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NOTABLE CHANGES FROM CURRENT ORDINANCE

Please note that the following is not an exhaustive list of all proposed changes in the zoning ordinance draft. It is encouraged that those interested listen to the presentation on www.elmhurstzoning.com for a full overview and review the draft document.

Article 1 Title, Purpose, + Applicability – Section reformatted. No significant changes noted.

Article 2 General Definitions + Measurement Methodologies

Under the current code, definitions can be found in Article XIII or in specific sections (i.e., sign type definitions in the sign section). Under the new code, all definitions and measuring methodology are found in one article except for Use Definitions (which can be found in **Article 9**). Additionally, new graphics are added to assist in interpretation.

Article 3 Zoning Districts + Zoning Map – Section reformatted.

Article 4 Residential Districts

This section includes the zoning standards for all residentially zoned property. This section also references additional standards that may apply and are kept elsewhere in the ordinance.

- Section reformatted so that all residential zoning district requirements (lot area, lot width, height, setback, etc.) are grouped together in one table rather than being listed out by district.
- Permitted uses and conditional uses in the residential districts are no longer listed out in this section. They can be found in the **Use Matrix (Article 9)**.
- A new R2-A District is recommended for certain areas to increase lot conformity of both lot size and lot frontage.
- Determining the average front yard setback for a property has been revised.
- Determining the corner side setback for a reverse corner lot has been revised.

Note: Design standards for Townhouse and Multifamily are new, however, they are not located in this section but can be found in **Article 9**.

Note: Requirements for accessory structures and uses permitted in the residential districts are contained in [**Article 11**](#) and include draft regulations to allow Accessory Dwelling Units (ADU's), updated regulations for Home Occupations, among others.

Article 5 Commercial Districts

This section includes the zoning standards for office and commercial districts outside of the central business districts. This section also references additional standards that may apply and are kept elsewhere in the ordinance.

- Introduces new mixed use commercial districts C4 and C5 to assist in the implementation of recent Subarea Plans.
- Section reformatted so that all commercial zoning district requirements (lot area, lot width, height, setback, etc.) are grouped together in one table rather than being listed out by district.
- Permitted uses and conditional uses in the commercial districts are no longer listed out in this section. They can be found in the **Use Matrix (Article 9)**.
- Height requirements have been slightly increased to accommodate mixed-use developments and market demands of modern construction.
- Density requirements have been relaxed in certain commercial districts outside of downtown to assist in implementing current City Plan recommendations.
- Design standards for nonresidential construction and mixed-use construction have been added and are included in this section. New designs standards apply to new construction and building additions.

Article 6 Central Business Districts

This section includes the zoning standards for central business districts. This section also references additional standards that may apply and are kept elsewhere in the ordinance.

- Includes recommendations to incorporate build to zones and build to percentages. These regulations will enhance the pedestrian experience by allowing flexibility while maintaining a street wall.
- Section reformatted so that all central business zoning district requirements (lot area, lot width, height, setback, etc.) are grouped together in one table rather than being listed out by district.
- Permitted uses and conditional uses in the central business districts are no longer listed out in this section. They can be found in the **Use Matrix (Article 9)**.
- Design standards for nonresidential construction and mixed-use construction have been added and are included in this section. New designs standards apply to new construction and building additions.

Note: Design standards for Townhouse dwellings are new, however, they are not located in this section but can be found in Article 9.

Article 7 Industrial Districts

This section includes the zoning standards for industrial districts. This section also references additional standards that may apply and are kept elsewhere in the ordinance.

- Section reformatted so that industrial zoning district requirements (lot area, lot width, height, setback, etc.) are grouped together in one table rather than being listed out by district.
- Permitted uses and conditional uses in the industrial districts are no longer listed out in this section. They can be found in the **Use Matrix (Article 9)**.
- Design standards for construction in the industrial districts have been added and are included in this section.

Article 8 Special Districts

This section includes zoning standards for special districts that include the Conservation Recreation District, Civic Institutional District, and Healthcare Campus District. This section also references additional standards that may apply and are kept elsewhere in the ordinance.

Article 9 Use Matrix and Uses

This section includes the Use Matrix that groups uses in categories rather than listing and identifying them separately. The table lists where uses are permitted, permitted with conditional use approval, and prohibited in a table with all zoning districts.

- Improved organization and graphics, a modernized use table and updated regulations have been added to assist in the implementation of recent City Plans.
- Definitions of each use category are included in this section.
- In addition to their definition, some uses also have distinct principal use standards.
- Temporary Uses are also included in the Use Matrix, are defined, and have additional regulations.
- Design standards for Townhouse and Multifamily are new and located in this section under [Section 9.3 Principal Use Standards](#).

Article 10 General Development Standards

This section includes general development standards referenced at the end of the residential, commercial, central business, industrial, and special district sections.

- Regulations on fences and lighting standards that apply to multiple zoning districts can be found in this section.

- Permitted encroachments are described in this section and have been expanded to address modern uses. For example, setback requirements have been lessened for attached pergola placement.

Article 11 Accessory Structures + Uses

This section includes additional regulations for accessory structures and uses in all zoning districts. This may include setback requirements, yard permissions, limits on total number and others on specific accessory structures.

- In an effort to increase housing diversity, the draft ordinance includes regulations to allow accessory dwelling units (ADU's) in single-family residential districts if certain requirements are met.
- Updated regulations for Home Occupations, accessory solar panels, as well as new requirements for accessory structures such as outdoor kitchens have also been added.

Article 12 Off-Street Vehicle + Bicycle Parking, + Loading

This section includes new off-street vehicle parking and loading requirements as well as required bicycle parking required based on the use.

- Parking requirement calculations have been revised based on the revised definition of gross floor area (GFA).
- Provisions to allow compact parking spaces have been added.
- Electric Vehicle (EV) parking is required for lots and structures with more than 35 parking spaces and standards have been added for the design of bicycle parking.
- Regarding parking in residential districts, the draft allows commercial vehicles and recreational vehicles with logo or business name to be parked on a residential lot provided it is a standard passenger vehicle.

Article 13 Landscape

This section includes regulations on landscaping and screening for new parking lots.

- This is a brand new section with minimum landscaping requirements for new parking lots.

Note: Some uses have their own landscaping requirements that can be found in the [**Section 9.3 Principal Use Standards**](#).

Article 14 Signs

This section includes regulations on all signs permitted in the City with specific regulations based on sign type.

- Regulations for each sign type are separately listed.
- New sign types have been added including gateway signs, structural canopy signs, reader board signs, and signs projected onto a wall.
- Regulations on a scoreboard sign (athletic field sign) have been added.

Article 15 Zoning Administrators

This section describes the role and responsibilities of the Zoning Administrator, the Zoning Board of Appeals/Zoning and Planning Commission and the City Council.

- The draft includes new requirements to allow administrative modifications under the authority of the Zoning Administrator and minor variations under the authority of the Zoning Board of Appeals/Zoning and Planning Commission (see [**Article 17**](#) for list of administrative, minor, and major variations).

Article 16 General Procedures

This section outlines the general procedures related to zoning applications including public notice and public hearing requirements.

Article 17 Zoning Approvals + Permits

This section outlines the procedures for zoning applications and zoning approvals.

- The proposed draft includes an administrative variation process to allow a more streamlined approval process for minor variations of the code. This could be relevant for a small setback encroachment for a front porch or addition.
- A list of minor and major variations is included. Minor variations may be approved by the Zoning Board of Appeals.
- A section has been added to provide the Zoning Administrator with limited authority and a procedure on providing reasonable accommodations to any person who has a disability.

Article 18 Planned Development

This section is a re-write of the current planned development regulations adopted in 2019.

- Modified standards for when a Planned Unit Development is required.

Article 19 Nonconformities

This section includes regulations on nonconforming structures, nonconforming uses, and nonconforming signs.

- Includes regulations to permit the limited extension of nonconforming walls within certain setbacks.
- The sign face of a nonconforming box sign may be replaced without bringing the entire cabinet sign into compliance.

Article 20 Enforcement – Section reformatted. No significant changes noted.