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**THE CITY OF CALUMET CITY**  
**COOK COUNTY, ILLINOIS**

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**ORDINANCE**  
**NUMBER** 21-02

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**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE ZONING  
ORDINANCE OF THE CITY OF CALUMET CITY TO ADD A MIXED USE  
OVERLAY DISTRICT**

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**Aldermen**

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**ORDINANCE NO. 21-02**

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE ZONING  
ORDINANCE OF THE CITY OF CALUMET CITY TO ADD A MIXED USE OVERLAY  
DISTRICT**

**WHEREAS**, the City of Calumet City, Cook County, Illinois (the “City”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and

**WHEREAS**, the City has previously adopted the Zoning Ordinance of the City of Calumet City, which contains the City’s official zoning districts and their related permitted and conditional uses; and

**WHEREAS**, mixed use overlay zoning encourages coordinated and cohesive development and revitalization along commercial corridors; and

**WHEREAS**, The City’s Zoning Board of Appeals held a duly noticed public hearing on December 16, 2020 wherein it voted (5) yes and (0) no to recommend approval of the text amendment to the City Council;

**WHEREAS**, the Mayor and City Council find it to be in the best interest of the City to amend the Zoning Ordinance of the City of Calumet City, Illinois to create a mixed use overlay zoning district.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, by and through its home rule powers, as follows:

**Section 1:** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their

entirety.

**Section 2:** Section 6.1 “Classes of districts” of Section VI. “Zoning districts and zoning district map” of the Zoning Ordinance of the City of Calumet City is hereby amended by eliminating the stricken text and adding the underlined text as follows:

*6.1 Classes of districts.*

In order to classify, regulate and restrict the location of trades, industries and the location of buildings designed for specified uses, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, to regulate and limit the intensity of the use of the lot areas, and to regulate and determine the areas of yards, courts and other open spaces within and surrounding such buildings, the City of Calumet City, Illinois, is hereby divided into ~~ten (10)~~ eleven (11) classes of districts:

R-1 One-family residence district

R-2 Two-family and three-family residence district

R-3 Multiple-family residence district

B Commercial business district

B-2 Service business commercial district

B-3 Community commercial business district

M-1 Light industrial district

M-2 Heavy industrial district

OR Office research district

Public land use

MU Mixed Use Overlay district

and the location and boundaries of which are shown on the map and notations thereon titled "The Zoning Map of Calumet City," which said map is on file in the office of the building commission of Calumet City, and together with all notations, references, and other information shown thereon, are a part of this ordinance and have the same force and effect as if said map and all the notations, references and other information thereon were all fully set forth and described herein.

Except as hereinafter provided:

- (1) No building shall hereafter be erected or altered, nor shall any building or premises be used for any purpose other than is permitted in the district in which such building or premises is located.
- (2) No building shall be erected or altered to exceed in height the limit herein established for the district in which such building is located.
- (3) No building shall be erected or altered except in conformity with the area regulations of the district in which the building is located.
- (4) The minimum yards and other open space, including lot area required by the ordinance for each and every building existing at the time of passage of this ordinance, or for any building hereafter erected shall not be encroached upon or considered as yard or open space requirements for any other building.

**Section 3:** Section XI. "Reserved" of the Zoning Ordinance of the City of Calumet City is hereby amended by eliminating the stricken text and adding the underlined text as follows:

Section XI. – ~~Reserved~~ Overlay Districts

11.1 MU: Mixed Use Overlay District

Purpose: To allow residential uses above first floor commercial uses along certain business corridors in the City of Calumet City in order to increase residential density, encourage pedestrian-oriented businesses, and allow flexibility of development in accordance with the City's Comprehensive Plan and any amendments thereto.

Overlay zone: Land within the mixed-use overlay district shall also be classified in one or more underlying zoning districts. The zoning map shall include both the underlying zoning district and the mixed-use overlay district. The regulations for the mixed-use overlay district shall be in addition to those regulations for the underlying zoning district. Where there is a conflict between the provisions of the mixed-use overlay district and the underlying zoning district, the mixed use overlay zone shall prevail.

Permitted Uses:

- Retail or service establishments dealing directly with consumers and compatible with the specified design standards of this section are permitted on the first floors of buildings in the mixed-use overlay district. These uses include, but are not limited to:
  - Antique Shops
  - Art Shops and Galleries

- Bicycle sales, rentals, repairs
  - Bookstores and libraries
  - Candy or ice cream shops
  - Clothing and shoe stores
  - Dry cleaners
  - Employment agencies
  - Florist shop
  - Game rooms
  - Hardware stores
  - Jewelry and watch sales and repairs
  - Pet grooming shops
  - Newspaper, magazine, and tobacco shops
  - Picture framing stores
  - Post office
  - Restaurants, Delis, Bakeries
- The Economic Development Director shall interpret whether a specific use is permitted as defined in this section.
  - Upper stories may be other commercial uses, offices, and/or residential.

Design Standards:

- Floor area and coverage: The floor area coverage shall not exceed 90%
- There shall be a rear yard having a depth of not less than five (5) feet.
- The maximum building height shall be 50 feet.
- The front building façade must abut the sidewalk or be located within 5 feet of the sidewalk. The primary entrance door must face the sidewalk.
- A minimum of 60% of the front building façade between 2-8 feet in height must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas.
- Off street parking is not required for commercial uses abutting the pedestrian sidewalk unless the use exceeds 10,000 square feet. Off street parking shall be enclosed or located to the rear of the principal building and not visible from the right of way or pedestrian sidewalk. A maximum of one and one-half (1 ½) parking spaces shall be provided per residential unit.
- Driveways and vehicle access must be made through the alley. No driveways are permitted along the sidewalk. Curb cuts are discouraged. Drive through windows are permitted only in designated off street parking areas.
- Lighting Standards:
  - Building mounted pedestrian-oriented streetlights shall be provided at a scale of three to twelve feet from grade.
  - All pedestrian areas must be well-marked and well-lit.
  - No lighting shall shine directly from a light source onto the ground, into the windows, or onto improvements of an abutting residential property.
- Signage Standards:

- All signs must adhere to Chapter 70 of this code.
- Signs must be proportionate to building scale and neighboring signs.
- Signage shall be placed along the pedestrian sidewalk on building facades, awnings and projecting signs.
- Signs shall have no elements that are flashing, blinking, rotating, or pulsating.

Site Plan Review: Prior to the issuance of any construction permits, all development in the mixed use overlay district must undergo a site plan review by the Department of Inspectional Services to ensure compliance with these design standards.

**Section 4:** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

**Section 5:** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

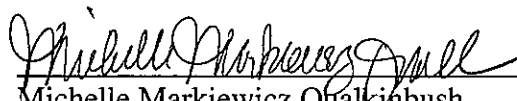
**Section 6:** This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

*Intentionally left blank.*

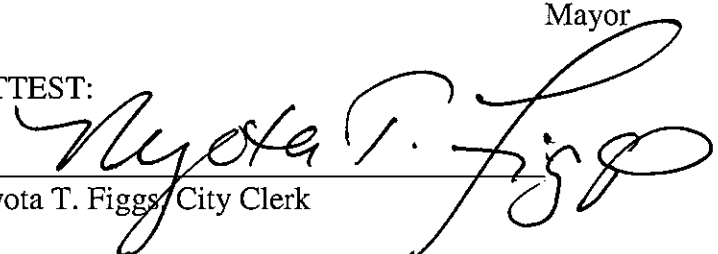
**ADOPTED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 14<sup>th</sup> day of January 2021, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
GARDNER	X			
NAVARRETE	X			
PATTON	X			
SMITH	X			
SWIBES	X			
TILLMAN	X			
WILLIAMS	X			
(MAYOR QUALKINBUSH)				
<b>Total</b>	7			

**APPROVED** by the Mayor of the City of Calumet City, Cook County, Illinois on this 14<sup>th</sup> day of January 2021.

  
Michelle Markiewicz Qualkinbush  
Mayor

ATTEST:

  
Nyota T. Figgs, City Clerk