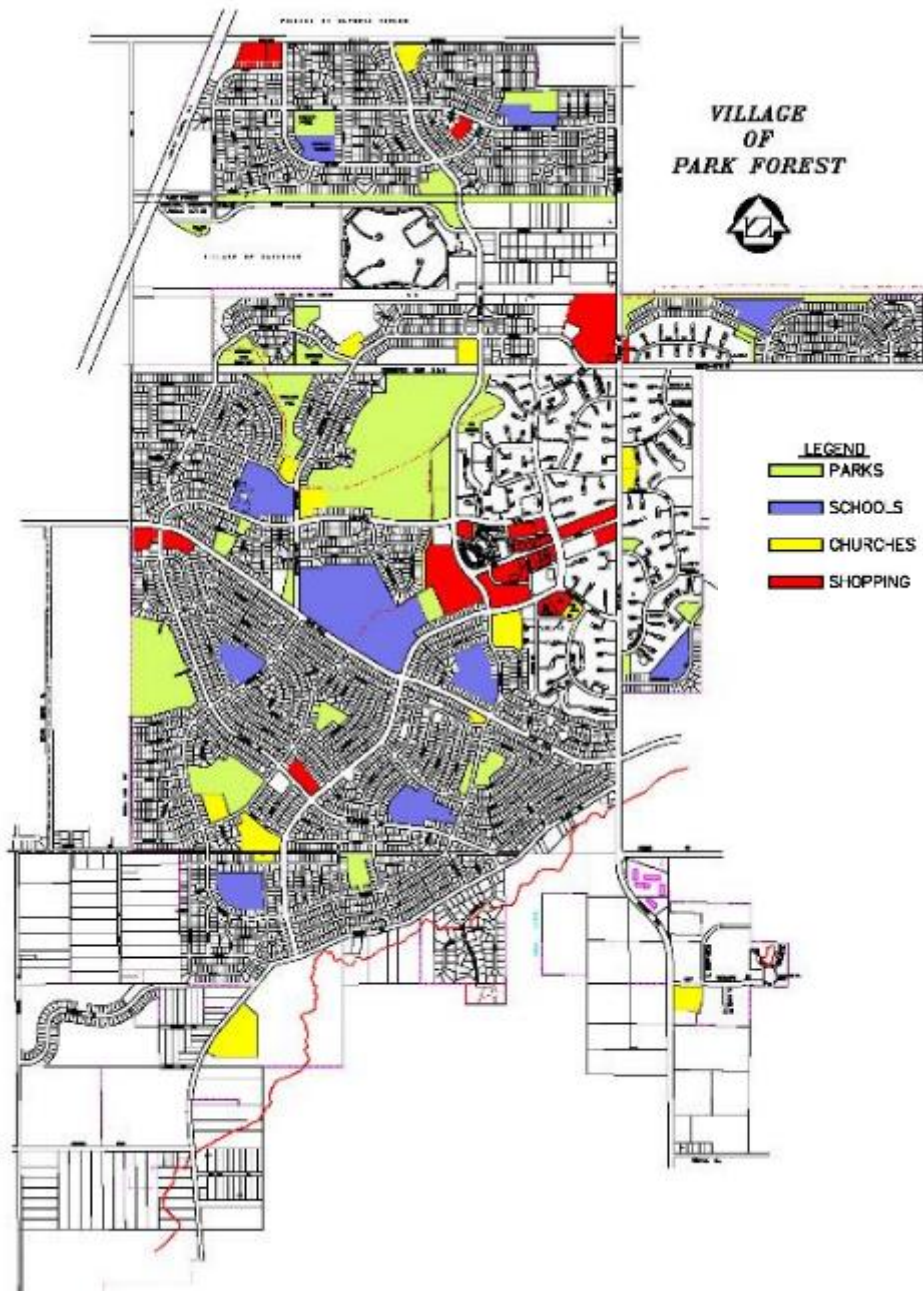


# Saving the World Through Zoning The Park Forest, Illinois Story



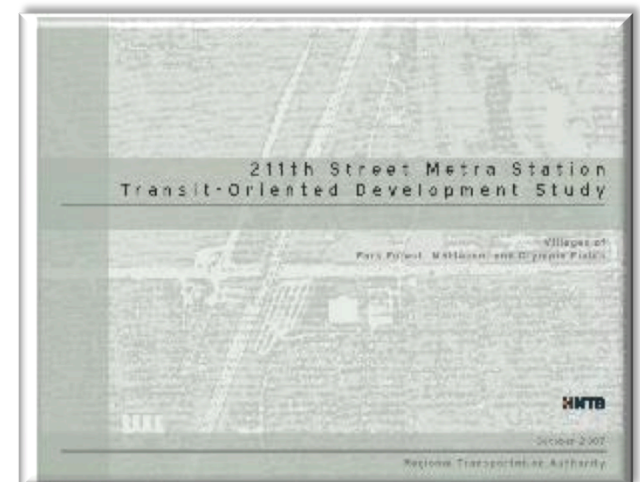
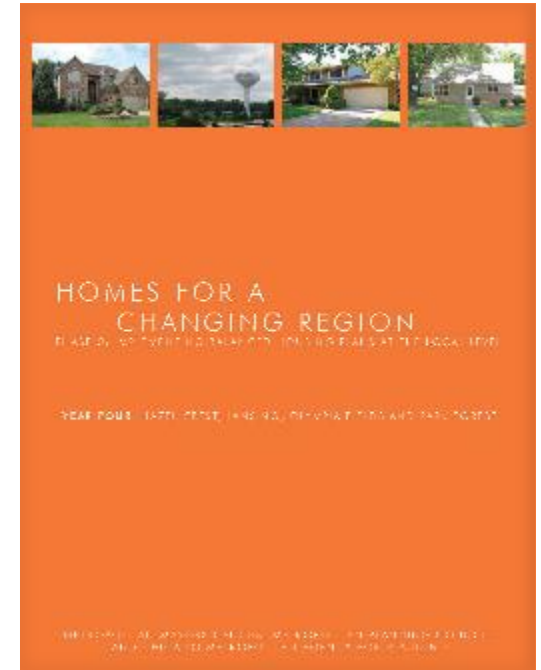
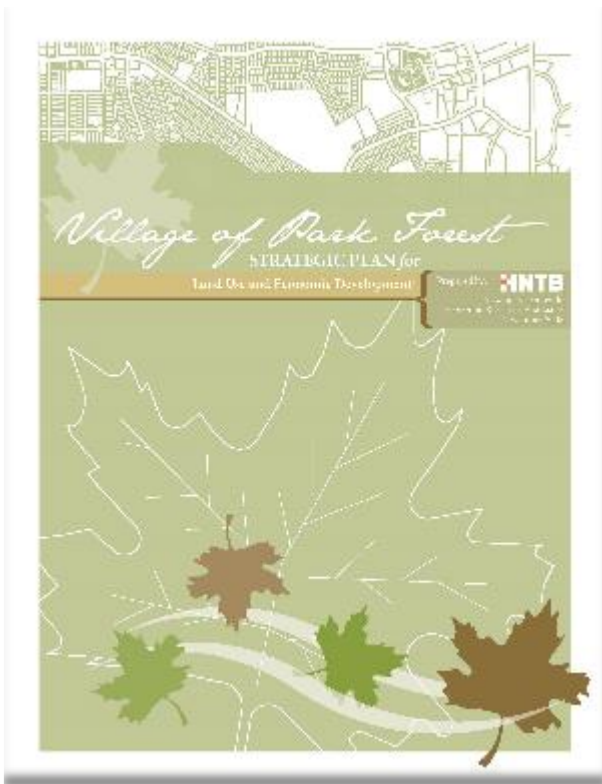
New Partners for Smart Growth  
January 30, 2015









# Comprehensive Plans





“Developers of new commercial, mixed use and residential buildings should be encouraged to seek LEED certification, utilizing “green” construction techniques and energy conservation measures in building design.”



“Stormwater management should be provided in a holistic manner as redevelopment occurs, being sensitive to conservation design principles whenever possible. Stormwater detention areas should be treated as amenities, integrated into the overall site plan as visual features.”

Issue	Existing Code Provision(s)	Recommended Changes	Tier	Priority	References/Notes
<b>Parking Requirements</b>					
Minimum parking requirements	Sec. 118-280. Required spaces. In some instances, existing parking requirements result in an oversupply of parking spaces.	Update minimum parking requirements to ensure an appropriate amount of parking by use. Revised standards should be based on features of context areas, including proximity/availability of transit/other modes	I	High	ITE Parking Generation Manual
Maximum parking limits	None	Incorporate maximum parking limitations to restrict impervious surfaces (see next page: "green parking lots" recommendation)	I	Medium	RMLUI Sustainable Code; San Francisco, CA
Parking credits	None	Provide parking space credits based on proximity to transit and public and on-street parking	I	Medium	Olympia, WA; RMLUI Sustainable Code
Shared parking	Sec. 118-273. Shared parking allowed for separate uses if total number meets sum of what is required for each use; dual function may be permitted by Board if proven that demand does not overlap	Permit lowered total parking requirements by right if peak demand differs between users	I	Medium	SmartCode Version 9.2
Small car parking spaces	Sec. 118-279. 90 degree parking spaces shall be 9' x 18'6"	Permit small car spaces (7'6" x 16'6") for up to 35% of all spaces by right	I	Medium	Dallas, TX
Narrow residential driveways	Sec. 118-242(b). Maximum driveway width for residential lots (other than R-1B district) is 24'.	Set maximum curb cut size of 12' for all single family residential lots	I	Medium	GAP Form-Based Code (Bloomington, IL)
Bicycle parking spaces	None	Require bicycle parking spaces for new multifamily and commercial developments based on number of units or employees	II	Medium	LEED-ND NPD Credit 5
<b>Materials</b>					
Recycled materials	Sec. 118-276(c). 6-9 inches of gravel or crushed stone base course required for various parking areas	Require parking lot paving to include a minimum of 20% recycled materials	II	Low	Chicago, IL; LEED-ND GIB Credit 15
Reflectivity	None	Encourage a Solar Reflectance Index (SRI) of 29 or greater for paving materials	II	Low	LEED-NC SS Credit 7.1
Permeable pavement	Sec. 118-276(c). 6-9 inches of gravel or crushed stone base course required for various parking areas	Permit permeable paving materials in lieu of current paving requirements	I	High	



## Landscape

Issue	Existing Code Provision(s)	Recommended Changes	Tier	Priority	References/Notes
Parking lot buffers	Sec. 118-278. 10' landscape buffer required between residential lots and parking lots	Continue to require a residential landscape buffer. Consider requiring a street side buffer to screen parking lots from view of the street	I	Medium	
Green parking lots	Article VI. does not mention parking lot landscape aside from residential landscape buffer	Consider requiring that a minimum percentage of parking lot hardscape (suggest 50%) be replaced by a combination of tree canopy shade (canopy within 10 years of installation), shade from other structures (i.e. electric vehicle charging stations or open structures), pavement with SRI of at least 29, permeable pavers, or landscape islands	II	Medium	LEED-ND GIB Credit 9
Green roofs	Sec. 118-7. Open space is defined as "total horizontal land area of a lot or development excluding roadways, streets, parking areas, loading areas, or buildings"	Include green roofs in the Village's definition of open space and permit the square footage to count towards open space requirements. Provide incentives in higher intensity, mixed-use areas where there is more impervious coverage	I/II	Medium	Chicago, IL
Native landscape	None	Permit and encourage the use of native plantings in development landscapes	I	Medium	
Community gardens	None	Permit community gardens as a use in all districts. Develop standards to guide the development of gardens	I	High	See the Local Food Systems chapter
Private open space	Secs. 118-7, 118-152, 118-55, 118-118, 118-135. Most districts have an open space ratio or maximum building coverage associated with them.	Continue to limit impervious cover for single family and commercial areas. Reduce the amount of open space required for new urban residential and mixed-use developments	I	High	Reduced open space to be mitigated by green parking lots recommendation above
Street trees	Sec. 94-40. A minimum of 1 tree every 60' of street frontage is required (subdivisions)	Require a minimum of 1 tree per 40' of frontage for all new developments	I	Medium	
Tree protection	None	Develop a tree ordinance to protect existing trees	II	High	Austin, TX



# EPA Technical Assistance for Sustainable Communities

- Energy Conservation/Renewable Energy
  - Alternative energy facilities (solar, small/large scale wind, geothermal, clothes lines)
  - Non conforming uses/Building regulations
  - Bicycle parking
  - Energy efficient outdoor lighting standards
  - Priority parking for alternative fuel vehicles
  - Solar access/Orientation
  - Mixed uses/TOD development
  - Live/Work units
  - Cool Roofs
  - Parking lot landscaping
  - Green roofs



# EPA Technical Assistance for Sustainable Communities

- Stormwater Management/Water Conservation
  - Off-street parking requirements
  - Parking lot landscaping
  - Pervious pavement and green roofs
  - Green infrastructure street standards



# EPA Technical Assistance for Sustainable Communities

- Open Space/Green Infrastructure
  - Open space set-aside requirements
  - Tree protection



# Who is CMAP?

- CMAP established in 2005
- 7-county region's official comprehensive planning agency
- GO TO 2040 adopted in October 2010
- Local Technical Assistance program began spring 2011





## CMAP Implementation of EPA Technical Assistance Recommendations

- Create and codify standards for PRINCIPAL and ACCESSORY uses that permit alternative energy facilities, green roofs, and other sustainable uses.
- LED lighting required for outdoor signs.
- Consider requiring reduced /full cut-off of sign lighting when businesses close for the day.
- Require bicycle parking.
- Create a new Urban Residential zoning district.
- Create a Neighborhood Commercial zoning district.
- Create a Mixed Use zoning district.
- Reduce parking requirements.
- Create tree preservation requirements.
- Create landscape standards for non-single family residential developments.



# Thank You!

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