

Chapter 19.15

PRESERVATION DISTRICTS

19.15.100: PURPOSE AND INTENT:

The purpose of the preservation districts is to provide notification through the use of an overlay zoning district that other special regulations may affect certain unique areas of the city. (Ord. G45-92 § 2, 1992)

19.15.200: HP HISTORIC PRESERVATION DISTRICT:

19.15.205: PURPOSE AND INTENT:

The purpose of the HP historic preservation district is to promote and to facilitate the provisions of title 20 of this code. The HP zoning district is an overlay zoning district, and accordingly, the property located within such a district shall also be subject to the regulations of the underlying zoning district in which it is located. (Ord. G45-92 § 2, 1992)

19.15.220: SUPPLEMENTARY REGULATIONS:

Any word or phrase contained within this chapter followed by the symbol "[SR]" shall be subject to the definitions and the additional interpretive requirements provided in [chapter 19.90](#) of this title. The exclusion of such symbol shall not exempt such word or phrase from the applicable supplementary regulation. (Ord. G45-92 § 2, 1992)

19.15.240: LOCATION AND SIZE OF DISTRICT:

There shall be no locational standards, or required maximum or minimum area, which shall be necessary to constitute a separate HP historic preservation district. (Ord. G45-92 § 2, 1992)

19.15.260: LAND USE:

The only "land uses" [SR] allowed in the HP historic preservation district shall be the land uses allowed in the underlying zoning district. (Ord. G45-92 § 2, 1992)

19.15.280: SITE DESIGN:

In the HP historic preservation district, the site design regulations shall be the same as the underlying zoning district. (Ord. G45-92 § 2, 1992)

19.15.290: APPEALS:

Any requirement, determination, or interpretation associated with the administration and enforcement of the provisions of this chapter may be appealed subject to the provisions of [chapter 19.75](#) of this title. (Ord. G45-92 § 2, 1992)

19.15.300: RESERVED:

(Ord. G45-92 § 2, 1992)

19.15.400: RESERVED:

(Ord. G37-01 § 3, 2001)

19.15.500: ARC ARTERIAL ROAD CORRIDOR OVERLAY DISTRICT:

19.15.505: PURPOSE AND INTENT:

The purpose and intent of the ARC arterial road corridor overlay district is to promote and facilitate the implementation of the objectives, policies, and strategies of the city of Elgin "comprehensive plan" [SR]. The ARC zoning district is a zoning overlay district, and accordingly, the property located within the district shall also be subject to the regulations of the underlying zoning district in which it is located. (Ord. G37-01 § 4, 2001)

19.15.510: SUPPLEMENTARY REGULATIONS:

Any word or phrase contained within this chapter followed by the symbol "[SR]" shall be subject to the definitions and the additional interpretive requirements provided in [chapter 19.90](#), "Supplementary Regulations", of this title. The exclusion of such symbol shall not exempt such word or phrase from the applicable supplementary regulation. (Ord. G37-01 § 4, 2001)

19.15.515: LOCATION AND SIZE OF DISTRICT:

The ARC arterial road corridor overlay district shall be mapped over all "zoning lots" [SR] adjoining Randall Road and the "arterial streets" [SR] as defined in [chapter 19.90](#), "Supplementary Regulations", of this title. No additional ARC zoning overlay district shall be mapped unless such property fronts on an "arterial street" [SR], or unless such property to be mapped adjoins an existing ARC zoning overlay district. There shall be no minimum or maximum of land, which shall be necessary to constitute the ARC arterial road corridor overlay district. (Ord. G37-01 § 4, 2001)

19.15.520: LAND USE:

In the ARC Arterial Road Corridor Overlay District, the only "land uses" [SR] allowed shall be the land uses allowed in the underlying zoning districts. Notwithstanding the foregoing, and notwithstanding any "land uses" [SR] allowed in the underlying zoning districts including, but not limited to, any underlying planned development zoning districts, the following "land uses" [SR] are prohibited in the ARC Arterial Road Corridor Overlay District:

A. Agriculture division:

"Medical cannabis cultivation center" [SR].

B. Finance, insurance, and real estate division:

Check cashing agencies (6099).

"Payday loan establishment" [SR].

"Precious metal dealer" [SR].

"Title loan establishment" [SR].

C. Services division:

"Emergency shelters" [SR] (8322).

"Medical cannabis dispensing organization" [SR].

Recreational vehicle parks and campsites (7033).

D. Personal services division:

Power laundries (7211).

E. Business services division:

Miscellaneous equipment rental and leasing (735).

F. Motor vehicle services division:

Automotive services (7549), excepting automotive oil change and lubrication shops.

"Motor vehicle repair shops" [SR] (753) on a "zoning lot" [SR] containing less than four (4) acres.

"Motor vehicle top, body and upholstery repair, and paint shops" [SR] (7532).

G. Repair services division:

Welding repair (7692).

H. Amusement and recreation services division:

Fortune tellers (7999).

Massage parlors (7299).

Tattoo parlors (7299).

I. Engineering, accounting, research, management and related services division:

Automotive proving and testing grounds (8734).

J. Retail trade division:

Automotive dealers, not elsewhere classified (5599).

Boat dealers (5551).

Firearm sales, except when located on a "zoning lot" [SR] fronting on South McLean Boulevard between Illinois Route 20 on the north and College Green Drive on the south (5941).

Mobile home dealers (52).

Motor vehicle dealers (new and used), except when located on a "zoning lot" [SR] either containing four (4) or more acres or fronting on Route 19/East Chicago Street between Willard Avenue on the west and Shales Parkway on the east (5511).

Motor vehicle dealers (used only), except when located on a "zoning lot" [SR] either containing four (4) or more acres or fronting on Route 19/East Chicago Street between Willard Avenue on the west and Shales Parkway on the east (5521).

K. Mining division:

"Temporary mining" [SR] (UNCL).

L. Manufacturing division:

Petroleum refining and related industries (29).

M. Wholesale trade division:

"Motor vehicle recycling facility" [SR] (5093).

"Motor vehicle recycling yard" [SR] (5093).

Motor vehicles and motor vehicle parts and supplies (501).

"Recycling center" [SR] (5093).

"Recycling center yard" [SR] (5093).

"Recycling collection center" [SR] (5093).

N. Transportation, communication and utilities division:

Electric power generation (UNCL).

Freight forwarding in general (4731).

Natural gas storage (4922).

Public warehousing and storage (422).

Refuse systems (4953).

Special warehousing and storage not elsewhere classified (4226).

Terminal maintenance for motor freight transportation (423).

Trucking services (421).

O. Miscellaneous uses division:

"Adult entertainment establishment" [SR] (UNCL).

"Commercial operations yard" [SR] (UNCL).

"Motor vehicle and impoundment yard" [SR] (UNCL).

"Outdoor display lots" [SR] (UNCL) on a "zoning lot" [SR] containing less than four (4) acres. (Ord. G11-17, 2017; Ord. G6-15, 2015; Ord. G9-14, 2014; Ord. G15-13, 2013; Ord. G10-13, 2013; Ord. G1-13, 2013; Ord. G43-10, 2010; Ord. G46-08 § 1, 2008; Ord. G33-07 § 1, 2007; Ord. G37-01 § 4, 2001)

19.15.525: OFF STREET PARKING:

In the ARC Arterial Road Corridor Overlay District, off street parking shall be subject to the provisions of [chapter 19.45](#), "Off Street Parking", of this title. (Ord. G60-08 § 2, 2008; Ord. G37-01 § 4, 2001)

19.15.530: OFF STREET LOADING:

In the ARC Arterial Road Corridor Overlay District, off street loading shall be subject to the provisions of [chapter 19.47](#), "Off Street Loading", of this title. (Ord. G60-08 § 2, 2008; Ord. G37-01 § 4, 2001)

19.15.535: SIGNS:

In the ARC Arterial Road Corridor Overlay District, signs shall be subject to the provisions of [chapter 19.50](#), "Street Graphics", of this title. (Ord. G60-08 § 2, 2008; Ord. G37-01 § 4, 2001)

19.15.540: NONCONFORMING USES AND STRUCTURES:

In the ARC Arterial Road Corridor Overlay District, nonconforming uses and structures shall be subject to the provisions of [chapter 19.52](#), "Nonconforming Uses And Structures", of this title. (Ord. G60-08 § 2, 2008; Ord. G37-01 § 4, 2001)

19.15.545: AMENDMENTS:

In the ARC Arterial Road Corridor Overlay District, text and map amendments shall be subject to the provisions of [chapter 19.55](#), "Amendments", of this title. (Ord. G60-08 § 2, 2008; Ord. G37-01 § 4, 2001)

19.15.550: PLANNED DEVELOPMENTS:

In the ARC Arterial Road Corridor Overlay District, planned developments shall be subject to the provisions of [chapter 19.60](#), "Planned Developments", of this title. (Ord. G60-08 § 2, 2008; Ord. G37-01 § 4, 2001)

19.15.555: CONDITIONAL USES:

In the ARC Arterial Road Corridor Overlay District, conditional uses shall be subject to the provisions of [chapter 19.65](#), "Conditional Uses", of this title. (Ord. G60-08 § 2, 2008; Ord. G37-01 § 4, 2001)

19.15.560: VARIATIONS:

In the ARC Arterial Road Corridor Overlay District, variations shall be subject to the provisions of [chapter 19.70](#), "Variations", of this title. (Ord. G60-08 § 2, 2008; Ord. G37-01 § 4, 2001)

19.15.565: APPEALS:

Any requirement, determination, or interpretation associated with the administration and enforcement of the provisions of this chapter may be appealed subject to the provisions of [chapter 19.75](#), "Appeals", of this title. (Ord. G60-08 § 2, 2008; Ord. G37-01 § 4, 2001)