

Addressing Environmental Impacts Through Zoning

Techniques from Current LTA Zoning Projects
ENR Committee Meeting – 01/7/16

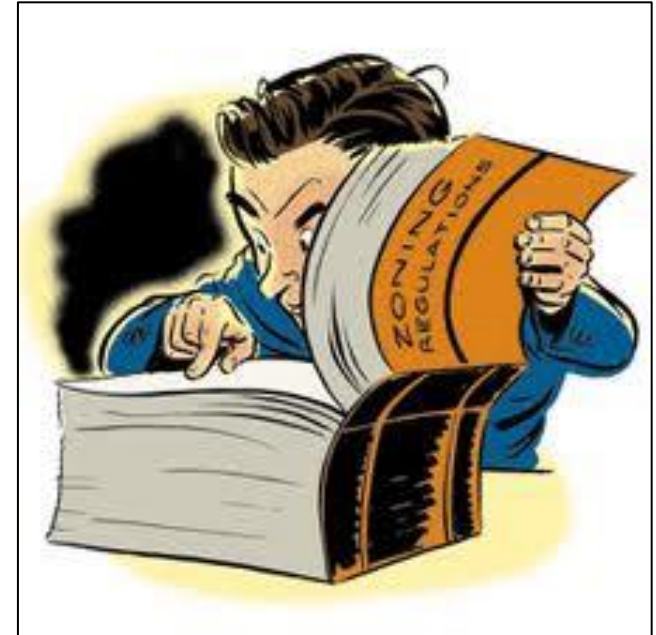


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Overview of LTA Zoning Update Work

LTA zoning projects typically...

- Update and modernize
- Match conditions on the ground
- Streamline administration and procedures
- Advance goals of GO TO 2040
- Align the municipalities' development regulations with its long-range plans





LTA Zoning Projects Currently Underway

- **South Elgin**
Unified Development Ordinance (UDO)
- **Park Forest**
Unified Development Ordinance (UDO)
- **Berwyn**
Zoning Ordinance
- Managing consultant-led projects in
Richton Park, Lemont, Westchester,
Huntley, Villa Park, Chicago Heights



Improving Livability, Reducing Negative Impacts of Development

- Uses: Allow mixed-use development, limit auto-oriented uses in pedestrian areas, wide range of housing options (ADUs & Live/Work), renewable energy systems, apiaries, etc.
- Bulk Requirements: Decrease lot area requirements to allow more compact development, increase residential density to support transit, install max. lot coverage %
- Signs & Outdoor Lighting: Max. luminance standards, full-cutoff requirements to reduce skyglow and improve energy efficiency



Off-Street Parking Requirements & Parking Lot Design

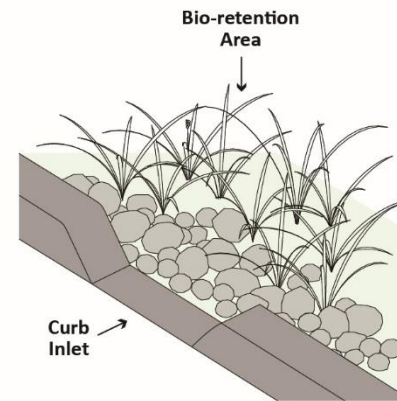
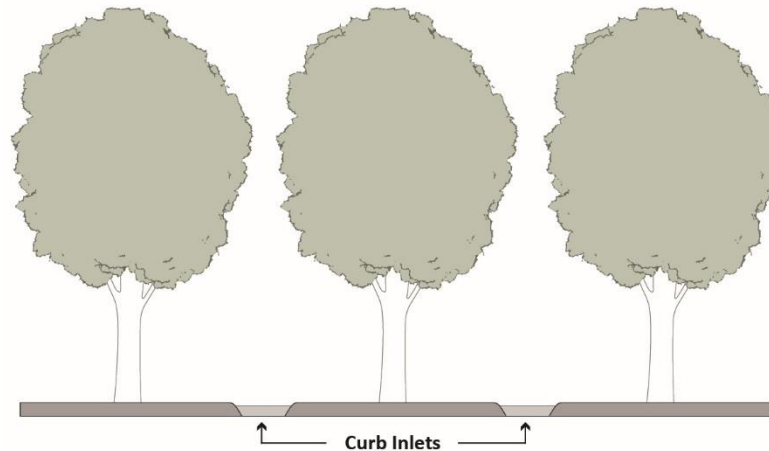
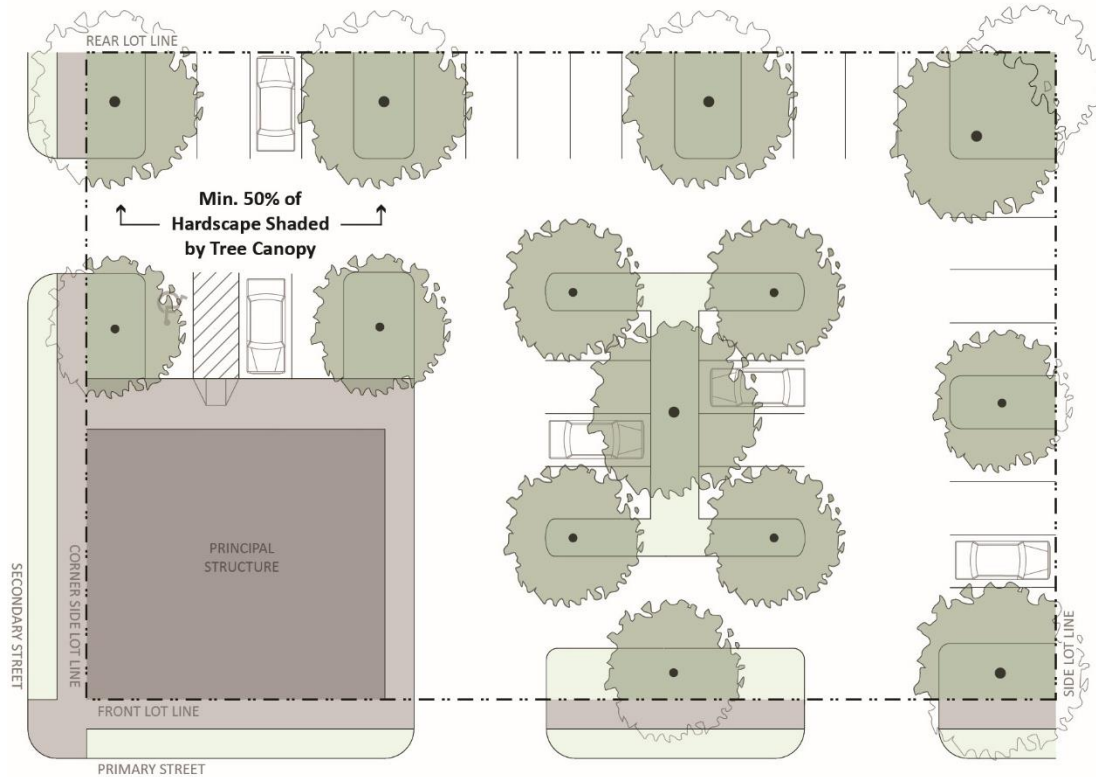
- Reduce required minimum parking ratios
- Complement min. parking requirements with max. parking requirements
- Facilitate ability of multiple uses to share parking lots
- Parking credits, fee -in-lieu
- Require snow storage plans
- Specifically permit permeable pavers, use of recycled materials, high reflectivity pavement
- Shrink parking lot footprints to reduce impervious surfaces via compact spaces, smaller stall dimensions, reducing number of spaces required



Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 6 AM)
Residential	100%	60%	90%	80%	90%
Office/Industrial/ Government Facility	5%	100%	10%	10%	5%
Retail/ Commercial	5%	70%	90%	100%	70%
Hotel/Motel	80%	80%	100%	50%	100%
Place of Worship	0%	25%	50%	100%	50%
All Others	100%	100%	100%	100%	100%

Mitigating UHIE, Maximizing Co-Benefits of Landscaping

- Min. % shade canopy coverage
- Require species diversity and min. % native species
- Require curbing to accept drainage, allow alternate landscape protections (i.e., no curb)
- Structural soil for shade trees
- Tree preservation



Supporting Walkability, Alternative Modes of Trans

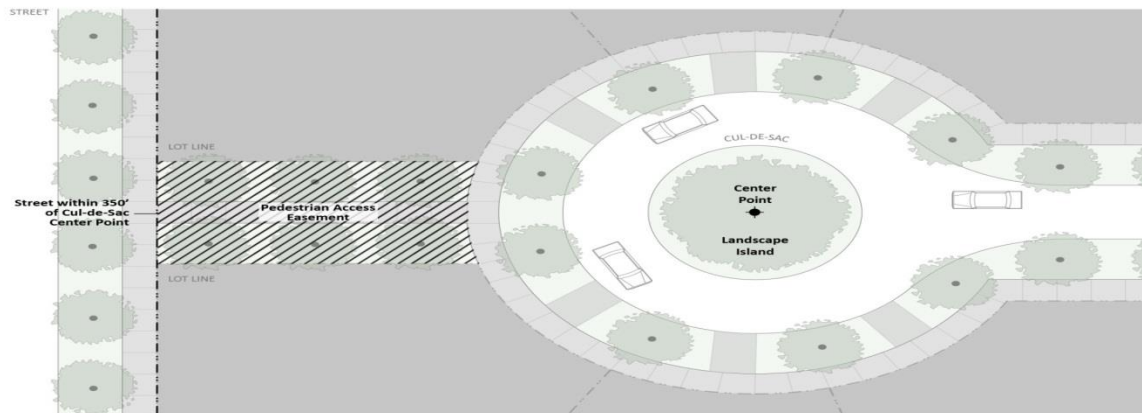
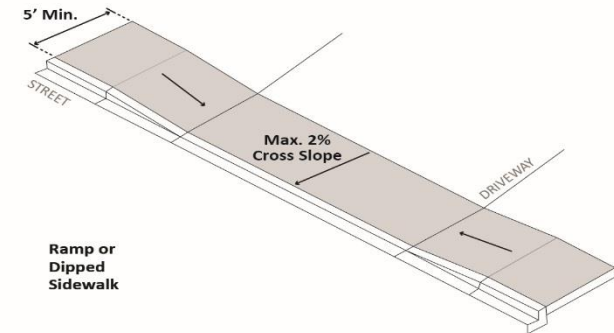
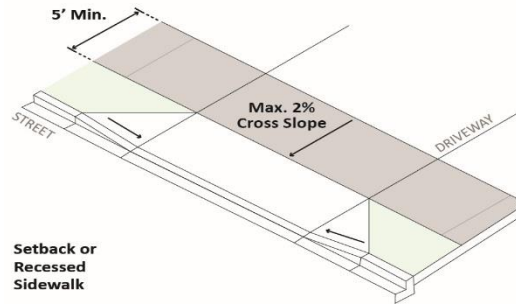
- Long-Term and Short-Term Bicycle Parking Requirements
- Install driveway/sidewalk intersection standards
- Decrease block lengths
- Require protected pedestrian paths through parking areas, from adjacent residential areas, and from nearby transit stops
- Require recurring pedestrian connections through landscape buffers
- Prohibit Cul-de-Sacs*

*Except when you do this



Table V-5-A. Bicycle Parking Requirements

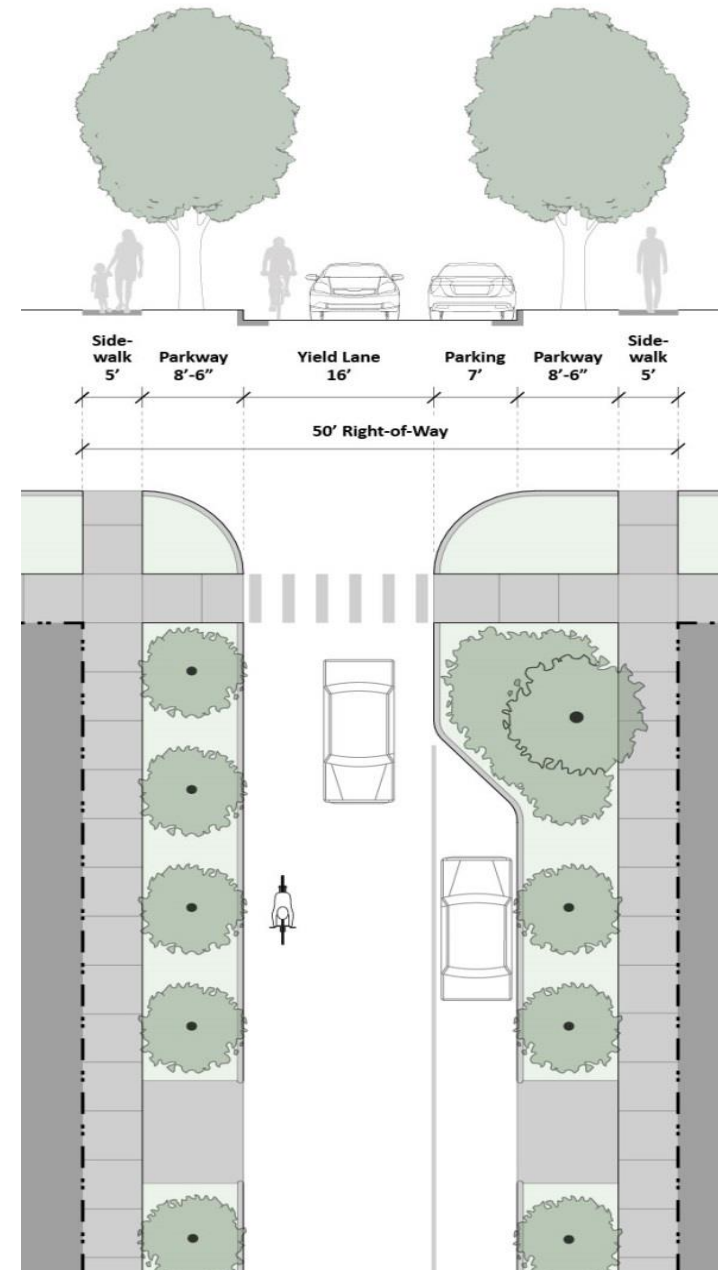
Use	Minimum Number of Long-Term Bicycle Parking Spaces Required	Minimum Number of Short-Term Bicycle Parking Spaces Required
Residential		
Multi-Family Dwelling	1 per unit	1 per 20 units
Residential Care Facility	1 per 10 units or beds, whichever is applicable	2 for every 50 units or beds, whichever is applicable
Civic and Institutional		
Government or Cultural Facility, Library	1 per 5,000 sf occupied publicly-accessible area	1 per 2,500 sf occupied publicly-accessible area
School, Elementary or Secondary	1 per classroom	4 per classroom
Hospital	1 per 15,000 sf occupied floor area	Minimum 4 spaces; 1 per 30,000 sf occupied floor area.
Commercial		
Banquet Hall, Indoor		



Managing Stormwater More Effectively

- Complete and Green Street types
- Create local runoff retention requirements for smaller scale development
- Landscape features are BMP opportunities

General Requirements	
Location	Permitted in R-1, R-2, R-3, and R-4 Districts
Typical Right-of-Way Width	50'
Stormwater Management Facilities	Include within Parkway and any Curb Extensions
Vehicle Realm	
Travel Lanes	1 yield lane
Lane Width	16'
Allowable Turn Lanes	Prohibited
Parking Lanes	Parallel parking required on one side of street
Pavement Width	16' - 23'
Curbs	Vertical or slotted
Median	Prohibited
Bicycle Facilities	Shared lane
Pedestrian Realm	
Pedestrian Facilities	Min. 5' clear sidewalk on both sides
Parkway	Min. 8'



Protecting and Improving Open Space and Parks

- Identify need and create appropriate zoning districts that will protect vulnerable areas and preserve open space
 - NA Natural Areas District
 - FLO Floodplain Overlay District
- Ensure subdivision standards provide adequate parkland



Thank you!

Patrick Day

pday@cmap.illinois.gov

(312) 386-8634



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