

## **HARLEM AVENUE OVERLAY DISTRICT**

### **§ 153.50 PURPOSE AND INTENT.**

The intent of the Harlem Avenue Overlay District is to enhance the Harlem Avenue corridor as an area of thriving commerce and positive character for Palos Heights. Specifically, the District aims to:

- (A) Complement existing development regulations for the B and B-1 Districts (including the Commercial Areas Design and Development Guidelines) in order to create a higher quality commercial environment along Harlem Avenue;
- (B) Allow high-quality new commercial development;
- (C) Improve the design and appearance of existing development along Harlem Avenue;
- (D) Improve the appearance of the public right-of-way;
- (E) Support bicycle, pedestrian, and transit access to commercial development along Harlem Avenue;
- (F) Improve access and mobility along the corridor for all modes of transportation;
- (G) Ensure that surrounding neighborhoods are adequately buffered from the impacts of commercial development; and
- (H) Allow for new housing development along Harlem Avenue that will support commercial uses.

(Ord. O-39-15, passed 10-6-15)

### **§ 153.51 APPLICABILITY, CONFLICTS AND DISTRICT BOUNDARIES.**

- (A) The regulations contained within the Harlem Avenue Overlay District are applicable as follows:
  - (1) Regulations are applicable to all commercial uses within the boundaries of the Harlem Avenue Overlay District as shown on the city's official zoning map referenced in § 153.31.
  - (2) Single-family residential properties are not subject to the regulations of the Harlem Avenue Overlay District.
  - (3) Given the unique character of development along Harlem Avenue between 122nd Street and 124th Street, the following exceptions and regulations apply to this portion of the corridor:
    - (a) Properties and developments fronting along Harlem Avenue located between 122nd Street and 124th Street and having a Harlem Avenue frontage of 200 feet or more are subject to the regulations of the Harlem Avenue Overlay District.
    - (b) Properties and developments fronting on Harlem Avenue located between 122nd Street and 124th Street and having a Harlem Avenue frontage of less than 200 feet are exempt from the following Harlem Avenue Overlay District regulations:
      - 1. Section 153.55(D)(1) and (D)(2) for parking areas located in the front yard between the primary building and Harlem Avenue.
      - 2. Section 153.56(D).
      - 3. Section 153.59(A).

(c) All developments located between 122nd Street and 124th Street and having a Harlem Avenue frontage of 100 feet or more are subject to the planned unit development process.

(4) In some instances, regulations in other portions of this code may be in conflict with the regulations of the Harlem Avenue Overlay District. Where indicated, the regulations of the Harlem Avenue Overlay District shall be applied based on the following interpretations:

(a) When stated that the Harlem Avenue Overlay District regulations shall be applied "in lieu of other regulations," the Harlem Avenue Overlay District regulations shall be used, and other regulations shall not apply.

(b) When stated that the Harlem Avenue Overlay District regulations shall be applied "in addition to other regulations," both the Harlem Avenue Overlay District regulations and other regulations shall apply.

(c) When stated that the Harlem Avenue Overlay District regulations shall be applied "as a modification to other regulations," the other regulations shall apply, except as specifically noted in this section.

(d) When it is not stated whether the Harlem Avenue Overlay District regulations shall be applied "in lieu of" or "in addition to" other regulations, the more strict regulations shall apply, so long as they are not in conflict with one another.

(e) When it is not stated whether the Harlem Avenue Overlay District regulations shall be applied "in lieu of" or "in addition to" other regulations AND regulations are in conflict with or mutually exclusive of one another, the regulations of the Harlem Avenue Overlay District shall apply.

(Ord. O-39-15, passed 10-6-15)

## § 153.52 USES.

(A) The following uses shall be permitted in the Harlem Avenue Overlay District. These regulations shall be used in lieu of the permitted use regulations for the B District (§§ 153.150 and 153.151) and B-1 District (§§ 153.160 and 153.161).

(B) Allowed uses.

(1) Uses in the Harlem Avenue Overlay District are permitted in accordance with Table 153.52.A of this section. Acronyms used to define permitted uses are defined as follows:

(a) "P" denotes a permitted use.

(b) "S" denotes a special use that is permitted but is subject to additional reviews in accordance with the administration and enforcement section of this code.

(c) "L" denotes limited uses that are permitted within the district. However, a limited use shall not be approved unless:

I. The total percentage of lot frontage of other lots occupied by or approved for limited uses on the same block as the subject property does not exceed the threshold established by Table 153.52(B)(1)(c) based on the vacancy rate of that block as established by the zoning administrator.

<b>Table 153.52(B)(1)(c): Limited Use Allowance Based on Block Vacancy Rate</b>	
<b>Vacancy Rate</b>	<b>Allowable Limited Use</b>
20% or more	50%
15%-19.9%	45%

10%-14.9%	40%
9.9% or less	30%

-OR-

2. Each of the following criteria are met:

a. The total frontage of other lots occupied or approved for limited uses exceeds 50% of the total Harlem Avenue frontage of the block on which the use is located;

b. A portion of a building not to exceed 50% of the total floor area the overall building area is designated for the limited use; and

c. The building to include the limited use is at least 4,000 square feet in overall area.

(d) "L/S" denotes limited uses that are permitted in accordance with the definition for "limited uses" above, and are also subject to additional reviews in accordance with the administration and enforcement section of this code.

<b>Table 153.52.A. Allowed Uses in the Harlem Avenue Overlay District</b>		
<b>Use</b>	<b>B</b>	<b>B- 1</b>
<b>Residential</b>		
Residential, as an upper-floor component of mixed-use development	S	S
<b>Public/Institutional</b>		
Public utility and public service uses	S	
Municipal buildings and uses	S	
Governmental facilities	P	P
<b>Recreational</b>		
Open spaces, playgrounds, and other recreation or parks as an accessory use to commercial development	S	S
<b>Commercial Goods and Services</b>		
Garages and carports as an accessory to residential or commercial development	S	S
Parking structures as an accessory to residential or commercial development	S	S
Bakeries, provided that the products thereof are sold at retail on premise	P	L
Catering establishments	P	L
Dressmaking, millinery, tailoring, or similar retail trade shops, employing not more than 5 persons	P	L
Electric, radio, and television repair shops	P	L
Locksmith shops	P	L
Painting and decorating shops	P	L
Restaurants, except drive-in restaurants; provided that no alcoholic beverages are furnished or sold for consumption on the premises	P	L
Sales, display rooms, stores and shops, for conduct of a retail trade in primarily new furniture, fixtures and home appliances, new men's and women's apparel and accessories and primarily new retail commodities. Used material as an incidental activity to	P	L

the new retail sales shall be permitted. No alcoholic beverages shall be furnished or sold for consumption on the premises		
Antique stores dealing with fine and decorative art, jewelry and furniture. An antique, for the purpose of this section, is an object whose value has been significantly enhanced by its age and shall not include customary used or secondhand furniture, appliances, or clothing outlets.	P	L
Automobile service stations	L/ S	L/ S
Drive-in restaurants	S	L/ S
Dyeing and cleaning establishments	L/ S	L/ S
Motels	S	L/ S
Restaurants, except drive-in restaurants; provided that alcoholic beverages are furnished or sold for consumption on the premises	S	L/ S
Animals hospitals	L/ S	L/ S
Automatic car wash	L/ S	L/ S
Mini-mart in connection with an automobile service station	S	L/ S
Secondhand stores or shops for the sale of used, or reconditioned home furnishings, appliances, clothing, or commodities	L/ S	L/ S
Barbershops, beauty parlors, and similar personal service shops	L/ S	S
Laundromats	L/ S	L/ S
Messenger and telephone answering service and stations	L/ S	L/ S
Receiving and delivery stores for wet, dry, or steam cleaning, provided that the cleaning is done elsewhere than on the premises	L/ S	L/ S
Shoe repair shops	L/ S	L/ S
Professional offices, including those of insurance, real estate, physicians, dentists, other health practitioners, lawyers, engineers, and architects	L	P
Medical and dental clinics. Sales or prescription medical supplies and proprietary drugs are also permitted in these clinics	L	P
Funeral parlors and mortuaries	L/ S	P
Banks	L/ S	P
Business and commercial schools, including music and dancing academies	L/ S	P
Photographer, artists, or similar studios	L/ S	P
Day care centers	L/ S	S
Martial arts training schools	L/ S	S

(2) Any use not specifically identified in Table 153.52.A above is not permitted. Interpretation of an unspecified use and whether or not it is permitted shall be made by the zoning administrator.

(3) The following uses are specifically prohibited in the Harlem Avenue Overlay District:

(a) Adult or sexually oriented retailers and services (including adult bookstores, adult entertainment, etc.).

(b) Massage parlors not used for medical services or physical therapy.

(c) Pawn shops.

- (d) Tattoo establishments.
- (e) Hookah lounges, smoking lounges, cigar bars, or other similar uses.
- (f) Medical marijuana provisioning centers.
- (g) Pool or billiard halls.
- (h) Payday loans, cash checking, or short-term lending services not affiliated with a bank.

(Ord. O-39-15, passed 10-6-15)

**§ 153.53 BULK AND SCALE.**

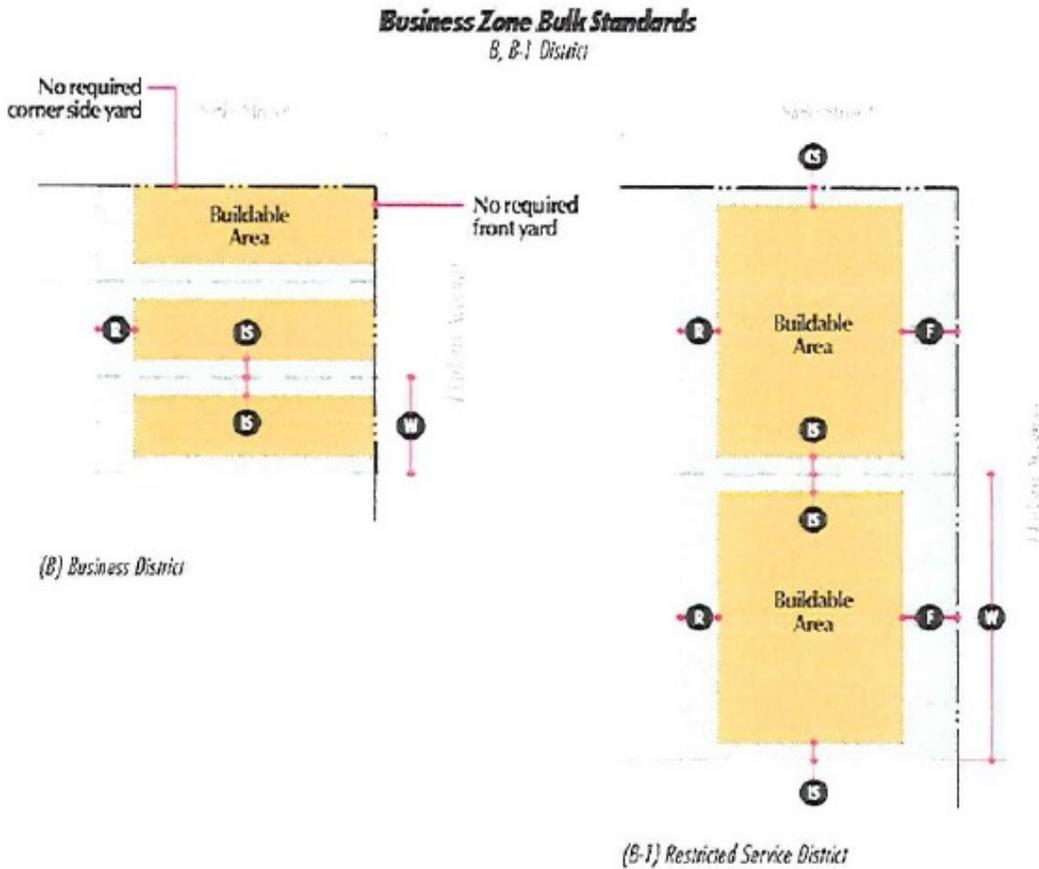
This section establishes lot and building requirements for development in the Harlem Avenue Overlay District. These regulations shall be used in lieu of the height and area regulations for the B District (§§ 153.152 and 153.153) and B-1 District (§§ 153.162 and 153.163).

(A) Bulk and scale regulations. Development in the Harlem Avenue Overlay District shall comply with Table 153.53.A.

<b>Table 153.53.A. Bulk and Scale Regulations in the Harlem Avenue Overlay District</b>							
<b>District</b>	<b>Minimum Lot Size</b>		<b>Building Bulk and Scale</b>				
	<b>Lot Width (W)</b>	<b>Lot Area</b>	<b>Max. Height</b>	<b>Minimum Yards</b>			
				<b>Front Yard (F)</b>	<b>Corner Side Yard (CS)</b>	<b>Interior Side Yard (IS)</b>	<b>Rear Yard (R)</b>
<b>B Business</b>	30'	5,000 sq. ft.	35' for buildings without residential use, or 50' when residential uses are included as the predominant use in the upper floors	N/A	N/A	10'	20', unless any structure on the lot has a height greater than 25', then subject to the regulations of 153.53. 2 below
<b>B-1 Restricted Service District</b>	60', measured at the building setback line	10,000 sq. ft.	30', unless development includes upper-floor residential, then 40'	30', unless more than 50% of the structures that front Harlem Avenue on the same block have smaller front yard setbacks, then the average front yard setback	10', unless adjacent to a single-family residential lot, then 20' plus 1' for every additional 1' of building height above 20'	10' or 10% of lot, whichever is less, up to 20'	20', unless any structure on the lot has a height greater than 25', then subject to the regulations of 153.53. 2 below

				of such structures		
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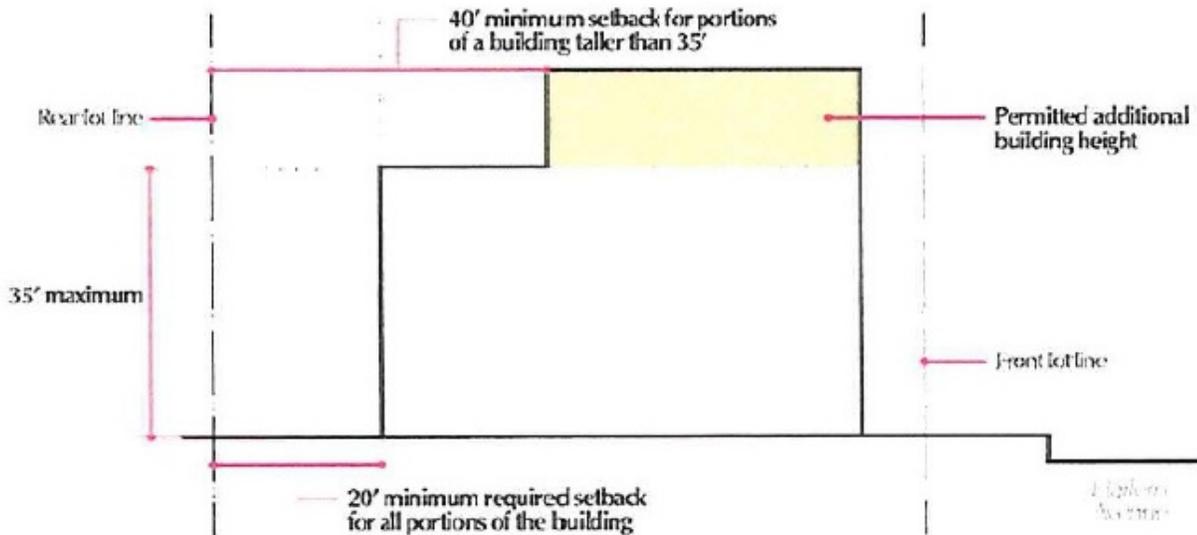
(B) Residential units permitted as a component of mixed use development shall conform to the following minimum unit sizes; 1-bedroom – 950 square feet; 2-bedroom – 1,100 square feet; 3-bedroom – 1,300 square feet.



(C) For development that has a building height of 35 feet or greater, structures shall be stepped back in order to create a greater setback as height increases in accordance with the following:

- (1) No portion of the structure shall be taller than 35 feet within 20 feet of the rear lot line.
- (2) Any portion of the structure taller than 35 feet shall be set back at least 40 feet from the rear lot line.

**Stepped Back Bulk Requirements**  
B, B-1 Districts



(Ord. O-39-15, passed 10-6-15)

**§ 153.54 BUILDING DESIGN.**

Development in the Harlem Overlay District is subject to the standards in the city Commercial Areas Design and Development Guidelines. The following regulations are applicable in addition to the Design and Development Guidelines.

(A) Facade transparency.

(1) Building facades that front on Harlem Avenue or intersecting side streets shall include transparent materials in accordance with Table 153.54.A below.

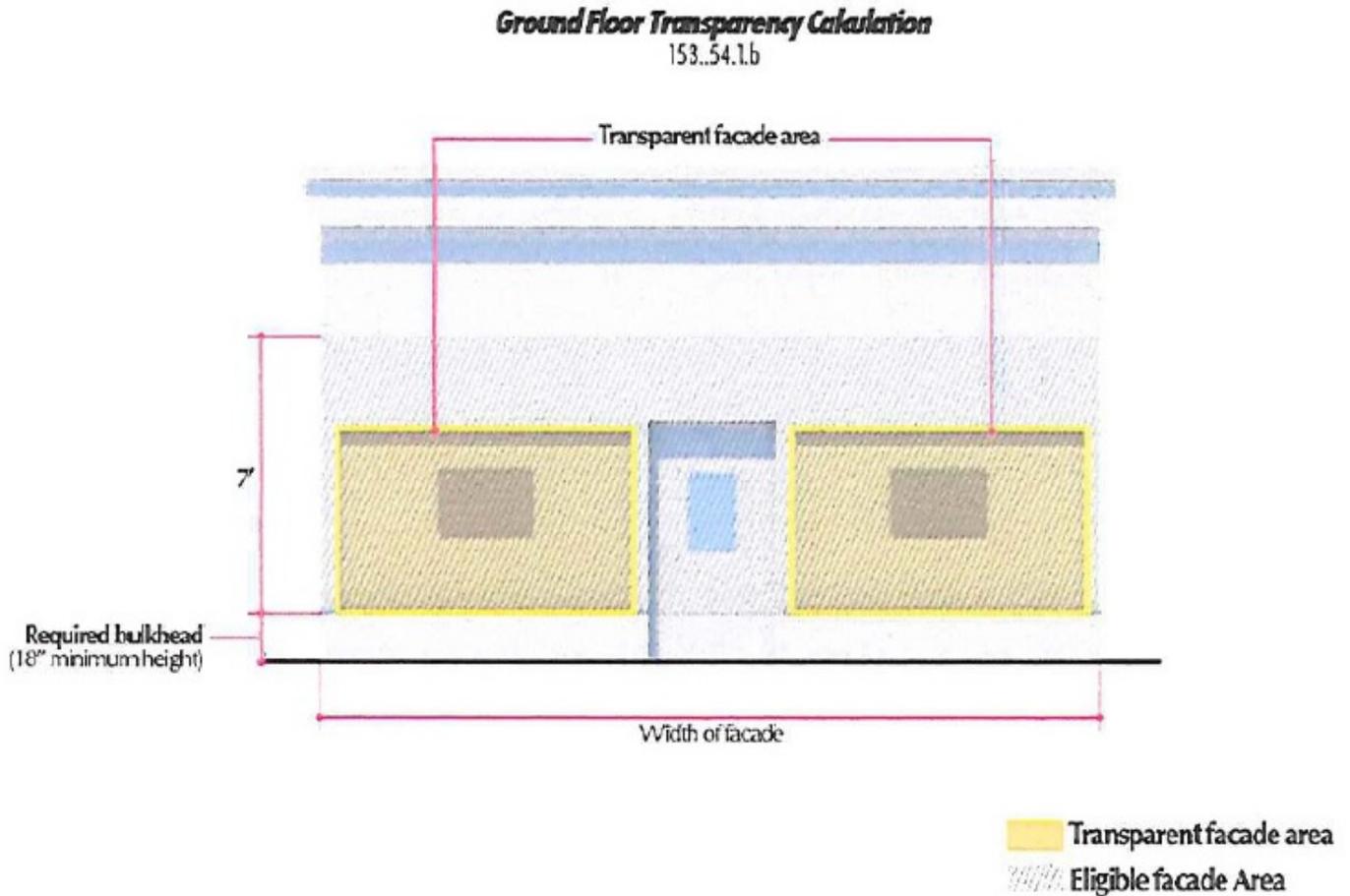
<b>Table 153.54.A. Transparent Facade Area Requirements</b>		
	<b>Harlem Avenue Frontage</b>	<b>Intersecting Side Street Frontage</b>
Ground Floor	70%	50%
Upper Floor(s)	20%	12%

(2) Ground floor transparency calculation.

(a) Building facades shall include a bulkhead with a minimum height of 18 inches that separates ground floor windows from the grade of a lot.

(b) The eligible transparent portion of the ground floor facade shall include the portion of the facade between the top of the required bulkhead and a horizontal line drawn seven feet above the top of the bulkhead, and running the entire width of the facade.

(c) The transparent facade area shall be calculated by dividing the transparent area (including windows, window mullions not greater than two inches wide, and conforming window signs) of the eligible transparent portion of the ground floor facade, by the total eligible transparent portion of the ground floor facade.



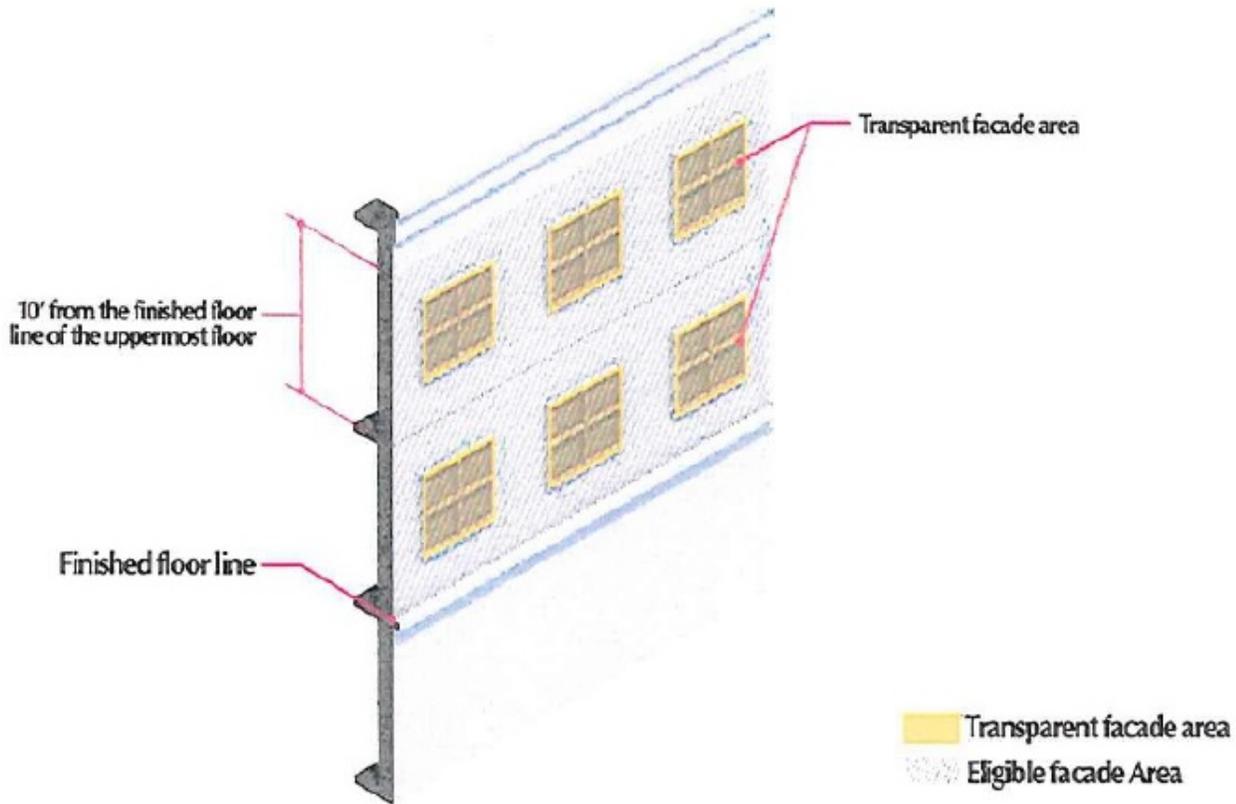
(3) Upper floor(s) transparency calculation.

(a) The eligible transparent portion of each upper floor facade shall include the portion of the facade between the interior finished floor line for that story and the interior finished floor line for the story above, and running the entire width of the facade. For the topmost floor of a building, the upper limit of the eligible transparent portion shall be a line drawn 10 feet above the interior finished floor line of that story.

(b) The transparent facade area of each upper floor shall be calculated by dividing the transparent area (including windows, window mullions not greater than two inches wide) of the eligible transparent portion of the upper floor facade, by the total eligible transparent portion of that upper floor facade.

## Upper Floor Transparency Calculation

153.54.1.c



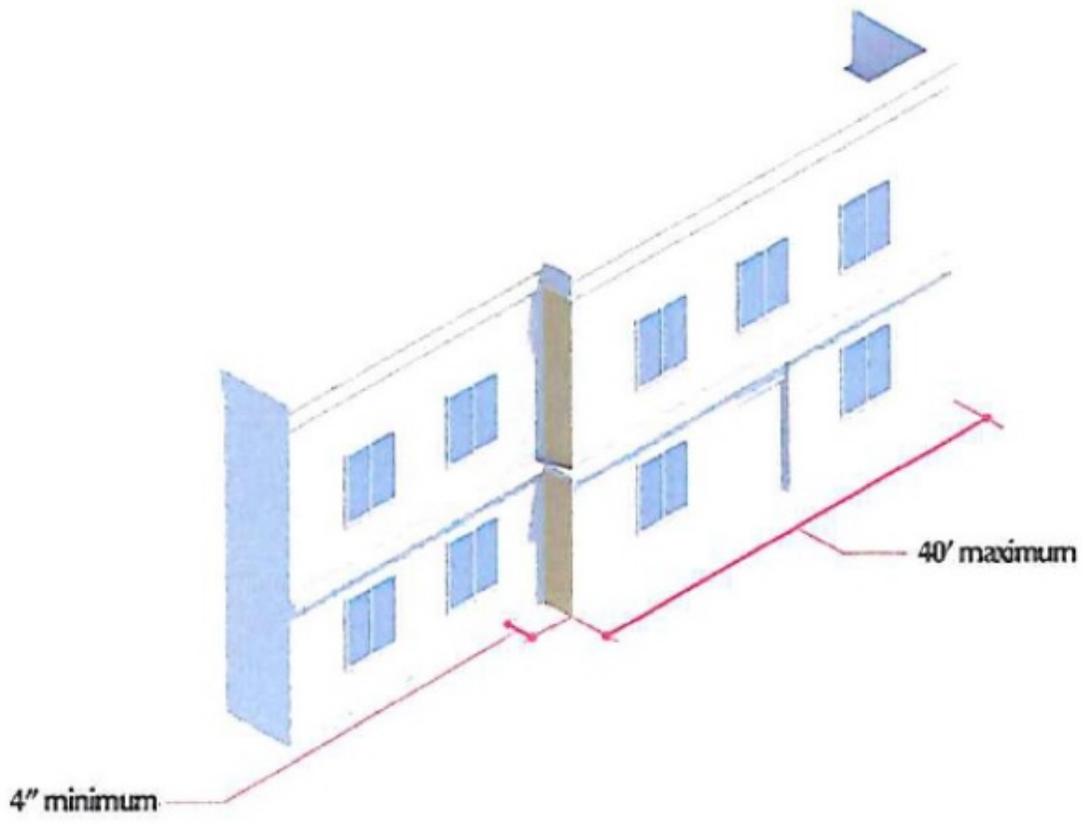
### (B) Facade articulation.

(1) A variation in the facade plane shall be provided no more than every 40 feet for facades fronting on Harlem Avenue or an intersecting street.

(2) Conforming facade variations include changes in the depth of the facade of at least four inches, a structural element at least six inches wide and two inches in depth, or a change in building materials that corresponds to a change in the elevation of the roofline.

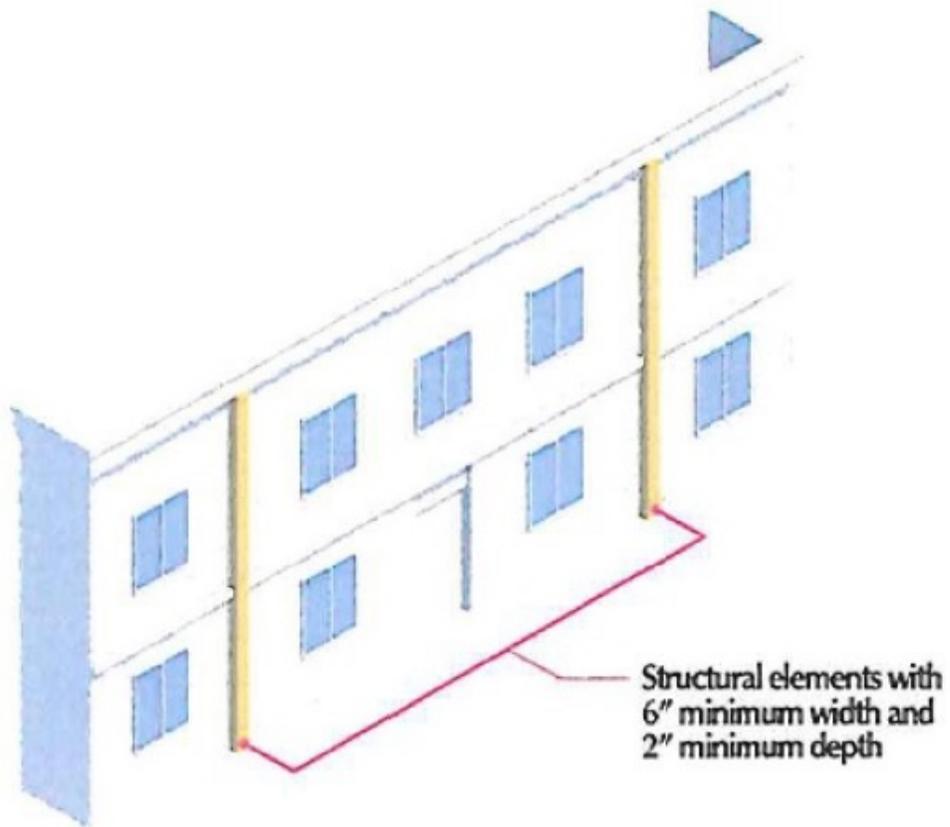
**Facade Articulation - Facade Plane Variation**

153.54.2.a



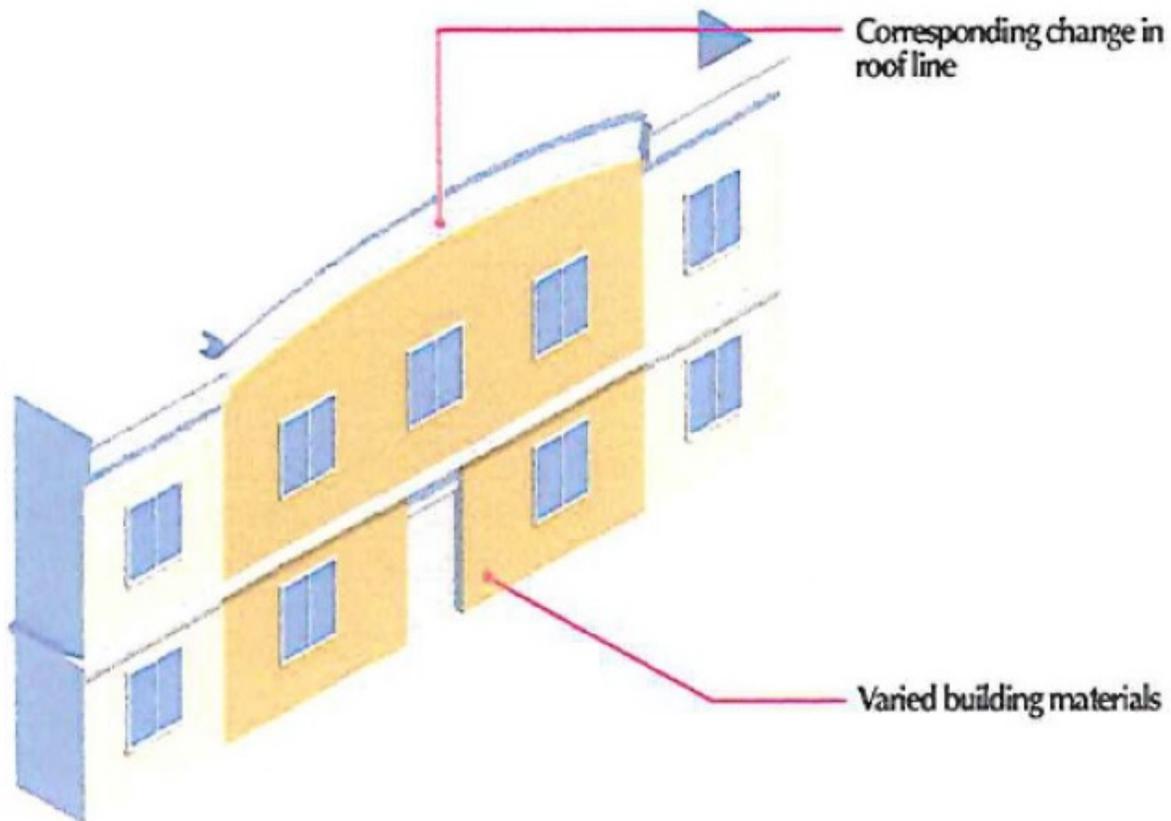
**Facade Articulation - Conforming Facade Variation**

153..54.2.b



## ***Facade Articulation - Conforming Facade Variation***

153..54.2.b



### (C) Rear building entries.

(1) Businesses with rear parking areas shall provide access to commercial space by one of the following:

(a) Direct public access from the parking lot to a rear building entry to the commercial space.

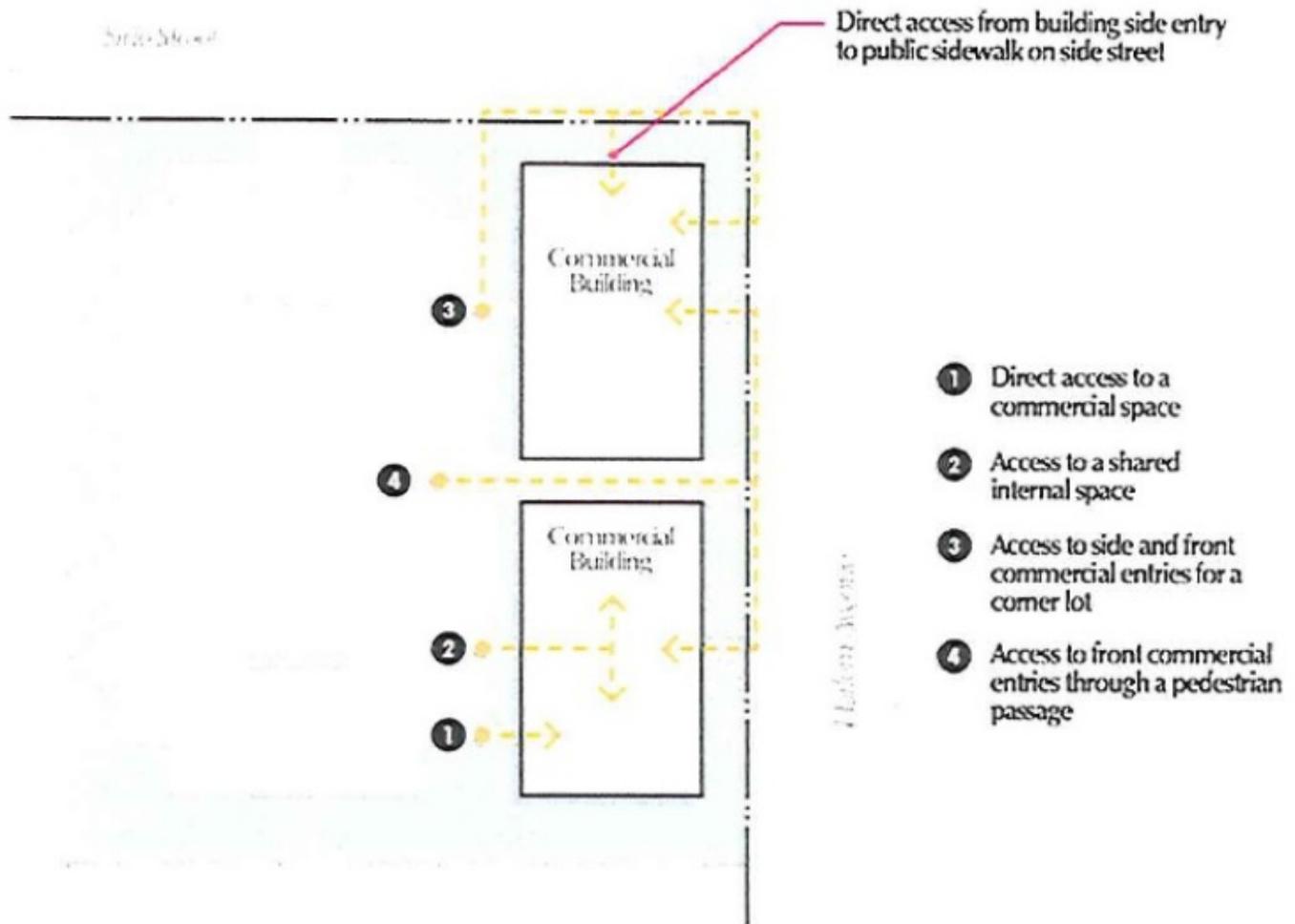
(b) Direct public access from the parking lot to a rear building entry to a common internal space that leads to individual commercial spaces.

(c) For buildings on corner lots, direct access to the side yard public sidewalk, and corresponding pedestrian connections to entrances on the front or side of the building.

(d) For buildings on interior lots that do not provide direct access through the rear portion of the building, a public sidewalk between commercial buildings that provides access to pedestrian connections to commercial entrances on the front of the building.

## Building Access from Rear Parking Areas

153.54.2.c



(2) For buildings that provide direct access from a rear parking area to an individual commercial space or common internal space, the following elements shall be provided:

(a) A sign identifying the tenant(s) accessible through each public entry point. (This sign shall not count against the total permitted signage for the development.)

(b) Building-mounted lighting providing adequate safety throughout the duration of business hours. Such lighting should be aimed to appropriately illuminate the building entry but not spill over onto or create glare for adjacent residential properties.

(c) A building entry buffer area of 10 feet by 10 feet that shall remain clear of trash receptacles, inventory, or any other objects that may inhibit accessibility to the public entry.

(Ord. O-39-15, passed 10-6-15)

### § 153.55 PARKING CAPACITY, CONFIGURATION, AND ACCESS.

(A) Uses in the Harlem Avenue Overlay District shall provide off-street parking capacity in accordance with Table 153.55.1 below and in lieu of § 153.19(B).

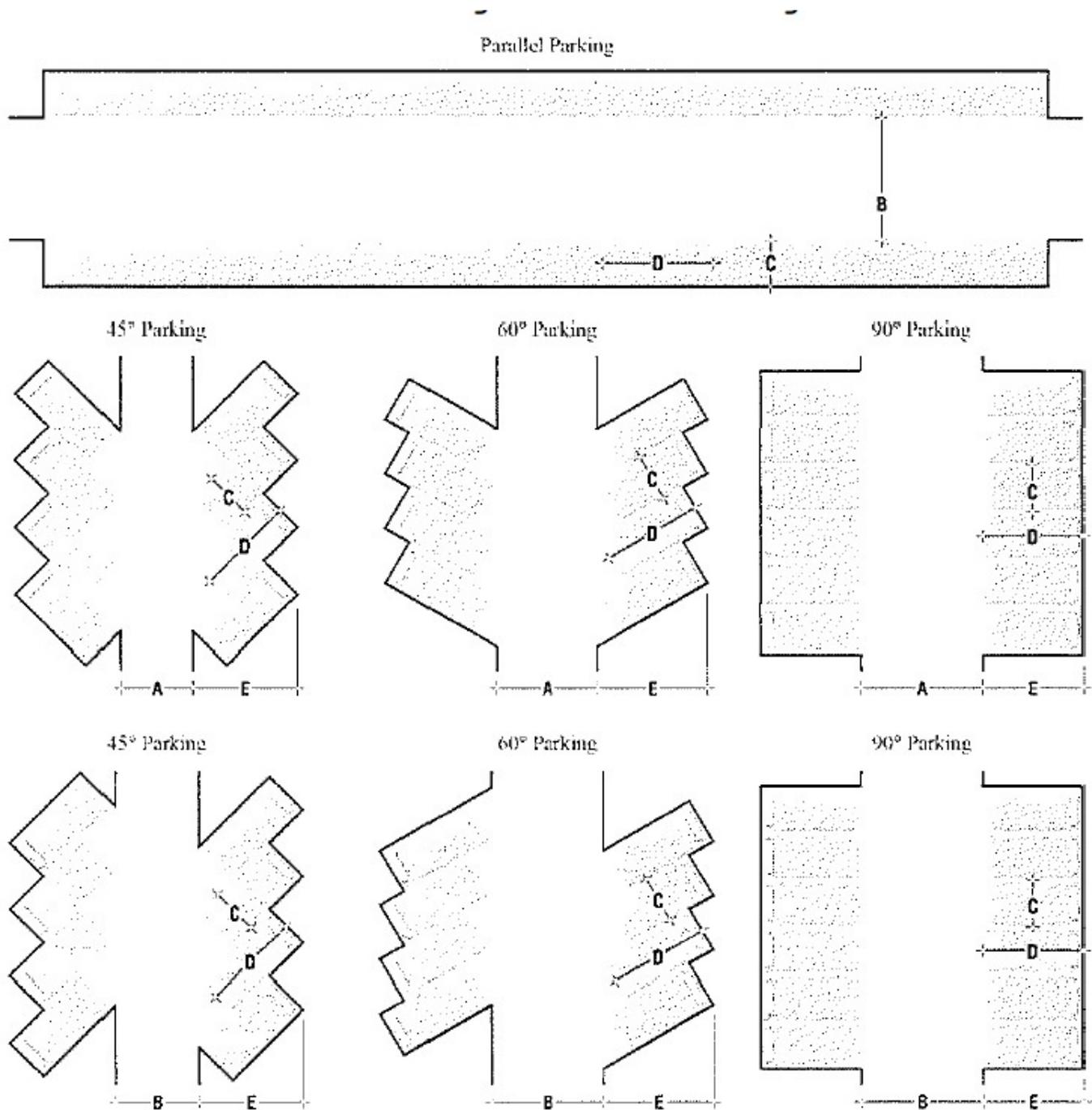
<b>Table 153.55.1. Required Off-street Parking Capacity</b>	
<b>Use</b>	<b>Harlem Avenue Overlay District Parking Requirements</b>
Automobile service stations	1 space per employee
Banks, business or professional offices, public administration buildings	4 spaces per 1,000 square feet of service area
Restaurants, bars, or other establishments for the sale & consumption of food & alcohol	Number of spaces equal to 50% of facility capacity plus 1 space per employee
Fire stations	1 parking space per fireman on duty
Furniture and appliance stores & repair shops, wholesale stores, and machinery sales	1 parking space per 600 square feet of floor area
Motels/hotels	1 space per lodging room plus 1 space per employee
Municipal or privately owned recreation buildings or community centers	1 space per employee plus additional adequate spaces as determined by plan commission
Public utility and public service uses	1 space per employee plus additional adequate spaces as determined by plan commission
Retail stores	4 spaces per 1,000 square feet of service area
Theaters (indoor)	1 space per each 3 seats
Motor vehicle sales	1 space per 250 square feet of floor area of sales building (not including inventory storage) plus 1 space per employee
Motor vehicle service (in conjunction with motor vehicle sales)	1 space per each 4 service bays plus 1 space per employee
Fraternal or religious institutions	Spaces in adequate number as determined by the plan commission to serve employees, residents, and public
Multiple-family dwellings	2 spaces per dwelling unit

(B) Parking spaces and circulation aisles, including those in parking structures, in the Harlem Avenue Overlay District shall be designed in accordance with Table 153.55.2-1 and Figure 153.55.2-2 below.

<b>Table 153.55.2-1. Dimensional Standards for Parking Spaces and Aisles (in feet)</b>				
<b>Parking Area Component</b>	<b>0° (PARALLEL)</b>	<b>45°</b>	<b>60°</b>	<b>90°</b>
A - Width of Aisle: One-Way	11	12	16	20
B - Width of Aisle: Two-Way	16	18	20	22
C - Width of Space	8.5	9	9	9
D - Depth of Space	22	19	19	19

E - Perpendicular Depth of Space	N/A	20'	21'	19'
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**Figure 153.55 .2-2. Illustration showing the location of dimensional standards for parking area.**



(C) Not more than one double-loaded parking aisle, with a total width of 60 feet, shall be permitted in front of the primary building or out lot structure. Any remaining parking shall be provided to the side or rear of the primary building or out lot structure.

(D) Parking lots in the Harlem Avenue Overlay District shall include landscaping in accordance with the following requirements:

(1) Parking lots shall include landscaped islands with a minimum width of six feet and a minimum length equal to that of adjacent parking stalls. All parking aisles shall end with a landscaped island.

Additionally, no more than 20 contiguous spaces shall be provided without a landscaped island.

(2) Parking lots and drive aisles shall include decorative landscaping around the parking lot edge where the parking lot is within 20 feet of a front or corner side lot line. The landscaped area shall be no less than five feet in width, and shall include decorative plant materials used in conjunction with a decorative masonry wall or wrought iron fence not less than three feet in height.

(3) Where a parking lot lies within 20 feet of a lot line shared with a lot in a residential zoning district, the parking lot shall be lined by a landscaped area no less than seven feet in width, and shall include decorative plant materials used in conjunction with a decorative masonry wall or wrought iron fence not less than six feet in height. The edge of the parking lot, as measured by the back of curb, shall be at least 10 feet from the lot line shared with the lot in the residential zoning district.

(4) All parking lot landscape materials shall comply with the permitted plant materials identified in § 153.56.

### ***Parking Lot Landscaping and Screening Requirements***

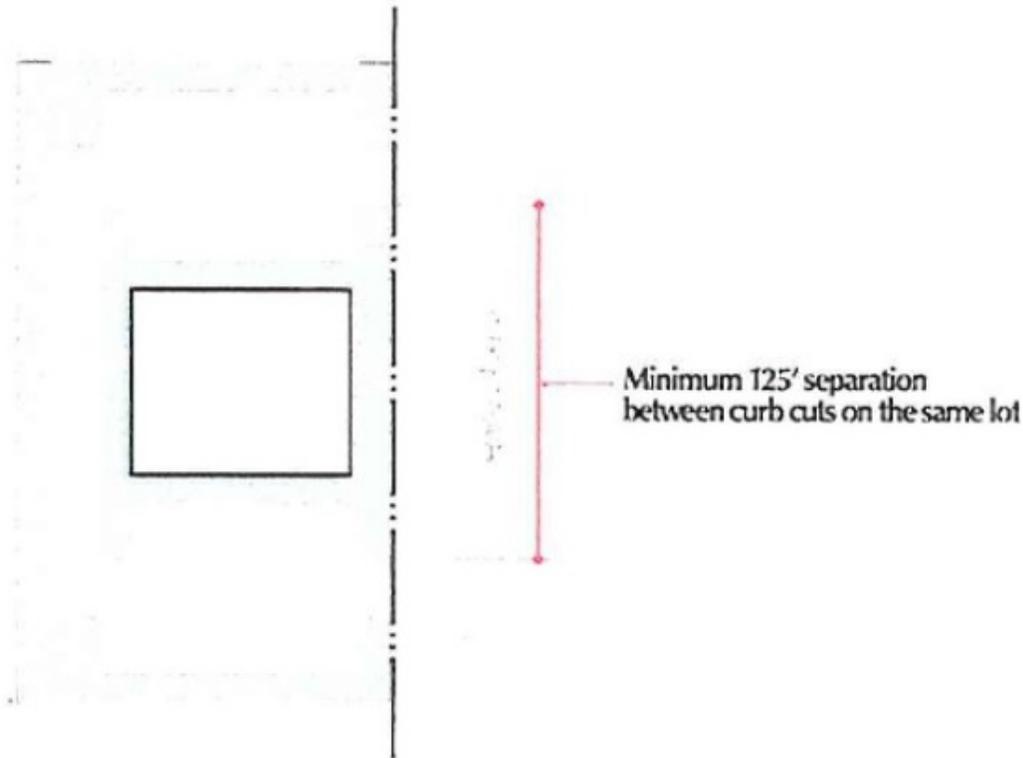
153.55.4



(E) No lot shall have multiple curb cuts providing access to Harlem Avenue that are closer than 125 feet apart.

## Required Curb Cut Spacing

153.55.5



(F) Shared parking may be permitted when two or more uses that create demand for parking during different times of the day or week share access to one parking area, in accordance with the following:

(1) The application for a shared parking reduction must demonstrate that all relevant parties, including any business or property that shall provide or utilize the designated parking area(s), are a party to the application and proposed shared parking arrangement.

(2) An overall reduction of up to 25% of the total required parking for all uses may be granted by the plan commission when the applicant can demonstrate no significant impacts of such a reduction through a parking analysis conducted by a recognized transportation professional.

(3) Direct pedestrian access shall be provided to the shared parking area and all uses included as part of the shared parking application.

(4) Even if the uses included in the shared parking application exist on separate zoning lots, the shared parking area shall be subject to the curb cut spacing regulations of image 153.55.5 above.

(G) For lots with more than 20 parking spaces, one bicycle rack shall be provided that accommodates at least three bicycles. Bicycle rack(s) shall be located to provide easy pedestrian access to the primary entrance of the building.

(Ord. O-39-15, passed 10-6-15)

## § 153.56 LANDSCAPING (IN ADDITION TO § 153.29).

(A) Landscape materials shall be provided based on Table 153.56.1 below. For the purposes of this table:

(1) "Recommended" materials include those that are both permitted and would result in attractive, diverse, and resilient landscaping.

(2) "Other permitted" materials include those that are appropriate for the community and regional climate, but may not necessarily enhance local diversity or resiliency.

(3) "Prohibited" materials include those that may be susceptible to disease, invasive, or potentially harmful to the local environment. These materials are not to be used in development in the Harlem Avenue Overlay District.

<b>Table 153.56.1. Permitted Plant Materials</b>			
<b>Recommended Deciduous Trees</b>			
<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Note</b>
Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2.5" cal.	B&B
Acer freemanii 'Marmo'	Marmo Freeman Maple	2.5" cal.	B&B
Acer nigrum	Black Maple	2.5" cal.	B&B
Acer rubrum 'October Glory'	Red Maple	2.5" cal.	B&B
Acer saccharum 'Green Mountain'	Sugar Maple	2.5" cal.	B&B
Celtis occidentalis	Hackberry	2.5" cal.	B&B
Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	2.5" cal.	B&B
Gingko biloba	Gingko (male only)	2.5" cal.	B&B
Gleditsia triacanthos 'Skyline' or 'Shademaster'	Thornless Honeylocust	2.5" cal.	B&B
Gymnocladus dioicus	Kentucky Coffee Tree	2.5" cal.	B&B
Pyrus calleryana	Callery Pear	2.5" cal.	B&B
Quercus alba	White oak	2.5" cal.	B&B
Quercus bicolor	Swamp White Oak	2.5" cal.	B&B
Quercus macrocarpa	Bur Oak	2.5" cal.	B&B
Quercus rubra	Northen Red Oak	2.5" cal.	B&B
Quercus rubrum	Red Oak	2.5" cal.	B&B
Tilia americana	Linden (Basswood)	2.5" cal.	B&B
Tilia americana 'Redmond'	Redmond American Linden	2.5" cal.	B&B
Tilia cordata 'Greenspire'	Greenspire Littleleaf	2.5"	B&B

	Linden	cal.	
Ulmus carpinifolia 'Homestead'	Homestead Elm	2.5" cal.	B&B
Ulmus x 'Homestead'	Homestead Hybrid Elm	2.5" cal.	B&B
Ulmus x 'Morton'	Morton Hybrid Elm	2.5" cal.	B&B

### **Recommended Ornamental Trees**

<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Note</b>
Acer ginnala	Amur Maple	8' Ht.	B&B
Amelachier (various species)	Serviceberry varieties	8' Ht.	B&B
Amelanchier canadensis 'Prince William'	Prince William Shadblow Serviceberry	8' Ht.	B&B
Amelanchier grandiflora 'Autum Brilliance'	Autumn Brilliance Apple Serviceberry	8' Ht.	B&B
Carpinus caroliniana	American Hornbeam	8' Ht.	B&B
Cercis canadensis	Eastern Redbud	8' Ht.	B&B
Comus alternifolia	Pagoda Dogwood	8' Ht.	B&B
Cornus kousa	Kousa Dogwood	8' Ht.	B&B
Cornus mas	Cornelian Cherry Dogwood	8' Ht.	B&B
Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	2.5" cal.	B&B
Crataegus mollis	Downy Hawthorn	2.5" cal.	B&B
Maackia amurensis	Amur Maackia	2.5" cal.	B&B
Malus 'Adams'	Adams Crabapple	2.5" cal.	B&B
Malus ioensis	Iowa Crabapple	2.5" cal.	B&B
Malus 'Prairie Fire'	Prairie Fire Crabapple	2.5" cal.	B&B
Malus 'Red Jewel'	Red Jewel Crabapple	2.5" cal.	B&B
Malus sargentii	Sargent Crabapple	2.5" cal.	B&B
Ostrya virginiana	American Hophornbeam	2.5" cal.	B&B
Pyrus calleryana 'Chanticleer'	Chanticleer Gallery Pear	2.5" cal.	B&B
Pyrus calleryana 'Redspire'	Redspire Callery Pear	2.5" cal.	B&B
Syringa reticulata	Japanese Tree Lilac	2.5" cal.	B&B
Viburnum prunifolium	Blackhawk Viburnum (tree form)	8' Ht.	B&B

### **Recommended Evergreen Trees**

<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Note</b>
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Abies balsamea	Balsam Fir	8' Ht.	B&B
Abies concolor	White Fir	8' Ht.	B&B
Carya tomentosa	Mockernut Hickory	8' Ht.	B&B
Juniperus scopulorum	Rocky Mountain Juniper	8' Ht.	B&B
Juniperus virginiana	Eastern Red Cedar	8' Ht.	B&B
Larix decidua	European Larch	8' Ht.	B&B
Larix laricina	American Larch	8' Ht.	B&B
Picea abies	Norway Spruce	8' Ht.	B&B
Picea glauca var. densata	Black Hills Spruce	8' Ht.	B&B
Picea nigra	Austrian Pine	8' Ht.	B&B
Picea pungens 'Glauca'	Colorado Blue Spruce	8' Ht.	B&B
Pinus bungeana	Lacebark Pine	8' Ht.	B&B
Pinus nigra	Austrian Pine	8' Ht.	B&B
Pinus resinosa	Norway Pine	8' Ht.	B&B
Pinus strobus	White Pine	8' Ht.	B&B
Pseudotsuga menziesii	Douglas Fir	8' Ht.	B&B
<b>Recommended Shrubs (Deciduous and Evergreen)</b>			
<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Note</b>
Aronia melanocarpa	Black Chokeberry	36" Ht.	B&B
Buxus microphylla var. Koreana 'Wintergreen'	Wintergreen Korean Boxwood	12" Ht.	B&B
Caragana arborescens	Siberian Peashrub	36" Ht.	B&B
Cephalanthus occidentalis	Common Buttonbush	24" Ht.	B&B
Cornus sericea	Redosier Dogwood	36" Ht.	B&B
Euonymus alatus 'Compacta'	Dwarf Burning bush	36" Ht.	B&B
Hamamelis vernalis	Vernal Witchhazel	4' Ht.	B&B
Hamamelis virginiana	Common Witchhazel	6' Ht.	B&B
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24" Ht.	B&B
Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	24" Ht.	B&B
Hydrangea macrophylla 'Pia'	Pia Compact Hydrangea	24" Ht.	B&B
Hydrangea quercifolia	Oakleaf Hydrangea	24" Ht.	B&B
Illex glabra 'Compacta'	Compact Inkberry Holly	24" Ht.	B&B
Juniperus chinensis 'Pfitzerana Kallays Compacta'	Kallays Compact Pfitzer Chinese Juniper	24" Ht.	B&B
Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	#3 Container	B&B
Physocarpus opulifolius	Common Ninebark	24" Ht.	B&B
Rhododendron 'P.J.M'	P.J.M. Rhododendron	24" Ht.	B&B
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" Ht.	B&B

Ribes alpinum 'GreenMound'	GreenMound Alpine Currant	24" Ht.	B&B
Spiraeax bulmalda 'Froebelii'	Froebel Spirea	24" Ht.	B&B
Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24" Ht.	B&B
<b>Recommended Shrubs (Deciduous and Evergreen)</b>			
<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Note</b>
Taxus baccata 'Repandens'	Spreading English Yew	24" Ht.	B&B
Taxus cuspidata 'Densa'	Cushion Japanese Yew	18" Ht.	B&B
Taxus media 'Densiformis'	Densiform Yew	24" Ht.	B&B
Taxus media 'Tauntonii'	Taunton Yew	24" Ht.	B&B
Thuja occidentalis 'Techny'	Techny (Mission) American Arborvitae	5' Ht.	B&B
Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.	30" Ht.	B&B
Viburnum dentatum	Arrowwood Viburnum	30" Ht.	B&B
Viburnum opulus 'Compactum'	Compact European Cranberrybush Viburnum	30" Ht.	B&B
Viburnum trilobum 'Compactum'	Compact American Cranberrybush Viburnum	30" Ht.	B&B
<b>Recommended Native Grasses</b>			
<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Note</b>
Miscanthus sinensis 'Purpurescens'	Purple Maiden Grass	1 gal	
Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	
Festuca ovina glauca 'Elija Blue'	Elijah Blue Fescue	1 gal	
Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	
Sporobolus heterolepis	Prairie Dropseed	1 gal	
<b>Recommended Groundcovers and Vines</b>			
<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Note</b>
Ajuga reptans	Bugleweed	4" pots	
Asarum canadense	Wild Ginger	4" pots	
Euonymous fortunei 'Coloratus'	Purpleleaf Wintercreeper	4" pots	
Euonymous fortunei vegetus	Bigleaf Wintercreeper	4" pots	
Galium oderatum	Sweet Woodruff	4" pots	
Gaultheria procumbens	Wintergreen	4" pots	
Hedera helix	English Ivy	4" pots	
Hedera helix 'Thorndale'	Thorndale English Ivy	4" pots	
Junipeais horizontalis	Blue Rug Creeping	#3	

'Wiltoni'	Juniper	Con- taine r	
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	#3 Con- taine r	
Liriope spicata	Creeping Lilyturf	4" pots	
Pachysandra terminalis	Japanese Pachysandra	4" pots	
Pachysandra terminals 'Green Carpet'	Green Carpet Japanese Spurge	4" pots	
Parthenocissus tricuspidata	Boston Ivy	1 gal.	
Vinca minor	Periwinkle	4" pots	
Vinca minor 'Darts Blue'	Dart's Blue Common Periwinkle	4" pots	
Waldsteinia ternata	Barren Strawberry	4" pots	

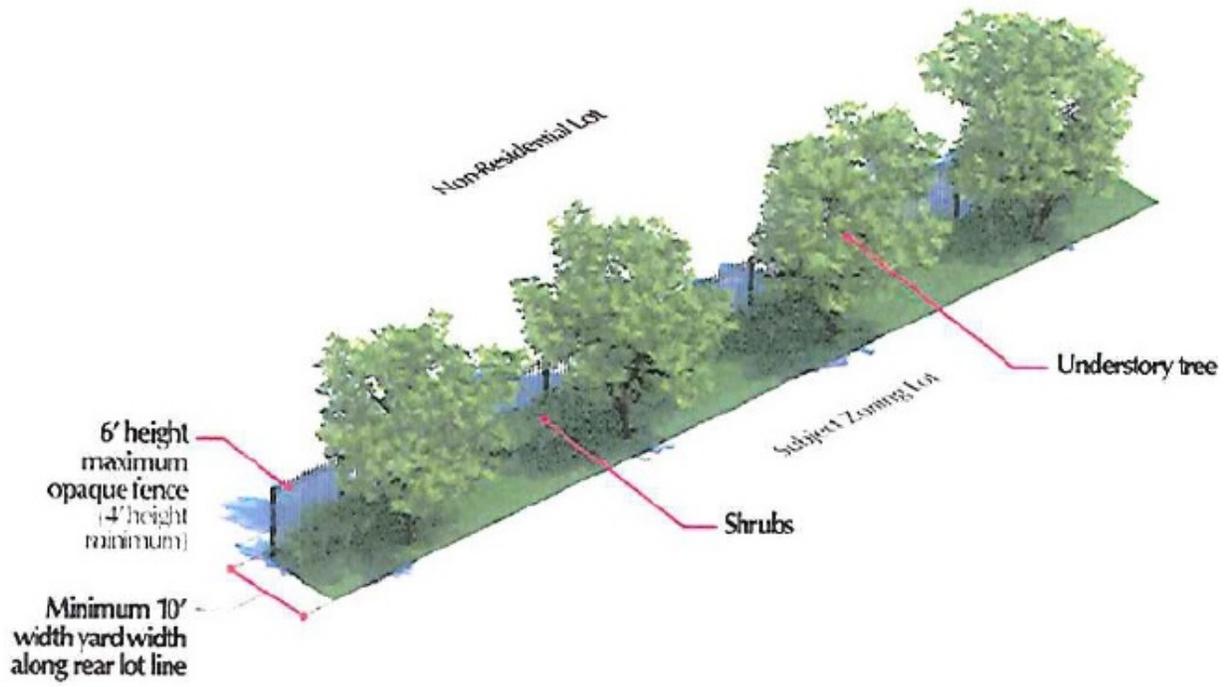
(B) Undeveloped portions of a lot shall include landscaping that could include regularly maintained turf, ground cover, decorative shrubs and flowers, or rain gardens consisting of native plant materials.

(C) As a modification to § 153.29(B), a landscape buffer shall be provided where a non-residential use in the Harlem Avenue Overlay District abuts a residential zoning district in accordance with the following requirements:

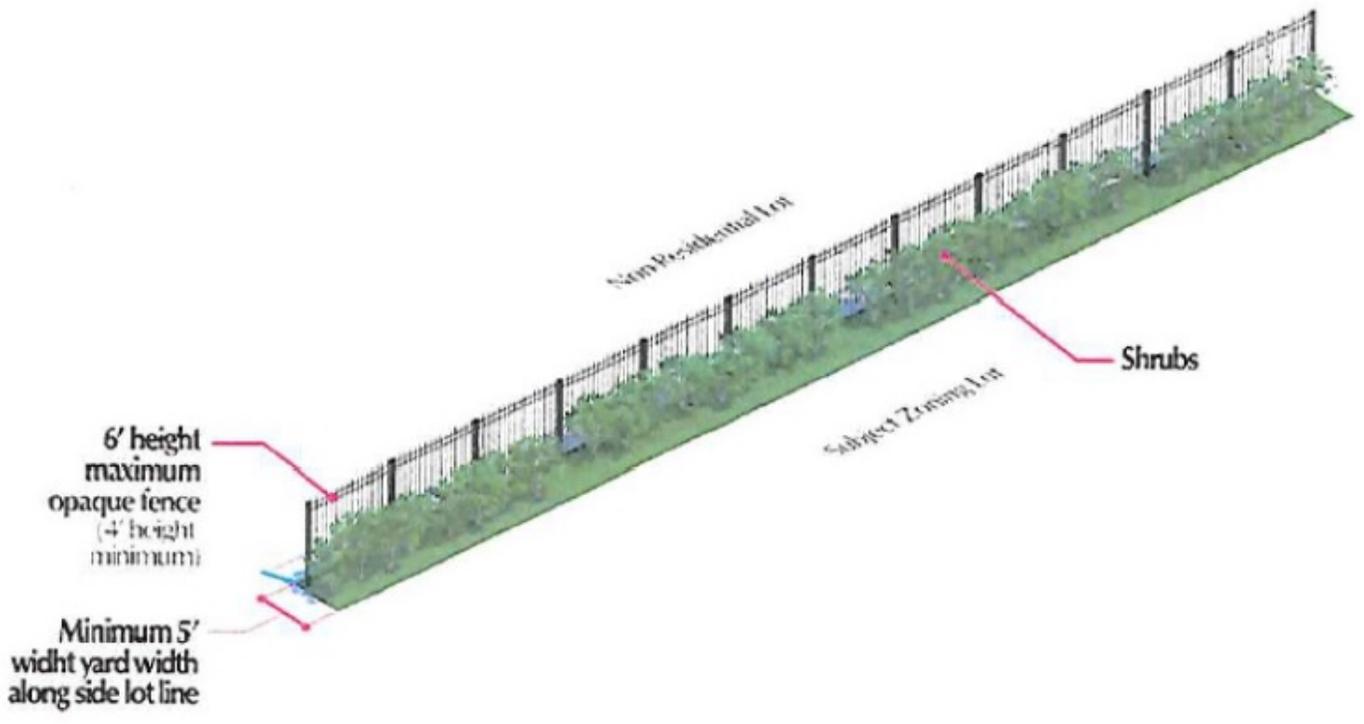
(1) Along the rear lot line, a landscape buffer of at least 10 feet shall be provided that includes an opaque fence with a minimum height of four feet and maximum height of six feet, as well as dense plantings of shrubs and trees.

(2) Along the side lot line, a landscape buffer of at least five feet shall be provided that includes an opaque fence with a minimum height of four feet and maximum height of six feet, as well as dense plantings of shrubs.

**Landscape Buffer - Along Rear Lot Line**  
153.56.3.a

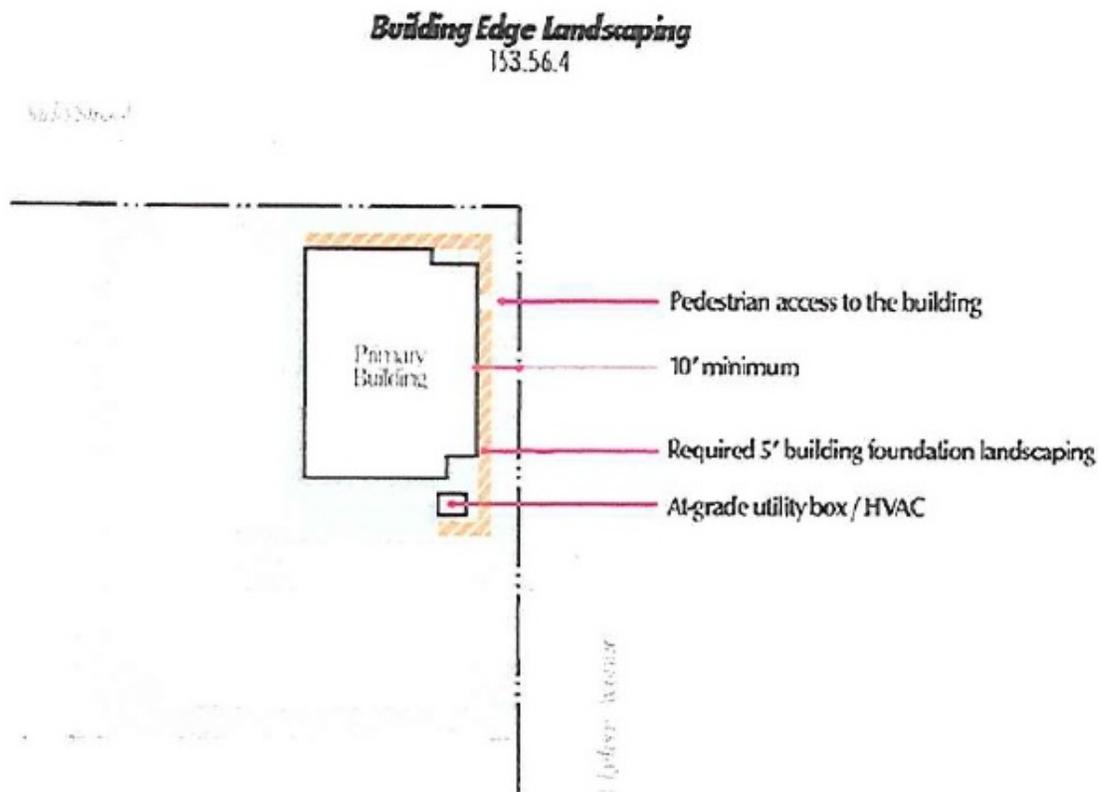


**Landscape Buffer - Along Side Lot Line**  
153.56.3.b



(D) Building foundation landscaping shall be provided along building facades where all of the following conditions exist:

- (1) The facade of the building is adjacent to the front or corner side yard.
- (2) There is not parking lot screening in accordance with the requirements of this overlay district.
- (3) The facade is setback at least 10 feet from the front or corner side lot line.
- (4) Required building foundation landscaping shall meet the following requirements:
  - (a) Building foundation landscaping shall include dense shrubs with a minimum height of 24 feet.
  - (b) Landscaping shall extend the full width of the building facade, with the exception of breaks that provide pedestrian access to building entries or emergency exits.
  - (c) At-grade building utilities, such as HVAC units or generators, shall be screened as part of the building facade.



(E) Landscaping and decorative fencing shall be used to screen all at-grade building utilities (i.e. HVAC units, electrical transformer s, etc.) and service or loading areas.

(Ord. O-39- 15, passed 10-6-15)

## § 153.57 SIGNS.

(A) As a modification to § 93.30(B)(2) of the City of Palos Heights Sign Ordinance, projecting signs shall be permitted for development that includes ground-floor commercial uses and upper floor residential or office uses. Projecting signs are subject to the regulations of division (C) below.

(B) As a modification to § 93.32(B) of the City of Palos Heights Sign Ordinance, pole signs shall not be permitted in the Harlem Avenue Overlay District unless they met the following exception:

(1) Exception: Pole signs of four square feet maximum, at an elevation not to exceed three feet in total height, to designate ingress and egress driveways, shall be allowed. These signs shall not obstruct the visibility of vehicular or pedestrian traffic.

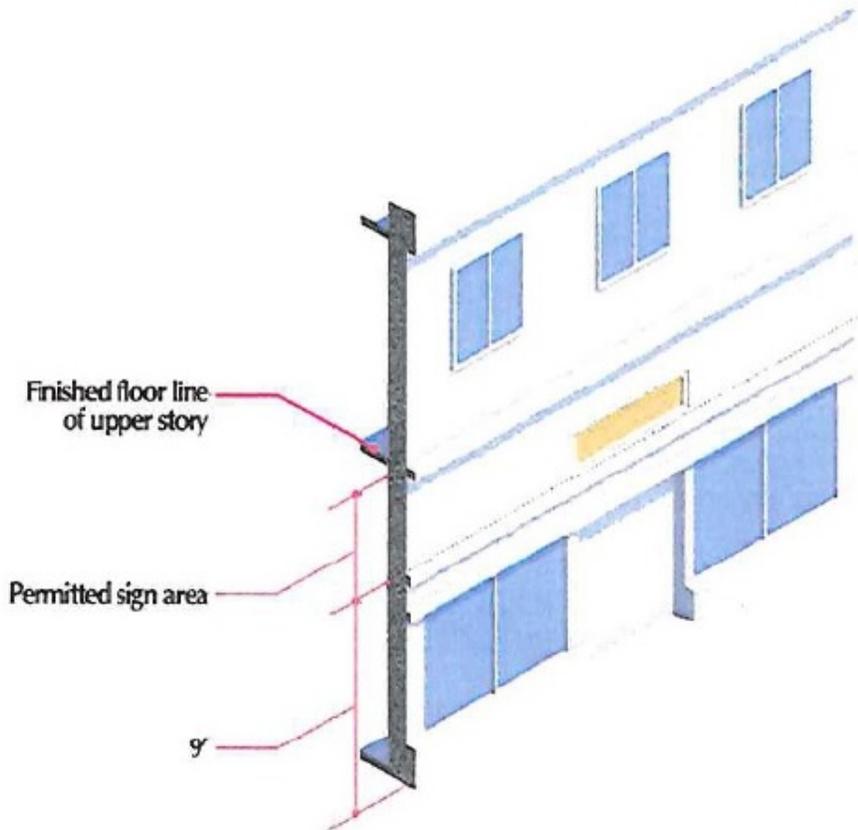
(C) In lieu of the indicated sections of the city sign ordinance, permitted signs in the Harlem Avenue Overlay District shall conform to the requirements of Table 153.57.3.A below.

<b>Type</b>	<b>Number of Signs Permitted</b>	<b>Max. Sign Area</b>	<b>Height Requirements</b>	<b>Location Requirements</b>	<b>Other Requirements</b>	<b>Reference</b>
Wall Signs	1 per facade (not including wall signs for rear entrances)	Maximum of 150 sq. ft. and not more than 5% of the total area of the wall on which the sign is located. No letter of sign shall exceed height of 2'.	Wall signs must be located within a vertical space defined by a line drawn 9' above the average grade of the lot at the building line, and the interior finished floorline of the second story.	Wall signs shall not obstruct distinct architectural features, window openings, or other prominent design elements.		In lieu of §§ 93.83 and 93.84
Projecting Signs	1 per commercial tenant	4 sq. ft.	Projecting signs and mounting brackets shall provide a vertical clearance of 8' from grade at the location of the sign, and the top of the sign shall not be higher than 12' above grade	Projecting signs and mounting brackets shall not obstruct distinct architectural features, window openings, or other prominent design elements.		
Monument Signs <sup>[1]</sup>	1, unless on a lot with frontage on multiple public streets, then 1 per street frontage over 100 linear feet	Maximum of 80 sq. ft.	Maximum of 8', measured from adjacent grade	Must be located in the yard between the primary building and the public street, and must be set back at least 5' from all property lines.	Base shall be landscaped on all sides 5' from the base with evergreen landscaping in accordance with Table 153.56.1 in order to hide the sign	In lieu of §§ 93.62, 93.63, and 93.64

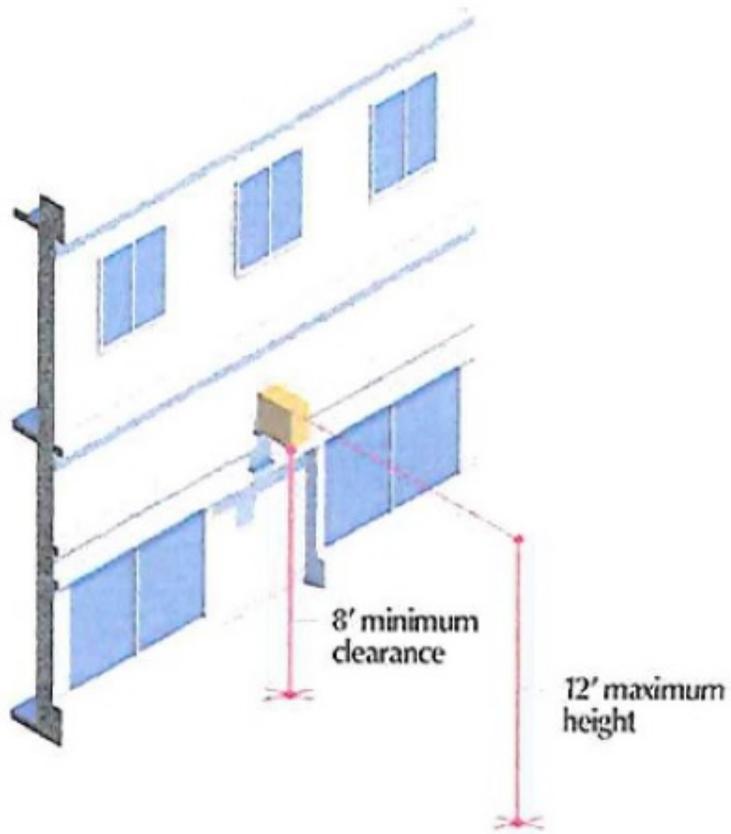
					foundation, lighting fixtures or other utility components.	
Window Signs	1 per commercial tenant per facade	25% of the window area for each facade		Window signs shall be located only on ground floor windows		In lieu of § 93.40(C) (4)
Identification Signs	1 per commercial tenant	Maximum 30 sq. ft. with no more than 50% of total permitted area on any one side	Maximum of 4'	Only permitted in grassy landscaped area, surrounded at base by landscaping	Only allowed on B-1 and B Districts with less than 20-car parking. One sign per building.	

For the purpose of the provision of monument signs in the Harlem Avenue Overlay District, an aggregation of two or more structures and/or businesses connected by a wall, firewall, facade, or other structured element, except for a sidewalk, and whether on separate lots or on the same lot, shall be considered a single building that is subject to the regulations of Table 153.57.3.A.

**Wall Signs**  
153.57.3.A

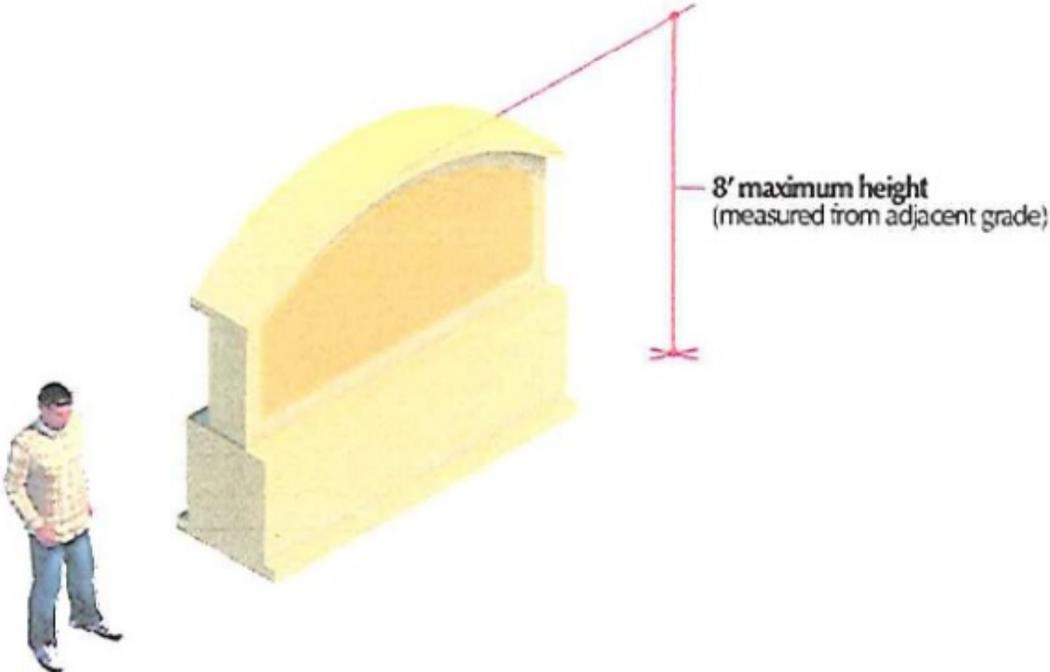


**Projecting Signs**  
153.57.3.B.



**Monument Signs - Height Requirements**

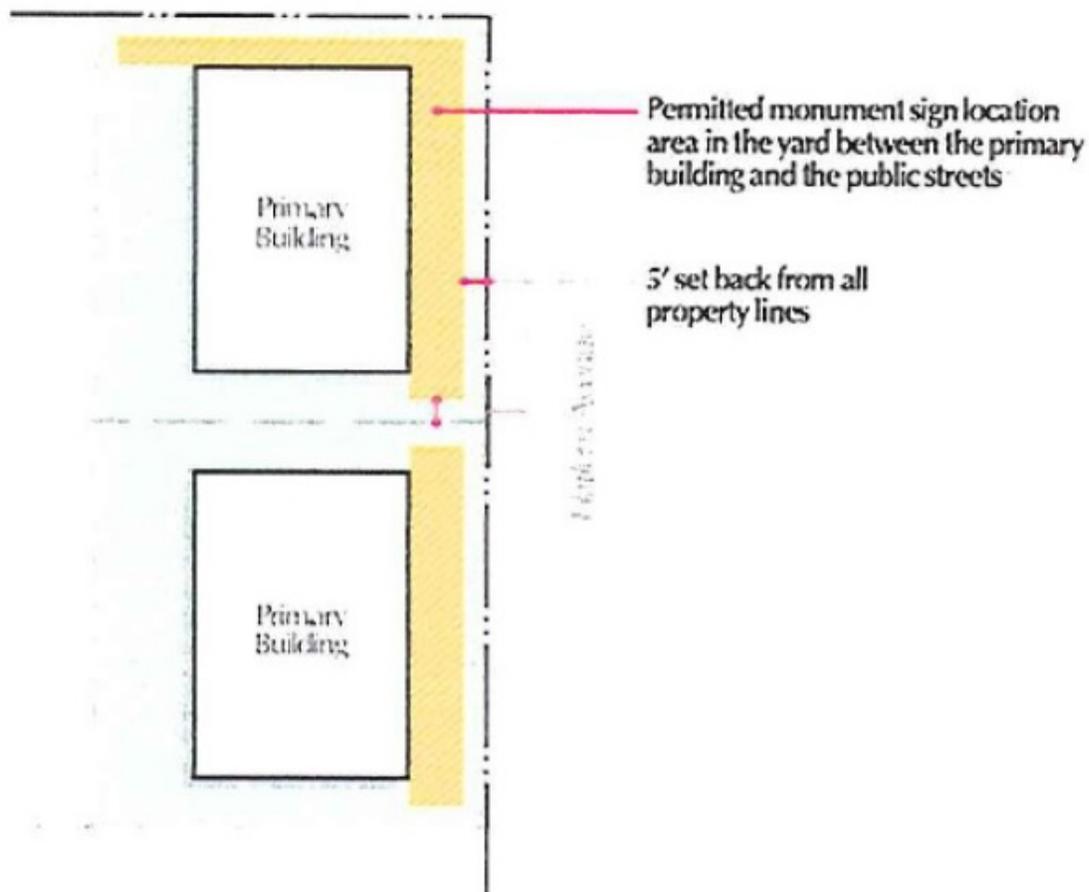
153.57.3.C.



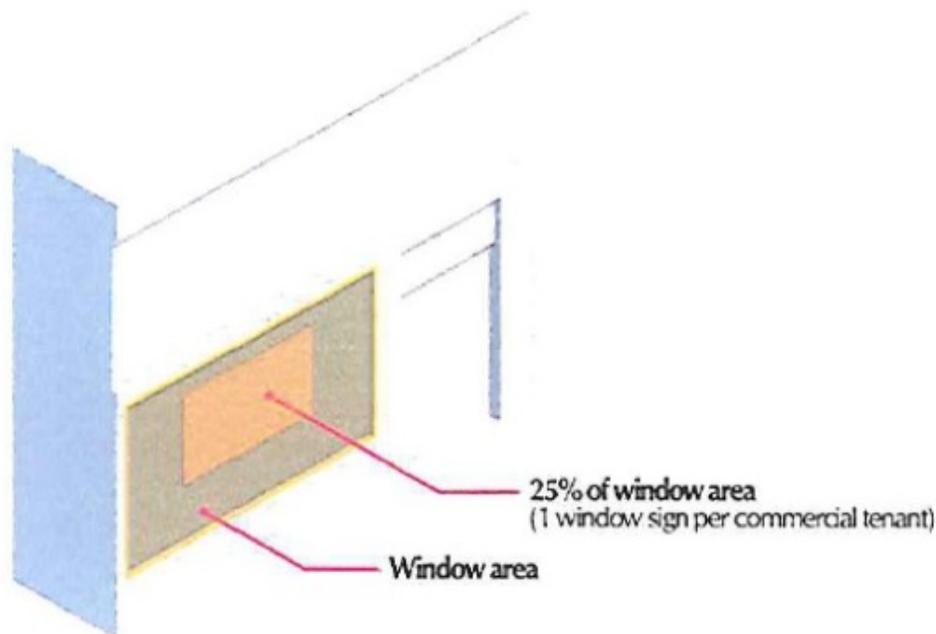
# Monument Signs - Location Requirements

153.57.3.D.

Side Street



**Window Signs**  
153.57.3.E.



(D) In the Harlem Avenue Overlay District, electronic display screens, electronic message centers, and electronic signs, as defined in § 93.03 of the city code, are permitted only in accordance with § 93.40(E)(1) through 93.40(E)(13) of the city code.

(Ord. O-39-15, passed 10-6-15)

**§ 153.58 PEDESTRIAN AND TRANSIT ACCESS AND MOBILITY.**

(A) All development in the Harlem Avenue Overly District shall provide pedestrian sidewalks between the public sidewalk and building entries. For corner lots, pedestrian sidewalks shall also be provided to the public sidewalk along the intersecting street.

(B) Where a public sidewalk does not exist along Harlem Avenue, a sidewalk shall be provided along the front facade of building in order to provide continuous pedestrian mobility along the length of a block.

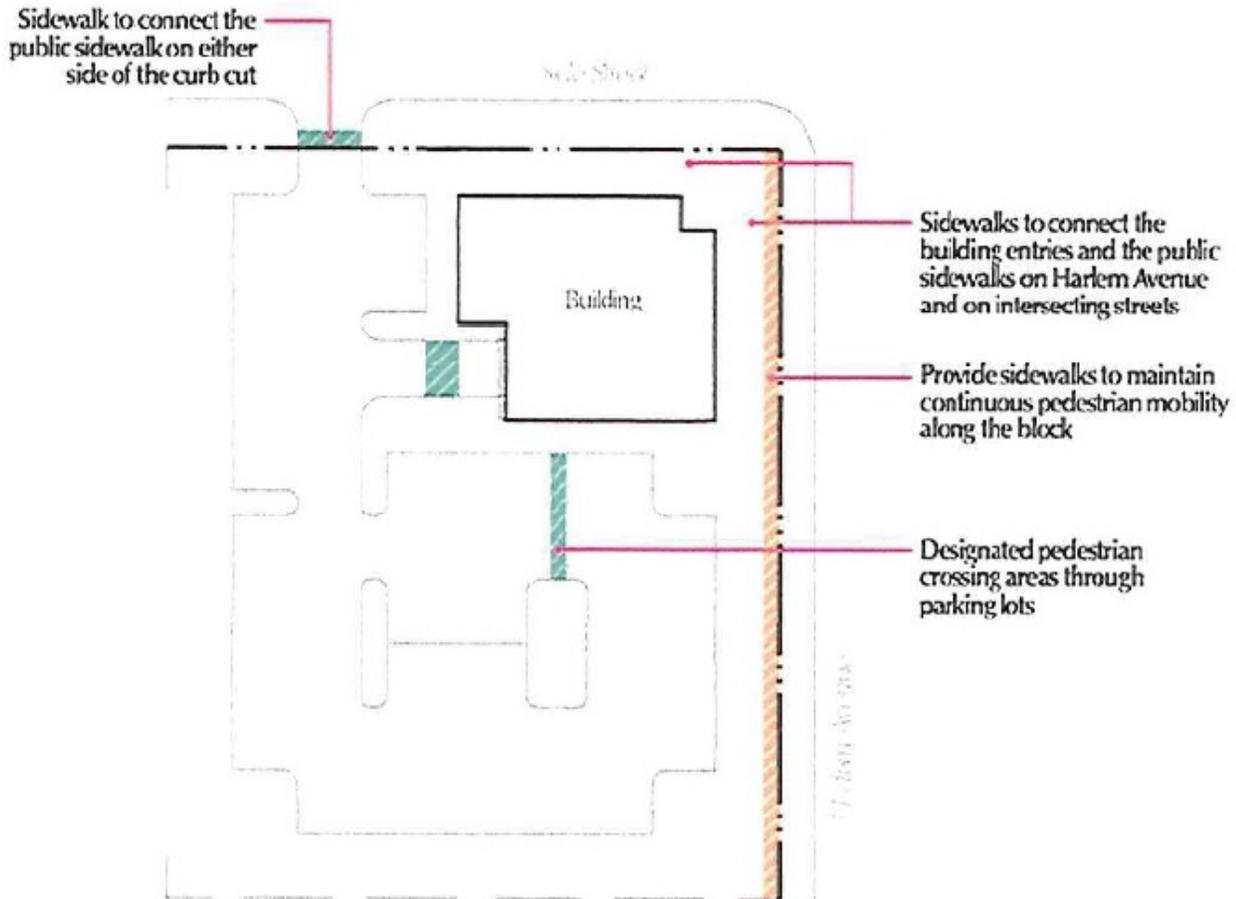
(C) Curb cuts and aprons that provide access to public streets shall be designed to include a segment of sidewalk connecting the public sidewalk on either side of the curb cut or apron.

(D) Parking areas shall include designated pedestrian crossing areas, identified by distinctive striping or materials, to identify safe pedestrian access from vehicular parking to building entry points.

(E) Development located along portions of Harlem Avenue served by designated Pace Bus stops shall comply with Pace's Transit Supportive Guidelines for the Chicagoland Region. Applicants are encouraged to participate in Pace's Design Review Assistance of Transit (DRAFT) program as part of the development approval process.

## Required Pedestrian Access

153.58



(Ord. O-39-15, passed 10-6-15)

### § 153.59 PUBLIC SPACES AND AMENITIES.

(A) Developments in the Harlem Avenue Overlay District that include sidewalks along building facades shall include the following streetscape zones:

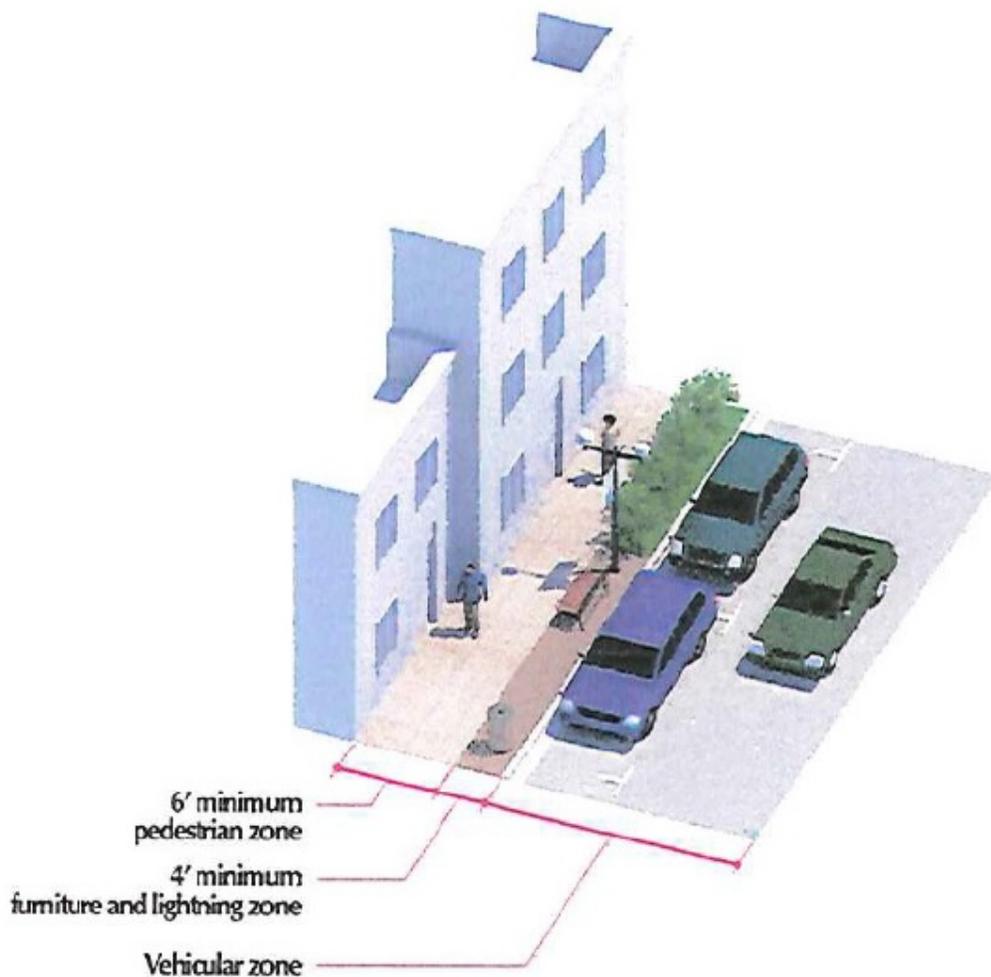
(1) A pedestrian zone of not less than six feet in width shall be provided. This area shall accommodate pedestrian circulation, and shall remain clear of obstructions less than eight feet above grade. Items such as planter boxes, outdoor displays, etc., may be provided, so long as a clear width of six feet is maintained.

(2) A furniture and lighting zone of not less than four feet in width than can accommodate benches, lighting, bicycle racks, parking or roadway curb, and other amenities.

(3) Vehicular zone that can accommodate parking or vehicular circulation that is separated from the pedestrian zone by the furniture and lighting zone.

## Required Streetscape Zones

153.59.1



(B) Outdoor commercial uses, including but not limited to retail displays and restaurant seating, shall be permitted in accordance with the following requirements:

(1) Outdoor uses shall be temporary and seasonal in nature, and should be removable on a daily basis. (For example, large building materials, automotive parts, and other merchandise that remains outdoors for several days shall not be permitted.)

(2) Outdoor uses shall be maintained in an orderly fashion, and shall not interfere with the required six foot pedestrian zone required in image 153.59.1 above.

(3) Outdoor dining areas shall be separated from the required pedestrian zone by a decorative corral. The corral shall be located along the building facade, and shall be constructed of attractive materials that complement building architecture. They may also include small planters and decorative lighting.

(C) Developments that include mixed-use development with a multi-family component may be granted a bonus of an additional 10 feet of building height if they provide a public open space in accordance with the following:

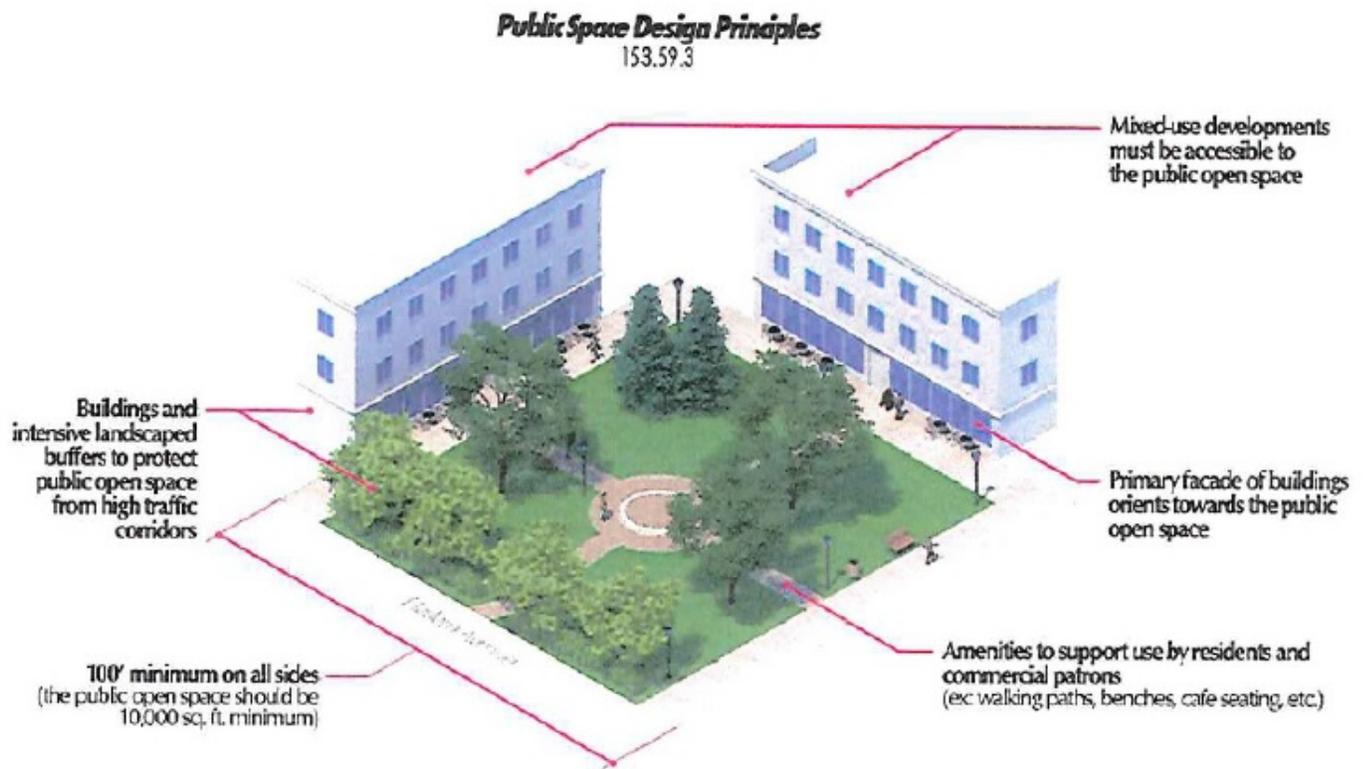
(1) The minimum area of the public open space shall be 10,000 square feet, with the minimum dimension of any side of the open space being 100 feet.

(2) The public open space shall be accessible to residents of the mixed-use development, as well as patrons of commercial uses in the mixed-use development or nearby developments.

(3) Primary building facades shall be generally oriented towards the public open space in order to maximize its visibility and make it more active.

(4) The public open space shall include amenities that support use by residents and commercial patrons, including but not limited to walking paths, bicycle racks, benches, public art, restaurant or cafe seating, etc.

(5) Public open spaces shall be located and oriented in such a way that they are protected from high traffic corridors by buildings or intensive landscape buffers.



(Ord. O-39-15, passed 10-6-15)