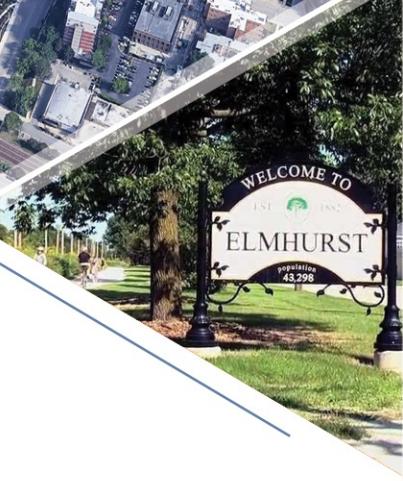
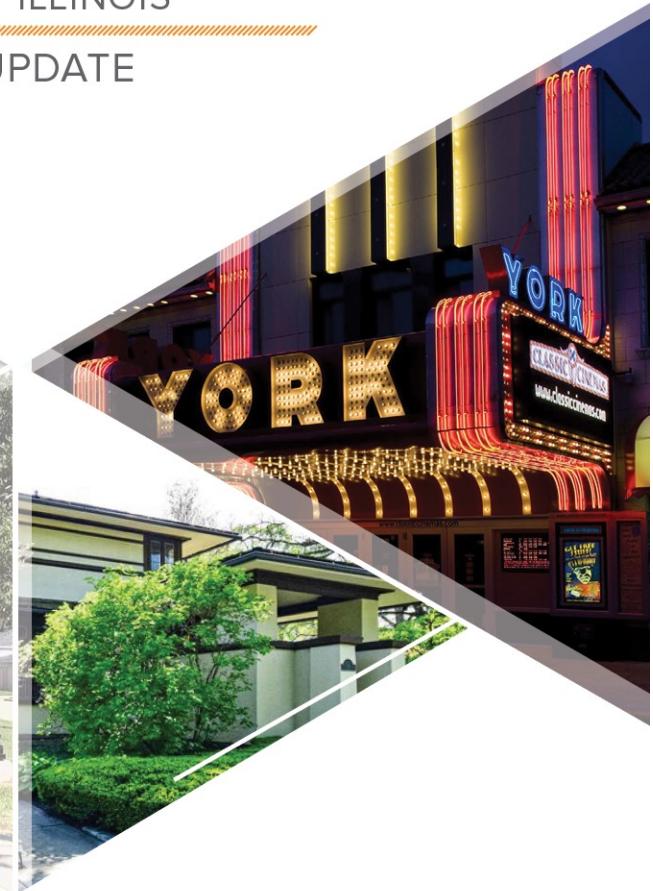


CITY OF ELMHURST, ILLINOIS

ZONING CODE UPDATE



ELMHURST BACKGROUND

Comprehensive Plan Downtown Plan Subarea Plans

Lake St. Commercial business center

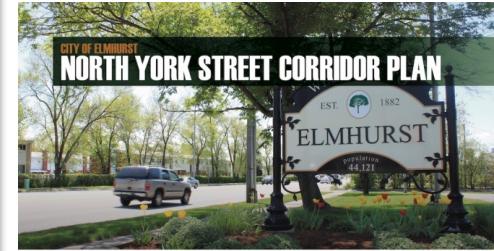
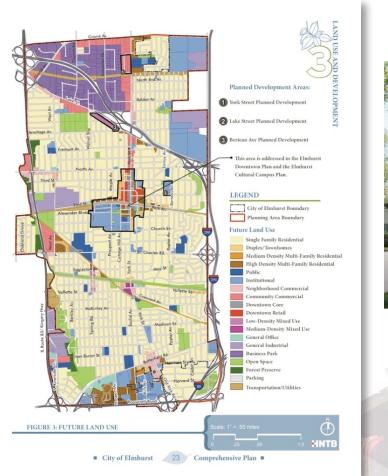
North + 83 Gateway

1st + York Downtown

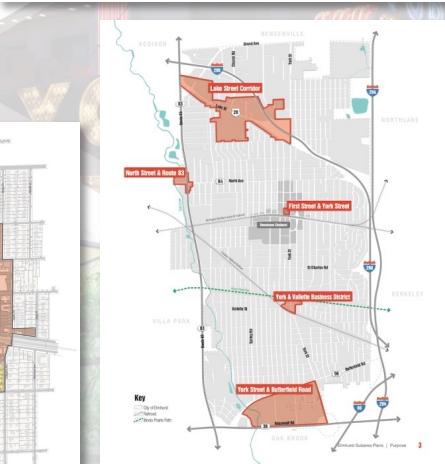
York + Vallette IL Prairie Path mixed-use

York + Butterfield Integrate hospital;
mixed-use

North York Street Corridor



Updated June 22, 2015



ELMHURST ORGANIZATION

Article 1 Title, Purpose, + Intent

Article 2 Definitions + Measurement

Article 3 Zoning Districts + Zoning Map

Article 4 Residential Districts

Article 5 Commercial Districts

Article 6 Downtown Districts

Article 7 Industrial Districts

Article 8 Special Purpose Districts

Article 9 Uses

Article 10 On-Site Development Standards

Article 11 Off-Street Parking + Loading

Article 12 Landscape

Article 13 Signs

Article 14 Ordinance Administrators

Article 15 Application Procedures

Article 16 Zoning Applications + Approvals

Article 17 Nonconformities

Article 18 Enforcement

ORDINANCE EFFICIENCY & CONSISTENCY

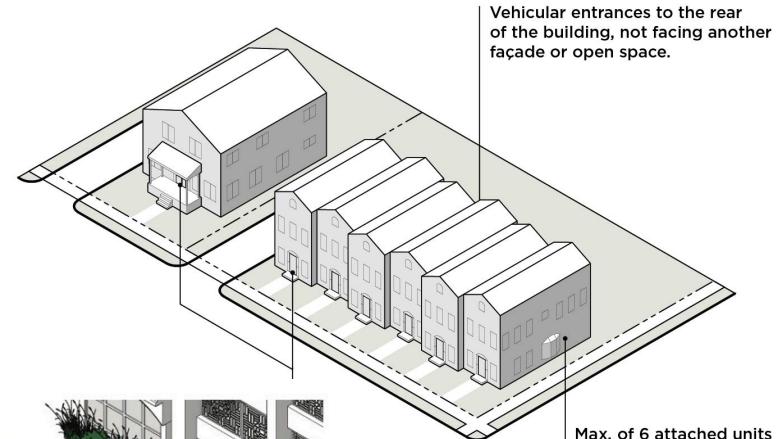
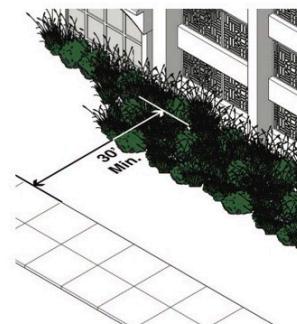
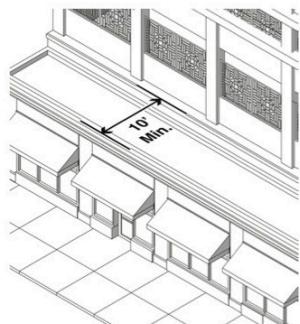
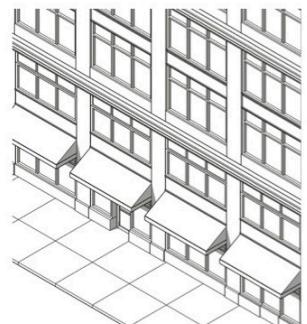
Compartmentalize

Take apart “Art. 4 General Provisions”

Graphic orientation

Define all terms

Measurement methodologies



camiros

MODERNIZING USE STRUCTURE

Revise use approach

- Uses tailored to purpose of district

- Use matrix

Modern generic use approach

- Only call out select uses of concern

- Define each use

Certain uses require standards

- Control impacts

Principal + temporary uses



MODERNIZING USE STRUCTURE

Permitted = P
 Conditional = C
 Blank = Prohibited

TABLE 8-1: USE MATRIX

P = Permitted Use C = Conditional Use T = Temporary Use

PRINCIPAL USE	RL-1	RL-2	RL-3	RM-1	RM-2	RH-1	RH-2	C-MS	C-CC	C-MX	MU-T	DT	R-MX	I-L	I-G	I-MU	TOD	INST	OS-R	USE STANDARD
Adult Use															C					Sec. 8.3.A
Alternative Correctional Facility										C	P	P	P	P	P					C
Amusement Facility - Indoor										C	C					P	P			
Amusement Facility - Outdoor										C	P	P				P				
Animal Care Facility - With Outdoor Area										C	P	P				P				Sec. 8.3.B
Broadcasting Facility - With Antennae										C	C	C	P	P	P	P	P	P	P	Sec. 8.3.B
Broadcasting Facility - No Antennae										P	P	P	P	P	P	P	P	P	P	
Car Wash										P	P	P	P	P	P	P	P	P	P	Sec. 8.3.C
Cemetery																		P		
Children's Home																		P		
Commercial Kitchen (Standalone)																	P	P		
Community Center										C	C	P	P	P	P	P	P	P	P	
Community Garden	P	P	P	T	P	F	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.E
Community Residence	P	P	P		P	P												P		
Conservation Area																		P		
Cultural Facility										P	P	P	P	P	P	P	P	P	P	
Day Care Center										P	P	P	P	P	P	P	P	P		Sec. 8.3.F
Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.3.F
Drug Treatment Clinic																	C			
Dwelling - Above the Ground Floor										P	P	P	P	P	P	P	P	P	P	
Dwelling - Multi-Family										P	P	P	P	P	P	P	P	P	P	Sec. 8.3.G
Dwelling - Rowhouse										P	P	P	P	P	P	P	P	P	P	Sec. 8.3.G
Dwelling - Single-Family	P	P	P	P	P	P	P													Sec. 8.3.H
Dwelling - Single-Family Attached								P	P	P	P									Sec. 8.3.H

MODERNIZING USE STRUCTURE

Locate Use
 1) By use type
 2) By district

TABLE 8-1: USE MATRIX
 P = Permitted Use C = Conditional Use T = Temporary Use

PRINCIPAL USE	RL-1	RL-2	RL-3	RM-1	RM-2	RH-1	RH-2	C-MS	C-CC	C-MX	MU-T	DT	R-MX	I-L	I-G	I-MU	TOD	INST	OS-R	USE STANDARD
Adult Use																C				Sec. 8.3.A
Alternative Correctional Facility								C	P	P	P	P	P					C		
Amusement Facility - Indoor										C	C						P	P		
Amusement Facility - Outdoor																	P			
Animal Care Facility - With Outdoor Area									C	P	P						P			Sec. 8.3.B
Animal Care Facility - Fully Indoors					C	C	C	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.3.B
Animal Shelter															P		C			
Art Gallery						P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Arts and Fitness Studio						P	P	P	P	P	P	P	P	P	P	P	P	P		
Bed and Breakfast	P	P	P	P	P	P	P													Sec. 8.3.C
Body Modification Establishment								C	P	P	P	P	P			P	P	P		
Cemetery									P	P	P	P	P	P	P	P	P	P		
Children's Home																		P		
Commercial Kitchen (Standalone)										P	P						P	P		
Community Center					C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.E
Community Residence	P	P	P	P	P	P	P										P			
Convention Area																				P
Cultural Facility						P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care Center						P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.3.F
Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.3.F
Drug Treatment Clinic																	C			
Dwelling - Above the Ground Floor						P	P	P	P	P	P	P	P	P	P	P	P	P		
Dwelling - Multi-Family						P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.3.G
Dwelling - Rowhouse						P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.3.G
Dwelling - Single-Family	P	P	P	P	P	P	P													Sec. 8.3.H
Dwelling - Single-Family Attached						P	P	P	P											Sec. 8.3.H

EVALUATING DISTRICT STANDARDS

Simplify district dimensional standards

Eliminate by types of uses; residential + nonresidential

Clarify lot coverage + lot width calculations

Coverage - “Box-out” issues

Remove FAR

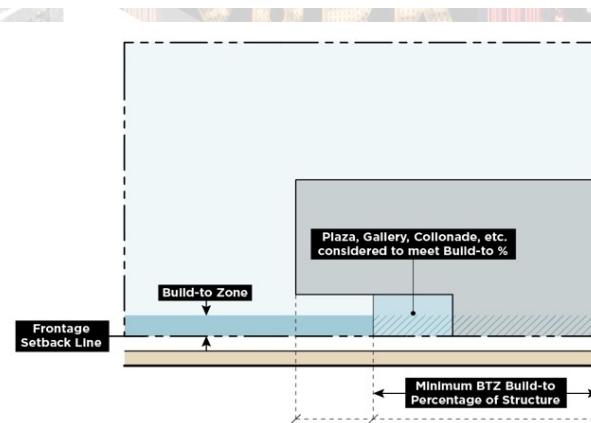
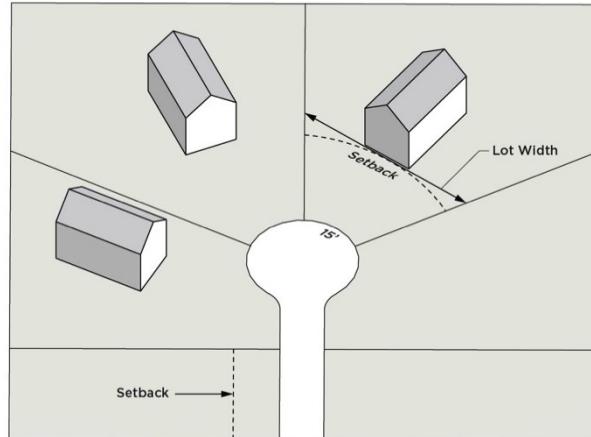
Clarify yard/setback measurement methodology

Measure building height in feet

Reduce multi-family open space requirement

From 20% to 10%

Add build-to percentages to build-to zones



EVALUATING DISTRICT STANDARDS

Include basic design standards

Transparency

Façade modulation

Entrance designs

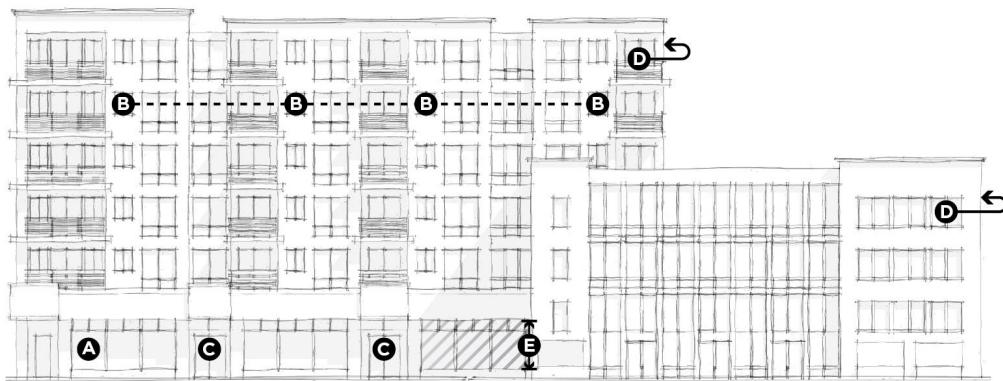
Blank wall limits

Building materials

Nonresidential + mixed-use

Multi-family

Townhouse



A Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured parallel to the street.

B Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.

C All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.

D Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way.

E The ground floor of the front façade must maintain a transparency of 35%, measured between two and ten feet in height from grade.

DISTRICTS RESIDENTIAL

Significant portions of R1 + some R2 are nonconforming in terms of lot area and/or lot frontage

R1 District

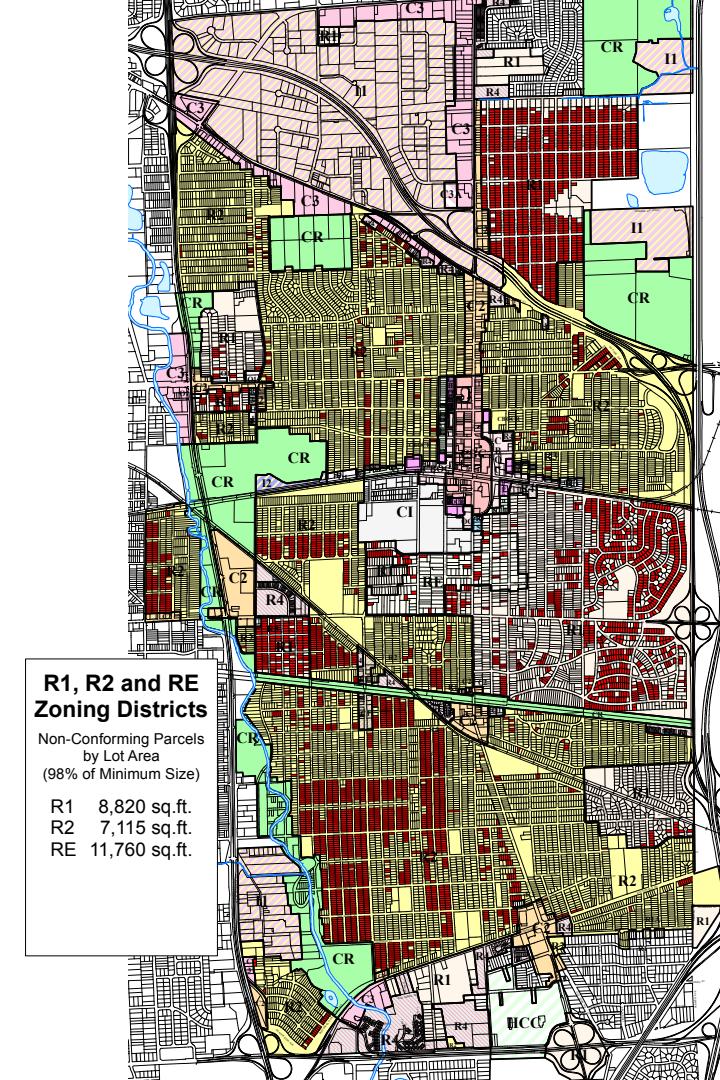
43% meet lot size
74% meet lot frontage

R2 District

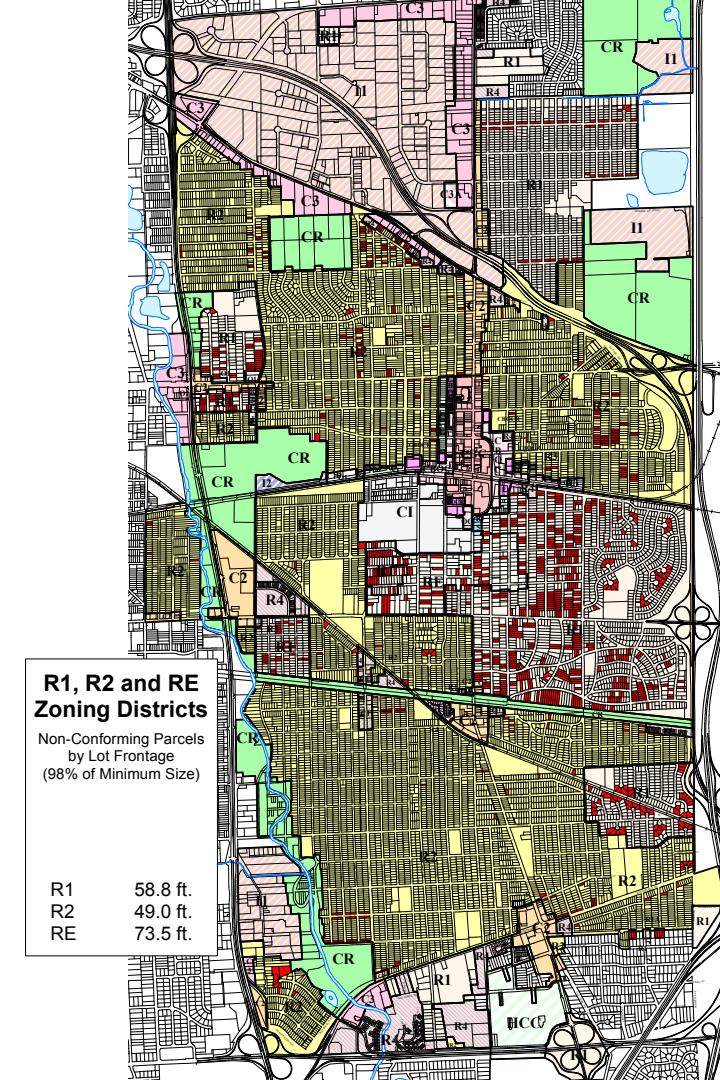
72% meet lot size
92% meet lot frontage



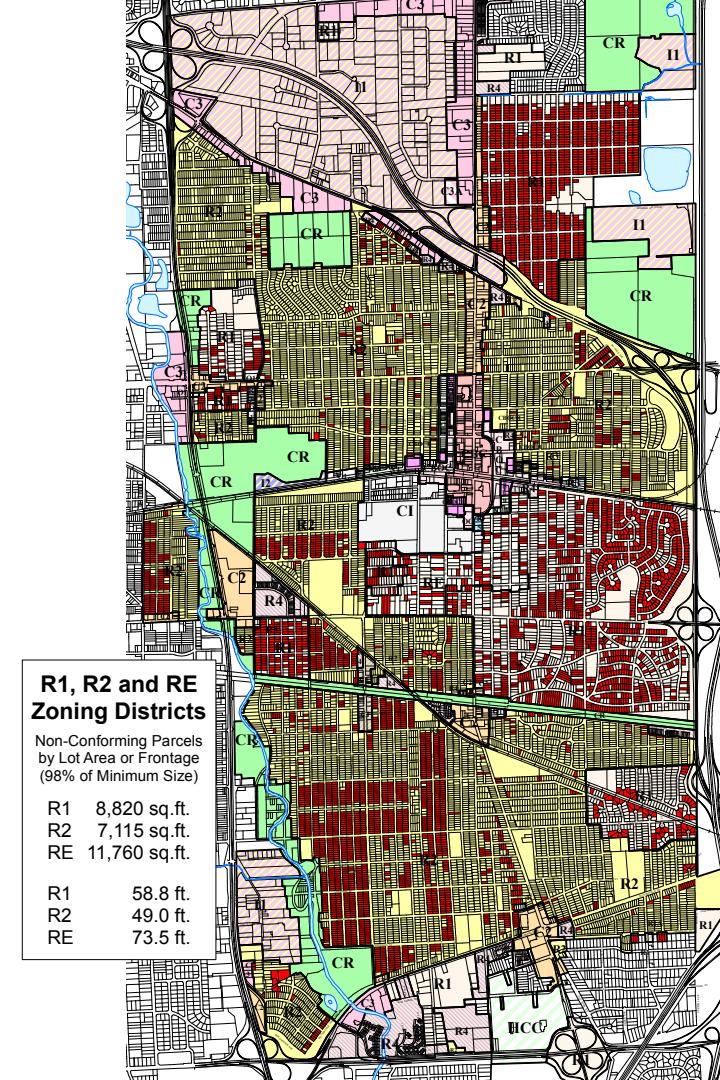
Current Nonconforming Lot Area



Current Nonconforming Lot Frontage



Current Nonconforming Lot Area and/or Lot Frontage



DISTRICTS RESIDENTIAL

Significant nonconforming portions of R1 can be brought into the R2

Still limited to single-family

Nonconforming portions of R2, which do not meet minimum lot size could be rezoned as new R2A District

Minimum lot size of 6,500sf

Minimum lot width of 50ft

All other standards mimic R2



Proposed R1, R2, R2A Districts

R1 District

83% meet lot size (was 43%)

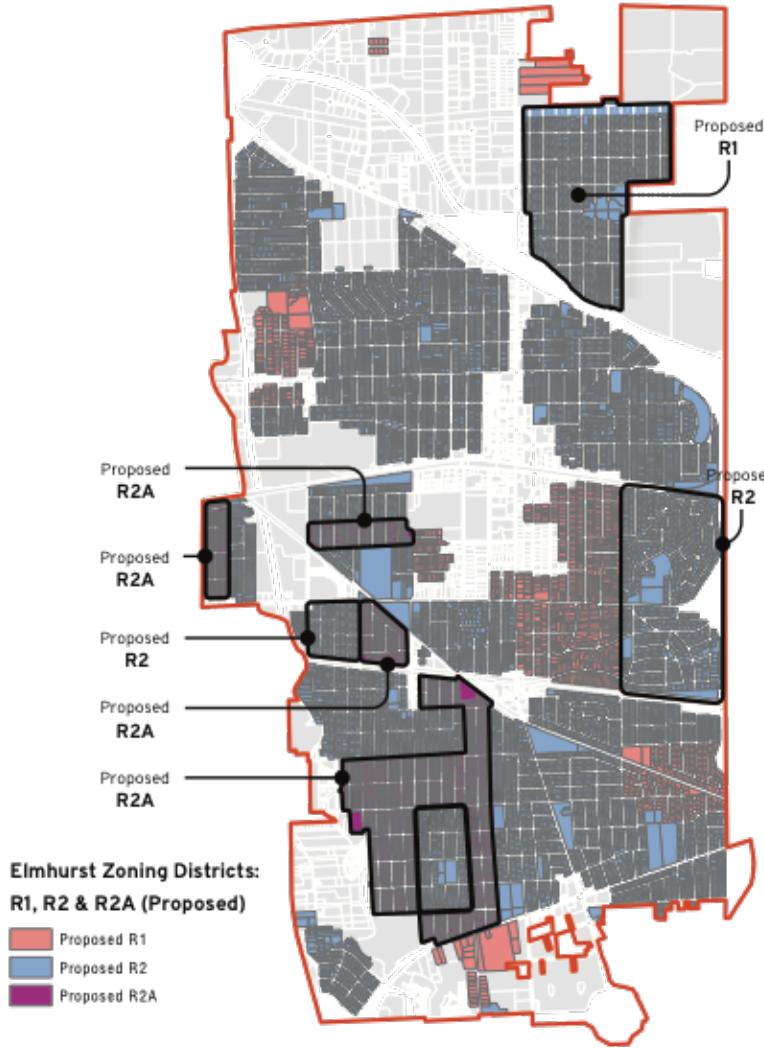
60% meet lot frontage (was 74%)

*** Consider reducing R1 lot width to 50'
– increases conformity to 90%*

R2A District

92% meet lot size

90% meet lot frontage



DISTRICTS COMMERCIAL

Use **O1** as transition (mapping)

Increase **C1** to 40' to allow for 3 story structures (currently 35')

Revise sliding scale height permission for **C2** using increased rear and side setbacks with incremental height increases

Increase **C3** height to 50' - 55' feet

Clarify how **C3** height limit within 200' of residential is measured

Includes rights-of-way

As the concern is separation from single-family, two-family, and townhouse, clarify it is from a lot in use as one of these dwellings

Create **new C4** that allows for mixed-use (residential), based on C3

Helps implement subarea plans

Reorient **C3A** Restricted Commercial/Industrial District as industrial mixed-use district

DISTRICTS DOWNTOWN + INDUSTRIAL

DOWNTOWN

CBOCR + CBOC Districts - Clarify how height limit within 100' of residential is measured

Includes rights-of-way

As the concern is separation from single-family, two-family, and townhouse, clarify it is from a lot in use as one of these dwellings

INDUSTRIAL

Increase height to 50' to accommodate standard development types



UPDATE ACCESSORY STRUCTURES

Common: Garages, home occupation, outdoor dining

Sustainable: Solar + wind, coldframes, EV charging

Add exterior lighting controls

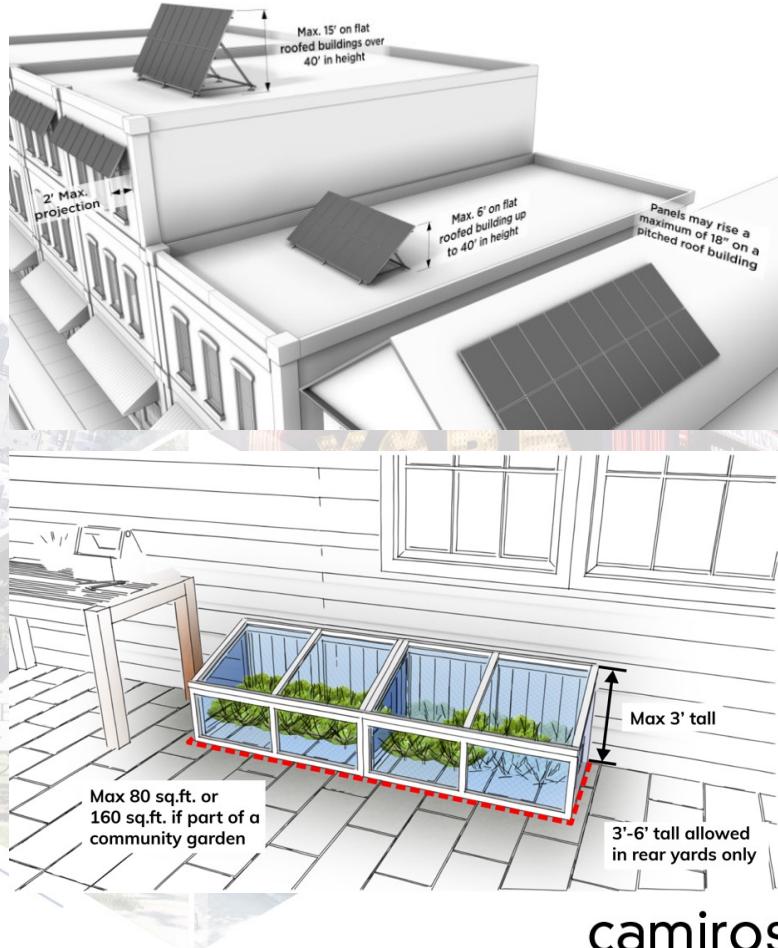
Standards on location, size, height

Specific issues –

Temporary membrane structures + hoop houses

Fences + walls

Accessory dwelling units (ADU)



DEFINE PERMITTED ENCROACHMENTS

Key issue –

Define "unenclosed porch" + limits of encroachment into front yard

Table 9-2: Permitted Encroachments Into Required Setbacks

Y= Permitted // N= Prohibited

Max. = Maximum // Min. = Minimum

	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit	Y	Y	Y	Y
Arbor	Y	Y	Y	Y
Awning (Non-Sign) <i>Max. of 4' from building wall</i>	Y	Y	Y	Y
Balcony <i>Max. of 3' into setback Min. vertical clearance of 8'</i>	N	N	Y	Y
Basement Stairway <i>Max. of 6" into setback</i>	N	N	Y	Y
Bay Window <i>Max. of 3' into setback Min. of 3' from lot line Min. vertical clearance of 24"</i>	Y	Y	Y	Y
Canopy (Non-Sign) <i>Max. of 5' into setback Max. 15' width or no more than 3' extension on either doorway side, whichever is less</i>	Y	Y	Y	Y
Chimney <i>Max. of 24" into setback</i>	Y	Y	Y	Y
Compost Pile <i>Min. 10' from a lot line Prohibited in front yard</i>	N	N	Y	Y

STANDARDS PARKING

Location of parking facilities in relation to the structure and to the street

Parking lot design (surfacing, curbing, marking, pedestrian connections, etc.),

Parking structure design

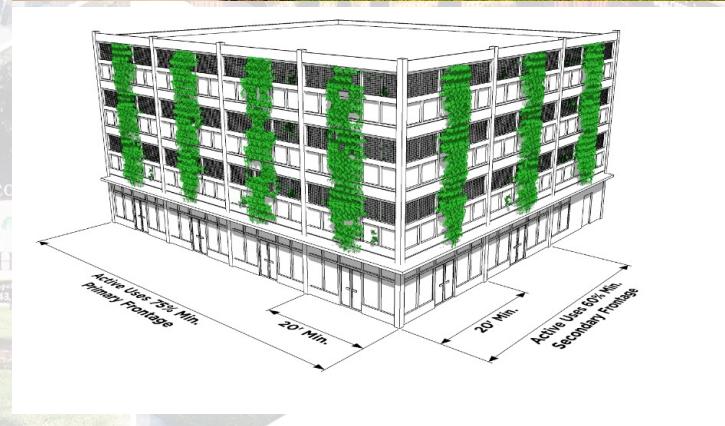
Driveway standards

Loading requirements + design

Stacking space + drive-through facilities

Create parking ratio table tied to uses

Expand bicycle parking requirements



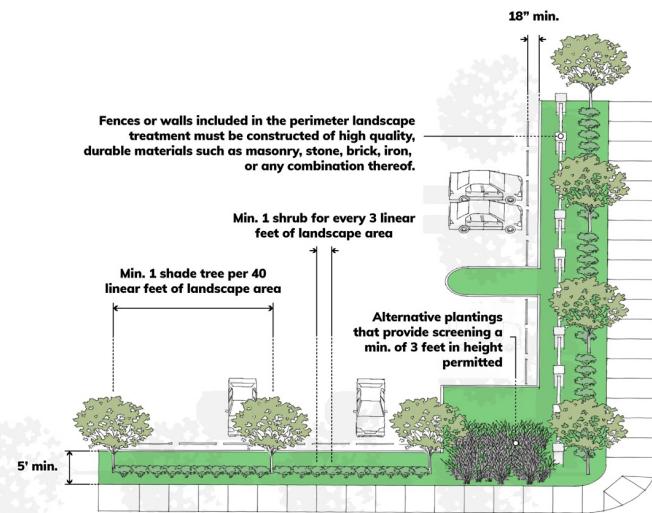
camiros

STANDARDS LANDSCAPE

Parking lot perimeter

Parking lot interior

Transitional yards (buffering + screening)



STANDARDS SIGNS

Content neutral regulations

Address all categories of permanent + temporary

Prohibited

Exempt

Permit Required

Tailored types allowed + sizes to the district form

Eliminate max. gross sign area

Create standards for signs considered conditional uses

Define cabinet box wall signs



UPDATING ADMINISTRATION

Maintain current zoning approvals

Map Amendment: Remove limitations on Council as to approval of a different zoning district than that requested

Variation: Add flexibility in the variation process through an administrative variation procedure

Administrative variation - Zoning Administrator

Minor variation - Zoning Board of Appeals

Major variation - City Council

New applications

Add zoning text interpretation process

Add temporary use permit to regulate temporary uses

DEFINE NONCONFORMITIES

Nonconforming **use**

Discontinued or abandoned, changed

Nonconforming **structure**

Non-residential vs. residential rebuilding

Flexibilities for nonconforming build-to zone

Nonconforming **lot** of record

How the lot can be used

Nonconforming **site element**

Landscape, lighting, parking, etc.

Nonconforming **sign**

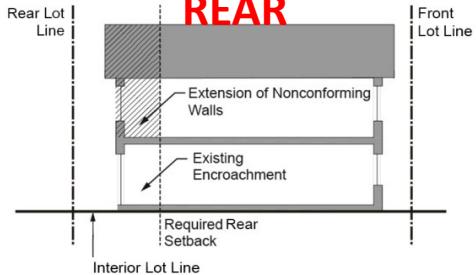
When it can be replaced following damage

DEFINE NONCONFORMITIES

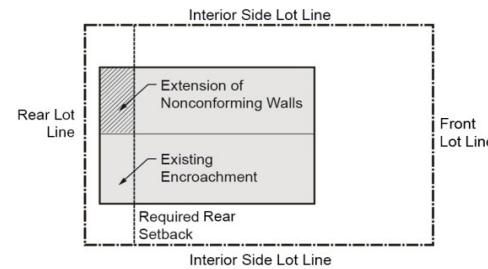
New permission –

Allow of SF, 2F
nonconforming side
& rear wall vertical or
horizontal additions
without variation

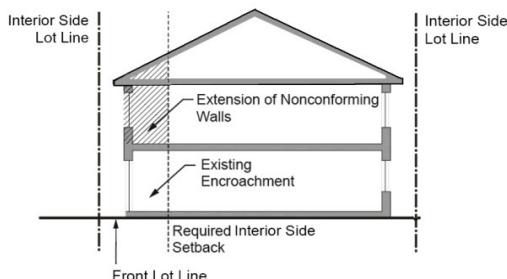
VERTICAL - REAR



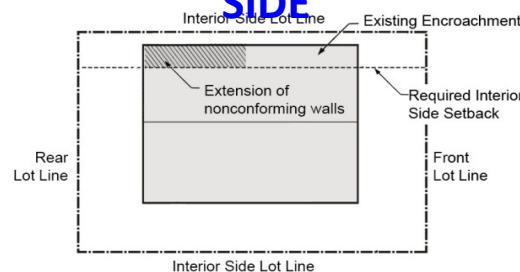
VERTICAL



VERTICAL - SIDE



HORIZONTAL - SIDE



PROJECT WEBSITE

www.ElmhurstZoning.com

Home [About the Project](#) ▾ [Comment & Participate!](#) ▾ [Presentations & Reports](#)



Welcome!



A REWRITE OF THE ZONING CODE

Welcome to the Project Website for Elmhurst's Zoning Rewrite! Please take a look around this site to learn about the project, get answers to frequently asked questions, check out project materials as they are posted, and leave us a comment with your feedback!

Elmhurst's Zoning Rewrite will help us protect the desired patterns of development within the City, further define the character of the City's activity centers, enhance sustainability, and