



Technical Review and Approach to Revision Village of Clarendon Hills Zoning Ordinance Update

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Training Session

Agenda

- I. Objectives for Ordinance Revision
- II. Overview of Current Ordinance
- III. Key Policy Considerations
- IV. Proposed Ordinance Organization
- V. Incorporate Illustrations and Charts
- VI. Rules of Measurement
- VII. Importance of Definitions
- VIII. Upgrade Regulation of Principal Uses
- IX. Upgrade Regulation of Accessory Uses

Objectives for Ordinance Revision

- A. Implement the policies of the Comprehensive Plan.
- B. Create a zoning ordinance that is intuitive, user-friendly, transparent, predictable, and consistent in application.
- C. Integrate land use and urban design goals into objective design controls that are easy to understand and administer.
- D. Allow the majority of development in the Village to occur by right, and reduce special approvals, nonconformities, and variances.
- E. Protect valuable green space and environmental resources.
- F. Ensure that the unique characteristics of the Village are acknowledged, such as the historic downtown area, and traditional neighborhoods.
- G. Create standards that remove obstacles for development to help improve market conditions, increase investment and attract jobs.
- H. Increase the transparency of development approval through clear processes, approval standards, and predictable timeframes.

Overview of Current Ordinance

Deficiencies of the Current Ordinance:

- 1) the **ordinance is old**, and while the basic structure of the zoning districts and district regulations work relatively well, **many specific regulations are obsolete**;
- 2) the regulations are largely “**boilerplate**” and are not customized to reflect the **distinguishing characteristics of Clarendon Hills**;
- 3) the regulations may not reflect the new policies and objectives of the **Comprehensive Plan**; and
- 4) the ordinance **has been amended** many times over the years, which may have led to procedural or organizational inconsistencies within the documents

Key Policy Considerations

In addition to allowing for the modernization of zoning regulations, the revision process also allows the Village to assess potential changes on matters of policy, including:

- 1. District Structure:** Should the Village keep the same zoning districts or modify the district structure to reflect new policies.
- 2. Dwelling Types:** Should the Village change how it regulates dwelling types? Currently, the R-3 and R-4 Districts allow a mix of dwelling types including single family, multi-family, and two family, which could lead to the creation of incompatibility.
- 3. Downtown:** Should the revised ordinance facilitate the evolution of the downtown, particularly in terms of residential use.
- 4. Residential Bulk Controls:** Some stakeholders think current FAR-based regulation of residential bulk promotes “boxy” designs and does not protect adjacent homeowners from impacts. Should the residential bulk controls be reassessed?
- 5. Landscape Regulations:** Should a more comprehensive set of landscape regulations be included in the revised ordinance?

Key Policy Considerations

In addition to allowing for the modernization of zoning regulations, the revision process also allows the Village to assess potential changes on matters of policy, including:

6. **Sign Regulations:** Should a more comprehensive set of sign regulations be included in the revised ordinance?
7. **Stormwater Runoff:** Should the Village seek to exert greater control over stormwater runoff through higher standards for impervious surface coverage and other regulations?

Key Policy Considerations

Proposed District Structure

Residential Districts

R-1 Single-Family Residential District. The R-1 District would accommodate single-family residences on larger lots of at least 9,000 SF.

R-2 District. The R-2 District would be eliminated and the R-3 and R-4 Districts would be renamed as R-2 and R-3.

R-3 Medium Density Residential District. The R-3 District would be revised to function as a true “medium density” district, accommodating new development at a density range between current single family district (R-1) and the R-4 Multiple Family District. This district would allow a range of dwelling types including single family, two-family or attached single-family dwellings at a comparable level of density. The R-3 District would allow for smaller single-family lots in appropriate locations. The R-3 District would be suitable for infill redevelopment, particularly in the unincorporated area south of 55th Street. The lot size and width standards are yet to be determined.

R-4 Multiple-Family Residential District. The R-4 Multiple-Family District would accommodate apartment and condominium dwellings on larger parcels.

Key Policy Considerations

Proposed District Structure

Business Districts

B-1 Retail Business District. The downtown B-1 District be based on the current B-1 Retail District with few refinements anticipated.

B-2 General Business District. The downtown B-2 District is distinguished from the B-1 District largely by the permitted and special uses allowed. While some refinement of the use regulations is anticipated, the B-2 District will be very similar to the existing district.

B-3 Highway Business District. The B-3 District would be very similar to the existing B-3 District.

L-O Limited Office District. The L-O District would be the existing R-1A District adjusted to make single family residential use a special use, rather than permitted. Specific regulations to maintain the residential character should be included.

O-R Office-Research District. The name of the O-R District is not indicative of the businesses located in the district. No true “research” uses are located in the District, but rather an assortment of service business, professional office, nursing homes, healthcare, restaurants and other businesses. The district is useful as a home to varied uses, but the District might be more appropriately named.

Key Policy Considerations

Proposed District Structure

Public Use District

The creation of a Public Use District is recommended to formalize the permanent use of specific properties for public uses, rather than including public uses as permitted uses in residential districts.

P- Public Use District. This district would be used to designate lands used for public and institutional uses and to control the development on such property.

Key Policy Considerations

Reassessing Residential Bulk Controls

Criticisms of Current FAR – Based Bulk Controls Include:

1. Floor area ratio is subject to manipulation of the house design in terms of: 1) lot grading to exclude the basement from being counted as floor area; and 2) roof structure/attic to exclude the attic from being counted as floor area.
2. Floor area ratio leads to “boxy” designs due to the tendency to seek maximum floor area.
3. Floor area ratio, combined with the application of minimum required yards, does not adequately protect adjacent properties from impact due to maximizing bulk. A house that maximizes bulk and is located at the minimum interior side yard line increases impacts on the adjacent property.
4. FAR mechanism is subject to manipulation.

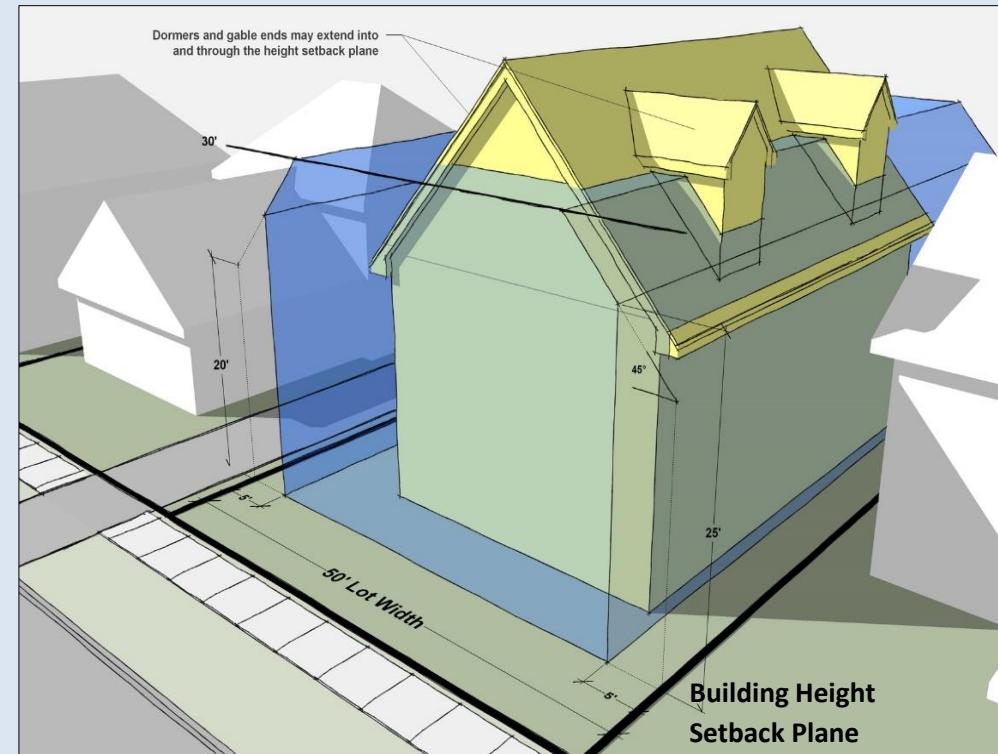
Key Policy Considerations

Reassessing Residential Bulk Controls

Alternate and/or Complementary Mechanisms Could Include:

1. Building Height Setback Plane.

The building height setback plane applies an angled plane that restricts building mass above a specified height. In the illustration shown at right, a 45 degree angle is applied to the portion of the building height above 25', forcing building mass above this height to be pushed to the interior of the lot, preventing excessive impact on adjacent properties. Exceptions can be made for gable peaks and dormers. The specific standards for building height and setback plane would be customized to the characteristics of the neighborhood and the desired regulatory outcome.



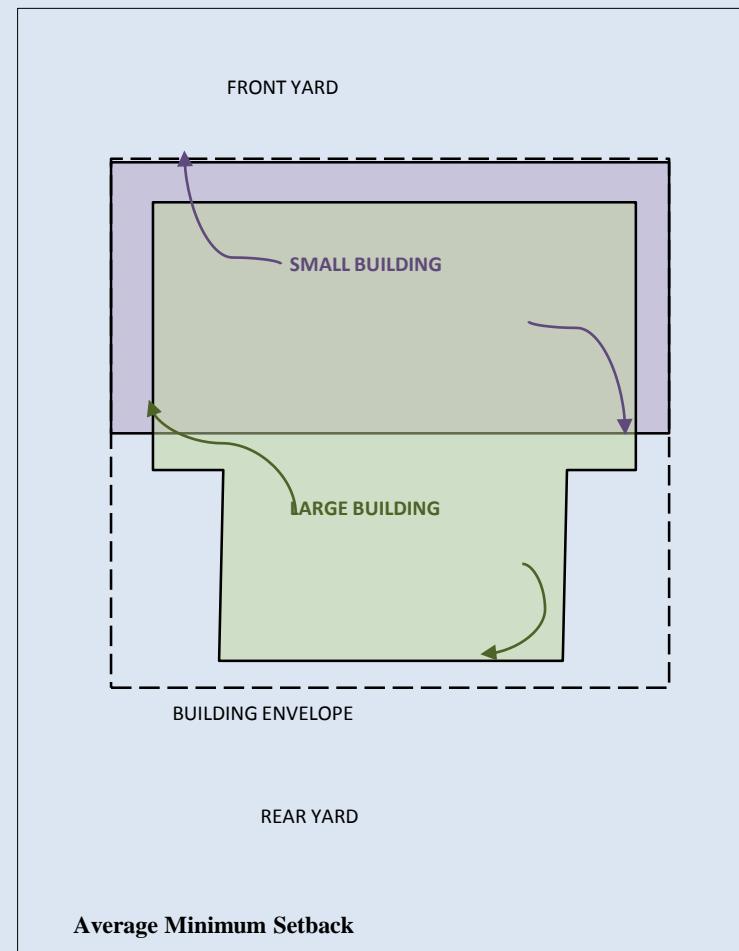
Key Policy Considerations

Reassessing Residential Bulk Controls

Alternate and/or Complementary Mechanisms Could Include:

2. Average Minimum Setback.

This method would restrict maximizing building mass at the minimum setback lines by applying an average setback in combination with the minimum setback. This would result in the “stepping back” of building mass through modulation. The method would consider the total size of the “building envelope,” allowing small buildings to be built at the minimum setback line while forcing large buildings to modulate the walls of the structure.



Key Policy Considerations

Reassessing Residential Bulk Controls

Alternate and/or Complementary Mechanisms Could Include:

3. Maximum Cubic Feet. Maximum cubic feet is a simple concept and requires no illustration. The height of the various stories is irrelevant, as is the use of attic or basement space. Maximum cubic feet would be used in combination with other regulations to control the location of building mass and its modulation.

Current Ordinance Organization

The current ordinance does not have a Table of Contents and is not organized in a clear and logical manner.

Article 1: Title and Purpose

Article 2: Rules and Definitions

Article 3: Zoning Districts (no purpose statements)

Article 4: General Regulations

1. Prohibited Acts
2. Division of Zoning Lot
3. Maintenance of Yard Requirements
4. Exceptions to Yard Requirements
5. Fences and Walls
6. Off Street Parking
7. Temporary Building
8. Measurement of Required Yards
9. Sign Regulations
10. Satellite Receiving Dishes
11. Required Buffers and Landscaping
12. Temporary Uses
13. Home Occupations

Current Ordinance Organization

The current ordinance does not have a Table of Contents and is not organized in a clear and logical manner.

- Article 5: R-1 Single Family Dwelling Residential District
- Article 5A: R-1A Single Family Dwelling Residential and Limited Office District (contains sign & other regs)
- Article 6: Low Density Multiple-Family Residence District (placeholder)
- Article 7: Medium Density Multiple-Family Residence District
- Article 8: High Density Multiple-Family Residence District
- Article 9: B-1 Retail Business District
- Article 10: B-2 General Business District
- Article 11: B-3 Highway Business District
- Article 12: O-R Office Research District
- Article 13: I Industrial District
- Article 13A: Downtown Design Review Overlay District (no regs)
- Article 14: Planned Developments
- Article 15: Special Use Permits
- Article 16: Variances and Amendments
- Article 17: Nonconformities
- Article 18: Administration and Enforcement (downtown design review)

Proposed Ordinance Organization

The proposed ordinance organization reflects a logical heirarchy.

- 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. Regulations of General Applicability
- Article 10. Off-Street Parking & Loading
- Article 11. Signs
- Article 12. Landscape Regulations
- Article 13. Planned Developments
- Article 14. Zoning Ordinance Administrative Bodies
- Article 15. Zoning Ordinance Administrative Procedures
- Article 16. Zoning Application Process
- Article 17. Nonconformities
- Article 18. Enforcement

Illustrations and Tables

The usability of the Ordinance would be enhanced by the incorporation of illustrations and tables in the following areas:

- Measurement rules, such as building height, yard location, etc.
- Design standards
- Lot types and dimensions
- Parking, loading, and landscape regulations
- Accessory structure regulations, such as fences, garages, solar panels, etc

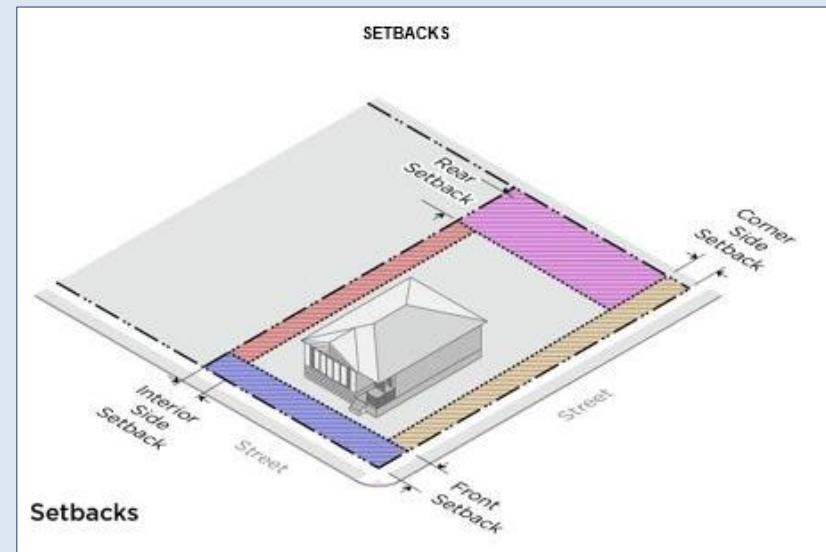
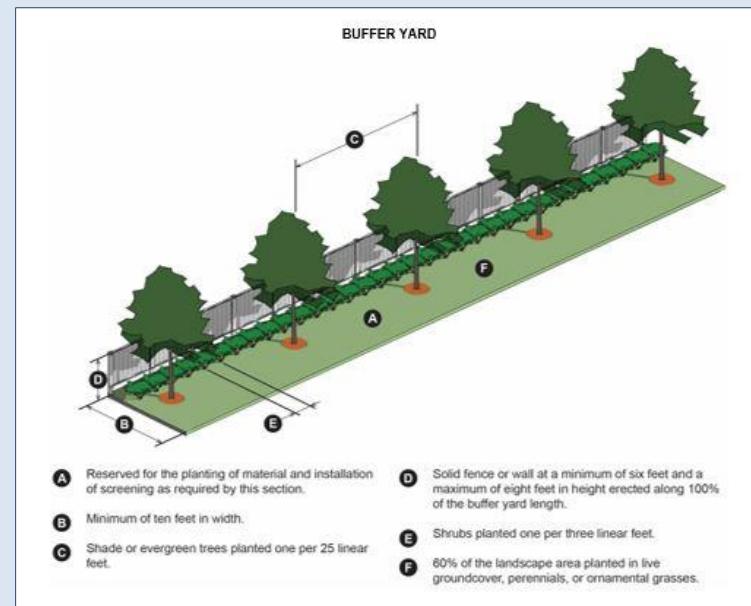
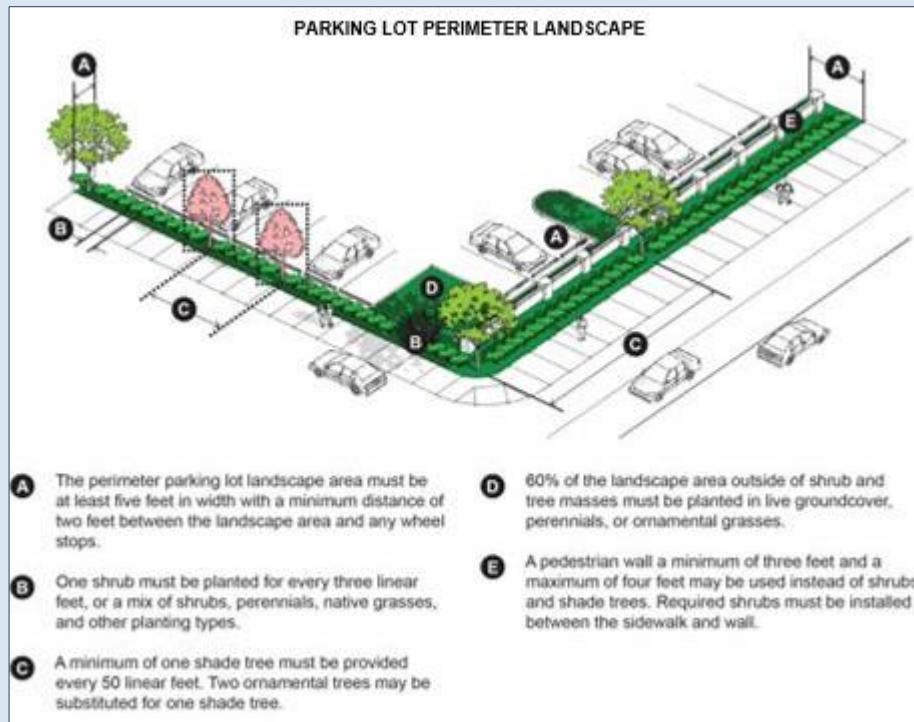
TABLE 9-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS

Y= Permitted // N= Prohibited

Max. = Maximum // Min. = Minimum

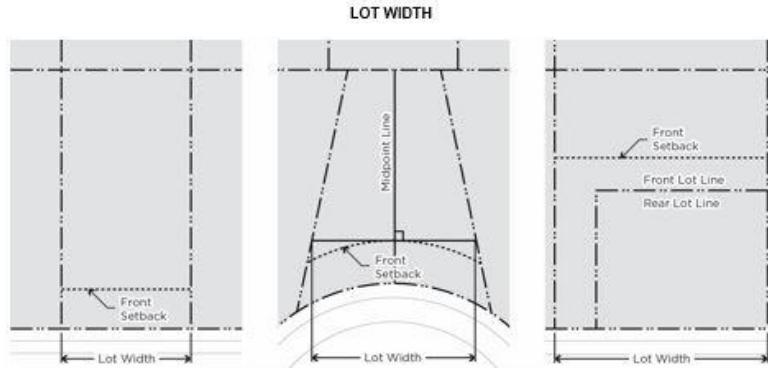
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Sills, belt course, cornices, and ornamental features Max. of 30" into setback No min. distance from lot lines required	Y	Y	Y	Y
Solar Panels - Freestanding (Section 9.3)	N	N	Y	Y
Steps and Stoops (roofed or unrooted, includes support posts) Max. of 5' into front, interior side, or corner side setback Max. of 6' into rear setback Min. of 10' from any lot line	Y	Y	Y	Y
Wind Turbine (Private) - Freestanding (Section 9.3)	N	N	N	Y

Illustrations and Tables



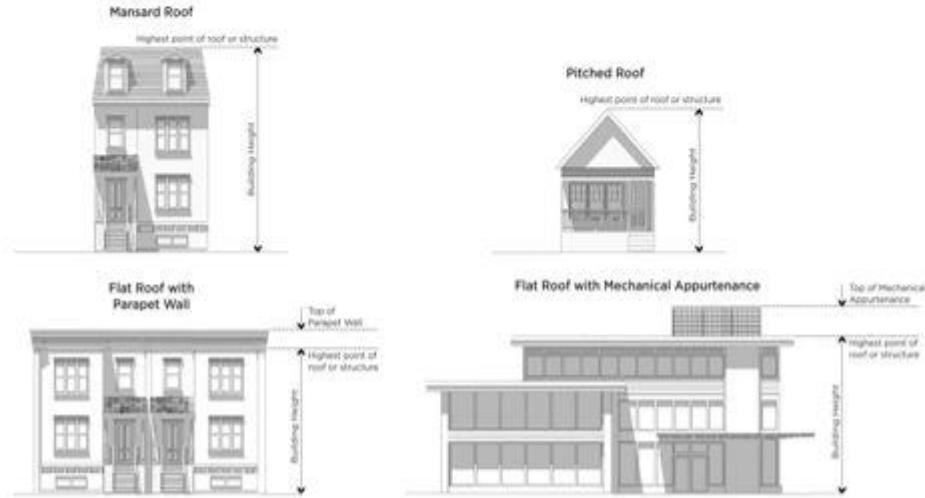
Rules of Measurement

The ordinance should be very clear on how to measure conformance with regulations.



D. Building Height

1. The vertical distance measured from finished grade at the middle of the front of the building to the highest point of the roof, excluding elevator or mechanical equipment rooms, provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building, as shown below.
2. The following structures or parts thereof are exempt from maximum height limitations, unless otherwise limited by any height restriction imposed by any airport authority, or other similar federal, state, or local authority.
 - a. Public utility poles, towers, and wires. This does not include wireless telecommunication towers and wind turbines that are regulated separately by this Ordinance.
 - b. Water tanks and standpipes.
 - c. Building appurtenances such as chimneys, parapet walls, skylights, steeples, flag poles, smokestacks, cooling towers, elevator bulkheads, fire towers, monuments, water towers, stacks, stage towers, or scenery lofts, tanks, ornamental towers and spires, rooftop accessory structures, recreational facilities, necessary mechanical appurtenances, or penthouses to house mechanical appurtenances.



Importance of Definitions

Updating definitions is a key aspect of modernization.

1. New uses and terms need to be defined in the ordinance.
2. Definitions need to be tied to the regulation of uses and structures.
3. Definitions must be clear and easy to interpret.

BUILDING: Any structure built or maintained for the shelter or enclosure of persons, animals, chattels, or property of any kind.

STRUCTURE: Anything constructed, erected, or placed in or on the ground, or attached to something having a permanent location on the ground. Structure includes, but is not limited to, accessory structures, principal structures, buildings, signs, walls and fences.

PORCH:	An open or enclosed area attached to the building and located between the exterior wall of a building and the right-of-way. A porch may be covered by a roof which may be attached to a side wall or common with the main roof of the building. (Ord. No. 165-O-15 , § 10, 5-23-2016)
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Stoop. An exterior floor typically, constructed of stone, concrete, and/or masonry, with a finished floor elevation higher than the adjacent ground level, often with steps leading up to it, and utilized primarily as an access platform to a structure. A stoop may be roofed and designed with railings, but cannot be enclosed.

Upgrade of Principal Use Regulations

The upgrading of regulation of principal uses shall include:

1. Adopt “generic” use approach;
2. Uses in districts should be tailored to meet the purpose of the district.
3. Adopt use standards to regulate certain uses.

- (11) Shoe repair shops and shoeshine parlors.
- (12) Tax preparation services.
- (13) Advertising services.
- (14) Mailing, reproduction, commercial art and photography, a
- (15) Offices for services to dwellings and other buildings, but r construction materials, vehicles or equipment.
- (16) Employment agencies.
- (17) Temporary help services.
- (18) Computer programming, data processing and other comp
- (19) Electrical repair shops, but not including refrigeration and shops.
- (20) Watch, clock, and jewelry repair.
- (21) Reupholstery and furniture repair.
- (22) Offices and clinics for doctors of medicine, dentists, osteo podiatrists and other health practitioners.
- (23) Kidney dialysis centers.
- (24) Legal services.
- (25) Engineering, architectural, and surveying services.
- (26) Accounting, auditing, and bookkeeping services.
- (27) Management and public relations services.

TABLE 8-1: USE MATRIX															
Use	A	RA	R1	R2	R3	R4	R5	R6	B4-RC	B4-MU	B2	M1	B-P	T-C	U88 Standard
Specialty Food Production		P								P	P	P	P		
Stable	P	C													
Vehicle Dealership											C				Sec. 8.3.Q
Vehicle Operation Facility											C	C			
Vehicle Rental Agency											C	C	C		
Vehicle Repair										C	C	C	C		Sec. 8.3.R
Warehouse												P	P		
Wholesale												P	P		
Temporary Uses	A	RA	R1	R2	R3	R4	R5	R6	B1	B1	B2	M1	B-P	T-C	
Farmer's Market	T									T	T	T	T	T	Sec. 8.4.A
Temporary Contractor's Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 8.4.B
Temporary Mobile Food Sales										T	T	T	T	T	Sec. 8.4.C
Temporary Outdoor Entertainment										T	T	T	T	T	Sec. 8.4.D
Temporary Outdoor Sales										T	T	T	T	T	Sec. 8.4.E

S. Vehicle Repair

1. Vehicle repair establishments may not store the same vehicles outdoors on the site for longer than 20 days once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.
2. All repair operations must be performed within a fully enclosed building. All equipment and parts must be stored indoors. Any vehicles awaiting repair must be stored so that no fluids will drain into the storm sewer system, such as the use of drip pans and other coverings.
3. Vehicle repair establishments that abut a residential district must be screened along interior side and rear lot lines with a wall or privacy fence, a minimum of six feet and a maximum of seven feet in height.
4. No partially dismantled, wrecked, junked, or discarded vehicles, or vehicles that sit on one or more flat tires or are inoperable in any manner may be stored outdoors on the premises. This standard does not apply to vehicles under repair.
5. The sale of used or new vehicles is prohibited.
6. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

Upgrade of Accessory Use Regulations

Permitted accessory structures and uses should be clearly defined and regulations should reflect property owner's needs.

- Amateur (HAM) radio equipment
- Arbor
- Carport
- Coldframe
- Garage
- Greenhouse
- Mechanical equipment
- Patio
- Rain barrels and cisterns
- Retaining wall
- Shed
- Swimming pool
- Vehicle charging station
- Deck
- Compost
- Fences
- Farmstand
- Gazebo/pergola
- Home occupation
- Outdoor sales and display
- Personal recreational game court
- Refuse and recycling containers
- Satellite dish antenna
- Solar panels (private)
- Trellis

Upgrade of Accessory Use Regulations

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
Aquaculture/Aquaponics (Section 9.3)	N	N	N	Y
Awning or Sunshade Max. of 3' into any setback No min. distance from lot lines required	Y	Y	Y	Y
Balcony Max. of 5' into required setback Max. vertical clearance of 8'	Y	Y	Y	Y
Bay Window Max. of 3' into any setback No min. distance from lot lines required	Y	Y	Y	Y
Book Exchange Box (Section 9.3)	Y	Y	N	N
Canopy: Non-Structural (Non-Sign) Max. of 3' into any setback	Y	Y	Y	Y
Canopy: Structural (Non-Sign) or Porte-Cochere Min. of 10' from any lot line	Y	Y	Y	Y
Carport (Section 9.3)	N	Y	Y	Y
Chicken Coop (Section 9.3)	N	N	N	Y
Chimney Max. of 24" into setback No min. distance from lot lines required	Y	Y	Y	Y
Cistern	N	N	N	N
Deck or Patio Max. of 8' into rear setback	N	N	N	Y
Eaves Max. of 3' into setback No min. distance from lot lines required	Y	Y	Y	Y
Exterior Lighting (Section 9.2)	Y	Y	Y	Y
Garage - Detached (Section 9.3)	N	Y	Y	Y
Garage or Demolis				

Thank You!

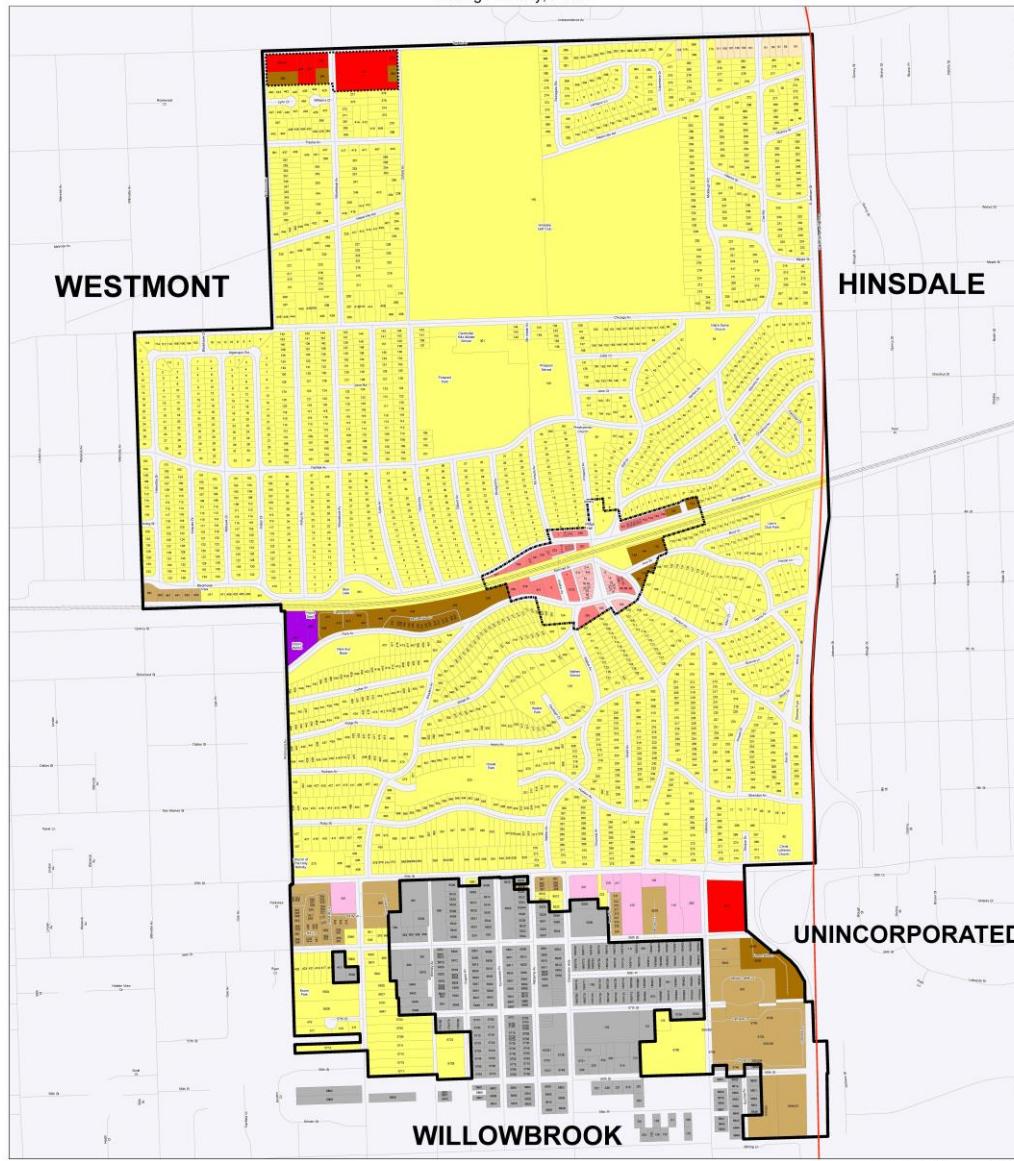


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Zoning Map
DuPage County, Illinois



Date of Update: June 15, 2017 Copyright 2014

Map Updated by: Ryan Amador