

ARTICLE I. TITLE AND PURPOSE

1-101: TITLE

This document will be known, and may be referred to, as the Zoning Ordinance of Oak Forest.

1-102: AUTHORITY AND PURPOSE

Section 6(a) of Article VII of the Constitution of the State of Illinois (1970) provides that any municipality which has a population of more than 25,000 is a Home Rule Unit. The City, with a population in excess of 25,000, is a Home Rule Unit and may, therefore, exercise any power and perform any function pertaining to its government and affairs. This Code is adopted pursuant to such Constitutional authority for the following purposes:

A. Land Use Patterns:

1. Implement and foster the goals and policies of the City's Official Comprehensive Plan;
2. Establish a rational pattern of land uses and encourage the most appropriate use of individual parcels and land throughout the City;
3. Provide for the gradual elimination of nonconforming uses that adversely affect the character and value of permitted development;
4. Protect the character of the existing residential, commercial, office and manufacturing areas in the City from the encroachment of incompatible uses;
5. Promote the rational and orderly redevelopment of transitional areas and areas lacking a defined character otherwise provided for in this Code;
6. Achieve a sustainable pattern of development that provides for well designed, compatible, and economically viable commercial, employment, and industrial land use areas;
7. Encourage compatibility among different land uses;
8. Encourage and enhance the preservation of natural resources, aesthetic amenities and natural features;
9. Secure adequate natural light, clean air, privacy, a safe environment and convenience of access to property; and
10. Promote and protect the public health, safety, morals and general welfare of the City.

B. Public Infrastructure.

1. Facilitate the most efficient use of existing and planned public facilities and utilities.
2. Protect existing public facilities and utilities from being overloaded due to excess development;
3. Protect and enhance a pattern of interconnected streets and highways that is unified, integrated, safe, effective and efficient;
4. Regulate use along arterial streets and highways to protect their through-traffic function and capacity;
5. Protect residential streets from degradation by non-residential traffic;
6. Reduce congestion and promote safety on streets and highways by limiting traffic generation through the control of land use intensity;
7. Avoid or lessen the hazards of flooding and storm water accumulation and run-off; and
8. Establish and regulate setback lines along streets and highways, property lines and storm and flood water run-off channels and basins.

C. Justifiable Expectations and Taxable Value.

1. Protect and respect the justifiable reliance of existing residents, business people and taxpayers on the continuation of existing, established land use patterns;
2. Establish procedures for the efficient and effective use of provisions of this Code;
3. Establish standards for the review of applications filed pursuant to this Code; and
4. Protect and enhance the taxable value of land and buildings.

D. Administration.

1. Define the powers and duties of administrative officers and bodies necessary to administer this Code;
2. Establish procedures for the efficient and effective use of the provisions of this Code;
3. Establish standards for the review of applications filed pursuant to this Code; and
4. Prescribe penalties for the violation of the provision of this Code.