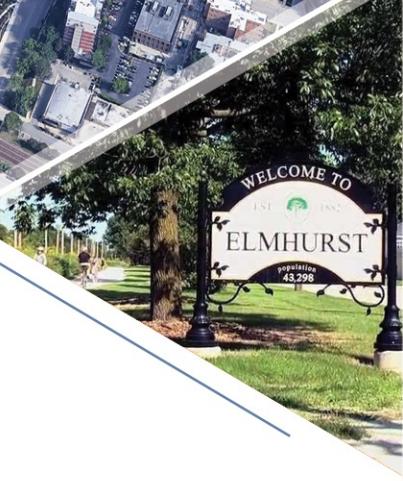
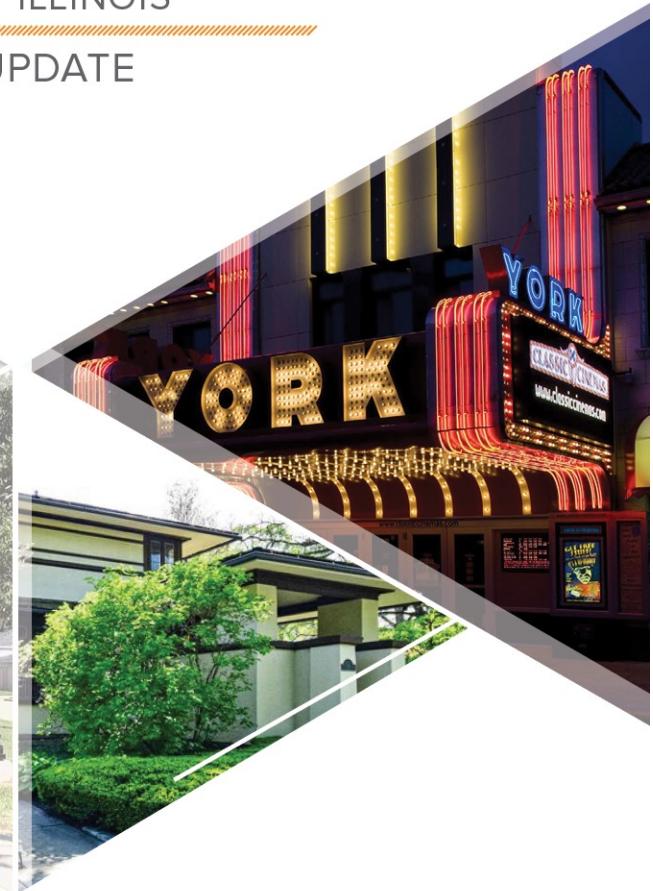


# CITY OF ELMHURST, ILLINOIS

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## ZONING CODE UPDATE



# ELMHURST ZONING **TIMELINE**

**Project Introduction Public Meeting: Nov 2019**

**Stakeholder Interviews: Feb 2020**

**Review + Analysis of Current Zoning Ordinance**

***\*\* Pause for COVID-19 \*\****

**Release of Technical Report: October 2021**

**Presentation of Technical Report Public Meeting: January 2022**

**Drafting of Ordinance + Review with Staff (2022/2023)**

**Public Release of Draft: July 2023**

# ELMHURST POLICIES

## Comprehensive Plan Downtown Plan Subarea Plans

*Lake St. Commercial business center*

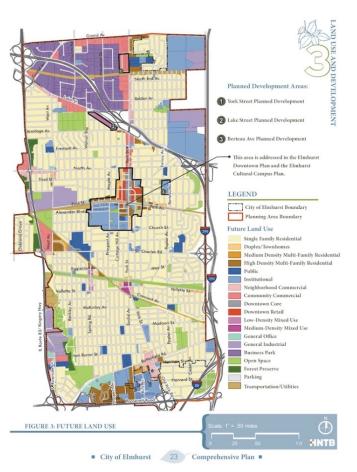
*North + 83 Gateway*

*1<sup>st</sup> + York Downtown*

*York + Vallette IL Prairie Path mixed-use*

*York + Butterfield Integrate hospital;  
mixed-use*

## North York Street Corridor



Updated June 22, 2015



# ORDINANCE 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** Central Business Districts

**Article 7** Industrial Districts

**Article 8** Special Purpose Districts

**Article 9** Uses

**Article 10** General Development Standards

**Article 11** Accessory Structures + Uses

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

**Article 13** Landscape

**Article 14** Signs

**Article 15** Zoning Administrators

**Article 16** General Procedures

**Article 17** Zoning Approvals + Permits

**Article 18** Planned Development

**Article 19** Nonconformities

**Article 20** Enforcement

# ORDINANCE ORGANIZATION

Compartmentalize

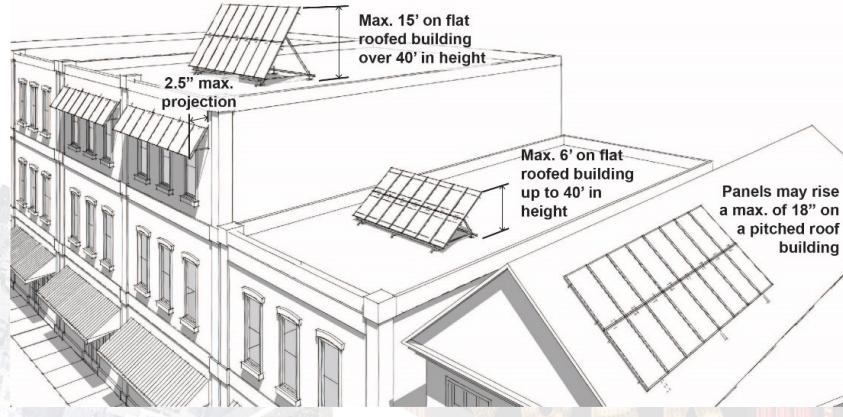
*Take apart “Art. 4 General Provisions”*

Graphic orientation

Define all terms

Measurement methodologies

Consistent “voice” + terminology



# MODERNIZING USE STRUCTURE

## Revised approach

Use matrix

Uses tailored to purpose of district

Principal + temporary uses

## Modern generic use approach

Larger use categories

Call out select uses of concern

Each use defined

## Use standards

Control impacts of certain uses





# MODERNIZING USE STRUCTURE

**Table 9-1: Use Matrix**

Principal Use	RE	R1	R1A	R2	R2A	R3	R4	R5	RNT	O1	C1	C2	C3	C4	C5	CBC	CBOC	CBOCR	I1	I2	CR	CI	HCC	Standards		
Adult Use																			P					Sec. 9.3A		
Amusement Facility, Indoor											P	P	P	P		P	P		C							
Amusement Facility, Outdoor												C	C													
Animal Care Facility: With Outdoor Area												P	P						P						Sec. 9.3B	
Animal Care Facility: No Outdoor Area											P	P	P	P	P	P	P	P							Sec. 9.3B	
Art Gallery											P	P	P	P	P	P	P	P								
Arts and Fitness Studio											P	P	P	P	P	P	P	P	P							
Bar											C	C	P	P	P	C	C									
Bed and Breakfast																										Sec. 9.3C
Body Modification Establishment																										
<b>Locate Use</b>																										
1) By use type																										
2) By district																										
Commercial Kitchen (Standalone)	RE	R1	R1A	R2	R2A	R3	R4	R5	RNT	O1	C1	C2	C3	C4	C5	CBC	CBOC	CBOCR	I1	I2	CR	CI	HCC	Standards		
Community Center	C	C		C		C	C	C			P	P	P	P	P	P	P	P	C	C				Sec. 9.3E		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 9.3F		
Conservation Area																			P							
Cultural Facility	C	C		C		C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Day Care Center							C			P	C	P	P	P	P	P	P	C			P	P		Sec. 9.3G		
Day Care Home	P	P	P	P	P	P	P	P	P	P															Sec. 9.3G	
Drive-Through Lane											C	C	C	P											Sec. 9.3H	
Dwelling - Single-Family	P	P	P	P	P	P	P	P	P	P																
Dwelling - Two-Family							P	P	P	P																

# DISTRICTS RESIDENTIAL

Simplify district dimensional standards

*Eliminate standards by specific types of nonresidential uses*

*General standard for nonresidential uses*

Clarify lot coverage + lot width calculations

*Coverage - “Box-out” issues*

Remove FAR

Clarify yard/setback measurement methodology

Allow front yard averaging for single-family

Maintain story limit for single-family, two-family

Separate townhouse and multi-family standards

*Design standards for TH + MF*



Dwelling, Single-Family Detached



Dwelling, Townhouse

# DISTRICTS RESIDENTIAL

	RE	R1	R1A	R2	R2A NEW
<b>Minimum Lot Area</b>	12,000sf	9,000sf NR: 20,000sf	10,000sf	7,260sf NR: 20,000sf	6,500sf
<b>Minimum Lot Width</b>	75'	50' NR: 100'	56'	50' NR: 100'	50'
<b>Maximum Building Height</b>	35' and 2.5 stories	35' and 2.5 stories NR: 35'	35' and 2.5 stories	35' and 2.5 stories NR: 35'	35' and 2.5 stories

# DISTRICTS RESIDENTIAL

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

## R1 District *Current* 9,000sf || 60'

43% meet lot size  
74% meet lot frontage

## R2 District *Current* 7,260sf || 50'

72% meet lot size  
92% meet lot frontage



# DISTRICTS RESIDENTIAL

Some nonconforming portions of R1  
can be brought into the R2

*Still limited to single-family*

Nonconforming portions of R2 that 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*



# DISTRICTS RESIDENTIAL

## Proposed R1, R2, R2A Districts

*\*\* Mapping still to be confirmed*

### R1 District

**Sections of R1 moved to R2**

**R1 lot frontage reduced to 50'**

*Initial Analysis*

83% meet lot size

90% meet lot frontage

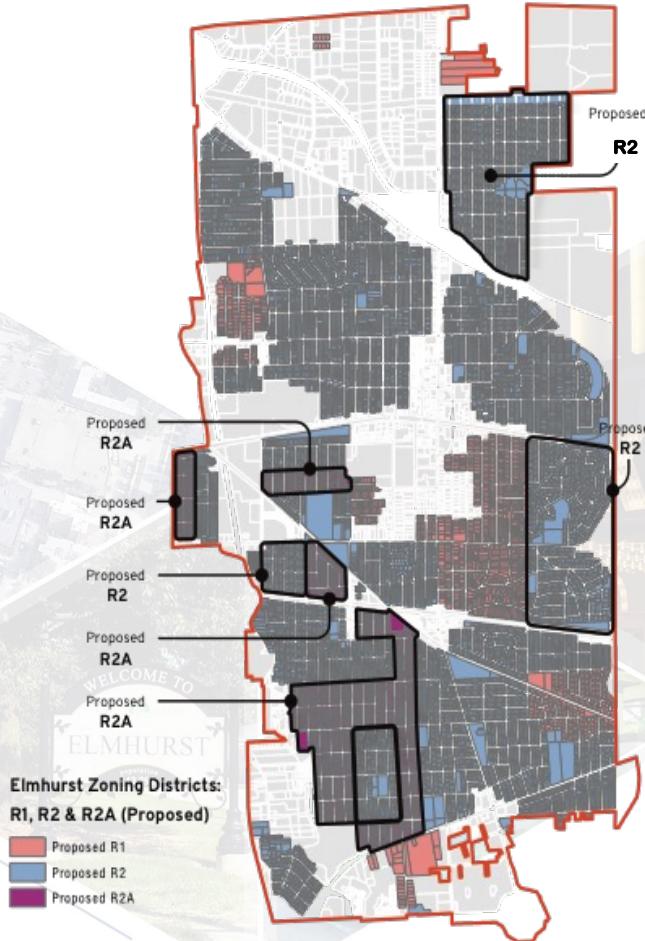
### R2A District

**Sections of R2 moved to R2A**

*Initial Analysis*

92% meet lot size

90% meet lot frontage



# DISTRICTS RESIDENTIAL

	R3	R4	R5	RNT NT - MOVED FROM CBD
<b>Minimum Lot Area</b>	SF: 7,260sf 2F: 7,260sf TH: 2,200sf/du NR: 20,000sf	SF: 7,260sf 2F: 7,260sf TH, MF: 2,200sf/du NR: 20,000sf	SF: 9,000sf 2F: 9,000sf TH, MF: 2,200sf/du NR: 20,000sf	SF: 7,260sf 2F: 7,260sf TH: 2,200sf/du
<b>Minimum Lot Width</b>	50' NR: 100'	50' NR: 100'	60' NR: 100'	50'
<b>Maximum Building Height</b>	SF, 2F: 35' and 2.5 stories TH: 35' NR: 35'	SF, 2F: 35' and 2.5 stories TH: 35' MF: Less than 1ac lot area: 35' 1ac or more lot area: 55' NR: 35'	SF, 2F: 35' and 2.5 stories TH: 35' MF: Less than 1ac lot area: 35' 1ac or more lot area: 55' NR: 35'	SF, 2F: 35' and 2.5 stories TH: 35'

# DISTRICTS COMMERCIAL

FAR eliminated as a bulk control

Density for dwelling units eliminated to facilitate mixed-use

Increased heights in certain districts

Maintained additional height by conditional use in C3, C4, C5

*55' as base standard, up to 75' by conditional use*

***Item for Consideration - Should this continue? Better addressed by PD?***

C5 new district – commercial mixed-use to address subarea goals

C3, C4, C5 height limitation:

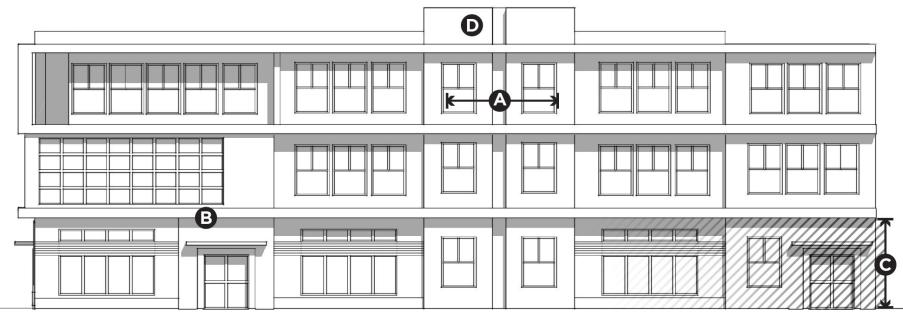
*Maximum building height within 200' of a lot in current use as single-family, two-family, or townhouse dwelling is limited to 40' (currently 35')*

*Distance is measured to include rights-of-way; applies only to that part of a structure within this 200' distance*

# DISTRICTS COMMERCIAL

District	Additional Revisions
O1 Office	Similar to current; lot area reduced to 5,000sf
C1 Local Commercial	Minimum lot area: None Height increased to 40'
C2 Community Commercial	Minimum lot area: None Base height increased to 55' (75' by CU); 40' within 200' of SF, 2F, TH
C3 General Commercial	Minimum lot area: 10,000sf Base height increased to 55' (75' by CU); 40' within 200' of SF, 2F, TH
C4 Commercial/Industrial Mixed-Use <b>Currently named C3A</b>	Minimum lot area: 10,000sf Base height increased to 55' (75' by CU); 40' within 200' of SF, 2F, TH
C5 Commercial Mixed-Use <b>NEW</b>	Minimum lot area: 10,000sf New district; standards similar to C4 but with residential

# DISTRICTS COMMERCIAL

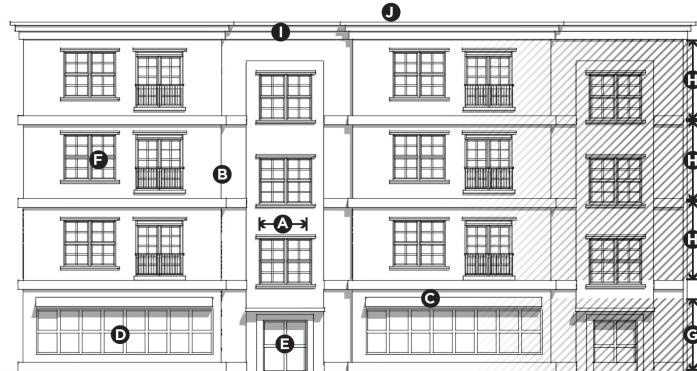


**A** Building facades facing a street must not contain blank wall areas that exceed 40 linear feet

**B** For structures over three stories in height, facades facing a street must express a visual distinction between the ground floor and upper stories through architectural features or detailing or change in materials

**C** The ground floor must maintain a transparency of 50%, measured between two and eight feet in grade

**D** Rooflines of 100' in length or more must be varied through the use of architectural design elements such as dormers, gables, material patterns, or projected wall features. Such elements of variation may be no wider than 50'



**A** Building facades facing a street must not contain blank wall areas that exceed 40 linear feet.

**B** Building facades of 100' in length or greater facing a street must include an architectural pattern with a minimum of two of the following elements: color change; texture change; material change; a wall articulation change, such as a reveal, recess, offset, or pilaster; or building recesses or projections.

**C** For structures over three stories in height, facades facing a street must express a visual distinction between the ground floor and upper stories through architectural features or detailing or change in materials.

**D** Building facades facing a street must include windows, projected or recessed entrances, overhangs, and other architectural features.

**E** For developments with a single ground floor tenant, a minimum of one prominent entrance is required along a street.

**F** All windows facing a street must be clear or lightly tinted.

**G** The ground floor of a facade facing a street must maintain a minimum transparency of 50%, measured between two and eight feet in height.

**H** Upper floors of a facade facing a street must maintain a minimum transparency of 20% of the wall area of the story.

**I** Rooflines of 100' in length or more must be varied through the use of architectural design elements such as dormers, gables, material patterns, or projected wall features. Such elements of variation may be no wider than 50'.

**J** Reflective roof surfaces that produce glare are prohibited, except for cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

# DISTRICTS CENTRAL BUSINESS DISTRICTS

FAR and Stories eliminated from CBD Heights

*CBC – 77'; up to 125' by CU*

*CBOC – 77'; unless within 100' of SF, 2F, TH, then 53'*

*CBOCR - 72'; unless within 100' of SF, 2F, TH, then 48'*

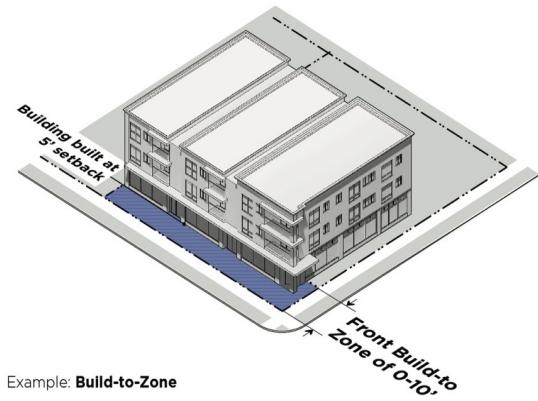
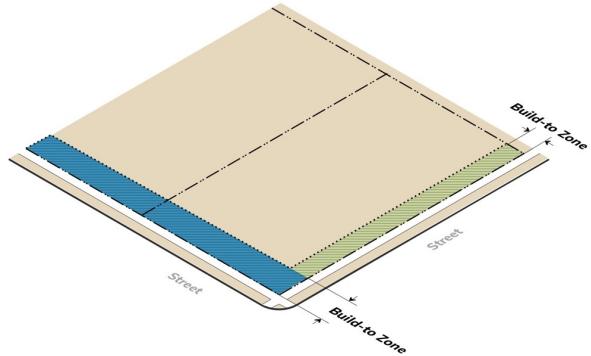
Minimum first floor demarcation line:  
15' in CBC, CBOC

Incorporation of build-to zone + build-to percentages for CBC, CBOC

*Required build-to percentage for front + corner side*

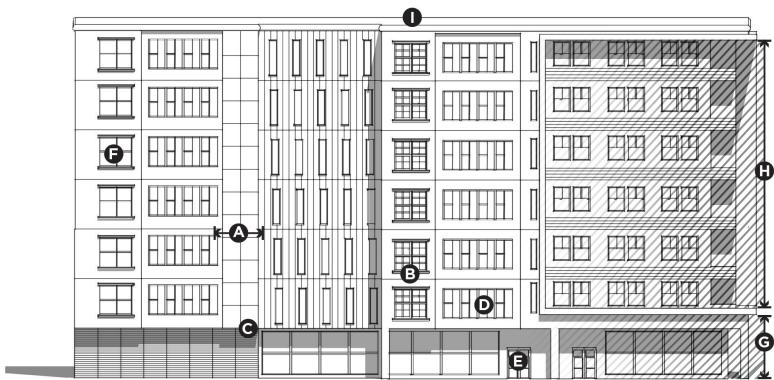
*100% unless programmed outdoor space (dining, plaza, etc.) – then can be reduced to 80%*

*0' build-to line for interior side unless pedestrian accessway (max of 8')*

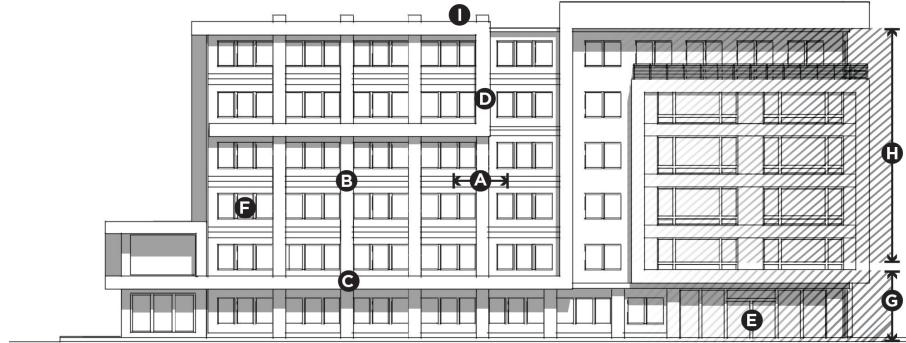


Example: Build-to-Zone

# DISTRICTS CENTRAL BUSINESS DISTRICTS



- A** Building facades facing a street must not contain blank wall areas that exceed 25 linear feet.
- B** Building facades of 100' in length or greater facing a street must include an architectural pattern with a minimum of two of the following elements: color change; texture change; material change; a wall articulation change, such as a reveal, recess, offset, or pilaster; or building recesses or projections.
- C** For structures over three stories in height, facades facing a street must express a visual distinction between the ground floor and upper stories through architectural features or detailing or change in materials.
- D** Building facades facing a street must include windows, projected or recessed entrances, overhangs, and other architectural features.
- E** For developments with a single ground floor tenant, a minimum of one prominent entrance is required along a street.
- F** All windows facing a street must be clear or lightly tinted.
- G** The ground floor of a facade facing a street must maintain a minimum transparency of 50%, measured between two and eight feet in height.
- H** Upper floors of a facade facing a street must maintain a minimum transparency of 20% of the wall area of the story.
- I** Reflective roof surfaces that produce glare are prohibited, except for cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.



- A** Building facades facing a street must not contain blank wall areas that exceed 40 linear feet.
- B** Building facades of 100' in length or greater facing a street must include an architectural pattern with a minimum of two of the following elements: color change; texture change; material change; a wall articulation change, such as a reveal, recess, offset, or pilaster; or building recesses or projections.
- C** For structures over three stories in height, facades facing a street must express a visual distinction between the ground floor and upper stories through architectural features or detailing or change in materials.
- D** Building facades facing a street must include windows, projected or recessed entrances, overhangs, and other architectural features.
- E** For developments with a single ground floor tenant, a minimum of one prominent entrance is required along a street.
- F** All windows facing a street must be clear or lightly tinted.
- G** The ground floor of a facade facing a street must maintain a minimum transparency of 30%, measured between two and eight feet in height.
- H** Upper floors of a facade facing a street must maintain a minimum transparency of 20% of the wall area of the story.
- I** Reflective roof surfaces that produce glare are prohibited, except for cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

# DISTRICTS INDUSTRIAL

I1 (light industrial) + I2 (heavy industrial)

55' as base standard height, up to 75' by conditional use

*Maximum building height within 200' of a lot in current use as single-family, two-family, or townhouse dwelling is limited to 35'*

Basic industrial design standards added



**A** Building facades facing a street must not contain blank wall areas that exceed 50 linear feet

**B** Building facades facing a street must include windows, projected or recessed entrances, overhangs, and other architectural features

**C** The ground floor must maintain a transparency of 50%, measured between two and eight feet in grade

**D** Rooflines of 100' in length or more must be varied through the use of architectural design elements such as dormers, gables, material patterns, or projected wall features. Such elements of variation may be no wider than 50'

**E** Reflective roof surfaces that produce glare are prohibited, except for cool roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building

**F** All windows facing a street must be clear or lightly tinted

# DISTRICTS SPECIAL

## **CR Conservation/Recreation Zoning District**

Preserve and protect large open space uses

Encourage the development of land for open space recreational activities or to conserve natural resources

## **CI Civic Institutional Zoning District**

Accommodate civic + governmental structures, educational, institutional developments

Create mutually compatible environment

## **HCC Health Care Campus Zoning District**

Accommodate community hospitals and the broad array of uses directly related to hospital care

For larger parcels of land in a campus-like setting

# STANDARDS GENERAL DEVELOPMENT

## Specific On-Site Development Standards

Number of structures on a lot

*SF + 2F limited to one principal structure*

Structures prohibited in utility easements

Sight visibility triangle

Reference to flood provisions

## Exterior Lighting

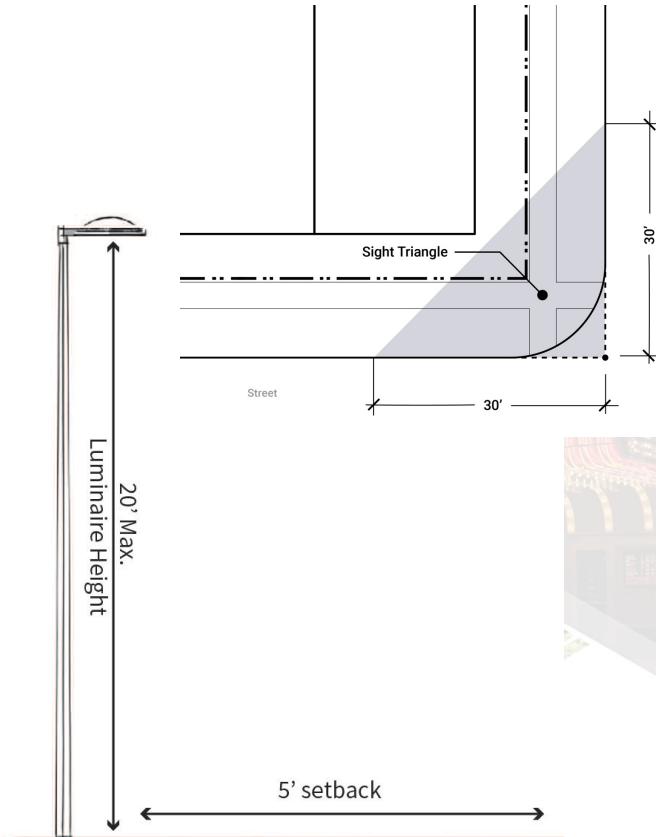
Lighting plan for nonresidential, mixed-use, multi-family, townhouse

*Residential limit: 0.5 fc (footcandle)*

*Nonresidential against residential limit: 0.5 fc*

*Nonresidential against nonresidential limit: 1 fc*

Prohibited lighting types + special exceptions



# STANDARDS GENERAL DEVELOPMENT

## Fences + Walls

Residential + nonresidential standards

Residential corner lot exceptions

Prohibited fence materials

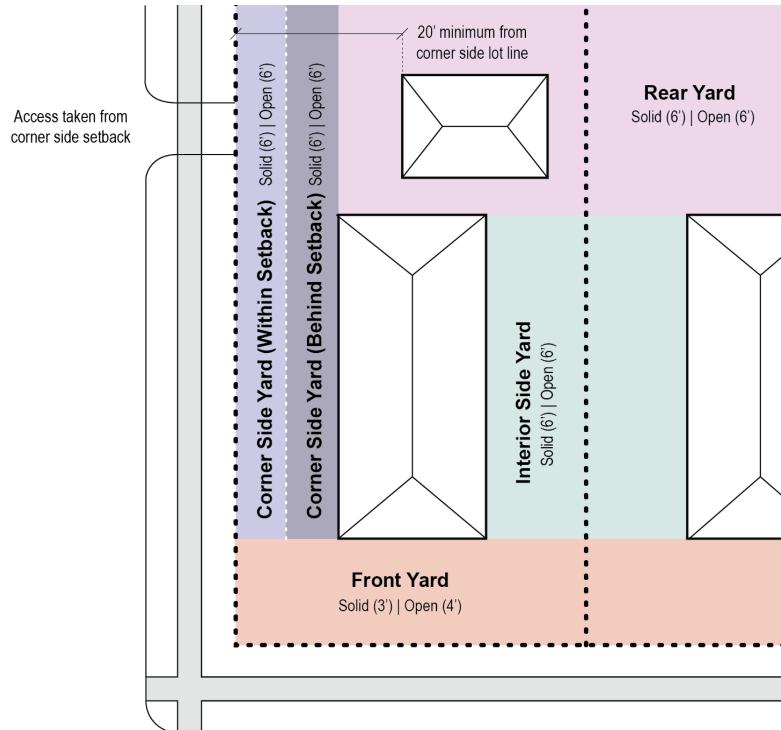
## Refuse + Recycling Containers

*“Dumpsters”*

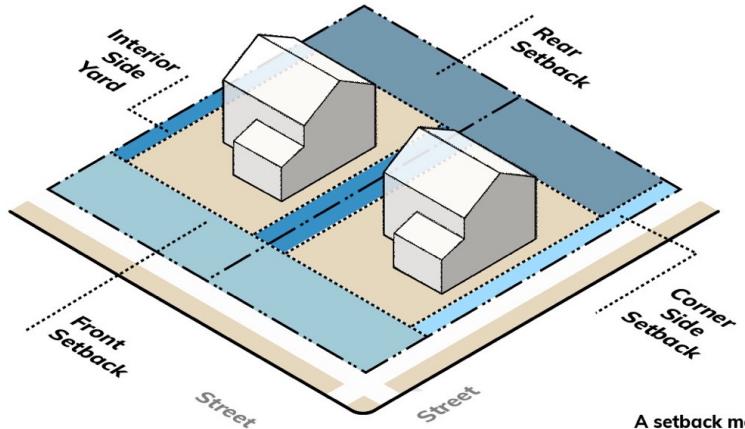
Enclosures required

## Performance Standards

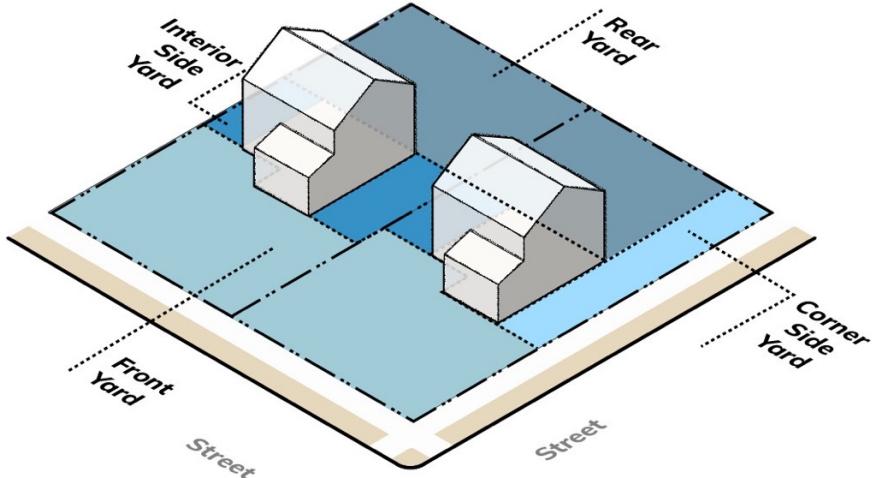
Noise, heat, vibration, dust, odor, hazards



# GENERAL DEVELOPMENT PERMITTED ENCROACHMENTS



**Setbacks**



**Yards**

# GENERAL DEVELOPMENT PERMITTED ENCROACHMENTS

Table 10-1: 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
Arbor	Y	Y	Y	Y
Awning - Residential (Does not apply to awnings used as signs - See Article 14) Max. of 2' into setback	Y	Y	N	Y
Awning - Nonresidential (Does not apply to awnings used as signs - See Article 14) Awnings along the front and corner side facades – 18" from curb line Rear setback – 5' into setback Vertical clearance of 7'	Y	Y	N	Y
Balcony - Residential Districts Max. of 4' into front or corner side setback Max. of 6' into rear setback Min. of 5' from any lot line	Y	Y	N	Y
Balcony - Nonresidential Districts	Y	Y	N	Y
Bay Window Max. of 2' into any setback Min. of 2' above ground Min. of 5' from any lot line	Y	Y	N	Y
Canopy (Architectural Feature) – Nonresidential or Multi-Family (Does not apply to canopies used as signs - See Article 14) Canopies along the front and corner side facades – 18" from curb line Rear setback – 5' into setback Vertical clearance of 7'	Y	Y	N	Y



# GENERAL DEVELOPMENT PERMITTED ENCROACHMENTS

Generally, features not allowed to encroach into the interior side setbacks

*Awnings, eaves, sills, canopies, porches, roofed stoops*

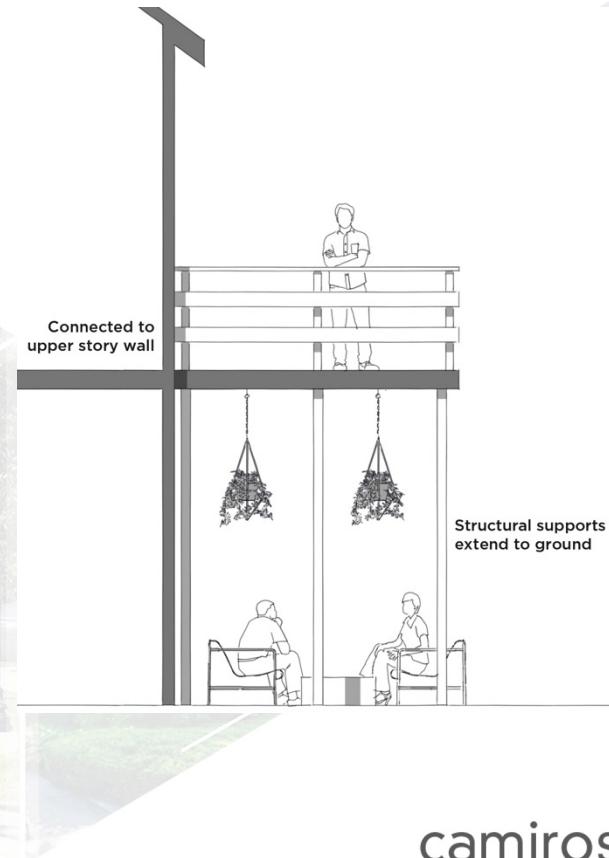
Unroofed stoops allowed in interior side setback: 24sf max area for landing, max height of first floor entry door

New additions of architectural features

*Window/escape wells, porte-cochere, attached + detached pergolas, upper story decks*

Pergolas allowed in rear setback: attached allowed 15' into rear setback, detached 5' from any lot line

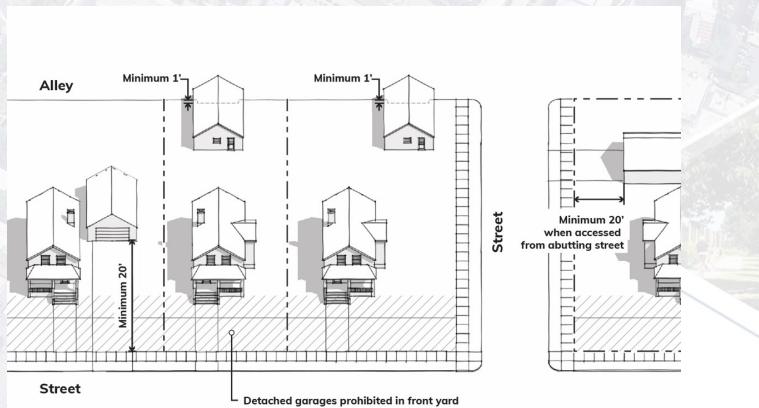
Upper story deck allowed 10' into rear setback



# UPDATED ACCESSORY STRUCTURES + USES

## General Standards – Unless specific permissions or restrictions

- 5' from interior side or rear lot line
- Generally not allowed in front or corner side
- 21' max height
- Max building coverage in each yard of 40%
- 10' from principal building



Accessory Dwelling Unit (ADU)  
Temporary Membrane Structures +  
Canopies *Current*

Electric Vehicle Charging Station  
Flagpoles

Garage, Detached  
Home Occupation  
Mechanical Equipment

Outdoor Kitchen  
Outdoor Sales and Display (Accessory)

Outdoor Storage (Accessory)

Semi-Trailer Storage *Current*

Solar Panels

Shipping Container, Modified *Current*

Shipping Container, Unmodified

Wind Turbines

# OFF-STREET PARKING

## Updated parking ratios

Tied to use table

*Revision of gross floor area (GFA) – no longer discount stairs, elevators, etc.*

*Reduced amount of required parking*

## Multi-tenant developments (3 or more nonresidential)

*1/250sf GFA*

## Parking maximums CBC, CBOC, CBOCR

*3/1,000sf GFA*

Exceed via conditional use in CBC, CBOC

## Bicycle parking

Required by use

Table 12-1: Off-Street Vehicle and Bicycle Parking Requirements

USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES
Cultural Facility	1 per 500sf GFA	1 per 2,000sf GFA
Day Care Center	1 per 500sf GFA	
Dwelling – Single-Family	2 per du	
Dwelling – Two-Family	2 per du	
Dwelling – Townhouse	2 per du	
Dwelling – Multi-Family	2 per du	1 per 4 du
Dwelling – Above the Ground Floor	2 per du	1 per 4 du
Educational Facility – Pre-School	1/1,000sf GFA	
Educational Facility – Primary or Secondary		
Educational Facility – Elementary and/or Junior High	2 per each classroom + 3 per office	1 per 10 classrooms
Educational Facility – High School	4 per classroom + 4 per office	1 per 10 classrooms
Educational Facility – University or College	4 per classroom + 2 per office	1 per 5 classrooms
Educational Facility – Vocational	4 per classroom + 2 per office	1 per 5 classrooms
Financial Institution	1 per 500sf GFA	1 per 2,000sf GFA
Financial Institution, Alternative (AFS)	1 per 500sf GFA	1 per 2,000sf GFA
Firearm Sales	1 per 500sf GFA	
Funeral Home	1 per 200sf GFA	
Gas Station	2 per pump island + 1 per 500sf GFA of structure + 4 stacking spaces per car wash bay	
Government Office/Facility	1 per 500sf GFA	1 per 2,000sf GFA
Group Home	1 per 2 rooms	
Heavy Retail, Rental, and Service	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor space	
Hospital	1 per 3 beds	1 per 100 beds
Hotel	1.5 per room	
Industrial Design	1 per 500sf GFA	1 per 2,000sf GFA
Industrial, Artisan	1 per 1,000sf GFA	1 per 2,000sf GFA
Industrial, Light	1 per 300sf of office area + 1 per 2,500sf GFA excluding both office and outdoor storage	1 per 2,000sf GFA

# OFF-STREET PARKING

## Flexibilities

- C1, CBC, CBOC, CBOCR exempt
- Residential Parking Zones Map
- Landbanked parking

## Maintained location restrictions for nonresidential use parking

*Conditional use in abutting residential*

## Design standards

*Parking facilities + bike spaces*

## EV Parking Requirements

Lots + structures over 35 spaces

10% of spaces or 10, whichever is less

EV-Capable required

## Off-street loading

Not allowed in front of building  
Updated required number of spaces

## Commercial vehicles

Passenger-sized commercial vehicles  
(including logo) allowed in residential parking areas

All others not allowed on residential lots

## Recreational Vehicles

Stored in interior side or rear yard  
More than 6' in height rear yard only and 10' from lot line

# STANDARDS LANDSCAPE

## General Standards

- Selection
- Installation
- Existing trees + shrubs count toward requirement
- Minimum planting sizes
- Maintenance
- Unpaved surfaces - trees, shrubs, live groundcover, and other plantings required

*Rain gardens, bioswales, and similar stormwater management landscape elements meet requirements*

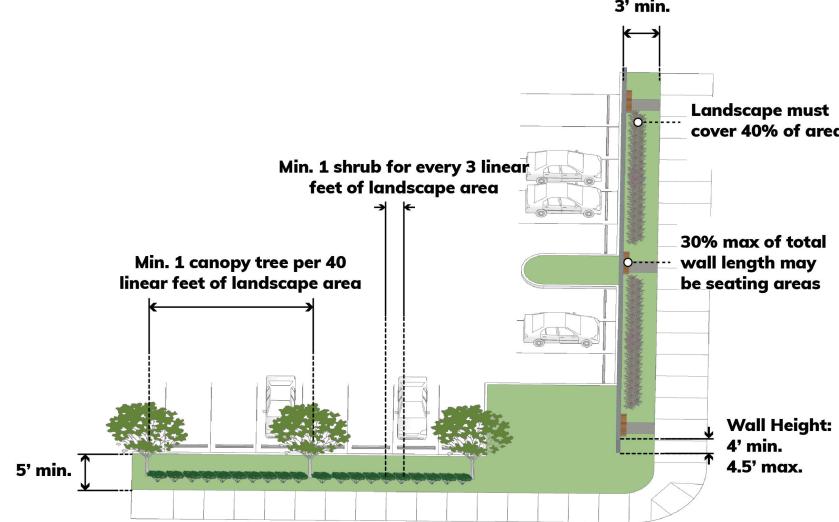
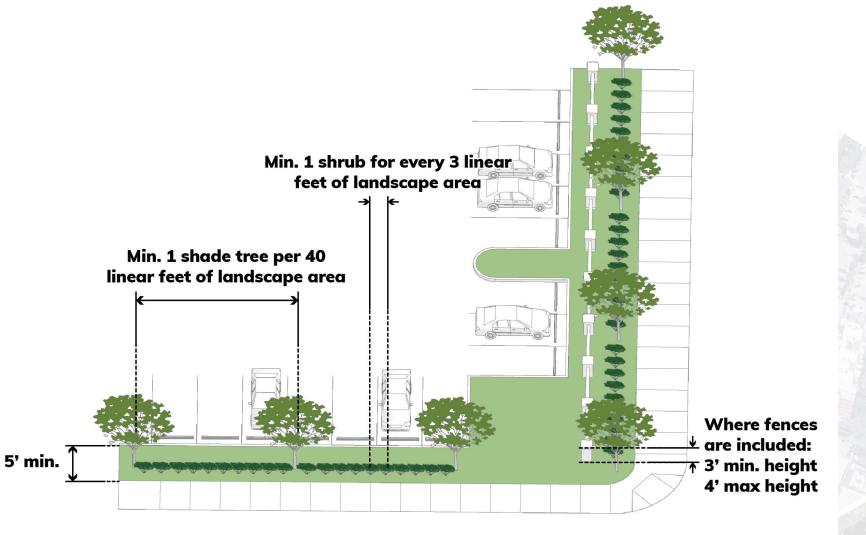
## Alternative Landscape Plan

*Other methods of meeting the requirements*

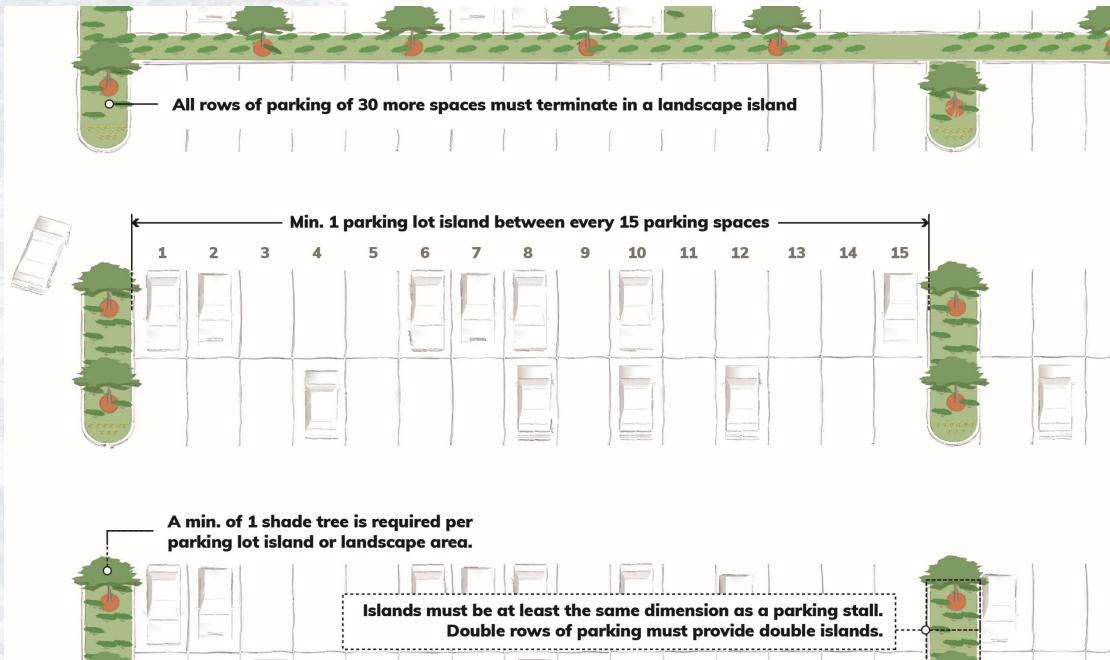
## Required Landscape

- Parking lot perimeter
- Parking lot interior
- Buffer yards

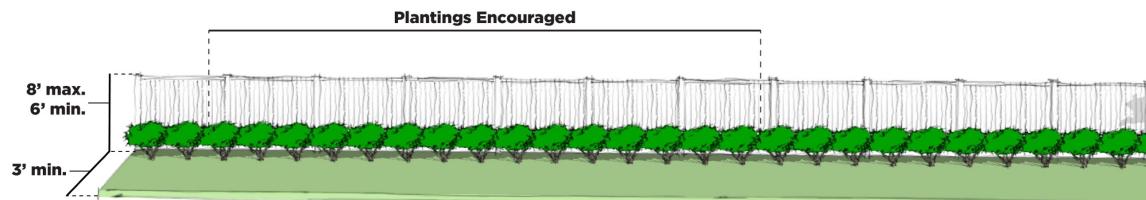
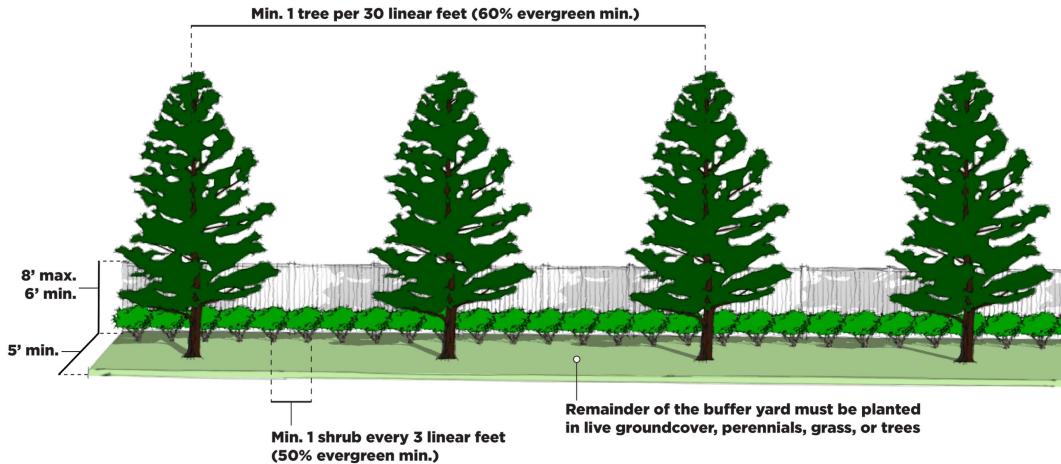
# STANDARDS LANDSCAPE



# STANDARDS LANDSCAPE



# STANDARDS LANDSCAPE



# STANDARDS SIGNS

**Content neutral regulations**

**Address all categories of permanent + temporary**

*Prohibited*

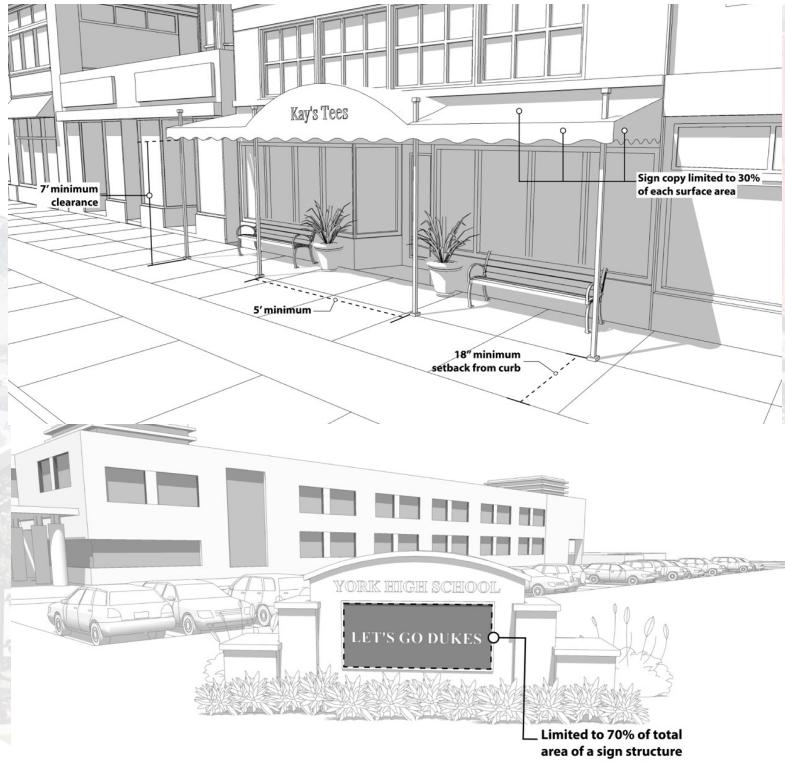
*Exempt*

*Permit Required*

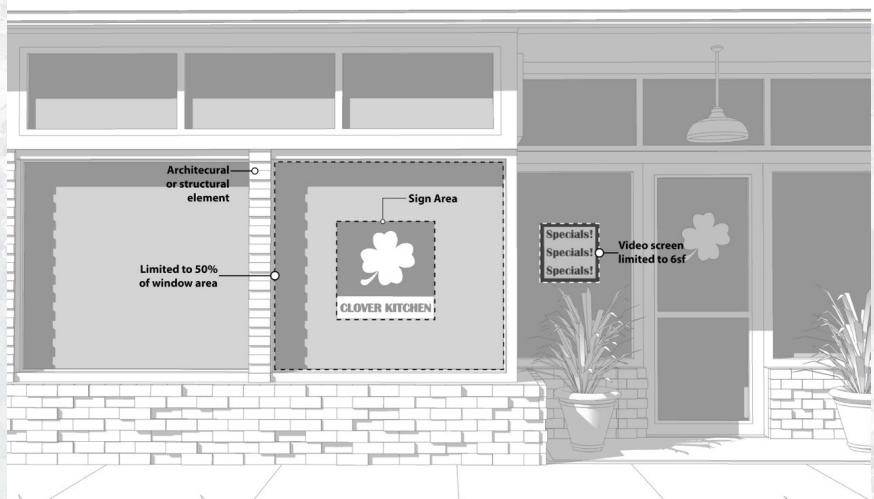
**Tailored types allowed + size to district form**  
*Eliminated max gross sign area*

**Defined + prohibited cabinet box wall signs**

**Projecting signs conditional use codified**



# STANDARDS SIGNS



# STANDARDS SIGNS



# STANDARDS SIGNS

Table 14-2: Summary of Sign Permissions

Sign Type	Exempt from Permit	Sign Permit Required	Districts/Uses
<b>Awning Sign</b>		✓	Multi-family dwellings and nonresidential uses in any district
<b>Banner</b>		✓	Nonresidential uses in the nonresidential districts and for institutional uses in all districts.
<b>Canopy Sign</b>			
<i><b>Non-Structural Canopy Signs</b></i>		✓	Multi-family dwellings and nonresidential uses in all districts
<i><b>Structural Canopy Signs</b></i>			
<i><b>Structural canopy signs attached to principal structure</b></i>		✓	Multi-family dwellings and nonresidential uses in all districts
<i><b>Freestanding structural canopy signs</b></i>		✓	Gas stations and drive-through facilities in any district
<b>Construction Activity</b>	✓		On a lot where active construction is taking place to improve the structure or site
<b>Culturally or Historically Significant Sites</b>	✓		Sites or buildings with cultural or historical significance
<b>Drive-Through Sign</b>		✓	Drive-through facilities
<b>Electronic Message Signs</b>		✓	Nonresidential uses within the commercial, central business, and industrial districts; Institutional uses in any district but a conditional use permit is required in a residential district; Gas stations in any district to display information required to be displayed by law
<b>Freestanding Signs</b>			
<i><b>Monument Sign</b></i>		✓	Nonresidential uses in all districts <i>except</i> for residential districts and the CBOCR District – institutional uses only allowed a monument sign
<i><b>Pylon Sign</b></i>		✓	Nonresidential uses in C1, C2, C3, C4, I1, I2, HCC Districts (requires conditional use permit)

# ORDINANCE ADMINISTRATION

## Administrators

- Zoning Administrator (ZA)
- Zoning Board of Appeals (ZBA)
- Zoning and Planning Commission (ZPC)
- City Council

*Organization + duties for each*

## General Procedures

- Application process
- Optional pre-application conference
- Completeness review
- Successive applications
- Notice requirements
- Public hearing

Table 16-1: Required Notice

Zoning Application	Notice Type		
	Published	Mailed	Posted
<b>Zoning Text Amendment</b> Notice for Public Hearing	X		
<b>Zoning Map Amendment</b> Notice for Public Hearing	X	X	X
<b>Conditional Use</b> Notice for Public Hearing	X	X	X
<b>Variance - Administrative Modification</b> Notice for Public Decision		X	
<b>Variance - Major or Minor</b> Notice for Public Hearing	X	X	X
<b>Zoning Appeals</b> Notice for Public Meeting	X		
<b>Planned Development</b> Notice for Public Hearing (Preliminary Plan)	X	X	X

# ORDINANCE APPROVALS + PERMITS

## Maintain current zoning approvals

*Updates to comply with state requirements*

*Clarified expiration of conditional use,  
variation, zoning certificate*

## Map Amendment

- Remove limitations on Council approval of a different zoning district than requested
- Revise requirement for one year review with no development – ZA recommends review

## Variation - Added Flexibility

- Administrative - Zoning Administrator
- Minor - Zoning Board of Appeals
- Major - City Council

## Site Plan Review

- New townhouse, multi-family, nonresidential, + mixed-use construction
- Additions to townhouse, multi-family, nonresidential, + mixed-use development that increase GFA by 3,000sf+
- Parking lots of more than 15 spaces
- Conditional uses

## New applications

- Zoning text interpretation process
- Temporary use permit
- **Reasonable accommodation**

# REVISIONS PLANNED DEVELOPMENT

## Required PD Triggers

Table 18-1: Required Planned Development Thresholds

District	Development Site Size
CR Conservation/Recreation	2 acres
CI Civic Institutional	2 acres
HCC Health Care Campus	2 acres
Residential (RE, R1, R1A, R2, R2A, R3, R4, R5, RNT); Excludes development of a single-family or a two-family dwelling	2 acres
O1 Office	5 acres
Downtown (CBC, CBOC, CBOCR)	2 acres
Commercial (C1, C2, C3, C4, C5)	5 acres
Industrial (I1, I2)	5 acres

- New development on lots of 75' or more in width in CBC, CBOC, + CBOCR
- Single-family detached residential development of 10 acres or greater
- Except for a single-family or two-family, additions that increase the building footprint by 50% or more  
*However, if addition is less than 25,000 square feet in area then exempt*
- Development that includes multiple principal buildings on a lot

# REVISIONS PLANNED DEVELOPMENT

## MODIFICATIONS TO APPROVED PD

### **Administrative Modifications - Zoning Administrator**

Changes are in substantial conformance with approved final plan

*Engineering or changes that meet Ordinance and/or final plan approval – unless specifically listed as minor modification*

### **Minor Modifications - Zoning and Planning Commission**

- Increase or decrease in building height of over 5% up to a maximum of 10%
- Increase or decrease in building coverage that continue to meets Ordinance and final plan
- Change in the location of walkways, vehicle circulation ways, and parking areas over 10' up to a maximum of 20'
- Increase or decrease in the number of parking spaces.
- Change to landscape plan that results in a reduction of plant material but does not violate the Ordinance and final plan
- Altering any final grade by no more than 20% of the originally planned grade

# DEFINED 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 sign

When it can be replaced following damage

## Two Exceptions:

### 1. Existing nonconforming dwellings in residential districts

- Legal prior to Dec. 7, 1992
- Deemed conforming use
- Permission eliminated once:

*Demolished*

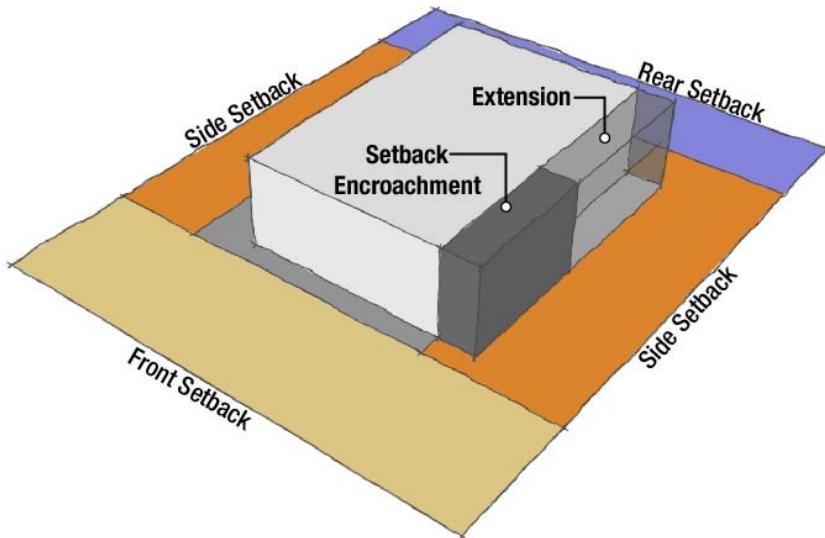
*Converted*

*Damaged by more than 50%*

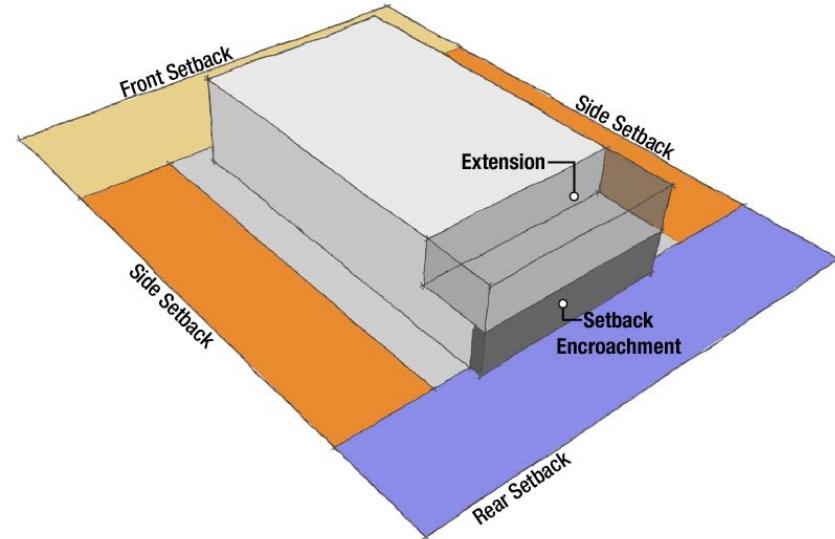
### 2. Extension of nonconforming wall for SF + 2F

- Encroachments into required setbacks
- Horizontally or vertically

# DEFINED NONCONFORMITIES



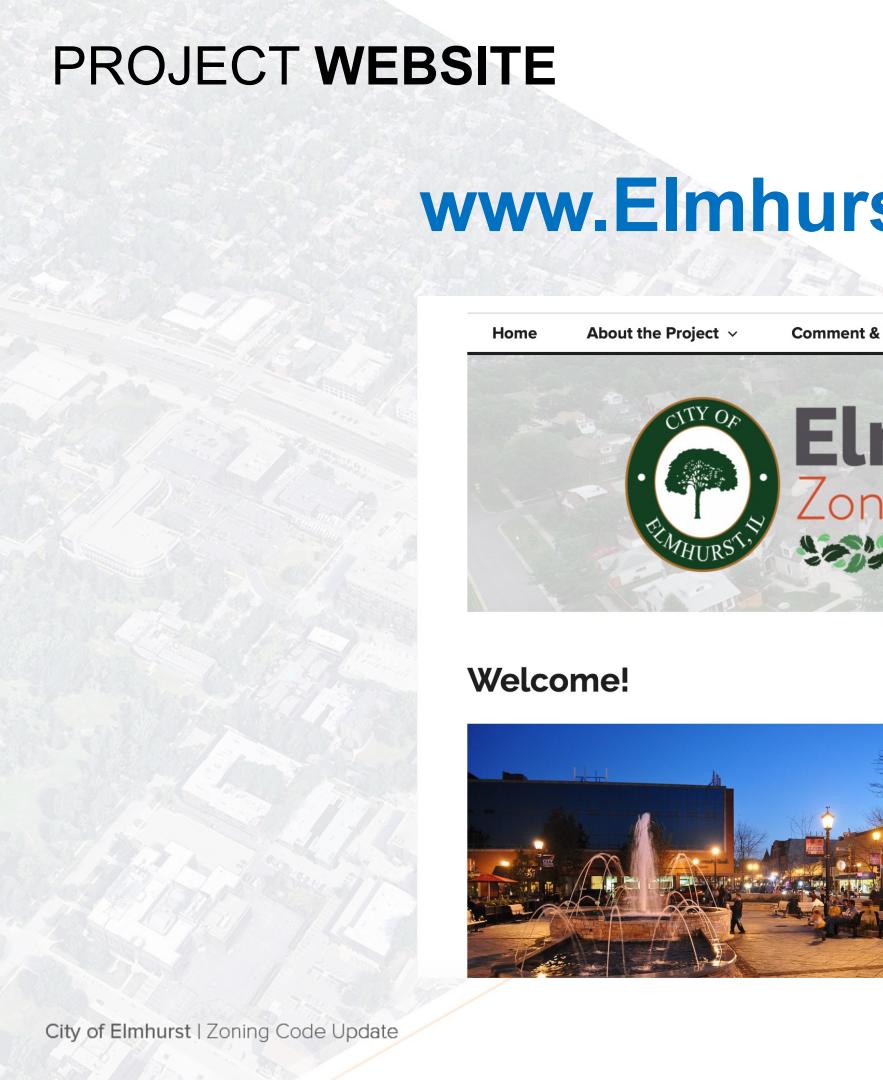
**Horizontal Extension**



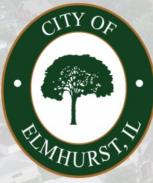
**Vertical Extension**

# PROJECT WEBSITE

**www.ElmhurstZoning.com**

An aerial photograph of the City of Elmhurst, Illinois, showing a dense urban area with numerous buildings, streets, and green spaces.

Home    About the Project ▾    Comment & Participate! ▾    Presentations & Reports

The logo of the City of Elmhurst, Illinois, featuring a green circular emblem with a white tree in the center, surrounded by the text "CITY OF" at the top and "ELMHURST, IL" at the bottom.

## Elmhurst Zoning Rewrite

A photograph of a city square at dusk or night. A large, illuminated fountain is the central feature, spraying water into the air. People are sitting on benches and walking around the plaza, which is lined with trees and streetlights.

### 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!

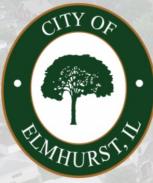
Elmhurst's Zoning Rewrite will help us protect the desired patterns of development within the City, further define the character of the City's activity centers, enhance sustainability and

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