

ORDINANCE NO. 23-04-07

AN ORDINANCE ADOPTING TEXT AMENDMENTS TO SECTION 20.8.2 OF THE CLARENDON HILLS MUNICIPAL CODE IN REGARD TO ZONING REGULATIONS OF THE VILLAGE OF CLARENDON HILLS

WHEREAS, the President and Board of Trustees of the Village of Clarendon Hills (the "Village"), through Village staff (Jonathan Mendel, Director of Community Development), has petitioned for approval of amendments to the text of Section 20.8.2 of the Village of Clarendon Hills Zoning Ordinance (the "Text Amendments"), a true and accurate copy of which is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, Village staff determined it to be in the best interest of the Village and its orderly development to prepare these text amendments to the text of the Zoning Ordinance to create orderly house design and driveway width management within the Village; and

WHEREAS, as required by the applicable provisions of the Village Code and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the Clarendon Hills Zoning Board of Appeals/Plan Commission conducted public hearings on February 16, 2023, and March 16, 2023, at 7:00 p.m. (the "Public Hearing"), pursuant to notice published in a newspaper in general circulation in the Village, in accordance with State statute for the purpose of reviewing and considering the Text Amendments; and

WHEREAS, at the Public Hearing, the Clarendon Hills Zoning Board of Appeals/Plan Commission considered the Village's petition for approval of the Text Amendments. After the final adjournment of the Public Hearings on February 16, 2023, and March 16, 2023, the Zoning Board of Appeals/Plan Commission recommended to the President and Board of Trustees of the Village approval of the Text Amendment under Case No. 511. The recommendation of the Zoning Board of Appeals/Plan Commission in Case No. 511 is incorporated herein by reference and made a part hereof; and

WHEREAS, the Text Amendments will maintain and enhance the character of the Village; promote the protection of the public health, safety and welfare; conserve the value of land structures; promote orderly growth and development; and encourage investment in property and structures throughout the Village; and

WHEREAS, the Text Amendments have been posted on the Village website for public inspection since February 10, 2023, and March 10, 2023;

BE IT ORDAINED by the President and Board of Trustees of the Village of Clarendon Hills, DuPage County, Illinois, as follows:

SECTION 1: The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

SECTION 2: That Section 20.8.2 of the Village Code, entitled Use Matrix, is hereby amended by the Text Amendment, a true and accurate copy of which is attached hereto as Exhibit A and made a part hereof.

SECTION 3: All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 4: If any section, paragraph, clause, phrase, or part of this ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining provisions

of this ordinance, and the application of these provisions to any person or circumstances shall not be affected thereby.

SECTION 5: To the extent necessary, all tables of contents, indexes, headings, and internal references or cross-references to sections that need to be amended or deleted within the Village Code, as amended, as a consequence of the above Text Amendments shall be amended by the Village's codifier so as to be consistent with the terms of this Ordinance.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED this 17th day of April 2023 pursuant to roll call vote as follows:

AYES: Trustees DeDobbelaere, Foster, Jordan, Lannert, Russo, and Tuttle

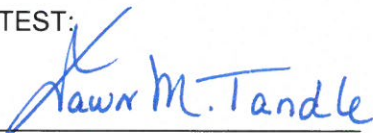
NAYS: None

ABSENT: None

APPROVED by me this 17th day of April 2023.



Len Austin, Village President

ATTEST:


Dawn M. Tandle, Village Clerk

Published in pamphlet form: April 18, 2023



**Exhibit A:
Proposed amendments to Section 20.8.2 (Use Matrix)**

20.8.2 USE MATRIX:

Table 8-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. For accessory uses, see Article 9. The code for Table 8-1 is as follows: P = permitted principal use; C = conditional principal use; T = allowed temporary use.

Use	R-1	R-2	R-3	B-1	B-2	B-3	P-I	L-O	O-T	Use Standard
Amusement - Recreation Facility: Indoor						P	C			
Amusement - Recreation Facility : Outdoor						C	C			
Animal Care Facility					P	P			P	Sec. 20.8.3.A
Animal Kennel: Commercial										
Animal Shelter										
Art Gallery				P	P	P				
Arts Studio (in the B-1 District at ground level, setback at least 40 feet from the S. Prospect Ave public right-of-way and with no entrance front the S. Prospect Ave frontage, except for the 100 Park Ave property; for the 100 Park Ave property the ground level setback shall be at least 40 feet from the Park Ave public right-of-way frontage with no entrance from the Park Ave frontage)				P	P	P				
Body Modification Establishment					C	C				
Broadcasting Facility - With Antenna						C			C	
Broadcasting Facility - No Antenna					C	P			P	
Bar				P	P	P				
Brew Pub				P	P	P			C	
Car Wash						C				Sec. 20.8.3.B
Cemetery										
Community Center							P			
Community Garden	C	C	C			C	C			Sec. 20.8.3.C
Contractor Office - No Outdoor Equipment Storage										
Contractor Office - With Outdoor Equipment Storage										
Conservation Area							C			
Cultural Facility					C	C			P	
Day Care Center					C	C			C	Sec. 20.8.3.D
Day Care Home	P	P	P							Sec. 20.8.3.D
Drive-Through Facility					C	C			C	Sec. 20.8.3.E

Dwelling, Above the Ground Floor				P	P	C				
Dwelling, Detached Single-Family	P	P								Sec. 20.8.3.G
Dwelling, Townhouse		P	P		C					Sec. 20.8.3.F
Dwelling, Two- Family		P								Sec. 20.8.3.G
Dwelling, Multi-Family		P	P	C	C					Sec. 20.8.3.F
Financial Institution					P	P			P	
Funeral Home					C	C			C	
Gas Station					C	P				Sec. 20.8.3.H
Golf Course/Driving Range								P		
Government Facility					P	P	P		P	
Group Home - Small	P	P	P							Sec. 20.8.3.I
Group Home - Large	C	C	C							Sec. 20.8.3.I
Healthcare Facility					C	C			P	
Heavy Retail, Rental & Service						C				
Hotel					P	P			P	
Industrial Design					P	P			P	
Landscape Business						C				
Live Entertainment				C	C	P				

Medical Cannabis Dispensing Organization								C	Sec. 20.8.3.J
Medical/Dental Office or Clinic (in the B-1 District at ground level, setback at least 40 feet from the S. Prospect Ave public right-of-way and with no entrance front the S. Prospect Ave frontage, except for the 100 Park Ave property; for the 100 Park Ave property the ground level setback shall be at least 40 feet from the Park Ave public right-of-way frontage with no entrance from the Park Ave frontage)			P	P	P			P	
Medical/Dental Office or Clinic above the Ground Floor			P	P	P			P	
Micro-Brewery/ Distillery/Winery				C	C			C	
Nursery/Greenhouse - Retail Office (in the B-1 District at ground level, setback at least 40 feet from the S. Prospect Ave public right-of-way and with no entrance front the S. Prospect Ave frontage, except for the 100 Park Ave property; for the 100 Park Ave property the ground level setback shall be at least 40 feet from the Park Ave public right-of-way frontage with no entrance from the Park Ave frontage)			P	P	P		P	P	
Office above the Ground Floor			P	P	P		P	P	
Outdoor Dining			P	P	P				Sec. 20.8.3.K
Outdoor Storage									
Park						P			
Parking Lot (Principal)					C			C	Article 10
Parking Structure (Principal)				C					Article 10
Personal Service Establishment (in the B-1 District at ground level, setback at least 40 feet from the S. Prospect Ave public right-of-way and with no entrance front the S. Prospect Ave frontage, except for the 100 Park Ave property; for the 100 Park Ave property the ground level setback shall be at least 40 feet from the Park Ave public right-of-way frontage with no entrance from the Park Ave frontage)			P	P	P				
Places of Worship						P			
Private Club or Lodge				C	P			P	Sec. 20.8.3.M

Public Safety Facility						P	P		P	
Public Works Facility							P			
Reception/Banquet Facility					C	P			P	Sec. 20.8.3.N
Research & Development									P	
Residential Care Facility						P			P	Sec. 20.8.3.O
Restaurant				P	P	P			P	
Retail Goods Establishment				P	P	P			P	
School - Primary or Secondary							P			
School - College or University							P		P	
School - Trade or Vocational						C	C		P	
Self-Storage										
Specialty Food Service				P	CP	P			P	
Vehicle Dealership						P				Sec. 20.8.3.P
Vehicle Operation Facility										
Vehicle Rental Agency						C			C	
Vehicle Repair						C				Sec. 20.8.3.Q
Wholesale						C				
Temporary Uses	R-1	R-2	R-3	B-1	B-2	B-3	P-I	L-O	O-T	
Farmer's Market				T	T	T				Sec. 20.8.4.A
Temporary Contractor's Office	T	T	T	T	T	T		T	T	Sec. 20.8.4.B
Temporary Mobile Food Sales				T	T	T		T	T	Sec. 20.8.4.C
Temporary Outdoor Entertainment				T	T	T		T	T	Sec. 20.8.4.D
Temporary Outdoor Sales				T	T	T		T	T	Sec. 20.8.4.E
Garage Sales	T	T	T							Sec. 20.8.4.F