Project Description:

As part of its Strategic Planning Process, the village embarked on a process to update its 2003 Comprehensive Plan earlier this year. With an updated comprehensive plan, the village will now comprehensively update its zoning and land development codes to implement the policies and guidance provided in the Comprehensive Plan and CMAP’s ON TO 2050 Plan which was released last year. The Lake Zurich zoning and land development codes were last comprehensively update in 2004 immediately following the adoption of the village's 2003 Comprehensive Plan. With only two staff members and limited resources, the village undertook the comprehensive plan update in-house and released the plan in the spring of 2019. With CMAP’s technical assistance, the village would like to update the outdated zoning and land development codes in conjunction with the release of the new comprehensive plan and the new ON TO 2050 Plan. With a target start date next calendar year, the village and CMAP will be able to study ON TO 2050 along with the new Comprehensive Plan and incorporate the key elements of each plan into the zoning and land development code update.

The village sees an urgent need to update its zoning and land development codes for the following reasons:

1. The zoning code is over 15 years old and is outdated.
2. The village is experiencing an increase in certain types of inclusive growth developments and mixed use developments that are not currently well defined and warrant a more flexible approach to zoning.
3. Changes in zoning techniques, resilience strategies, and climate change measures are not well defined in the current code, thereby needing to be updated.
4. The village implements a large number of amendments to the zoning code on an annual basis which need to be accommodated in the updated zoning code.
5. An old, outdated zoning and land development code could potentially make the village susceptible to legal challenges and lawsuits.

The village will look to incorporate the following elements from the new comprehensive plan and CMAP’s ON TO 2050 Plan.

1. Continue to expand the practice of municipal transparency to engage both the public and the private sector.
2. Continue to integrate stormwater management into land use.
3. Look into expanding residential density requirements near downtown and employment-rich areas.
4. Examine parking requirements/maximums in residential and business districts. Look to minimize parking requirements, specifically in PUDs.
5. Review sections of the code and identify ways to promote bicycle and pedestrian infrastructure within the village.

A successful update to the zoning and land development codes will allow the village to be set up for future inclusive growth opportunities and capital funding programs that the current codes do not accommodate for.

Since the implementation of the zoning and land development codes in 2004, a number of minor amendments to the code have been implemented on an as-needed basis. These amendments, although necessary, have resulted in piece-meal revisions to the code that do not address the long-term need for a uniform and fully-updated code.

Project Location: The entirety of the project will be located with the Lake Zurich Village Boundary.