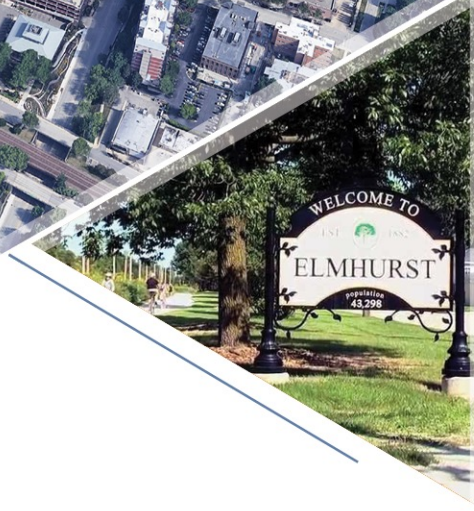
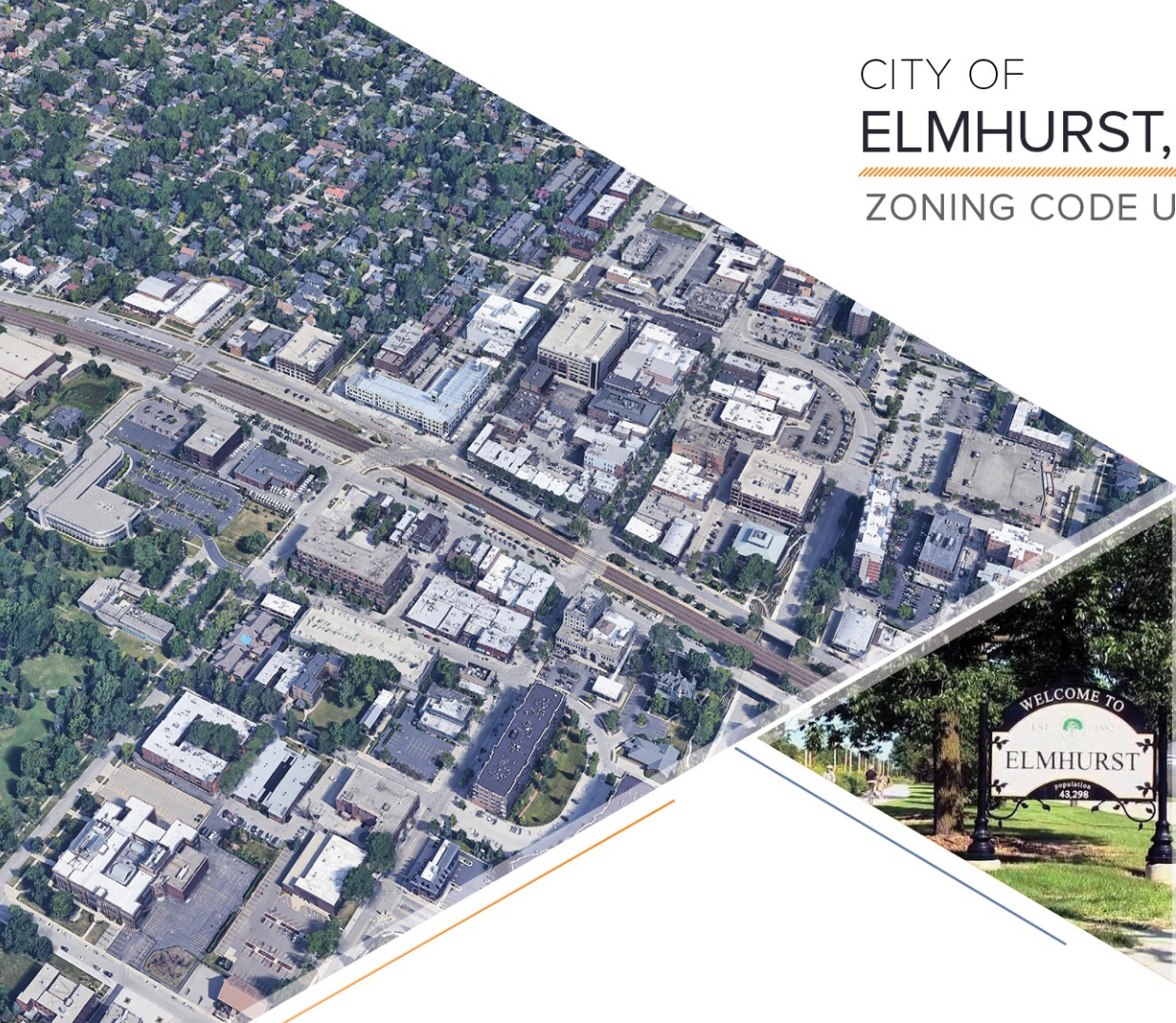


CITY OF
ELMHURST, ILLINOIS
ZONING CODE UPDATE



ZONING CODE **PUBLIC DRAFT 2.0**

Open Houses – Sept 2023

- 47 attendees
- 28 comments received to date through website
- Continued review by Staff + other departments

Next Steps...

- Release of Public Draft 2.0 with redline changes
- Highlight of major changes tonight
- Accept additional public comment
- Create Public Hearing Draft



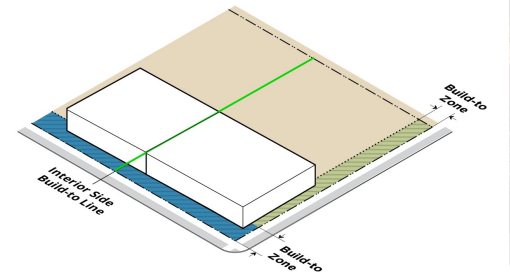
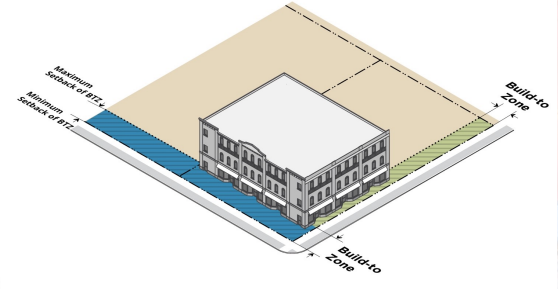
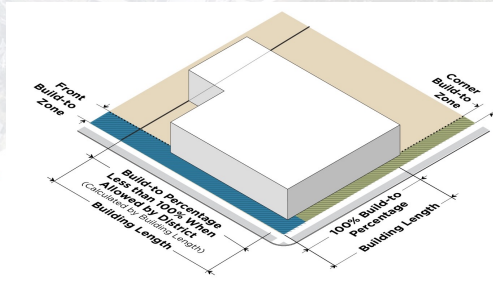
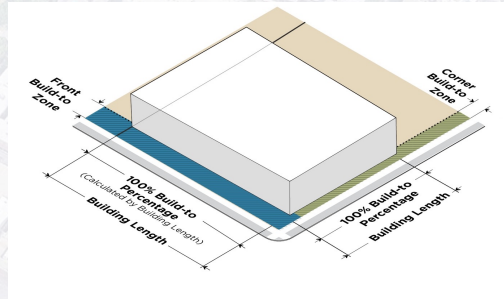
UPDATES DEFINITIONS + MEASUREMENTS

Updated Definitions

- Removed definitions not used – ex. “Curb level”
- Added definitions: *blank wall*, *prominent entrance*, *breezeway*, *building*

Updated Measurements

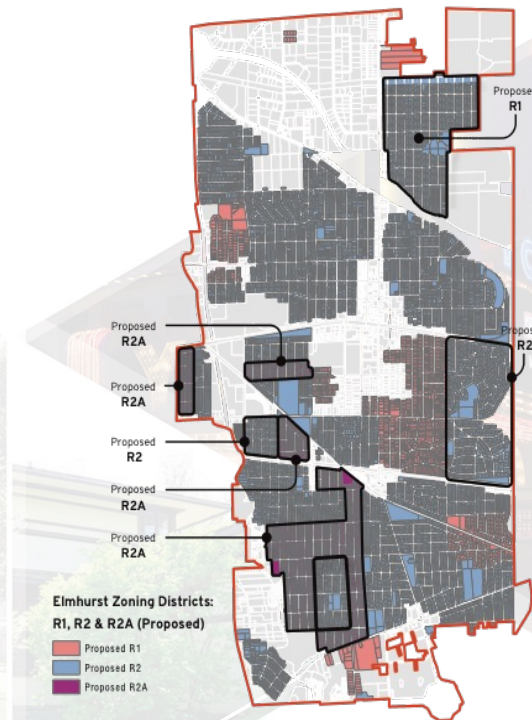
- Clarified building height + grade
- Lot line diagram includes curved lot
- Clarified yards + setbacks
- Clarified build-to zones, build-to lines with graphics



DISTRICT RESIDENTIAL

No changes between drafts

	RE	R1	R1A	R2	R2A NEW
Minimum Lot Area	12,000sf	9,000sf NR: 20,000sf	10,000sf	7,260sf NR: 20,000sf	6,500sf
Minimum Lot Width	75'	50' NR: 100'	56'	50' NR: 100'	50'
Maximum Building Height	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**

	R3	R4	R5	RNT NT - MOVED FROM CBD
Minimum Lot Area	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
Minimum Lot Width	50' NR: 100'	50' NR: 100'	60' NR: 100'	50'
Maximum Building Height	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**

Key Changes

C3 General Commercial + C4 Commercial/Industrial

- Reduced front setback to 25' (from 30')
- Reduced corner side setback to 25' (from 40')

C5 Commercial Mixed-Use

- Reduced front setback to None (from 30')
- Reduced corner side setback to None (from 40')

Updated design standards

- Simplified example graphics
- Removed required for materials to wrap all facades
- Façade articulation and roofline standards added to O1 + C1
- Clarified roof design standards
- Added requirement that mirrored glass must be bird safe



These diagrams are intended only to illustrate the basic elements of the building design standards and building form. They are not intended to denote any required architectural style or detail.

- | | |
|---|------------------------------------|
| A Blank wall limitation | D Ground floor transparency |
| B Prominent entrance | E Upper floors transparency |
| C Architectural distinction between the ground floor and upper stories | |

DISTRICTS **CENTRAL BUSINESS DISTRICTS**

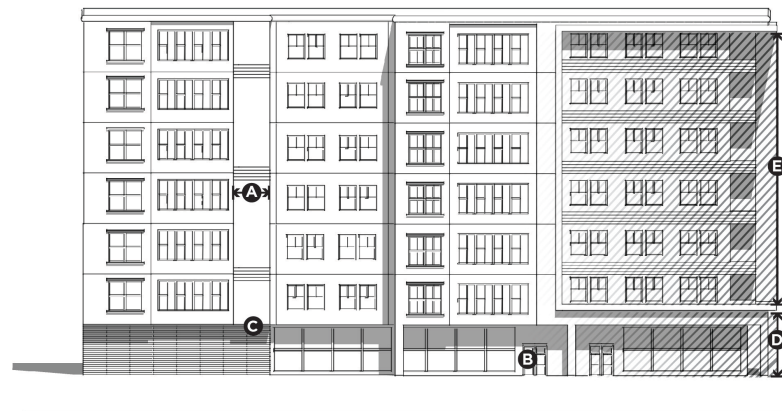
Key Changes

Height

- CBC – added: When within 100' of a lot in current use as SF, 2F, TH, limited to 53'

Updated design standards

- Simplified example graphics
- Removed required for materials to wrap all facades
- Clarified roof design standards



These diagrams are intended only to illustrate the basic elements of the building design standards and building form. They are not intended to denote any required architectural style or detail.

- | | |
|---|------------------------------------|
| A Blank wall limitation | D Ground floor transparency |
| B Prominent entrance | E Upper floors transparency |
| C Architectural distinction between the ground floor and upper stories | |

DISTRICTS **INDUSTRIAL + SPECIAL PURPOSE**

Industrial - Key Changes

Height

- Height increased in I2: Above 55' up to 100' allowed by conditional use (from 75')

Updated design standards

- Simplified example graphics
- Clarified roof design standards

Special Purpose

No changes between drafts



These diagrams are intended only to illustrate the basic elements of the building design standards and building form. They are not intended to denote any required architectural style or detail.

- A** Blank wall limitation
- B** Street facing façade features
- C** Ground floor transparency

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. 9.3.A
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. 9.3.B
Animal Care Facility: No Outdoor Area											P	P	P	P	P	P	P							Sec. 9.3.B
Art Gallery										P	P	P	P	P	P	P	P							
Arts and Business Studio										P	P	P	P	P	P	P	P		P					
Bar											C	C	P	P	P	C	C							
Bed and Breakfast								C																Sec. 9.3.C
Body Modification Establishment											P	P	P	P	P	P								
											C	C	C	C					P					Sec. 9.3.D
																			C	C				Sec. 9.3.E
Commercial Kitchen (Standalone)													C	P					P					
Community Center	C	C		C		C	C	C			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	P	Sec. 9.3.F
Conservation Area																					P			
Cultural Facility	C	C		C		C	C	C	C	P	P	P	P	P	P	P	P				P	P		
Day Care Center							C			P	C	P	P	P	P	P	C					P	P	Sec. 9.3.G
Day Care Home	P	P	P	P	P	P	P	P	P															Sec. 9.3.G
Drive-Through Lane											C	C	C	P										Sec. 9.3.H
Dwelling - Single-Family	P	P	P	P	P	P	P	P	P	P														
Dwelling - Two-Family						P	P	P		P														

Locate Use

- 1) By use type
- 2) By district

Table 9-1: Use Matrix

[illegible]

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
Dwelling - Townhouse						P	P	P	P						P			P						Sec. 9.3.I
Dwelling - Multi-Family							P	P							P		P	P						Sec. 9.3.J
Dwelling - Above the Ground Floor											P	P			P	P	P	P						
Educational Facility - Pre-School	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P							
Educational Facility - Primary or Secondary	C	C	C	C	C	C	C	C													C	P		
Educational Facility - University or College																					C	P	P	
Educational Facility - Vocational													P	P	P	C	C		P					
Financial Institution										P	P	P	P	P	P	P	P		P	P				
Financial Institution, Alternative												C	C	C										Sec. 9.3.K
Firearm Range													P						P					
Firearm Sales																			P					
Funeral Home											P	P	P	P		P	P							
Gas Station												C	C	C					C	C				Sec. 9.3.L
Government Office/Facility	C	C	C	C	C	C	C			P	P	P	P	P	P	P	P		P	P	P	P		
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
Group Home: 5 to 8 Residents	P	P	P	P	P	P	P	P	P	P														Sec. 9.3.M
Group Home: 9 to 14 Residents						P	P	P																Sec. 9.3.M
Health Care Facility																							P	
Heavy Retail, Rental, and Service													P	P					P					
Heliport																			C	P				
Helistop or Helipad																							C	
Hotel												C	P	P	P	C	C		P				P	
Industrial Design										P	P	P	P	P	P	P	P		P					
Industrial, Artisan														P					P					
Industrial, Light																			P	P				

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
Industrial, General																			P	P				
Landscape Business with Outdoor Storage																			<u>C</u>	<u>P</u>				
Live Performance Venue												<u>C</u>	P	P	C	P	P							
Live Entertainment – Secondary <u>Ancillary</u> Use											P	P	P	P	P	P	P							
Lodge/Social Club											P	P	P	P	P	P			P	P				Sec. 9.3.N
Massage Parlor											C	C	C	C	C	C	<u>C</u>							
Medical/Dental Office										P	P	P	P	P	P	P	P		P				P	
Medical Cannabis: Cultivation Center																			C					
Medical Cannabis: Dispensing Facility													C						C					
Micro-Production of Alcohol											P	P	P	P	P	P	P		P					
Office								C		P	P	P	P	P	P	P	P	C	P	<u>P</u>		P	P	Sec. 9.3.Q
Park/Playground – Under 2 acres in area	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>		
Park/Playground – 2 or more acres in area	P <u>C</u>	C <u>P</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>	P <u>C</u>			P	P <u>C</u>		
Parking Lot, Surface (Principal Use)													C	C	C	C	C		<u>P</u>	<u>P</u>	P	P	P	Sec. 9.3. P <u>Q</u>
Parking Structure (Principal Use)													C	C	C	C	C				P	P	P	Sec. 9.3. P <u>Q</u>
Parking Lot, Surface (Principal Use) – Municipal										P	P	P	P	P	P	P	P				P	P	P	Sec. 9.3. P <u>Q</u>
Parking Structure (Principal Use) – Municipal										P	P	P	P	P	P	P	P				P	P	P	Sec. 9.3. P <u>Q</u>
Pawn Shop													C	C										Sec. 9.3. Q <u>P</u>
Personal Service Establishment											P	P	P	P	P	P	P							
Place of Worship	C	C	<u>C</u>	C	<u>C</u>	C	C	C	C	<u>C</u>	P	P	P	P	P	P	P	<u>C</u>	P	<u>C</u>	<u>C</u>	P	<u>C</u>	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P		
Reception Facility											C	C	P	P	P	C	C							Sec. 9.3.Q
Research and Development (R&D)														P					P	P			P	
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
Residential Addiction Treatment Facility											C	C	P	P	P <u>C</u>		C	C					P	Sec. 9.3.R

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
Residential Care Facility				C	C		C	C			C	C	P	P	P		C	C					P	Sec. 9.3.R
Restaurant											P	P	P	P	P	P	P	P	C					
Retail Goods Establishment											P	P	P	P	P	P	P							
Self-Storage Facility: Climate-Controlled													P	P	P				P	P				Sec. 9.3.S
Self-Storage Facility: Outdoor-Access																			P	P				Sec. 9.3.S
Social Service Center											P	P	P	P	P	C	C					P	P	
Specialty Food Service											C	P	P	P	P	C	C		P					
Vehicle Dealership – With Outdoor Display												C	P	P		P			C					Sec. 9.3.T
Vehicle Dealership – Completely Enclosed; No Outdoor Display												P	P	P		P	P		C					Sec. 9.3.T
Vehicle Operation Facility													C						P					Sec. 9.3.U
Vehicle Rental													P	P					C					Sec. 9.3.T
Vehicle Repair/Service – Major													P	P					P					Sec. 9.3.V
Vehicle Repair/Service - Minor											C	C	P	P	P				P					Sec. 9.3.V
Warehouse and Distribution														P					P	P				Sec. 9.3.W
Wholesale Goods Establishment																			P	P				
Wireless Telecommunications: Colocation or Stealth Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 9.3.X
Wireless Telecommunications: Tower, Antenna, and/or Facility Building	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 9.3.X
Temporary Use General Standards for Temporary Uses - Sec. 9.4.A	RE	R1	R1A	R2	R2A	R3	R4	R5	RNT	O1	C1	C2	C3	C4	C5	CBC	CBOC	CBOCR	I1	I2	CR	CI	HCC	Standards
Farmer's Market	T	T	I	T	I	T	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T	Sec. 9.4.B
Mobile Food Vendor										T	T	T	T	T	T	T	T		T	T	T	T	T	Sec. 9.4.C
Real Estate Project Sales Office/Model Unit	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T						Sec. 9.4.D
Temporary Contractor's Office and Contractor's Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 9.4.E
Temporary Outdoor Event	T	T	I	T	I	T	T	T	T	T	T	T	T	T	T	T	T	I	I	I	T	T	T	Sec. 9.4.F

UPDATES **USE STANDARDS**

KEY CHANGES

Townhouse + Multi-Family

- Design: removed requirement for materials and treatments to wrap all facades
- Multi-family open space requirement increased to 20% of the lot area

Cartage/Truck Dispatch

Updated definition of cartage/truck dispatch to require office

Office

In the R-5 District, office uses are limited as follows:

1. Permitted only for conversion of an existing single-family dwelling.
2. Limited to the ground floor of a structure.

UPDATES **GENERAL DEVELOPMENT**

KEY CHANGES

Site Visibility

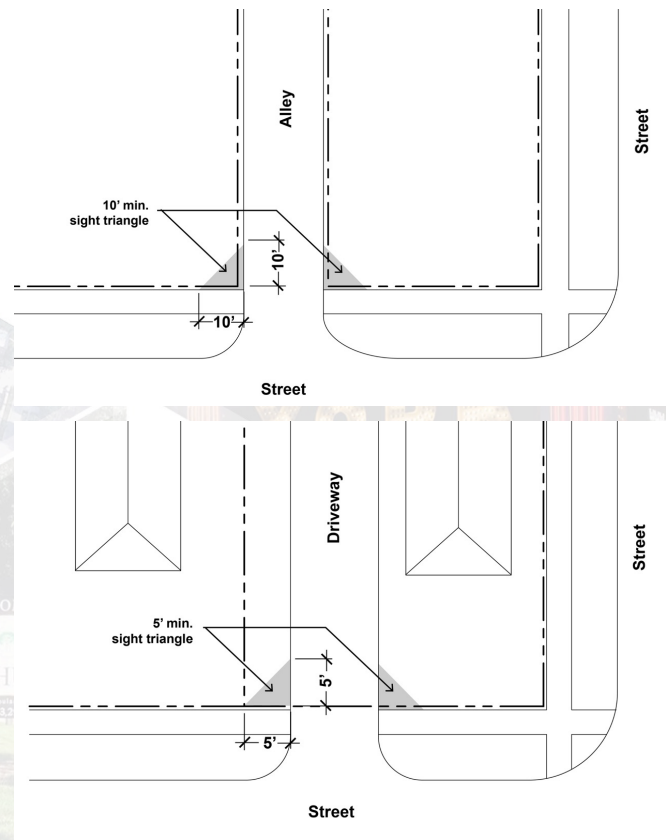
Diagrams added

Exterior Lighting

- Clarified does not apply to single-family (regulated by building code)
- Added conditional use requirement when lighting for a recreational field is adjacent to residential

Fences

- Solid fence prohibited in C1, C2, CBC, CBOC
- Clarified application on reverse corner side yard



UPDATES 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
Arbor/Trellis <u>Limited to a max. length of 16'</u>	Y	Y	Y	Y
Stoop - Unroofed Max. of 6' into front or corner side setback No stoop landing may exceed a maximum width of 8' and a maximum projection from building wall of 8' <u>A minimum stoop width of 3' and a maximum projection from building wall of 3' is required.</u> No stoop landing in the interior side yard may exceed 24sf in area Max. height of entry door on first floor	Y	Y	Y	Y
Stoop – Roofed Max. of 6' into front or corner side setback Roofed stoops are prohibited in interior side setbacks No stoop landing may exceed a maximum width of 8' and a maximum projection from building wall of 8' <u>A minimum stoop width of 3' and a maximum projection from building wall of 3' is required.</u> No stoop landing in the interior side yard may exceed 24sf in area Max. height of entry door on first floor	Y	N	N	Y
<u>Temporary Tent/Temporary Shade Structure – Nonresidential</u> <u>5' from all lot lines</u> <u>No permanent mounting fixtures permitted</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>

UPDATES **ACCESSORY STRUCTURES + USES**

KEY CHANGES

Detached Accessory Structure Clarification

A detached accessory structure connected to a principal structure by a breezeway, a wall, or extension of a building wall is considered detached and subject to all applicable dimensional and locational requirements for detached accessory structures.

Apiary

Added reference to Municipal Code and prohibited in commercial and industrial

Flagpoles

Height reduced to 21'

UPDATES **ACCESSORY STRUCTURES + USES**

KEY CHANGES

Accessory Outdoor Storage

Permitted only in the industrial districts

Watchmen's Quarters

Added - Watchmen's quarters are permitted only in the following districts:
C3, C4, I1, and I2

No changes proposed to ADU regulations – Policy issue

Comments received: 18 total

- 12 in support, some with suggested revisions
- 6 opposed

UPDATES **PARKING + LANDSCAPE**

KEY CHANGES

Parking Maximums

CBD - Clarified is for nonresidential uses only

Added and Updated - Residential Parking Zones Map

Residential uses located in identified areas

Recreational Vehicles

May be stored outdoors for no more than 72 hours (from 7 days)

Landscape

- Clarified do not apply to single-family and two-family dwellings
- In CBC and CBOC, all fences must be open fences; solid fences and walls are prohibited

UPDATES **SIGNS**

KEY CHANGES

Eliminated

Light pole banner

Noncommercial Signs

Language added regarding state and federal control

Banner

Allow institutional uses to install a banner as a freestanding sign

Electronic Message Signs - Updated

Institutional uses are allowed an EMS as a conditional use on properties that front on a street that is classified as a Minor Arterial, Principal Arterial, or Expressway, as defined in the 2009 Elmhurst Comprehensive Plan as amended from time to time

UPDATES **SIGNS**

KEY CHANGES

Portable Readerboard Sign

Updated display periods

- When related to an event that has a specific start and end time: A total display period of 30 days prior to the start of the event, the time period of the event, and three days following the end of the event.
- All others (non-time specific): 15 days.
- A maximum of four display periods per year per establishment is permitted with a minimum of 30 days between displays.

Institutional Uses

May only have either a freestanding banner or a portable readerboard sign at one time (does not apply to building-mounted banners)

UPDATES **ADMINISTRATION**

KEY CHANGES

Planned Developments

Reviewed PD standards and consolidated where there is redundancy with conditional use standards

Nonconformities

- Clarified extension of walls for nonconforming single-family, two-family and the encroachment of existing eaves
- Additional diagrams

NEW ZONING MAP 1.0

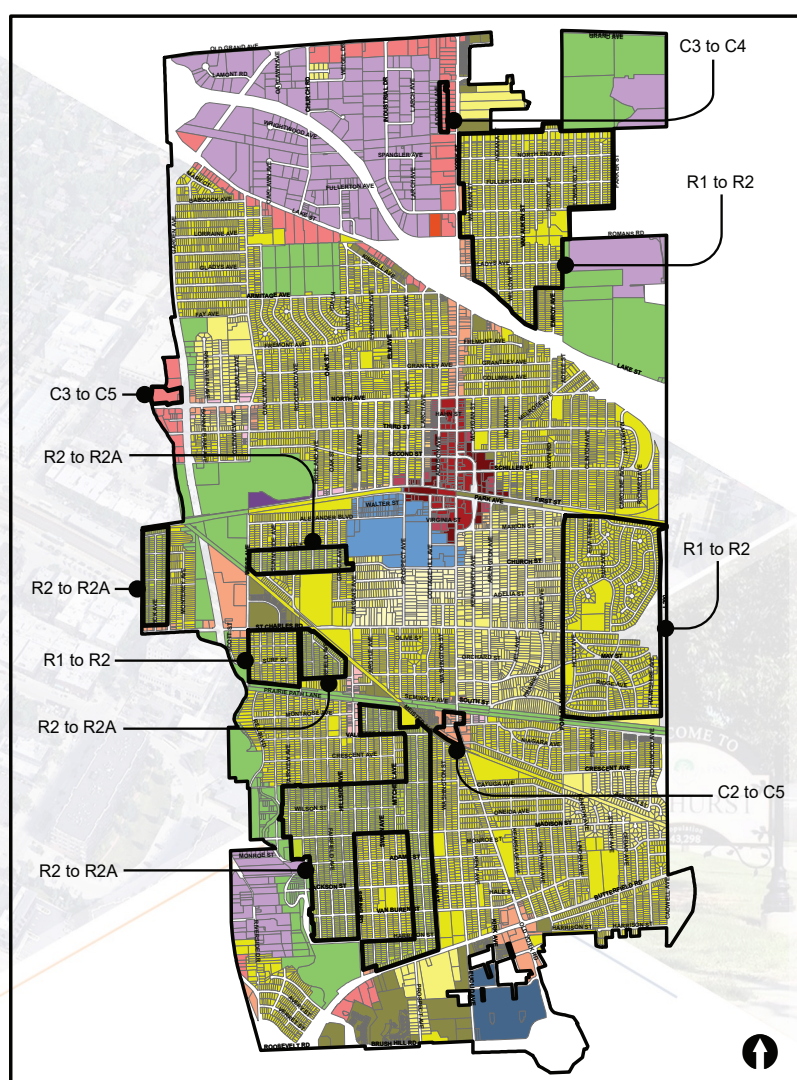
Residential

- Certain nonconforming portions of R1 brought into the R2
- Certain nonconforming portions of R2 rezoned as new R2A District

These districts are differentiated only by lot size – uses are identical in all; these are all single-family districts

Nonresidential

- Reflect either existing condition or key parts of the adopted subarea plans



PROJECT WEBSITE

www.ElmhurstZoning.com

