

STAFF REPORT – Text Amendments
Public Hearing Date: November 21, 2024
City Council Meeting: December 2, 2024

Case: TA-2024-06

Proposed Request: Text Amendments to The City of Forest Park Zoning Code of Ordinance

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval to amend Zoning Ordinance

PROPOSED TEXT AMENDMENTS

1. The Planning & Community Development Department is proposing a text amendment to the Code of Ordinances. Case # TA-2024-06 includes an amendment to Article B. – Zoning Districts, and Design Guidelines Established, Section 8-8-50 Gillem District (GZ), of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow additional housing types within the GZ District.

BACKGROUND

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity and formal processes. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner.

The following text amendments have been proposed:

1. An amendment to Article B. – Zoning Districts, and Design Guidelines Established, Section 8-8-50 Gillem District (GZ), to Section 8-8-50 Gillem District (GZ), of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow additional housing types within the GZ District.

This update provides clarity on the available housing types that will be permitted in the Gillem District (GZ) and adding Tiny House/Cottage Dwelling as a conditional use for residential development.

ARTICLE B. ZONING DISTRICTS, AND DESIGN GUIDELINES ESTABLISHED

Section. 8-8-50 Gillem District (GZ).

District Intent, Permitted Uses, and Conditional Uses

Intent,

The intent of the GZ district is to allow an appropriate mix of industrial, commercial, office, residential and public uses, while improving the aesthetics of the built environment.

By further establishing uses that complement the city's main street development efforts and allow for the repurpose of the former Fort Gillem area, the city can encourage a grid of connected street improvements to improve access and reduce congestion near the Interstate.

It is further intended to promote development of compatible land uses on a scale larger than that of individual small parcels in a comprehensively planned setting and to promote the purposes set forth in the Gillem Logistics Center Master Declaration of Covenants Plan and other plans approved by the City of Forest Park Urban Redevelopment Authority

Permitted Uses

Retail and Business Uses

- Pre-K and adult and child day care centers
- Apparel and retail stores
- Auditoriums, stadiums, and coliseums
- Bank and loan associations
- Breweries and distilleries
- Catering establishments
- Convenience store with gasoline sales
- Conference center
- Dancing schools and other group instruction
- Fitness centers and gyms
- Florist and gift shops
- Furniture sales and showrooms
- Grocery store
- Fruit, vegetable, meat, seafood markets
- Hotels and hospitality
- Indoor/outdoor recreation, including bowling alleys, golf, racing electronic gaming machines, etc.
- Medical and professional offices
- Professional/business schools and colleges or other private schools offered for profit
- Recreational facilities, including tennis, badminton, basketball courts, batting cages, golf range, racing, and other open or enclosed facilities
- Restaurants
- Retail and commercial bakeries
- Shopping centers and department stores
- Theaters, assembly halls, concert hall, or similar places of assembly

Public/Institutional

- Commercial parking garages and lots
- Commuter transit, such as bus and train
- Municipal, county, state, or federal buildings
- Parks, recreation, and amphitheaters

Communications/Utilities

- Utility substation

- Water tower

Industrial and Warehousing

Industrial and Warehousing

- Agricultural implementation and equipment establishments
- Building materials and lumber supply establishments
- Convenience stores
- Coin laundry, dry cleaning, and pick up stations
- Commercial parking garages and lots
- Cafeteria/food courts and recreational services when completely enclosed solely for employees of businesses
- Computer and data processing services
- Consumer fireworks retail sales
- Gasoline service stations and truck stops
- Greenhouses and nurseries, including landscaping services
- Manufacturing, compounding, processing, or assembling food or consumer goods
- Mini-warehouses and storage
- Newspaper and printing plants
- Offices and administrative facilities
- Public utilities such as electric substations, storage of materials and trucks, repair facilities, offices, and electric generating plants
- Radio stations and transmission towers
- Railway lines, passenger depots, intermodal facilities, and rail yards
- Recycling centers for collection only
- Repair, reconditioning, and manufacturing
- Research, experimental, or testing laboratories
- Trade/industrial/vocational schools
- Waste to energy facilities
- Wholesale business, warehouse, distribution, trucking terminal, and similar non processing storage and distribution uses

Accessory Uses

- Gate and security buildings
- Outdoor storage

Conditional Uses

Residential

- Triplex
- Quadraplex
- Apartments
- Townhouses
- Condominiums
- **Tiny Home/Cottage Dwelling**

Retail and Business Uses

- Places of assembly
- Places of worship

Communications/Utilities

- Wireless telecommunications