

ORDINANCE NO. 3245

**AN ORDINANCE AMENDING
TITLE 10, ENTITLED "ZONING", CHAPTERS 16, ENTITLED "PUBLIC
RECREATIONAL AND INSTITUTIONAL DISTRICT" AND 21, ENTITLED
"LAND USE CHART", OF THE RIVER FOREST VILLAGE CODE**

BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, County of Cook, State of Illinois:

Section 1: Findings. The question of whether to amend the Zoning Ordinance of the Village of River Forest, Illinois, of 1995 by revising Chapters 16 and 21 is considered pursuant to Chapter 65, Section 5/11-13-14, Illinois Compiled Statutes, which requires a public hearing prior to any amendment of the Zoning Code, and pursuant to Title 10, Chapter 5, Section 10-5-5, of the River Forest Village Code, which designates the Zoning Board of Appeals as the body to conduct public hearings on the amendments of the Zoning Code. Notice of said hearing was given in the manner, time and form as required by law. A public hearing thereon was held as required by law, by the Zoning Board of Appeals on May 8, 2008. The Zoning Board of Appeals made recommendations and findings of fact on amending the Zoning Code, which recommendations and findings have been reviewed by the President and Board of Trustees. This Board finds and determines that adoption of the below-described amendments is in the best interest of the Village and its residents, constitutes an improvement to the River Forest Zoning Ordinance and is in keeping with the spirit and in furtherance of the purposes of the River Forest Zoning Ordinance as set forth in Section 10-2-1 of Chapter 2 thereof as well as the Comprehensive Plan of the Village.

Section 2: That Title 10, entitled "Zoning", Chapter 16, entitled "Public Recreational and Institutional District", Section 1 entitled "Permitted Uses" of the River Forest Village Code be amended by deleting the following:

- M. Cellular telephone antennas and accessory apparatus no higher than one hundred five feet, except for antennas located at the Village Municipal Complex at 400 Park Avenue which shall be no higher than one hundred twenty feet, and an adjacent accessory building which is located on property owned by the Village. Further, said antennas shall: 1) allow the Village shared use of the structure on which the antennas are mounted, for the Village's communications antennas, mounting devices and signal transmission cables; or 2) shall provide the Village an opportunity to receive an additional source of revenue. (Ord. 2765, 6-8-1998)
- N. Village-Owned Buildings Or Property:
 - 1. The development of Village-owned buildings or property shall be exempt from the requirements of this Chapter.
 - 2. Prior to the construction of any new building or addition to an existing building on Village-owned property, the Zoning Administrator shall provide advanced

written notice of the Village Board meeting where such new construction will be considered. The purpose of said notice will be to allow any interested persons the opportunity to voice their opinions regarding the project being proposed. Said notice shall be sent to all the owners of property within five hundred feet of the subject property at least fifteen days and not more than thirty days in advance of the Village Board meeting. Failure to provide or receive notice shall not invalidate any subsequent action taken by the Village Board of Trustees.

O. Accessory Uses:

1. Dwelling units and lodging rooms, owned and operated by the institution, for housing students and faculty.
2. Rectories, parsonages and parish houses.
3. Commissaries for dispensing incidental merchandise, for students and faculty.
4. Other accessory structures, customarily incidental to the principal use, for mechanical equipment, storage of equipment and vehicles, and athletic fields and stands. (Ord. 2640, 5-23-1995; amd. Ord. 2657, 11-13-1995)

Section 3: That Title 10, entitled “Zoning”, Chapter 16, entitled “Public Recreational and Institutional District”, Section 1 entitled “Permitted Uses” of the River Forest Village Code be amended by adding the following:

M. Village-Owned Buildings Or Property:

1. The development of Village-owned buildings or property shall be exempt from the requirements of this Chapter.
2. Prior to the construction of any new building or addition to an existing building on Village-owned property, the Zoning Administrator shall provide advanced written notice of the Village Board meeting where such new construction will be considered. The purpose of said notice will be to allow any interested persons the opportunity to voice their opinions regarding the project being proposed. Said notice shall be sent to all the owners of property within five hundred feet of the subject property at least fifteen days and not more than thirty days in advance of the Village Board meeting. Failure to provide or receive notice shall not invalidate any subsequent action taken by the Village Board of Trustees.

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Section 4: That Title 10, entitled “Zoning”, Chapter 16, entitled “Public Recreational and Institutional District” of the River Forest Village Code be amended by deleting section headings as follows:

10-16-2: SPECIAL DEVELOPMENT REGULATION

10-16-3: UNITS PER ACRE

10-16-4: LOT AREA AND SIZE

10-16-5: LOT COVERAGE AND FLOOR AREA RATIO

10-16-6: HEIGHT REGULATIONS

10-16-7: SETBACK REGULATIONS

10-16-8: OFF-STREET PARKING

10-16-9: OFF-STREET LOADING

Section 5: That Title 10, entitled “Zoning”, Chapter 16, entitled “Public Recreational and Institutional District” of the River Forest Village Code be further amended by adding new section headings as follows:

10-16-3: SPECIAL DEVELOPMENT REGULATION

10-16-4: UNITS PER ACRE

10-16-5: LOT AREA AND SIZE

10-16-6: LOT COVERAGE AND FLOOR AREA RATIO

10-16-7: HEIGHT REGULATIONS

10-16-8: SETBACK REGULATIONS

10-16-9: OFF-STREET PARKING

10-16-10: OFF-STREET LOADING

Section 6: That Title 10, entitled “Zoning”, Chapter 16, entitled “Public Recreational and Institutional District” of the River Forest Village Code be amended by adding a new Section 2, entitled “Special Uses” as follows:

10-16-2: SPECIAL USES: In the PRI district, special uses may be allowed by the zoning board of appeals in accordance with chapter 18 of this zoning title, as follows:

- A. Special uses for this district as indicated on the land use chart in chapter 21 of this zoning title.
- B. Cellular telephone antennas and accessory apparatus no higher than one hundred twenty feet.

Section 7: That Title 10, entitled “Zoning”, Chapter 21, entitled “Land Use Chart”, Section 3, entitled “Appendix A” of the River Forest Village Code be amended by changing the designation in the land use chart of “Cellular phone antennas” under the “Industrial” and “Retail Trade” headings from “P” (Permitted Use) to “S” (Special Use).

Section 8: That all ordinances, or parts of ordinances in conflict with this Ordinance, are hereby expressly repealed.

Section 9: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

AYES: Trustees Dudek, O’Brien, Dillon, Conti, Nummer and Hoke

NAYS: None

ABSENT: None

PASSED this 23rd day of June, 2008.

Frank M. Paris
Village President

ATTEST:

Catherine M. Adduci
Village Clerk

Published in pamphlet form on the 24th day of June, 2008.