



# Village of South Elgin Unified Development Ordinance (UDO)

Environment and Natural Resources  
Committee Meeting

November 1, 2018

# Agenda

A scenic view of a lake with houses and trees in the background, and a rocky shoreline with trees and debris in the foreground. The sky is clear and blue. The water is calm with some ripples. The houses are white and blue, surrounded by lush green trees. The foreground shows a rocky bank with some trees and debris.

- Announce the adoption of Village's UDO (!)
- Brief overview of project process
- We get into it. ('It' being a description of select standards from the Village's new UDO)
- Questions/Answers

Village of South Elgin, IL

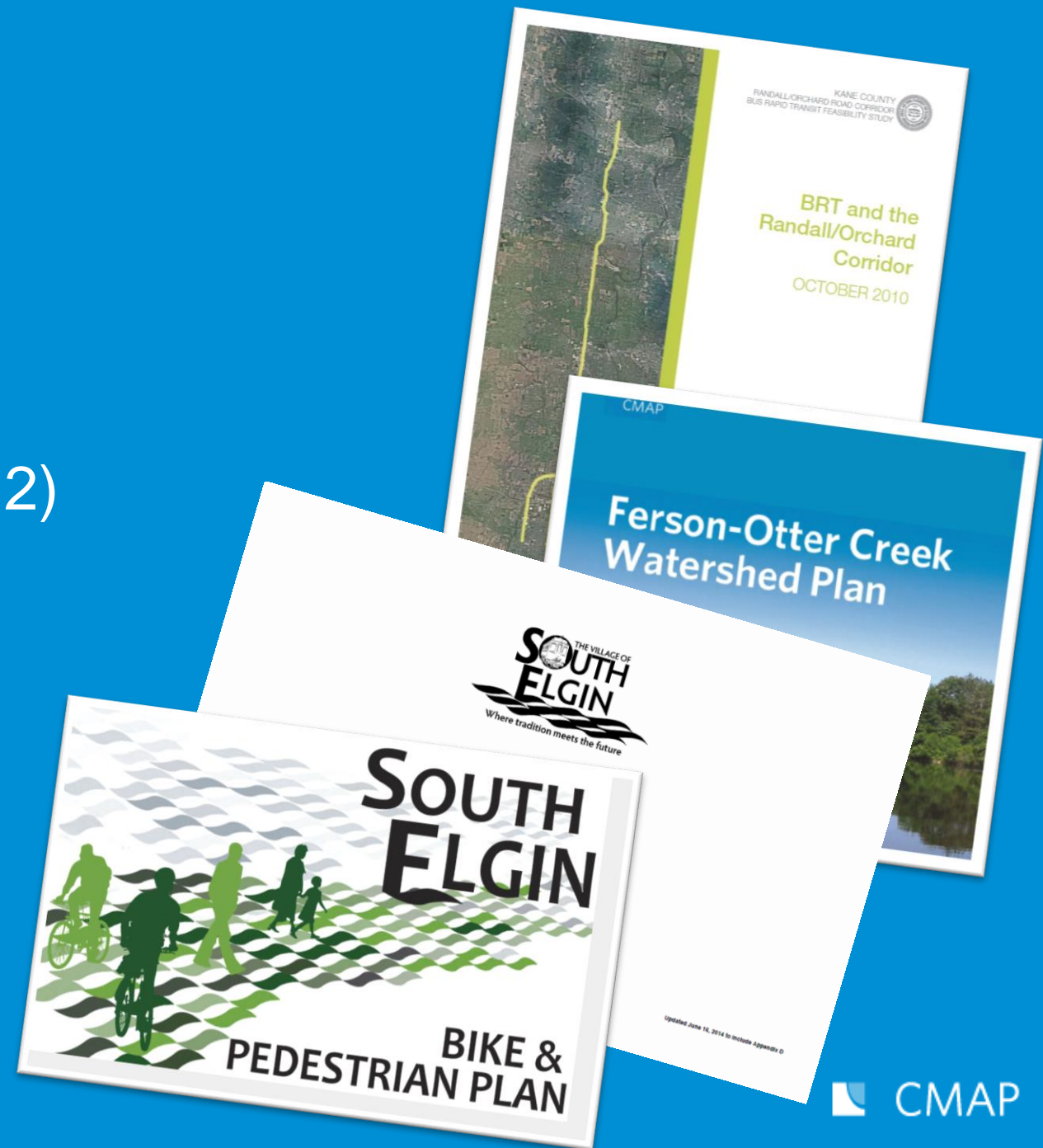
**CHAPTER 156:**  
**Unified Development Ordinance**

UNIFIED DEVELOPMENT ORDINANCE (UDO)

EFFECTIVE DATE: October 1, 2018

# Implementing the Community's Vision

- Bike & Pedestrian Plan (2014)
- 2030 Comprehensive Plan (2012)
- Watershed Plan (2011)
- BRT Feasibility Study (2010)

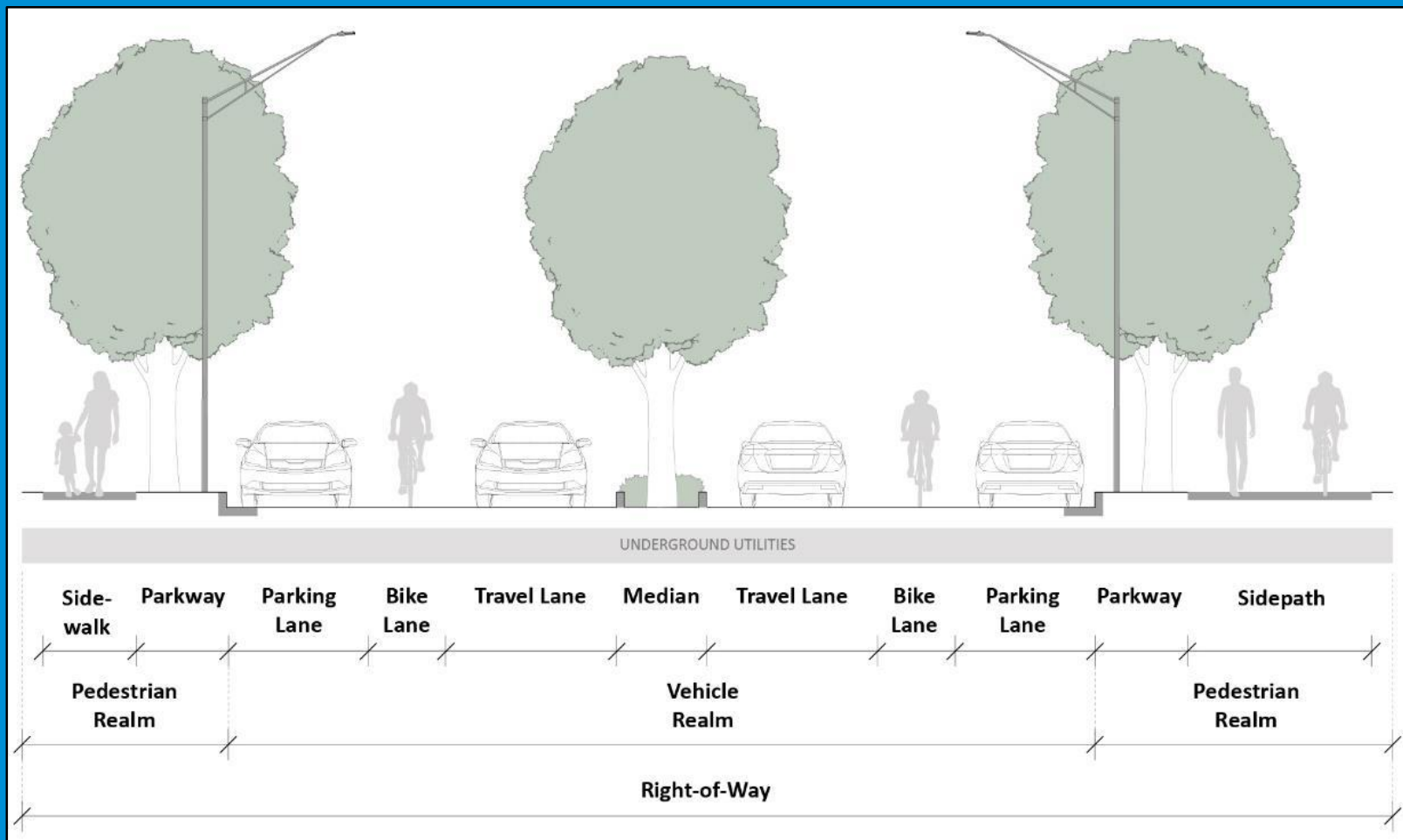


# Plan Goal: Protect and enhance the Village's natural resources and vulnerable areas

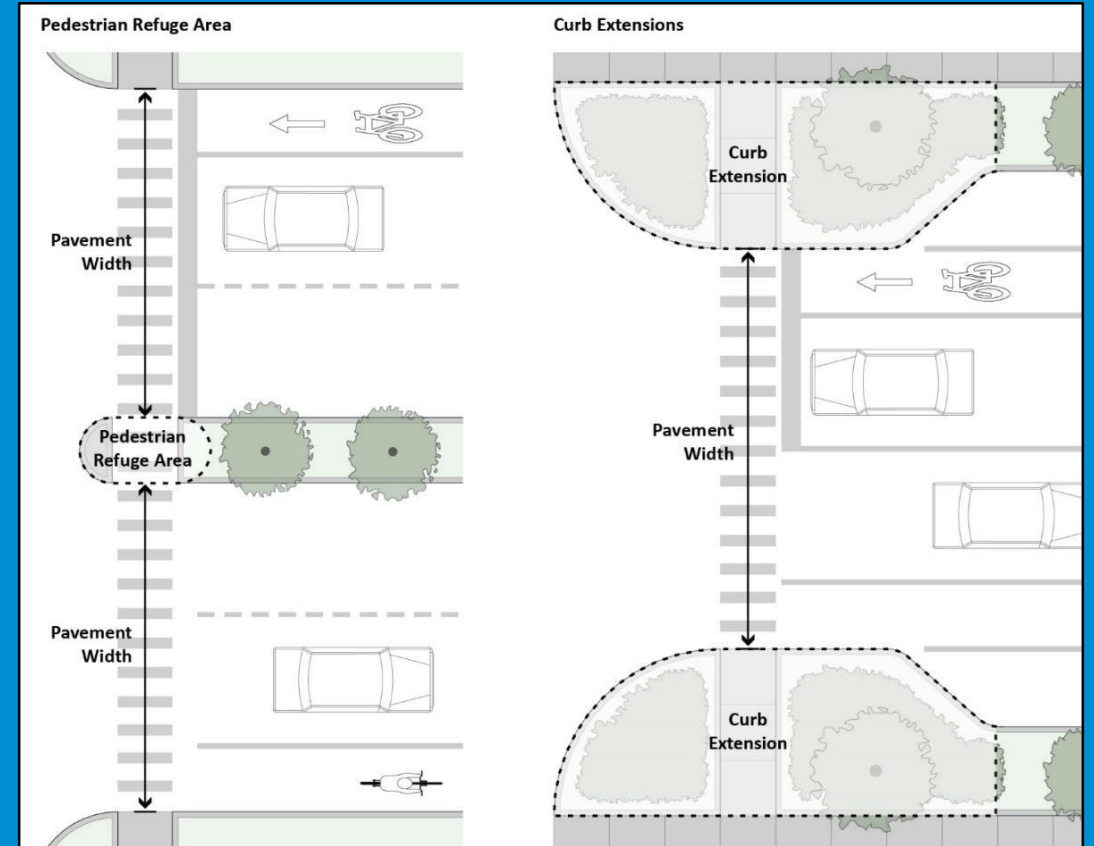
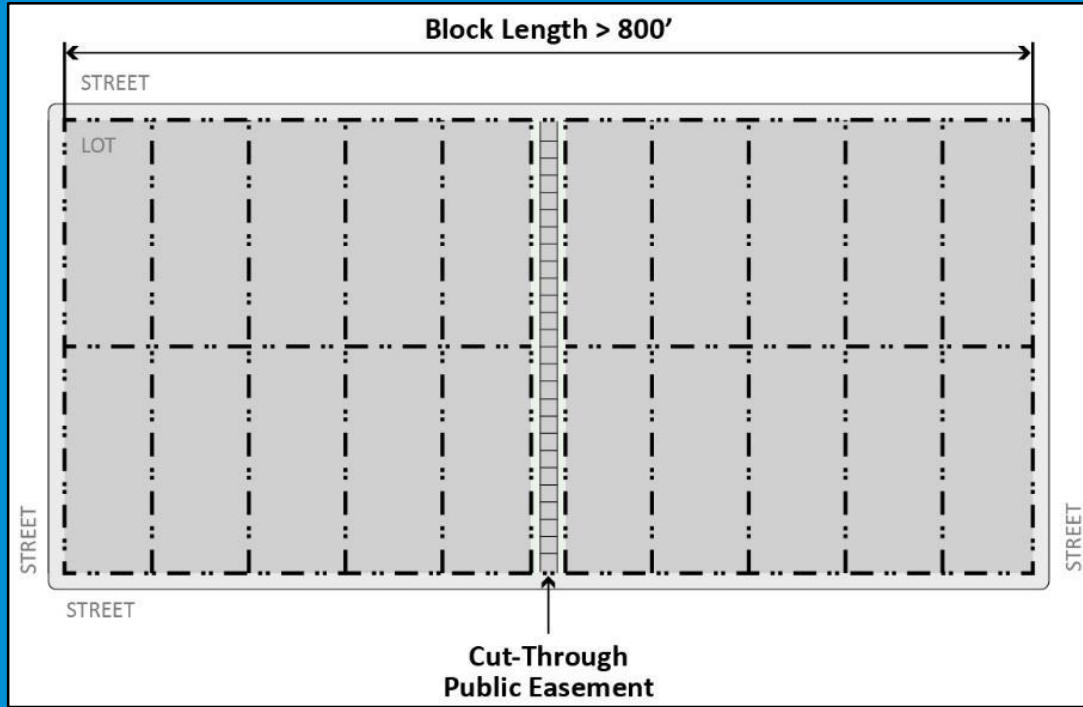
## Selected UDO standards that advance this objective

1. Revised street types to require streets that are complete and green
2. Revised parkland donation requirements
3. Created the Floodplain Overlay (FO) District
4. Revised lot & bulk standards for all districts
5. Permitted primary and accessory uses that support sustainability
6. Supportive Parking, Landscape, and Sign Standards

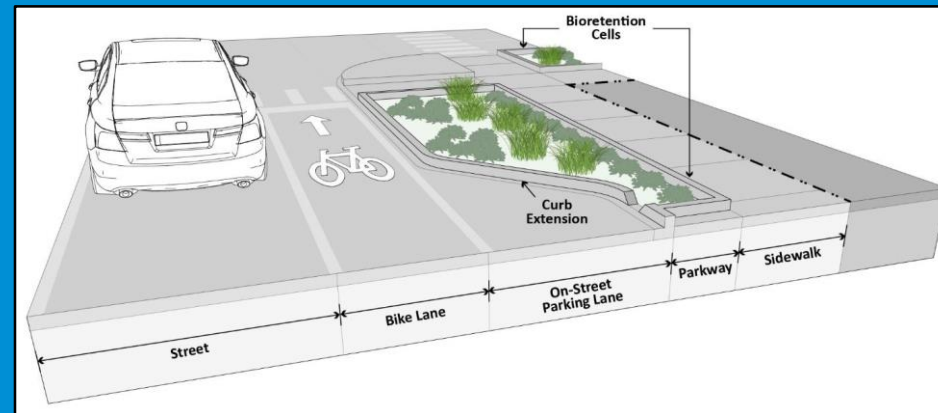
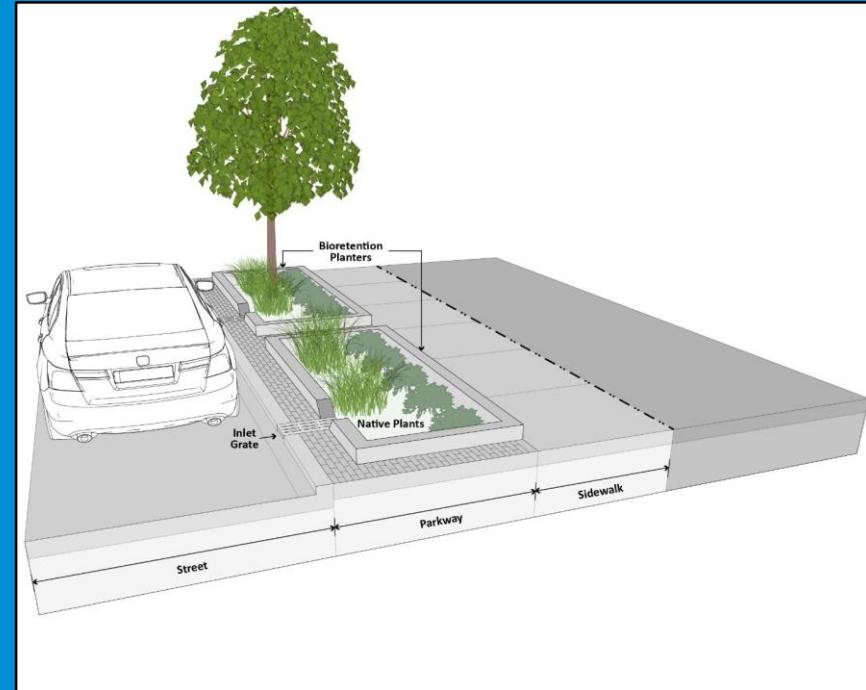
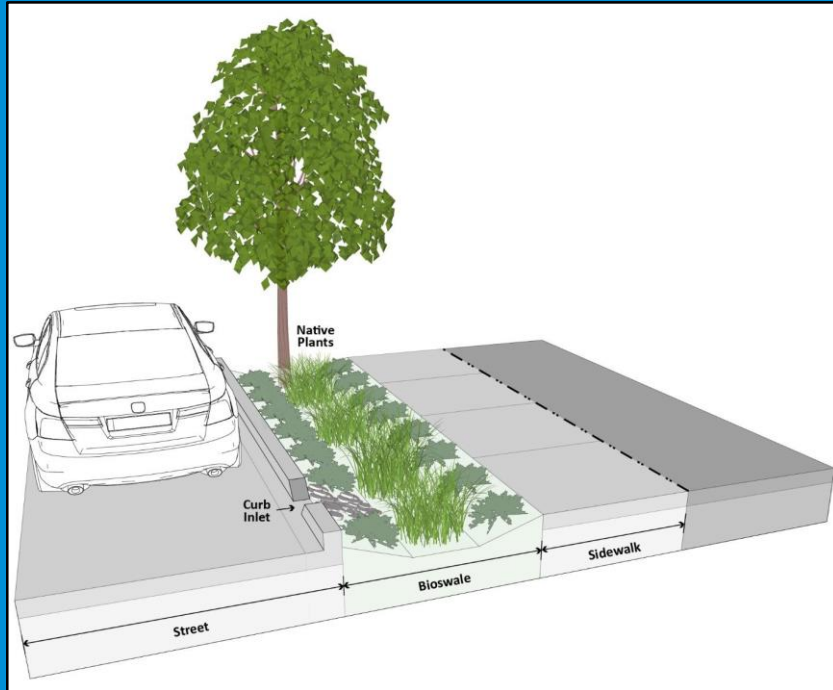
# § 156.04.C Street Standards



# § 156.04.C Street Standards



# § 156.04.C Street Standards





# Subdivision Standards

## § 156.04.E Cash and Land Donations

(2) Off-Site Park Land Donations. At the sole discretion of the Village, off-site park land may be accepted to meet up to 50 percent of the total required park land donation provided such land is accessible to the community, and advances Village goals to naturalize floodprone properties, and transition to passive recreation use, or to increase conservation areas that link and extend greenways. Prior to acceptance of such donation, all structures shall be removed from the subject property, all utilities disconnected, and all land restored to the appropriate natural cover and condition determined by the Zoning Administrator.

# § 156.06 Zoning District Standards

Figure 156.06.G-A. Design Requirements

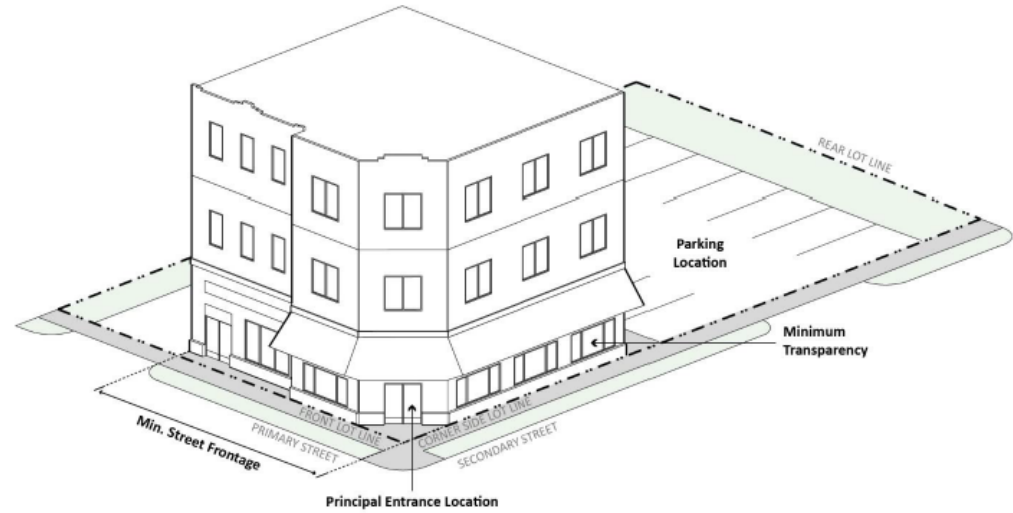
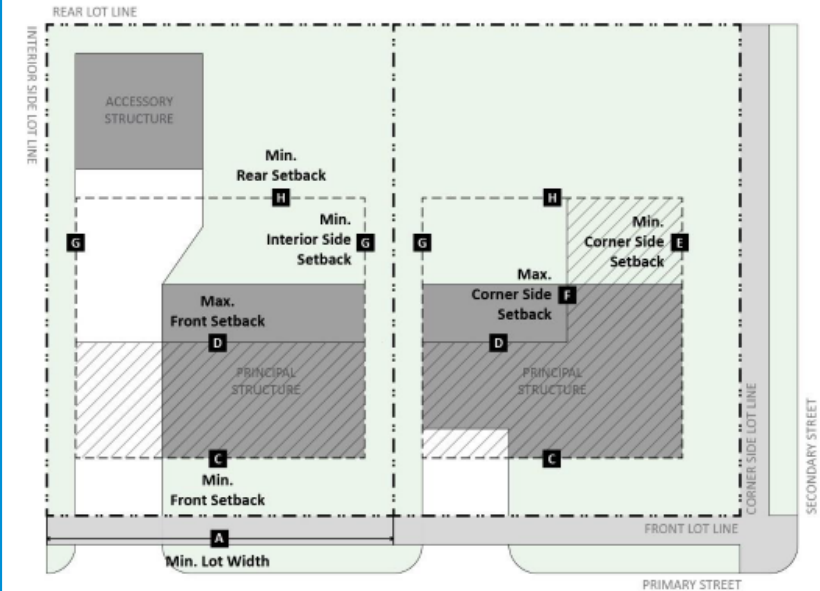


Table 156.06.E-A. R-2 District Requirements

Bulk Requirements		
	Minimum Lot Area	5,000 sf
<b>A</b>	Minimum Lot Width	50 ft
<b>B</b>	Maximum Principal Building Height	35 ft
	Maximum Primary Lot Coverage	40%
	Maximum Lot Coverage	50%
Setback Requirements		
<b>C</b>	Minimum Front Setback	10 ft
<b>D</b>	Maximum Front Setback	30 ft
<b>E</b>	Minimum Corner Side Setback	10 ft
<b>F</b>	Maximum Corner Side Setback	30 ft
<b>G</b>	Minimum Interior Side Setback	5 ft
<b>H</b>	Minimum Rear Setback	30 ft

Figure 156.06.E-A. R-2 District Requirements: Plan



## Existing Lot Area for R-1 District Parcels Including Thornwood Subdivision

Source: CMAP GIS analysis

	Conforming	Nonconforming		Total
	> 10,000 sf	7,500 - 9,999 sf	< 7,500 sf	--
<b>Parcels (all types)</b>	1,484	1,093	272	2,849
<b>Percentage of Parcels</b>	52%	38%	10%	100%

# § 156.06.L FO Floodplain Overlay District Reqs

## § 156.06.L FO Floodplain Overlay District Requirements

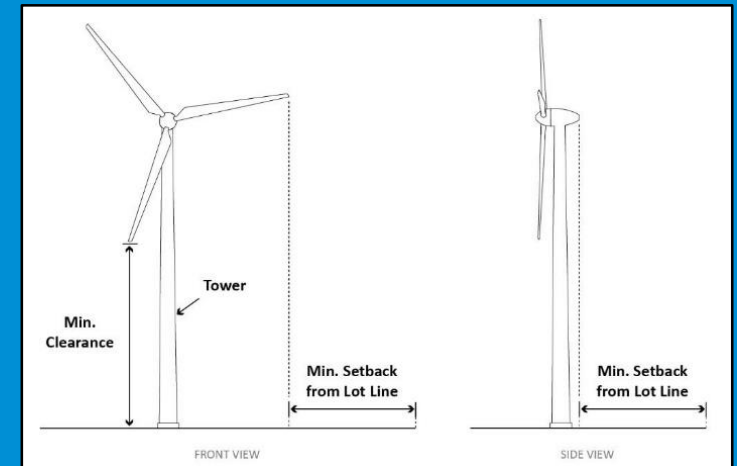
1. Purpose. The purpose of the FO Floodplain Overlay District is to reduce the potential for property damage and hazards to life caused by flooding. The regulations are intended to implement and ensure consistency with the 615 ILCS 5/18(g) Rivers, Lakes, and Streams Act and the National Flood Insurance Program. The intent of this overlay district is to:
  - a. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
  - b. Minimize the occurrence of future blight areas in the floodplain.
  - c. Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners.
  - d. Reduce financial burdens imposed on the community, its governmental units, and its residents by controlling development which, alone or in combination with other development, will create additional burden to pay the costs of rescue, relief, emergency preparedness measures, pumping, and temporary dikes or levees in areas subject to flooding.
  - e. Comply with federal, state, and Kane County floodplain management requirements.

# § 156.06.L FO Floodplain Overlay District

- Applicability
  - Floodway
  - Flood Fringe
- General Requirements
- Permitted Uses
- Development Standards



# § 156.07 Uses

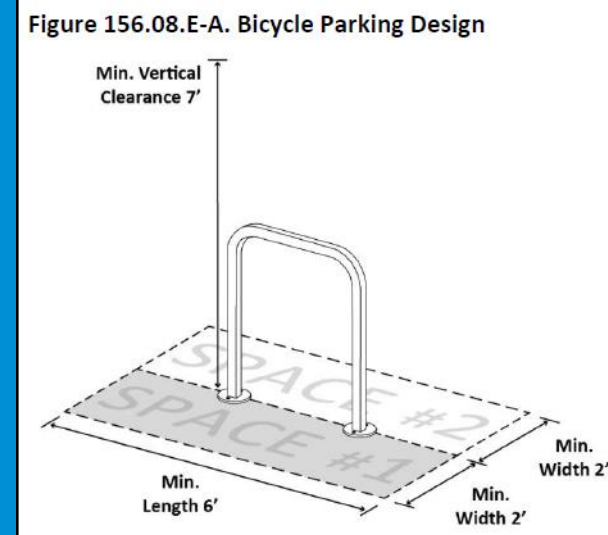


**Table 156.07.D-1. Accessory Structures**

Accessory Structures	Districts								Use Standards
	F	R-1	R-2	R-3	B-1	B-2	VC	I	
Accessory Storage Building	B	B	B	B	B	B	B	B	See § 156.07.D.3.a
Arbor, Pergola, or Trellis	P	P	P	P	P	P	P	P	None
Ball Court	B	B	B	B	B	B	B	B	See § 156.07.D.3.b
Boat Launch	B	B	B	B	B	B	B	B	None
Compost Bin	P	P	P	P	P	P	P	P	None
Deck or Patio	P	P	P	P	P	P	P	P	See § 156.07.D.3.c
Electrical Generator	B	B	B	B	B	B	B	B	None
Electric Vehicle Charging Station	B	B	B	B	B	B	B	B	None
Fence or Wall	B	B	B	B	B	B	B	B	See § 156.07.D.3.d
Flag Pole	P	P	P	P	P	P	P	P	See § 156.07.D.3.e
Garden	P	P	P	P	P	P	P	P	See § 156.07.D.3.f
Gazebo	P	P	P	P	P	P	P	P	See § 156.07.D.3.g
Green Roof or Blue Roof	B	B	B	B	B	B	B	B	None
Hoophouse	P	P	P	P	P	P	P	P	See § 156.07.D.3.h
Mechanical Equipment	B	B	B	B	B	B	B	B	See § 156.07.D.3.i
Outdoor Fire Pit	P	P	P	P	P	P	P	P	See § 156.07.D.3.j
Rain Barrel	P	P	P	P	P	P	P	P	None
Rain Garden	P	P	P	P	P	P	P	P	See § 156.07.D.3.k
Rainwater Cistern	P	P	P	P	P	P	P	P	None

# SECTION 157.08 Parking and Loading

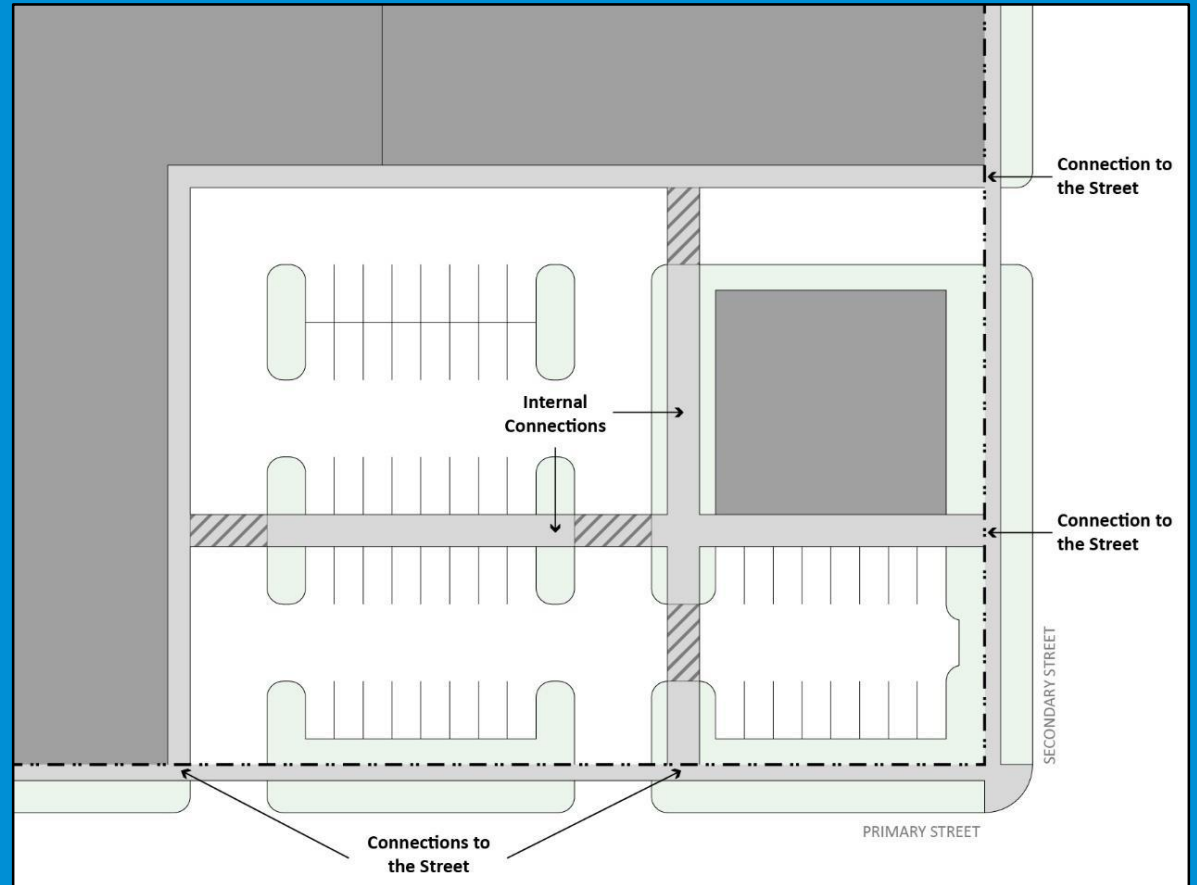
- Revised Minimums
- Established Maximums
- Parking Requirement Exemptions
- Parking Reductions
- Shared Parking
- Required Bicycle Parking



# SECTION 157.08 Parking and Loading

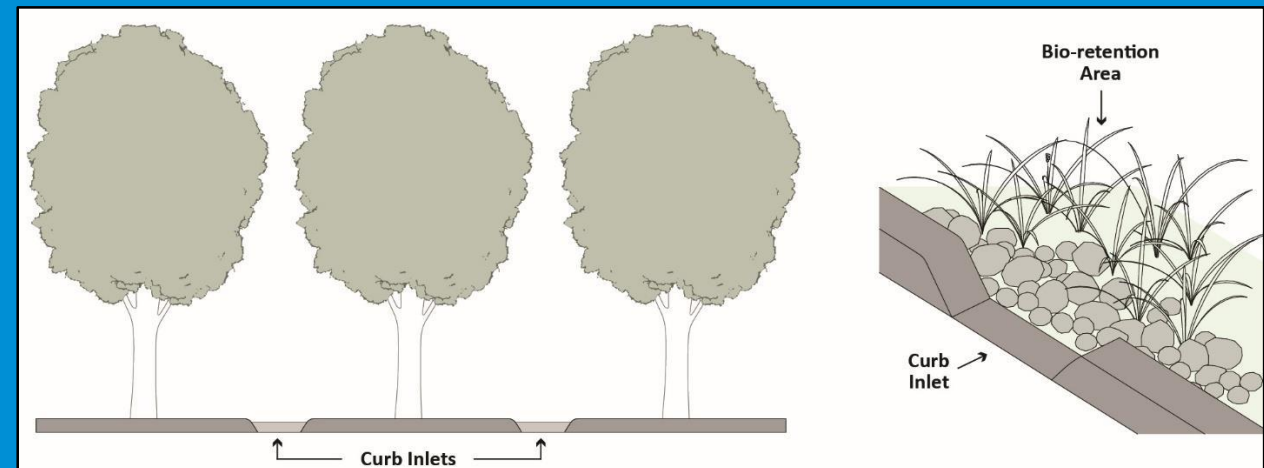
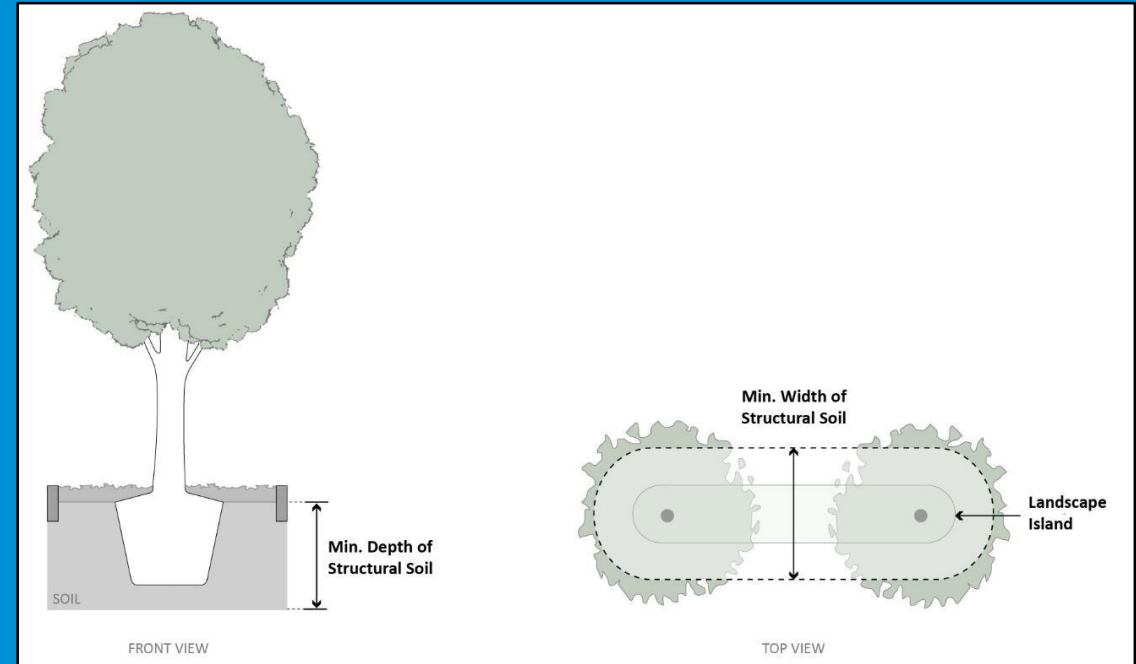
## Parking Lot Design Standards

- Pedestrian Circulation Standards
- Snow Storage



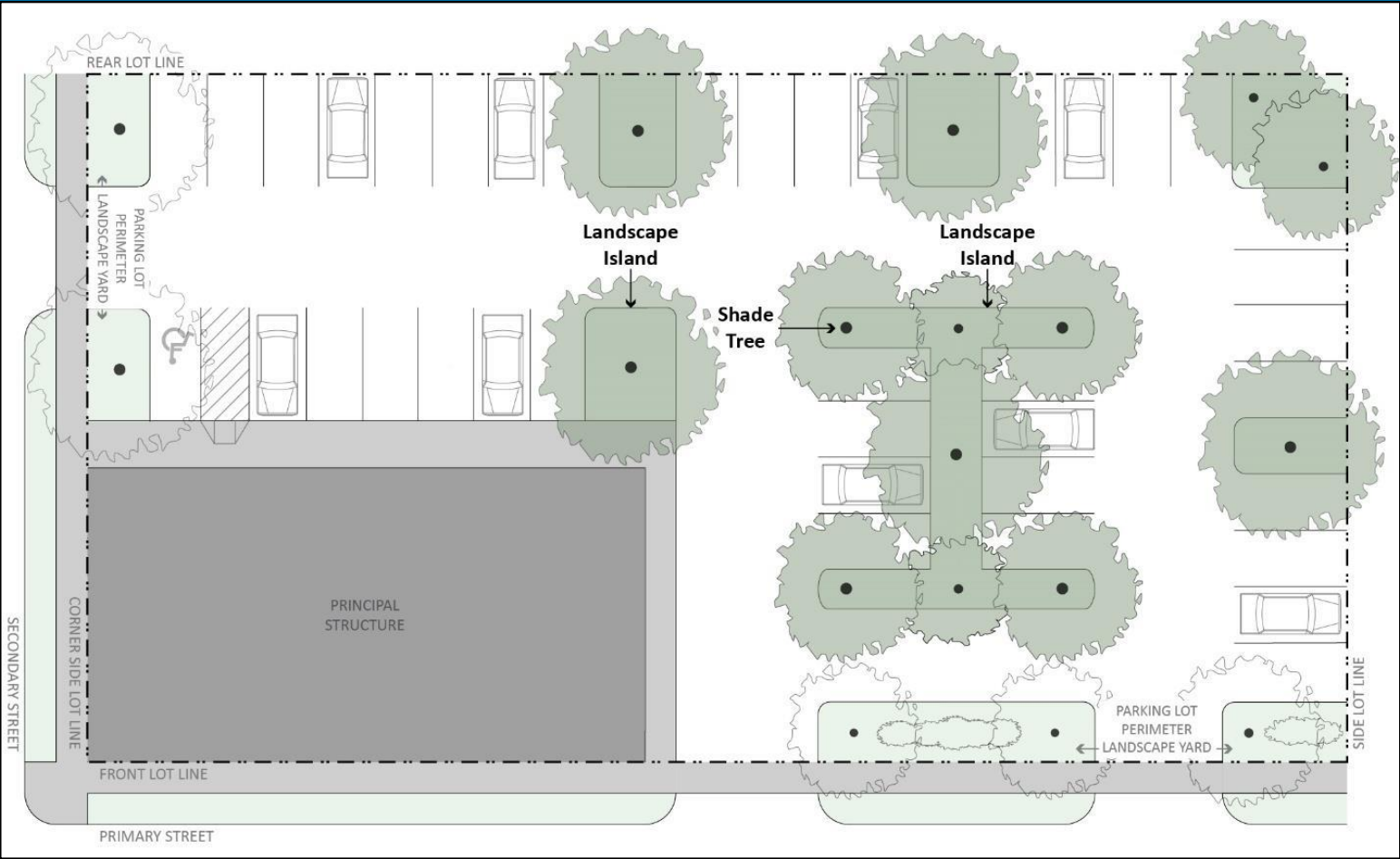
# SECTION 156.09 Landscape Standards

- Require Operations & Maintenance Plan
- Tree Preservation
- Replacement Standards
- Soil Requirements
- Species Diversity





# SECTION 156.09 Landscape Standards



# § 156.10.B.4 Illumination

4. Illumination. All signs shall comply with the following illumination standards.
  - a. Electrical Components. All electrical components used in the construction of a sign shall be installed and maintained as required by [Chapter 150 \(Building Regulations\)](#).
  - b. Light Level.
    - (1) LED Lighting. The light level of an illuminated sign lit with LED bulbs shall be no greater than 5,000 nits of luminance from dawn to dusk, and no greater than 150 nits of luminance from dusk to dawn.
    - (2) Non-LED Lighting. The light level of an illuminated sign lit with bulbs other than LED bulbs shall be no greater than one foot-candle at any time of day as measured at the curb line.
  - c. Direct Light and Glare. All sign illumination shall be located, shielded, and directed to illuminate only the sign face and to prevent direct light or glare from being cast upon adjacent rights-of-way and surrounding properties. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.
  - d. External Illumination. Externally illuminated signs shall be illuminated by steady, stationary, fully shielded light sources concentrated on the face of the sign so as not to cause glare.
  - e. Neon Signs. Marquee signs may be illuminated with neon. Window signs that are illuminated with neon are allowed in accordance with the standards of [§ 156.10.D.2.h \(Window Signs\)](#).
  - f. Hours of Operation. Illuminated signs shall be turned off from 11:00 p.m. until 7:00 a.m., or 30 minutes after close of business, whichever is later. Uses that remain in operation between 11:00 p.m. until 6:00 a.m. are exempt from this requirement during the period of operation only.

# Questions?



Thank you!

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