



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION**

MEETING DATE: March 09, 2016

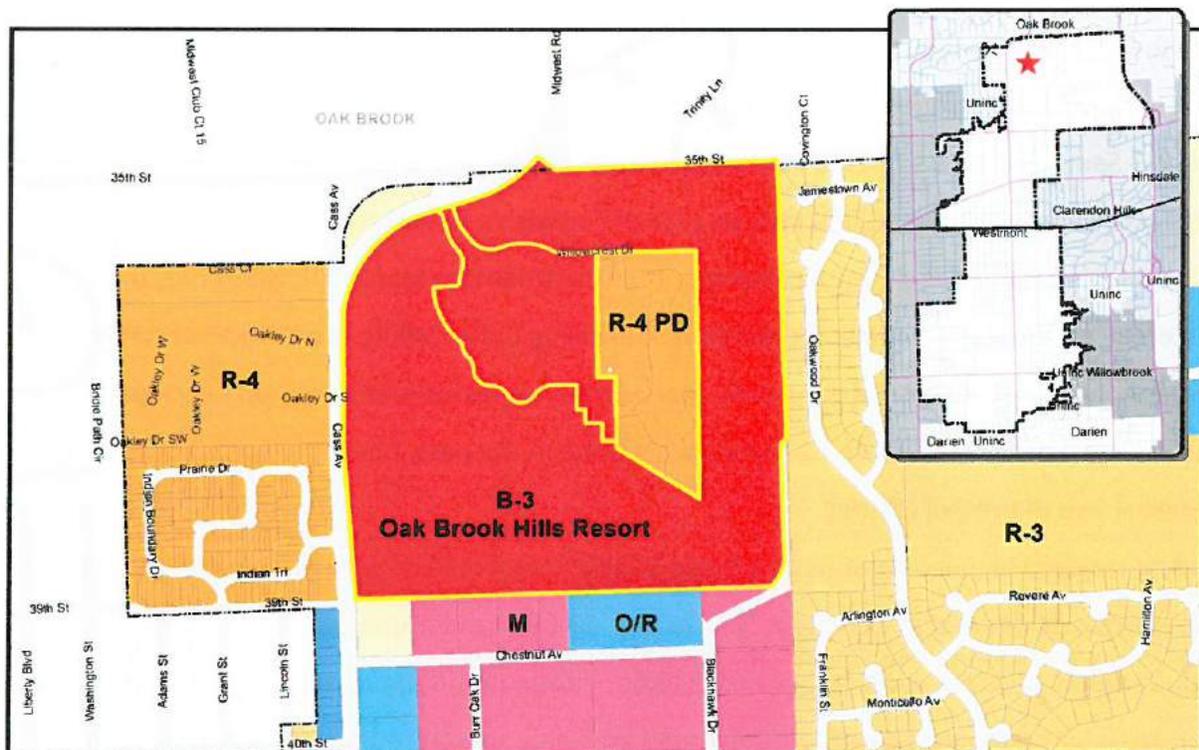
AGENDA ITEM: P/Z 16-005

TITLE: Village of Westmont for the following:

- (A) Amend Appendix A, Section 7.06 of the Westmont Zoning Code regarding the B-3 special development district to allow for residential uses as a special use.

BACKGROUND OF ITEM

Village staff has recently been approached by the ownership of the Hilton property at 3500 Midwest Road to diversify the uses at the property. Designated as a B-3 Special Business District, the zoning is exclusive to this property and was tailored to the anticipated development of the hotel, golf course, offices, and other similar uses when the project was conceived in the 1980s.



3500 Midwest Road - Hilton Oak Brook Hills Resort and Conference Center



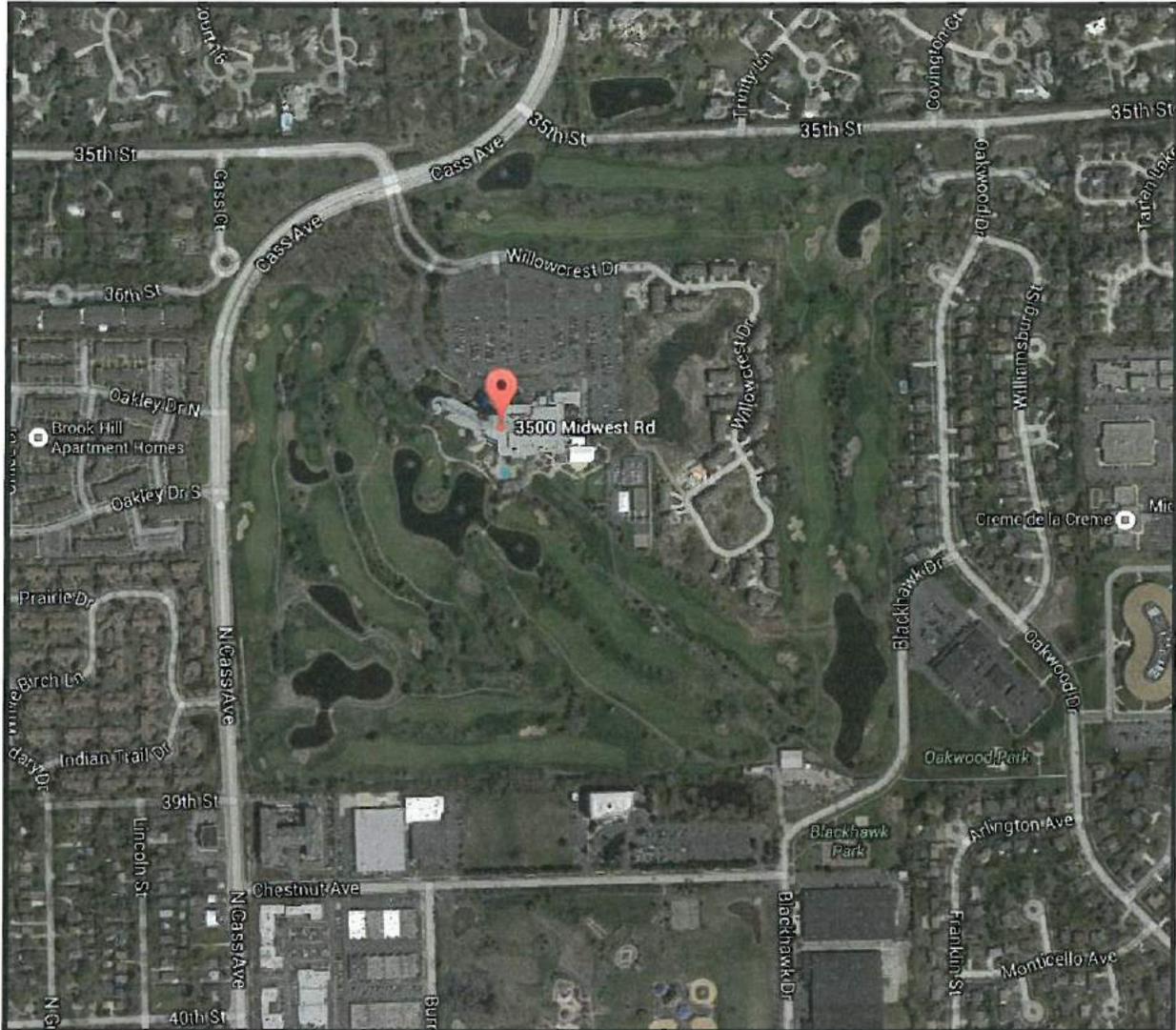
3500 Midwest Road - Hilton Oak Brook Hills Resort and Conference Center

Development of the property over time has been subject to changing market conditions, as can be seen by the introduction of residential units in the center of the property. Originally planned for three 10-story office towers, by the early 1990s the demand for office space was nominal, and the Village approved a R-4 Planned Development rezoning for residential development, now named the Residences at Oak Brook Hills.

The B-3 Special Business District standards encompass a wide range of primary, secondary and special uses thoughtfully unified into an area of “intensive development.”

The owner’s proposal includes a component for multi-family residential, when the zoning currently makes no allowance for residential dwelling units. While the mixed-use nature of the property has been successful over time, staff would not recommend division of a separate parcel with a residential rezoning as had been done in the past, but could support residential as a Special Use in the B-3 District.

Adding residential dwelling units as a listed Special Use would require the established Special Use process as defined in Appendix “A”, Section 13.09 of the municipal code. With requirements of application, public notification, Village Board approval and specific measurable standards, all residential development would be highly scrutinized for compatibility with the overall development.



Aerial View - 3500 Midwest Road - B-3 District

Staff made the Community Development Committee aware that the Hilton was working on a development proposal at the January 21, 2016 meeting that would be reviewed at upcoming public meetings. The property owner presented the conceptual plan to the Economic Development Committee on March 02, 2016. The overall project including the residential units received a positive recommendation, although concerns for an appropriate development were raised by both committee members and the attending public. The Special Use process would create an avenue for the owner to make a request for the residential units, which would include staff scrutiny, public input, a public hearing review, and be subject to final Village Board approval.

Comprehensive Plan

The Comprehensive plan designates the entire B-3 District as Open Space, and further defines it as private recreational area. Plan recommendations include Village efforts to:

“Work with property owners and developers to maintain and enhance the community’s environmental assets.”

Any residential dwellings proposed in the district would be encouraged to utilize previously developed areas to have minimal impact on the existing open space. Residential design and density should be sensitive to the established surroundings, and should not negatively impact any other primary, secondary or special uses.

As the proposed text amendment does not create a separate residential zoning classification, any insertion of residential in the B-3 District should be particularly cognisant of amenities that serve the residential directly. These amenities can include accessible walking trails and open space, safe pedestrian access internally through the site, accommodation of significant events resulting from the B-3 uses that may affect the residences, and visitor access.

Utilizing the established bulk regulations of the B-3 District, any regulations not addressed for residential would defer to the established R-4 General Residence District standards.

As the property continues to be developed and may utilize separate parcels to address the varied uses, code text is proposed to include a revision regarding the introduction of any internal lot lines that may be created. All shared parking between the uses will require appropriate easements and cross-access agreements when necessary.

SUMMARY

Staff presents the above text amendment to the Westmont Code of Ordinances to allow for residential development as a special use in the B-3 Special Business District, after consideration of the impacts of residential in this district and whether it meets the intention of the Comprehensive Plan.

ATTACHMENTS

- Public hearing notice appearing in the February 24, 2016 edition of Westmont Suburban Life
- Appendix "A", Section 7.06. B-3 Special Development District
- Appendix "A", Section 6.04. Bulk and Development Standards in Residence Districts
Proposed Ordinance with Text Revisions and Additions
- Preliminary concept proposal plan as provided by the Hilton at the March 02, 2016 Economic Development Committee meeting

PUBLIC NOTICES

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PUBLIC NOTICES

LEGAL NOTICE / PUBLIC NOTICE

**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION AGENDA**

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, March 09, 2016 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the February 10, 2016 meeting
7. Open Hearing

New Business

PZ 16-004 SKE Property Investments regarding the property located at 230 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum square feet per building in an R-4 General Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable density in an R-4 General Residence District.
- (C) Site and Landscaping Plan approval to build a new single-family semi-detached dwelling.

PZ 16-005 Village of Westmont regarding a Zoning Code text amendment for the following:

- (A) Amend Appendix A, Section 7.06 of the Westmont Zoning Code regarding the B-3 special development district to allow for residential uses as a special use.
- B. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.
All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard, Chairperson

February 24, 2016
Westmont Suburban Life 1161425

LEGAL NOTICE / PUBLIC NOTICE

**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLICATION**

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, March 9, 2016 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from SKE Property Investments regarding the property located at 230 South Cass Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum square feet per building in an R-4 General Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable density in an R-4 General Residence District.
- (C) Site and Landscaping Plan approval to build a new single-family semi-detached dwelling.

Legal Description:

LOT 8 IN BLOCK 15 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH AND COMPANY OF THE SOUTH-EAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9 TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

More Common Location: 230 South Cass Avenue, Westmont, IL 60559

PIN: 09-09-421-018

Village Code(s) Applicable: Appendix "A", Section 6.01 (F)
Appendix "A", Section 6.04 (A)
Appendix "A", Section 13.07

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All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard, Chairperson

February 24, 2016
Westmont Suburban Life 1161436

LEGAL NOTICE / PUBLIC NOTICE

**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION AGENDA
NOTICE OF PUBLICATION**

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, March 9, 2016 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559

The purpose of the hearing is to consider a request from the Village of Westmont regarding a Zoning Code text amendment as follows:

- (A) Amend Appendix A, Section 7.06 of the Westmont Zoning Code regarding the B-3 special development district to allow for residential uses as a special use.
- Village Code(s) Applicable: Appendix A, Article VI, Section 6.02
Appendix A, Article VII, Section 7.06
Appendix A, Article XIII, Section 13.11

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.
All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard, Chairperson

February 24, 2016
Westmont Suburban Life 1161430

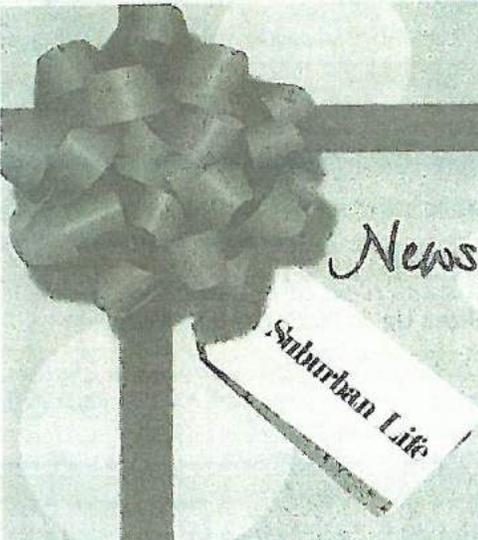
LEGAL NOTICE/PUBLIC NOTICE

The initial list of textbooks recommended for adoption for the 2016-17 school year in Community High School District 99 are on display at the Administrative Service Center, 6301 Springside Avenue, Downers Grove, IL 60516. Individuals interested in reviewing the textbooks may do so between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, from February 23, 2016 through April 5, 2016. Review time is not available on March 25, 2016.

February 24, 2016
Downers Grove Suburban Life
Woodridge Suburban Life
February 25, 2016
Westmont Suburban Life
February 26, 2016
Hinsdale Suburban Life 1161468

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ORDINANCE NO. 2016-_____
AN ORDINANCE AMENDING THE ZONING CODE FOR THE B-3 SPECIAL DEVELOPMENT DISTRICT

WHEREAS, the Village of Westmont is a municipal corporation duly organized and operating pursuant to the laws of the State of Illinois; and

WHEREAS, existing adopted zoning code defines the B-3 special development district to be innovative with diversity of uses, yet makes no inclusion of mixed-uses that allow options for a residential component ; and

WHEREAS, residential uses can be a benefit to a unified development that compliments the existing hotel and/or motel, office, research and recreational uses; and

WHEREAS, a residential use component requires additional considerations beyond the scope of typical B-3 uses and should be subject to a special use review; and

WHEREAS , the Village of Westmont has a vested interest in promoting and attracting new development in the B-3 special development districts to remain competitive with comparable communities; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Westmont, DuPage County, Illinois, as follows (additions/changes are indicated by underlining and shading; ~~deletions are indicated by strikeouts~~):

Section 1: The Village of Westmont Municipal Code, Appendix A - Zoning, Article VII - Business Districts, Section 7.06 - B-3 Special Development District is hereby amended:

- (A) *Intent and purpose.* The B-3 special development district is intended to provide for the combining of hotel and/or motel, office, research and recreational uses in a unified development and to provide for secondary retail, residential and service uses to serve the development. The district is also established in order that the public health, safety and general welfare will be furthered in an area of increasing urbanization and of growing demand for these kinds of land uses and to encourage innovations and variety in type, design and arrangement of such uses. Because of the intensity of development permitted in the special development district, it shall generally be used only when abutting one or more major or secondary arterials with limited access.
- (C) *Special uses.*
- (1) Helipads, public and private, subject to applicable Federal Aviation Administration standards and regulations.
 - (2) Villas, when owned and operated as a hotel and/or motel.

- (3) Dwelling units not to exceed two, to provide housing for the use of management, security and/or maintenance personnel in conjunction with a hotel and/or motel or golf course within this district.
- (4) Public or private schools or colleges for general or vocation training.
- (5) Freestanding antennas and towers of any kind, as a primary or secondary use, subject to all restrictions set forth in section 4.05(E)(31).
- (6) Residential dwelling units, subject to the area and bulk regulations defined below in section 7.06 (E). Any restrictions not addressed below shall comply with those set forth in section 6.04 for the R-4 General Residence District.

(E) *Area and bulk regulations.*

(3) *Yard requirements:*

(b) *Other yards.* Yard setback requirements shall only apply to perimeter property lines for the entire B-3 development and when adjacent to any other zoning districts. Diversified uses within the B-3 Special Development District may allow for reduced setbacks for legally subdivided internal parcels when processed as a Planned Development.

1. Front: 50 feet.
2. Each side: 25 feet.
3. Rear yard: 50 feet. When a rear yard adjoins a manufacturing district, the yard may be reduced 50 percent or 25 feet.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

Section 4: This ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Sec. 7.06. - B-3 special development district.

(A) *Intent and purpose.* The B-3 special development district is intended to provide for the combining of hotel and/or motel, office, research and recreational uses in a unified development and to provide for secondary retail and service uses to serve the development. The district is also established in order that the public health, safety and general welfare will be furthered in an area of increasing urbanization and of growing demand for these kinds of land uses and to encourage innovations and variety in type, design and arrangement of such uses. Because of the intensity of development permitted in the special development district, it shall generally be used only when abutting one or more major or secondary arterials with limited access.

Secondary retail business or service establishments, as set forth below, shall be permitted subject to the restrictions set forth in subsection (D)(2). Secondary uses are permitted in order to reduce the dependence of occupants of the special development district upon goods and services outside of the special development district and thereby reduce traffic congestion in such areas of intensive development.

Because the diversified land uses in a special development district may not be predetermined in detail, approval of the preliminary concept plan and each individual final concept plan of a staged development is an absolute necessity to assure a compatible arrangement of the varied land uses which are permitted to be mixed and to determine the impact of such uses in surrounding areas. Emphasis will be based upon the review of pedestrian and vehicular circulation facilities such as sidewalks, parking areas, interior streets, pavement widths and rights-of-way because of the anticipated high volume of pedestrian and vehicular traffic which will be generated.

For the purposes of this section, the B-3 special development district shall not be considered a planned development.

(B) *Permitted uses.* In a B-3 special development district, no building or structure shall be erected and no land shall be used except for the following specified uses, unless otherwise provided in this section and subject further to requirements set forth in paragraph (D).

(1) *Primary uses:*

- (a) Office uses: Administrative, business, executive, personal services, professional, research or similar uses.
- (b) Financial institutions.
- (c) Medical offices, including clinics and laboratories.
- (d) Data processing and computer centers, including service and maintenance of electronic data processing equipment.
- (e) Any uses which are embraced with the principal functions of education, research, design, and technical training and experimental product development, including repair, when conducted wholly within a completely enclosed building, subject further to applicable performance standards, as established in article [section] 8.02(B).
- (f) Hotels, motels, which may include banquet, convention, exhibition, and meeting facilities.
- (g) Utility, governmental service and transportation uses.

- (h) Outdoor recreation, including golf courses, driving ranges, tennis courts, polo fields, swimming pools, bicycle and jogging paths, ski hills, and skating rinks; lighting for night operations of recreational uses shall be directed away from surrounding properties.
 - (i) Accessory buildings and uses that are customarily incidental to any of the above permitted uses.
 - (j) Uses similar to the above permitted uses subject to the recommendations of the planning and zoning commission and approved by the village board.
- (2) *Secondary uses:*
- (a) Antique shops.
 - (b) Art and office supply stores.
 - (c) Auction rooms.
 - (d) Bakery store where the manufacture of bakery goods is limited to quantity [of] goods sold at retail on the premises only.
 - (e) Blueprinting and photostating establishments.
 - (f) Business machine sales and service.
 - (g) Candy and ice cream stores.
 - (h) Catering establishments.
 - (i) Day care centers.
 - (j) Employment agencies.
 - (k) Financial institutions.
 - (l) Health clubs, including physical culture and health services, gymnasiums, reducing salons and masseurs.
 - (m) Importers and distributors.
 - (n) Indoor commercial recreation uses.
 - (o) Interior decorating shops.
 - (p) Liquor stores, package.
 - (q) Newsstand.
 - (r) Personal service establishments which perform personal services on the premises, including beauty shops, barber shops, tailor shops, dry cleaning and laundry receiving stations, processing to be done elsewhere, watch repair and shoe repair.
 - (s) Private clubs or lodges, including health clubs.
 - (t) Radio and television studios.
 - (u) Recording studios.
 - (v) Restaurants or other places serving food or beverages except those which permit food or beverages to be consumed on the premises in a motor vehicle.
 - (w) Storage when conducted wholly within a completely enclosed building and in the same building as and in conjunction with a permitted primary use.
 - (x) Stores of a generally recognized retail nature which supply commodities on the premises, such as, but not limited to, groceries, drugs, clothing, flowers, and notions, but excluding adult bookstores.
 - (y) Lounge/pub.

- (z) Theaters, concert halls or similar places of assembly, but excluding adult entertainment cabarets.
- (aa) Vending and video machine establishments, but excluding adult bookstores.
- (bb) Temporary structures for construction purposes for a period not to exceed three years.
- (cc) Uses similar to the above permitted secondary uses, subject to the recommendations of the planning and zoning commission and approved by the village board.
- (dd) Antennas attached to any building or structure which is four or more stories in height, not to exceed ten percent of the height of the building or structure.
- (ee) Video gaming. (See definition)

(C) *Special uses.*

- (1) Helipads, public and private, subject to applicable Federal Aviation Administration standards and regulations.
- (2) Villas, when owned and operated as a hotel and/or motel.
- (3) Dwelling units not to exceed two, to provide housing for the use of management, security and/or maintenance personnel in conjunction with a hotel and/or motel or golf course within this district.
- (4) Public or private schools or colleges for general or vocation training.
- (5) Freestanding antennas and towers of any kind, as a primary or secondary use, subject to all restrictions set forth in section 4.05(E)(31).

(D) *Required conditions.*

- (1) All applications for rezoning to the B-3 special development district shall comply with the provisions of paragraphs (G) and (H), and the required public improvements outlined in the Land Development Code.
- (2) A B-3 special development project may be developed with two or more land uses at the option of the developer and in accordance with the provisions of this section.
- (3) Secondary uses as permitted in subsection (B)(2) shall not exceed 20 percent of the gross floor area of any building or structure and shall be included in the principal building it is intended to serve and shall not have direct access to any perimeter road (except an arterial road). Access thereto shall be provided only from interior roadways.
- (4) Not more than 50 percent out of the area of any required yard abutting a street shall be used for vehicular parking and driveways. Adjacent to any lot line abutting a street, there shall be a continuous landscaped area not less than 25 feet wide except at points of approved vehicular access to the street.
- (5) In addition to the landscaping required above, not less than ten percent of the site, in common areas, exclusive of buildings and the required yards abutting a street, shall be landscaped. No landscaped area having a width of less than five feet shall be considered in the ten percent minimum landscaping requirement.
- (6) Off-street parking and off-street loading requirements shall be provided in accordance with article X.
- (7) The outdoor storage or display of goods, vehicles or materials shall be prohibited irrespective of whether or not they may be for sale, except for uses such as: Art or flower displays, golf courses, sidewalk cafes or similar uses intended to be displayed out-of-doors, subject to the issuance of a

temporary permit.

- (8) Warehousing of goods or materials in quantities greater than normally incidental to the above permitted uses shall be prohibited.
- (9) Performance standards. All uses shall comply with the provisions of article VIII, section 8.02.

(E) *Area and bulk regulations.*

- (1) *Minimum land area required.* Not less than 40 acres, under a single control.
- (2) *Building height.* No building constructed in any B-3 special development district shall exceed 125 feet.
- (3) *Yard requirements:*
 - (a) *Perimeter yards.* Along those perimeter property lines which abut either a major arterial or a secondary arterial with limited access, or a residence district a 50-foot perimeter yard as measured from the right-of-way line or property line shall be required. For buildings greater than 45 feet in height adjacent to a residence district an additional setback or yard of 50 feet plus two feet for each additional one foot of building height shall be required.
 - (b) *Other yards.*
 - 1. Front: 50 feet.
 - 2. Each side: 25 feet.
 - 3. Rear yard: 50 feet. When a rear yard adjoins a manufacturing district, the yard may be reduced 50 percent or 25 feet.
 - (c) *Minimum spacing between buildings.* The minimum distance between buildings, excluding parking structures, shall be not less than one-half the building height of the taller of any two buildings, or a minimum of 30 feet, whichever is greater, except that corner-to-corner placement of buildings need not exceed 20 feet.
- (4) *Floor area ratio.* A cumulative total of zero point five (0.5) floor area ratio for the gross project area as determined by the concept plan. For the purpose of this district, the floor area shall not include that floor space devoted to enclosed off-street parking and loading.

(F) *Other requirements.*

- (1) *Signs and lighting.* Signs and lighting requirements shall be provided in accordance with article XI and article X, section 10.06(H)(4).
- (2) *Walls and berms.*
 - (a) For the uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring wall or landscaped berm as required below. The height of the wall or berm shall be measured from the surface of the parking area or land on the nonresidential side of the wall.

	Use	Height requirements
(1)	Loading or unloading areas	6 feet
(2)	Off-street parking areas	5 feet
(3)	Utility buildings, stations and/or substations	6 feet

- (b) The location and design of required walls and berms shall be subject to the review and recommendations by the board of trustees.
 - (c) Berms shall be landscaped earth mounds, the same height as required for a wall, with a maximum slope of 3:1 (three feet horizontal to one foot vertical). All berms shall have a nearly flat, horizontal area at their highest point of not less than two feet in width. Such requirements may be modified as recommended by the board of trustees.
 - (d) Masonry walls may be constructed with openings which do not in any square section (height and width) exceed 20 percent of surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required and shall not reduce the minimum height requirements. The arrangement of the openings shall be reviewed and recommended for approval of the board of trustees.
 - (e) In those instances where a purpose would not be properly served, the requirements may be waived or modified pursuant to recommendations by the planning and zoning commission.
- (3) *Public improvements.* Public improvements shall be installed as outlined in the Land Development Code. Other improvements to adjacent streets for public safety and traffic control, which are found necessary due to the development, shall also be installed as part of the project.
- (G) *Preliminary concept plan review procedures.* No building, structure or land shall be improved or used in a B-3 special development district unless the preliminary concept plan has been reviewed and evaluated by the planning and zoning commission and recommendations submitted to and approved by the board of trustees. The approval of the preliminary concept plan by the board of trustees shall constitute an acceptance of the specific concept of the preliminary concept plan. The board of trustees shall not act on the preliminary concept plan until it receives a recommendation regarding same from the planning and zoning commission. The board may act on any portion of the preliminary concept plan where a recommendation has not been received from the planning and zoning commission within 60 days after such recommendation has been requested by the board of trustees. The planning and zoning commission shall not recommend approval of the preliminary concept plan unless it finds that the following conditions and procedures have been complied with:
- (1) *Preliminary concept plan.* A preliminary concept plan (20 copies) for the project area shall be filed with the village clerk for submittal to the planning and zoning commission (ten copies) and the village board (ten copies). The planning and zoning commission shall review and present recommendations and consideration for approval by the village board. The preliminary concept plan will be a generalized plan for the entire development and will consist of the following:
 - (a) *Generalized land uses.* The approximate location, size, configuration of all proposed land uses within the entire development; to include areas to be designated as open space recreation and service activity areas.
 - (b) *Distribution of density.* The approximate amount of square footage proposed for each land use area, including the approximate number of vehicles to be accommodated.
 - (c) *Overall circulation system.* To include the principal points of access to the site from the surrounding roadways, the major elements of internal circulation proposed, the location of major parking areas, and any special requirements for service or emergency access.
 - (d)

Phases of development. To indicate the phases or stages by which the entire development is to be accomplished, if applicable, including the approximate size, density and timing of subelements of the building program and all improvements.

- (e) *Special features.* To include elements such as pedestrian environments, public facilities, energy conservation measures, and similar features.
- (f) *Development features.* All the development features, including principal buildings and any accessory buildings, open spaces, service roads, driveways and parking areas, are located so as to minimize the possibility of any adverse effects upon adjacent properties and so as to relate properly to traffic safety.
- (g) *Access.* The preliminary concept plan shall indicate that access is provided only to an arterial or limited access service drive and that a prior relationship exists between the arterial and any proposed service roads, driveways and parking areas in order to encourage pedestrian and vehicular traffic safety.

The above elements of the preliminary concept plan will be represented in such a manner as to clearly convey to the planning and zoning commission and the village board the intent of the developer for the entire development, and the merits of the development as planned, as well as compliance with other applicable provisions of the zoning ordinance, and other related ordinances and controls of the village.

- (H) *Final concept plan review procedures.* The board of trustees shall approve the final concept plan(s) which is (are) in conformance with the provisions required for the district subject to the following procedures:
 - (1) The final concept plan(s), or plats (where applicable), shall be in substantial conformity with the approved preliminary concept plan.
 - (2) A boundary survey of the exact acreage being requested prepared by a land surveyor registered in the State of Illinois shall be submitted.
 - (3) A site location map on a smaller scale showing major circulation routes and other landmarks shall be provided with the site plan.
 - (4) A topographic map of the entire area at a contour interval of not more than one foot to U.S.G.S. Datum shall be submitted. This map shall indicate all major stands of trees, floodplains, wetlands, bodies of water, significant natural features, existing structures and unbuildable areas.
 - (5) A recent aerial photograph of the area shall be provided at a scale of not less than one inch equals 200 feet.
 - (6) One copy of the final concept plan, superimposed on a recent aerial photograph of not less than one inch equals 200 feet scale, shall be submitted for review to show the relationship of the final concept plan to existing natural features and to adjacent development.
 - (7) An indication of the contemplated storm and sanitary sewer plan, water distribution plan and a preliminary topographic map indicating how the land area is proposed to be shaped including elevations and proposed grade contours shall be submitted (ten copies are required).
 - (8) A written statement shall be provided explaining in detail the full intent of the sponsor, indicating the type of buildings or structures and facilities contemplated, and providing supporting documentation, such as soil surveys, studies supporting land use requests, and the intended scheduling of the development, or any stage thereof (ten copies are required).
 - (9)

Unless otherwise indicated, the final concept plan(s) shall be prepared at a consistent scale of not smaller than one inch equals 100 feet.

- (10) Floor plans and elevations typical of all buildings within each stage shall be submitted with each stage and the final concept plan shall indicate which floor plan(s) and elevation(s) is applicable to each building (ten copies are required).
- (11) A landscape plan in accordance with section 10.06(H)(3) of the zoning ordinance and section 5.05(d) of the Land Development Ordinance shall be submitted at stage(s) as determined by the board of trustees. Such requirements may be waived or approved in alternate form by the board of trustees.
- (I) *Density standards.* Each plat and/or site plan submitted within the proposed development shall, either individually or in combination with previously approved project areas, meet all applicable density standards of the total project area.
- (J) *Review and approval of final concept plan(s) by village board.* Upon filing of an application with the village clerk, the clerk shall refer such request to the village board for review and approval.
- (K) *Termination of preliminary concept plan and final concept plan(s).*
- (1) Once an area has been included within a preliminary concept plan or final concept plan(s), and such plans have been approved by the village board, no other development may take place in such area nor may any other use thereof be made except in accordance with a village board approved amendment thereto, unless the plans are terminated as provided herein.
 - (2) An approved plan shall be terminated by the applicant, or its successors or assigns, prior to any development within the area involved by filing with the village an affidavit so stating. The approval of the plan shall terminate upon said filing.
 - (3) No approved plan shall be terminated after development commences except with the approval of the village board and of all parties with an interest in the land.
 - (4) If development of the approved preliminary concept plan, final plat(s) or final concept plan(s) for respective stages is not substantially completed within three years after approval, further final submittals shall cease until the part in question is completed or cause to be shown for not completing same. Provisions shall be made for the dedication of public roads so as to cause continuity of public access between the adjacent thoroughfares and ingress and egress to all private development within the project area plan.
- (L) *Amendments or modifications.* Any changes or amendment requested to the preliminary concept plan shall be reviewed and recommended by the planning and zoning commission after a public hearing conforming to article XIII, section 13.11 of the zoning ordinance, and approved by the village board. In instances where modifications are necessary to preliminary concept plans, the planning and zoning commission may request that said plans again be submitted for review if, in its judgment, a substantial change is being made in said plans.
- (Ord. No. 84-131, 11-5-1984; Ord. No. 88-49, 5-2-1988; Ord. No. 94-14, § 2, 2-21-1994; Ord. No. 96-33, § 1(b), (c), 6-3-1996; Ord. No. 15-156, § 5, 10-1-2015)

Editor's note— Ordinance No. 84-131, adopted Nov. 5, 1984, amended the zoning code by adding a § 7.03. Inasmuch as the zoning code already contained a § 7.03, the editor has redesignated the provisions of Ord. No. 84-131 as a new § 7.06.

Sec. 6.04. - Bulk and development standards in residence districts.

		R-1 district	R-1(A) district	R-2 district	R-3 district	R-4 district	R-5 district
(A)	Minimum lot area: ¹						
(1)	Single-family detached dwelling	15,000 square feet	11,250 square feet	10,000 square feet	7,800 square feet ⁶	7,800 square feet	7,800 square feet
(2)	Two-family detached dwellings	Not permitted	Not permitted	Not permitted	Not permitted	8,400 square feet	8,400 square feet
(3)	Single-family attached and single-family semidetached dwelling containing:					12,000 square feet per building	10,000 square feet per building
(a)	Four or more bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	5,500 square feet per dwelling	5,000 square feet per dwelling
(b)	Three bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	5,000 square feet per dwelling	4,500 square feet per dwelling
(c)	Two bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	4,500 square feet per dwelling	3,500 square feet per dwelling
(d)	One or no bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	4,000 square feet per dwelling	3,000 square feet per dwelling
(4)	Multiple-family dwelling containing:					7,800 square feet per building	7,800 square feet per building

	(a)	Four or more bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	7,500 square feet per dwelling	7,500 square feet per dwelling
	(b)	Three bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	6,700 square feet per dwelling	6,700 square feet per dwelling
	(c)	Two bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	5,300 square feet per dwelling	5,300 square feet per dwelling
	(d)	One or no bedrooms	Not permitted	Not permitted	Not permitted	Not permitted	3,800 square feet per dwelling	3,800 square feet per dwelling
(5)		Nonresidential uses, unless otherwise specified in article [section] 6.02	20,000 square feet	20,000 square feet	20,000 square feet	20,000 square feet	10,000 square feet	10,000 square feet
(B)	Minimum lot width:							
(1)		Single-family detached dwelling	100 feet	75 feet	70 feet	60 feet ⁶	60 feet	60 feet
(2)		Single-family attached dwelling	Not permitted	Not permitted	Not permitted	Not permitted	22 feet	22 feet
(3)		Single-family semidetached dwelling	Not permitted	Not permitted	Not permitted	Not permitted	27 feet	27 feet
(4)		Two-family detached dwelling	Not permitted	Not permitted	Not permitted	Not permitted	75 feet	75 feet
(5)		Multiple-family dwellings	Not permitted	Not permitted	Not permitted	Not permitted	60 feet	60 feet

	(6)	Nonresidential uses, unless otherwise specified in article [section] 6.02	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
(C)	Maximum floor area ratio: ¹							
	(1)	Single-family and two-family dwellings	0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet	0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet	0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet	0.40 for the first 9,000 square feet of lot area plus 0.20 for the lot area greater than 9,000 square feet	Not applicable	Not applicable
	(2)	Multifamily dwellings as follows	Not permitted	Not permitted	Not permitted	Not permitted	0.75	0.75
	(3)	Nonresidential uses	0.50	0.50	0.50	0.50	0.75	0.75
(D)	Maximum lot coverage ¹¹		0.35	0.35	0.35	0.35	Not applicable	Not applicable
(E)	Maximum height of buildings and structures (also see article IV, 4.02(D)):							
	(1)	Residential uses	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
	(2)	Nonresidential uses	45 feet	45 feet	45 feet	45 feet	45 feet	45 feet
(F)	Minimum yards:							

(1)		Single-family and two-family detached dwellings:						
(a)	Front and side yard adjoining a street ⁵	35 feet	50 feet	35 feet	35 feet	35 feet	25 feet	
(b)	Interior side ^{8, 9}	Aggregate of 20 percent of lot width, ten feet minimum, each	Aggregate of 20 percent of lot width, ten feet minimum, each	Aggregate of 20 percent of lot width, seven feet minimum, each	Aggregate of 20 percent of lot width, six-foot minimum, each ⁷	Aggregate of 20 percent of lot width, five feet minimum, each	Aggregate of 20 percent of lot width, five feet minimum, each	
(c)	Rear	20 percent of lot depth	20 percent of lot depth	20 percent of lot depth	20 percent of lot depth	20 percent of lot depth	20 percent of lot depth	
(2)		Single-family attached dwellings:						
(a)	Front and side yard adjoining a street	Not applicable	Not applicable	Not applicable	Not applicable	25 feet	25 feet	
(b)	Interior side, each ⁸	Not applicable	Not applicable	Not applicable	Not applicable	none	none	
(c)	Rear	Not applicable	Not applicable	Not applicable	Not applicable	20 percent of lot depth, 20 feet minimum	20 percent of lot depth, 20 feet minimum	
(3)		Single-family semidetached dwellings:						
(a)	Front and side adjoining	Not applicable	Not applicable	Not applicable	Not applicable	25 feet	25 feet	

	a street							
	(b) Interior side (one only) ⁸	Not applicable	Not applicable	Not applicable	Not applicable	5 feet	5 feet	
	(c) Rear	Not applicable	Not applicable	Not applicable	Not applicable	20 percent of lot depth, 20 feet minimum	20 percent of lot depth, 20 feet minimum	
(4)	Multiple-family dwellings and nonresidential uses:							
	(a) Front and side yard adjoining street	Not applicable	Not applicable	Not applicable	Not applicable	25 feet ³	25 feet ⁴	
	(b) Interior side, each ⁸	Not applicable	Not applicable	Not applicable	Not applicable	10 feet, each ³	10 feet, each ⁴	
	(c) Rear	Not applicable	Not applicable	Not applicable	Not applicable	30 feet ³	20 feet ⁴	
(G)	Minimum off-street parking and off-street loading ¹	Required in all districts in accordance with regulations set forth in article X of this ordinance.						

Notes:

¹ Premium for enclosed off-street parking. Where any required off-street parking spaces in the R-5 district are located in an enclosed garage under the dwelling structure or in a garage having more than one level, one-half of the square footage of floor area occupied by such interior off-street parking spaces and access aisles may be added to the square feet contained in the lot, the sum of which shall represent the lot area used for determining the permitted number of dwellings and the maximum floor area ratio.

² Any room other than a kitchen, bathroom, living room, dining room or utility room in excess of 80 square feet in area shall be counted as a bedroom.

³ Each required yard shall be increased by one-half foot for each foot in height that a building exceeds 30 feet in height, and where a side lot line in an R-4 district adjoins a side or rear lot line in an R-1, R-2 or R-3 district, the required interior side yard shall be increased to 15 feet, and where a rear lot line in an R-4 district adjoins a side or

rear lot line in an R-1, R-2 or R-3 district, the required rear yard shall be increased to 40 feet, and there shall be provided a six-foot-high solid fence, or six-foot-high dense hedge on the R-4 lot along such common lot line.

⁴ Each required yard or transitional yard shall be increased by one-half foot for each foot that a building exceeds 30 feet in height, and, in addition, where an R-5 district adjoins another residence district, transitional yards shall be provided as follows:

- (1) Where a side or rear yard of a lot in an R-5 district adjoins the side or rear yard of a lot in an R-4 district, each such adjoining yard in the R-4 district shall be increased by ten feet.
- (2) Where a side or rear yard of a lot in an R-5 district adjoins the side or rear yard of an R-1, R-2 or R-3 single-family residence district, each such adjoining yard shall be increased by 15 feet and there shall be provided a six-foot-high solid fence or six-foot-high dense landscape hedge on the R-5 lot along such common lot line.

⁵ For frontages on major arterial streets, refer to section 4.16, article IV.

⁶ Minimum lot width in an R-3 district shall be 60 feet; except that a recommendation may be made by the planning and zoning commission to amend to 50 feet, after all responsible effort has been made to maintain the 60-foot width by acquisition of adjoining property and a resubdivision hearing has been held and the board of trustees concur.

⁷ Interior side yard for R-3 district setback for accessory structures (i.e., garage, etc.) shall be a minimum of three feet, and shall be located behind the main structure rear wall, per section 4.05(B).

⁸ Where under previously enacted zoning regulations for interior side yards, and a setback was established as a minimum at the time of construction; that setback may be maintained when alterations or additions are proposed for the existing structure.

⁹ For corner lots subdivided and duly recorded on the effective date of this ordinance which have insufficient lot width to provide the required minimum side yard adjoining a street and still maintain a buildable lot width of 30 feet, the required side yard adjoining the street shall be minimum 25 feet, and the required minimum interior side yard shall be five feet.

¹⁰ When a minimum front yard setback was established at the time of construction under previously enacted zoning regulations, that setback may be maintained without a variance when second story additions are proposed for the existing structure provided that the alteration matches the original building footprint.

¹¹ When the application of the lot coverage regulations specified herein results in proposed lot coverage between 35—40 percent, a permit may be eligible for administrative approval (in lieu of a variance) provided that the property is not identified within any building moratorium area, known drainage problem area, or within any identifiable drainage sub basin area.

(Ord. No. 86-95, 10-6-1986; Ord. No. 86-98, 10-6-1986; Ord. No. 87-13, 2-2-1987; Ord. No. 88-28, 3-7-1988; Ord. No. 88-49, 5-2-1988; Ord. No. 98-02, §§ 1—5, 1-19-1998; Ord. No. 00-149, §§ 1, 2c, 12-4-2000; Ord. No. 07-113, § 1, 6-18-2007; Ord. No. 10-182, § 1, 11-1-2010; Ord. No. 11-152, § 1, 9-19-2011)