

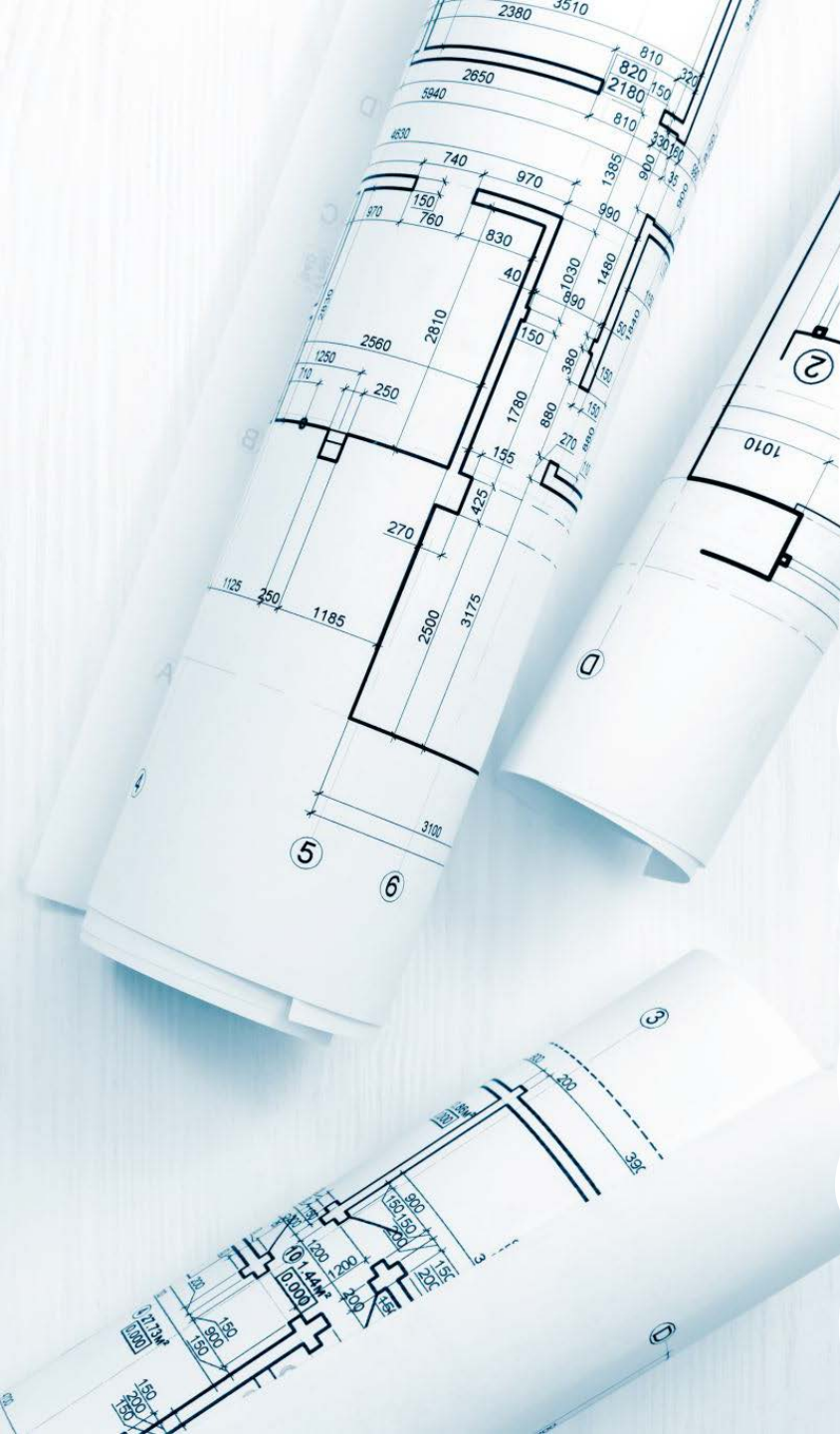


Lake Street Corridor Zoning and Development Plan

CMAP Land Use and Housing Committee

February 2, 2021

9:30 AM



How We Got Here

Paul Hoss, DuPage County,

Planning and Zoning Administration Coordinator

DuPage County – Lake Street Corridor

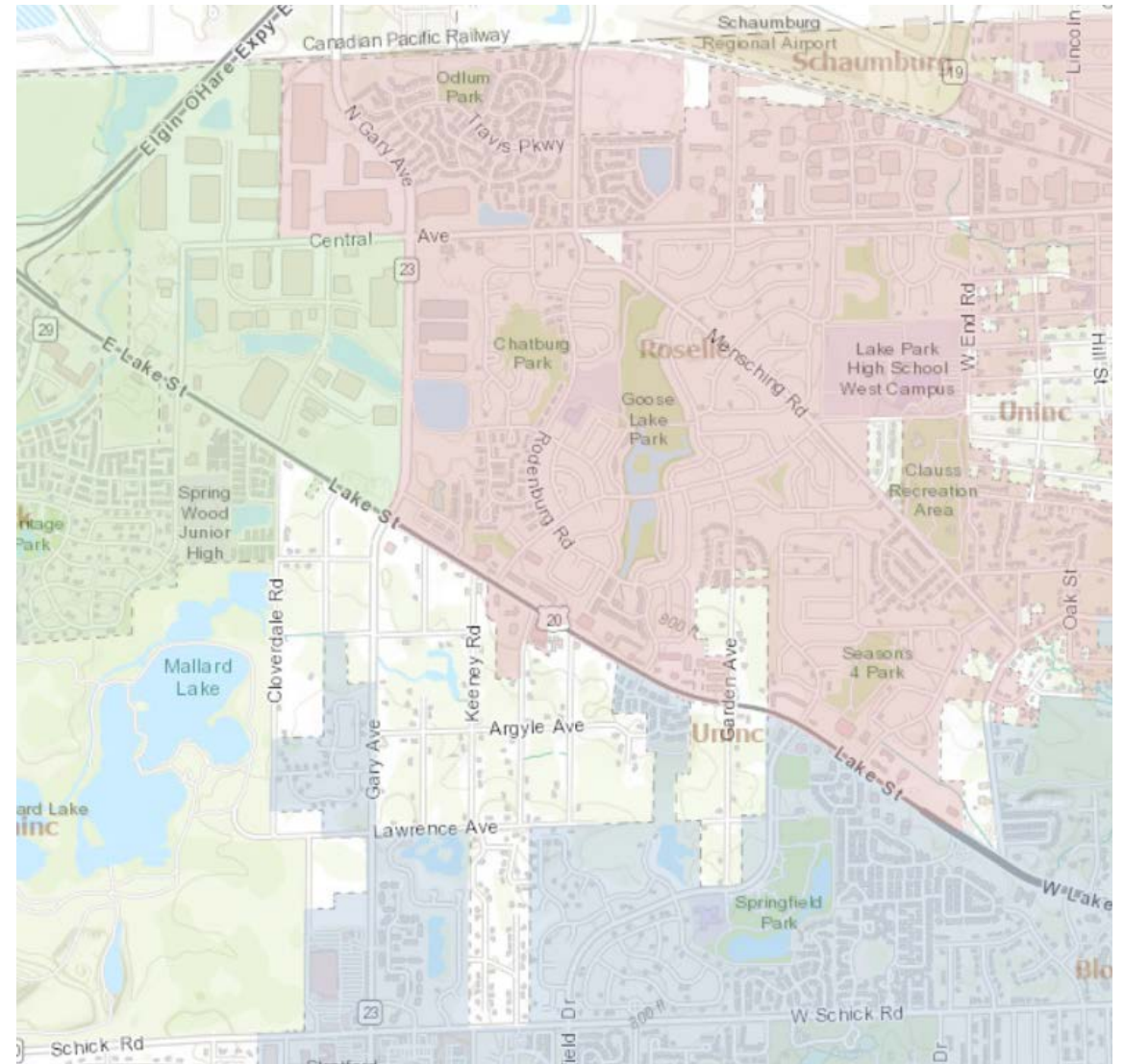
How did we get here and why an Overlay Zoning District?

1. Within the study area, most of the properties along the southside of Lake Street are under violation, vacant or dilapidated
 - Many have been through Adjudication Program
 - Indication that the uses of the properties are not compatible with current zoning classifications



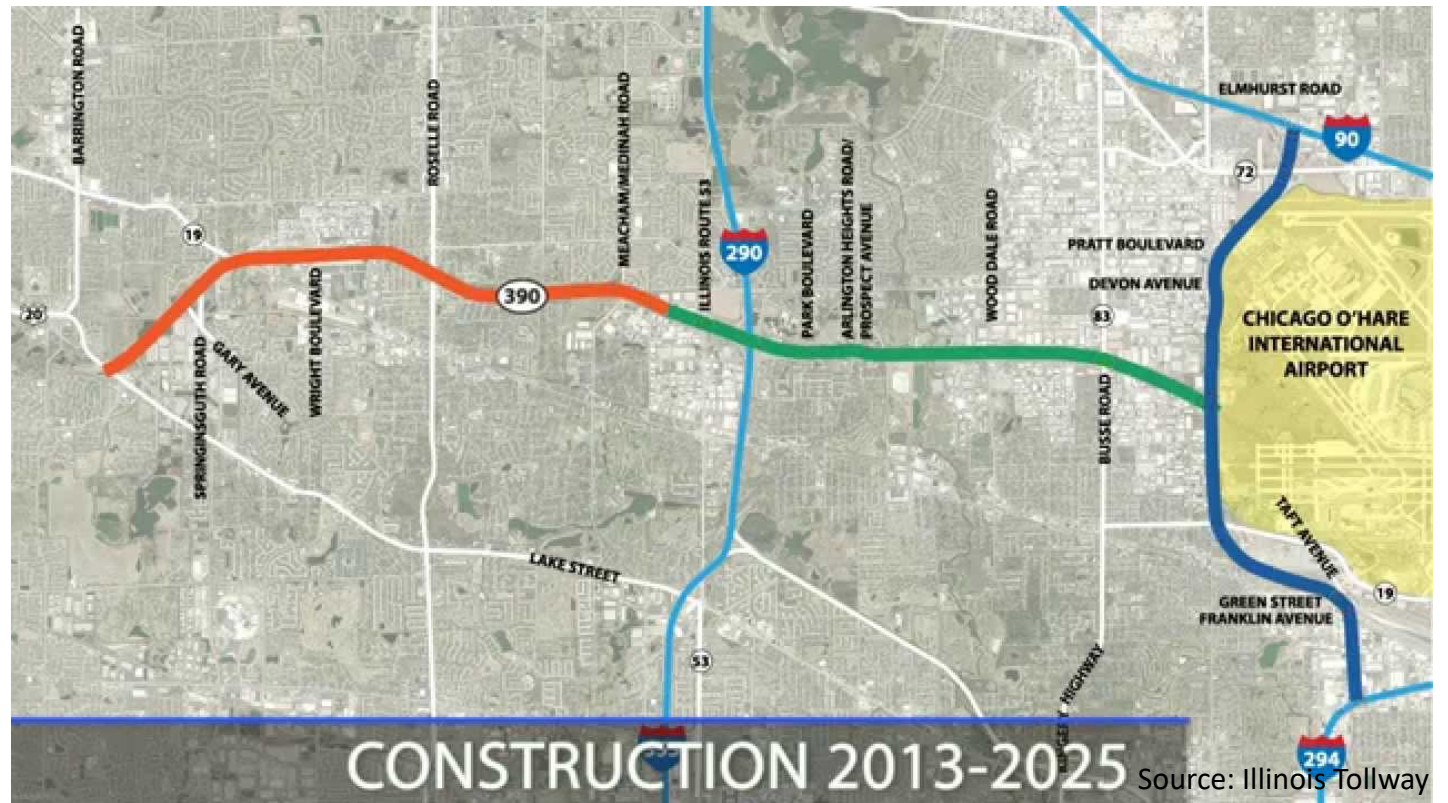
DuPage County – Lake Street Corridor

2. The Corridor falls into 3 different municipal jurisdictions, along with DuPage County
 - Each with its own zoning regulations



DuPage County – Lake Street Corridor

3. Development interest in the Lake Street Corridor
- Proximity to Elgin-O’Hare Western Access
 - Gary Avenue primary access point to and from highway and surrounding areas



Moving Forward – Lake Street Overlay

- Building off the previous 2014 Corridor LTA for Lake Street
- Initial LTA started the “buy-in” from municipalities and property owners
- Interjurisdictional commitment to redevelop the corridor
- And most importantly...



Lake Street Corridor Planning Study

DuPage County Corridor Planning Studies

Prepared for DuPage County as part of the Chicago Metropolitan Agency for Planning's (CMAP) Local Technical Assistance Program

January 3, 2014



Prepared by Teska Associates, Inc. & Business Districts, Inc.



**Bottom-up
Approach:
Municipalities to
take the lead**

Moving Forward in the Corridor

1. Continue Government Partnerships in the Corridor
2. Continued Communication Between Government Agencies
3. Create a Bottom-up Approach Through Planning Process



Where We Go Next

Michael Blue, FAICP,
Principal

Teska Associates, Inc.

Project Objectives - Per RFP

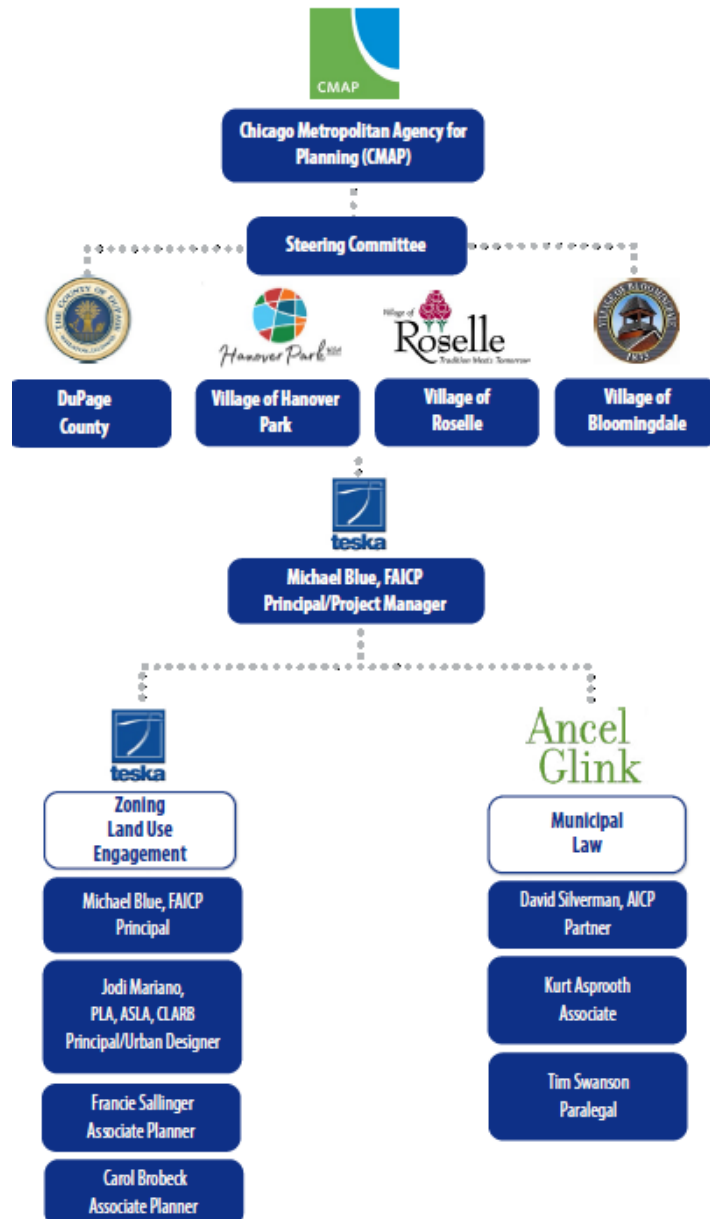
Project Description

Assist DuPage County, Hanover Park, Roselle, and Bloomingdale in implementing 2014 Lake Street Corridor Land Use Planning Study.

- Resolve conflicts between zoning designation and actual land use;
- Incentivize redevelopment;
- Address historic code enforcement issues;
- Resolve conflicts between County and municipal zoning outcomes;
- Develop regulations consistent between the County communities;
- Incorporate CMAP ON TO 2050 planning objectives.



Team Organization Chart



The Team and Schedule

Project Schedule by Task	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Task 1: Project Kickoff													
Task 2: Public Engagement #1													
Task 3: Review Existing Conditions													
Task 4: Public Engagement #2													
Task 5: Preliminary Recommendations													
Task 6: Draft Ordinance													
Task 7: Prepare Final Ordinance													

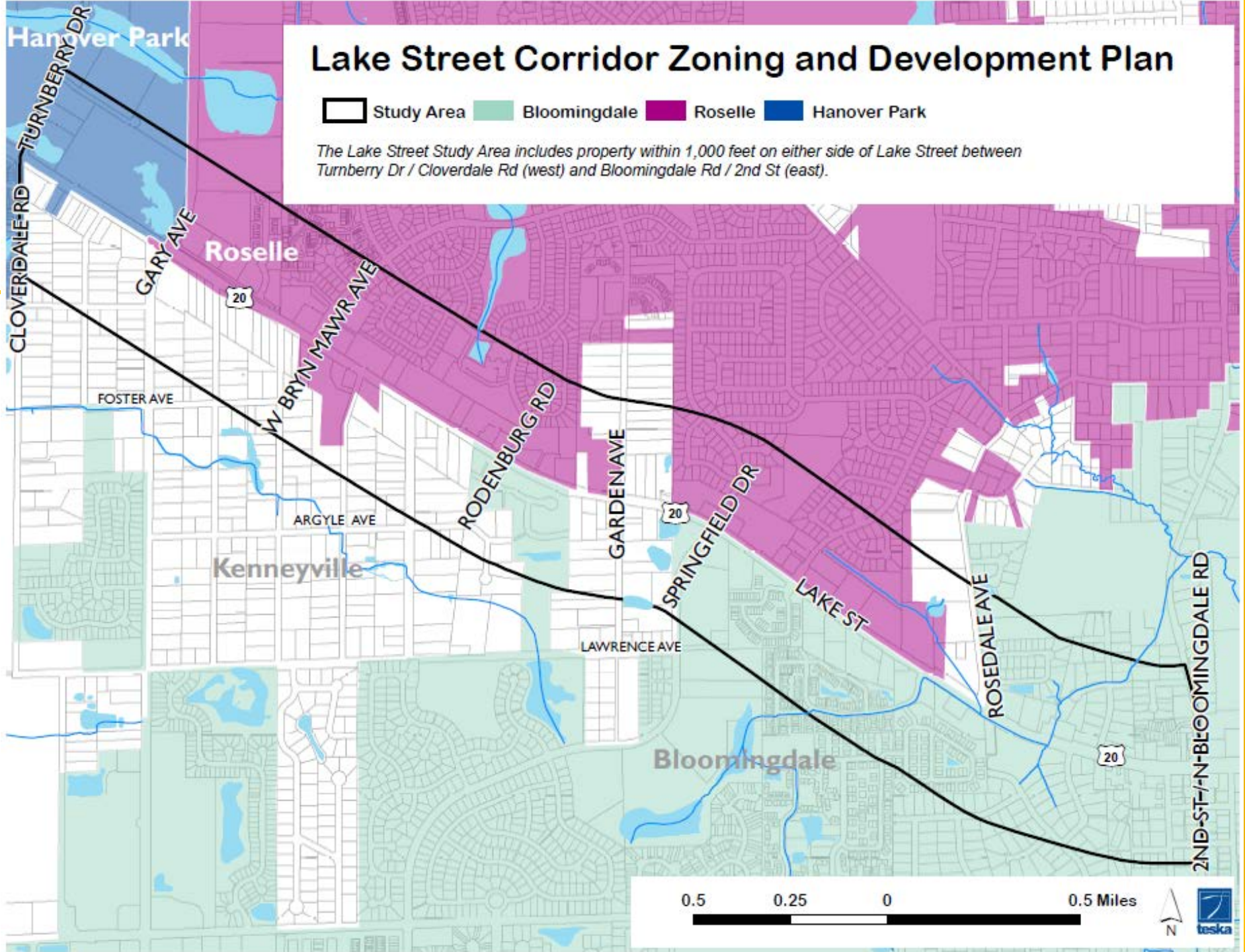
- Steering Committee Meeting
- Jurisdiction Workshops
- Stakeholder Interviews

- Community Workshops
- Adoption

Lake Street Corridor Zoning and Development Plan

Study Area Bloomingdale Roselle Hanover Park

The Lake Street Study Area includes property within 1,000 feet on either side of Lake Street between Turnberry Dr / Cloverdale Rd (west) and Bloomingdale Rd / 2nd St (east).



The Study Area

The Approach

Using Zoning to Incentivize Development

- Clear and straight forward regulations encourage development.

Working with the County and Communities

- Identify common planning goals and be respectful of residents' expectations.

Public Engagement

- Listen to stakeholders, elected official, and communities.

Defining Development Standards

- Site-specific zoning solutions that build from local needs, not generalized zoning ideas.

Addressing Code Enforcement

- Understand stakeholder insights to establish realistic standards.

Lake Street Overlay Supports ON TO 2050

- ***Inclusive Growth*** – Opportunity costs and lost staff time is a drain on key services to all four jurisdictions.
- ***Resilience*** – Governments working together on issues best resolved together.
- ***Prioritized Investment*** – Better use of resources through coordination among governments.

The Steps

Task 1: Project Kickoff

- Step 1.1 | Meeting with Staffs
- Step 1.2 | Meeting with Steering Committee (1st)

Task 2: Public Engagement

- Step 2.1 | Project Website *
- Step 2.2 | Project Updates

Task 3: Review Existing Conditions

- Step 3.1 | Policy Assessment
 - *Staff Workshops*
 - *Stakeholder Interviews*
- Step 3.2 | Physical Conditions Assessment
- Step 3.3 | Memo / Steering Committee Meeting (2nd)

Task 4: Public Engagement - Community Input

- Step 4.1 | Community Workshop
- Step 4.2 | Jurisdiction Workshops

Task 5: Preliminary Recommendations

- Step 5.1 | Preliminary Recommendations Memo.
- Step 5.2 | Site Plan Scenarios.
- Step 5.3 | Recommendations / Steering Committee Meeting (3rd)

Task 6: Draft Ordinance

- Step 6.1 | Draft Overlay Ordinance
- Step 6.2 | Review of Draft Overlay Ordinance
- Step 6.3 | Steering Committee Review Meeting (4th)

Task 7: Prepare Final Ordinance

- Step 7.1 | Review and Comment on Final Overlay District.
- Step 7.2 | Steering Committee Review Meeting (5th)
- Step 7.3 | Community Workshops
- Step 7.4 | Adoption

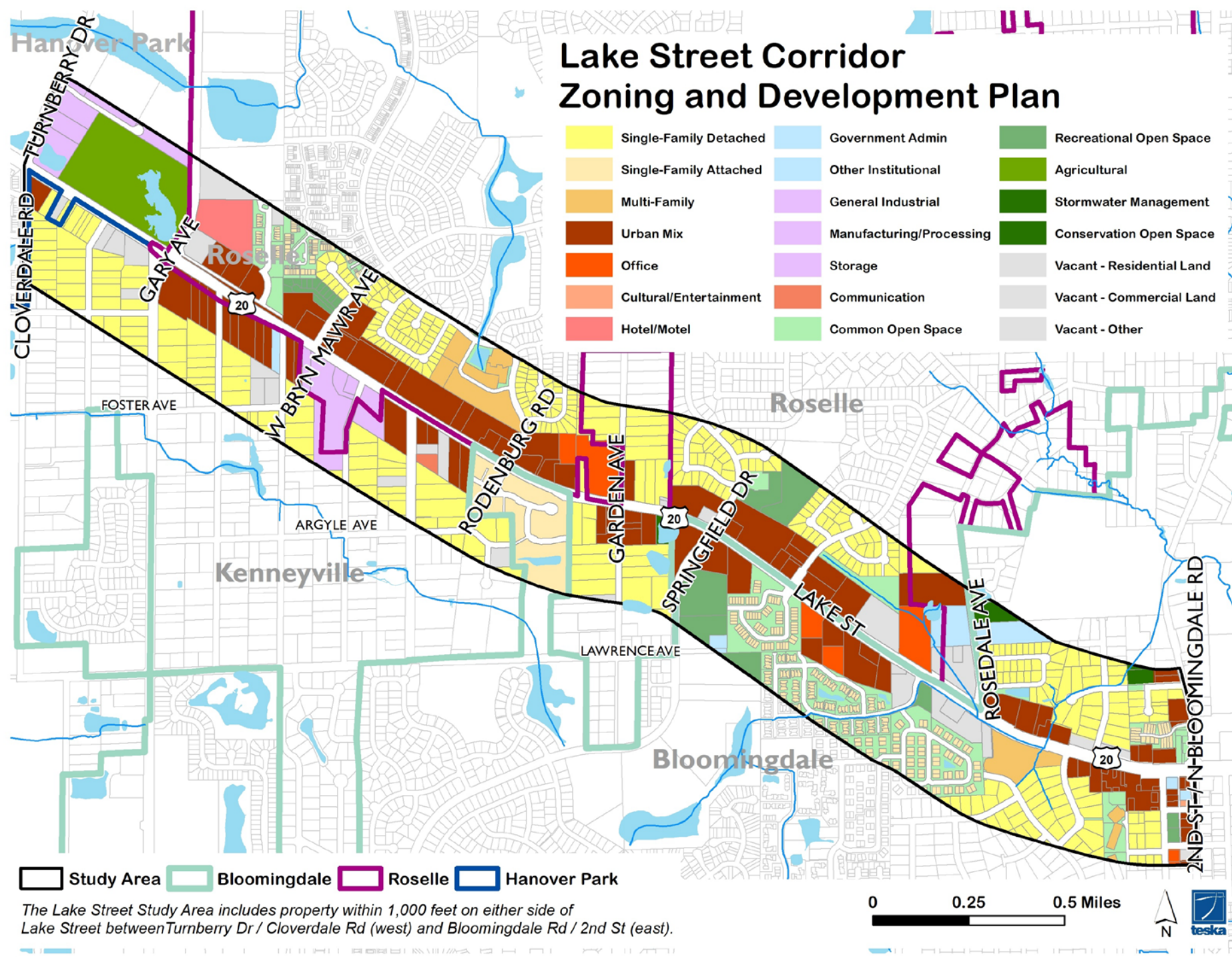


Anticipated Overlay Elements

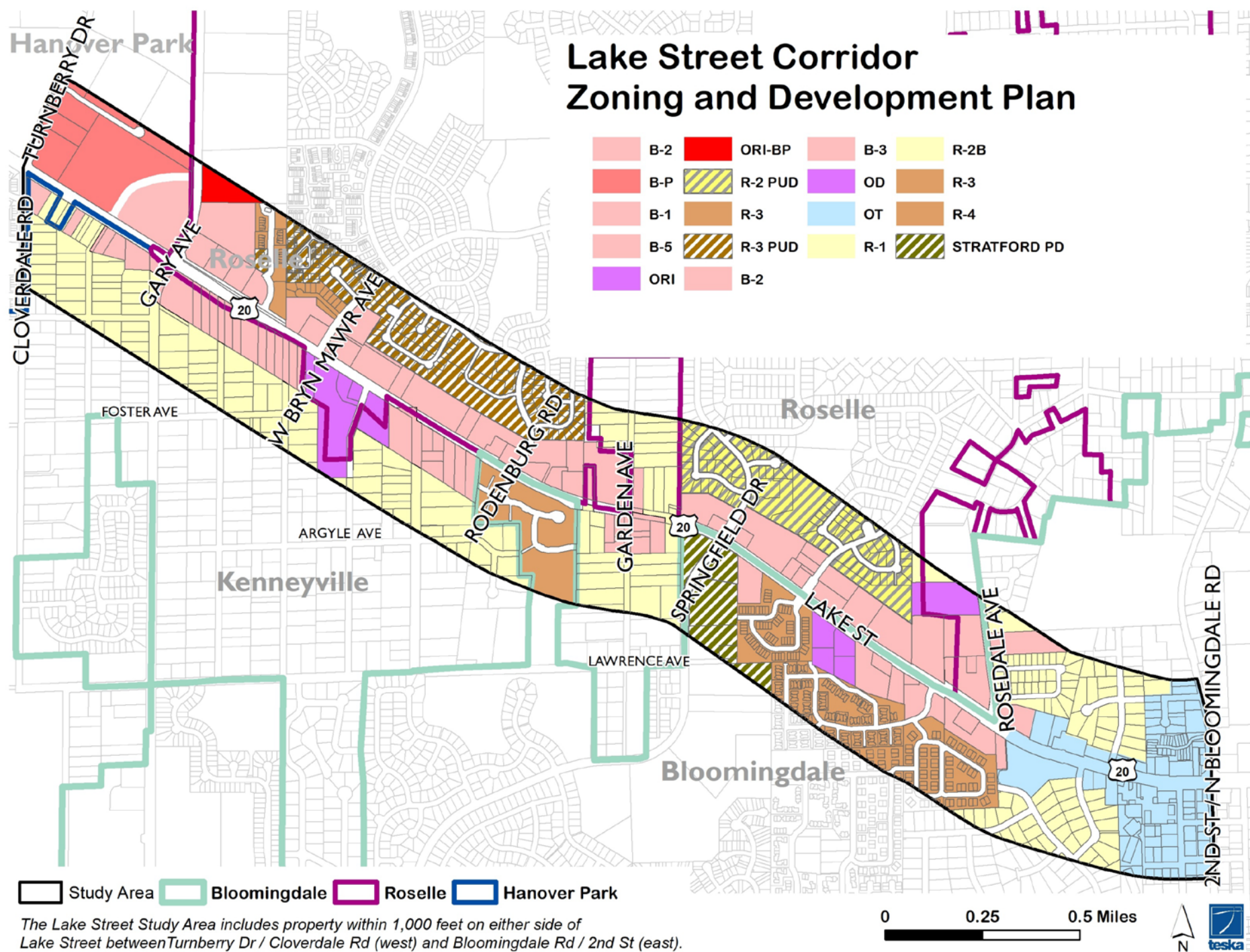


- Permitted Uses
- Special Uses
- Building Design Standards
- Parking and Loading
- Landscaping and Buffering
- Signage
- Map Amendments
- Administrative Provisions

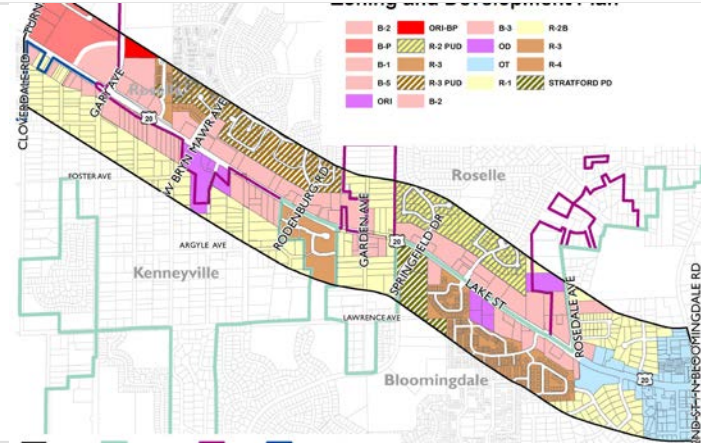
Existing Land Use Map



Consolidated Zoning Map



Zoning Categories by Jurisdiction



Zoning Description	Bloomingdale
Community Business	B-2
General Business	B-3
Automotive Business	B-4
Business Park District	BP
Estate Residential	ER-1
Limited Manufacturing	M-1
Office District	OD
Old Town	OT
Single Family Residence	R-1
Single Family Residence	R-2
Single Family Residence	R-2A
Single Family Residence	R-2B
Single Family Residence	R-2C
General Residence	R-3
Multiple Dwelling Residen	R-4
Multiple Dwelling Residen	R-5
Railroad	RR
Stratford PD	STRATFORD PD

Zoning Description	Hanover Park
Convenience Shopping District	B-1
Local Business Distict	B-2
Local Business Distict	B2 PUD
Business Park District	B-P
Ontrioville Histroric District	H
High Cube Industrial District	H-C
Limited Industrial District	L-1
Limited Office District	L-O
Single Family Residence Distri	R
Single Family Residence Distri	R PUD
Single Family Residence Distri	R-1
Single Family Residence Distri	R-2
Single Family Residence Distri	R2 PUD
Two Family Residence District	R-3
Two Family Residence District	R3 PUD
Multi Family Residence Distric	R-4
Multi Family Residence Distric	R4 PUD

Zoning Description	Roselle
Office Transitional District	B-1
Convenience Shopping Center District	B-2
Town Center District	B-3
	B-3 PUD
General Business District	B-4
Arterial Business District	B-5
Limited Industrial District	M
	M PUD
Office, Research & Light Industrial District	ORI
Business Park Sub-District	ORI-BP
High Cube Sub-District	ORI-HC
Single Family Residence District	R-1
Single Family Residence District	R-2
Single Family Residence District - Dev Area	R-2 A
Single Family Residence District - Dev Area	R-2 B
	R-2 PUD
General Residence District	R-3
	R-3 PUD
Multiple Family Residence District	R-4

Zoning Description	DuPage County
Local Business District	B-1
General Business District	B-2
Light Industrial District	I-1
General Industrial District	I-2
Office District	O
Office Research District	OR
Single Family Residence Distri	R-1
Single Family Residence Distri	R-2
Single Family Residence Distri	R-3
Single Family Residence Distri	R-4
General Residence District	R-5
General Residence District	R-6
General Residence District	R-7



Questions / Discussion

CMAP Land Use and
Housing Committee



Thank you

CMAP Land Use and
Housing Committee