Form-Based Codes WORKSHOP
Applicability to our Region

Leslie Oberholtzer, AICP, RLA, LEED AP
Principal CODAMETRICS
Leslie Oberholtzer, AICP, RLA, LEED AP
Principal

• Over 25 years experience
• Developing form-based codes and supporting master plans since 2002
• Focus on sustainable development in existing communities

• Resource Council of the Form-Based Codes Institute (FBCI)
• National Charrette Institute certified (NCI)
• USGBC LEED Location & Planning Technical Advisory Group (LP TAG)
• Star Communities Technical Advisory Group
1 Clear vision
2 Walkability/bikeability
3 Mix of uses
1 Downtowns
2 Station Areas
3 Commercial Corridors
4 Redevelopment Areas
5 Neighborhoods
6 [Greenfield Development]

considerations
applicable areas
1 Citywide Code
2 Series of New Form-Based Districts, Integrated
3 Single Zoning District with sub-districts requirements
4 Overlay
   A Mandatory
   B Parallel Optional

considerations
structure/integration
1. Building Type Based
2. Frontage Type Based
3. Context Zone Based
4. Street Type Based

considerations

organization of code
1 Downtowns
2 Station Areas
3 Commercial Corridors
4 Redevelopment Areas
5 Neighborhoods
DOWNTOWN LAKE ZURICH

Torti Gallas + Partners

Overlay
Mandatory, Integrated Frontage Type Based
INTRODUCTION: FORM BASED REGULATIONS

DOWNTOWN LAKE ZURICH
DOWNTOWN
LAKE ZURICH
Regulating Plan: Block C

The regulatory intent for this block is to create residential presence on Breeseard Park, to create a mixed-use environment on Main Street, and to accommodate a diverse street pattern composed of mid-rise buildings with retail on the ground floor and either residential or office above. The intent should create a very diverse mixed-use, and possibly mixed-use building, typology on Old Rand Road with a mix of residential and commercial uses on the ground floor.

The street edge is predominantly three stories, when the building (or buildings) becomes 3+1 or four stories, architectural devices such as street courts, continuous exterior or setbacks may be employed to maintain a consistent three story appearance. Elements of the building may be stepped up or down to create variation in massing and compositional interest. However the area adjacent to Breeseard Park should be dominated by true four story buildings.

To this end:

- The Breeseard Park site calls for one or two residential buildings that are three and four stories tall. Primary entrances should front onto Lakeside Place adjacent to Breeseard Park, stacked porches are encouraged. Parking is underground.
- The Main Street frontage calls for mixed-use buildings with residential or office above retail. Three buildings can be two, three or 3+1 stories tall with respect to the areas shown on the plan and percentages shown in the table.
- The Old Rand Frontage can be either mixed-use buildings like those on Main Street or it may have residential-only building types.

### Buildable Area

<table>
<thead>
<tr>
<th>Build to Lines (Set Back from Property Line)</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Frontage (at Main Street, Old Rand Road)</td>
<td>A</td>
</tr>
<tr>
<td>Portion of Building Facade Required to be Built to BFL</td>
<td>60% min.</td>
</tr>
<tr>
<td>Secondary Frontage (at Lakeside Place)</td>
<td>B</td>
</tr>
<tr>
<td>Portion of Building Facade Required to be Built to BFL</td>
<td>60% min.</td>
</tr>
</tbody>
</table>

Setbacks (From Adjacent Property)

- none required
- Assumed consistent setbacks

### Building Character

#### Sector 1

- Building Height (maximum): 4 Stories
- 1 Story Site Coverage (Percentage of site area): 50% max.
- 2 Story Site Coverage (Percentage of site area): 50% max.

#### Sector 2

- Building Height (maximum): 3 Stories
- 1 Story Site Coverage (Percentage of site area): no limit
- No在地上

### Ground Floor Uses (Both Sector Areas)

- Residential (Lakeside Place and Old Rand Road): no limit
- Commercial (Main Street and Old Rand Road): no limit
- Access to Lakeside Place: no limit
- Access to Lakeside Place: no limit

### Upper Floor Uses (Both Sector Areas)

- Residential/Occupancy: no limit
- Office/Lodging: no limit
Frontages

This section provides standards on how buildings engage the street and how sidewalks are configured between the face of the building and the curb of the street. Frontage standards also provide information on ground floor use occupancy, typical floor-to-ceiling clearance heights, ground floor finish floor levels, and the use and furnishings permitted on the sidewalk.

Frontages divide into two general categories, Primary and Secondary. For purposes of these regulations, all Commercial Frontages are Primary. Residential Frontages can be either Primary or Secondary, as indicated on the adjacent Frontage Diagram.

The frontage standards provided here include a number of dimensional specifications based on plan information available to this process which lacks the specificity of a full Village civil survey plan. Furthermore, particular frontage types may be applicable to multiple right-of-ways with marginal differences in widths. Consequently, each frontage type has been developed with components of variable dimension to allow ready adaptation to these varying circumstances. The variable components have been specifically chosen for their ability to expand and contract with minimal impact on the quality and intended character of the frontage design.

Because Lake Zurich has significant topography in some areas, the maximum first floor height for commercial buildings has been increased to a maximum of 32' to reduce the need to step slabs within larger buildings.
Commercial/ Flex Frontage

- Entries: Shall be barrier free.
- Ground Plane: Shall be scored concrete or pavers from curb to face of building.
- Furnishing Location: A six-foot furnishing zone shall be established contiguous with the curb where street furniture shall be located (see Landscape Standards).
- Uses: Cafe seating may be approved through a special use permit.
- Street trees shall be planted in tree pits with tree grates.
- Product displays (flowers, food, etc.) are encouraged.

Ceiling Height Clearance

| Minimum | 15'-6" | A |
| Maximum | 25'-0" | B |
| Minimum | 9'-0" | C |

First Floor Finish Level (Street Frontage Only)

| Maximum Floor Finish Level Above Sidewalk | 8'-0" | D |

Notes:
1. Minimum Sidewalk Thickness is 5'-0".

Lake Frontage

- Entries: Shall be barrier free.
- Ground Plane: Shall be scored concrete or pavers from curb to face of building.
- Uses: Market Sheds are permitted. Cafe seating may be approved through a special use permit.
- Lake edge trees shall be planted in tree pits with tree grates.
- Product displays (flowers, food, etc.) are encouraged.

Ceiling Height Clearance

| Maximum | 15'-0" | A |
| Maximum | 25'-0" | B |

First Floor Finish Level (Street Frontage Only)

| Maximum Floor Finish Level Above Sidewalk | 0'-0" | C |

Notes:
1. Attached Canopies and Market Sheds are permitted to match their height against the General Development and Design Standards.
Lake Front Promenade

The Lake Front Promenade is intended to remain publicly accessible as a true lake space where the community can gather to enjoy the lake.

The upper portion of the Promenade is called "The Slope" and gracefully connects the Promenade to Main Street and also serves as the eastern extension of Lakefront Square. Main Street Square is the transitional point between The Slope and the Promenade. It is the visual terminus for the Main Street view shed down to the lake.

The Promenade offers a number of social and amenity opportunities. It will provide a destination for people to linger and contribute to the dynamic atmosphere of the area. The Promenade and the Village Pier will be partially covered and shaded on piers, similar to construction to their current conditions, and in keeping with the character of the area.

Market Pavilions, or small open-air retail structures, serving as market booths for farmers and farmers markets, are permitted to occupy the space between the principal building frontage and the lake edge. These structures should be able to clear overhanging or when called for, and

Design Standards

<table>
<thead>
<tr>
<th>Type</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pier</td>
<td></td>
<td>Lake</td>
</tr>
<tr>
<td>Windows</td>
<td></td>
<td></td>
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</tbody>
</table>

FORM BASED REGULATIONS
DOWNTOWN
LAKE ZURICH: Downtown Redevelopment (DR) Overlay

PART IV: DR DOWNTOWN REDEVELOPMENT OVERLAY DISTRICT

7-401 BACKGROUND: GOAL; PURPOSES

The downtown center of the Village of Lake Zurich is an important meeting place where residents and visitors greet neighbors, shop, stroll, picnic, visit public buildings, and enjoy the beauty of the lake. The Village has continued to prosper, but the vitality of Downtown Lake Zurich has diminished over the years. Because the downtown is critical to the wellbeing of the community, the Village undertook extensive planning, study, and analyses regarding how to restore the downtown's vitality.

The result of the Village's efforts was the adoption of carefully crafted master plans, redevelopment guidelines, the Tax Increment Financing ("TIF") Redevelopment Plan, and other standards for all new development throughout the downtown. Those plans and standards establish a distinct character for the downtown that is necessary for its success. That character can be achieved only by the comprehensive and consistent application of the regulations of the DR Downtown Redevelopment Overlay District to all new construction, redevelopment, exterior remodeling, and exterior alteration of downtown buildings, structures, and amenities.

The Village's overarching goal for Downtown Lake Zurich is to create and sustain a thriving residential and retail environment that will:

- Make Downtown Lake Zurich a desired destination for residents of the Village and nearby communities,
- Improve the quality of life in the community by creating a new and vibrant retail and residential district, complete with gathering places and improved traffic flow,
- Protect and enhance the value of property within the downtown and throughout the Village,
- Strengthen the economy of the Village, and
- Enhance the Village's overall ability to deliver quality services and support to its residents.

The Village has determined that it is essential that the downtown include:

- Buildings of consistent architectural style and of scale, height, design, and materials conforming to the Village's master plans and the high standards set in those plans,
- Use of the buildings and all other property within the DR Overlay District only in a manner consistent with the master plans, to achieve the proper balance of high quality retail shops, office spaces, and residential dwellings, and
- Pedestrian-friendly features such as inviting storefronts, landscaped walkways, comfortable street furniture, plazas and other gathering places, aesthetically pleasing signage, convenient passage from building to building and to parking, and similar thoughtful design features.

The regulations of this Part IV are intended to govern all development; redevelopment; building construction, exterior alteration, and exterior modification; all related physical activity; and all uses, all to promote the important goals and purposes set forth above and to protect against the use or maintenance of any property within the DR Overlay District inconsistent with the Village's master plans and standards.

7-402 OVERLAY DISTRICT FUNCTION: APPLICATION OF BASE DISTRICT REGULATIONS

The DR Downtown Redevelopment Overlay District appears on the Zoning Map as an "overlay district," imposed on top of other districts created by this Code and referred to in this Part IV as "base districts." Development of property in the DR Overlay District must comply with the regulations of the DR Overlay District, with the regulations of the base district in which they are located, and, in certain instances, with the regulations of the Lake Protection District.

In many instances, the regulations of the DR Overlay District are more restrictive than, and preemptive of, the regulations of the base district, particularly in regard to building design and location and with what uses may be established.

When there is any conflict between the regulations of the DR Overlay District and the regulations of the base district or any other regulation of this Code, the regulations of the DR Overlay District shall control.

7-403 MAPPING LOCATION AND STANDARDS

The DR Downtown Redevelopment Overlay District shall be mapped as provided on the Zoning Map as of March 1, 2004, which includes, principally, the property in the central business district area of the Village along Main Street and Old Rand Road as well as certain adjacent property. Most of the property within the DR Overlay District is included within the Village's Downtown TIF District. The DR Overlay District may be mapped on such additional property as the Board of Trustees determines is appropriate based on the Board of Trustees' sound legislative judgment that such property is properly a part of the Village's Downtown Redevelopment Master Plans defined in Section 7-407 of this Code and should be regulated in the same manner as other property within the DR Overlay District.

7-404 PERMITTED USES

A. Permitted Uses On First Story Abutting Main Street Or Old Rand Road. The following uses and no others shall be permitted as of right on the first story (street level) of any building in the DR Overlay District on property that abuts Main Street or Old Rand Road:

1. Those retail trade uses listed in Subsection 4-102C of this Code as permitted in the B-2 Central Business District, but not including any of the following uses: any use that does not generate retail sales taxes except as otherwise specifically authorized in this Part IV; drinking places (5813); drug stores and proprietary stores (591); used merchandise stores (593) except that antique stores,
Special Districts

regulations applicable in the base districts set forth in the Lake Zurich Municipal Code shall apply on the DR Overlay District only to the extent that they are consistent with the Downtown Redevelopment Master Plans. The Board of Trustees shall have the authority to change, alter, vary, modify, or waive any sign regulation if the Board of Trustees finds that a proposed sign will be consistent with the goals and purposes set forth in Section 7-401 of this Code, will comply with the standards set forth in Section 7-407 of this Code, and will be consistent with and promote the intent of the Downtown Redevelopment Master Plans. Signs that are not authorized by the Lake Zurich Municipal Code shall not be permitted in the DR Overlay District except only as approved in advance by ordinance duly adopted by the Board of Trustees.

7-411 BULK, YARD, AND SPACE STANDARDS

The bulk, yard, and space standards of the applicable base district shall apply to development within the DR Downtown Redevelopment Overlay District except as may be specifically modified by ordinance duly adopted by the Board of Trustees. The Board of Trustees shall have the authority to change, alter, vary, modify, or waive any bulk, yard, or space regulation as it applies to a development approved by the Board of Trustees, but only if the Board of Trustees finds that the proposed development will be consistent with the goals and purposes set forth in Section 7-401 of this Code, will comply with the standards set forth in Section 7-407 of this Code, and will be consistent with and promote the intent of the Downtown Redevelopment Master Plans.

In addition, the following standards shall apply unless changed, altered, varied, modified, or waived by the Board of Trustees:

A. Minimum lot area: 18,000 square feet
B. Minimum lot width: 100 feet
C. Maximum height: District maximum except as otherwise specifically approved by ordinance of the Board of Trustees, but in no event more than five stories
D. Minimum number of off-street parking spaces for residential uses: 1.2 spaces per dwelling unit
E. Minimum number of parking spaces for retail and office uses: 1 space for each 250 feet net floor area

Chapter 7 - Page 18

Business Districts

D. Compliance with DR Downtown Redevelopment Overlay District. All construction and development on property within the DR Downtown Redevelopment Overlay District (see Section 7-401 of this Code) shall comply with all standards and requirements set forth in that overlay district.

4-110 BULK, SPACE AND YARD REQUIREMENTS

The building height, lot, yard, floor area ratio, and landscaped surface requirements applicable in the business districts are set forth in the following table. Footnote references appear in Subsection F of this Section at the end of the table.

<table>
<thead>
<tr>
<th></th>
<th>B-1</th>
<th>B-2</th>
<th>B-3</th>
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</thead>
<tbody>
<tr>
<td>A.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Feet (whichever)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>b. Stories (is less)</td>
<td>2</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>2. Accessory Structures</td>
<td>25</td>
<td>25</td>
<td>25</td>
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<tr>
<td>B. Minimum Lot Area and Dimensions (square feet)</td>
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<td>43,560</td>
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<td>2. Minimum Lot Width (feet)</td>
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<td>150</td>
</tr>
<tr>
<td>C. Minimum Yards (feet)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1. Front and Corner Side (feet)</td>
<td>25</td>
<td>N/A</td>
<td>50</td>
</tr>
<tr>
<td>2. Side (feet)</td>
<td>10</td>
<td>N/A</td>
<td>15</td>
</tr>
<tr>
<td>3. Rear (feet)</td>
<td>25</td>
<td>N/A</td>
<td>30</td>
</tr>
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<td>D. Maximum Floor Area Ratio:</td>
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<td>1. Retail Uses</td>
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</tr>
<tr>
<td>a. One Story</td>
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<td>1.0</td>
<td>0.22</td>
</tr>
<tr>
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<tr>
<td>2. Office Uses</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>a. One Story</td>
<td>0.25</td>
<td>1.0</td>
<td>0.27</td>
</tr>
<tr>
<td>b. More Than One Story</td>
<td>0.25</td>
<td>1.0</td>
<td>0.34</td>
</tr>
<tr>
<td>3. Combined Retail and Office Uses</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>a. One Story</td>
<td>0.22</td>
<td>1.0</td>
<td>0.24</td>
</tr>
<tr>
<td>b. More Than One Story</td>
<td>0.27</td>
<td>1.8</td>
<td>0.35</td>
</tr>
</tbody>
</table>

Chapter 4 – Page 11
key points

• HIGHLY DETAILED BASED ON A RIGOROUS PLAN

• LESS FLEXIBLE WITH MARKET CHANGES

• ULTIMATELY USED AS GUIDELINES
DOWNTOWN
GLENVIEW
Lakota Group
New Form-Based Districts Mandatory, Integrated Frontage Type Based

Village of Glenview
Downtown Development Code

Lakota Group

DOWNTOWN
GLENVIEW

Lakota Group

THE LAKOTA GROUP

Glenview, Illinois
June 17, 2008
Ordinance Number: 5112
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ARTICLE 7: INDEX
2.2. Permitted Uses

The following is a description of land uses allowed in the Downtown District (see Figure 2.5 for the location of each use by block.) Also refer to tables of permitted uses for each Street Frontage.

2.2.1 Full Ground-Floor Retail: These properties are required to have retail uses on the ground floor. Service and office uses are only allowed on upper floors along these blocks. Upper-floor residential uses also are allowed. (See Figure 2.2.)

2.2.2 Partial to Full Ground-Floor Retail: Retail, service or office uses are required on the ground floor along these blocks. At least 25 percent of the property's ground floor area must be retail, while service and office uses can occupy the remaining 75 percent. Upper-floor residential and service/office uses also are allowed. (See Figure 2.3.)

2.2.3 Ground-Floor Retail/Office/Service Encouraged: Retail, service, or office uses are encouraged if feasible on the ground floor along blocks with this designation. Residential, service, and office uses are allowed on upper floors. All-residential buildings also are allowed. (See Figure 2.4.)
DOWNTOWN GLENVIEW: Regulating Framework

Figure 2.9: Maximum Building Heights

- 3 Stories Maximum
- 4 Stories Maximum
- 5 Stories Maximum
DOWNTOWN
GLENVIEW: Street Frontages

Figure 3.2: Street Frontages

Figure 3.11: Building Setbacks/Stepbacks
DOWNTOWN GLENVIEW: Design Standards

4.6.1 Mixed Use

Figure 4.1: Mixed-use Building on Corner Lot

- Incorporate front and side steps or plazas to reduce perceived building scale and height
- Building base, middle, and top shall be strongly articulated through material, details, and changes in the parapet wall
- Locate pedestrian entries for upper floors on side streets or driveways where possible

Primary access to individual storefronts must be from the street/sidewalk and not from inside foyers and hallways

Example of mixed-use building on corner lot with articulated architecture.

Figure 4.2: Mixed-use Building, Mid-block with Access Drive

- Provide site setbacks to allow light and air to the sides of the upper stories
- Locate pedestrian entries for upper floors on side streets or driveways where possible
- A 10-foot setback from an access drive is required

Access driveways must be shared with adjacent developments if these developments cannot be accessed from an alley or side street

Figure 4.3: Mixed-use Building, Mid-block Without Access Drive

- Balconies may not extend over the property line
- Create distinct entrances with address numbers for uses above first floor
- No first-floor setbacks are allowed unless a pedestrian pass through is required to access rear

Primary access to individual storefronts must be from the street/sidewalk and not from inside foyers and hallways
DOWNTOWN GLENVIEW: Design Standards

Figure 4.8: Building Articulation

Articulated building with clearly defined base, middle, and top. (4.7.2.1)

Figure 4.9: Fenestration

At least 50% of ground-floor commercial shall be clear glass windows and doors. At least 25% of every upper floor shall be glass windows. (4.7.4.2, 4.7.4.4)

NOT ACCEPTABLE

Building with no defined base, middle, or top. (4.7.2.1)

ACCEPTABLE

Building design should feature a balance of vertical and horizontal elements, as illustrated by the lines on the above photograph. (4.7.2.6)

NOT ACCEPTABLE

Inadequate fenestration blocks views of interior spaces. (4.7.4.7, 4.7.4.8, 4.7.4.9)
New Districts
Mandatory, Integrated
Frontage Type Based

key points

- **FRONTAGE BASED FOR USES**
- **BUILDING TYPES FOR FORM**
- **IMPLEMENTS MASTER PLAN FAIRLY SPECIFICALLY**
- **REQUIRES PLAN COMMISSION AND APPEARANCE COMMISSION APPROVALS**
1 Downtowns
2 Station Areas
3 Commercial Corridors
4 Redevelopment Areas
5 Neighborhoods

considerations applicable areas
STATION AREA
VILLA PARK: Approved PUD
### Figure 25.18 (1). Overview of Overlay Code.

<table>
<thead>
<tr>
<th>Overlay District</th>
<th>Base Zoning District</th>
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<tbody>
<tr>
<td>Uses</td>
<td>Building Type</td>
</tr>
<tr>
<td>Parking Requirements</td>
<td>Parking Credits</td>
</tr>
</tbody>
</table>

Each Overlay District includes a series of layered requirements from the existing Base Zoning Ordinance as well as the new TOD Article.

Uses from the Base Zoning District remain in place. Refer to Articles 12 and 13 for the Permitted Uses listed in the Base Zoning Districts. A series of permitted Building Types replace all bulk and dimensional requirements in the Base Zoning.

Signs and Landscape applicable to the Base Zoning District remain in place, with some minor modifications noted in the Overlay.

Parking Requirements applicable to the Base Zoning District remain in place, with a series of parking credits permitted by the Overlay.

### Figure 25.18 (2). Zoning Map of Villa Park: Base Districts.

### Figure 25.18 (3). Map of Villa Park TOD Overlay Districts.

- **TOD Core Overlay District**
- **TOD Residential Overlay District I**
- **TOD Residential Overlay District II**
- **Open Space (No Overlay included)**
- **Metra / Railroad**
- **Villa Park Metra Station**
- **Form-Based Districts Area**
25.2 Building Types

C. Storefront Building

1. Description & Intent

The Storefront Building is a mixed-use building located at the front and corner property lines allowing easy access to passing pedestrians and Metro riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double-loaded aisle of parking is permitted in the interior or the side yard at the front property line.

Ground floor uses are limited to those with some level of pedestrian activity, such as retail, service, and office uses, with additional commercial, office, and/or residential uses in the upper stories. Storefronts with large amounts of transparency and regularly spaced entrances off the street are utilized on the ground floor front facade.

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.
25.3 Site Development Standards

5. Street Configurations. The following street configurations are provided to assist in the redesign or repaving of Ardmore Avenue to serve the TOD overlay district better.

(a) Ardmore Avenue, 97’ Right-of-Way. The following alternatives are suggested for Ardmore Avenue north of the Metra Tracks with a 97’ feet wide right-of-way.

(1) Alternative 1. (Refer to Figure 25.3 (3)). This alternative provides new on-street parking with 60’ angled parking on the east side and parallel parking on the west side. Two travel lanes are provided and a left turn lane is permitted at intersections. Parkways with trees buffer pedestrians on the sidewalks.

(2) Alternative 2. (Refer to Figure 25.3 (4)). This alternative provides new on-street parallel parking on both sides of the street with two travel lanes. Parkways with trees buffer pedestrians on sidewalks.

(3) Alternative 3. (Refer to Figure 25.3 (5)). This alternative provides new on-street parallel parking on both sides of the street with two travel lanes. Parkway with a furnishing zone buffers pedestrians on the west side of the street. On the east side, a large roadway of permeable pavers over a parkway tree structural soil system improves stormwater infiltration and tree health.

(b) Ardmore Avenue, 62’ Right-of-Way. The following alternatives are suggested for Ardmore Avenue south of the Metra Tracks with a 62’ feet wide right-of-way.

(1) Alternative 1. (Refer to Figure 25.3 (6)). This alternative provides new on-street parallel parking on both sides of the street with two travel lanes for traffic. Parkways with parkway trees buffer pedestrians on sidewalks.

(2) Alternative 2. (Refer to Figure 25.3 (7)). This alternative provides new on-street parallel parking. Two shared travel lanes are wide enough for cars and bicycles.
STATION AREA
VILLA PARK

Overlay
Mandatory, Integrated
Building Type Based

- VALUE OF HIGHLY TRAINED, ACTIVE PLAN COMMISSION
- ADMINISTRATIVE APPROVALS
- OVERLAY UTILIZES ALREADY VETTED EXISTING CODE SECTIONS (USES, PARKING)

key points
1 Downtowns
2 Station Areas
3 Commercial Corridors
4 Redevelopment Areas
5 Neighborhoods
CORRIDOR (DOWNTOWN, STATION AREA)
TINLEY PARK
CORRIDOR (DOWNTOWN, STATION AREA)
TINLEY PARK

Teska Associates

C. Applicability

The Legacy Code shall apply to the area of land along Oak Park Avenue generally between 167th Street and 183rd Street, as depicted on the Code Area Map (Figure 1.C.1) and as designated on the official Zoning Map of the Village of Tinley Park.

The standards set forth in this section shall be applied to properties, and shall officially rezone properties, within the Legacy Code Area.

Where conflicts occur between the development standards or requirements in the Village’s Zoning Ordinance, Subdivision Regulations, or Building Code and this section of the Zoning Ordinance, the regulations of this section of the Zoning Ordinance supersede.

Should this section of the Zoning Ordinance be found by Village staff to be silent on any matter that is otherwise provided for in any other section of the Zoning Ordinance, Subdivision Regulations, or Building Code, the applicable provisions of those sections shall apply.

D. Severability

Should any section or provision of this section of the Zoning Ordinance be declared to be unconstitutional or invalid, such decision shall not affect the validity of any other part of this section or Zoning Ordinance, as a whole.
G. Regulating Plan

H. Character Districts

The Downtown Core District contains the highest density and height, with the greatest variety of uses. Street frontages have steady street tree plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks.

The Downtown Flex District consists of small lots and remnants of single-family residential scale, with buildings permitted to mix between residential and commercial uses. Street frontages include trees and lawns, and buildings are separated and setback from sidewalks.

The Downtown General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings and buildings form a continuous street wall set close to sidewalks.

The Neighborhood General District contains a variety of lot sizes and building scales, with buildings designed for residential or commercial uses. Street frontages have steady street tree plantings and buildings are separated or attached to form a continuous street wall set close to sidewalks.

The Neighborhood Flex District consists of a variety of lot sizes and building scales, with buildings designed for residential or commercial uses. Street frontages have steady street tree plantings, and the sites have high pedestrian and transit activity.

The Civic District contains a variety of public buildings and uses of both local and regional importance. Street frontages have steady street tree plantings, and the sites have high pedestrian and transit activity.
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5. Corridor & Alley Requirements (DC)

c. Waivers
In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff shall recommend to the Plan Commission to consider one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff.
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, subject to existing or proposed.

d. Required Improvements

<table>
<thead>
<tr>
<th>Site Type</th>
<th>Corridor</th>
<th>Alley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thurber Ave</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Public Footage</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Private Footage</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Evaluation of Village</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Present Street Width</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Exterior Corridor</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Street Level Commercial</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Street Level Group Assembly</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Street Level Residential</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Lot Area</td>
<td>·</td>
<td>·</td>
</tr>
<tr>
<td>Lot Area x 10% of Building</td>
<td>·</td>
<td>·</td>
</tr>
</tbody>
</table>

Table 2.1.2

Figure 2.8.3 - Illustration of Terms

- Can not occupy, individually or in aggregate, greater than 50% of a building's street level commercial space.
E. How to Use the Code

1. Go to pages 6-7 to determine the zoning of the property.

2. Refer to character district inset to determine what page to start at.

3. Each district is divided into two sections based upon the degree of improvements proposed:
   - **Redevelopment**: Those projects involving improvements greater than 50% of the property's market value.
   - **Heritage Site**: Those projects involving improvements less than 50% of the property's market value.

4. General Regulations apply to all districts:
   - Administration
   - Users
   - Building Standards
   - Parking
   - Alleys
   - Vehicle Access
   - Landscaping
   - Fencing
   - Stormwater
   - Lighting
   - Signage

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F. Process Overview

The following provides a concise overview of the general review process. The intent of this code is to reward those who strive to meet its standards and regulations. Therefore, the length of review time and number of meetings required to obtain project approval shall be based upon the degree of conformance to this code. Those changes involving existing structures will typically not require public meetings unless determined by Village staff that the nature of the modifications warrant review by Village Commissions and/or the Village Board. A complete description of the process and submission requirements is located on pages 81-90.

1. **Existing Structures**
   - Change of Use
   - Change of Owner
   - Landscaping
   - Parking Lot Improvements
   - Outdoor Dining
   - Signs
   - Change of Use
   - Change of Owner
   - Landscaping
   - Parking Lot Improvements
   - Outdoor Dining
   - Signs

   **Administrative Review**

2. **New Development, Redevelopment & Special Approvals**
   - **Precise Conformance**
   - **Moderate Conformance**
   - **Non-Conformance & Special Approvals**

   Site plan matches the development and redevelopment scenarios presented in the Legacy Plan, including use, site plan, massing, and architectural details. Proposal requires no variances from the Legacy Code, and needs no special approvals.

   Site plan does not meet the spirit or intent of the Legacy Plan, and/or requires a special approval such as a Special Use Permit, map amendment, and/or a variance from the Legacy Code.

   **1 Public Meeting Minimum**

   **2 Public Meetings Minimum**

   **4 Public Meetings Minimum**
New Districts
Mandatory
Building Type Based

key points

- Detailed Series of Districts
- Treatment of Existing Structures and New Development Separately
- Summary Tables per District
1 Downtowns
2 Station Areas
3 Commercial Corridors
4 Redevelopment Areas
5 Neighborhoods

considerations

applicable areas
REDEVELOPMENT AREA
WEST EVANSTON
### West Evanston Zoning Overlay

#### III. Street Type Standards

<table>
<thead>
<tr>
<th>Alley Requirements</th>
<th>Location</th>
<th>Permitted adjacent to all parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum length</td>
<td>100 ft.</td>
<td></td>
</tr>
<tr>
<td>Lane width</td>
<td>12 ft.</td>
<td></td>
</tr>
<tr>
<td>Pedestrian facilities</td>
<td>protected</td>
<td></td>
</tr>
<tr>
<td>Min. pedestrian width</td>
<td>6 ft.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighborhood Street Requirements</th>
<th>Location</th>
<th>Permitted adjacent to all parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum length</td>
<td>15 ft.</td>
<td></td>
</tr>
<tr>
<td>Lane width</td>
<td>12 ft.</td>
<td></td>
</tr>
</tbody>
</table>

#### Table III.A. Alley Requirements

1. Alley: The alley is a very low capacity drive located at the rear of parcels. From the alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities, is possible without a driveway intersecting the street. Alleys shall be developed pursuant to the standards as forth in Table III.1 and as illustrated in Figure III.1.

2. Neighborhood Street: The neighborhood street is a low capacity street that primarily serves those properties directly adjacent to it. This street allows for two-way traffic and parking on both sides of the street in a reduced right-of-way. Neighborhood streets shall be developed pursuant to the standards as forth in Table III.2. and as illustrated in figure III.2.

#### Table III.B. Neighborhood Street Requirements

<table>
<thead>
<tr>
<th>One Way Street Requirements</th>
<th>Location</th>
<th>Permitted adjacent to all parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum length</td>
<td>30 ft.</td>
<td></td>
</tr>
<tr>
<td>Lane width</td>
<td>12 ft.</td>
<td></td>
</tr>
</tbody>
</table>

#### Table III.C. One Way Neighborhood Street Requirements

1. One Way Neighborhood Street: The one way neighborhood street is a low capacity street that primarily serves those properties directly adjacent to it. This street allows for one way traffic and parking on one or both sides of the street in a reduced right-of-way. One way neighborhood streets shall be developed pursuant to the standards as forth in Table III.3. and as illustrated in Figure III.3.
REDEVELOPMENT AREA
WEST EVANSTON

- Rigorous planning process followed by coding
- Planned Developments explicitly not permitted
- Administrative approvals
- All developments over 24 units or 20,000sf require “presentation” at a Plan Commission meeting

Overlay
Mandatory
Building Type Based

key points
REDEVELOPMENT AREA
WEST EVANSTON: Pre-Code Submittal
REDEVELOPMENT AREA
WEST EVANSTON: Post-Code Submittal
REDEVELOPMENT AREA
WEST EVANSTON: Post-Code Submittal
1 Downtowns
2 Station Areas
3 Commercial Corridors
4 Redevelopment Areas
5 Neighborhoods
NEIGHBORHOODS/INFILL
GAP NEIGHBORHOOD
(Bloomington, IL)

<table>
<thead>
<tr>
<th>Building Types</th>
<th>Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>GAP 1</td>
</tr>
<tr>
<td>Commercial Building</td>
<td>X</td>
</tr>
<tr>
<td>Cottage Commercial</td>
<td>X</td>
</tr>
<tr>
<td>Warehouse Building</td>
<td>X</td>
</tr>
<tr>
<td>Iconic Building</td>
<td>X</td>
</tr>
<tr>
<td>House</td>
<td>X</td>
</tr>
<tr>
<td>Estate House</td>
<td>X</td>
</tr>
<tr>
<td>Manor MF</td>
<td>X</td>
</tr>
<tr>
<td>Rowhouse</td>
<td>X</td>
</tr>
<tr>
<td>Apartment Building</td>
<td>C</td>
</tr>
</tbody>
</table>

*X* Denotes Buildings Permitted within a District
*C* Denotes Buildings Permitted only on Corner Lots within a District

Table B-1 Summary of Districts by Building Types.

Figure B-2 GAP District Regulating Plan.
NEIGHBORHOODS/INFILL
GAP NEIGHBORHOOD

44.6-26. GAP Form-Based Code
N. Building Types: Manor MultiFamily

1. Building Siting. (Refer to Figure N-1)

(a) Street Frontage:
   Front facade of the principal building must be constructed within a build-to zone, located
   between twenty-five (25) feet into the site from the property line.

(b) In GAP-1, the front facade shall be constructed
   within a build-to zone located between twenty-five (25) and thirty-five (35) feet
   from the property line.

(c) Unobscured porches, stoops, and their associated
    stairs are permitted to extend five (5) feet from the
    front or corner side property lines.

(d) Exterior entrances to separate stories are not
    permitted in the front facade.

(e) Exterior stairs to an upper story may not extend
    closer to the front property line than the front
    facade.

(f) Side & Rear Yard Setbacks:
    Side yard setbacks for the building shall be a
    minimum of five (5) feet.
    Rear yard setback for the building shall be a
    minimum of five (5) feet.

2. Height & Use Requirements. (Refer to Figure N-2)

(a) Building Heights:
    Principal building height shall be a minimum of
    two (2) stories and a maximum of two and a half
    stories.

(b) Accessory building height may not exceed the
    height of the principal building.

(c) Allowable floor height is a minimum of eight (8)
    feet, minimum of fourteen (14) feet as measured
    from floor to floor.

3. Facade Requirements. (Refer to Figure N-3)

(a) Transparency:
    1/4 A maximum of 15% of the front and the corner
    side facades shall have transparent, non-reflective
    windows.

(b) Building Entrance:
    The principal entrance must be located on the
    front, corner, side, or rear facade.

(c) Allowable Cap & Base Types. (See Sections E
    and F for description).

(d) Allowable Facade Types are: smooth, panel, and
    enclosed panel.
NEIGHBORHOODS/INFILL
GAP NEIGHBORHOOD

New Form-Based Districts
Mandatory, Integrated
Building Type Based

Apartment Building.
This building type blends in
with the block by having a front
entrance and a considerable
amount of transparency on the
front facade, similar to the other
residential building types. The
corner parcel allows for additional
building entrances on the corner
side facade.

House.
This building type may be
utilized either on mid-block
or corner lots. Its height falls
between 1 and 2.5 stories.

Manor MultiFamily.
Similar in appearance to a
house or estate building type,
the manor multifamily building
type consists of two or more
units.

Manor MultiFamily on
Corner Lots.
When this building type
is located on a corner
parcel, it is preferable to
use the corner side facade
for additional building
entrances. On any corner
building, elements such as
turrets (shown above) should
be utilized to catch the
attention of passers-by and
draw them down the block.

Manor MultiFamily on
Interior Lots.
The use of this building
type on a parcel not located
on a corner requires a wider
lot in order to allow room
for additional entrances on
the side or rear facades and
adequate parking to the rear.

Figure R-1: Parking Lot Frontage Buffer
Plan & Section.

Figure D-2: Typical Block. This illustration details how the buildings types can be utilized on both mid-block and corner
lots.
NEIGHBORHOODS/INFILL
SOUTH DOWNTOWN RESIDENTIAL
(Bloomington, IL)

Conventional Zoning

Form-Based Coding
1. Based on a rigorous master plan process
2. Clearly organized based on form
3. Focused on the public realm
4. Detailed coding at the geographic level
5. Highly illustrated
6. Simplified uses
7. Highly predictable outcomes (flexibility?)
8. Streamlined administrative process

considerations
lessons learned
THANK YOU!

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