoning Map	Residential

Thursday, May 20 Session 2: Commercial

Section 8	Commercial Zoning Districts
Section 9	Manufacturing Zoning Districts
Section 10	Special Purpose Zoning Districts
Section 11	Use Standards
Section 17	Definitions
Zoning Map	Commercial

Thursday, June 17 Session 3: On-Site Development & Other Standards

Section 12	On-Site Development Standards
Section 13	Off-Street Parking and Loading
Section 14	Landscaping and Screening
Section 15	Signs
Section 16	Nonconformities

Residents unable to attend the scheduled Public Hearing sessions are encouraged to send in their comments in advance of the relevant Session date, to ensure inclusion into the Public Record. Please direct all questions and comments to the Village Manager, Bo Proczko by sending an email to: bproczko@lagrangepark.org or send correspondence to:

Draft Zoning Code c/o Village Manager
Village of La Grange Park
447 North Catherine Avenue
La Grange Park, IL 60526