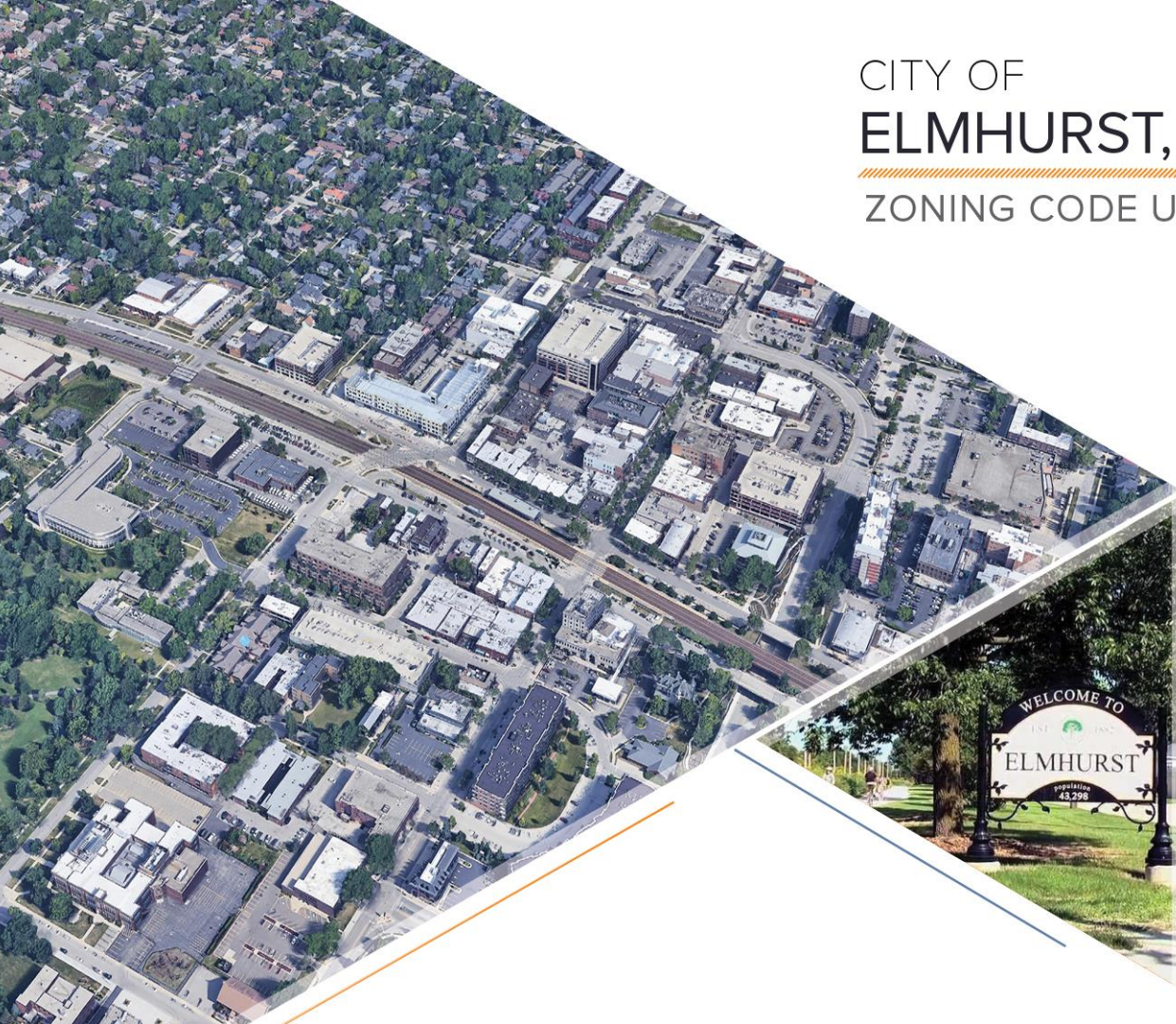


CITY OF
ELMHURST, ILLINOIS
ZONING CODE UPDATE



ORDINANCE **UPDATE** 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

Open Houses: September 2023

ORDINANCE **UPDATE** TIMELINE

Commission Review of Draft: August – November 2023 (4 meetings)

Release of Second Public Draft: June 2024

Commission Review of Draft: August 2024 – March 2025 (5 meetings)

Release of Public Hearing Draft: September 2025

Public Hearings: October - December 2025

Commission Deliberation: January 2026

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

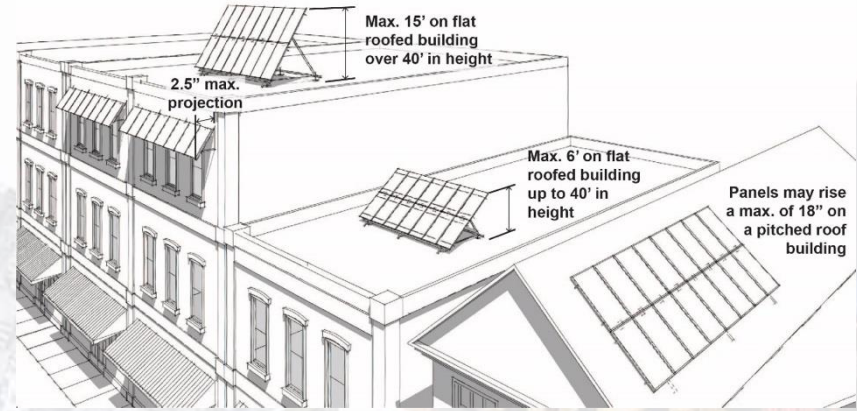
No more “General Provisions”

Graphic orientation

Consistent “voice” + terminology

Define all terms

Measurement methodologies



DISTRICTS RESIDENTIAL

Simplify district dimensional standards

Eliminate by types of uses; residential + nonresidential

New standards for all nonresidential

Clarify lot coverage + lot width calculations

Coverage - "Box-out" issues

Remove FAR

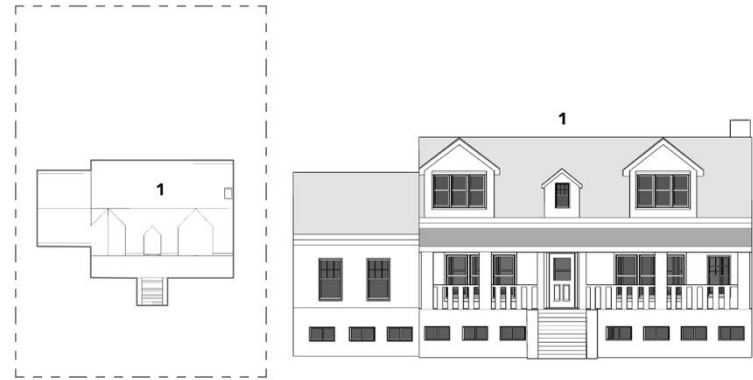
Clarify yard/setback measurement methodology

Front yard averaging for single-family

Maintain stories only for single-family, two-family

Separate townhouse + multi-family standards

Design standards for TH + MF



Dwelling, Single-Family Detached



Dwelling, Townhouse

DISTRICT RESIDENTIAL

	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

FAR eliminated as a bulk control

Density for dwellings eliminated

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

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

Design standards included

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 * <i>Includes C3A</i>	Minimum lot area: 10,000sf Base height increased to 55' (75' by CU); 40' within 200' of SF, 2F, TH
C5 Commercial Mixed-Use	Minimum lot area: 10,000sf New district; standards similar to C4 but with residential

DISTRICTS CENTRAL BUSINESS DISTRICTS

FAR + 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’

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

Includes required build-to percentage for front + corner side: 100% unless programmed outdoor space (dining, plaza, etc.) – can be reduced to 80%

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

Includes 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
- B** Prominent entrance
- C** Architectural distinction between the ground floor and upper stories
- D** Ground floor transparency
- E** Upper floors transparency

DISTRICTS 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



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

DISTRICTS SPECIAL

CR Conservation/Recreation Zoning District

Preserve + 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 buildings in a mutually compatible environment

HCC Health Care Campus Zoning District

Accommodate community hospitals + the broad array of uses which are directly related to hospital care on larger parcels of land in a campus like setting

MODERNIZED 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. 9.3.A
Amusement Facility, Indoor											P	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							
Food 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

STANDARDS **GENERAL DEVELOPMENT**

Specific On-Site Development Standards

Number of structures on a lot

Structures prohibited in utility easements

Sight visibility triangle

Reference to flood provisions

Exterior Lighting

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

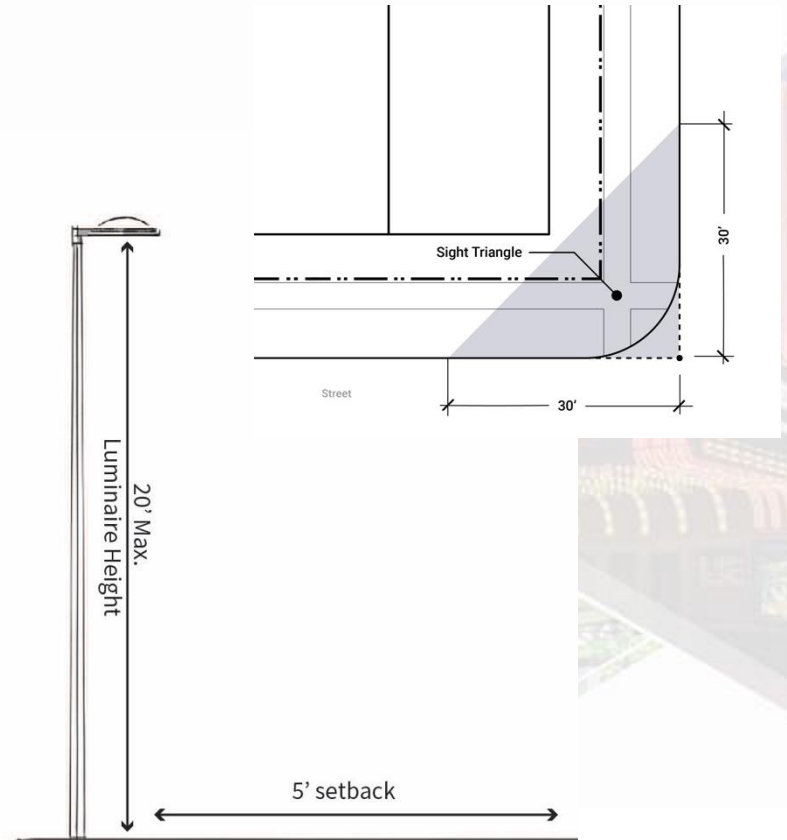
Lighting controls

Residential: 0.2 fc

Nonresidential against residential: 0.2 fc

Nonresidential against nonresidential: 1 fc

Prohibited lighting types + special exceptions



STANDARDS GENERAL DEVELOPMENT

Fences + Walls

Installation standards

Prohibited fence materials

Permitted heights

Window/Escape Well

Standards – setbacks, number, size

Refuse + Recycling Containers

Enclosures required

Performance Standards

Noise, heat, vibration, dust, odor, hazards

Permitted Encroachments

Architectural features

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/Trellis <i>Limited to a max. length of 16'</i>	Y	Y	Y	Y
Awning - Residential (Does not apply to awnings used as signs - See Article 14) <i>Max. of 2' into setback</i>	Y	Y	N	Y
Awning - Nonresidential (Does not apply to awnings used as signs - See Article 14) <i>Awnings along the front and corner side facades – 18" from curb line</i> <i>Rear setback – 5' into setback</i> <i>Vertical clearance of 7'</i>	Y	Y	N	Y
Balcony - Residential Districts <i>Max. of 4' into front or corner side setback</i> <i>Max. of 6' into rear setback</i> <i>Min. of 5' from any lot line</i>	Y	Y	N	Y
Balcony - Nonresidential Districts	Y	Y	N	Y

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 for nonresidential

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		
<i>Educational Facility – Elementary and/or Junior High</i>	<i>2 per each classroom + 3 per office</i>	<i>1 per 10 classrooms</i>
<i>Educational Facility – High School</i>	<i>4 per classroom + 4 per office</i>	<i>1 per 10 classrooms</i>
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 uses

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 + 10'
from lot line

Stored in driveway for 72 hours maximum

STANDARDS **LANDSCAPE**

General Standards

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

Rain gardens, bioswales, + similar stormwater management landscape elements meet requirements

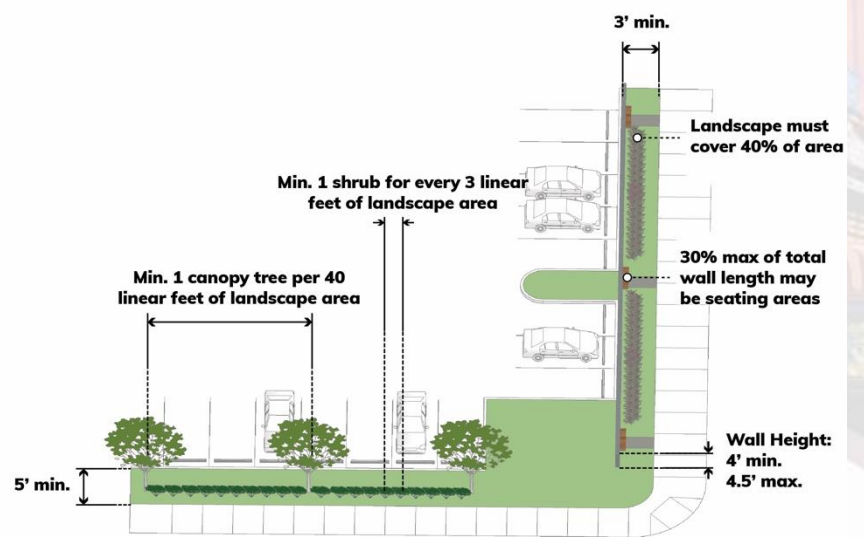
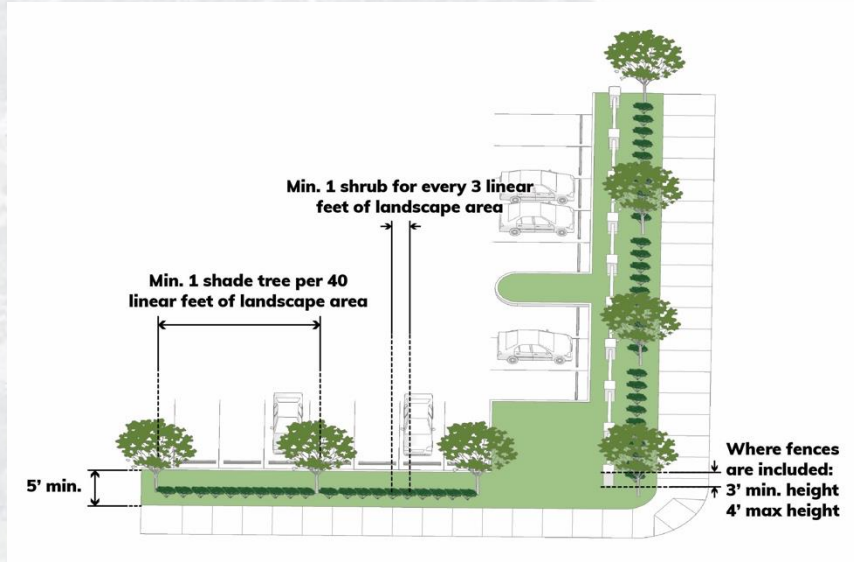
Alternative Landscape Plan

Other methods of meeting the requirements

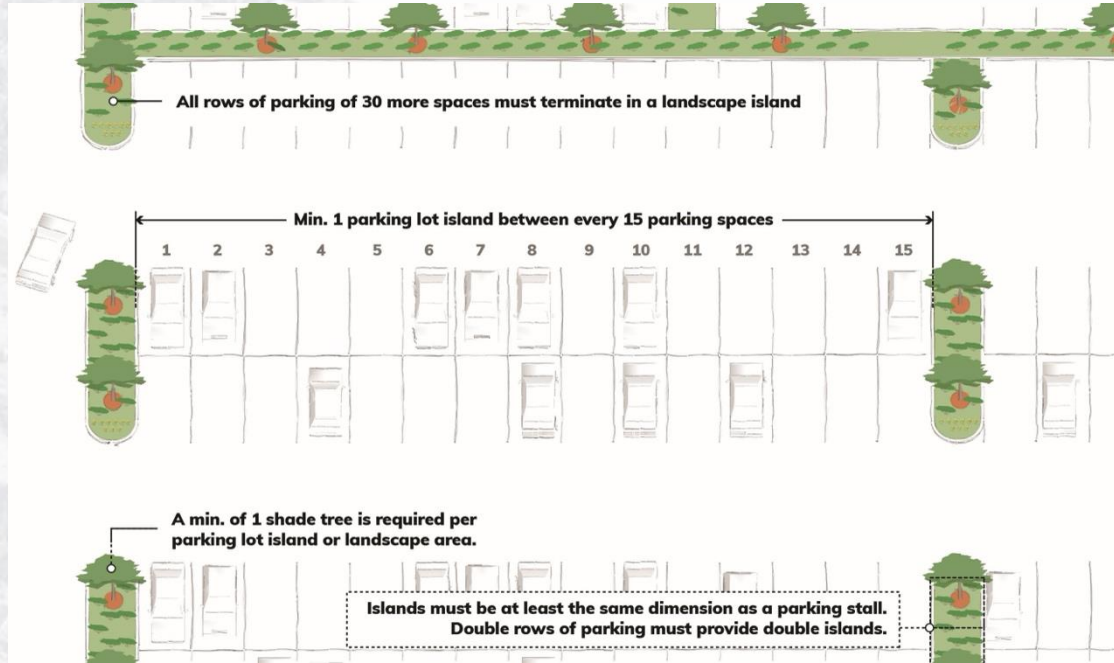
Required Landscape

- Parking lot perimeter
- Parking lot interior
- Buffer yards

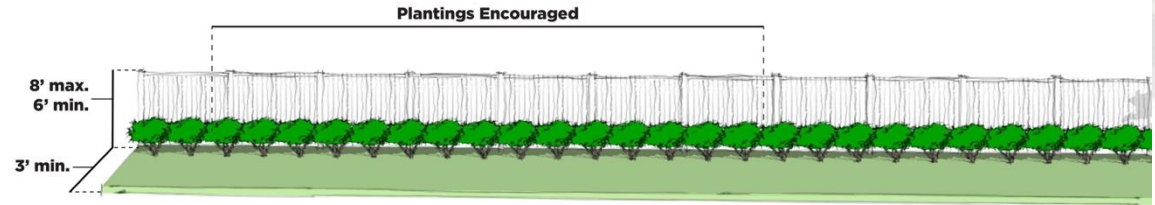
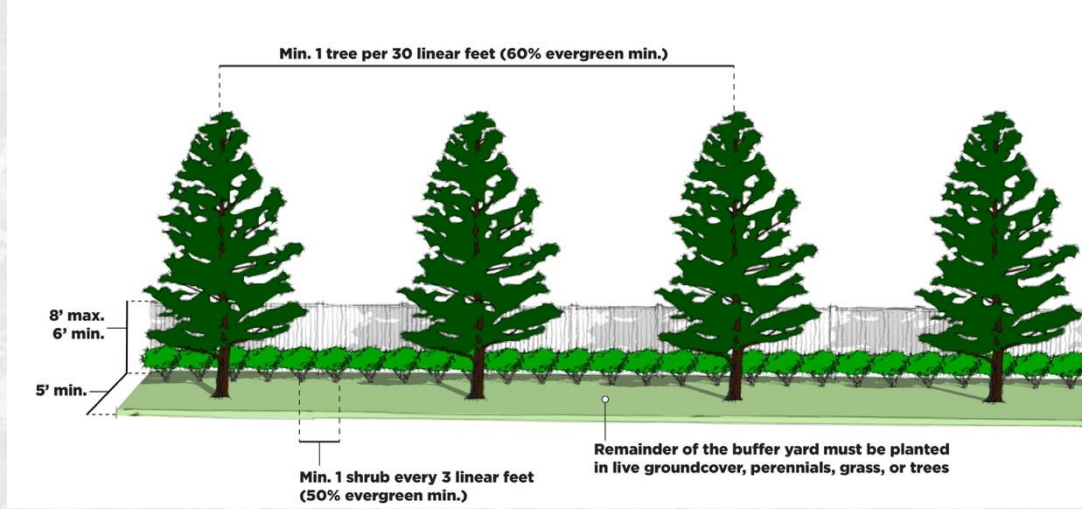
STANDARDS LANDSCAPE



STANDARDS LANDSCAPE



STANDARDS LANDSCAPE



STANDARDS **SIGNS**

Content neutral regulations

Address all categories of permanent + temporary

Prohibited

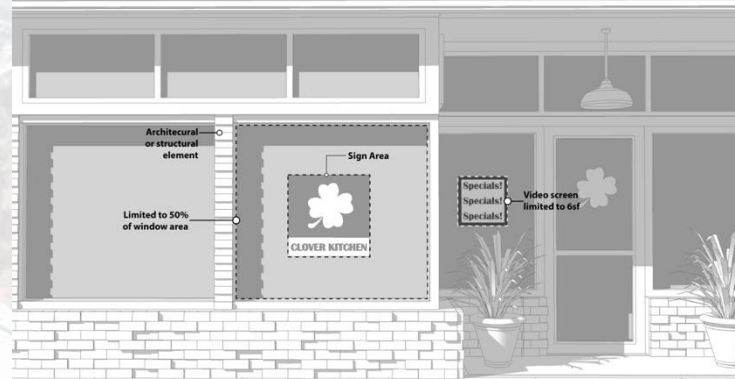
Exempt

Permit Required

Tailored types allowed + sizes to the district form

Eliminated max gross sign area

Defined + prohibited cabinet box wall signs



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
Zoning Text Amendment Notice for Public Hearing	X		
Zoning Map Amendment Notice for Public Hearing	X	X	X
Conditional Use Notice for Public Hearing	X	X	X
Variance - Administrative Modification Notice for Public Decision		X	
Variance - Major or Minor Notice for Public Hearing	X	X	X
Zoning Appeals Notice for Public Meeting	X		
Planned Development 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

UPDATED **PLANNED DEVELOPMENT**

Modifications

- Administrative Modifications - Zoning Administrator
- Minor Modifications - Zoning and Planning Commission
- Major modifications – Village Board

Enhanced Design + Public Amenities

- Enhanced design + public amenities must be provided
- Ensure that the development contributes to a high-quality + attractive environment
- Enhanced design + amenities improve the overall character + usability of the development for residents, visitors, + the surrounding community

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

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

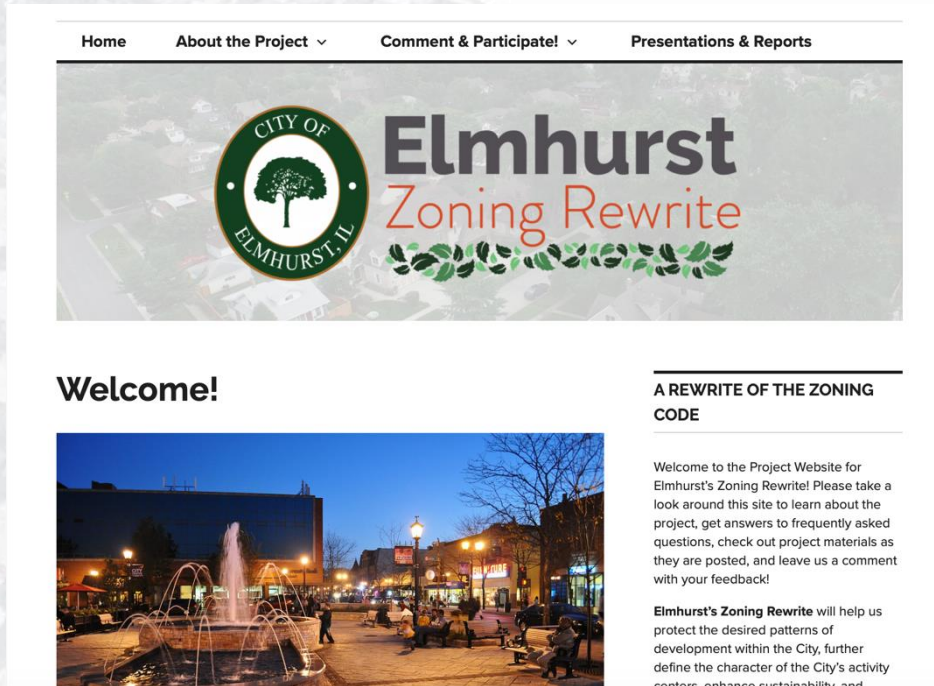
- Legal prior to Dec. 7, 1992
- Deemed conforming use
- Permission eliminated once:
 - Demolished*
 - Converted*
 - Damaged by more than 50%*

2. Extension of nonconforming wall for SF + 2F


- Encroachments into required setbacks
- Horizontally or vertically

PROJECT WEBSITE


www.ElmhurstZoning.com



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

 **Elmhurst**
Zoning Rewrite

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