

ZONING ORDINANCE

Community Workshop 09/22/20022



INTRO

Angela Mesaros, AICP
Director of Economic and
Community Development

Valerie Berstene, AIA, AICP
Village Planner

Planning and Zoning Commission
Residents & Business Owners



OVERVIEW

July 2021
Project Kickoff

Online survey, mapping

September 2021
Diagnostics

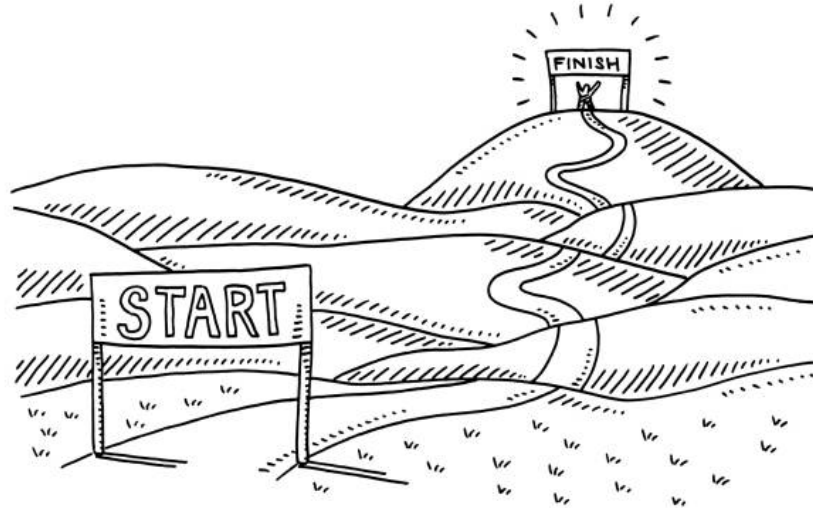
Initial Recommendations

January 2022
Draft Part I

Review of draft articles 1-5

June 2022
Draft Part II

Review of draft articles 6-8



November 2022
Ordinance Adoption

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September 22 – Open House/ Workshop on Current Draft

MILESTONES

October 6 – Staff to send consolidated feedback on current draft to Houseal Lavigne Associates

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AGENDA



1. Temperature Check: Review of Objective
2. Independent Study: New Materials
3. Deep Dive: Revisiting Topics of Further Review
4. Speed Round: Specific Pinpoint Review
5. (Scenario Studies)
6. (Next Steps: Deadlines and Milestones)

TEMPERATURE CHECK

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OBJECTIVES

Initial Policy Direction Memo, 07/16/2021

1. Event Spaces and Multi-Use Facilities
2. Subletting Office Spaces
3. Distinguishing Work From Home (WFH) vs Home-based Business
4. Limiting Personal Service/ Medical Office Use in Downtown
5. Regulate Short Term Rentals
6. Re-establishing legality of existing typologies where they are not allowed new
7. Regulating Accessory Dwelling Units (ADUs)
8. Sustainable Design and Open Space Preservation
9. Other Topics:
 - a. Compliance with RLUIPA
 - b. Corner fences
 - c. Parking Pads
 - d. Co-working spaces
 - e. Integrating Halsted Street Corridor Landscape Plan
 - f. Standardized review processes



1. Event Spaces and Multi-Use Facilities

- **Establish new uses and corresponding definitions** to differentiate between different types of event and multi-use spaces.
- Create **standards for the different event and multi-use spaces** to manage their unique off-site impacts and to ensure **alignment with the purpose of the districts** in which they are allowed.

- New permitting by district in the use tableARTICLE 3
- Corresponding definitionsARTICLE 9
- Compliant with latest RLUIPA legal determinations (review by Village Attorney)

2. Subletting Office Spaces

- Former office spaces have recently been sublet to multiple tenants whose uses are not allowed by-right in the respective district.
- Establish an administrative **zoning compliance certification process** and consider including retrofit standards that require minor updates to the exterior of buildings and sites in order to comply with new standards adopted through the update process.

- New zoning compliance certificate process.....ARTICLE 7

3. Distinguishing Work From Home vs Home-based Business

- Accommodate new employment trends by **distinguishing between home-based businesses and individuals that work from home.**
- Allow the latter without a permit.

- Clarified in Use-Specific Standards.....ARTICLE 4
- Corresponding Definitions.....ARTICLE 9

4. Limit Personal Service and Medical Office Uses

- Personal service and medical office uses have proliferated in the Village, especially downtown.
- **Establish limits on the uses to reserve storefronts and commercial spaces** for retail, restaurant, and entertainment uses that enhance the vibrancy of downtown.

- New use types for personal service and professional officeARTICLE 3
- New permitting by district in the use tableARTICLE 3
- Corresponding definitionsARTICLE 9

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Laundry, Self Service								S	S				
Massage Therapy								S	S	S			
Personal Service, less than 2,500 sqft						L	P	P	P				
Personal Service, 2,500 sqft or more						S	S	P	P				
Personal Service, above ground floor						P	P						
Professional Office, less than 2,500 sqft						L	P	P	P	P			
Professional Office, 2,500 sqft or more						S	S	P	P	P			
Professional Office, above ground floor						P	P						
Tattoo Studio / Body Piercing Facility								S		S			

5. Regulate Short Term Rentals

- Continue to work to ensure a diversity of quality homes for residents and maintain the residential nature of Homewood's neighborhoods by **establishing standards for short-term rentals** and **define a permit procedure to allow them**.
- **Limit the use** to residential lots with owner-occupied residential uses only.

- New use established (temporary use).....ARTICLE 3
- New permitting by district in the use table.....ARTICLE 3
- Use-Specific Standards.....ARTICLE 4
- New registration process.....VILLAGE CODE



6. Retroactive Permitting For Existing Use Types

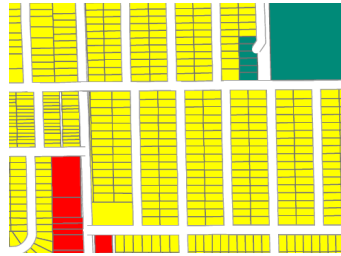
- Multifamily uses including two-flats and three-flats exist in the R-1 and R-2 Districts but are not currently legal and therefore cannot be rebuilt if destroyed, making it difficult for people to obtain mortgages for the purchase of the properties.
- Determine a pathway to **re-establish legal compliance for existing building types** where they are not allowed to be constructed new.

- New use established for existing structures no longer permitted new.....ARTICLE 3
- Considered 2-flat and 3-flat in R-1, R-2 and single unit dwellings in R-3, R-4

6. Retroactive Permitting For Existing Use Types



Gottschalk Avenue



R-2 Zoning



Dixie Highway



R-3 and R-4 Zoning

Use	Additional Regulation	R-1	R-2	R-3	R-4
<i>Residential Uses</i>					
Dwelling, Single Family Detached		P	P		
Dwelling, Townhouse	44-04-02(C)			P	P
Dwelling, Duplex	44-04-02(A)			P	P
Dwelling, Multiple Family, up to 6 units	44-04-02(B)			P	P
Dwelling, Multiple Family, 7+ units	44-04-02(B)			S	P
Dwelling, Multiple Family, above ground floor					
Group Homes, up to 8 residents	44-04-02(D)	P	P	P	P
Group Homes, 9+ residents	44-04-02(D)	S	S	S	S
Senior Housing, Dependent	44-04-02(E)			S	S
Senior Housing, Independent	44-04-02(E)			S	S
<i>Residential Existing at [date of adoption]</i>					
Dwelling, Duplex		P	P	P	P
Dwelling, Multiple Family		P	P	P	P
Dwelling, Single Family Detached		P	P	P	P

7. Accessory Dwelling Units

- Increase housing diversity in the Village by **allowing accessory dwelling units in residential districts as a permitted use** when internal or attached to the principal structure, and as a **special use when detached** as an accessory building.

- New use established (accessory use).....ARTICLE 3
- New permitting by district in the use table.....ARTICLE 3
- Use-Specific Standards.....ARTICLE 4



**Review
tonight**

8. Sustainable Design and Open Space Preservation

- Attention to **preservation of open space, standards for sustainable design** and **limitations on building coverage** and/or impervious surface coverage

- New impervious surface limitations in B DistrictsARTICLE 3
- New review process for limited use permitsARTICLE 3
- New review process for Planned DevelopmentsARTICLE 6
- New landscaping requirementsARTICLE 5
- New tree preservation requirementsARTICLE 5

9. Other Topics

a. Compliance with RLUIPA

- Added use type and permitting by district.....(ARTICLE 3)

b. Corner fences

- Allowing 6' high fence in exterior side yard with 3' setback and landscaping.....(ARTICLE 5)

c. Parking Pads

- Established size and location requirements for legal parking pads.....(ARTICLE 5)

d. Co-working spaces

- Added use type and permitting by district.....(ARTICLE 3)

e. Integrating Halsted Street Corridor Landscape Plan

- Established all new site landscaping requirements, Village wide.....(ARTICLE 5)

f. Standardized review processes

- Defined clear process for reviewing existing and new permit /entitlements.....(ARTICLE 6-7)

INDEPENDENT STUDY

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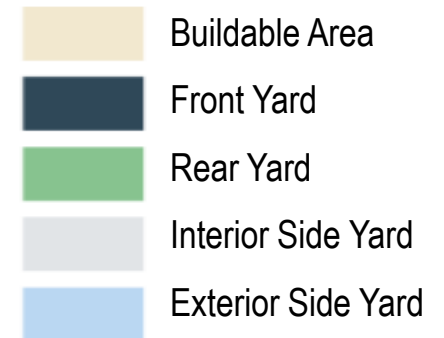
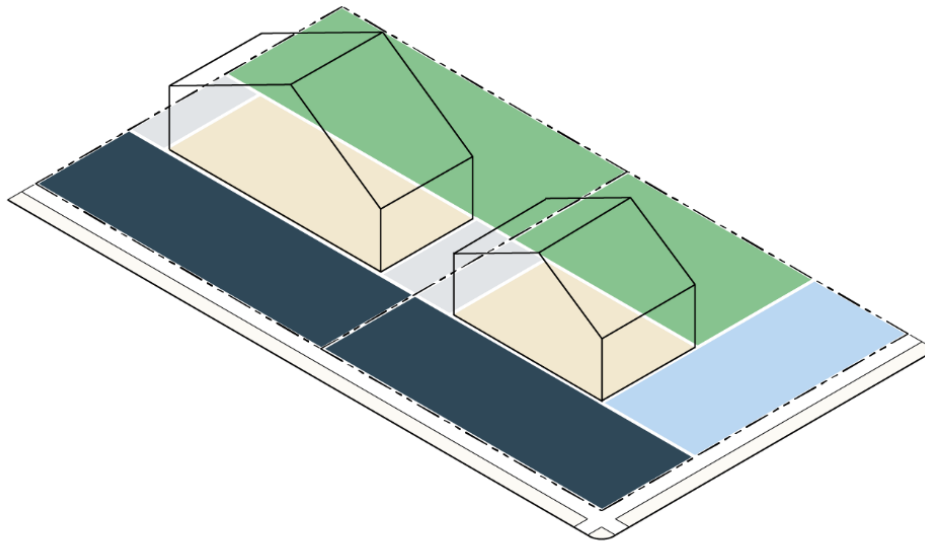
NEW MATERIALS

1. Article 9 – Definitions

For independent study

2. Diagrams (loose)

For reference in discussion tonight



DEEP DIVE



DEEP DIVE



USES & USE-SPECIFIC STANDARDS

- Short Term Rentals
- Accessory Dwelling Units

DEVELOPMENT REGULATIONS

- Electric Vehicle Charging
- Exterior Side Yard Fences

Short Term Rentals

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Short Term Rental	44-04-14(I)	L	L	L	L	L	L	L	L				X

CURRENT DRAFT

1. A maximum of two (2) guests per bedroom shall be allowed.
2. The duration of guest stay shall be a minimum of seven (7) days and a maximum of thirty (30) days.
3. A residence may be utilized as a short term rental for a maximum of sixty (60) days per calendar year.
4. A residence utilized as a short term rental shall be the primary residence of the property owner.

Short Term Rentals

STAFF RECOMMENDATION

1. Registration.

- a. Any property used for the purpose of short term rentals must be registered with the Village prior to rental operations.
- b. Within 30 days after registration as a rental property pursuant to Municipal Code, and prior to the first rental of a short-term rental in any calendar year, the owner must deliver written notice to the owners of all real properties contiguous to the short-term rental property, and the three nearest properties located across each right-of-way that abuts the short-term rental property, of its intent to use the property as a short-term rental. The written notice must include the rental registration number of the property and contact information for the owner of the short-term rental property

Concurrent amendment to Village Code for registration process, to include:

- All short term rentals must be registered annually.
- Provide name and contact information for at least one 24-hour contact, accessible to the Village and tenants to address any safety or code compliance concerns with the regulated rental dwelling.
- All rental properties must comply with all property maintenance standards.
- Determine applicable registration fees and penalty fines, allowable per state laws.

Short Term Rentals

2. Use Limitations.

- a. No property may be used for a short-term rental as its principal use.
- b. The short-term rental property must be occupied by the property owner, or a tenant with a written lease for the property, as their primary residence for at least 30 consecutive days in each calendar year in which the property is used as a short-term rental.
- c. No short-term rental may be rented for more than 60 days in any calendar year.
- d. No short-term rental may be occupied by more than 12 people at any time.
- e. No short-term rental may be rented for less than two consecutive 24-hour periods.
- f. Accessory dwelling units on a lot may not be used as short-term rentals.
- g. All vehicles used by occupiers or guests of the short-term rental must be parked overnight on improved surfaces on the property, and may not be parked on any street or right-of-way.
- h. All garbage and refuse must be properly stored, and may not be placed on the curb, except on the designated day for garbage and refuse collection.

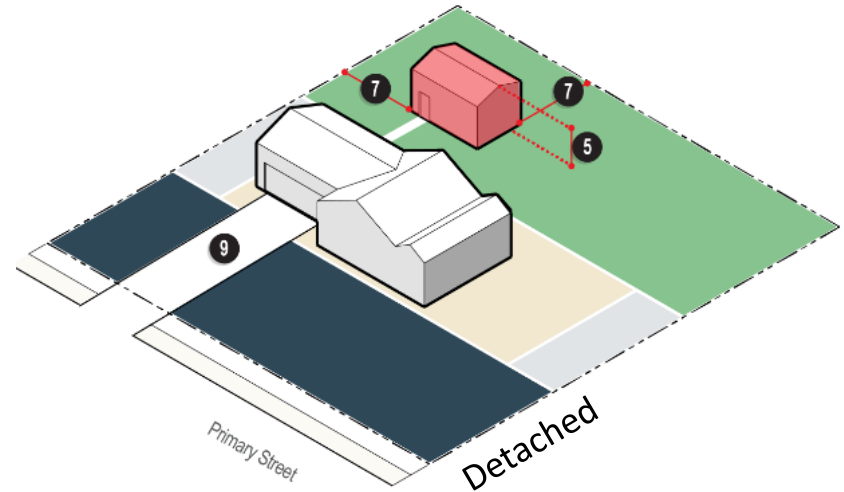
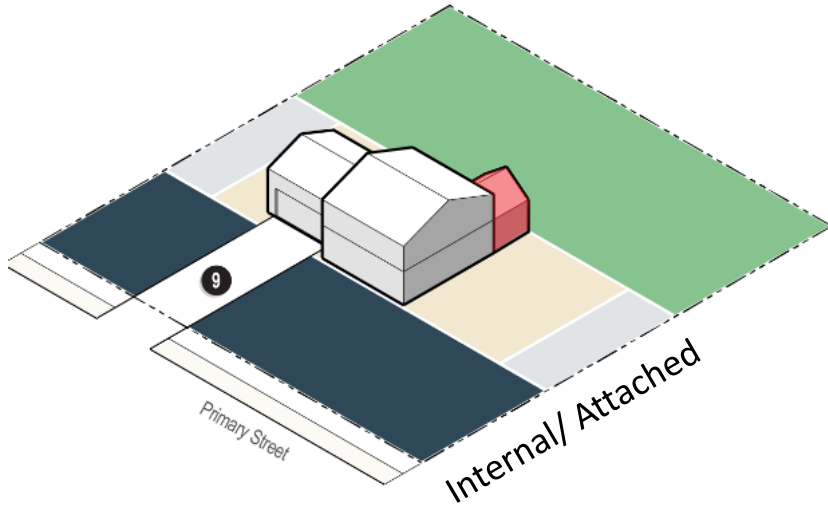
Short Term Rentals

3. Advertising.

- a. No sign advertising or otherwise promoting a short-term rental may be installed or erected.
- b. All online advertisements regarding short-term rentals, including listings on short-term rental platforms, must:
 - i. List a valid short-term rental registration number issued by the Village; and
 - ii. Only advertise a short-term rental that complies with all of the short-term rental regulations and restrictions set forth in this ordinance

Accessory Dwelling Units

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Accessory Uses</i>													
Accessory Dwelling, Detached / Attached	44-04-13(A)	S	S	S	S								
Accessory Dwelling, Internal	44-04-13(B)	P	P	P	P								



Accessory Dwelling Units

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
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Accessory Dwelling, Internal	44-04-13(B)	P	P	P	P								

1. Quantity. One (1) detached, attached, or internal accessory dwelling unit shall be allowed per lot.

2. Location.

- a. If a lot has a detached garage, a detached accessory dwelling unit shall be located above the detached garage. A standalone detached garage and standalone detached accessory dwelling unit shall not be allowed on a lot.
- b. Detached accessory dwellings shall be located to the interior side or rear of the principal dwelling.
- c. Detached accessory dwellings shall be setback a minimum of five (5) feet from the rear and interior side yard lot lines.
- d. Attached accessory dwellings shall comply with all regulations applicable to the principal building on the lot.

Accessory Dwelling Units

3. Dimensions.

- a. Minimum size. 220 sf.
- b. The maximum size of the internal accessory dwelling shall be twenty-five (25) percent of the floor area of the principal building
- c. The maximum size of a detached accessory dwelling shall be nine hundred thirty six (936) square feet.
- d. The maximum height of a standalone detached accessory dwelling shall be seventeen (17) feet or the height of the principal dwelling, whichever is less.
- e. The maximum, combined height of a detached accessory dwelling located above a detached garage and the detached garage shall be twenty-seven (27) feet or the height of the principal dwelling, whichever is less.

4. Access. The principal dwelling and accessory dwelling shall be served by a common driveway.

Accessory Dwelling Units

5. Design. The detached accessory dwelling shall have similar architectural features including roof pitch; window type, size, and placement; and exterior building cladding materials as the principal dwelling.



Do we want ADUs that are miniature versions of the principal structure?



Accessory Dwelling Units

6. Ownership.

- a. The principal dwelling or accessory dwelling shall be the primary residence of the owner of the property.
- b. An accessory dwelling must be kept in common ownership with the principal dwelling on the property.

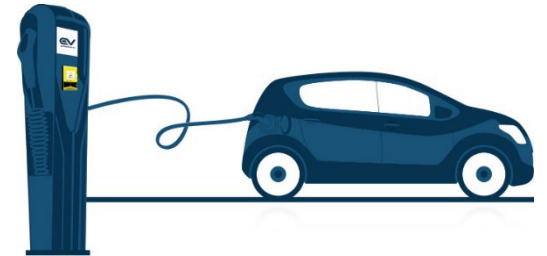
7. Use Limitations.

- a. Accessory dwellings may not be used for short term rentals?
- b. Can an accessory dwelling unit be used for operations of a home business? – only 1 home based business license per property, operating out of ADU or principal

EV Charging

Draft language

Electric Vehicle Charging Stations. Any parking structure, parking area serving a multifamily use, or any parking area with 50 or more parking spaces, shall install the infrastructure required to accommodate a minimum of 1 electric vehicle charging station per every 50 parking spaces.



EV Charging

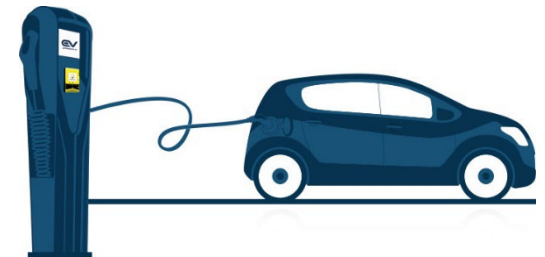
Draft language

Electric Vehicle Charging Stations. Any parking structure, parking area serving a multifamily use, or any parking area with 50 or more parking spaces, shall install the infrastructure required to accommodate a minimum of 1 electric vehicle charging station per every 50 parking spaces.

Recommendation:

1. Consider a more compatible ratio for providing infrastructure.
2. Include design, location, maintenance, and accessibility requirements for installing charging stations.

- 1 per 50 = 2%
- Common requirements elsewhere are 5% - 10%



EV Charging

Applicability.

1. All new off-street parking lots containing 40 or more parking spaces and any existing off-street parking area where the expansion would result in 40 or more parking spaces shall provide electric vehicle charging stations in accordance with these requirements.
2. Any property owners choosing to add electric vehicle charging stations, not as a requirement of this Ordinance, shall comply with [subsections on equipment, design, accessibility, maintenance].

Quantity.

- a. All off-street parking for non-residential uses shall provide 5% of spaces fully equipped with the infrastructure required to accommodate electric vehicle charging stations.
- b. All off-street parking for multi-family residential and mixed use shall provide 10% of spaces fully equipped with the infrastructure required to accommodate electric vehicle charging stations.

EV Charging

Equipment.

- a. All charging stations shall provide a minimum of Level 2 charging capacity.
- b. Charging station equipment shall be protected by a wheel stop, curb, or bollards.
- c. In parking lot applications, all connections of the charging station to electrical utility equipment shall be underground.
- d. Open source (OCPP) or proprietary (Tesla)?
- e. All charging station equipment shall comply with the National Fire Protection Association/National Electrical Code and be approved by the Underwriters Laboratory.
- f. All equipment should be made of low-maintenance, durable materials appropriate to withstand Chicagoland weather and vandal-proof to the extent possible.
- g. All equipment shall provide a cord management system that minimizes tripping hazards. Charging cords may not cross sidewalks, walkways, or driveways.
- h. Advertising on the equipment?

EV Charging

Design Considerations.

1. Electric vehicle charging equipment shall be located in a manner that will not obstruct pedestrian walkways. A minimum of 3' of clear area shall be maintained.
2. Charging stations should be located to optimize ease of use for all potential users.
3. Provide safe and clearly delineated area for maneuvering around the vehicle for connecting to the equipment.
4. Signage and Pavement Markings
 - i. Sign as "electric vehicle parking while charging only"
5. Electrical Equipment Siting and Screening.
 - i. Charging stations should be located to minimize the distance to electrical supply equipment.
 - ii. When locating the electrical supply equipment consider blind spots and visibility obstructions for drivers and pedestrians.
 - iii. To the extent practical, electrical supply equipment shall be screened by walls, fences, landscaping, or a combination thereof to be effective year-round.

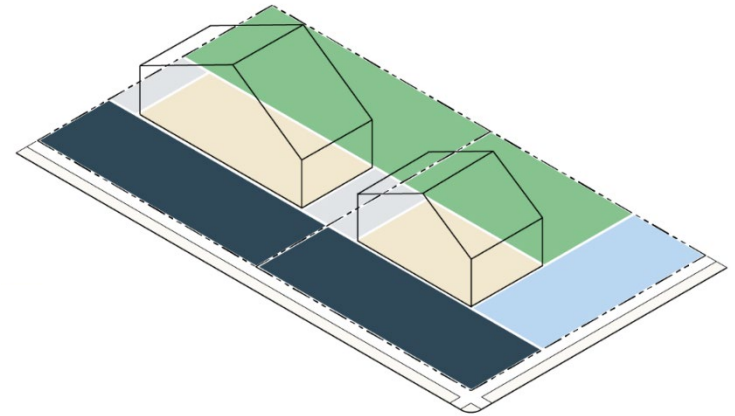
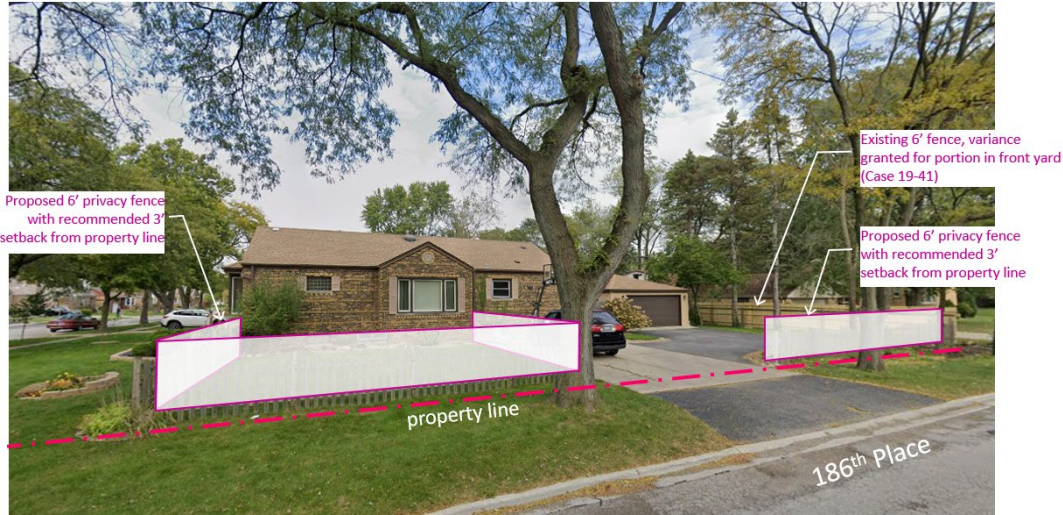
EV Charging

Accessibility. A minimum of one accessible charging station is required with any installation of electric vehicle charging stations. The accessible charging station shall provide equipment, reach, clear area, route, and other applicable building blocks to comply with the Illinois Accessibility Code.

Maintenance.

1. The property owner on which electric vehicle charging stations are located is responsible for ensuring that the equipment is intact and will not pose a hazard to any visitors to the property. This shall include ensuring that cords are hung to prevent tripping hazards.
2. All electric vehicle charging station equipment shall be maintained to working condition. Equipment that is no longer functional must be decommissioned within 60 days.

Exterior Side Yard Fences



- Buildable Area
- Front Yard
- Rear Yard
- Interior Side Yard
- Exterior Side Yard

Exterior Side Yard Fences

Residential Applications

1. Front and Exterior Side Yards.

- a. Fences in front and/or exterior side yards may have a maximum 4' height.
- b. Fences in front yards and/or exterior side yards shall be an open-style ornamental fence with a maximum of 50% opacity.

2. Exterior Side Yard Exception.

- a. Fences in exterior side yards may have a maximum 6' height compliant with the following:
 - i. The fence is located a minimum of 3 feet from the property line; and
 - ii. The area between the fence and the property line is landscaped with a combination of shrubs, native grasses, and perennial to cover a minimum 75% of the planting bed along the full length of the fence fronting the street.
 - iii. Fences complying with these requirements may be 100% opaque. 80% see through?

3. Interior Side and Rear Yards.

- a. Fences in interior side and rear yards may have a maximum 6' height.
- b. Fences in interior side and rear yards may be 100% opaque.

RECAP

Community Workshop

CONTINUED 10/05/2022



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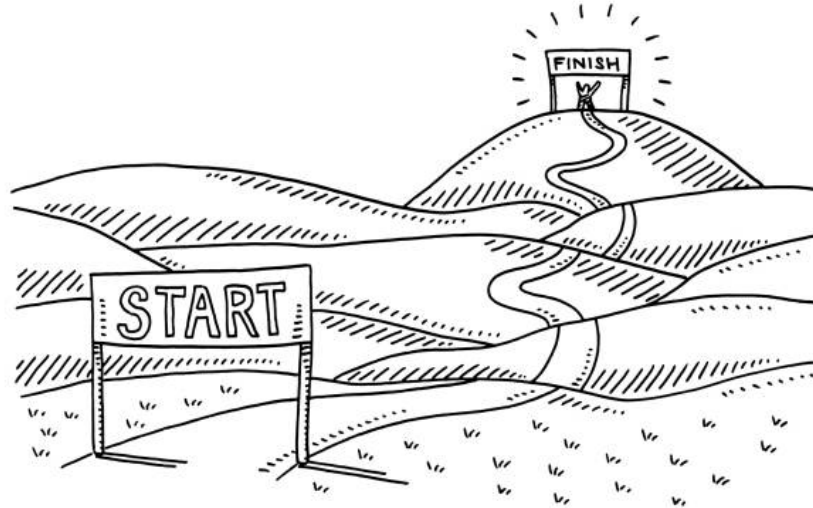
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SPEED ROUND



SPEED ROUND



USES & USE-SPECIFIC STANDARDS

- Required garages for different dwelling types?
- Separation distance between tattoo/ body piercing facilities?
- Self-storage – completely enclosed?
- B2 Impermeable Lot Coverage
- Large format solar
- Use Table

DEVELOPMENT REGULATIONS

- Materials, glazing requirements, landscape requirements

Required Garages

Dwelling Type	Garage Requirement
Single Family Detached	None
Duplex	A minimum of one of the parking spaces, as required in ordinance [2 spaces per dwelling], shall be provided in an attached or detached garage.
Townhouse	A minimum of one of the parking spaces, as required in this ordinance [1.5 spaces per dwelling], shall be provided in an attached or detached garage.

Is this an unfair burden to place on duplex and townhomes, when it is not required for single family detached?

Does it prevent more development of “missing middle” that is more attainable to median income earners?

Does this make existing dwelling non-conforming in a way that needs to be addressed to allow continued use?

Separation Distance for Tattoo/ Body Piercing Facilities

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Tattoo Studio / Body Piercing Facility								S		S			

Existing language: No tattoo or body-piercing establishment shall be located within 1,000 feet of the property line of another tattoo or body piercing use, any school or any place of worship.

Recommendation: maintain 500' separation between two facilities.

Personal/ Self-Storage



Homewood Self Storage

Ridge Road, across from Homewood Memorial Gardens

**Technically in Glenwood*



Storage units access from the building interior only

B-2 Impermeable Lot Coverage



- B-1 Downtown Core
- B-2 Downtown Fringe

Table 44-03-01. Bulk and Dimensional Standards

Standard	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1/2
Building Coverage	30%	50%	60%	60%	n/a	n/a	n/a	n/a	n/a
Impervious Surface Coverage	40%	60%	70%	80%	100%	60%	70%	70%	70%

B-2 Impermeable Lot Coverage



Grady's
Estimate: 90% lot coverage



Marco's Pizza
Estimate: 98% lot coverage

Homewood Vet
Estimate: 98% lot coverage

B-2 Impermeable Lot Coverage



Residential

Estimate: 65% lot coverage

Commercial

Estimate: 95% lot coverage

Table 44-03-01. Bulk and Dimensional Standards

Standard	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1/2
Building Coverage	30%	50%	60%	60%	n/a	n/a	n/a	n/a	n/a
Impervious Surface Coverage	40%	60%	70%	80%	100%	60%	70%	70%	70%

Recommend: 80%

Large Format Solar

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Large Scale Solar	44-04-09(C)									S			



Recommendation:

- Special use in M-1 only
- Require screening
- Require decommissioning
- Require native plantings beneath

Integrate recommendations of American Planning Association and ICMA research

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Agricultural and Open Space Uses</i>													
Community Garden	44-04-01(A)	P	P	S	S								
Natural Area Preserves		P	P	P	P	P	P	P	P	P	P	P	P
<i>Residential Uses</i>													
Dwelling, Single Family Detached		P	P				S						
Dwelling, Townhouse	44-04-02(C)			P	P		P						
Dwelling, Duplex	44-04-02(A)			P	P								
Dwelling, Multiple Family, up to 6 units	44-04-02(B)			P	P		P	S	S				
Dwelling, Multiple Family, 7+ units	44-04-02(B)			S	P		S	S	S				
Dwelling, Multiple Family, above ground floor						P	P	S	S				
Group Homes, up to 8 residents	44-04-02(D)	P	P	P	P		P	P	P				
Group Homes, 9+ residents	44-04-02(D)	S	S	S	S		S	S	S				
Senior Housing, Dependent	44-04-02(E)			S	S		S	S	S				
Senior Housing, Independent	44-04-02(F)			S	S		S	S	S				
<i>Residential Existing at [date of adoption]</i>													
Dwelling, Duplex		P	P	P	P		P						
Dwelling, Multiple Family		P	P	P	P		P						
Dwelling, Single Family Detached		P	P	P	P		P						

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Retail Uses</i>													
Firearms Retailer	44-04-04(A)									S			
Retail, less than 5,000 sqft						P	P	P	P				
Retail, 5,000 sqft or more						S	S	P	P				
Multi-tenant Shopping Center, less than 5,000 sqft									P	P			
Multi-tenant Shopping Center, 5,000 sqft or more								S	S				
Pawn Shop													

Removed boat showroom

Added Multi-tenant shopping center of <5,000 sf as permitted use

- Example: Pop's outlot at Cherry Creek Plaza

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Service and Office Uses</i>													
Acute Care Center								P	P	P			
Adult Day Care	44-04-05(A)						S	S	S	S			
Animal Hospital, Veterinarian	44-04-05(B)						S	S	S	S			
Kennel	44-04-05(C)							S	S	S			
Check Cashing / Pay Day Loan Store													
Child Care Center	44-04-05(D)							S					
Coworking Space, less than 2,500 sqft						L	P	P	P	S			
Coworking Space, 2,500 sqft or more						S	S	P	P	S			
Coworking Space, above ground floor						P	P						
Financial Institution								S	S				
Hospital								S	S	S			

More nuance to co-working spaces, which will be drawn to the walkable vibrance of downtown

Defining co-working: limited to professional services or including personal services, such as salon suites?

Consider centralized management of the space.

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Laundry, Self Service								S	S				
Massage Therapy								S	S	S			
Personal Service, less than 2,500 sqft						L	P	P	P				
Personal Service, 2,500 sqft or more						S	S	P	P				
Personal Service, above ground floor						P	P						
Professional Office, less than 2,500 sqft						L	P	P	P	P			
Professional Office, 2,500 sqft or more						S	S	P	P	P			
Professional Office, above ground floor						P	P						
Tattoo Studio / Body Piercing Facility								S		S			

Reminder: Personal Services will include uses in our current spa/salon category as well as other services like pet grooming, dry cleaners, personal trainer, etc.

What does this mean for professional offices and accessibility?

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Eating and Drinking Uses</i>													
Carry-Out Facility	44-04-06(A)					S	S	L	L				
Craft Brewery						L	L	L	L				
Restaurant / Bar						P	P	P	P				
<i>Lodging Uses</i>													
Bed and Breakfast	44-04-07(A)	S	S	S	S	S	S						
Hotel					S	L	L	L	P				
Motel								S	S				
<i>Vehicle Related Uses</i>													
Autobody Repair	44-04-08(A)									S			
Car Wash	44-04-08(B)							S	S				
Fuel Sales	44-04-08(C)						S	S	S				
Motor Vehicle Sales	44-04-08(D)							L	L	L			
Motor Vehicle Service								L	L	P			
Motor Vehicle Rental	44-04-08(D)							S	S	S			

Removed “tavern” language

Revised hotels to be permitted in B-4

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Industrial Uses</i>													
Artisan Manufacturing, Assembly, Fabrication	44-04-09(A)					L	L	L					
Building Material, Machinery, and Equipment Sales or Storage										P			
Contractor Shop										P			
Crematorium	44-04-09(B)									S			
Dry Cleaner, Processing On Site										L			
Greenhouse, Wholesale										P			
Large Scale Solar	44-04-09(C)									S			
Laundry, Commercial										L			
Light Manufacturing, Assembly, Fabrication										L			

Expanded artisan manufacturing to B-3, based on existing instances and building types

Potential addition of Large Scale Solar as a special use in M-1

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Mining and Aggregate Extraction	44-04-09(D)										S		
Mini-Warehouse / Personal Storage	44-04-09(E)									S			
Printing and Publishing										P			
Research and Development										P			
Warehouse, Distribution / Storage										S			
Utility Uses		S	S	S	S	S	S	S	S	S	S	S	S

Revised Printing and Publishing, and Research and Development to be permitted uses in M-1
 Anticipate that development of these use types will fall under the Planned Development review

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Adult Uses</i>													
Adult Uses	44-04-10(A)									S			
<i>Cannabis Related Uses</i>													
Cannabis Dispensing Organization	44-04-11(A)							S	S	P			
Cannabis Infuser Organization	44-04-11(A)									P			
Cannabis Cultivation Center										P			
<i>Transportation Uses</i>													
Parking Structure / Deck						L	L	S	S	S			
Parking Lot						S	S			S	S	S	S
Transportation Station / Terminal		S	S	S	S	S	S	S	S	S			S

Expanded Parking Structure to be allowed in all B districts

Removed Transportation Station/Terminal from PL-1

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Accessory Uses</i>													
Accessory Dwelling, Detached	44-04-13(A)	S	S	S	S								
Accessory Dwelling, Attached / Internal	44-04-13(B)	P	P	P	P								
Accessory Retail / Restaurant					S	P	P	P	P	P			L
Accessory Structure / Building	44-04-13(C)	P	P	P	P	P	P	P	P	P		P	P
Cargo Container Storage, Stacking, Use - Permanent	44-04-13(D)									S			
Drive-Through Facility	44-04-13(E)						S	S	S				
Home-Based Business, Class I	44-04-13(F)(3)	L	L	L	L	L	L	L	L				
Home-Based Business, Class II	44-04-13(F)(4)	S	S	S	S	S	S	S	S				

Combining internal and attached Accessory Dwelling Units

Expanded Home Based Business permitting to include B-3 and B-4 where multi-family dwellings are allowed

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Outdoor Display / Sale of Merchandise	44-04-13(G)							S	S	S			
Outdoor Storage	44-04-13(H)							S	S	S			
Solar Energy Collection System, canopy	44-04-13(I)					L	L	L	L	L		L	L
Solar Energy Collection System, ground	44-04-13(J)	L	L	L	L	L	L	L	L	L		L	L
Solar Energy Collection System, roof	44-04-13(K)	P	P	P	P	P	P	P	P	P		P	P

Use Table

Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Temporary Uses</i>													
Cargo Container Storage, Stacking, Use - Temporary	44-04-14(A)	L	L	L	L	L	L	L	L	L		L	L
Civic Uses of Public Property	44-04-14(B)											P	P
Contractor's Trailers and Real Estate Model Units	44-04-14(C)	P	P	P	P	P	P	P	P	P		P	P
Dumpsters, Temporary	44-04-14(D)	P	P	P	P								
Food Cart or Truck	44-04-14(E)					L	L	L	L	L			L
Outdoor Itinerant Merchants	44-04-14(F)					S	S	S	S	S			S
Outdoor Seating for Restaurants	44-04-14(G)					L	L	L	L	L			L
Scavengers and Construction	44-04-14(H)	P	P	P	P	P	P	P	P	P		P	P
Short-Term Rental	44-04-14(I)	L	L	L	L	L	L	L	L				L
Portable Temporary Storage Container	44-04-14(J)	L	L	L	L	L	L	L	L				
Tent	44-04-14(K)	P	P	P	P	P	P	P	P	P		P	P

Includes Short Term Rental (likely to relocate into another category)

Design Standards

Applicability. Design Standards of Section 44-05-XX shall apply to all uses except single family detached dwellings, duplexes, or townhomes. Exterior building elevations shall comply with the regulations herein. How the regulations are met is subject to the review of the Appearance Commission.

- **Building Materials**
 - **Façade Articulation**
 - **Transparency**
- Zoning Ordinance = what is required
 - Appearance Commission review = how the requirements are met

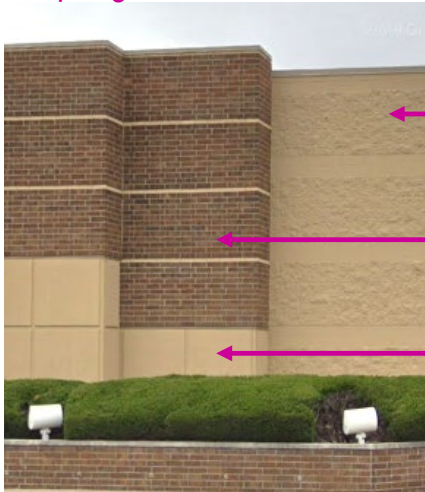
Design Standards

Table 44-05-07(A) Allowed Exterior Building Cladding Materials

Building Façade Elevation	Masonry (1)	Lap Siding, Stucco (2)	EIFS, Concrete	Architectural Metal Siding (3)	Vinyl Siding, Unfinished Concrete Block
Front, Exterior Side	Min. 50%	Max. 50%	Max. 15%	Max. 15%	Not permitted
Interior Side	Min. 25%	Max. 75%	Max. 25%	Max. 25%	Not permitted
Rear	Any % allowed	Any % allowed	Max. 25%	Max. 25%	Max. 25%

Recommendation: Simplify this table into 3 categories of material quality; high / medium / low.

Group together materials of similar flat, monolithic appearance (EIFS, stucco, composite board)



← Architectural concrete masonry units

← Brick

← Synthetic stucco or precast concrete

Precast concrete →



Design Standards

Examples in downtown

Synthetic stucco

Composite wood and fiber cement board planks



Design Standards

Transparency.

1. Requirements.

- a. Ground Floor Requirements. Provide at a minimum the percentage glazing required by Table 44-05-06(C)(1) within a zone measured 2.5' above grade to head of the first floor doors for a depth of 5' into the building.
- b. Buildings fronting a public right-of-way or private right-of-way within a planned development and surrounded by parking on 3 or more sides, shall apply the transparency requirements of one front and two exterior sides.
- c. Upper Story Requirements. For each story above the ground floor, provide a minimum 20% transparent glazing per elevation.

2. **Materials.** Glazing shall not be mirrored heavily tinted rendering the glass opaque.

3. **Maintenance.** The required transparency shall be maintained during hours of operation and shall not be obstructed by interior walls, window displays, or other permanent installations.

District	Elevation Facing Yard	
	Front	Exterior Side
B-1	60%	50%
B-2	50%	40%
B-3	40%	30%
B-4	40%	30%
M-1	30%	20%
PL-2	40%	30%

Recommendation: Simplify this table. Consider big box retail and manufacturing differently.

Does the table change to use type and size instead of zoning district?

B-1 Downtown

Ridge from Dixie to Martin

Estimate: 95% transparent



Dixie at Olive

Estimate: 90% transparent



B-4 Outlots

Chipotle

Estimate: 90% transparent



Chick-fil-A

Estimate: 55% transparent



Multi-Tenant Outlot
Estimate: 70% transparent

B-4 Outlots

Multi-Tenant Outlot (Jewel)

Interior-facing Estimate: 50% transparent

Side-facing Estimate: 50% transparent

Street-facing Estimate: 25% transparent



B-4 Big Boxes

Wal-Mart

Estimate: 20% transparent



Target

Estimate: 5% transparent



B-3 Anchors and In-line Tenants

Jewel on 183rd

Estimate: 50% transparent (but is it only cart corrals?)



Cherry Creek Plaza, In-line shops

Estimate: 85% transparent



Design Standards

Transparency.

1. Requirements.

- a. Ground Floor Requirements. Provide at a minimum the percentage glazing required by Table 44-05-06(C)(1) within a zone measured 2.5' above grade to head of the first floor doors for a depth of 5' into the building.
- b. For buildings fronting a public right-of-way or private right-of-way within a planned development and surrounded by parking on 3 or more sides, shall apply the transparency requirements of one front and two exterior sides.
- c. Upper Story Requirements. For each story above the ground floor, provide a minimum 20% transparent glazing per elevation.

2. **Materials.** Glazing shall not be mirrored heavily tinted rendering the glass opaque.

3. **Maintenance.** The required transparency shall be maintained during hours of operation and shall not be obstructed by interior walls, window displays, or other permanent installations.

District	Elevation Facing Yard	
	Front	Exterior Side
B-1 & B-2	80%	40%
B-3 & B-4	60%	30%
M-1	30%	20%
PL-2	40%	30%

Recommendation: Simplify this table. Consider big box retail and manufacturing differently.
Does the table change to use type and size instead of zoning district?

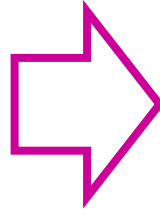
**ADDITIONAL
DISCUSSION**



R-1 Lot Sizes

R-1 EXISTING

Minimum Lot Area	10,400 sf
Minimum Lot Width	80 ft



R-1 RECOMMENDED

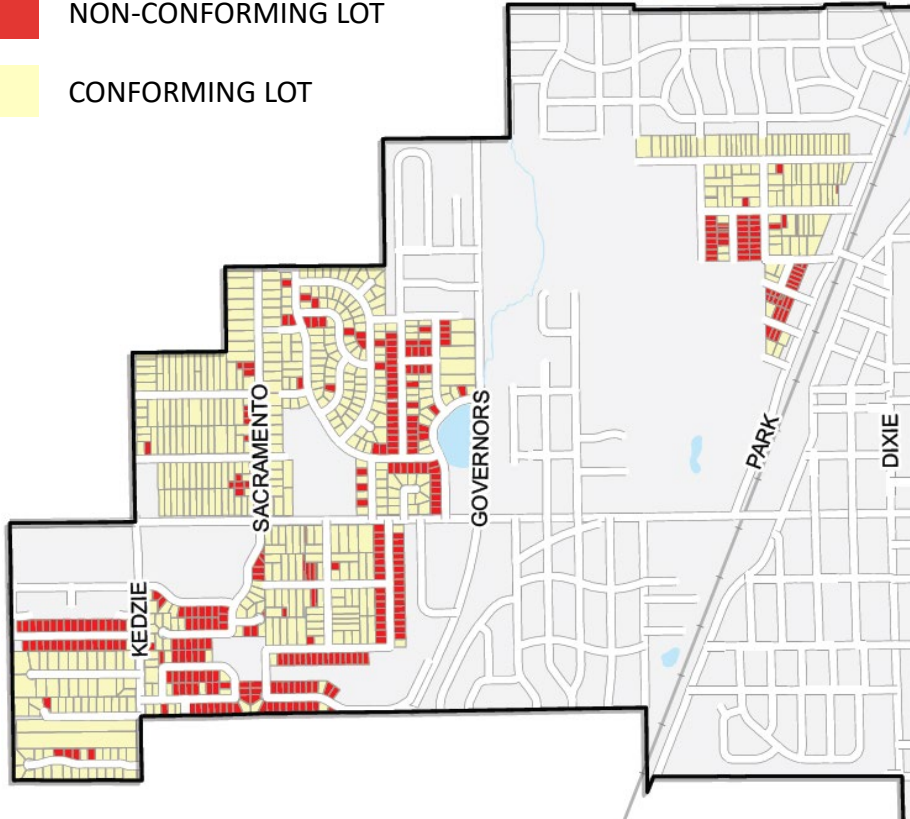
Minimum Lot Area	9,000 sf
Minimum Lot Width	60 ft

87% of the current lot area requirement.

Min lot depth = 150'

R-1 Lot Sizes

- NON-CONFORMING LOT
- CONFORMING LOT



WHY?

Currently **40%** of R-1 lots are non-conforming with lot area (346 lots)

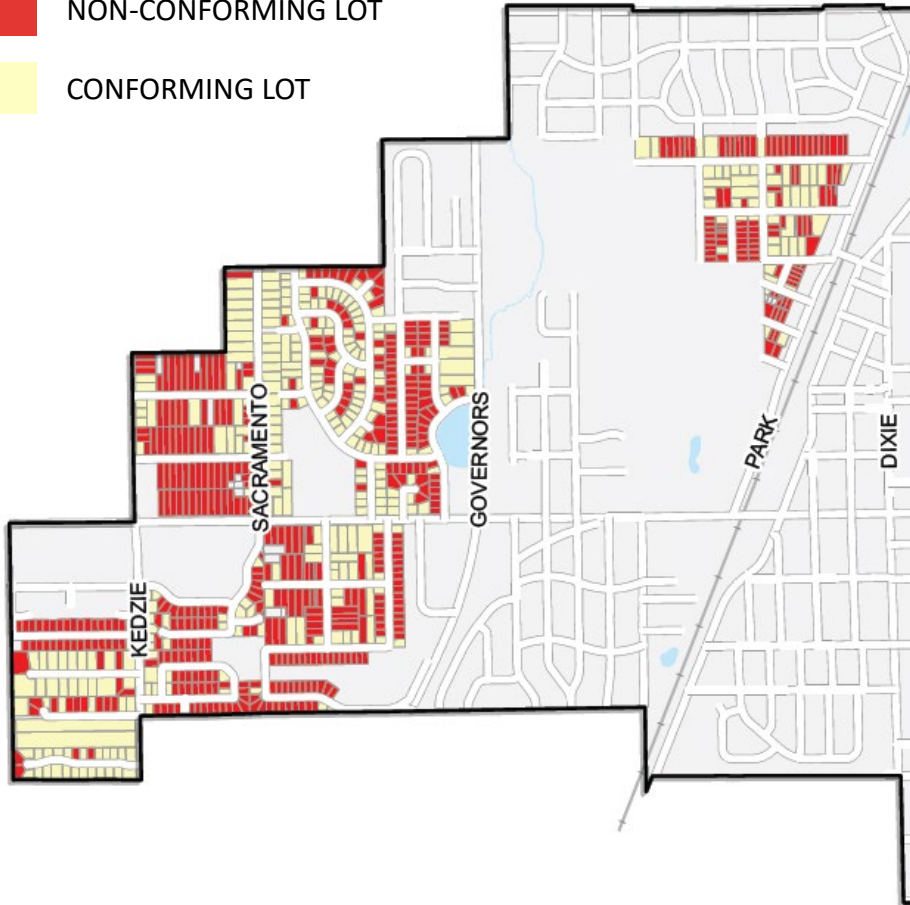
Proposed changes → 18% non-conforming

R-1 EXISTING

Minimum Lot Area	10,400 sf
Minimum Lot Width	80 ft

R-1 Lot Sizes

- NON-CONFORMING LOT
- CONFORMING LOT



WHY?

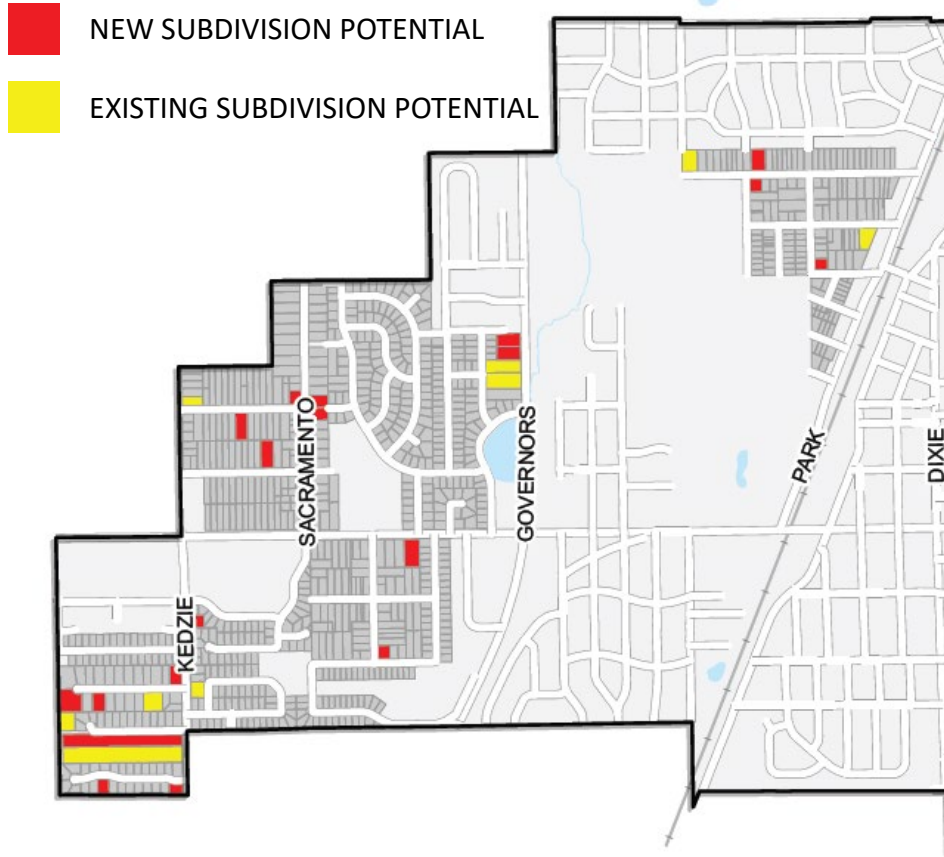
Currently **63%** of R-1 lots are non-conforming with lot width (559 lots)

Proposed changes → 40% non-conforming

R-1 EXISTING

Minimum Lot Area	10,400 sf
Minimum Lot Width	80 ft

R-1 Lot Sizes



WHAT'S THE IMPACT?

Existing requirements allow **9 lots** to potentially be subdivided*

Proposed requirements allow for **+19 lots** to potentially be subdivided*

Existing lots	882
Potential new lots	28 – 38 (estimate for church prop.)
Potential increase	3% - 4% more homes

R-1 RECOMMENDED

Minimum Lot Area	9,000 sf
Minimum Lot Width	60 ft

**meet the criteria for 2x width and area requirements*

Demographics – R1 Impacts

Source: 2020 American Community Survey Data

HOUSING UNITS

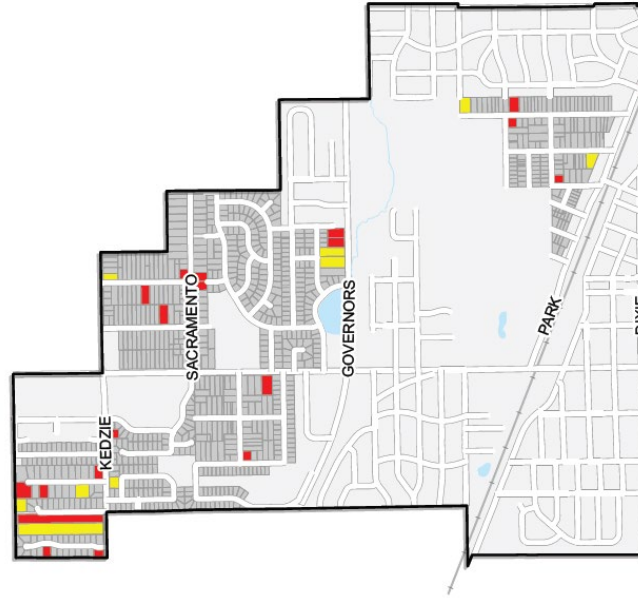
Existing	6,964
R-1 new homes	+36
Potential total	7,000 housing units

POPULATION COUNT

Existing	19,463
Average HH size	2.5 * 36 = 90
Potential Total	19,553 residents

POPULATION DENSITY

Existing	19,463 / 5.26 = 3,700
Potential Total	19,553 / 5.26 = 3,717



Historical population		
Census	Pop.	%±
1900	352	—
1910	713	102.6%
1920	1,389	94.8%
1930	3,227	132.3%
1940	4,078	26.4%
1950	5,887	44.4%
1960	13,371	127.1%
1970	18,871	41.1%
1980	19,724	4.5%
1990	19,278	-2.3%
2000	19,543	1.4%
2010	19,323	-1.1%
2020	19,463	0.7%

U. S. Decennial Census^[26]
2010^[27] 2020^[28]

Demographics – ADU Impacts

Source: 2020 American Community Survey Data

HOUSING UNITS

Existing	6,964
New ADU	* 3% = 209
Potential total	7,173 housing units

POPULATION COUNT

Existing	19,463
HH size	1 * 209
Potential Total	19,672 residents

POPULATION DENSITY

Existing	$19,463 / 5.26 = 3,700$
Potential Total	$19,672 / 5.26 = 3,739$

...but!

- Estimate this growth over 10 years
- Household sizes trending smaller, so quantity of households or housing units expanding \neq total population growth

+ 90 residents from R-1

Potential Total 19,762 residents

+ 90 residents from R-1

Potential Total 19,762 / 5.26 = 3,757

1.5% growth

Historical population

Census	Pop.	%±
1900	352	—
1910	713	102.6%
1920	1,389	94.8%
1930	3,227	132.3%
1940	4,078	26.4%
1950	5,887	44.4%
1960	13,371	127.1%
1970	18,871	41.1%
1980	19,724	4.5%
1990	19,278	-2.3%
2000	19,543	1.4%
2010	19,323	-1.1%
2020	19,463	0.7%

U. S. Decennial Census^[26]
2010^[27] 2020^[28]


NEXT STEPS



NEXT STEPS



July 2021
Project Kickoff



September 2021
Diagnostics

January 2022
Draft Part I

June 2022
Draft Part II

MILESTONES

October 10 – Staff to send consolidated feedback on current draft to Houseal Lavigne Associates

October 27 – Open House for public review of final draft

November 10 – tentative Public Hearing to recommend adoption of new ordinance
Final draft with all revisions integrated

December 13 – tentative date for Village Board