

MEMORANDUM

TO: Chairman and Members of the Zoning Board of Appeals/Plan Commission

FROM: Dan Ungerleider, Community Development Director

DATE: February 20, 2020

RE: **Case No Z499 / Village Initiated Comprehensive Map Amendment - PUBLIC HEARING**

SUMMARY:

On October 7, 2019, the Village Board adopted Ordinance 19-10-26, adopting comprehensive text amendments to Chapter 20 of the Clarendon Hills Municipal Code regarding Zoning Regulations of the Village of Clarendon Hills. In summary, the text amendments 1) modernize and reorganize the text of the zoning regulations; 2) eliminate the R-4 High-Density Residential District for the purpose of incorporating properties currently zoned R-4 in the R-3 District; 3) reclassify the R-1A Residential District from residential to business and renaming it L-O Limited Office District; 4) the O-R Office Research District has been renamed as the O-T Office-Transitional District; 5) create a new zoning district for public and institutional uses entitled the P-1 Public and Institutional District; 6) identify new uses not identified in the Zoning Ordinance; 7) update technical standards for parking and certain special uses; and 8) create comprehensive landscape standards for single-family uses.

One of the administrative steps required by the adopted comprehensive text amendments was that the Village comprehensively approve map amendments consistent with the new zoning regulations. As required by Article 20.15.2, the Village published and mailed a Public Notice for a Public Hearing to consider a comprehensive map amendment to the Village of Clarendon Hills Official Zoning Map rezoning 1) existing properties from R-4 Multiple-Family Residential District to R-3 Multiple-Family Residential District; 2) existing properties in the O-R Office Research District to the O-T Office-Transitional District; 3) existing properties located in the R-1A Residential and Limited Office District to L-O Limited Office District; and 4) existing public and institutional properties from R-1 Single-Family Residential District to P-I Public-Institutional Office District.

A copy of the proposed amendments to the Proposed Zoning Map (**EXHIBIT B**) was also posted at www.clarendonhills.us/zomp and was on file in the Clarendon Hills Village Hall.

REQUESTED ACTION:

A motion to recommend **APPROVAL** of a comprehensive map amendment to the Village of Clarendon Hills Official Zoning Map 1) rezoning existing properties from R-4 Multiple-Family Residential District to R-3 Multiple-Family Residential District; 2) rezoning existing properties in the O-R Office Research District to the O-T Office-Transitional District; 3) rezoning existing properties located in the R-1A Residential and Limited Office District to L-O Limited Office District; and 4) rezoning existing public and institutional properties from R-1 Single-Family Residential District to P-I Public-Institutional Office District described on Exhibit A - the Legal Description of Comprehensive Map Amendments, and illustrated on Exhibit B - the Proposed Zoning Map.

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Case Z499**Exhibit A - Legal Description of Comprehensive Map Amendments**

The Village proposes to rezone the following properties from R-4 Multiple Family Residential District to R-3 Multiple Family Residential District: 285 N. RICHMOND AVE, PIN 0903400002/402-444 PARK AVE, PINS 0910400033 THROUGH PIN 0910400052, AND PART OF PIN 0910400060/326 PARK AVE, PINS 0910413001 THROUGH 0910413004/322-326 PARK AVE, PIN 0910413033 THROUGH 0910413072/401-438 COMMONS CIR, PINS 0910414001 THROUGH 0910414026 AND PIN 0910414999/400-446 MC DANIELS CIR, PINS 0910415001 THROUGH 0910415228, 0910400025, 0910400030 AND PART OF PIN 0910400060/PRIVATE ROAD KNOWN AS MC DANIELS CIRCLE, PIN 0910400027/130 BURLINGTON AVE, PINS 0911114024 AND PIN 0911113026/136-144 ANN ST, PINS 0911115002 THROUGH 0911115004/101 EASTERN AVE, PIN 0911116001/141-143 ANN ST, PINS 0911116004 THROUGH 0911116005/5600 THROUGH 5620, 5630 THROUGH 5650 FOREST HILLS DRIVE, PINS 0914109006 THROUGH 0914109007/5660 THROUGH 5680 AND 5675 THROUGH 5685 FOREST HILLS DRIVE, PIN 0914110002. The Village proposes to rezone the following properties from O-R Office Research District to O-T Office Transitional District: 241 55TH ST, PINS 0914100020 AND 0914100057/125 55TH ST, PIN 0914100035/215-219 55TH ST, PINS 0914100054 THROUGH 0914100059/115 55TH ST, PIN 0914100060/300 HOLMES AVE, 0914100061/401 55TH ST, PINS 0915200005 THROUGH 0915200007. The Village proposes to rezone the following properties from R-1A Residential and Limited Office District to L-O Limited Office District: 123 OGDEN AVE, PIN 0902303024/101-111 OGDEN AVE, PINS THROUGH 0902305007/53-55 OGDEN AVE, PINS 0902309004 THROUGH 0902309006/61 OGDEN AVE, PIN 0902309014/57-59 OGDEN AVE, PINS 0902309016 THROUGH 0902309017. The Village proposes to rezone the following properties to P-I Public-Institutional Office District: 140 CHICAGO AVE, PIN 0902304001/124 CHICAGO AVE, PIN 0902304029/410 BURLINGTON AVE, PINS 0910120025 AND 0910120026/301 CHICAGO AVE, PINS 0910204009 THROUGH 0910204011/301 CHICAGO AVE, PIN 0910205008/323 CHICAGO AVENUE PINS 0910205007, 0910206016, 0910206020, 0910212012, 0910213002, 0910214008 AND 0910214011 AND 0910214009/301 CHICAGO AVE, PINS 0910206013, 0910206018 AND 0910206019/100 PROSPECT AVE, PINS 0910207007, 0910215006 THROUGH 0910215008, 0911100008 AND 0911101002 THROUGH 0911101004/BUE LAKE-SOUTH OF BURLINGTON AVE BETWEEN ARTHUR AVE AND TUTTLE AVE, PIN 0910224001/233 BURLINGTON AVE, PIN 0910225014/316 PARK AVE, PIN 0910226005/452 PARK AVE, PINS 0910400001 THROUGH 0910400005/448 PARK AVE, PIN 0910400006/431 PARK AVE, PIN 0910401056/275 RICHMOND AVE, PINS 0910405010 AND 0910405020/122 WALKER AVE, PIN 0910408050 AND 0910408055/120 WALKER AVE, PINS 0910408051 AND 0910408054/361 HARRIS AVE, PIN 0910409037/333 HARRIS AVE, PIN 0910410040/BNSF RAILROAD ROW BETWEEN INDIAN DR AND MC INTOSH AV, PIN 0910502002/BNSF RAILROAD ROW BETWEEN INDIAN DR AND OXFORD AV, PIN 0910502015/BNSF RAILROAD ROW NORTH OF ANN STREET BETWEEN EASTERN AVE AND LIONS PARK (100 BYRD CT), PIN 0911502001 THROUGH PIN 0911502003/BNSF RAILROAD ROW BETWEEN MC INTOSH AND STATE RT 83, PIN 0911502006/214 BURLINGTON AVE, PIN 0911102029/201 BURLINGTON AVE, PIN 0911103007/1 N PROSPECT AVE, PIN 0911108025/49 ANN ST, PIN 0911317007 and 0911312008/241 ANN ST, PINS 0911314003 THROUGH 0911314004/259 ANN ST (PUMP HOUSE), PINS 0911317008 AND 0911317010/261 ANN ST (PUBLIC WORKS STORAGE BUILDING), PINS 0911317009 THROUGH 0911317011/278 HOLMES AVE, PIN 0911321026/39 PROSPECT AVE, PIN 0911108001/7 N PROSPECT AVE, PINS 0911108009 AND 0911108010/39 PROSPECT AVE, PINS 0911108011 AND 0911108012/64 NORFOLK AVE, PINS 0911110001 THROUGH 0911110003, 0911110027 AND 0911110023/60 NORFOLK AVE, PINS 0911110025 AND 0911110026/100 BYRD CT, PINS 0911121022 AND 0911121024/FLAGG CREEK WATER RECLAMATION DISTRICT LIFT STATION, RT 83, PIN 0911121025/120 WALKER AVE, PINS 0911301011 THROUGH 0911301013/259 ANN ST, PIN 0911317008/261 ANN ST 0911317009 AND 0911317010/50 SHERIDAN AVE, 0911317011/60 55TH ST, PINS 0911322024 AND 0911322033/123 57TH ST, PIN 0914103028/5750 HOLMES AVE, PIN 0914103030/5624 WESTERN AVE, PIN 0915206008/5717 WESTERN AVE, PIN 0915207018/5722-5728 VIRGINIA AVE, PINS 0915212002 AND 0915212003/140 CHICAGO AVE, PINS 0903406001 THROUGH 0903406002/120 WALKER AVE, PIN 0910408020/120 WALKER AVE, PINS 0911301004 THROUGH 0911301010.

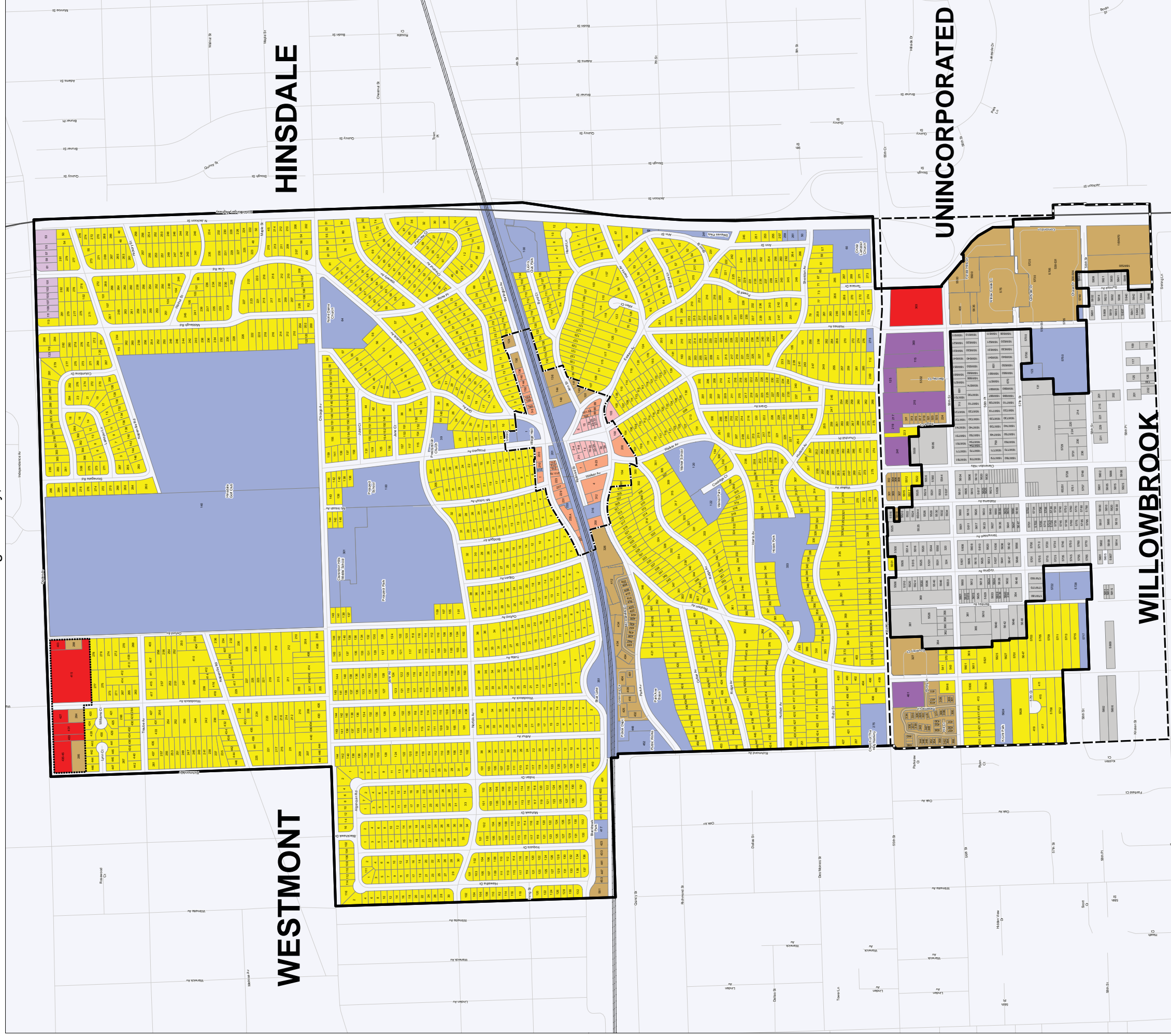


EXHIBIT B

Proposed Zoning Map

Per Ordinance Modernization Project

DuPage County, Illinois



Legend

- Residential Districts**
 - R-1 Single Family Residential District
 - R-2 Medium Density Residential
 - R-3 Multi-Family Residential District
- Business Districts**
 - B-1 Retail Business District
 - B-2 General Business District
 - B-3 Highway Business District
 - L-O Limited Office District
 - O-T Office Transitional District
 - P-1 Public and Institutional District

Comprehensive Plan References

- Downtown Master Plan District
- Opden TIF District
- 55th Street Sub-Area Plan

Miscellaneous

- Municipality Border
- Unincorporated
- Local Road
- Railroad



Department of Community Development

1 N Prospect Avenue
Clarendon Hills, IL 60514
www.clarendonhills.org

Date of Update: January 27, 2020 Copyright 2014
Map Updated By: Dan Englehardt/Devin Walters

