

**CITY OF HIGHLAND PARK**

**ORDINANCE NO. 074-2019**

**AN ORDINANCE AMENDING "THE HIGHLAND PARK ZONING CODE OF 1997," AS  
AMENDED, ESTABLISHING THE B4-BG  
BRIERGATE COMMERCIAL ZONING DISTRICT**

**WHEREAS**, pursuant to the "City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Code**"), the City has established: (i) the B3 Commercial Highway District ("**B3 District**") to serve uses related to highway travel and commercial activities requiring large land areas; and (ii) the B4-4 Commercial Service District ("**B4-4 District**") to provide the wide range of goods and services necessary to the City's Central Business District; and

**WHEREAS**, the City has determined that certain properties currently located within the B3 District, and located generally east of Deerfield Road, north of Richfield Avenue, and west of Old Deerfield Road, are not suited for development within the B3 District, and that appropriate development of such properties is more likely to take place under regulations that more closely resemble the current regulations applicable to the B4-4 District; and

**WHEREAS**, the City desires to establish a commercial zoning district for certain properties within the B3 District that incorporates the retail functions of the B4-4 District, while also addressing changes in the retail market, real estate trends, and local activity affecting such property ("**Proposed Amendments**"); and

**WHEREAS**, a public hearing by the Plan and Design Commission to consider the Proposed Amendments to the Zoning Code was duly advertised on March 5, 2019 in the Lake County News Sun, and was held on May 21, 2019; and

**WHEREAS**, on August 6, 2019, the Plan and Design Commission approved findings of fact (Public Hearing No. 19-02-ZTA-002) in support of the Proposed Amendments, in accordance with and pursuant to Section 150.1506 of the Zoning Code; and

**WHEREAS**, the City Council has determined that adoption of the Proposed Amendments to the Zoning Code, as set forth in this Ordinance, will serve and be in the best interest of the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, THAT:**

**SECTION ONE: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

**SECTION TWO: ESTABLISHMENT OF DISTRICTS.** Section 150.401, titled "Establishment of Districts," of Article IV, titled "Regulations for Permitted and Conditional Land Uses," of the Zoning Code is hereby amended to add a new Subsection (S) to read as follows, and by re-lettering the subsequent Subsections within Section 150.401:

"Sec. 150.401. - Establishment of Districts.

\* \* \*

**(S) B4-BG: Briergate Commercial District. This zoning district provides for the wide range of goods and services required by business uses in the Highway Commercial district, along with residential density and building height to allow for multiple-family and mixed-use development. This District is intended specifically for properties that abut or front, and have access to, Deerfield Road (either directly or via frontage roads). This District is also intended to include commercial uses that because of their single purpose shopping characteristics or their heavy traffic impact due to frequency of trip generations and types of required vehicles make them more appropriately located adjacent to Deerfield Road, rather than relying primarily upon pedestrian traffic. Certain facilities required to serve educational, outdoor commercial and other needs of the area maybe allowed within the District as conditional uses subject to restrictions intended to preserve and protect their compatibility with regularly allowed uses and adjacent uses in other districts.**"

**SECTION THREE: TABLE OF ALLOWABLE USES.** The "Table of Allowable Uses," as set forth in Article IV, titled "Regulations for Permitted and Conditional Land," of the Zoning Code is hereby amended as follows:

A. The Table of Allowable Uses is hereby amended to add a new column titled "B4-BG".

B. All designations of permitted and conditional uses set forth in the B4-4 column are hereby designated in the same manner for the B4-BG column, except as follows:

1. For the use titled "Multiple Family Dwellings," in the "Residential Uses" subsection of the Table of Allowable Uses, the letter "P" is hereby deleted from, and the text "C\*" is hereby added to, the B4-BG column;

2. For the use titled "Nursing Home Care Facility (including Skilled Nursing Facility, Intermediate Care Facility, Licensed Intermediate Care Facility, and/or Sheltered Care Facility," in the "Residential Uses" subsection of the Table of Allowable Uses, the letter "C" is hereby added to the B4-BG column; and

3. Beneath the "Residential Uses" subsection of the Table of Allowable Uses, the following text is hereby added: "\* Multiple Family Dwellings are only allowed within the B4-BG District as a conditional use, and only as part of an approved Planned Development within which not less than 25% of the gross floor area within newly-constructed buildings is used for commercial or retail uses."

**SECTION FOUR: COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT REGULATIONS.** Section 150.705, titled "Commercial and Light Industrial District Regulations," of Article VII, titled "Area, Bulk, and Density," of the Zoning Code is hereby amended further to read as follows:

"Sec. 150.705 - Commercial and Light Industrial District Regulations.

(A) The following table specifies the general requirements of area, bulk, yards, and density for the commercial and light industrial zoning districts. These requirements may be modified as permitted elsewhere in this Chapter.

**COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT REGULATIONS**

	Zoning District			B3	B4-BG	B4-4	B4-5	B4-6	
Density	Minimum Lot Area	Sq. Ft.	*		<u>None</u>	None	15,000(c)	25,000(c)	*
	Minimum Lot Area per Multiple Family Unit (at second floor or above)	Sq. Ft.	*	Not Allowed	<u>871</u>	871	665	540	*
Yards	Minimum Front Yard	Feet	*	25	<u>25</u>	See Sections on Build-to-Zones: <a href="#">150.2315</a>			

						<a href="https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2315PEFRRE">https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2315PEFRRE</a> >.. 150.2320 <a href="https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2320VEFRRE">https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2320VEFRRE</a> >.. 150.2325 <a href="https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2325NEFRRE">https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2325NEFRRE</a> > *			
	Minimum Commercial Front Yard	Feet	*	2	<b>Not Applicable</b>	Not Applicable	Not Applicable	Not Applicable	*
	Maximum Front Yard	Feet	*	Not Applicable	<b>Not Applicable</b>	See Sections on Build-to-Zones:.. 150.2315 <a href="https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2315PEFRRE">https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2315PEFRRE</a> >.. 150.2320 <a href="https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2320VEFRRE">https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2320VEFRRE</a> >.. 150.2325 <a href="https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2325NEFRRE">https://library.municode.com/il/highland_park/codes/code_of_ordinances?nodeId=COOR_TITXVLAUS_CH150ZOCO_ARTX_XIIIDOFODE_S150.2325NEFRRE</a> > *			
	Minimum Side Yard Adjacent to Residential District	Feet	*	10	<b>10</b>	10	10	10	*
	Minimum Rear Yard Adjacent to Residential District	Feet	*	20	<b>20</b>	20	20	20	*
	Minimum Rear Yard Adjacent to Non-Residential District	Feet	*	0	<b>0</b>	0	0	0	*
Bulk	Maximum Height of Principal Structure	Feet	*	45	<b>51 feet; maximum of 4 stories</b>	Not Applicable	Not Applicable	Not Applicable	*
	Maximum Height of Principal Structure in Planned Development	Story and Feet	*			51 feet; maximum of 4 stories	63 feet; maximum of 5 stories	75 feet; maximum of 6 stories	*
	Maximum Height of Principal Structure in All Other Developments	Story and Feet	*			51 feet; maximum of 4 stories	51 feet; maximum of 4 stories	51 feet; maximum of 4 stories	*
	Minimum Height of Principal Structure	Story	*		<b>3(d)</b>	3(d)	3(d)	3(d)	*
	Maximum Heights of Accessory Structure	Feet	*	45	<b>40</b>	40	40	40	*

**SECTION FIVE: SPECIAL REGULATIONS IN THE B4-BG DISTRICT.** Article

VII, titled "Area, Bulk, and Density," of the Zoning Code is amended further to add a new Section 150.713, which new Section 150.713 hereafter reads as follows:

**"Sec. 150.713. - Special Regulations in the B4-BG District.**

- (A) **In addition to the applicable required setbacks, as set forth in Section 150.705(A) of this Code, a landscaped setback of not less than 25 feet in width must be maintained on each lot within the B4-BG District along Deerfield Road.**
- (B) **On all mixed-use lots in the B4-BG District, the first floor of all buildings must contain only commercial uses with pedestrian-oriented and public access, except as may be approved as part of a Planned Development."**

**SECTION SIX: DRIVEWAYS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS.**

Section 150.106, titled "Driveways for Commercial and Industrial Districts," of Article I, titled "General," of the Zoning Code is hereby amended further to read as follows:

**"Sec. 150.106. - Driveways for Commercial and Industrial Districts.**

No parcel of land which is located in any residential district shall be used for a driveway, walkway, or access to a parcel of land located in a B1, B1A, B2, B2RW, B3, B4-4, B4-5, B4-6, **B4-BG**, B5, or I District."

**SECTION SEVEN: DEFINITIONS.** Section 150.202, titled "Definitions," of Article II, titled "Interpretation and Definitions," of the Zoning Code is hereby amended further to read as follows:

**"Sec. 150.202. - Definitions.**

\* \* \*

**BRIERGATE COMMERCIAL ZONING DISTRICT (B4-BG): See 'ZONING DISTRICTS'.**

**SECTION EIGHT: PUBLIC BENEFIT.** Section 150.515, titled "Public Benefit," of Article V, titled "Planned Unit Developments," of the Zoning Code is hereby amended further to read as follows:

"Sec. 150.515. - Public Benefit.

\* \* \*

(B) Public Benefit Required. A public benefit shall be required for the following types of Planned Developments:

\* \* \*

(2) All Planned Developments in the B4-4, B4-5, B4-6, **B4-BG**, or B5 Zoning Districts.

(C) Standards for Public Benefits.

\* \* \*

(2) Standards for Downtown Planned Developments. All proposed public benefits for Planned Developments in the RO, B4-4, B4-5, B4-6, **B4-BG**, and B5 Zoning Districts shall (a) enhance and support the character and vitality of the downtown area, (b) foster economic investment in the downtown area, and/or (c) improve pedestrian and/or bicyclist amenities."

\* \* \*

**SECTION NINE: SITE PLANNING CONSTRAINTS AND DESIGN STANDARDS.** Section 150.520, titled "Site Planning Constraints and Design Standards," of Article V,

titled "Planned Unit Developments," of the Zoning Code is hereby amended follows:

"Sec. 150.520. - Site Planning Constraints and Design Standards.

The applicant for a Planned Development must demonstrate that the proposed Planned Development satisfies and incorporates, to the greatest extent practicable, the following site design standards:

\* \* \*

- (K) Upper-store Building Design. Stories of new building and additions to existing buildings that exceed the maximum non-planned development height for the RO, B4-4, B4-5, B4-6, **B4-BG**, or B5 Zoning Districts, as established in Sections 150.704(A) and 150.705(A) of this Chapter, must be designed to reduce the apparent overall bulk of the building by providing or incorporating all of the following features and considerations:"

\* \* \*

**SECTION TEN: LIMITATIONS ON EXISTING USE.** Section 150.802, titled "Limitations on Existing Use," of Article VIII, titled "Off-Street Parking and Loading," of the Zoning Code is hereby amended further to read as follows:

"Sec. 150.802. - Limitations on Existing Uses.

\* \* \*

- (C) Change in Use in the B1A, B2, B2-RW, B4-4, B4-5, B4-6, **B4-BG**, B5 and POSO Zoning Districts. Notwithstanding any provision in this Code that may provide or require anything

to the contrary, no additional off-street parking or off-street loading shall be required in the event that an existing conforming use in the B1A, B2, B2-RW, B4-4, B4-5, B4-6, **B4-BG**, B5, and POSO Zoning Districts is changed to another use permitted within the applicable zoning district, even though such new use may require an increase in off-street parking or off-street loading facilities, as determined by the Table of Parking and Loading Requirements set forth in this Article, provided that:

(1) The change in use does not constitute an expansion of use pursuant to 105.802(D) of this Article; and (2) for buildings in the B1A, B2, B2-RW ~~and~~ B4-4, B4-5, ~~and~~ B4-6, and **B4-BG** Districts, the building containing the existing conforming use was not initially constructed or expanded pursuant to a building permit issued after May 25, 1997.

(D) Expansions of Use in the B1A, B2, B2-RW, B4-4, B4-5, B4-6, **B4-BG**, B5, and POSO Zoning Districts. Whenever (i) an existing use in the B1A, B2, B2-RW, B4-4, B4-5, B4-6, **B4-BG**, B5, and POSO Zoning Districts is expanded and (ii) such expansion increases the floor area of the building within which such existing use is located, and (iii) such expansion requires an increase in off-street parking or off-street loading facilities, as determined by the Table of Parking and Loading Requirements set forth in this Article, then the additional off-street parking and off-street loading facilities shall be provided. In addition to all other methods of relief available pursuant to this Article, relief from the requirement in this Subsection may be granted pursuant to Section 150.807 (D) of this Article.

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(G) Parking Non-conforming Uses.

- (1) Continuation of Use. The legal use and occupancy of any Non-Conforming Use by reason of parking non-conformity only shall be permitted to continue without change, except as specifically provided in this Chapter.
  
- (2) Change in Use. In zoning districts other than the B2, B4-4, B4-5, B4-6, **B4-BG**, and B5 zoning districts, when a change in intensity of use of any land, building, or structure would increase the off-street parking requirement through an addition or change in the number of dwelling units, gross floor area, gross leasable area, seating capacity, or other units of measurements specified herein, the increment of additional required parking shall be provided in accordance with this Chapter unless a Special Exception is granted by the City Council in accordance with Article XVI."

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**SECTION ELEVEN: RELIEF FROM OFF-STREET PARKING AND LOADING REQUIREMENTS.** Section 150.807, titled "Relief from Off-Street Parking and Loading Requirements," of Article VIII, titled "Off-Street Parking and Loading," of the Zoning Code is hereby amended further to read as follows:

"Sec. 150.807. - Relief from Off-Street Parking and Loading Requirements.

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(B) Payment in Lieu of Providing Spaces. A reduction in the off-

street parking and loading facilities required for residential and non-residential uses in the RM1 Medium-to-High Density Residential District, RM2 High Density Residential District, B1 Neighborhood Commercial District, B1A Waukegan-Bloom Neighborhood Commercial District, B2 Ravinia Commercial District, B2-RW Roger Williams Commercial District Overlay Zone, B3 Highway Commercial District, B4-4, B4-5, and B4-6 Commercial Service Districts, **B4-BG Briergate Commercial District**, B5 Central Business District, and the RO High Density Residential/Office District may be granted by the City Council after review and recommendation by the Zoning Board of Appeals (and/or the Plan and Design Commission, in those instances specified in Article XVI). The failure of the Zoning Board of Appeals or the Plan and Design Commission to provide a recommendation within 45 days after the close of the public hearing for a reduction in off-street and loading facilities, or such further time to which the applicant may, in writing, agree, shall be deemed a recommendation against the approval of a reduction in off-street parking and loading facilities.”

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- (D) Waiver by City Council of Requirements in the B2, B2-RW, B4-4, B4-5, B4-6, **B4-BG**, B5, and POSO Districts. Upon receipt of a written application therefor, the City Council may, in its discretion by resolution duly adopted, waive the otherwise applicable requirements set forth in Section 150.802 (D) of this Article for the provision of additional off-street parking and loading resulting from a change or expansion in an existing use in the B2, B2-RW, B4-4, B4-5, B4-6, **B4-BG**, B5, and POSO Zoning Districts. Applications for such waiver must be submitted to the Zoning Administrator on such form, and with such documentation as the Zoning Administrator shall deem necessary.”

**SECTION TWELVE: DESIGN AND MAINTENANCE OF PARKING FACILITIES.**

Section 150.808, titled " Design and Maintenance of Parking Facilities," of Article VIII, titled "Off-Street Parking and Loading," of the Zoning Code is hereby amended further to read as follows:

"Sec. 150.808. - Design and Maintenance of Parking Facilities.

\* \* \*

- (C) Access. All required off-street parking and loading facilities shall be designed with appropriate means of vehicular access to a street or public alley in a manner which will least interfere with traffic movement.

\* \* \*

- (4) Driveways for Commercial and Industrial Districts. As required by Section 150.106 of this Chapter, no parcel of land which is located in any residential zoning district shall be used for a driveway, walkway, or access to any parcel of land which is located in any B1, B1A, B2, B2-RW, B3, B4-4, B4-5, and B4-6, **B4-BG**, B5, or I District."

\* \* \*

**SECTION THIRTEEN: TABLE OF PARKING AND LOADING REQUIREMENTS.**

Section 150.851, titled "Table of Parking and Loading Requirements," of Article VIII, titled "Off-Street Parking and Loading," of the Zoning Code is hereby amended further to read as follows:

"Sec. 150.851. - Table of Parking and Loading Requirements.

In the following table, GFA is an abbreviation for Gross Floor Area and GLA is an abbreviation for Gross Leaseable Area. Loading spaces are calculated on the basis of gross floor area.

<b>(A) RESIDENTIAL USES</b>		
	<b>PARKING SPACES</b>	<b>LOADING SPACES</b>
Boarding Houses	1 space per sleeping room plus 2 spaces for owners/managers	None
Lodging Houses	1 space per sleeping room plus 2 spaces for owners/managers	None
Watchkeepers Quarters	1 space per sleeping room plus 2 spaces for owners/managers	None
Dormitory Buildings	0.33 space per resident	None
Group Child Care Homes	0.33 space per resident	None
Multiple Family Dwellings in the RO, B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts #	The greater of 1.4 parking spaces per dwelling unit or the amount calculated using the following per dwelling unit parking rates. Dwelling units of: 0 to 999 sq. ft. = 1 space 1,000-1,699 sq. ft. = 1.5 spaces 1,700 sq. ft. or larger = 2 spaces	As specified for the specific residential use types below
Multiple Family Dwellings in zoning districts other than RO, B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts #	Studio: 1.25 spaces per dwelling unit; One bedroom: 1.5 spaces per dwelling unit; Two or more bedrooms: 2 spaces per dwelling unit. In addition, Guest Parking shall be required as specified in the Table of Guest Parking Requirements	None required for first 25 dwelling units; thereafter one loading space for every 100 dwelling units per building
Dwellings Only Above First Floor Permitted Commercial or Office Uses in Zoning Districts other than the RO, B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts #	1 space per dwelling unit	None
Dwellings as Part of a Planned Development in zoning districts other than the RO, B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts	Studio: 1.25 spaces per dwelling unit; One bedroom: 1.5 spaces per dwelling unit; Two or more bedrooms: 2 spaces per dwelling	None required for first 25 dwelling units; thereafter one loading space for every 100 dwelling units per

	unit In addition, Guest Parking shall be required as specified in the Table of Guest Parking Requirements	building
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**(B) GENERAL RETAIL SALES AND RELATED SERVICE USES**

	<b>PARKING SPACES</b>	<b>LOADING SPACES</b>
Any General Retail Sales and Related Service Use (Except Hotels or Motels) located in the RO, B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts	For development sites less than 15,000 sq. ft.: 2.5 spaces per 1,000 sq. ft. GFA For development sites equal to or greater than 15,000 sq. ft.: None for first 2,000 sq. ft. GFA, then 2.5 spaces per 1,000 sq. ft. GFA	As specified for specific general retail sales and related service use types below

\* \* \*

**(C) PERSONAL SERVICES ESTABLISHMENTS AN CUSTOM CRAFT USES**

	<b>PARKING SPACES</b>	<b>LOADING SPACES</b>
Any Personal Services Establishments and Custom Craft Use located in the B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts	For development sites less than 15,000 sq. ft.: 2.5 spaces per 1,000 sq. ft. GFA For development sites equal to or greater than 15,000 sq. ft.: None for first 2,000 sq. ft. GFA, then 2.5 spaces per 1,000 sq. ft. GFA	As specified for specific personal services establishments and custom craft use types below

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**(E) FOOD PRODUCT USES**

	<b>PARKING SPACES</b>	<b>LOADING SPACES</b>
Any Food Product Use located in the B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5	For development sites less than 15,000 sq. ft.:2.5 spaces per 1,000 sq. ft. GFA For development sites	As specified for specific food product use types below

Zoning Districts	equal to or greater than 15,000 sq. ft.: None for first 2,000 sq. ft. GFA, then 2.5 spaces per 1,000 sq. ft. GFA	
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**(F) FOOD AND BEVERAGE SERVICE USES Within the B4-4, B4-5, B4-6, B4-BG, and B5 Zoning Districts**

	<b>PARKING SPACES</b>	<b>LOADING SPACES</b>
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**(G) FINANCIAL USES**

	<b>PARKING SPACES</b>	<b>LOADING SPACES</b>
Any Financial Use located in the RO, B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts	For development sites less than 15,000 sq. ft.: 2.5 spaces per 1,000 sq. ft. GFA For development sites equal to or greater than 15,000 sq. ft.: None for first 2,000 sq. ft. GFA, then 2.5 spaces per 1,000 sq. ft. GFA	As specified for specific financial service use types below

\* \* \*

**(H) BUSINESS SERVICE USES**

	<b>PARKING SPACES</b>	<b>LOADING SPACES</b>
Any business Service Use located in the RO, B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts	For development sites less than 15,000 sq. ft.: 2.5 spaces per 1,000 sq. ft. GFA For development sites equal to or greater than 15,000 sq. ft.: None for first 2,000 sq. ft. GFA, then 2.5 spaces per 1,000 sq. ft. GFA	As specified for specific business service use types below

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<b>(I) OFFICE AND PROFESSIONAL USES</b>		
	<b>PARKING SPACES</b>	<b>LOADING SPACES</b>
Any Office and Professional Use located in the RO, B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts	For development sites less than 15,000 sq. ft.: 2.5 spaces per 1,000 sq. ft. GFA For development sites equal to or greater than 15,000 sq. ft.: None for first 2,000 sq. ft. GFA, then 2.5 spaces per 1,000 sq. ft. GFA	As specified for specific business service use types below

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<b>(T) RESIDENTIAL USES - GUEST PARKING REQUIREMENTS</b>	
	<b>GUEST PARKING SPACES</b>
Multiple Family Dwellings and Mixed-Use Buildings in the RO, B4-4, B4-5, B4-6, <b>B4-BG</b> , and B5 Zoning Districts, including Planned Developments	Market Rate Units in the following quantities: 0.1 spaces per dwelling unit if 10 or more; 0.2 spaces per dwelling unit if less than 10 units
Multiple Family Dwellings in the RM1, RM1A, and RM2 Zoning Districts	Market Rate Units in the following quantities: 0.25 spaces per dwelling unit if $\geq 5$ units; 0.5 spaces per dwelling unit if $\leq 4$ units
Dwellings as Part of a Planned	Market Rate Units in the following quantities: Detached Single Family

<p>Development in Zoning Districts Other than the RO, B4-4, B4-5, B4-6, <b>B4-BG</b>, or B5 Zoning Districts</p>	<p>Units: 0 if development includes new parking on a newly dedicated public street or 0.4 spaces per unit if development includes no new parking on a newly dedicated public street; Attached Single Family Units: 0.4 spaces per unit; Multi-family 0.25 spaces per dwelling unit if <math>\geq 5</math> units in entire development or 0.5 spaces per dwelling unit if <math>\leq 4</math> units in entire development; or Multifamily Units: 0.25 spaces per dwelling unit if <math>\geq 5</math> units; 0.5 spaces per dwelling unit if <math>\leq 4</math> units Notwithstanding anything in this Table to the contrary, no guest parking spaces shall be required for any property that is developed as a Planned Development and for which a public hearing of the Plan Commission regarding the Planned Development was opened on or before April 26, 2009</p>
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**SECTION FOURTEEN: ILLUMINATION.** Section 150.2007, titled "Illumination," of Article XX, titled "Signs," of the Zoning Code is hereby amended further to read as follows:

"Sec. 150.2007. - Illumination.

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- (C) Restriction on Hours of Illumination. Signs that are located (i) in the B2, B4-4, B4-5, B4-6, **B4-BG**, and B5 Districts, and (ii) on, adjacent, or contiguous to Broadview Avenue, Deerfield Road, Judson Avenue, Laurel Avenue, or that portion of Elm Place located east of St. Johns Avenue may be illuminated only until (i) 11:00 p.m. or (ii) the time that the activity to which the Sign pertains has closed for business, whichever is later."

**SECTION FIFTEEN: PERMITTED ADDITIONAL INFORMATION ON IDENTIFICATION SIGNS.** Section 150.2008, titled "Permitted Additional Information on Identification Signs," of Article XX, titled "Signs," of the Zoning Code is hereby amended further to read as follows:

"Sec. 150.2008. - Permitted Additional Information on Identification Signs.

An Identification Sign may have additional information not otherwise defined by Section 150.2005(A.8), provided that such additional information shall not exceed the maximum permitted area permitted for a sign, and that, an Identification Sign in the B3 and I zoning districts shall not exceed five (5) words and an Identification Sign in the B1, B1-A, B2, B2-RW, B4-4, B4-5, B4-6, **B4-BG**, and B5 zoning districts shall not exceed 3 words."

**SECTION SIXTEEN: DISTRICT REGULATIONS: B1, B1-A, B2, B2-RW, B4-4, B4-5, B4-6, AND B5 DISTRICTS.** Section 150.2024, titled "District Regulations: B1, B1-A, B2, B2-RW, B4-4, B4-5, B4-6, and B5 Districts," of Article XX, titled "Signs," of the Zoning Code is hereby re-titled and amended further to read as follows:

"Sec. 150.2024. - District Regulations: B1, B1-A, B2, B2-RW, B4-4, B4-5, B4-6, **B4-BG**, and B5 Districts.

(A) Signs Not Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in the B1, B1-A, B2, B2-RW, B4-4, B4-5, B4-6, **B4-BG**, and B5 Districts without a Sign permit. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2024(A)(2) following the table."

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**SECTION SEVENTEEN: PUBLICATION.** The City Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

**SECTION EIGHTEEN: EFFECTIVE DATE.** This ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**AYES:** Mayor Rotering, Councilmen Stolberg, Stone, Kaufman,  
Blumberg, Knobel, Holleman

**NAYS:** None

**PASSED AS AMENDED:** November 12, 2019

**ADOPTED AS AMENDED:** November 12, 2019

**PUBLISHED IN PAMPHLET FORM:** November 13, 2019

**ORDINANCE NO. 074-2019**

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Nancy R. Rotering, Mayor

ATTEST:

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Ghida S. Neukirch, City Clerk