

159.10 ZONING DISTRICTS

- A. **ESTABLISHMENT OF DISTRICTS.** In order to classify, regulate and restrict the locations of trades, industries, and the location of buildings designed for specific uses, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, to regulate and limit by the intensity of the use of the lot areas, and to regulate and limit by the intensity of the use of the lot areas, and to regulate and determine the areas of the yards, courts, and other open spaces, within the surroundings of such buildings, the Village of Matteson, Illinois is hereby divided into the following districts:
1. “**R1: Low Density Residential District.**” This district is intended to provide for low density residential and normal accessory uses. It is not intended to permit commercial, industrial, or like uses in the district; however, certain facilities required to serve governmental, educational, religious, recreational, and other needs of the area may be permitted within the district as special uses subject to restrictions intended to preserve and protect the residential character.
 2. “**R2: Low-to-Moderate Density Residential District.**” This district is intended to provide for low-to-moderate density residential and normal accessory uses. It is not intended to permit commercial, industrial, or like uses in this district; however, certain facilities required to serve governmental, educational, religious, recreational and other needs of the area may be permitted within the district as special uses subject to restrictions intended to preserve and protect the residential character.
 3. “**R3: Moderate Density Residential District.**” This district is intended to be a conservation district for the preservation of existing platted lots for moderate density residential and normal accessory uses. It is not intended to permit the creation of any additional R3 districts in the Village, nor to permit the expansion of existing districts so zoned. It is also not intended to permit commercial, industrial, or like uses in this district; however, certain facilities required to serve governmental, educational, religious, recreational, and other needs of the area may be permitted within the district as special uses subject to restrictions intended to preserve and protect the residential character.
 4. “**R4: Medium Density Residential District.**” This district is intended to provide for medium density residential and normal accessory uses, including single family attached dwellings. It is not intended to permit commercial, industrial, or like uses in this district; however certain facilities required to serve governmental, educational, religious, recreational, and other needs of the area may be permitted within the district as special uses subject to restrictions intended to preserve the residential character.
 5. “**R5: Medium High Density Residential District.**” This district is intended to provide for medium high density residential and normal accessory uses, including duplexes. It is not intended to permit commercial, industrial, or like uses in this district; however, certain facilities required to serve governmental, educational, religious, recreational, and other needs of the area may be permitted within the district as special uses subject to restrictions intended to preserve and protect the residential character.
 6. “**R6: High Density Residential District.**” This district is intended to provide for high density duplex and multiple family residential and normal accessory uses. It is not intended to permit commercial, industrial, or like uses in this district; however, certain facilities required to serve governmental, educational, religious, recreational, and other

needs of the area may be permitted within the district as special uses subject to restrictions intended to preserve and protect the residential character.

- 6-A. “R7: Residential Estate District.” This district is intended to provide for low density residential and normal accessory uses in a rural, large-lot setting. Some customary subdivision off-site improvement requirements may be waived to enhance the rural, large estate character of this district. It is not intended to permit commercial, industrial, or like uses in the district; however, certain facilities required to serve governmental, educational, religious, recreational, and other needs of the area may be permitted within the district as special uses subject to restrictions intended to preserve and protect the residential character. Specific exceptions to the Village of Matteson Subdivision Ordinance have been waived, including the requirement for street lights, parkway trees, and public sidewalks.
7. “C1: Local Business District.” This district is intended to provide for the continuation of certain existing neighborhood business areas which serve the frequent retail and personal service needs of residents within five minutes driving time. The major characteristic of the local business area is its scale. It usually does not contain any large stores designed to serve several neighborhoods. Although the creation of new dwelling units is prohibited, it is intended to allow the continuation of existing residential uses. Certain facilities, including public and quasi-public uses affected with the public interest, and uses which may have a unique, special or unusual impact upon the use or enjoyment of neighborhood property, may be permitted within the district as special uses subject to restrictions intended to preserve and protect their compatibility with regularly permitted uses and adjacent uses in other districts. It is not intended to create any additional C1 districts in the Village, nor to permit the expansion of existing districts so zoned.
8. “C2: Office District.” This district is intended to provide areas for high quality concentrations of offices and support uses. The new development in these areas is to be undertaken in a format of larger contiguous projects which provide the advantages of coordinated site design, traffic control, and economics of scale which permit higher amenities. The primary emphasis of each development is to be upon offices and, in every case, other uses are to be subordinate to, and smaller in scale than, such offices. Certain facilities, including public and quasi-public uses affected with the public interest, and uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, may be permitted within the district as special uses subject to restrictions intended to preserve and protect their compatibility with regularly permitted uses and adjacent uses in other districts.
9. “C3: Regional Shopping Center District.” This district is intended to provide for large shopping centers which provide a variety of goods and services to trade areas composed of several neighborhoods. Such regional shopping centers are envisioned to provide not only for “convenience goods,” but for “shoppers’ goods” such as apparel and furniture, as well as offices, banking and professional services, entertainment and recreation. The development within each C3 district designation is to consist of a harmonious selection of uses and groupings of buildings, service and parking areas internal circulation and open spaces, planned, designed, and maintained as an integrated unit under unified control and in such a manner as to constitute a safe, efficient, and convenient retail shopping center. Certain facilities, including public and quasi-public uses affected with the public interest, and uses which may have a unique, special or unusual impact upon the use or enjoyment of neighboring property, may be permitted within the district as special uses subject to

restrictions intended to preserve and protect their compatibility with regularly permitted uses and adjacent uses in other districts.

10. “C4: Highway Commercial District.” This district is intended to provide for commercial development suitable and appropriate to location along roadways designated as arterials in the Comprehensive Plan of Matteson. This type of development includes facilities related to the traveler or highway user, as well as commercial activities which require large land areas and do not depend upon adjoining uses for reasons of comparison shopping and pedestrian trade. It also includes commercial uses that, because of their single purpose shopping characteristics or their heavy traffic impact due to frequency of trip generations and types of required vehicles, make them more appropriately located adjacent to the major roadways. Certain facilities, including public and quasi-public uses affected with the public interest, and uses which may have a unique, special or unusual impact upon the use or enjoyment of neighboring property, may be permitted within the district as special uses subject to restrictions intended to preserve and protect their compatibility with regularly permitted uses and adjacent uses in other districts.
11. “C5: Limited Commercial District.” This district is intended to provide for commercial development where commercial activity is appropriate, but lot sizes, due to prior recorded plats of subdivision or public right-of-way improvements, are less than the desired one acre. This type of development includes facilities which are anticipated to have a light traffic impact due to infrequency of trips and an anticipated lower parking demand. In addition, due to the lack of separation from adjoining uses which are often residential uses, facilities allowable in this district are anticipated to be low intensity: uses producing limited noise, noxious odors or flammable substances and limited outside activity on site to minimize the effects upon nearby properties.

This district is only applicable to the following areas: 1. Lots platted prior to August 1, 1986, in lots of less than one acre. 2. Lots originally platted at one acre or larger but which have been reduced in size below one acre by condemnation or other act beyond the control of the property owner.

This district is not intended to allow individual lots within residential areas to be used for commercial use, but rather, to allow groups of lots which are unsuitable for residential use to be developed in a commercial use that is compatible with surrounding area.

12. “MXD: Mixed Use District.” This district is intended to provide for development where commercial, office, research, service and residential uses which generate higher than usual levels of traffic, parking and daily activity is appropriate due to the high visibility of the area, freeway proximity and superior roadway accessibility. This type of development is expected to include major retail shopping centers, service accessory uses and community recreational uses.
13. “Village Center Overlay District.” The Village Center Overlay District has been created to define a special area within the regional high intensity mixed-use development district along Interstate 57. This area has been named the Village Center area and its main focus is to develop a pedestrian scale retail and Village Center area is intended to link the regional business area to the rest of the community, to link the portions of the community on each side of the Interstate around a new central Village development and to provide for small scale pedestrian oriented businesses to service both the surrounding businesses and residential areas. In addition, streets, sidewalks, building and open space components of the Village Center are to be designed to develop an image and sense of

place for the Village in keeping with the human and pedestrian scale of older Village Centers such as the Old Matteson area.

The overall intention of this district is to create an environment which has a sense of overall organization, a pleasing visual appearance, a sense of vitality and encourages human activity and interactions.

14. “I2: Service District.” This district is intended to provide sites for heavy commercial, light manufacturing, and light industrial uses under controls which minimize adverse effects upon nearby property. Certain facilities, including public and quasi-public uses affected with the public interest, and uses which may have a unique, special or unusual impact upon the use or enjoyment of neighboring property, may be permitted within the district as special uses subject to restrictions intended to preserve and protect their compatibility with regularly permitted uses and adjacent uses in other districts.
15. “I2: Light Industrial District.” This district is intended to provide for manufacturing, fabricating, processing, cleaning, servicing, testing, storage, wholesaling, and distribution operations. Certain facilities, including public and quasi-public uses affected with the public interest, and uses which may have a unique, special or unusual impact upon the use or enjoyment of neighboring property, may be permitted within the district as special uses subject to restrictions intended to preserve and protect their compatibility with regularly permitted uses and adjacent uses in other districts.
16. “I3: Planned Industrial District.” This district is intended to provide for large tract planned industrial development. To permit creative approach to the development of the land, and environment conducive to healthy business activity, and compatibility with surrounding areas, performance criteria are provided in addition to minimum zoning district requirements. It is intended that the resulting unified designs will facilitate a more economic and desirable arrangement of buildings, land uses, circulation systems, and utilities for developments of sustained desirability and stability. Certain facilities, including public and quasi-public uses affected with the public interest, and uses which may have a unique, special or unusual impact upon the use or enjoyment of neighboring property, may be permitted within the district as special uses subject to restrictions intended to preserve and protect their compatibility with regularly permitted uses and adjacent uses in other districts.
17. “Northwest Region Overlay District.” The Northwest Region Overlay District has been created to take advantage of a unique planning and development opportunity with respect to approximately 900 undeveloped and contiguous acres which were assembled by a single landowner and presented for annexation to the Village. These lands lie generally within the area bounded by Ridgeland Avenue, Lincoln Highway Harlem Avenue and Vollmer Road and constitute most of the lands lying within such borders. The size of the parcel within the Overlay District, the annexation opportunity, the location of the parcel, and the potential for comprehensive planning pursuant to an annexation agreement justify particularized regulation of the parcel through Overlay District provisions which promote and encourage a mix of economic uses with the preservation of public open space and significant environmental features.

The overall intention of this district is to create an environment which encourages, promotes and regulates industrial and commercial development on a large scale in a manner which will impose little or no developmental impacts on surrounding properties

while providing (a) an enhanced real estate tax base for the Village and local schools, (b) substantial new employment opportunities, (c) substantial new opportunities for the realization of enhanced sales tax revenues for the Village, and (d) significant new areas of public open space which will create, preserve or protect significant environmental features.

The Northwest Region Overlay District is legally described as follows:

Legal Description

Parcel 1: All of Section 18, Township 35 North, Range 13, East of the Third Principal Meridian, (excepting therefrom those portions taken and/or used for Harlem Avenue, Vollmer Road and Ridgeland Avenue), all in Cook County, Illinois.

and together with

Parcel 2: The Northeast Quarter of Section 19, Township 35 North, Range 13, East of the Third Principal Meridian, (except the North 467.42 feet of the East 208.71 feet thereof and also except those portions taken and/or used for Ridgeland Avenue and Lincoln Highway), all in Cook County, Illinois.

and together with

Parcel 3: The South Half of the East Half of the Northwest Quarter (except the South 208.71 feet of the West 208.71 feet and also except that part thereof taken and/or used for Lincoln Highway) of Section 19, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

and together with

Parcel 4: The North Half of the East Half of the Northwest Quarter of Section 19, Township 35 North, Range 13, East of the Third Principal Meridian together with the North Half of the West Half of the Northwest Quarter of Section 19, Township 35 North, Range 13, East of the Third Principal Meridian (excepting therefrom the South 340 feet of the West 768 feet and also excepting that part taken and/or used for Harlem Avenue in said North Half of the West Half of the Northwest Quarter of said Section 19), all in Cook County, Illinois.

Said area is graphically depicted and legally described on a Plat of Annexation recorded by the Village on January 22, 2001 as Document No. 0010545228 in Cook County, Illinois (said property being exclusive of public rights-of-way therein depicted and legally described). After hearing in the manner provided by state law and by this code, the Village may amend the boundaries of the Northwest Region Overlay District to include other, contiguous properties.

- B. ZONING MAP. The location and boundaries of the districts established by this code are shown on the "Zoning Map" which is incorporated herein and hereby made a part of this code. The Zoning Map, together with everything shown thereon and all amendments thereto, shall be as such a part of this code as through fully set forth and described herein. The Zoning Map shall be

filed with the Office of the Director of Community Development, and shall be open to the public inspection at all times during which that office is open for business.

1. “Publication.” No later than March 31st of each year, a Zoning Map shall be published clearly showing the existing zoning uses, divisions, restrictions, regulations, and classifications for the preceding calendar year; however, if in any calendar year there are no changes in zoning uses, divisions, restrictions, regulations, and classifications, no map shall be published for such calendar year.
 2. “Final Authority.” Regardless of the existence of printed copies, the Zoning Map, which shall be located in the Office of the Director of Community Development, shall be the final authority as to the current zoning status of all land within the municipality.
 3. “Map Interpretation.” When uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:
 - a. “Normal Boundaries.” District boundary lines are either the centerlines of railroad rights-of-way, highways, streets, alleys or easements, tract or lot lines, or such lines extended, unless otherwise indicated.
 - b. “Scaled Boundaries.” In unsubdivided property, the district boundary lines on the Zoning Map shall be determined by use of the scale appearing on the map.
 - c. “Split Lots.” Where a district boundary line divides a lot in single ownership, the regulations applicable to either portion of the lot may, at the owner’s discretion, extend to the entire lot, but not for more than 25 feet (7.63 meters) beyond the boundary line of the district.
 - d. “Rights-of-Way.” All streets, alleys, and railroad rights-of-way of not otherwise specifically designated zones shall be deemed to be in the same zone as the property immediately abutting on such streets, alleys, or railroad rights-of-way. Where a right-of-way serves as a district boundary, the zoning of such right-of-way, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to the existing centerline of the right-of-way.
 - e. “Special Interpretations.” In special situations where the interpretation of the map cannot be handled within the context of the above rules, the Zoning Board of Appeals shall interpret the district boundaries.
- C. ANNEXED PROPERTY. In the absence of a formal annexation agreement therefore, any and all property which may be hereafter annexed to the Village shall be considered to be zoned as an R-1 Residential District until otherwise classified.
- D. VACATED RIGHTS-OF-WAY. Whenever any street, alley, or other public right-of-way is vacated by official action of the Village Board, the zoning district adjoining each side of such street, alley, or public right-of-way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.