

STAFF REPORT – Text Amendments
Public Hearing Date: July 17, 2025
City Council Meeting: August 04, 2025

Case: TA-2025-02

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-2025-02 includes an amendment to Title 8. – Planning and Development, Chapter 8. Zoning, Article A. – General Provisions Section 8-8-4 Definitions, of the City of Forest Park Code of Ordinances to amend such section, adding Definitions for Electric Vehicle (EV) Charging Stations and Text Amendment for Title 8. – Planning and Development, Chapter 8. Zoning, Article C. – Development and Use Standards, of the City of Forest Park Code of Ordinances to amend such section, adding section 8-8-97 Electric Vehicle (EV) Charging Stations.

BACKGROUND

The purpose of this text amendment is to update the Code of Ordinances, Title 8 – Planning and Development, Chapter 8 – Zoning, to support the development of Electric Vehicle (EV) infrastructure. The amendment establishes definitions for EV-related terms and sets standards for the installation, use, and aesthetics of EV Charging Stations and EV Parks to promote sustainable, safe, and visually appealing infrastructure throughout the City of Forest Park.

The following text amendments have been proposed:

1. Title 8. – Planning and Development, Chapter 8. Zoning, Article A. – General Provisions Section 8-8-4 Definitions, of the City of Forest Park Code of Ordinances to amend such section, adding Definitions for Electric Vehicle (EV) Charging Stations and Text Amendment for Title 8. – Planning and Development, Chapter 8. Zoning, Article C. – Development and Use Standards, of the City of Forest Park Code of Ordinances to amend such section, adding section 8-8-97 Electric Vehicle (EV) Charging Stations.

ARTICLE A. General Provisions

Section 8-8-4 Definitions.

The following definitions shall be added in alphabetical order:

- **Electric Vehicle (EV):** *A vehicle that operates, either partially or exclusively, on electric power supplied by a rechargeable battery or other energy storage device.*
- **Electric Vehicle Charging Station (EVCS):** *A public or private parking space equipped with battery charging equipment used to transfer electric energy to a vehicle's battery or storage device.*
- **Level 1 Charging Station:** *Provides charging through a standard 120V AC outlet. Typically used in residential or low-traffic commercial applications.*
- **Level 2 Charging Station:** *Provides charging through a 240V AC plug, often used in commercial, public, or multifamily locations.*
- **Level 3 Charging Station (DC Fast Charger):** *High-voltage direct current (DC) charging, typically for rapid charging in commercial or public settings.*
- **EV Park:** *A designated area or facility designed specifically for EV charging that includes multiple EV Charging Stations, enhanced landscaping, amenities, and public-use features.*
- **EV-Ready:** *A designation indicating that electrical infrastructure is installed to support the future placement of EV charging equipment.*

ARTICLE C. Development and Use Standards

Section 8-8-97: Electric Vehicle (EV) Charging Stations and EV Parks.

A. Purpose

To regulate the location, design, and development standards for Electric Vehicle Charging Stations and EV Parks, encouraging sustainable infrastructure while ensuring safety, accessibility, and visual appeal in all zoning districts.

B. Applicability

This section shall apply to all new EV Charging Stations, EV Parks, and major modifications of existing EV infrastructure on non-residential, multifamily, and public sites.

C. General Standards

1. Permitted Locations:

- Electric Vehicle Charging Stations (EVCS)** *are permitted as accessory uses in all zoning districts where parking is allowed, subject to site plan approval and compliance with this section.*
- Electric Vehicle Parks (EV Parks)** *facilities primarily dedicated to multiple EV Charging Stations and related amenities; are permitted as a principal or accessory use in all zoning districts, subject to site plan review, permitting and compliance with this section.*
- EV Parks** *in residential zoning districts must meet all development standards herein to ensure compatibility with surrounding land uses.*
- EV Charging Stations and EV Parks** *shall also be allowed as a conditional use in the Single-Family Residential District (RS) and the Two-Family Residential District (RT), subject to conditional use approval and compliance with all applicable development and design standards.*

2. Site Improvements:

a. Paving & Striping:

All EV Charging Stations and EV Parks shall be paved with asphalt or concrete and clearly striped.

b. Drive Aisles and Access:

Must be designed to accommodate safe vehicle circulation and ADA-compliant access to charging stations.

3. Aesthetic and Design Requirements:

EV Charging Stations and EV Parks shall be designed to be visually appealing and consistent with the surrounding built environment. The following elements are required:

a. Landscaping:

- 1. A continuous landscape buffer (minimum 5 feet in width) shall be installed along all property lines adjacent to public rights-of-way.*
- 2. Decorative planting beds, ground cover, and low-maintenance shrubs must be used throughout the EV Park.*
- 3. A tree strip/island with one (1) canopy tree and appropriate ground cover shall be installed for every eight (8) parking spaces.*
- 4. Landscape islands must be irrigated and maintained.*

b. Lighting:

- 1. LED site lighting is required for safety and visibility.*
- 2. Fixtures must be shielded and downward facing to minimize light pollution.*
- 3. Lighting design must complement adjacent development.*

c. Fencing and Screening:

- 1. All equipment, utility boxes, and transformers must be screened with decorative fencing, masonry walls, or landscaping.*
- 2. Fencing materials must be durable and visually compatible with the surrounding development.*

d. Signage:

- 1. Signage identifying EV charging stations and instructions for use shall be prominently displayed.*
- 2. Wayfinding signage shall be included if EV stations are not visible from the main entrance.*
- 3. Advertising on EVCS structures is prohibited unless approved through a separate sign permit.*

e. Trash Receptacles:

- 1. At least one trash receptacle must be provided per eight (8) EV parking spaces.*
- 2. Receptacles must be screened or enclosed to prevent overflow and litter.*

f. Informational Kiosks (Optional for EV Parks):

- 1. EV Parks may include digital kiosks or static information boards with sustainability, transportation, or city promotional content.*

4. *Parking Requirements:*

- a. EV Charging spaces may count toward minimum required off-street parking.*
- b. EVCS spaces must be clearly marked for EV use only.*
- c. Accessible EV charging spaces must comply with ADA standards.*
- d. EV Spaces must be a minimum of 11 feet wide and 20 feet long, with an access aisle of at least 5 feet in width.*

5. *Maintenance and Operations:*

- a. Equipment must be kept in good working order.*
- b. Non-functional stations must be repaired or removed within 30 days of notice.*
- c. Site must be kept clean, with regular maintenance of landscaping and amenities.*

6. *Utility and Code Compliance:*

- a. Installations must comply with applicable electric, building, and fire codes.*
- b. Applicants shall coordinate with the local utility provider for infrastructure planning.*