

SECTION 10. SPECIAL PURPOSE ZONING DISTRICTS

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10.1 SPECIAL PURPOSE ZONING DISTRICTS PURPOSE STATEMENTS

A. Purpose of OS Open Space Zoning District

The purpose of the OS Open Space Zoning District is to provide and protect public and private open space, natural areas, and passive and active outdoor recreation facilities located within the Village.

B. Purpose of I Institutional Zoning District

The purpose of the I Institutional Zoning District is to accommodate governmental, educational and cultural facilities located within the Village.

10.2 PERMITTED AND SPECIAL USES

Table 10-1: Special Purpose Zoning Districts Permitted and Special Uses lists permitted and special uses for the special purpose districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain a special use permit as required in Section 4.4 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

VILLAGE OF LA GRANGE PARK, ILLINOIS			
TABLE 10-1: SPECIAL PURPOSE ZONING DISTRICTS PERMITTED & SPECIAL USES			
S = Special Use P = Permitted Use			
USE ¹	DISTRICT		SPECIFIC USE STANDARDS
	OS	I	
GOVERNMENTAL AND EDUCATIONAL USES			
Cultural Facility		P	Section 11.3.C
Educational Facilities, College/University		P	Section 11.3.H
Educational Facilities, Primary ²		P	Section 11.3.H
Educational Facilities, Secondary ²		P	Section 11.3.H
Educational Facilities, Vocational School		P	
Government Facilities		P	
CULTURAL USES			
Cultural Facility		P	Section 11.3.C
OPEN SPACE USES			
Cemetery	P		
Country Club	P		
Driving Range	P		
Forest Preserve	P		
Golf Course	P		
Outdoor Entertainment	S		Section 11.3.I
Outdoor Recreation	S		Section 11.3.I

VILLAGE OF LA GRANGE PARK, ILLINOIS			
TABLE 10-1: SPECIAL PURPOSE ZONING DISTRICTS PERMITTED & SPECIAL USES			
S = Special Use P = Permitted Use			
USE ¹	DISTRICT		SPECIFIC USE STANDARDS
	OS	I	
Park/Playground	P		
OTHER			
Planned Unit Development		S	Section 5
Wireless Telecommunications Antenna	S, P ³	S, P ³	Section 11.3.R
Wireless Telecommunications Facility	S	S	Section 11.3.R
Wireless Telecommunications Tower	S	S	Section 11.3.R

TABLE 10-1: FOOTNOTES

¹ The terms in this column (“Use”) are defined in Section 17 (Definitions).

² “Places of Worship” with educational facilities, whether primary or secondary, shall be classified as “Educational Facilities, Primary or Secondary” and subject to the requirements for such in the I District. In such case, the associated “Place of Worship” shall also be considered a permitted use. “Places of Worship” with day care facilities or weekly religious instruction shall not be considered an “Educational Facilities, Primary or Secondary,” but rather a “Place of Worship.”

³ Only wireless telecommunications antennas that comply with the stealth design standards of Section 11.3.R.10 shall be considered permitted uses.

10.3 BULK AND SETBACK REGULATIONS

Table 10-2: Special Purpose Zoning Districts Bulk and Setback Regulations establishes bulk and setback regulations for the special purpose districts.

VILLAGE OF LA GRANGE PARK, ILLINOIS		
TABLE 10-2: SPECIAL PURPOSE ZONING DISTRICTS BULK & SETBACK REGULATIONS		
BULK & SETBACK REGULATIONS	DISTRICT	
	OS	I
BULK REGULATIONS		
MINIMUM LOT AREA	none	20,000sf
MINIMUM LOT WIDTH	none	none
MAXIMUM BUILDING HEIGHT	30 ft	45 ft
SETBACK REGULATIONS ¹		
MINIMUM FRONT SETBACK	20 ft	10 ft
MINIMUM REAR SETBACK	25 ft	10 ft, unless abutting a residential use, then 25 ft
MINIMUM INTERIOR SIDE SETBACK	10 ft	10 ft, unless abutting a residential use, then 20 ft
MINIMUM CORNER SIDE SETBACK	10 ft	10 ft

TABLE 10-2: FOOTNOTES

¹ For the OS District, setback regulations apply only to those uses with structures.

10.4 GENERAL STANDARDS OF APPLICABILITY

A. Temporary Uses

See Section 12.6 (Temporary Uses) for standards governing temporary uses.

B. Accessory Structures, and Uses

See Section 12.4 (Accessory Structures and Uses) for standards covering accessory structures and uses.

C. Permitted Encroachments

See Section 12.5 (Permitted Encroachments) for standards governing encroachments.

D. Off-Street Parking and Loading

See Section 13 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping and Screening

See Section 14 (Landscaping and Screening) for standards governing landscaping and screening.

F. Signs

See Section 15 (Signs) for standards governing signs.

