

ZONING BOARD OF APPEALS/PLAN COMMISSION

MEETING MINUTES

Thursday, August 15, 2019, at 7:30 PM
Village Hall, 1 N. Prospect Avenue, Clarendon Hills, Illinois

- I. **CALL TO ORDER.** Chairman Kuhn called the Zoning Board of Appeals/Plan Commission meeting to order at 7:32 pm.
- II. **ROLL CALL.**
 - Present: Chairman Greg Kuhn, Jim Scheer, Martha Kanter, Tom Szurgot, Karin Hanke, Andriy Striltschuk and Jeff Keiner
 - Absent: None
 - Others Present: Community Development Director Dan Ungerleider
William James, Camiros
- III. **APPROVAL OF MINUTES.**
 - a. **May 16, 2019** – Mr. Szurgot made a motion, seconded by Mr. Keiner, to approve the minutes from the ZBA/PC meeting held on May 16, 2019. The motion unanimously passed by a voice vote.
- IV. **NEW BUSINESS.** None
- V. **OLD BUSINESS.**

Case No 486 / Zoning Ordinance Modernization Project – Chairman Kuhn introduced the case, a project the ZBA/PC has been working on for many months with Staff and Bill James of Camiros. The ZBA/PC has held multiple open meeting to discuss and review a comprehensive amendment to the zoning ordinance. The purpose of tonight's meeting will be conducting a public hearing for the entire proposed amendment to the Zoning Ordinance, thus bringing all of the ZBA/PC's efforts to a conclusion. He reported that Case No 486 is a Village initiated request for a comprehensive text amendment to Chapter 20 – Zoning Regulations of the Clarendon Hills Village Code. The proposed text amendments represent a comprehensive amendment to the Zoning Regulations that includes a complete reorganization and modernization of the Zoning Regulations for clarity and ease of use, as well as substantive changes.

Mr. Ungerleider read the public notice into the record. A copy of the Notice was published, posted and mailed to over 400 properties being directly impacted by changes in the Ordinance. The Notice is attached to these minutes. Mr. Ungerleider yielded the floor to Mr. James of Camiros, the planning consultant who has assisted the Village will development of the public hearing document presented this evening. Chairman Kuhn added that while it will be difficult for Mr. James to summarize all the proposed amendments, each change is well documented and provided for in the agenda packet and on record. At the conclusion of the Mr. James' presentation the ZBA/PC will have an opportunity to ask questions of Mr. Ungerleider and Mr. James, followed by public testimony and ZBA/PC deliberation before acting.

Mr. James was sworn in by Chair Kuhn.

Mr. James thanked the Board for their diligence in the efforts, the hard work and flexibility for being open to new ideas. Tonight's presentation has been set for a general audience. While we can get into detail if needed, this presentation will be a review general in-nature.

Mr. James utilized a slide show during his presentation (see attached). He explained that he would be presenting the proposed comprehensive amendment in 7 steps: 1) Overview of Process and Timeline; 2) Need to Update Zoning Ordinances; 3) Objectives for the Clarendon Hills Zoning Update; 4) Technical Improvements to the Zoning Ordinance; 5) Making the Ordinance User-Friendly; 6) Making Selective Policy Changes; and 7) Summary of Zoning Ordinance Enhancements. The primary focus of this exercise was to modernize the existing ordinance while avoiding any controversial changes.

1. *Overview of Process and Timeline* – This process began on June 2017 with the issuance of a Request for Proposals. Camiros started its work in December 2018; scope of services included evaluation of the existing ordinance and interviewed key stakeholders, developed a draft ordinance, followed by assisting the Village with the adoption process. This meeting begins the final stage in our scope. Input obtained during tonight's public hearing can be made part of the final ordinance.
2. *Need to Update Zoning Ordinances* – Mr. James explained that everything becomes obsolete over time. He compared the current ordinance to a 40-year-old appliance; one can continue using it but would benefit from having a newer model. The current Ordinance was drafted in 1960 with periodic updates. Every community should revise its ordinance periodically. Amending the Village Zoning Ordinance is long overdue. The Ordinance should be in line with current land use, and development practices should provide modern procedures for zoning review and approval; should have fewer inconsistencies and conflicts and should address modern issues.
3. *Technical Improvements to the Zoning Ordinance* – The new ordinance will be a modern version of the existing Ordinance presented in a user-friendly manner, reflective of selective policy changes
4. *Objectives for the Clarendon Hills Zoning Update* – The new ordinance includes new land uses not addressed in the current Ordinance. Examples include Brew Pubs, Brewery/Distillery/Wineries; Group Homes; Body-Modification Establishments; and solar panels; wind turbines; and rain barrels. The new ordinance updates technical standards for parking, land uses, and standards for specific uses. Mr. James outlined the updated technical standards in the Ordinance, including temporary uses standards; addition of new definitions; development standards for exterior lighting and accessory uses and structures; all of which based on enhanced definitions and set rules of measurement. The new regulations are intermingled with existing regulations and definitions.
5. *Making the Ordinance User-Friendly* – Mr. James noted 5 categories in which the ordinance was made more user-friendly: Providing clear and logical organization of chapters via a table of contents. Information is now provided using a system of tables and charts. Illustrations are now included to provide clear definition without need of interpretation.
6. *Making Selective Policy Changes* – Mr. James reported that the new ordinance creates a new district for properties having public or institutional uses, i.e. municipal, parks, schools, and the Hinsdale Golf Club. Current these properties can be redeveloped as single-family without having first seeking zoning approval.

He explained that the R-1A Residential and Limited Office District has been reclassified from residential to business and renamed to L-O Limited Office District. The OR Office Research District has been renamed to O-T Office-Transitional District. The two multiple family districts have been merged into the R-3 Multi-Family Residential District, and the I Industrial district has been omitted in its entirety. The Zoning map will need to be re

A new zoning ordinance section was created to provide comprehensive landscape standards for non-single-family districts. These new landscape standards enhance the appearance of multi-family and commercial properties, as well as the buffer between these and single-family residential properties. A comprehensive landscape section is a standard zoning ordinance section found in many modern-day zoning ordinances.

7. Summary of Zoning Ordinance Enhancements – Mr. James summarized the changes from old to the new Ordinance, concluding that the new modern Ordinance contains missing components and definition. The new ordinance is much more user-friendly than the existing Ordinance. The new Ordinance provides selective policy changes without creating controversy.

Mr. James concluded the presentation and asked for comments and feedback from the ZBA/PC and the public in attendance.

Mr. Kuhn asked the ZBA/PC members if they had any questions. There were none.

Mr. Kuhn opened the floor to public testimony and provided basic guidelines for length and content of testimony offered. Mr. James noted that although the proposed ordinance is of very high quality, there is no such thing as a perfect ordinance. Corrections to Scribner-errors are expected as the Village begins to use the new document. However, when all is said and done, the new ordinance meets the needs and sensibilities of the community.

Anna Parry, Executive Director of Seton Montessori and School at 5728 Virginia Avenue, with properties on Virginia and Western Avenue, was sworn in by Chairman Kuhn. She said she was not aware that this was the “voting” meeting, and she has been unable to view the document on the website. She would like more detail about the P-I Public Institutional District and its impact on Seton’s properties, some directly owned by the School and others still privately owned. Chairman Kuhn asked Mr. Ungerleider and Mr. James address her questions.

Mr. Ungerleider explained that the new P-I District designated known public and institutional properties into their own zoning district. The R-1 Single-Family District will no longer list schools and a permitted use within that District. The Village will soon rezone Seton Montessori’s existing facilities from R-1 Single Family Residential to P-I Public-Institutional District. The other single-family properties owned by the school would remain in the R-1 District until the school requested rezoning with a defined proposed use of those properties in keeping with the designated use of a school. This process would allow for transparency and process resulting from proposals impacting public and neighboring uses.

Mr. James explained that the new district would have very little, if any impact, on existing facilities. The new district was designed to allow for the continued use of community public and institutional uses. Other standards affecting schools, such as setbacks, parking, etc., have always been contained in a different section and are not changed. Stormwater issues are addressed by a separate ordinance.

Mrs. Parry asked if daycare would still be allowed and that Seton’s daycare is licensed by the State of Illinois. Mr. Ungerleider stated that Seton’s daycare program is ancillary to the school program and would continue to be permitted. The new ordinance provided more definition of daycare and where it is permitted, primarily for the single-family districts.

Mr. Ungerleider and Mrs. Parry agreed that both needed to meet to gain a better understanding of the school’s plans for its properties. Chairman Kuhn asked Mrs. Parry to follow up with Staff.

Chairman Kuhn swore in Bret Miley, Executive Pastor of Christian Church of Clarendon Hills at 5750 Holmes Ave. Mr. Miley asked if exterior lighting regulations were changed by the new zoning ordinance. Mr. James explained that the existing Ordinance does not regulate exterior lighting. Existing lighting that does not conform to the new standards, they would be treated as legal non-conforming. There are examples of communities amortize non-conformities, requiring conformance over a set period. This ordinance does not create amortization program of non-conformities. Mrs. Kanter asked if the transitional rules in the new zoning ordinance address this type of potential non-conformity. Mr. James explained that the non-conformity section would better address a scenario where existing lighting becomes non-conforming due to the new standards. Mr. Ungerleider noted that the Village typically reviews photometric for parking lot lighting. The new ordinance will provide defined standards better for all parties.

Chairman Kuhn closed the public testimony portion of the meeting. He asked the ZBA/PC members if they had any questions or comments regarding the public hearing document as presented.

Mr. Keiner expressed that supports the new document and that it is a nice improvement.

Mr. Striltschuk thanked the Board, Mr. Ungerleider and Mr. James for an excellent job. The document is ready to move forward.

Mr. Szurgot agreed. Mr. James did a great job. He reiterated the new Ordinance meets all the set objectives, an is ready to move on.

Mr. Scheer thanked everyone who has worked on the document, the members of the Board, Mr. Ungerleider and Mr. James. The document is a big step forward and well done.

Mrs. Hanke seconded what has already been said. The document is more user-friendly. While this process has taken a long time, it was worth it.

Mrs. Kanter agreed that the new ordinance is a vast improvement. She stated that she appreciates all the hard work by all parties during the development of the new document.

Chairman Kuhn concurred with his colleges. He explained that he has a long-running history with the existing document. He and his fellow zoning board members have had to amend the zoning ordinance over the years so that it better addressed the issues of that time. He explained that he has been bragging about this process and the resulting documents. The old document has worked, but the new document is better. He thanked and congratulated the Board, Mr. Ungerleider, Mr. James and those who have regularly attend the ZBA/PC meetings for this project.

Chairman Kuhn entertained a motion. Mr. Scheer made a motion recommend approval of the presented Public Hearing Draft document, dated July 2019. The motion was seconded by Mrs. Hanke. The motion unanimously passed by a vote of 7-0. Mr. Ungerleider noted that this case is tentatively scheduled to be presented to the Village Board during their meeting on September 16, 2019.

Mr. Ungerleider thanked the Board members for all your hard work and time.

- VI. **OLD BUSINESS.** None
- VII. **COMMENTS FROM THE AUDIENCE.** None
- VIII. **DISCUSSION ITEMS.** None
- IX. **ADJOURNMENT.** A motion was made by Mr. Scheer and seconded by Mr. Kanter to adjourn the meeting at 8:52pm. The motion passed unanimously by a voice vote.

Respectfully Submitted,



Dan Ungerleider, Community Development Director

NOTICE OF PUBLIC HEARING**VILLAGE OF CLARENDON HILLS
ZONING BOARD OF APPEALS/PLAN COMMISSION**

Public Notice is hereby given to all persons interested that the Village of Clarendon Hills Zoning Board of Appeals and Plan Commission ("ZBA/PC") will hold a public hearing on Thursday, August 15, 2019, at 7:30 pm in the Board Room of the Village Hall, 1 N. Prospect Avenue, Clarendon Hills, Illinois, to consider the application of the Village of Clarendon Hills for comprehensive text amendments to CHAPTER 20 - Zoning Regulations ("Zoning Regulations") of the Clarendon Hills Village Code.

The proposed text amendments represent a comprehensive amendment to the Zoning Regulations that includes a complete reorganization and modernization of the Zoning Regulations for clarity and ease of use, as well as substantive amendments. The proposed text amendments include, without limitation:

- Definitions and Rules of Measurement have been refined and expanded upon to address current-day site development and land use issues. *See Article 2.*
- The creation of the "P-I Public and Institutional District" for improved management of public and institutional lands, such as schools, churches, and recreational property. *See Article 6.*
- The R-3 and R-4 Multiple Family Residential Districts have been consolidated into the "R-3 Multiple Family Residential District." *See Article 4.*
- The R-1A Residential and Limited Office District has been renamed to "L-O Limited Office District" to better accommodate the limited commercial use of those properties along Ogden Ave already having this designation.
- Permitted, conditional and temporary use lists are now consolidated into one comprehensive table for improved reference and consistency with established definitions. *See Article 5.*
- Landscape standards have been expanded for non-single-family residential properties to ensure improved compatibility with single-family residential uses. *See Article 11.*
- The creation of a simplified process for comprehensive zoning map amendments initiated by the Village impacting large areas of the Village. *See Article 14, Section 14.2.*

A copy of the proposed text amendments to the Zoning Regulations is posted at www.clarendonhills.us/zomp and is on file in the Community Development Department, Clarendon Hills Village Hall, 1 N Prospect Avenue, Clarendon Hills, Illinois 60514.

All persons attending and electing to speak for or against the application shall be given an opportunity and may submit statements verbally or in writing, or both. The hearing may be recessed to another date if not concluded on the scheduled date.

Please feel free to call the Community Development Department at 630-286-5412 with questions or comments.

By order of the Zoning Board of Appeals/ Plan Commission
of the Village of Clarendon Hills, DuPage County, Illinois
Greg Kuhn, Chairman

Published in the Hinsdale Suburban Life [7/19/2019]



PRESENTATION OF PHD ZONING ORDINANCE

Village of Clarendon ZBA/Plan Commission Meeting: August 15, 2019

camiros

Content of Presentation

- 1. Overview of Process and Timeline**
- 2. Need to Update Zoning Ordinances**
- 3. Objectives for the Clarendon Hills Zoning Update**
- 4. Technical Improvements to the Zoning Ordinance**
- 5. Making the Ordinance User-Friendly**
- 6. Making Selective Policy Changes**
- 7. Summary of Zoning Ordinance Enhancements**

1. Overview of Process and Timeline

- The Village issued an RFP for consulting services for the Zoning Ordinance on June 6, 2017
- Proposals were submitted on June 27, 2017
- The Village and Camiros began work on revising the Zoning Ordinance in September of 2017
- The process involved three phases:
 - Phase 1: Existing Ordinance Evaluation
 - Phase 2: Drafting Revised Ordinance
 - Phase 3: Adoption of Revised Ordinance
- The Planning and Zoning Commission worked with Village Staff and Camiros to review and revise draft regulations throughout 2018 and early 2019
- The input at this Public Hearing will be considered for the final revisions to the Zoning Ordinance

2. Need to Update the Zoning Ordinance

Why did the Village need to update the Zoning Ordinance?

Everything becomes obsolete over time



The existing ordinance can be compared to a 40 year old refrigerator.

2. Need to Update the Zoning Ordinance

Why did the Village need to update the Zoning Ordinance?

- 1. Keep Current with Practices in Land Development and Land Use**
- 2. Improve Zoning Procedures**
- 3. Fix Inconsistencies within the Ordinance**
- 4. Implement New Policies**

3. Objectives for Ordinance Revision

- 1. Modernize the Ordinance**
- 2. Make the Ordinance User-Friendly**
- 3. Make Selective Policy Changes**

4. MODERNIZE THE ORDINANCE; TECHNICAL IMPROVEMENTS

A. Include New Land Uses Not in Current Ordinance

- 1. Brew Pub; Micro-Brewery/Distillery/Winery**
- 2. Residential Care Facility; Group Home – Small; Group Home - Large**
- 3. Body Modification Establishment**
- 4. Solar Panels; Wind Turbines; Rain Barrels**

4. MODERNIZE THE ORDINANCE; TECHNICAL IMPROVEMENTS

B. Update Technical Standards

- 1. Parking Requirements for Land Uses**
- 2. Implement “Generic Use” Approach to Permitted/Conditional Uses**
- 3. Provide “Principal Use Standards” for More Control over Specific Uses**
 - a. Day Care Centers and Day Care Homes**
 - b. Vehicle Repair**
 - c. Car Wash**

4. MODERNIZE THE ORDINANCE; TECHNICAL IMPROVEMENTS

B. Update Technical Standards

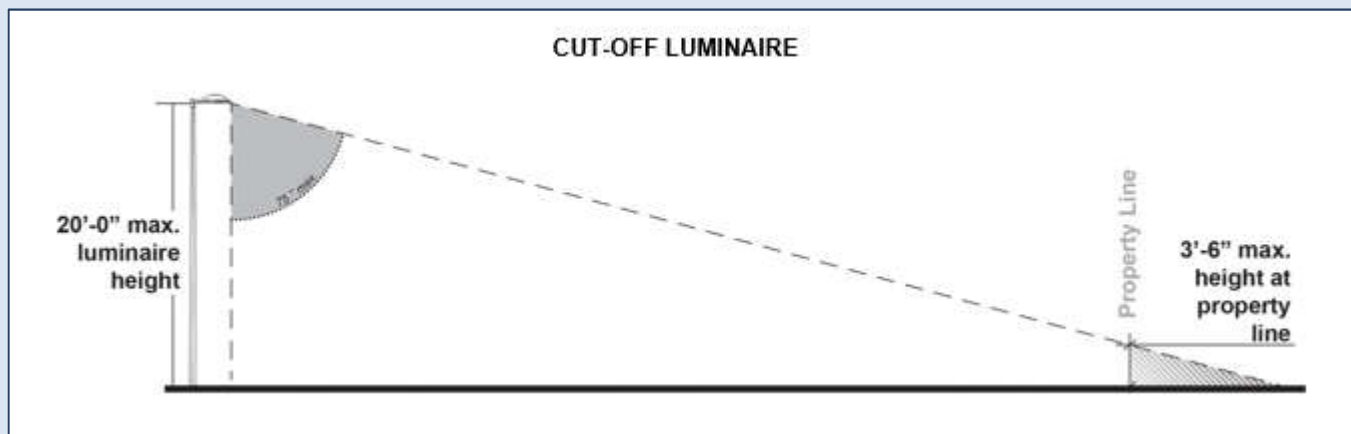
- 4. Provide Comprehensive Temporary Use Standards**
- 5. Upgrade Definitions; Achieve Internal Consistency**
- 6. Provide New Regulations on Site Development Standards**
 - a. Site Improvements; Exterior Lighting**
 - b. Accessory Uses and Structures**
- 7. Provide enhanced definitions**

4. MODERNIZE THE ORDINANCE; TECHNICAL IMPROVEMENTS

New Site Development Controls

ARTICLE 9. SITE DEVELOPMENT STANDARDS

- 9.1 GENERAL REQUIREMENTS
- 9.2 EXTERIOR LIGHTING
- 9.3 ACCESSORY STRUCTURES AND USES
- 9.4 PERMITTED ENCROACHMENTS
- 9.5 ENVIRONMENTAL PERFORMANCE STANDARDS
- 9.6 FENCES



4. MODERNIZE THE ORDINANCE; TECHNICAL IMPROVEMENTS

Provide Enhanced Definitions

Modern terms used in planning and development are defined.

Attention Getting Device. Signs, devices, or ornamentalations designed for the purpose of attracting attention or promotion, except as otherwise expressly permitted in this Article. Attention getting devices include banners, sails/feather signs, temporary on-premise pole signs, and the like. Federal, state, or local flags, or flags of fraternal, religious, and civic organizations, banners, and temporary holiday decorations are not considered attention getting devices.

Illustrations make definitions more user friendly.

ATTENTION GETTING DEVICE: EXAMPLES



Sail/Feather Sign



Temporary Pole Sign

Rules of Measurement section is a major upgrade.

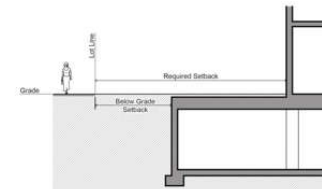
2.4 RULES OF MEASUREMENT

This section provides the rules of measurement for the dimensional standards and locational characteristics within the Ordinance.

A. Below Grade Setback

In certain Business Districts, the portion of the structure that is below grade is subject to a lesser setback than: a) the normally applicable yards; and b) the "yard abutting a residential property." This lesser setback is only applicable where the below grade portion of the building subject to the lesser setback is fully below grade and not visible to public view by means of landscaping or a permitted accessory use, such as a courtyard, terrace or parking.

BELOW GRADE SETBACK



5. MAKE THE ORDINANCE USER-FRIENDLY

- A. Clear and Logical Organization of Chapters**
- B. Use of Tables and Charts**
- C. Use of Illustrations**
- D. Rules of Measurement Section in Definitions**
- E. Clearly Described Zoning Procedures**

5. MAKE THE ORDINANCE USER-FRIENDLY

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5. MAKE THE ORDINANCE USER-FRIENDLY

Article 1. Title, Purpose, & Transition Rules

Article 2. General Definitions & Rules of Measurement

Article 3. Zoning District Overview

Article 4. Residential Districts

Article 5. Business Districts

Article 6. Public Use District

Article 7. Downtown Design Review Overlay District

Article 8. Principal and Temporary Uses

Article 9. Site Development Standards

Article 10. Off-Street Parking & Loading

Article 11. Landscape Regulations

Article 12. Signs

Article 13. Zoning Ordinance Administrative Bodies

Article 14. Zoning Ordinance Administrative Procedures

Article 15. Zoning Applications

Article 16. Nonconformities

Article 17. Enforcement

**Logical
Organization
of Chapters**

5. MAKE THE ORDINANCE USER-FRIENDLY

Use Tables and Charts

Permitted and Conditional Use Table

TABLE 8-1: USE MATRIX											
Use	R-1	R-2	R-3	B-1	B-2	B-3	PI	LO	OT	Use Standard	
Amusement - Recreation Facility: Indoor						P	C				
Amusement - Recreation Facility: Outdoor						C	C				
Animal Care Facility					P	P			P	Sec. 8.3.A	
Animal Kennel: Commercial						C			C	Sec. 8.3.A	
Animal Shelter						C			C	Sec. 8.3.A	
Art Gallery				P	P	P					
Arts Studio					P	P					
Bed and Breakfast			C		C					Sec. 8.3.B	
Body Modification Establishment					C	C					
Broadcasting Facility - With Antenna						C			C		
Broadcasting Facility - No Antenna					C	P			P		
Bar				P	P	P					
Brew Pub				P	P	P			C		
Car Wash						C				Sec. 8.3.C	
Cemetery							C				
Community Center					P	P			P		
Community Garden	C	C	C			C	C			Sec. 8.3.D	
Contractor Office - No Outdoor Equipment Storage						C					
Contractor Office - With Outdoor Equipment Storage						C					
Conservation Area							C				
Cultural Facility					C	P			P		
Day Care Center					P	P			P	Sec. 8.3.E	
Day Care Home	P	P	P							Sec. 8.3.E	
Drive-Through Facility					P	P			P	Sec. 8.3.F	

Existing Ordinance

- A. Single-family dwellings.
- B. Buildings used as places of worship.
- C. Public and private elementary and secondary schools.
- D. Municipal parks and playgrounds.
- E. Municipal libraries.
- F. Village government facilities.
- G. A maximum of three (3) accessory uses.

5. MAKE THE ORDINANCE USER-FRIENDLY

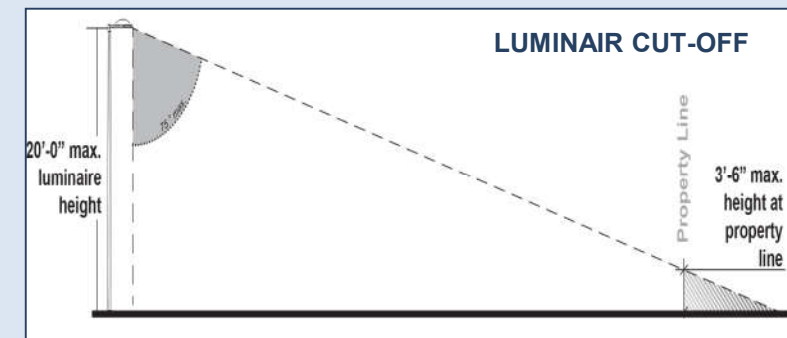
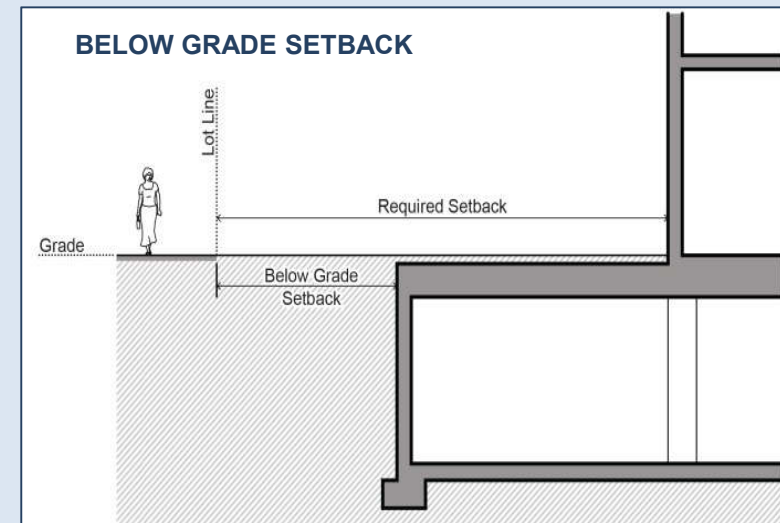
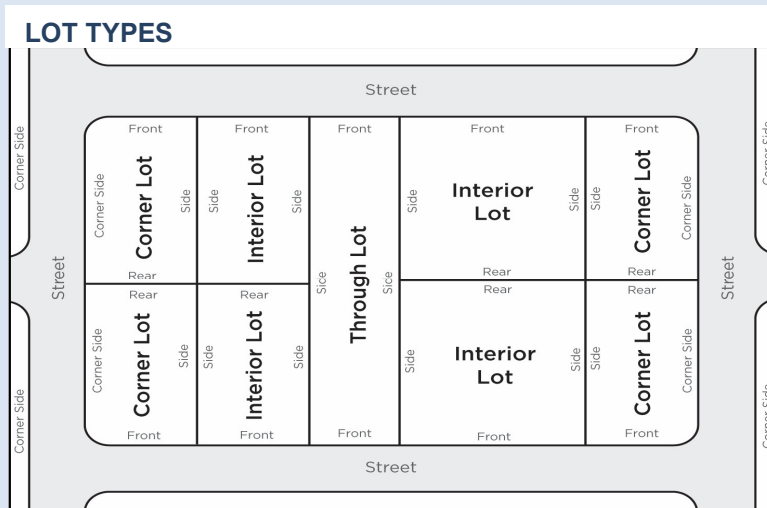
Use Tables and Charts

Permitted Encroachments

TABLE 9-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS Y= Permitted // N= Prohibited Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
(Section 9.3)				
Shed <i>Prohibited in front yard</i> <i>Min. of 10' from any lot line</i>	N	N	Y	Y
Sidewalk <i>No min. distance from lot lines required</i>	Y	Y	Y	Y
Sills, belt course, cornices, and ornamental features <i>Max. of 30" into setback</i> <i>No min. distance from lot lines required</i>	Y	Y	Y	Y
Solar Panels - Freestanding (Section 9.3)	N	N	Y	Y
Steps and Stoops (roofed or unroofed, includes support posts) <i>Max. of 5' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Min. of 10' from any lot line</i>	Y	Y	Y	Y
Wind Turbine (Private) - Freestanding (Section 9.3)	N	N	N	Y

5. MAKE THE ORDINANCE USER-FRIENDLY

Use of Illustrations



5. MAKE THE ORDINANCE USER-FRIENDLY

ARTICLE 13. ADMINISTRATIVE BODIES

- 13.1 DESIGNEES**
- 13.2 VILLAGE BOARD**
- 13.3 ZONING BOARD OF APPEALS AND PLAN COMMISSION**
- 13.4 ZONING ADMINISTRATOR**
- 13.5 DOWNTOWN DESIGN REVIEW COMMISSION**

ARTICLE 14. ZONING PROCEDURES

- 14.1 GENERAL REQUIREMENTS**
- 14.2 ZONING TEXT AND MAP AMENDMENT**
- 14.3 CONDITIONAL USES**
- 14.4 VARIATION**
- 14.5 PLANNED UNIT DEVELOPMENT**
- 14.6 ZONING INTERPRETATION**
- 14.7 TEMPORARY USE PERMIT**
- 14.8 SIGN PERMIT**
- 14.9 ZONING APPEALS**
- 14.10 DOWNTOWN DESIGN REVIEW**

ARTICLE 15. ZONING APPLICATIONS

- 15.1 APPLICATION**
- 15.2 NOTICE**
- 15.3 PUBLIC HEARING**

**Enhanced
Administrative
Provisions**

6. SELECTIVE POLICY CHANGES

Revision of the District Structure

Residential Districts

R-1 Single Family Residential District

R-2 Medium Density Residential District

R-3 Multi-Family Residential District

Business Districts

B-1 Retail Business District

B-2 General Business District

B-3 Highway Business District

L-O Limited Office District

O-T Office Transitional District

Public and Institutional District

P-I Public and Institutional District

Overlay District

Downtown Design Review Overlay District

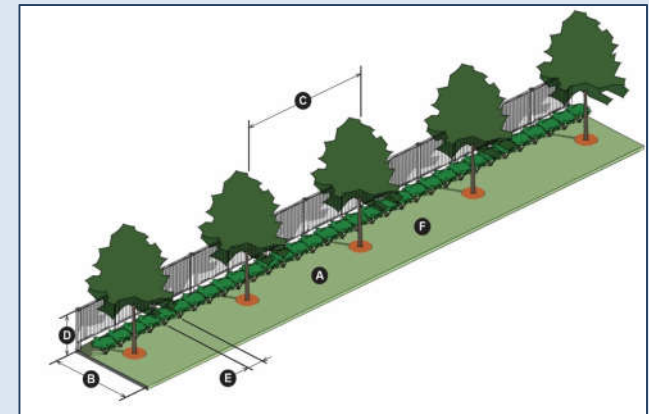
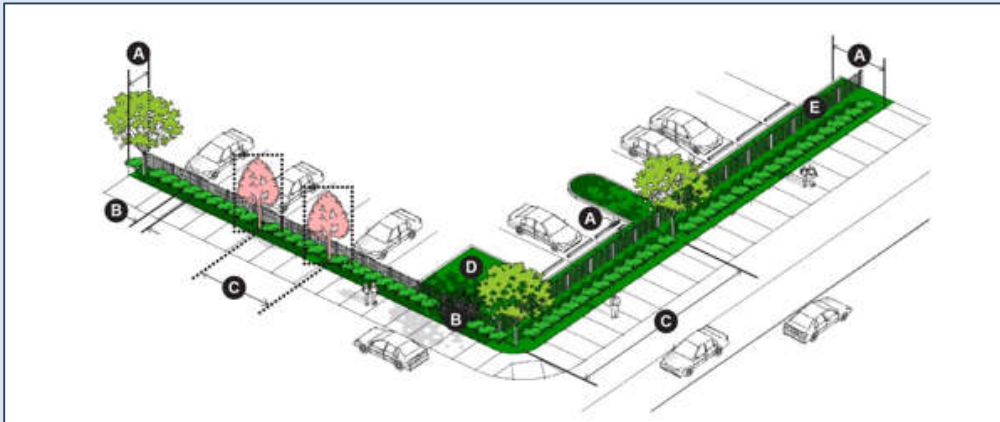
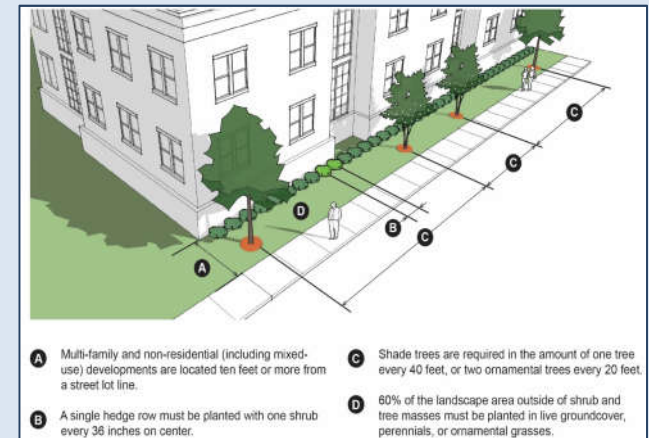
1. Create the P-I Public Institutional District
2. Change the R1-A District to the L-O Limited Office District
3. Change the OR Office Research District to the O-T Office Transitional District
4. Consolidate the R-3 and R-4 Districts into a new R-3 Multi-Family Residential District
5. Create a new R-2 Medium Density Residential District
6. Eliminate the I Industrial District

6. SELECTIVE POLICY CHANGES

Incorporate Comprehensive Landscape Requirements

ARTICLE 11. LANDSCAPE

- 11.1 LANDSCAPE PLAN
- 11.2 ENFORCEMENT OF LANDSCAPE PLAN
- 11.3 SELECTION, INSTALLATION AND MAINTENANCE
- 11.4 LANDSCAPE DESIGN STANDARDS
- 11.5 PARKING LOT PERIMETER LANDSCAPE YARD
- 11.6 INTERIOR PARKING LOT LANDSCAPE
- 11.7 SITE LANDSCAPE
- 11.8 BUFFER YARDS



7. Summary of Zoning Ordinance Enhancements

Revised Ordinance Meets Village's Objectives

- 1. Modernize the Ordinance**
- 2. Make the Ordinance User-Friendly**
- 3. Make Selective Policy Changes**

Thank You!



PRESENTATION OF PHD ZONING ORDINANCE

Village of Clarendon ZBA/Plan Commission Meeting: August 15, 2019

camiros