



VILLAGE OF HOMEWOOD
**ZONING CODE
UPDATE**

Diagnostic Report &
Preliminary Recommendations Framework
September 23, 2021

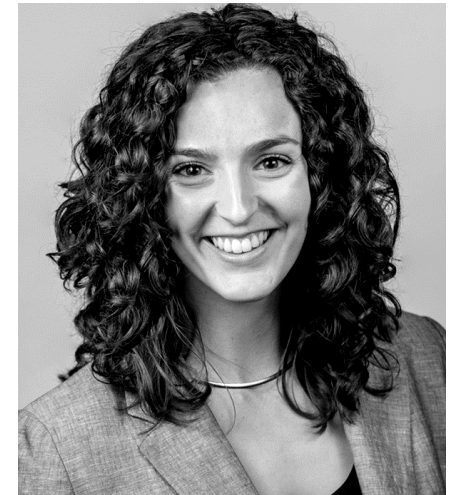
Today's Meeting

1. Introductions
2. Zoning Code Update Purpose and Goals
3. Project Scope and Schedule
4. Outreach to Date
5. Report Overview
6. Q&A
7. Next Steps

INTRODUCTIONS



Consultant Introductions



Jackie Wells AICP
Project Manager



Ruben Shell
Lead Support

ZONING CODE
UPDATE PURPOSE &
GOALS



Why is the Village updating its Zoning Code?

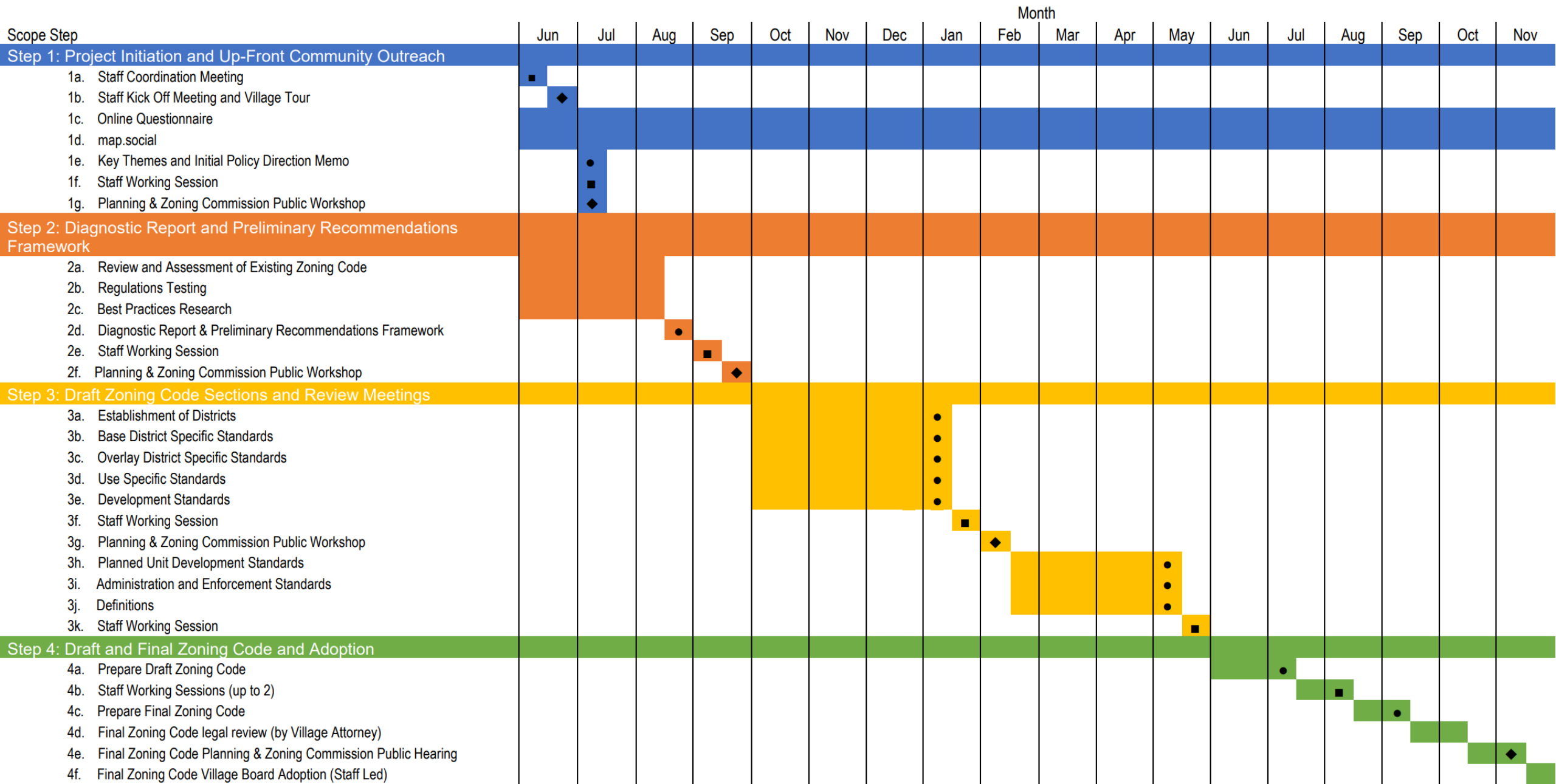
- Modernize the Zoning Code to improve and simplify processes
- Enhance the Code's user-friendliness by using visual representations, charts, tables, matrices, and sketches
- Identify and update uses that are obsolete, unclear, or missing
- Update the permitted uses by district
- Modernize terminology and definitions that are obsolete and add new definitions
- Identify and remove inconsistencies with best practices and trends
- Ensure compliance with federal, state, and local legislation

PROJECT SCOPE & SCHEDULE

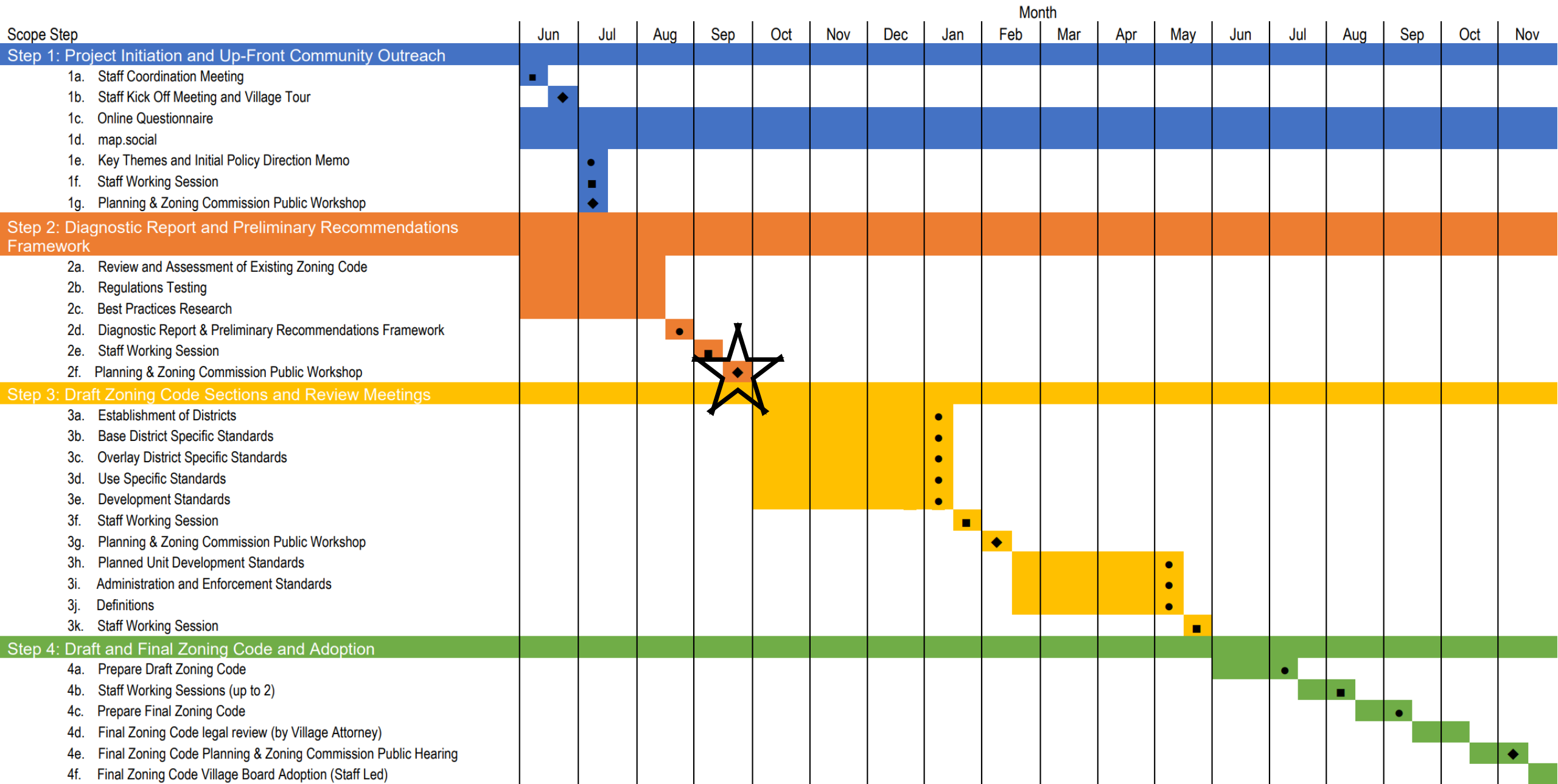


Project Scope

- **Step 1:** Project Initiation and Up-Front Community Outreach
- **Step 2:** Diagnostic Report and Preliminary Recommendations Framework
- **Step 3:** Draft Zoning Code Sections and Review Meetings
- **Step 4:** Draft and Final Zoning Code and Adoption



In-Person Meeting ◆ Virtual Meeting ■ Deliverable ●



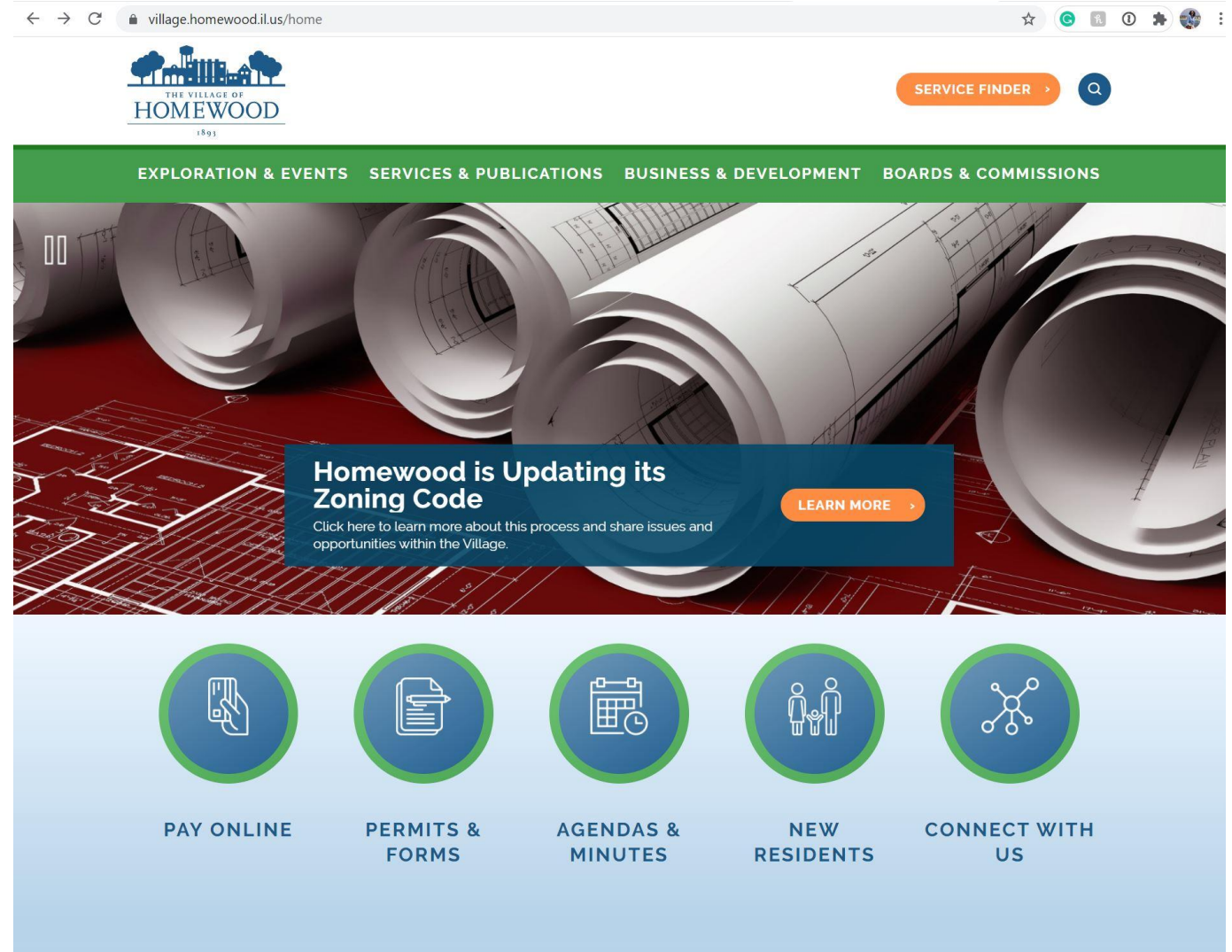
In-Person Meeting ◆ Virtual Meeting ■ Deliverable ●

OUTREACH TO DATE



How to Get Involved

- Visit the Village's website to:
 - *Fill out the online questionnaire*
 - *Create a map in map.social*
- Drop off written comments at the Village Hall drop box
- Email comments to pzc@homewoodil.gov



Initial Policy Direction Memo Workshop

Initial Policy Direction Workshop Summary

The Planning and Zoning Commission held a workshop on Thursday, July 22nd at 7:30 PM at Village Hall to review and discuss the recommendations presented in the July 16, 2021, Initial Policy Direction Memorandum and to garner public input. In attendance were five members of the Planning and Zoning Commission, members of the public including Homewood residents and residents of neighboring communities, members of the local press, the Village's Director of Economic and Community Development Angela Mesaros, and two members of the Houseal Lavigne consulting team.

Pre-Meeting Activity

Before the meeting, the Village and Houseal Lavigne team engaged meeting attendees using three boards in the lobby outside of the meeting room. The goal of the three boards was to garner feedback from meeting attendees on the Village's greatest strengths and how its neighborhoods, commercial corridors, and downtown could improve. Attendees participated by writing their suggestions on sticky notes and posting them on boards. These suggestions are summarized by board below.

Note: The feedback received has been consolidated into common answers. Each sticky note is included at the end of this summary.

What are Homewood's greatest strengths?

- Open spaces and natural areas
- Residents and engaged community members
- Diversity and inclusive community

How could Homewood's residential neighborhoods improve?

- Better manage the impacts of industrial areas on neighboring residential areas
- Improved sidewalks, parks, and gardens
- More planting of native vegetation
- More retail available near residential areas
- It had an environmental justice commission

How could Homewood's commercial corridors and downtown improve?

- Greater diversity of small businesses and eateries
- Better crosswalks and improved access for pedestrians and cyclists
- Improved access for all visitors, especially those with disabilities
- Reduced truck and commercial vehicle traffic



Presentation and Discussion

During the meeting, the Houseal Lavigne team summarized the issue related to each topic, the downtown and commercial corridors, and the proposed new policy on each issue. The team then discussed each topic, as summarized below. At the end of the meeting, the Commission asked for feedback on any topic discussed during the meeting.

Event Spaces & Multi-Use Facilities

The Houseal Lavigne team described how event spaces and multi-use facilities have recently proliferated in the downtown area, especially downtown but are not adequately regulated in the Zoning Ordinance. The Houseal Lavigne team recommended that new categories of multi-use facilities be established in the updated Zoning Ordinance.

The Planning and Zoning Commission did not provide comment on the policy recommendation.

Office Spaces

The Houseal Lavigne team described how office spaces are frequently sublet to uses that are not allowed in the Zoning Ordinance. The team recommended that an administrative zoning compliance certification process be established to ensure that all use applications comply with the Zoning Ordinance.

The Planning and Zoning Commission discussed how the zoning compliance permit would ultimately be the responsibility of the property owner rather than the new tenant. The Commission expressed that the new compliance process would require the owner's involvement and endorsement in the process.

Retail & Medical Offices

The Houseal Lavigne team described how personal service businesses, such as hair salons and medical offices, have proliferated in the downtown area, which is recommended to be a dining and entertainment destination in the Village's Future Plans. The team then recommended that ground-floor spaces be reserved for retail, dining, and entertainment uses, rather than personal service and office uses.

The Houseal Lavigne team discussed how the upper floors in the district largely contain residential uses and commercial uses, although Director Mesaros noted that several upper-floor offices do exist. The Planning and Zoning Commission acknowledged that provisions to ensure universal access to the upper floor commercial uses and that further discussion may be needed to address the challenges between supporting medical and personal services uses and reserving ground-floor spaces for commercial uses. The Commission noted that the proliferation of personal service uses in the district is a concern, particularly in commercial corridors in addition to downtown.

The Houseal Lavigne team discussed how the recent increase in short-term rentals has disrupted the character of the neighborhood and potentially impact the affordability of housing. The team recommended that use regulations be established for short-term rentals and that they be limited to residential uses.

The Houseal Lavigne team discussed whether requiring an additional fee for the short-term rental permit would be a viable option. The team asked whether the Village can limit the length of time that guests can stay. The Houseal Lavigne team replied that the State of Illinois does not limit the maximum length of time that guests can stay. The team recommended that the Village consider other ways to regulate. One commissioner noted that owner-occupied housing is a concern.

Homewood's residential neighborhoods would be better if...

The sticky notes contain the following suggestions:

- They would like to have more parks and green spaces.
- More benches and tables.
- More signage and wayfinding.
- They would like a path and consistency guidelines.
- No variance for driveway expansion.
- We didn't put industrial adjacent to it.
- Public gardens.
- Tended to be public corner beauties.
- Side walks near parks were paved.
- Small scale available.
- Clean parks/petty at park.
- More sidewalk bike paths / community gardens.
- Reduced risk of nearby industrial development (refugee environmental & economic impact).
- They would like to see industrial districts.
- Focus on native plantings.
- Quieter enforced after 10 PM.
- There was representation of each subdivision on a city council.
- Reduced nighttime noise from industry.
- No more chemicals in parks.
- They would like equal resources from the village.
- Open hours enforced work days & weekends.

Online Questionnaire Feedback to Date

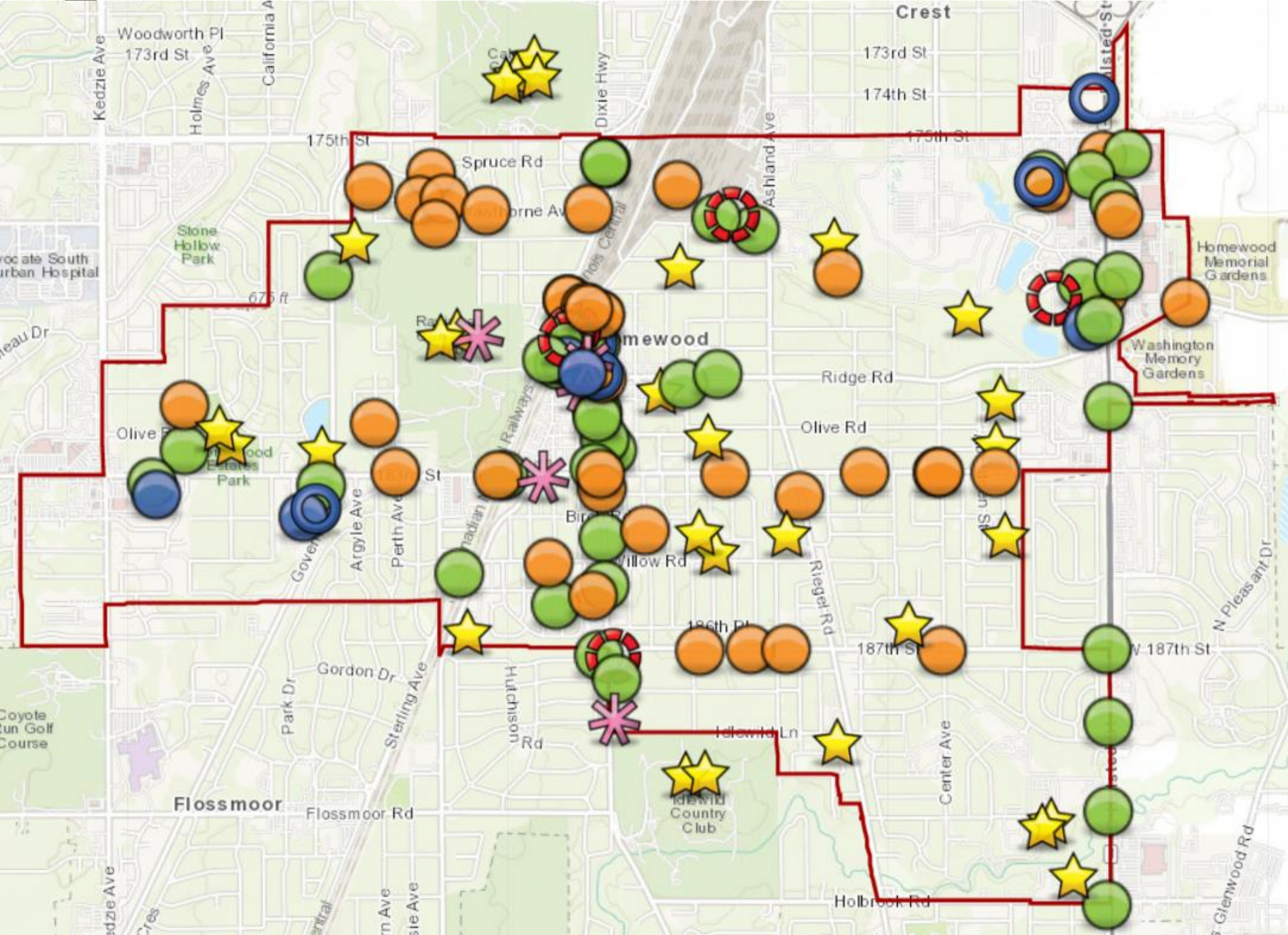
- 180 total responses so far
- More than 50% of respondents think the Code should address issues of noise, lighting, traffic, commercial vehicle parking, etc. for industrial or business parks and employment uses and single-family residential homes.
- More than 50% of respondents said the following uses should have enhanced standards related to their exterior appearance:
 - *mixed uses;*
 - *restaurants, bars, and entertainment options;*
 - *retail or shopping options;*
 - *automobile related businesses;*
 - *public/civic gathering spaces; and*
 - *industrial or business parks and employment uses*

Online Questionnaire Feedback to Date

- More than 50% of respondents said new businesses, apartments, or condominiums should have improved:
 - *landscaping*
 - *building construction materials (exterior)*
 - *parking lots*
 - *sidewalk and pedestrian spaces*
 - *bicycle infrastructure*
 - *zoning enforcement*

Online Questionnaire Feedback to Date

- More than 50% of respondents thought the Village should require:
 - *permeable surfaces*
 - *bicycle and pedestrian infrastructure*
 - *rain gardens, bioswales, and other landscape options that help manage on-site stormwater*
 - *tree preservation*
 - *LEDs for outdoor lighting*
- More than 50% of respondents thought the Village should encourage green roofs.



Legend

- ★ Community Asset
- Development Priority Site
- Buffer/Screening Needed
- Public Safety Concern
- Undesirable Use
- Great Design Element
- Desired Use/Development
- Poor Appearance
- Other

REPORT OVERVIEW

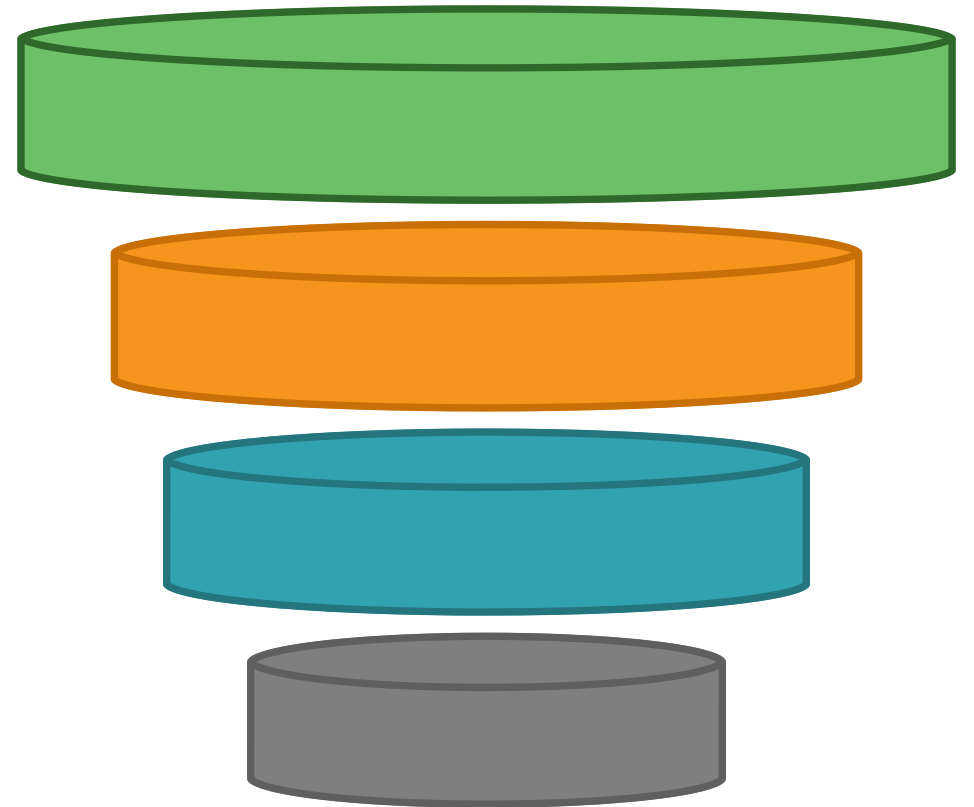


Diagnostic Report & Preliminary Recommendations Outline

- Proposed structure for updated zoning code
- Preliminary recommendations for updates per proposed structure

Proposed Structure

- Article 1: General Provisions
- Article 2: Establishment of Districts
- Article 3: District Standards
- Article 4: Use Specific Standards
- Article 5: Development Standards
- Article 6: Planned Development Standards & Procedures
- Article 7: Zoning Procedures
- Article 8: Nonconformities
- Article 9: Definitions



Overall Zoning Code Recommendations

- Eliminate legalese and jargon where possible
- Eliminate redundancy
- Include graphics and diagrams to illustrate regulations and clarify interpretation

Article 1: General Provisions

- Include existing zoning ordinance sections that establish:
 - *title,*
 - *intent,*
 - *purpose, and*
 - *applicability*
- Relocate definitions to Article 9

Article 2: Establishment of Districts

- Include purpose and intent statements for all zoning districts
- Update purpose and intent statements to be more descriptive regarding desired character and development pattern
 - *Density range/development intensity*
 - *Predominant land use*
 - *Distinguishing features*
- Update purpose and intent statements of business districts to clarify purpose of district is:
 - *Generation of property tax revenue*
 - *Protection from the encroachment of nontaxable bodies including non-commercial places of assembly*
- Eliminate the Downtown Overlay District
- Adjust the boundaries of the B-1 District to capture Downtown core more accurately
- Rezone noncommercial places of assembly to residential or PL Districts

Article 3: District Standards

- Include tables for:
 - *Uses*
 - *Bulk and dimensional standards*
- Establish “Limited Uses”
 - *Uses that warrant an additional level of review but are not as impactful as requiring a special use permit*
 - *Approved administratively*
 - *Administrator able to elevate a limited use to a special use if additional level of review deemed necessary*

Article 3: District Standards

- Non-Commercial Place of Assembly vs. Commercial Place of Assembly
 - *Non-Commercial Place of Assembly: A building or outdoor area **operated not for profit** wherein individuals or groups of people gather for an attraction or service such as but not limited to, community centers, fraternal or civic organizations, lodges, libraries, museums, municipal buildings, auditoriums, or religious institutions, also includes places of worship, nonprofits, or quasi public*
 - *Commercial Place of Assembly: A building or outdoor area **operated for profit** wherein individuals or groups of people gather for an attraction or service such as but not limited to movie theaters, banquet halls, sports arenas, funeral parlors, health clubs, gyms, or conference centers.*

Use	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Assembly Uses												
Non-commercial Place of Assembly	S	S	S	S							S	S
Commercial Place of Assembly					S	S	S	S			S	S

Article 3: District Standards

■ Recreation and Event Spaces

- *Eliminate “Learning Centers” use*
- *Establish “Indoor Commercial Place of Assembly” and “Outdoor Commercial Place of Assembly” uses*
- *Differentiate between “Indoor Commercial Place of Assembly” uses with less than 5,000 square feet and with greater than or equal to 5,000 square feet*
- *Differentiate between “Outdoor Commercial Place of Assembly” uses with less than 10,000 square feet and with greater than or equal to 10,000 square feet*

Article 3: District Standards

- Personal Service and Professional Office Uses
 - Consolidate “Salon/Spa Establishment” into “Personal Service” use category
 - Update and clarify definitions for “Personal Service” and “Professional Office”
 - Differentiate between ground floor and upper floor uses in the B-1 District

Proposed Use	B-1
Personal Service, located above ground floor	P
Personal Service, located on ground floor	L
Professional Office, located above ground floor	P
Professional Office, located on ground floor	L

Article 3: District Standards

- Short-Term Rentals
 - *Establish new “Short-Term Rental” use category*
 - *Establish use-specific standards to manage associated off-site impacts*

Proposed Use	R-1	R-2	R-3
Short-Term Rental	P	P	P

- Accessory Dwelling Units
 - *Mixed feedback received on policy in Initial Policy Direction Memo*
 - *Additional discussion after review of proposed use-specific standards*

Article 3: District Standards

- Two- and Three-Flats in Single-Family Residential Districts
 - *Allow two- and three-flats existing at the time of the adoption of the new code*
 - *Establish use-specific standards to ensure density is not increased*

Proposed Use	R-1	R-2
Dwellings, Two-Family, new	-	-
Dwellings, Two-Family, existing at time of adoption of Code	P	P
Dwellings, Multiple Family, new	-	-
Dwellings, Multiple Family, existing at time of adoption of Code	P	P

Article 3: District Standards

- Coworking Spaces
 - *Establish “Coworking Space” use category*
 - *Establish permitting process to ensure all uses moving into coworking spaces are allowed in the district*

- Impervious Surface Limits
 - *Establish impervious surface maximums for nonresidential districts*

Yard and Bulk Regulations	B-1	B-2	B-3	B-4	M-1	M-2
Maximum Impervious Surface Coverage	100%	60%	70%	70%	70%	70%

Article 3: District Standards

- Lot Area and Width Appropriateness Analysis
 - *Compares lot area and width requirements of code with development on the ground*
 - *Identifies parcels that are nonconforming with standards*
 - *Tests alternative standards to minimize nonconformities*
 - *Tests new opportunities for subdivision based on alternative standards*

Article 3: District Standards

■ Lot Area and Width Appropriateness Analysis – R-1 District

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 10,400 sq ft	346	39.2%
Alternative - 9,000 sq ft	162	18.3%
Alternative - 8,500 sq ft	107	12.1%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 80 ft	559	63.3%
Alternative - 70 ft	517	58.6%
Alternative - 60 ft	357	40.4%
Alternative - 50 ft	172	19.5%

Article 3: District Standards

■ Lot Area and Width Appropriateness Analysis – R-1 District

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Existing - 80 ft	559	63.3%
Alternative - 70 ft	517	58.6%
Alternative - 60 ft	357	40.4%
Alternative - 50 ft	172	19.5%

■ Opportunities for Subdivision

- *9,000 sq ft lot area, 60 ft lot width: 18 new opportunities*
- *8,500 sq ft lot area, 50 ft lot width: 56 new opportunities*

Article 3: District Standards

■ Lot Area and Width Appropriateness Analysis – R-1 District

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
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■ New Opportunities for Subdivision

- **9,000 sq ft lot area, 60 ft lot width: 18 new opportunities**
- *8,500 sq ft lot area, 50 ft lot width: 56 new opportunities*

Article 3: District Standards

- Lot Area and Width Appropriateness Analysis – R-2 District

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 8,100 sq ft	2,630	47.7%
Alternative – 7,500 sq ft	1,651	29.9%
Alternative - 7,000 sq ft	1,064	19.3%
Alternative - 6,500 sq ft	742	13.4%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 60 ft	2,977	54.0%
Alternative - 50 ft	1,168	21.2%
Alternative - 45 ft	564	10.2%

Article 3: District Standards

■ Lot Area and Width Appropriateness Analysis – R-2 District

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
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Alternative - 7,000 sq ft	1,064	19.3%
Alternative - 6,500 sq ft	742	13.4%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 60 ft	2,977	54.0%
Alternative - 50 ft	1,168	21.2%
Alternative - 45 ft	564	10.2%

■ New Opportunities for Subdivision

- *7,500 sq ft lot area, 50 ft lot width: 46 new opportunities*
- *7,000 sq ft lot area, 50 ft lot width: 55 new opportunities*
- *6,500 sq ft lot area, 45 ft lot width: 89 new opportunities*

Article 3: District Standards

■ Lot Area and Width Appropriateness Analysis – R-2 District

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 8,100 sq ft	2,630	47.7%
Alternative – 7,500 sq ft	1,651	29.9%
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Alternative - 50 ft	1,168	21.2%
Alternative - 45 ft	564	10.2%

■ New Opportunities for Subdivision

- *7,500 sq ft lot area, 50 ft lot width: 46 new opportunities, 5 with potential to alter character*
- *7,000 sq ft lot area, 50 ft lot width: 55 new opportunities*
- *6,500 sq ft lot area, 45 ft lot width: 89 new opportunities*

Article 3: District Standards

■ Lot Area and Width Appropriateness Analysis – R-2 District

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■ New Opportunities for Subdivision

- **7,500 sq ft lot area, 50 ft lot width: 46 new opportunities, 5 with potential to alter character**
- 7,000 sq ft lot area, 50 ft lot width: 55 new opportunities
- 6,500 sq ft lot area, 45 ft lot width: 89 new opportunities

Article 3: District Standards

- Lot Area and Width Appropriateness Analysis – R-3 District

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 4,300 sq ft / du	4	9.3%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 60 ft	30	69.6%
Alternative - 50 ft	17	39.5%
Alternative - 45 ft	3	6.9%

Article 3: District Standards

■ Lot Area and Width Appropriateness Analysis – R-3 District

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 4,300 sq ft / du	4	9.3%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 60 ft	30	69.6%
Alternative - 50 ft	17	39.5%
Alternative - 45 ft	3	6.9%

■ New Opportunities for Subdivision

- *4,300 sq ft / du lot area, 50 ft lot width: 0 new opportunities*
- *4,300 sq ft / du lot area, 45 ft lot width: 1 new opportunity*

Article 3: District Standards

■ Lot Area and Width Appropriateness Analysis – R-3 District

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 4,300 sq ft / du	4	9.3%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 60 ft	30	69.6%
Alternative - 50 ft	17	39.5%
Alternative - 45 ft	3	6.9%

■ New Opportunities for Subdivision

- 4,300 sq ft / du lot area, 50 ft lot width: 0 new opportunities
- **4,300 sq ft / du lot area, 45 ft lot width: 1 new opportunity**

Article 4: Use Standards

- Modernize existing use standards
- Ensure compliance with federal and state regulations
- Establish new use standards for:
 - *Short-term rentals*
 - *Accessory dwelling units*

Article 4: Use Standards

- Short Term Rental Standards

- *Restrict maximum number of guests*
- *Establish minimum and maximum duration of stay for guests*
- *Restrict maximum number of operation days in a calendar year*
- *Require that the site have an existing owner-occupied residential use and that the owner reside on-site*

Article 4: Use Standards

- Accessory Dwelling Unit Standards

Accessory Dwelling Unit Provisions in Northeast Illinois			
Provision	South Elgin	Park Forest	Wilmette
Permit Procedures and Allowed Districts	Permitted use in all residential zoning districts; requires site plan review by planning commission	Permitted use subject to site plan review by the Zoning Administrator in the R-1 (Single-family residence) and R-2 (Estate Residence) Districts	Special Use in the R (Single-family detached), R-1 (Single-family detached), and R-2 (Attached residence) Districts
Format	May be located anywhere within a principal structure; may be allowed within an accessory structure only in rear yard	Accessory structure is permitted as part of the existing principal structure such as within an attic, basement, or attached garage	An accessory living unit must be located wholly within the principal structure on the lot. No accessory living unit is permitted in any accessory structure.
Number	The number of accessory dwelling units shall not be greater than the number of principal dwelling units	One accessory dwelling unit is permitted per single-family dwelling unit.	Only one accessory living unit is permitted on any lot.
		An accessory dwelling unit may	The maximum size of the accessory living unit is twenty-five

Number	The number of accessory dwelling units shall not be greater than the number of principal dwelling units	One accessory dwelling unit is permitted per single-family dwelling unit.	accessory structure. Only one accessory living unit is permitted on any lot.
Allowable size	The maximum size of an accessory dwelling unit shall be 900 square feet.	An accessory dwelling unit may not exceed 40 percent of the gross floor area of the principal structure on the lot, or 800 square feet, whichever is less.	The maximum size of the accessory living unit is twenty-five percent of the total area of the principal structure. The minimum size of the accessory living unit shall not be less than six hundred square feet.
Occupancy	--	On lots with accessory dwelling units, the property owner must maintain his or her permanent residence in either the principal structure or the accessory dwelling unit.	The principal dwelling or accessory living unit must be occupied by the owner(s) of the subject property for at least six months of the year. The resident of the principal dwelling or the accessory living unit must be fifty-five years of age or older or disabled.
Design	An accessory dwelling unit shall be designed to be clearly secondary to the principal dwelling unit on the site. For accessory dwelling units located in an accessory structure, the entrance shall be from the	An accessory dwelling unit may have an entrance from the	

Allowable size	dwelling unit shall be 900 square feet.	gross floor area of the principal structure on the lot, or 800 square feet, whichever is less.	principal structure. The minimum size of the accessory living unit shall not be less than six hundred square feet.
Occupancy	--	On lots with accessory dwelling units, the property owner must maintain his or her permanent residence in either the principal structure or the accessory dwelling unit.	<p>The principal dwelling or accessory living unit must be occupied by the owner(s) of the subject property for at least six months of the year.</p> <p>The resident of the principal dwelling or the accessory living unit must be fifty-five years of age or older or disabled.</p>
Design	An accessory dwelling unit shall be designed to be clearly secondary to the principal dwelling unit on the site. For accessory dwelling units located in an accessory structure, the exterior materials of the dwelling unit must be compatible with the primary dwelling unit, including siding and trim materials, window design, roof shape, roof pitch, and roof material.	An accessory dwelling unit may have an entrance from the exterior and/or interior of the principal structure.	--

Article 4: Use Standards

■ Accessory Dwelling Units

- *Limit to one accessory dwelling unit per lot*
- *Allow as of right if located internally to the principal dwelling unit*
- *Allow as a special use if located within an accessory building*
- *If located in an accessory building allow to the interior side and rear of the principal building only*
- *Require the property owner to live on-site in either the principal or accessory dwelling.*
- *If located in an accessory building limit maximum size to 20% of the lot or 900 square feet, whichever is less*
- *If located internally to the principal dwelling unit, limit maximum size to 25% of the floor area of the principal dwelling unit*
- *Require both the principal and accessory dwelling unit to be served by one driveway*
- *Require detached accessory dwelling units to have similar architectural features including roof pitch, windows, and materials as the principal dwelling on the lot and on adjoining lots*



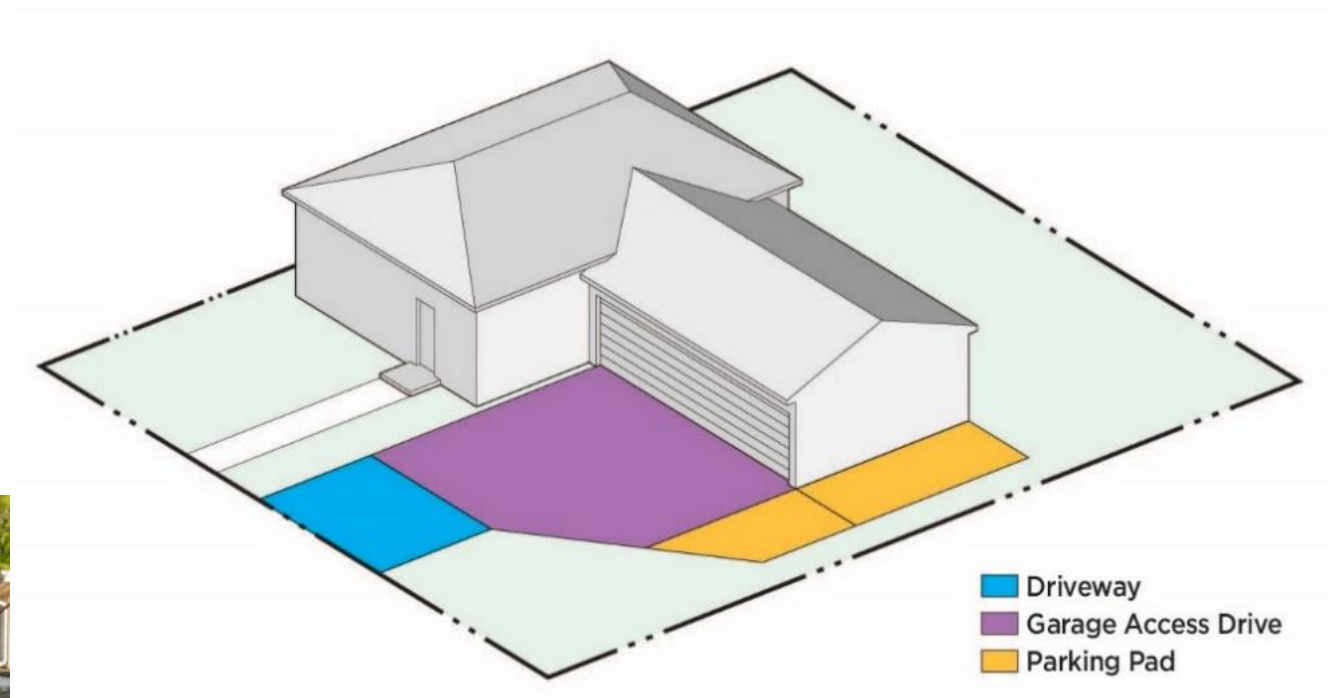
Article 5: Development Standards

■ Off-Street Parking and Loading

- ***Change in Use and Intensity of Use:*** allow waiver to requirement to meet minimum parking standard for new use moving into existing building if site restricts construction of additional parking
- ***Shared Parking:*** allow a reduction in the cumulative minimum parking requirement for uses that share parking and have different hours of operation
- ***Parking Requirements:*** establish a maximum parking restriction, allow maximum to be exceeded if additional parking is surfaced with permeable pavement

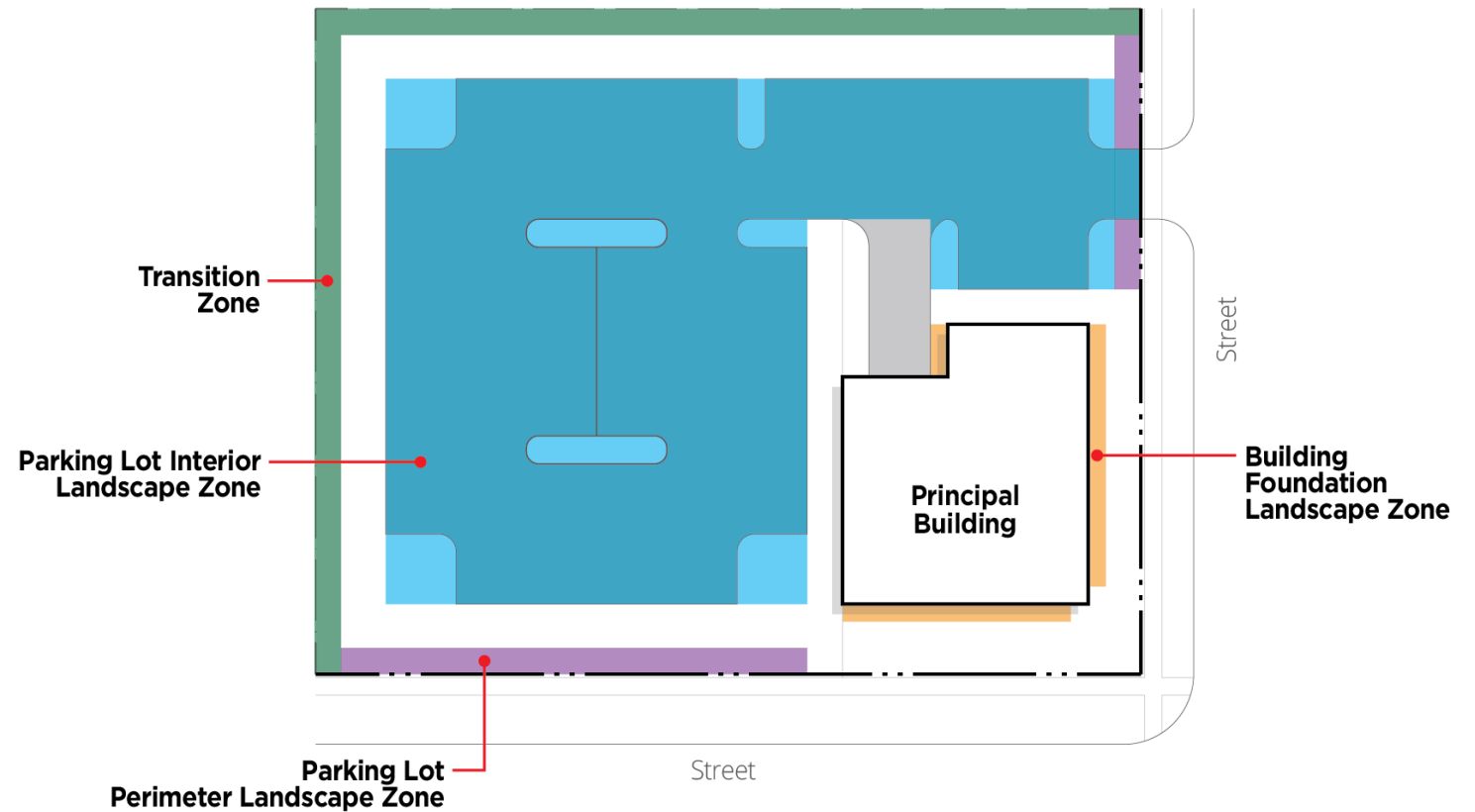
Article 5: Development Standards

- Driveways – establish standards for:
 - *Driveways*
 - *Garage Access Drives*
 - *Parking Pads*
 - *Ribbon Driveways*



Article 5: Development Standards

- Landscape – replace existing standards with standards for:
 - *Parking Lot Perimeter*
 - *Parking Lot Interior*
 - *Building Foundation*
 - *Transition Areas*



Article 5: Development Standards

- Screening – replace existing standards with standards for:
 - *Trash and Recycling Receptacles*
 - *Ground and Roof Mounted Mechanical Equipment*
 - *Loading Docks*
 - *Service Areas*
 - *Drive Throughs*

Article 5: Development Standards

■ Fences

- *Consolidate standards from existing zoning code and municipal code*
- *Include general standards for fences in all districts including permitted location and construction standards*
- *Restrict fences in front and corner front yards in residential districts to a maximum height of 4 ft and maximum opacity of 50%*
- *Allow fences in a corner front yard to be a maximum height of 6 ft and 100% opaque if located a minimum of 6 ft from the property line and improved with landscaping*
- *Prohibit the use of chain link or wire mesh fence materials*

Article 6: Planned Development Standards & Procedures

- Establish new planned development process that:
 - *Relies on standards of underlying zoning district*
 - *Allows for site development allowances when applicants supply tangible benefits to the Village*
 - *Establish explicit review standards that applications must satisfy to qualify for approval such as preservation of open space*

Article 7: Zoning Procedures

- Consolidate existing procedures from throughout Code
- Organize the Article to be more user-friendly
 - *General application requirements*
 - *Administrative review and action procedures*
 - *General Board/Commission review and action procedures, including public notice requirements*
 - *Special use permits*
 - *Variances*
 - *Text/map amendments*
- Remove submittal and fee requirements from Code and establish in standalone documents

Article 7: Zoning Procedures

- Subletting of Office Space and Change of Use Permitting
 - *Establish a zoning compliance certification procedure to ensure that new uses established in existing structures that do not require a building permit comply with the Code*
 - *Require applicants to provide a brief description of the use change, or a sketch drawing depicting the change to the building if a change in floor area is involved*

Article 8: Nonconformities

- Carry forward existing standards from Article IX
- Update standards as necessary to comply with state requirements

Article 9: Definitions

- Consolidate all definitions in Article 9
- Eliminate unnecessary definitions
- Modernize outdated definitions
- Establish definitions for all uses
- Remove quantifiable standards and measurements
- Eliminate definitions for terms that are used in reference to other terms
- Order similar definitions together, rather than alphabetically
 - *Rear lot line and front lot line*
 - *Lot line, rear and lot line, front*

QUESTIONS?



NEXT STEPS



Next Steps

- **Step 1:** Project Initiation and Up-Front Community Outreach
- **Step 2:** Diagnostic Report and Preliminary Recommendations Framework
- **Step 3:** Draft Zoning Code Sections and Review Meetings
- **Step 4:** Draft and Final Zoning Code and Adoption

Upcoming Steps in the Process

Article 1: General Provisions

Article 2: Establishment of Districts

Article 3: District Standards

Article 4: Use Specific Standards

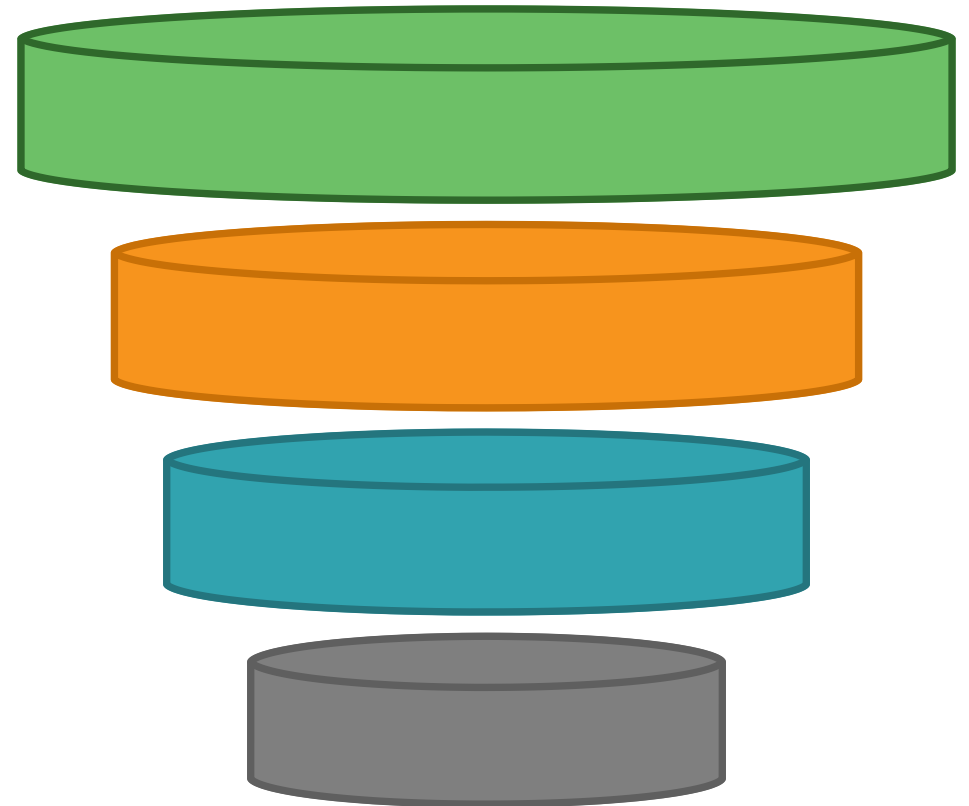
Article 5: Development Standards

Article 6: Planned Development Standards & Procedures

Article 7: Zoning Procedures

Article 8: Nonconformities

Article 9: Definitions



THANK YOU!

