



# LTA Zoning Approach

Land Use Committee  
January 21, 2015



Chicago Metropolitan  
Agency for Planning

# LTA Zoning Projects

## Staff-led

- Whole code rewrite
- Berwyn Zoning Ordinance\*
  - Park Forest Unified Development Ordinance (UDO)\*
  - South Elgin UDO

- Code assessment
- Norridge zoning assessment\*
  - Alsip zoning assessment\*

## Consultant-led

- Whole code rewrite
- Campton Hills UDO\*
  - Westchester Zoning Ordinance\*

\* = follow-up zoning project to implement LTA plan

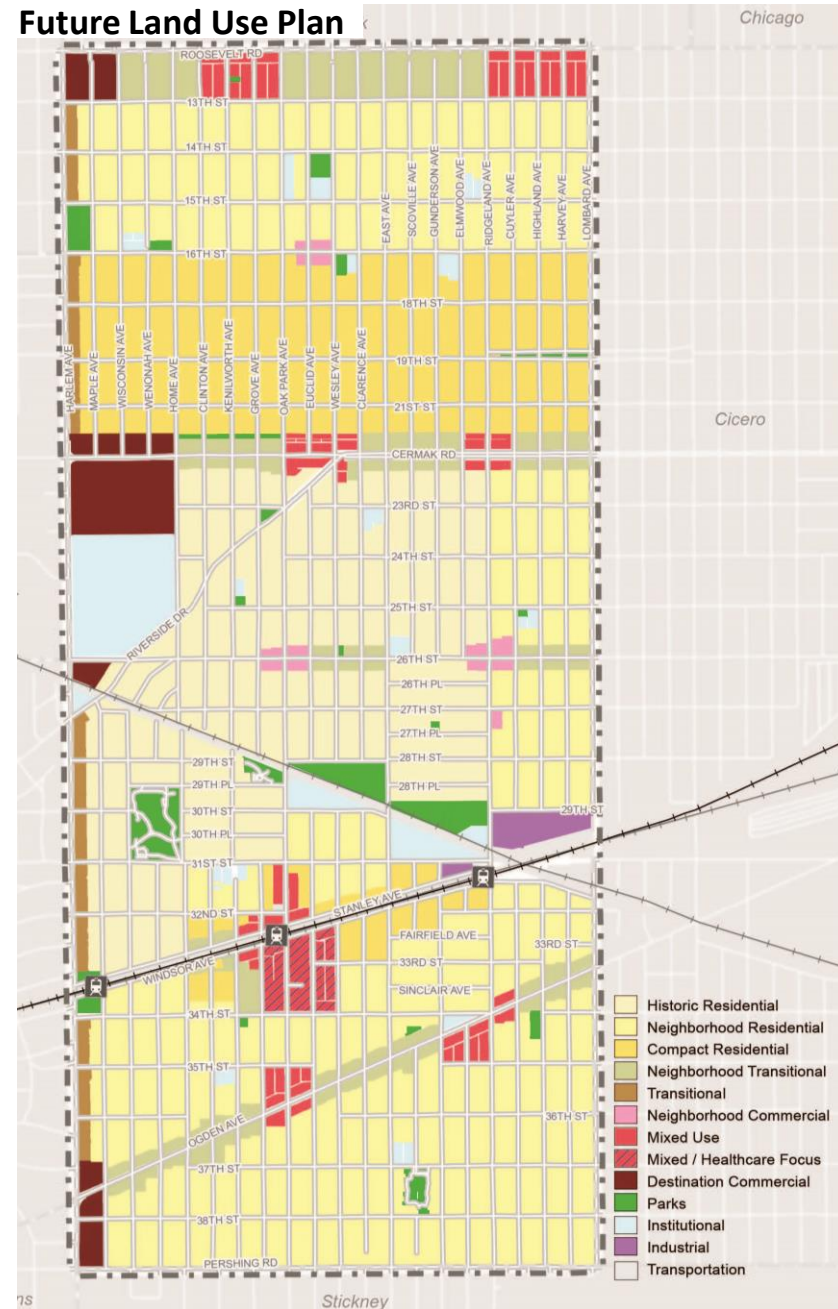
# Berwyn Comprehensive Plan

## General

- Defines community vision
- Provides framework for development and investment goals
- Guidance for 10 to 20 years

## Major Plan Themes

1. Redevelopment
2. Community Health
3. Neighborhood Preservation and Enhancement
4. Image and Identity

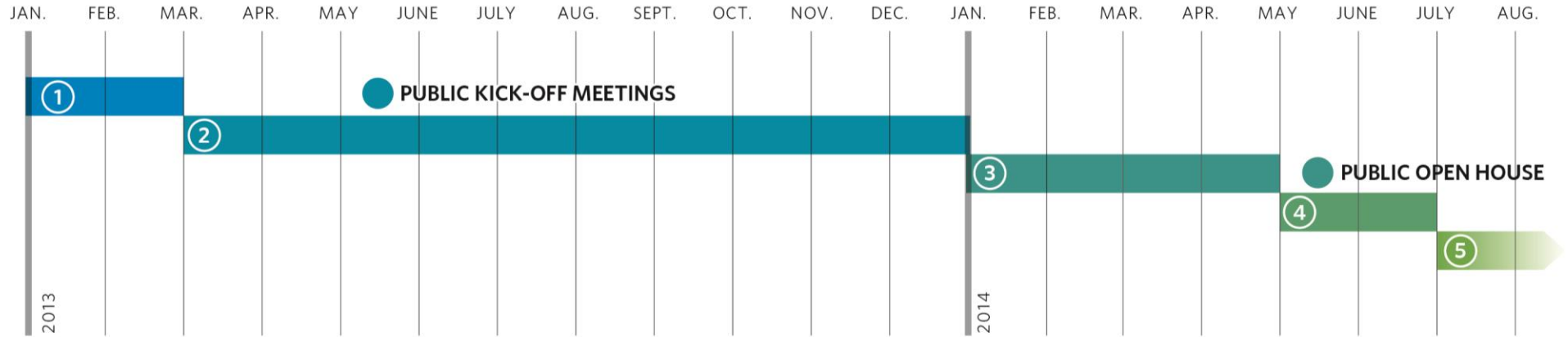


# Berwyn Development Issues

- Landlocked infill community with small parcel sizes
- There are several commercial corridors - most are mixed-use and pedestrian-friendly but some are more auto-oriented (Harlem, Ogden). Strip malls and big box development not received well through public input
- The Depot District was designed and built as the City's downtown
- Insufficient parking is frequently a concern in more intensive commercial areas
- Residential areas are stable
- Some administrative procedures are in need of clarification



# Planning Process



1. Project orientation

2. Assess existing conditions

3. Draft zoning ordinance

4. Refine and adopt the ordinance

5. Community implementation of ordinance



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# Objectives of Zoning Approach

- Update and modernize, make the document more user-friendly
- Match conditions on the ground
- Streamline administration and procedures
- Align development regulations with a city's Comprehensive Plan and other plans



# General Recommendations

- Streamline repetitive provisions
- Simplify regulatory language
- Incorporate tables, charts, and illustrations
- Reorganize the Chapters of the Ordinance

Existing Ordinance	Proposed Ordinance
1240: General Provisions and Definitions	1240. Title and Purpose
1242: Administration, Enforcement, and Penalty	1242. Establishment of Zoning Districts
1244: Board of Appeals	1244. Site Development Standards
1246: Districts Generally and Zoning Map	1246. Zoning District Regulations
1248: A-1 Single-Family Residence Districts	1248. Uses
1250: B-1 Two-Family Residence Districts	1250. Off-Street Parking and Loading
1252: B-2 Multi-Family Residence Districts	1252. Landscaping and Buffering
1254: B-3 Apartment Districts	1254. Signs
1256: C-1 Limited Commercial Districts	1256. Administration and Enforcement
1258: C-2 General Commercial Districts	1258. Definitions
1260: C-3 General Services Districts	
1261: C-4 General Commercial Districts	
1262: I Industrial Districts	
1264: Planned Developments	
1266: Nonconforming Uses	
1268: Conditional Uses	
1270: Performance Standards	
1272: Fences	
1274: Supplemental Regulations	
1276: Off-Street Parking and Loading	
1278: Space and Occupancy Limitations	
1280: Condominiums	
1282: Landscaping and Buffering	

# Major Recommendations

## Zoning Districts

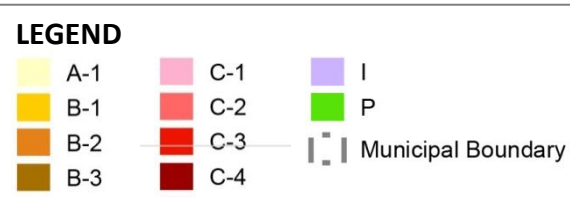
*Update Berwyn's zoning districts*

- Split C-2 District into two mixed-use districts

*Update bulk and yard requirements*

*Create commercial design standards*

**Berwyn Existing Zoning Map**





# Major Recommendations

## Uses

*Utilize a generic use structure*

*Address emerging use types*

- Medical marijuana
- Renewable energy systems
- Community gardens

## Parking

*Revise parking exemptions and incorporate parking credits*

- On-street parking spaces
- Proximity to municipal parking
- Proximity to transit

**Sample Generic Use Table**

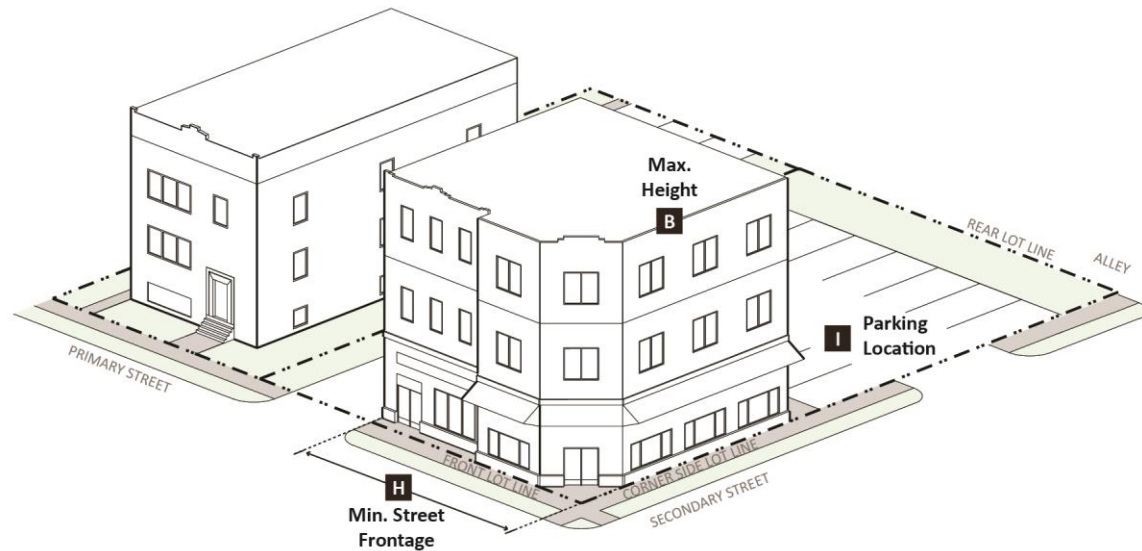
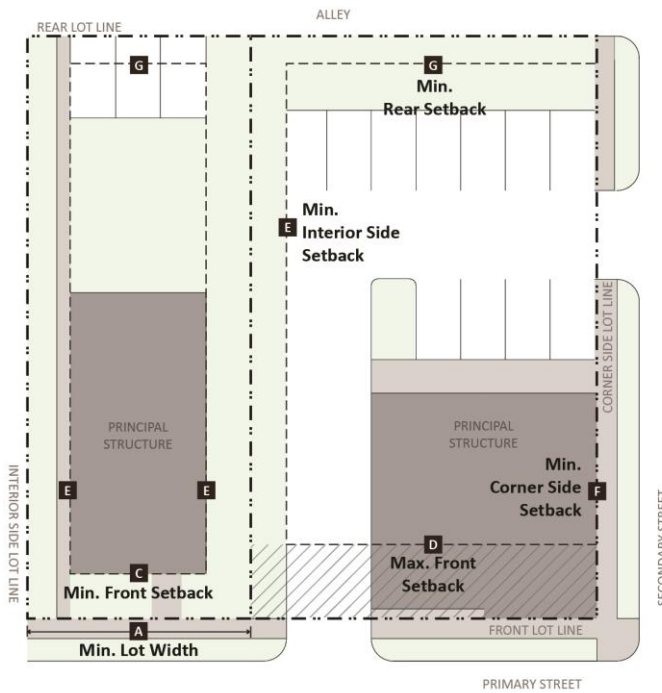
Uses		Commercial & Office						
		D1: Downtown Shopping	D2: Downtown Employment	NC1: Neighborhood Shopping	NC2: Neighborhood Employment	CC1: Community Shopping	CC2: Community Commercial	CC3: Community Employment
Retail	N'hood Retail	●	●	●	●	●	●	
	General Retail		○			●	●	
	Large Scale Retail						●	
	Firearms Sales						○	
	Outdoor Sales Lot						◐	
	Pawn Shop						○	

- Permitted
- ◐ Permitted in Upper Stories Only
- ◑ Permitted with Development Standards
- Permitted with a Special Use Permit



# Next steps

- Nearing end of internal CMAP review (contractor expert, then legal)
- Staff and steering committee review
- Public open house, hearings, and adoption



Berwyn Zoning Update project page: [www.cmap.illinois.gov/berwyn-zoning](http://www.cmap.illinois.gov/berwyn-zoning)  
Berwyn Comprehensive Plan: [www.cmap.illinois.gov/berwyn](http://www.cmap.illinois.gov/berwyn)

# Questions?

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# Berwyn Public Engagement

## Key Outreach Initiatives

- 2 Steering Committee meetings
- 2 public workshops
- Over 1,000 visits (300 with input) to MetroQuest
- Meetings with multiple business associations
- Stakeholder interviews

The image displays two screenshots of the Berwyn Zoning MetroQuest interface. The top screenshot shows the 'Introduction' page, which includes a progress bar at 20% and a 'Click here to begin' button. The bottom screenshot shows the 'Depot District' page, which includes a progress bar at 20% and a rating interface for a building image. The interface features a vertical navigation bar on the right with tabs for 'DEPOT DISTRICT', 'NEIGHBORHOOD COMMERCIAL', 'CERMAK CORRIDOR', and 'STAY INVOLVED'. The bottom screenshot also shows a rating scale from 1 to 5 and a 'Next' button.

