



# Village of Brookfield

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## **SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION**

November 30<sup>th</sup>, 2016 at 7:00 PM

Location: Edward Barcal Hall, 8820 Brookfield Avenue  
Brookfield, Illinois 60513

### **AGENDA**

- I. Call to Order
- II. Roll Call
- III. Staff Update
  - a. Active Transportation Plan
  - b. Comprehensive Plan
- IV. Public Hearings
  - a. Zoning Modernization Text Amendment
  - b. Zoning Modernization Map Amendment
- V. New Business
- VI. Old Business
  - a. Approval of the Minutes from July 28<sup>th</sup>, 2016
- VII. Next Meeting
- VIII. Public Comment (Not Related to Agenda Item IV)
- IX. Adjournment

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Village of Brookfield (708) 485-7344 prior to the meeting. Wheelchair access may be gained through the front (south) entrance of the Village Hall.

VILLAGE OF BROOKFIELD  
BROOKFIELD, ILLINOIS 60513

JOURNAL OF THE PROCEEDINGS OF THE  
PLANNING AND ZONING COMMISSION

HELD ON THURSDAY, JULY 28th, 2016  
IN THE BROOKFIELD MUNICIPAL BUILDING

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**MEMBERS PRESENT:** Chairman: Charles Grund. Commissioners: Patrick Benjamin, Christopher Straka, Todd Svoboda, and Mark Weber.

**MEMBERS ABSENT:** Commissioners: Jennifer Hendricks, Karen Ann Miller

**ALSO PRESENT:** Emily Egan, Village Planner. Nick Greifer, Community and Economic Development Director (CEDD). Michelle Ryan acting as Trustee Liaison. Michael Sewall, CEDD Intern.

On Thursday, July 28<sup>th</sup>, 2016, Chairman Charles Grund called the meeting of the Planning and Zoning Commission to order at 7:00 P.M. and asked for a roll call.

**Staff Update**

Village Planner Emily Egan discussed the zoning modernization plan. An open house meeting was held July 12, with more than 50 people in attendance. A second town hall meeting is scheduled for 6:30 p.m. August 2<sup>nd</sup>.

**Public Hearing**

**PZC Case 16-01 - Final PD 8934 Fairview Avenue Continued**

Motion to continue public hearing Final PD 8934 Fairview Avenue by Commissioner Straka, seconded by Commissioner Benjamin. Motion carries.

Swearing in for public comment.

**APPLICANT:**

The applicant Michael Gatto said that he and his business partner, Scott Sanders brought the project back to the PZC. He said the size of floor plates have been reduced, the number of parking spaces were reduced, and the location of the building changed. The building was shifted forward based on guidance from the PZC and Village staff. To do so, parking was reduced from 14 spaces to 9 spaces. Some design elements also changed.

Scott Sanders stated that a cap on the frame line and the window assemblies were changed to give the building less of a commercial look. He asked the commissioners for input regarding window assemblies.

Commissioner Straka asked about handicapped parking requirements and said if no tenants had a placard, one parking space would be unusable.

Commissioner Benjamin asked if any elevations changed from the last meeting.

Commissioner Svoboda said he was concerned with the aesthetics of the siding on the west side of the building because it isn't commonly seen in residential buildings. He also asked if there would be exposed concrete on the south side of the building.

Commissioner Grund said the first- or second-floor windows as presented were OK to him, but he did not like the third-floor window concept (refer to exhibit presented by applicant). Commissioner Straka agreed, and Commissioner Benjamin said he liked the third floor. Sanders said he didn't think the windows met egress requirements on the third floor.

**STAFF REPORT:**

Village Planner Emily Egan presented the staff report, outlining the zoning district and building plans. The front setback has been revised, per staff recommendation, to 13.5 feet. The side setback remains about 3 feet on either side. The curb cut in the front has been eliminated as parking was moved to the rear of the building. She stated that staff believes the reduction in parking from 14 to 9 spaces was fair because of the proximity to the train station and the focus on walkability in the area.

Commissioner Straka asked staff if staff and the applicants had a discussion about improving the alley behind the building. Emily Egan said this was discussed with the applicant as well as other Village staff. Currently the Village has no plans to improve the alley. Staff gathered cost estimates to make a comprehensive alley improvement for just the east west section of the alley behind the proposed project site. Very preliminary estimates put the project cost at approximately \$40,000 exclusive of engineering design and legal reviews.

**PUBLIC COMMENT:**

Commissioner Grund called for public comment. No public comment was received. Motion to close public hearing PZC Case 16-01 Final PD 8934 Fairview Avenue by Commissioner Benjamin, seconded by Commissioner Straka. Motion carries.

**COMMISSIONER DELIBERATION:**

Commissioner Benjamin thanked the petitioner for meeting staff and the PZC half way but said he would want a condition that the Village and developer work together to get the alley paved. Commissioner Grund asked if that condition could allow a window of time in which the alley could be repaired. Commissioner Benjamin agreed that would be reasonable and requested staff and the Village Board consider these details.

Commissioner Grund said he agreed with Commissioner Svoboda that the siding on the west end of the building could instead be put at the entry and keep the siding for the entire west side. Scott Sanders said he was concerned that the west side could look monolithic if it was all a single material.

Commissioner Grund and other commissioners said the parking being moved to the rear made the project much better.

Motion to approve PZC Case 16-01 Final PD 8934 Fairview Avenue with the following conditions:

- the window fenestration on the third floor replicate those on either the first or second floors;
- the panel siding be removed from the west and east elevations and those elevations become all siding;
- that the panel siding continue on east and west elevations into the entryway;
- that appropriate landscaping be added to the west side;
- and that staff research the ADA parking requirement and change the parking plan appropriately.

Motion by Commissioner Benjamin, seconded by Commissioner Straka. Motion carries 5-0.

**New Business**

No new business.

**Old Business**

Approval of Minutes as amended. Motion by Commissioner Svoboda seconded by Commissioner Benjamin to approve the minutes from June 23rd, 2016. Motion carries 4-0 with one abstention from Commissioner Weber.

**Next Meeting**

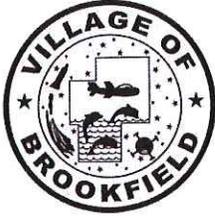
The next regular meeting is scheduled for Thursday, August 25th.

**Adjournment**

Motion by Commissioner Straka seconded by Commissioner Svoboda to close the Public Hearing and adjourn at 7:29 P.M. Upon roll call, the motion carried unanimously.

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Charles Grund  
Chairman  
Planning & Zoning Commission  
Village of Brookfield  
Brookfield, Illinois



# Village of Brookfield

## Planning and Zoning Commission Staff Report

**TO:** The Village of Brookfield's Planning and Zoning Commission

**HEARING DATE:** November 30<sup>th</sup>, 2016

**FROM:** The Village of Brookfield's Community and Economic Development Department (CEDD)

**PREPARED BY:** Emily Egan, Village Planner *E.E.*

### TITLE

**PZC 16-05 – Zoning Modernization:** The Village of Brookfield, Illinois requests text amendments to Chapter 62-Zoning of the Code of Ordinances to create new "Station Area" zoning districts. The text amendments include updates to the permitted and special uses, the parking regulations and the public notice requirements. Additionally, the proposed Station Area zoning districts require a map amendment to the Village of Brookfield Official Zoning Map.

### GENERAL INFORMATION

**APPLICANT:** The Village of Brookfield  
8820 Brookfield Avenue  
Brookfield, IL 60513

**APPLICATION/NOTICE:** The application has been filed in conformance with applicable procedural and public notice requirements.

### PROPERTY INFORMATION

**EXISTING ZONING:** C-3 Centralized Commercial, C-6 Restricted Special Service, C-2 Restricted Planned Service, C-1 General Commercial, B Multiple-Family Residential, A-1 Single Family Residential

**EXISTING LAND USE:** Commercial, Residential, and Mixed-Use

**PINs:** See the Village's Map Amendment Application

## ANALYSIS

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### SUBMITTALS

This report is based on the following documents, which are on file with the Community and Economic Development Department:

1. Application for Public Hearing and Open Meetings Act Requirements
2. Certification of Legal Notice Published November 9<sup>th</sup>, 2016 in the *Riverside Brookfield Landmark*
3. Affidavit of mailed notice to property owners within 250 feet of the property indicating the public hearing Letters to Surrounding Property Owners indicating Public Hearing
4. Petitioner Project Submittal Including:
  - a. Petitioner's Application
  - b. Public Outreach Materials (Exhibit A)

### DESCRIPTION

The applicant requests four text amendments to Chapter 62-Zoning of the Code of Ordinances, Village of Brookfield, Illinois. The first proposed text amendment creates new zoning districts within the Village to be known as Station Area Districts. These proposed districts are located in the mostly commercially and multi-family zoned areas near the three Metra stations within Brookfield and along the BNSF railroad. The intent of these new zoning districts is to allow a more modern mix of uses, require high quality and distinctive design at appropriate scales, support a mix of housing options and encourage sustainable development. Furthermore, the Station Area districts regulate building materials and design in order to ensure that long lasting and high-quality building materials and standards of design are used in these districts.

The second proposed text amendment relates to the permitted and special uses set forth in Chapter 62-Zoning of the Code of Ordinances, Brookfield, Illinois. The updated permitted and special uses allow for more flexibility of uses within the Village. This flexibility is a more modern approach and intended to support more vibrant and active street life in and near commercial districts.

The third proposed text amendment amends the parking requirements set forth in Chapter 62-Zoning of the Code of Ordinances, Brookfield, Illinois. The parking regulations amended ensure that parking requirements are in line with the need for parking, that land designated for parking is used optimally, and parking requirements are appropriate for areas near transit stations. Additionally, parking requirements in the Station Area Districts have the option to substitute a limited number of automobile parking spaces for bicycle parking.

The fourth proposed text amendment amends the public hearing notice content requirements set forth in Chapter 62-Zoning of the Code Ordinances, Brookfield, Illinois.

Lastly, the applicant requests a map amending to the Village of Brookfield Official Zoning Map in order to reflect the proposed Station Area zoning districts.

### BACKGROUND

In February of 2015 the Village of Brookfield received a Local Technical Assistance grant (LTA) from the Regional Transportation Authority (RTA). This grant allowed consultants to work with the Village to review and modernize the zoning code near and along the three Metra stations located within the Village. The revisions to the zoning code include an emphasis on transit-supportive practices or transit-oriented development (TOD) and form-based code.

Village staff researched best practices for TOD and form-based codes from regional professional organizations such as, the Chicago Metropolitan Agency for Planning (CMAP), the Metropolitan Planning Council (MPC), and research provided by the Environmental and Behavior Journal, 2011. Studies show that more prescriptive zoning codes can create a built environment that improves walkability, encourages activity, and provides a safer environment.

Additionally, Village staff consulted with other municipalities in Illinois that have adopted similar zoning codes. These municipalities include; Berwyn, Franklin Park, Huntley, Lombard, Lake Zurich, Bloomington, and Glenview. The representatives from municipalities that were interviewed have seen favorable results from development occurring in areas where the zoning codes have been updated to include TOD and form-based code regulations.

A Steering Committee comprised of residents, business owners, staff, trustees and commissioners reviewed the proposed plan in fine detail. The Steering Committee members reviewed the proposed changes with the understanding that the changes would be in line with the current character and design of each individual neighborhood.

At the March 24<sup>th</sup>, 2016 Planning and Zoning Commission (PZC) meeting, Leslie Oberholtzer a consultant from CodaMetrics working on this project presented: A) the basics of form-based code and B) the intent of the new Station Area zoning districts. Since her visit to the PZC, staff has worked with the Steering Committee to prepare a draft document for public review. Additionally, staff has worked with the Village Attorneys to create proper notification for the proposed rezoning, text amendments, and map amendments.

## **PUBLIC COMMENT**

The Village of Brookfield has held two open houses in regards to the proposed Station Area Districts (see the public outreach materials in Exhibit A) and has worked with residents one on one to gather community input and ensure that the zoning codes reflect that input. Additionally, the Village has created section on the Village's website dedicated to inform the public on the Zoning Modernization initiative.

At this time, no public comments are on record with the Village. Any comments that are submitted after the writing of this report will be presented at the Planning and Zoning Commission public hearing on November 30<sup>th</sup>, 2016.

## **DISCUSSION**

Brookfield's *2020 Master Plan* vision statement explains that the Downtown area should be a model for transit-oriented development, and represent the best of what mixed-use, pedestrian environment near a Metra station should be (p. 13). The proposed Station Area zoning districts support this type of environment and encourage appropriate development near transit centers. Additionally, these new zoning districts increase walkability, encourage a mix of uses, and promote sustainable development.

One specific example of a change in the zoning code is the change from a setback requirement to a build-to zone. On page 11 of the Station Area Districts document it explains "A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed. A build-to zone indicates a zone or area in which the façade of a building must be located. The use of a build-to zone allows more control over building placement, while the range provides some flexibility. This method also provides an element of predictability that is absent when the only requirement is to locate a building beyond a certain line." This is one

example of how the proposed Station Area districts create a more predictable built environment while also allowing flexibility for developers and property owners.

Another specific example of the regulations within the proposed Station Area districts is in the façade materials. The first floor of buildings are required to have a certain percent of transparency. Studies show this not only creates a more attractive and walkable environment but increases safety in the public areas.

The proposed text amendments to Chapter 62-Zoning of the Code of Ordinances, Brookfield, Illinois and corresponding map amendments provide a more modern approach to zoning. Cumulatively, these updates provide more predictability for the residents and community of Brookfield and developers looking to invest in the Village. Adopting these changes positions the Village of Brookfield to better meet the needs of residents, business owners, and visitors in the modern era.

## RECOMMENDATIONS

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Staff recommends approval of the text and map amendments requested. These amendments support and implement recommendations in the *Village of Brookfield's 2020 Master Plan*, and the intent of the Zoning Code. If Commissioners are in agreement with the staff findings they may adopt staff's findings or edit as necessary.

The Planning and Zoning Commission has the option to recommend that Village Board of Trustees adopt the amendments, adopt the amendments with modification or deny the request for amendments.

Staff Report Approved By:



Nicholas W. Greifer  
Village of Brookfield  
Community and Economic Development Director



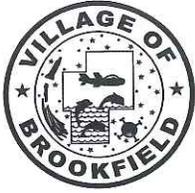
# Village of Brookfield

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## Application for Text and Map Amendments

**The following document contains:**

1. The Village of Brookfield's Text Amendment Application
  - a. Text Amendment 1: Station Area Districts
  - b. Text Amendment 2: Permitted and Special Uses
  - c. Text Amendment 3: Updated Parking Requirements
  - d. Text Amendment 4: Public Hearing Notices
2. The Village of Brookfield's Map Amendment Application
  - a. Proposed Zoning Map



Village of Brookfield  
Planning and Zoning Commission Application Packet

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# Text Amendment Application

## Applicant Information:

1. Contact Name	<u>Emily Egan</u>
2. Petitioner's Name	<u>Village of Brookfield, Illinois</u>
3. Petitioner's Address	<u>8820 Brookfield Avenue, Brookfield, IL 60513</u>
4. Phone Number	<u>(708) 485-7344</u>
5. Email Address	<u>help@villageofbrookfield.com</u>
6. Fax Number	<u>(708) 485-4971</u>

## 7. What is the requested text amendment?

The Village of Brookfield, Illinois requests four text amendments to Chapter 62-Zoning of the Code of Ordinances, Village of Brookfield, Illinois. The first proposed text amendment creates new zoning districts within the Village to be known as Station Area Districts and the zoning regulations applicable to the Station Area Districts. This area includes mostly commercially and multi-family zoned sites near the three Metra stations within Brookfield and continues along the BNSF railroad. The proposed Station Areas Districts allows more modern uses including mixed-use, requires high quality and distinctive design, regulated building materials, updated parking regulations, appropriate scales, and encourages a mix of housing options and sustainable development. The second proposed text amendment amends the permitted and special uses set forth in Chapter 62-Zoning of the Code of Ordinances, Brookfield, Illinois. The third proposed text amendment amends the parking requirements set forth in chapter 62-Zoning of the Code of Ordinances, Brookfield, Illinois. The fourth proposed text amendment amends the public hearing notice content requirements set forth in Chapter 62-Zoning of the Code Ordinances, Brookfield, Illinois. The proposed text amendments are attached hereto.

Any person who shall knowingly make or cause to be made, or conspire, combine, aid or assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application, affidavit, certificate, or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois.

  
\_\_\_\_\_  
Petitioners Signature

10/17/16  
Date

**The Village of Brookfield's Text Amendment Application**

**Text Amendment 1: Station Area Districts**

Article II. Districts  
Proposed New **Division 8**  
Sections **62-215 through**  
**62-218**

# Village of Brookfield

# Station Area Districts

**DRAFT** October 18, 2016

## **Village of Brookfield**

### **Funding Provider**

Regional Transportation Authority  
Technical Assistance Grant  
for Transit Supportive Zoning  
Regulations  
Michael Horsting, Project Manager

**Village President**  
Kit P. Ketchmark

### **Village Board of Trustees**

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Nicole Gilhooley  
David P. LeClere  
Brian S. Oberhauser  
Michelle D. Ryan

**Village Clerk**  
Brigid Weber

### **Steering Committee**

Kit P. Ketchmark, Village President  
Michelle D. Ryan, Village Board Trustee

C.P. Hall, Retired Trustee  
Chuck Grund, Planning & Zoning Commission Chair  
Karen Miller, Planning & Zoning Commissioner  
Dan Chopp  
Ed Marcin  
Scott Sanders

### **Village Staff**

Keith Sbiral, Village Manager  
Nicholas Greifer, Director of Community & Economic Development  
Emily Egan, Village Planner, Project Manager

**CODAMETRICS**

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# 62-215. OVERVIEW

## A. INTENT

The regulations of the station area districts are intended to promote pedestrian-oriented redevelopment around each of the station areas in the Village core as well as to preserve the scale and character of the areas. The station area districts have been created and mapped to further the intents of the Village Master Plan in areas of change within the a walkable radius from each stations. Further, these districts are intended to achieve the following:

1. **Mixed-Use.** To achieve a balanced pattern of development, provide for mixed-use development that encourages a high level of activity through the day and into the evening.
2. **High Quality and Distinctive.** To require high quality development that draws on the distinctive characteristics existing in the downtown.
3. **Appropriate Scale.** To achieve development that is appropriate in scale and intensity for downtown and adjacent neighborhoods.
4. **Mix of Housing.** To ensure that a mix of housing types and sizes can be developed to meet the needs of the entire community.
5. **Sustainable Development.** To promote sustainability goals, such as reductions in vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions through a focus on pedestrian-friendly design, transit-supportive development, and a mix of daily uses within a pedestrian-oriented center.

## B. ORGANIZATION OF CODE

1. **Section 62-215: Overview.** A set of districts address the three mixed-use station areas of the Village: the Congress Park Station Area, Brookfield Station Area, and Hollywood Station Area.
2. **Section 62-216: Building Types.** Five building types are defined for use in the station area districts. A mix of building types are typically permitted per district. These building types outline the desired building forms for new construction and renovation of structures. The building types contain regulations that determine basic physical building elements such as build-to-zones, transparency levels, entrance location, and parking location.
3. **Section 62-216: Uses.** Use requirements for the station area districts are defined in Section 62-216 for each of the station area districts. Uses may also be further limited by the building types based on location within the building. Refer to 62-

216 Building Types under “Uses” in the tables per building type.

4. **Section 62-217: General Design.** Design requirements applicable to all building types are defined in this section.

## C. MAPPING

1. **Village-Wide Zoning Map.** These regulations apply to the station areas in the Village as mapped on the Village’s zoning map: Congress Park Station Area, Brookfield Station Area, Hollywood Station Area.
2. **Primary Frontage Designation.** In the station area districts, the front lot line is determined by the primary street designation. Several of the building type requirements are specific to the primary frontage.
  - a. **Regulating Plans.** The Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) designate certain streets as primary within each station area. These designations prioritize the street frontages for locating the front lot line as well as required amounts of building frontage and allowable amounts of parking frontage.
  - b. **Two Primary Streets.** When two primary streets abut a parcel, the Village Manager shall determine which street shall serve as the primary street, unless otherwise defined in these sections, 62-215 through 62-217.
3. **Congress Park Station Area Special Street Requirements.** Refer to Figure 62-215-5. Illustrative Example of Congress Park Station Area Development, for one example of the requirements of this code. The following street and block requirements apply:
  - a. **Burlington Extension.** Burlington Avenue shall extend to Blanchan Avenue with the same cross section as Blanchan Avenue. Parallel or head-in diagonal parking is required along at least one side of the street.
  - b. **Streetscape.** Streetscape is required along all block faces, including the following:
    - i. **Street Trees.** Street trees, placed a minimum of 40 feet on center with layout and type approved by the Village Manager or his/her designee.
    - ii. **Sidewalk.** Sidewalk, a minimum of 5 feet in width, continuous with appropriate ramps and intersection treatments, approved by the



Figure 62-215-1. Regulating Plan: Congress Park Station Area

LEGEND

-  Building(s) in this location shall utilize a courtyard minimum 60 feet wide and 40 feet deep
-  Primary Frontage Required
-  New Street Required
-  New Street - Alley Required

# 62-215. Overview

Intent

DRAFT



Figure 62-215-2. Regulating Plan: Brookfield Station Area

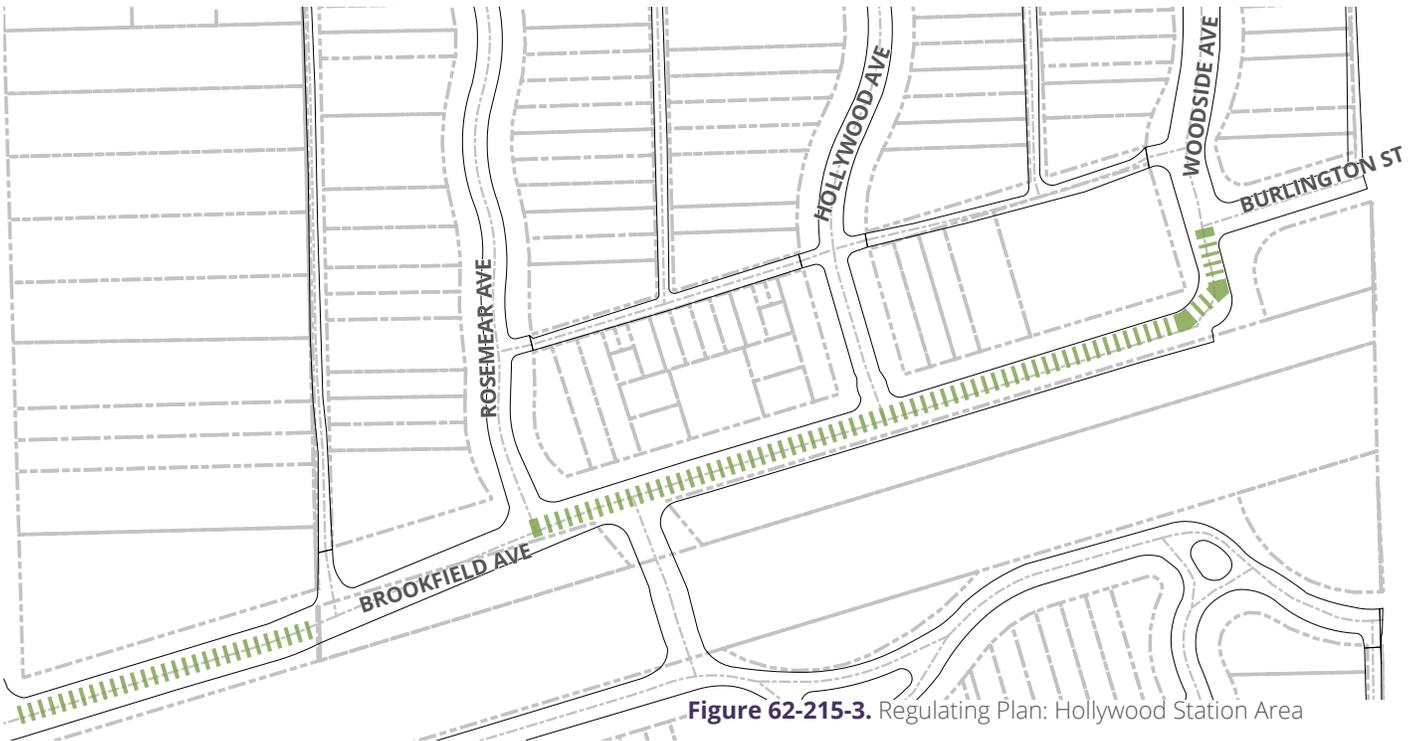
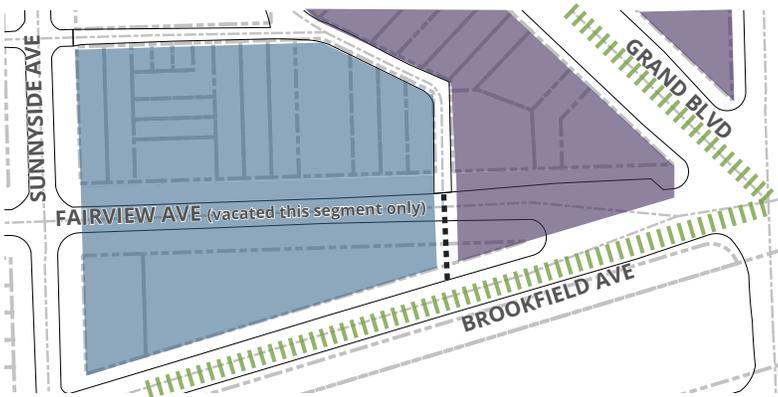


Figure 62-215-3. Regulating Plan: Hollywood Station Area



Alternative A: Vacation of Fairview Ave between Sunnyside Ave and Grand Blvd.



Alternative B: Vacation of a portion of Fairview Ave between Sunnyside Ave and Grand Blvd.

Figure 62-215-4. Inset Regulating Plans: Alternative at Brookfield Station Area

LEGEND

Refer to Village Zoning Map for applicable districts:

SA 1: Core Mixed-Use

SA 4a: General Mix

Upper Story Stepback Required per Building Type

Primary Frontage Required

New Street

New Street - Alley

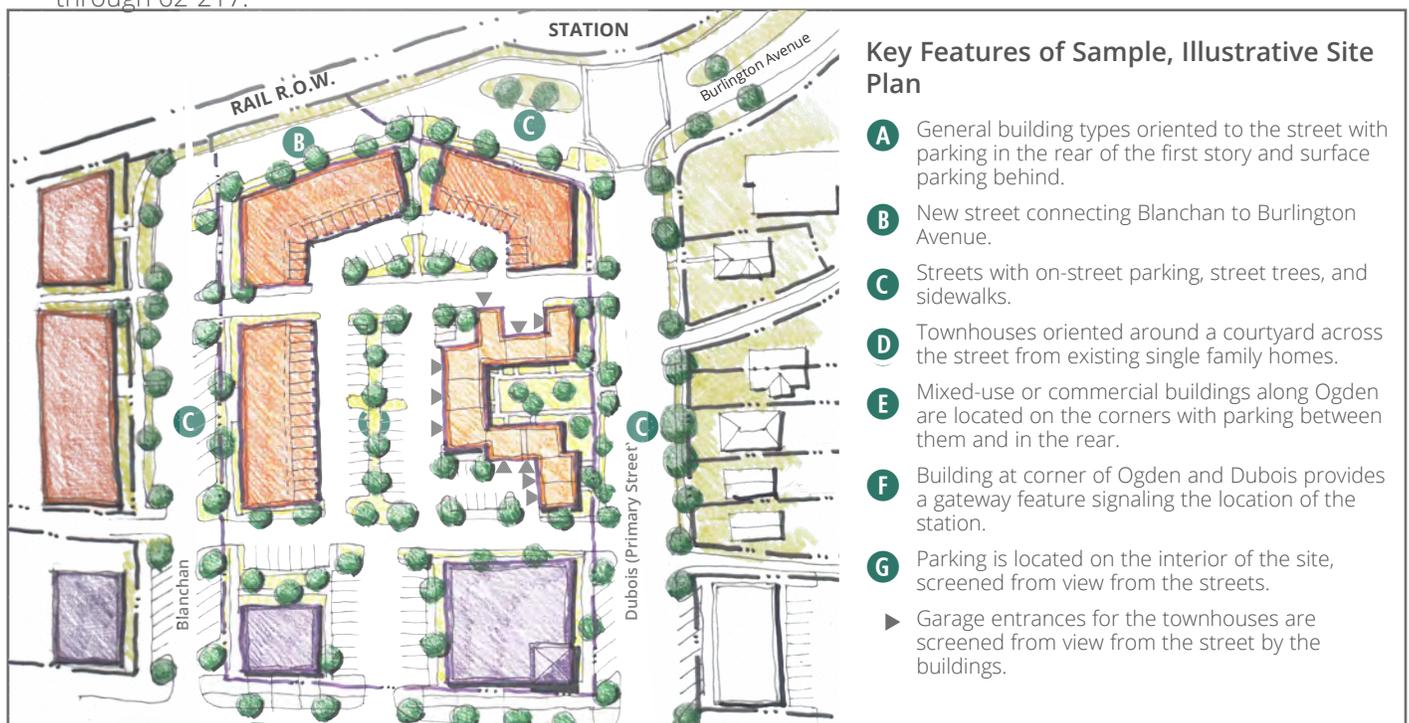
Village Manager. Where the sidewalk crosses an alley or driveway, the sidewalk pattern and material shall continue through the alley or driveway, signaling pedestrian priority.

- iii. **Driveway or Alley Access.** New driveway or alley access shall generally align with access across street, so that buildings across the streets shall face new buildings on the site.
- iv. **On-Street Parking.** Head-in angled or parallel parking shall be utilized off Blanchan and the commercial segments of Dubois to provide visitor and customer parking for the development.
- v. **Courtyard Required.** A courtyard is required for buildings located along Dubois Boulevard as illustrated on Figure 62-215-1. The courtyard shall open onto Dubois Boulevard and shall be a minimum 60 feet wide along the right-of-way and a minimum 40 feet deep, measured perpendicular to the right-of-way. Refer to 62-215.G. Definitions for courtyard.

#### 4. Regulating Plan Alternatives: Fairview Ave.

Two alternative plans represent right-of-way vacation scenarios the Village Manager may approve with acceptable redevelopment of the adjacent parcels under these sections, 62-215 through 62-217.

- a. **Alternative A.** Vacation of the entire segment of Fairview Avenue between Sunnyside Avenue and Grand Boulevard requires the following:
  - i. Redevelopment of all parcels along this segment of Fairview Avenue.
  - ii. Extension of the alley to Brookfield Avenue as shown. Alley right-of-way to be a minimum of 22 feet wide with paving a minimum of 20 feet wide.
  - iii. Both Brookfield Avenue and Grand Boulevard shall be treated as primary streets.
- b. **Alternative B.** Vacation of the segment of Fairview Avenue between the midblock alley and Grand Boulevard requires the following:
  - i. Redevelopment of the three parcels along this segment of Fairview Avenue on the north side.
  - ii. Ownership of the triangularly shaped parcel between Fairview Avenue and Brookfield Avenue to accommodate the extension of Fairview Avenue.
  - iii. Extension of Fairview Avenue to Brookfield Avenue with the same cross section as existing Fairview Avenue.



#### Key Features of Sample, Illustrative Site Plan

- A General building types oriented to the street with parking in the rear of the first story and surface parking behind.
- B New street connecting Blanchan to Burlington Avenue.
- C Streets with on-street parking, street trees, and sidewalks.
- D Townhouses oriented around a courtyard across the street from existing single family homes.
- E Mixed-use or commercial buildings along Ogden are located on the corners with parking between them and in the rear.
- F Building at corner of Ogden and Dubois provides a gateway feature signaling the location of the station.
- G Parking is located on the interior of the site, screened from view from the streets.
  - ▶ Garage entrances for the townhouses are screened from view from the street by the buildings.

Figure 62-215-5. Illustrative Example of Congress Park Station Area Development

- iv. Both Brookfield Avenue and Grand Boulevard shall be treated as primary streets.

## D. DISTRICTS

The following districts are established for development within the station areas. These districts have been written for the specific geographic locations on which they are designated, considering the scale and context of the existing parcels. Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3 illustrate the locations for the districts.

### 1. SA 1: Core Mixed-Use District.

- a. **Intent.** The SA 1 district applies to core lots intended to continue and enhance the scale and walkability of the existing mixed-use, main-street-style buildings.
- b. **Description.** The SA 1 district is a mid-scale district that supports one to 6 story buildings that make up the core of the mixed use areas adjacent to the stations. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

### 2. SA 2: Neighborhood Mixed Use District.

- a. **Intent.** The SA 2 district applies mainly to corner lots outside the downtown area, intended to continue and enhance the scale and pedestrian-orientation of the existing mixed-use, main-street-style buildings at the Hollywood Station area and to create new similar scale buildings at the Congress Park Station area.
- b. **Description.** The SA 2 district is a low-scale district that supports up to 3 story buildings, smaller in scale than the SA 1 buildings. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

### 3. SA 3: Corridor Mixed-Use District.

- a. **Intent.** The corridor mixed-use district is intended to increase the pedestrian-orientation of shopping centers and commercial uses that

are more automobile oriented, mainly along Ogden Avenue.

- b. **Description.** The corridor mixed-use district is a lower scale, one to 3 story commercial district designed to serve the greater community. A wider range of commercial uses are permitted as well as more off-street parking location options.

### 4. SA 4a & 4b: General Mix District.

- a. **Intent.** The SA 4 District is a transitional district, intended to support the core with offices and residential uses at the edges of the core area and within the neighborhood station areas,.
- b. **Description.** The SA 4 District is a mid-scale district that supports a mix of building heights: in SA 4a, heights range from 2 to 6 stories and, in SA 4b, heights range from 1 to 3 stories. The form of this area remains pedestrian-centered but allows for a looser mix of uses, including residential and office on the ground floor, and a variety of building forms.

### 5. SA 5: Residential Mix District.

- a. **Intent.** The SA 5 District is intended to allow for redevelopment of transit-supportive residential in the station areas, while respecting the scale of adjacent neighborhood residential.
- b. **Description.** The Residential Mix District is a low-scale mainly residential district of 2 to 6 stories within a mix of pedestrian-oriented building types, with parking located in the rear and entrances on the front facades.

### 6. SA 6: Residential Multi-Unit District.

- a. **Intent.** The SA 6 district is a low scale residential district serving as a transition between other station area (SA) districts and single-family residential neighborhoods outside the SA districts (subject to traditional zoning).
- b. **Description.** The SA 6 district is a low-scale residential district with a maximum of 3 stories. The SA 6 district allows rowhouse and townhouse buildings as well as houses with surrounding yards. Parking is located in the rear and entrances on the front facades.

## E. DEVELOPMENT APPROVAL PROCESS

1. **Site Plan Approval.** An approved Site Plan submittal is required for the development or redevelopment of all parcels in any station area (SA) district per the following.
  2. **Applicability.** Development or redevelopment is defined as construction of a new building, any addition to an existing building or site, renovation to the exterior facades or site, or change in use. Minor repairs and maintenance are not required to be submitted for Site Plan approval.
  3. **Approval Process.** The Village Manager or his/her designee shall review the Site Plan submittal and approve, reject, or approve with conditions.
  4. **Pre-Submittal Meeting.** For new buildings, additions to buildings, additions or renovation of site features, and changes to the exterior facade, a pre-submittal meeting is required with staff.
  5. **Submittal Materials.** In SA districts, an application and the following review documents are required. All maps and plans shall include the date of preparation, north arrow, and scale.
    - a. Site Location Map, Legal Description/Limits of Plan.
    - b. Plat of Survey. Dimensions of property lines, easements, rights-of-way. Plat shall be no older than 5 years from date of application submittal.
    - c. Development Boundaries and Proposed Phasing, if applicable.
    - d. Existing Conditions Plan. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
    - e. Existing Natural Conditions Plan. Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.
    - f. Site Plan. A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
    - g. Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 62-216 Building Types.
    - h. Declaration of Use. A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, special uses, and illustrating compliance with 62-217 Uses.
  - i. **Building Elevations.** Building elevations of all facades, rendered to illustrate compliance with the requirements of 62-216 Building Types, including but not limited to such items as color, materials, depth of details on facades required to create an expression line, glass locations, entrance locations, and types of glass.
  - j. **Landscape Plan.** Landscape Plan illustrating compliance with the requirements of 62-218-B Landscape. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.
  - k. **Parking Plan.** Parking layout/location plan with table of spaces keyed to plan, illustrating compliance with 62-218-A Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with 62-218-A Parking.
  - l. **Sign Plan,** if signs are included. Sign location plan, and large scaled plan(s) and elevation(s) illustrating each sign in detail with dimensions, colors, and materials of all components.
6. **Special Uses.** Special Use permits shall follow the process defined in 62-821 of the Zoning Regulation.
  7. **Appeal.** Refer to 62-736 and 62-737 for matters of appeals.
  8. **Exceptions Process.** The Applicant shall submit requested exceptions to the Village Manager or his/her designee with the Site Plan review application.
  9. **Minor Exceptions.** Minor exceptions may be requested for approval by the Village Manager, as follows:
    - a. **Conditions.** Exceptions, outlined below, are permitted under the following conditions:
      - i. The exception fulfills the intent defined for this chapter of the zoning regulations. Refer to 62-215.A. Intent.
      - ii. The resulting form is consistent or compatible with the surrounding context.
    - b. **Permitted Exceptions.** The following are the only permitted exceptions, if the above conditions are met.

- i. The location of the building within up to one foot from any minimum yard requirement or build-to zone width/location.
  - ii. Up to 10 percent increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.
  - iii. Up to 10 percent decrease in Front Property Line coverage.
  - iv. Additional height of any story up to two feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.
  - v. Up to ten percent decrease in transparency or a ten percent increase in blank wall limitation for corner side facades.
- iii. For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two feet for existing stories.
  - iv. For renovation of existing buildings, other required dimensions may be modified up to five feet or 10 percent, whichever is less, unless otherwise modified by this section.

**10. Design Exceptions.** Design exceptions may be requested for approval by the Village Manager per the following. The Village Manager is authorized to request the review and recommendation by the Planning & Zoning Commission.

**a. Alternative Building Materials.** Alternative building materials may be exempted from the requirements of 62-217.A. Materials, unless expressly prohibited under 62-217.A. Materials . For approval, the following shall be met:

- i. The Applicant shall submit samples and local examples of the material a minimum of four weeks prior to the review, to allow site visits to the location.
- ii. The submitted application meets the intent of the materials requirements and the Village Manager determines that the material will maintain its structure, color, and appearance for a minimum period of 15 years with little or no maintenance.

**b. Existing Building Exceptions.** The following exceptions are permitted when applied to the renovation of an existing building(s):

- i. For renovation of existing buildings, the maximum front property line coverage may be waived with an existing coverage of 60%; however, any expansion on the ground story shall contribute to the extension of the front property line coverage.
- ii. For renovation of existing buildings, the location of the building within up to five feet from any minimum yard requirement or build-to zone width/location.

### F. NONCONFORMING STRUCTURES

All building type standards apply to all new construction and renovation of existing structures. The following exception for nonconforming buildings in the station area (SA) districts is in addition to the requirements of Chapter 62, Article IV.

1. **General Design Requirements.** For any expansion or exterior renovation, Section 62-217 General Design Requirements shall be met.
2. **General Renovations.** Where any renovation includes an addition of more than 50 percent in gross building square footage within a 5 year period, all requirements of this division shall be met.
3. **Facade Renovations.** For any level of renovation, if the building's façade exists or will exist within the required build-to zone of these regulations, the Facade Requirements of the applicable building type shall be met, if the renovation includes any one of the following:
  - a. Installation of additional doors or a change in location of a door.
  - b. Expansion or change in location of 30 percent of windows on any street façade.
  - c. Replacement of 30 percent or more of facade materials on any street facing facade with a different facade material.
4. **Roof Renovations.** For any level of renovation, if the renovation of the shape or style of more than 50 percent of the roof occurs and 30 percent of the street facing façade exists within the build-to zone, the Cap Type Requirements of the applicable building type (per Section 62-216.H. Cap Types) shall be met.
  - a. Installation of additional doors or a change in location of a door. For a storefront door and window system, installation or change in location of 2 or more doors.
  - b. Expansion or change in location of 30 percent of windows on any street façade.
  - c. Replacement of 30 percent or more of facade materials on any street facing facade with a different facade material.

**G. DEFINITIONS**

For the purposes of Sections 62-615 through 62-618, the following terms shall have the following meanings:

**Build-to Zone.** An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly abutting a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 62-215-6. Build-to Zone vs. Setback Line.

**Courtyard.** An outdoor area enclosed by a building or buildings on at least three sides for at least 75 percent of the length of each side, and open to the sky.

**Expression Line.** An architectural feature consisting of a decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least 2 inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building, intended to create a shadow line. Examples may include cast stone cornices, pilasters, or stepped brick coursing.

**Impervious Site Coverage.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

**Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

**Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

**Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material.

**Pervious Surface, Semi-.** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, gravel, vegetated or green roofs.

**Primary Street.** A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure 8.101 C-1 for mapped Primary Streets.

**Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

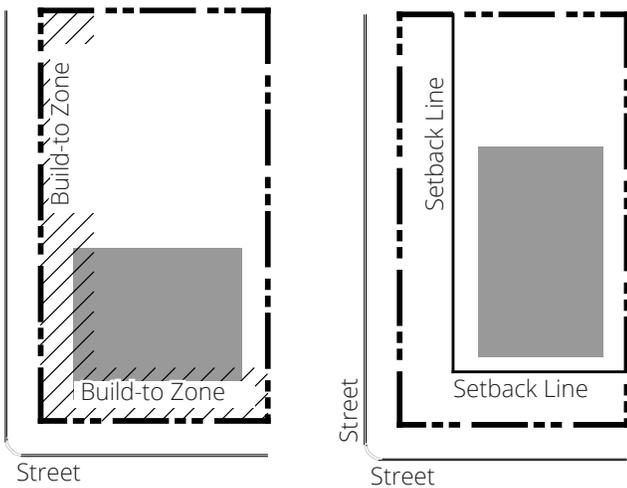
**Story, Half.** A story either in the base of the building, partially below grade and partially above grade ("basement"), or a story fully within the roof structure with transparency facing the street.

**Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.

**Street Face.** The facade of a building that faces a street right-of-way.

**Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.

**Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.



Build-to Zone vs Setback Line

A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed. A build-to zone indicates a zone or area in which the facade of a building must be located. The use of a build-to zone allows some control over building placement, while the range provides some flexibility. This method also provides an element of predictability that is absent when the only requirement is to locate a building beyond a certain line.

**Figure 62-215-6.** Build-to Zone vs. Setback Line

# 62-215. Overview

## Definitions

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**Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the Principal Structure. Refer to Figure 62-215-7. Illustration of Yards. *Note that the Rear Yard is fully screened from the street by the structure.*

**Yard, Corner Side.** For the purposes of sections 62-615 through 62-617, A yard extending from the corner side building facade along a corner Side Property Line between the Front Yard and Rear Property Line.

**Yard, Front.** A yard extending from the front facade of the Principal Structure along the full length of the Front Property Line, between the Side Property Lines or Side and Corner Side Property Lines.

**Yard, Rear.** A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards.

**Yard, Side.** A yard extending from the side building facade along a side property line between the front yard and rear property line.

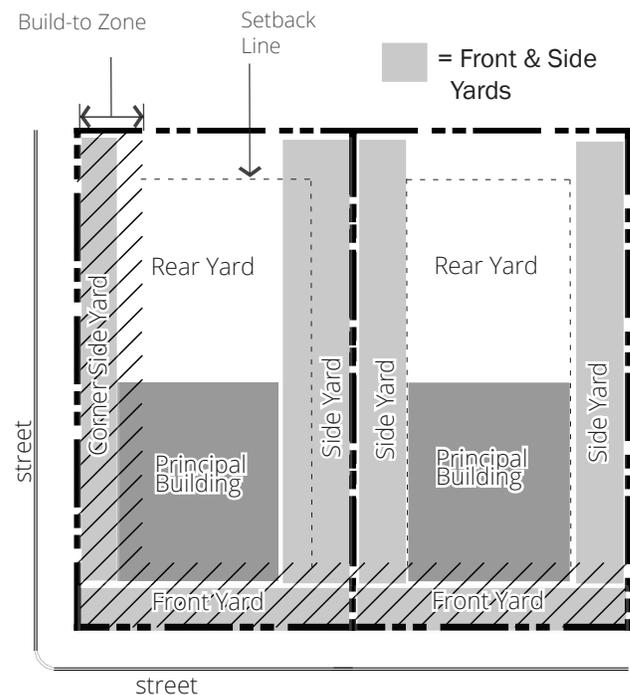


Figure 62-215-7. Illustration of Yards

# 62-216. BUILDING TYPES

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**A. GENERAL REQUIREMENTS**

1. **Applicability.** This section establishes the building type regulations for new construction and renovated structures within the districts defined in 62-215 and located on the Village’s zoning map. Refer to the Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for additional requirements.
2. **Building Types by Zoning Districts.** Each building type shall be constructed only within its designated district(s) as defined by Figure 62-216-1. Building Types by District Table.
3. **Uses.** Each building type can house a variety of uses depending on the district in which it is located. Refer to 62-216.I. Uses for uses permitted per district. Some building types have additional standards on permitted uses.
4. **No Other Building Types.** All buildings constructed shall meet the standards of one of the permitted building types within the zoning district of the lot.
5. **Multiple Principal Buildings on One Lot.** For all building types, multiple principal buildings are

permitted on all lots; however, each building must meet the requirements of the building type, unless otherwise noted.

6. **Build to the Corner.** The intersections of two build-to zones at a corner shall be occupied by building. Refer to Figure 62-216-2. Build-to Corner and Build-to Zones.
7. **Permanent Structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
8. **Primary and Non-Primary Street Frontages.** A hierarchy of frontages is established for the station area districts by the definition of primary streets on the Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3). Refer to Figure 62-216-2. Refer to building type requirements (refer to 62-216.B through F) for requirements along these street frontages.
  - a. **Frontages along Civic or Open Space.** Lots containing or abutting civic spaces or public open space shall treat frontages abutting that space as primary frontages.
  - b. **Corners.** At all intersections of primary and non-primary streets, primary frontage facade treatments shall extend along the facade of the non-primary street from the corner a minimum of 30 feet along the facade. Refer to Figure

BUILDING TYPES BY DISTRICTS		DISTRICTS					
		SA 1: CORE MIX-USE	SA 2: NEIGHBORHOOD MIXED-USE	SA 3: CORRIDOR MIXED USE	SA 4: GENERAL MIX	SA 5: RESIDENTIAL MIX	SA 6: RESIDENTIAL MULTI-UNIT
BUILDING TYPES	STOREFRONT BUILDING	●	●	●			
	GENERAL BUILDING			●	●	●	
	ROW BUILDING				●	●	●
	YARD BUILDING						●
	CIVIC BUILDING	●	●	●	●	●	●

● = Permitted within district

Figure 62-216-1. Building Types by District Table

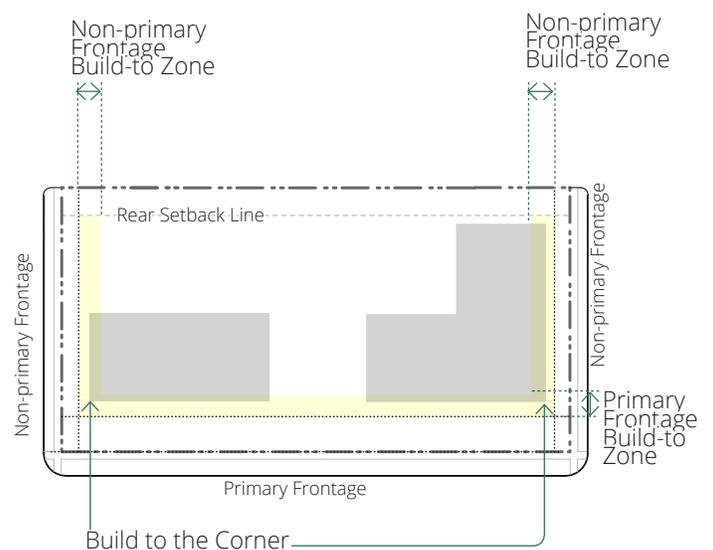


Figure 62-216-2. Build-to Corner and Build-to Zones

# 62-216. Building Types

## General Requirements

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62-216-3. Examples of Storefront extending down the Non-Primary Street Facade

- c. Non-Primary Frontages.** Non-primary frontages allow for a lower level of facade treatment as well as permit locations for garage and parking lot driveways entrances. Non-primary frontages may always be treated at the higher level of a primary frontage.
- 9. Landscape and Hardscape Areas.** The following outlines the treatments permitted for site surfaces other than building locations:
  - a. Landscape Areas.** All front yards, build-to zones, side yards, corner side yards, and rear yards not covered by buildings, parking, or driveway shall contain either landscape, patio space, or sidewalk space.
  - b. Permitted Parking and Driveway Locations.** Parking areas and driveway locations are permitted in specific locations by building type. Generally, parking is not permitted in front or corner side yards, unless specifically noted.
  - c. Build-to Zones and Setbacks.** Parking and driveways are not permitted in build-to zones or setbacks except as follows: Where driveway access is permitted off streets, driveways may cross perpendicularly through the build-to zone or setback with a maximum width of 22 feet for two way driveways and 12 feet for one way and residential driveways for 8 units or less.
- 10. Utility Structures.** Utility structures permitted in the district are exempted from the building type standards.

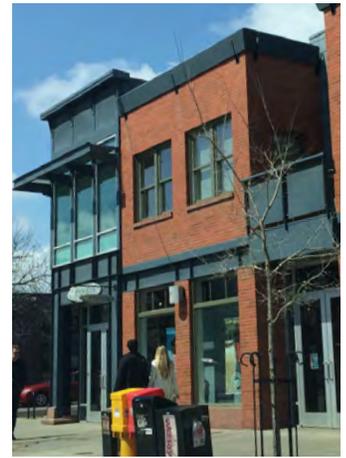


**Figure 62-216-3.** Examples of Storefront extending down the Non-Primary Street Facade

## B. STOREFRONT BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and the Village's zoning map for permitted locations for the Storefront building type.

- 1. Description & Intent.** The Storefront building type is a highly pedestrian-oriented, mixed-use building. Ground story storefront is required along all primary streets with retail sales, eating and drinking establishments, and a variety of service uses to provide activity. Upper story uses are highly flexible. Parking is in the rear and side yards, depending on the district.



**Figure 62-216-4.** Illustrative Examples of Storefront Buildings. Note that each building image may not exhibit all of the requirements of the building type.

# 62-216. Building Types

## Storefront Building Type

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2. **Requirements.** The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

	SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
<b>BUILDING SITING</b> Refer to Figure 62-216-5.				
1 Minimum Primary Frontage Build-to Zone Coverage	95% required	80% required	60% required	Refer to NOTE a for courtyard allowance.
2 Primary Frontage Build-to Zone	0' to 5'	0' to 15'	5' to 15'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
3 Non-primary Frontage Build-to Zone	0' to 10'	0' to 10'	0' to 20'	
4 Minimum Side Setback	0'; or minimum 5' if abutting other building type			
5 Minimum Rear Setback	10'; minimum 20' if abutting a district permitting residential on ground story; 0' if abutting an alley			
6 Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	90% 10%	75% 10%	60% 40%	Refer to 62-215.G Definitions for semi-pervious coverage.
7 Surface or Accessory Parking	Rear yard only	Rear and limited side yard only	Rear, side yard; limited front & corner side yard	Refer to NOTE b for explanation of limited parking.
8 Refuse & Recycling, Utilities, & Loading Location	Rear yard only			Refer to 62-217.H. Landscape Requirements for screening requirements.
9 Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade			Refer to NOTE c for driveway access where there is no alley.
<b>HEIGHT</b> Refer to Figure 62-216-6.				
10 Overall: Minimum Height Maximum Height	2 stories 6 stories	2 stories 3 stories	1 stories 3 stories	Refer to NOTE b for step back requirement for buildings over 3 stories. Refer to 62-216.E for explanation of measurement.
11 Ground Story: Minimum Height Maximum Height	14' 18'	14' 16'	14' 22'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.
12 Upper Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

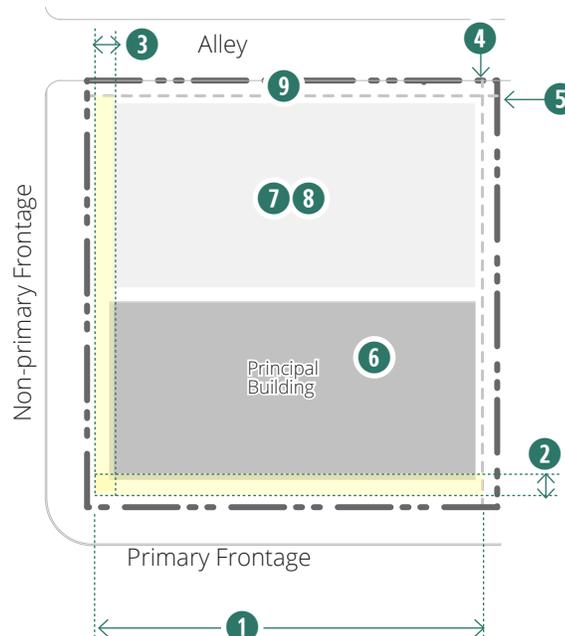


Figure 62-216-5. Storefront Building: Building Siting

	SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
<b>USES</b> Refer to Figure 62-216-6.				
13 Primary Frontage Ground Story				Refer to Chapter 62-216.I. Uses for permitted uses per zoning district.
14 Non-primary Frontage, All Upper Stories, & Basement				
15 Parking within Building				Refer to Occupied Building Space requirement below.
16 Required Occupied Building Space				Refer to 62-215.G. Definitions for Occupied Building Space.
<b>FACADE &amp; CAP REQUIREMENTS</b> Refer to Figure 62-216-7.				
17 Primary Frontage Ground Story Facade Transparency				Note that 62-216.A.8 requires this treatment to turn corners. Refer to 62-216.G.4 for information on measuring transparency.
18 Required Transparency Street Facades & Facades Visible from the Street				Refer to 62-216.E for information on measuring transparency.
19 Entrance Location & Number				Refer to 62-216.G. for Principal Entryway requirements.
20 Entryway Configuration				Refer to 62-216.G. for Principal Entryway requirements.
21 Entrance/Ground Story Elevation				
22 Ground Story Vertical Facade Divisions				Refer to 62-215.G. Definitions for expression line.
23 Horizontal Facade Divisions				
24 Permitted Cap Types				Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.

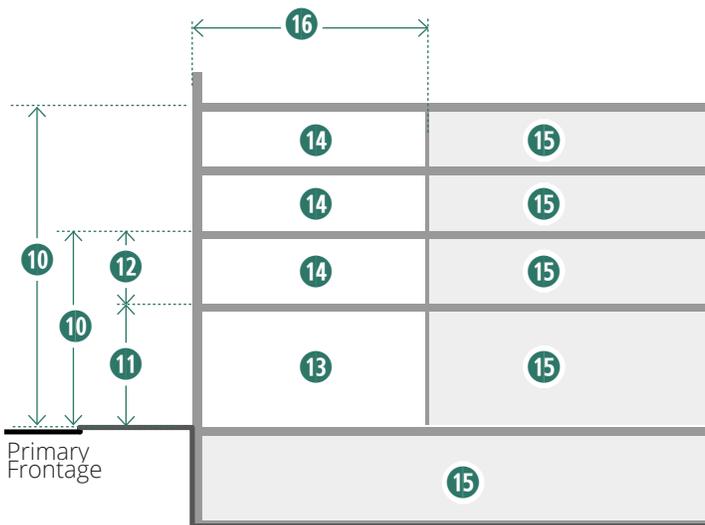


Figure 62-216-6. Storefront Building Section: Height & Use Requirements

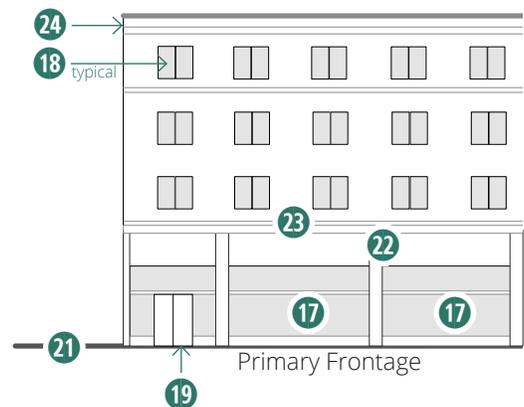


Figure 62-216-7. Storefront Building Elevation: Facade Design Requirements

# 62-216. Building Types

## Storefront Building Type

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- 3. Notes.** The following notes supplement the above requirements for the Storefront building type.
- a. Courtyards.** One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the Minimum Primary Frontage Build-to Zone Coverage.
  - b. Limited Parking.** Limited Side Yard parking means one double or single loaded aisle, perpendicular to the street. Limited Front & Corner Side parking means head-in parking off the adjacent right-of-way. Refer to 62-217.H. Landscape Requirements for screening requirements.
  - c. Driveways off Streets.** If no alley exists or is required per the Regulating Plan, one driveway or garage entrance is permitted off non-primary street or facade. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.
  - d. Stepped Back Stories.** Refer to Figure 62-215-2. Regulating Plan: Brookfield Station Area for locations where buildings are required to step back stories above the third story. Stories above the third shall be stepped back a minimum of 12 feet from the front facade located in the build-to zone. Refer to Figure 62-216-8. Examples of Upper Story Stepped Back Facade above the Third Story.



**Figure 62-216-8.** Examples of Upper Story Stepped Back Facade above the Third Story

C. GENERAL BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and the Village’s zoning map for permitted locations for the General building type.

- 1. **Description & Intent.** The General building type is a basic building that can accommodate a wide range of uses, from residential to office to light industrial. The General building type differs from the storefront by its lack of requirement for additional ground story glass and the more flexible ground story grade elevation requirements.



Figure 62-216-9. Illustrative Examples of General Buildings. Note that each building image may not exhibit all of the requirements of the building type.

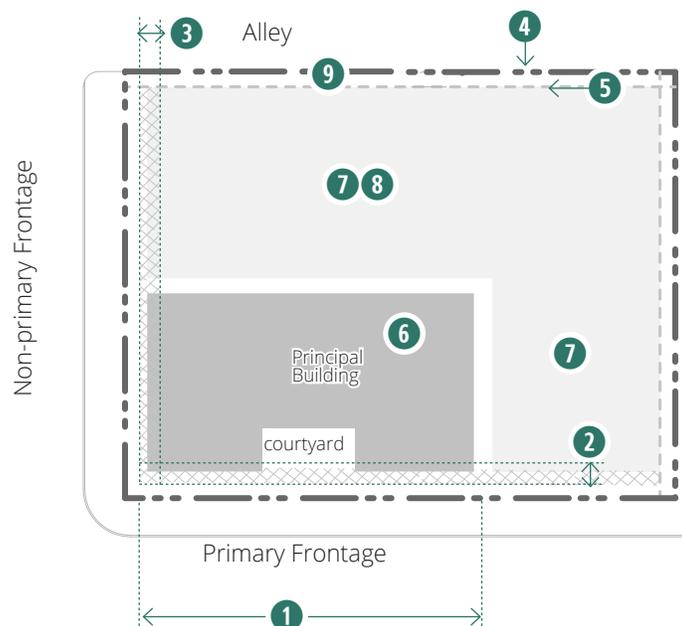
# 62-216. Building Types

General Building Type

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**2. Requirements.** The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

		SA 3: Corridor Mixed Use	SA 4: General Mix	SA 5: Residential Mix	REFERENCES/ADDITIONAL REQUIREMENTS
<b>BUILDING SITING</b> Refer to Figure 62-216-10.					
1	Minimum Primary Frontage Build-to Zone Coverage	60% required	80% required	80% required	Refer to NOTE a for courtyard allowance.
2	Primary Frontage Build-to Zone	5' to 20'	5' to 20'	10' to 20'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
3	Non-primary Frontage Build-to Zone	5' to 15'	5' to 15'	5' to 20'	
4	Minimum Side Setback	5'; or minimum 10' if abutting Storefront building type			
5	Minimum Rear Setback	10'; minimum 20' if abutting a district permitting residential on ground story			
6	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	75% 10%	60% 20%	75% 15%	Refer to 62-215.G Definitions for semi-pervious coverage.
7	Surface or Accessory Parking	Rear, side yard; limited front & corner side parking	Rear and limited side yard only	Rear yard only	Refer to NOTE b for explanation of limited parking.
8	Refuse & Recycling, Utilities, & Loading Location	Rear yard only			Refer to 62-217.H. Landscape Requirements for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade			Refer to NOTE c for driveway access where there is no alley.
<b>HEIGHT</b> Refer to Figure 62-216-11.					
10	Overall: Minimum Height Maximum Height	2 stories 4.5 stories	2 stories SA 4a: 5.5 stories SA 4b: 3 stories	2 stories 6 stories	Refer to NOTE b for step back requirement for buildings over 3 stories. Refer to 62-216.E for explanation of measurement. Refer to the Village's zoning map for location of SA 4a and SA 4b districts.
11	All Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.



**Figure 62-216-10.** General Building: Building Siting

	SA 3: Corridor Mixed Use	SA 4: General Mix	SA 5: Residential Mix	REFERENCES/ADDITIONAL REQUIREMENTS
<b>USES</b> Refer to Figure 62-216-11				
12 All Frontages & Stories	All permitted uses			Refer to Chapter 62-216.I. Uses for permitted uses per zoning district
13 Parking within Building	Permitted fully in any basement and in rear of all other stories			Refer to Occupied Building Space requirement below.
14 Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade; not required in any basement			Refer to 62-215.G. Definitions for Occupied Building Space.
<b>FACADE &amp; CAP REQUIREMENTS</b> Refer to Figure 62-216-12.				
15 Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories; blank wall limitations required per 62-216.E.			Refer to 62-216.E for information on measuring transparency.
16 Entrance Location & Number	Principal entrance required on primary frontage facade; entrances required a minimum of one per every 90' of building facade			Refer to 62-216.G. for Principal Entryway requirements.
17 Entryway Configuration	Entry doors shall be off a stoop, minimum 6' wide and 3' deep			Refer to 62-216.G. for Principal Entryway requirements.
18 Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)			
19 Ground Story Vertical Facade Divisions	One 2" deep expression line per every 60' of facade width			
20 Horizontal Facade Divisions	One 2" deep expression line within 3' of the top of the ground story and the bottom of any 5th story			Refer to 62-215.G. Definitions for expression line.
21 Permitted Cap Types	Parapet, pitched, flat; Maximum of one tower permitted within 15' of any street facade, and 2 additional towers permitted			Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.

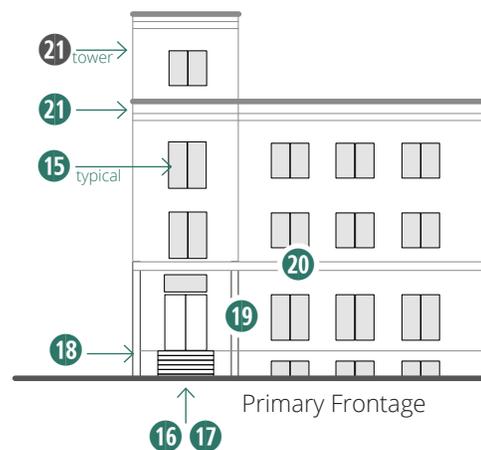
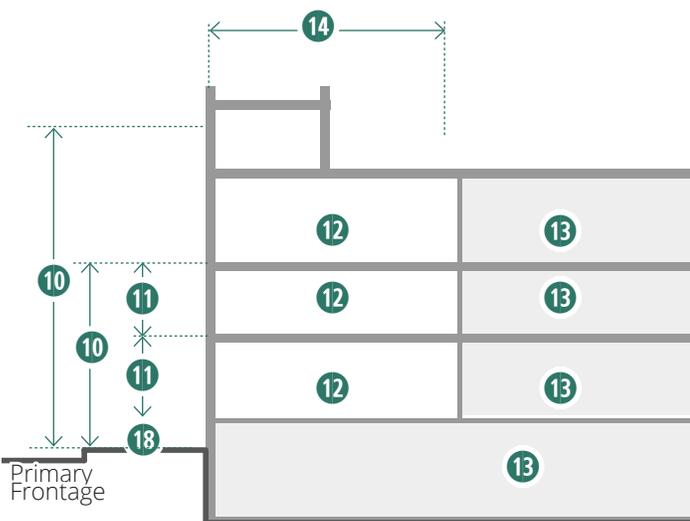


Figure 62-216-11. General Building: Height & Use Requirements

Figure 62-216-12. General Building: Facade Design Requirements

# 62-216. Building Types

## General Building Type

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- 3. Notes.** The following notes supplement the above requirements for the General building type.
- a.** Courtyards. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the Minimum Primary Frontage Build-to Zone Coverage.
  - b.** Limited Parking. Limited Side Yard parking means one double or single loaded aisle, perpendicular to the street. Limited Front & Corner Side parking means head-in parking off the adjacent right-of-way. Refer to 62-217.H. Landscape Requirements for screening requirements.
  - c.** Driveways off Streets. If no alley exists or is required per the Regulating Plan, one driveway or garage entrance is permitted off non-primary street or facade. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.
  - d.** Stepped Back Stories. Refer to Figure 62-215-2. Regulating Plan: Brookfield Station Area for locations where buildings are required to step back stories above the third story. Stories above the third shall be stepped back a minimum of 12 feet from the front facade located in the build-to zone. Refer to Figure 62-216-8. Examples of Upper Story Stepped Back Facade above the Third Story.

**D. ROW BUILDING TYPE**

Refer to Figure 62-216-1. Building Types by District Table and the Village’s zoning map for permitted locations for the Row building type.

- 1. **Description & Intent.** The Row building type is similar to the General building, but is smaller in scale and divided into different vertical units each with separate entrances. Townhouses, rowhouses, or live-work units exemplify this building type.



**Figure 62-216-13.** Illustrative Examples of Row Buildings. Note that each building image may not exhibit all of the requirements of the building type.

# 62-216. Building Types

## Row Building Type

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2. **Requirements.** The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

	SA 4: General Mix	SA 5: Residential Mix	SA 6: Residential Multi-Unit	REFERENCES/ADDITIONAL REQUIREMENTS	
<b>BUILDING SITING</b> Refer to FIGURE 62-216-14.					
For the purposes of the Row building type, a building consists of multiple units.					
1	Minimum Primary Frontage Build-to Zone Coverage	80% required	80% required	65% required	Refer to NOTE a for build-to zone requirement per unit. Refer to NOTE b for courtyard allowance. Refer to NOTE e for build-to zone expansion for live-work units, permitted in SA 4 only.
2	Primary Frontage Build-to Zone	10' to 20'	10' to 15'	10' to 25'	
3	Non-primary Frontage Build-to Zone	5' to 15'	5' to 15'	5' to 15'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
4	Minimum Side Setback	5' from side lot line	5' from side lot line	5' from side lot line	Required for buildings.
5	Minimum Rear Setback	15'; 5' adjacent to alley	15'; 5' adjacent to alley	20'	
6	Maximum Building Length per Street Face	Maximum 8 units or 160', whichever is less		Maximum 6 units or 120', whichever is less	
	Space between Buildings	Minimum 15'		Minimum 15'	
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	75% 20%	75% 15%		Refer to 62-215.G Definitions for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only			Refer to 62-217.H. Landscape Requirements for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear facade only of principal building			Refer to NOTE c for access if no alley exists. Refer to NOTE d for access on courtyard units.

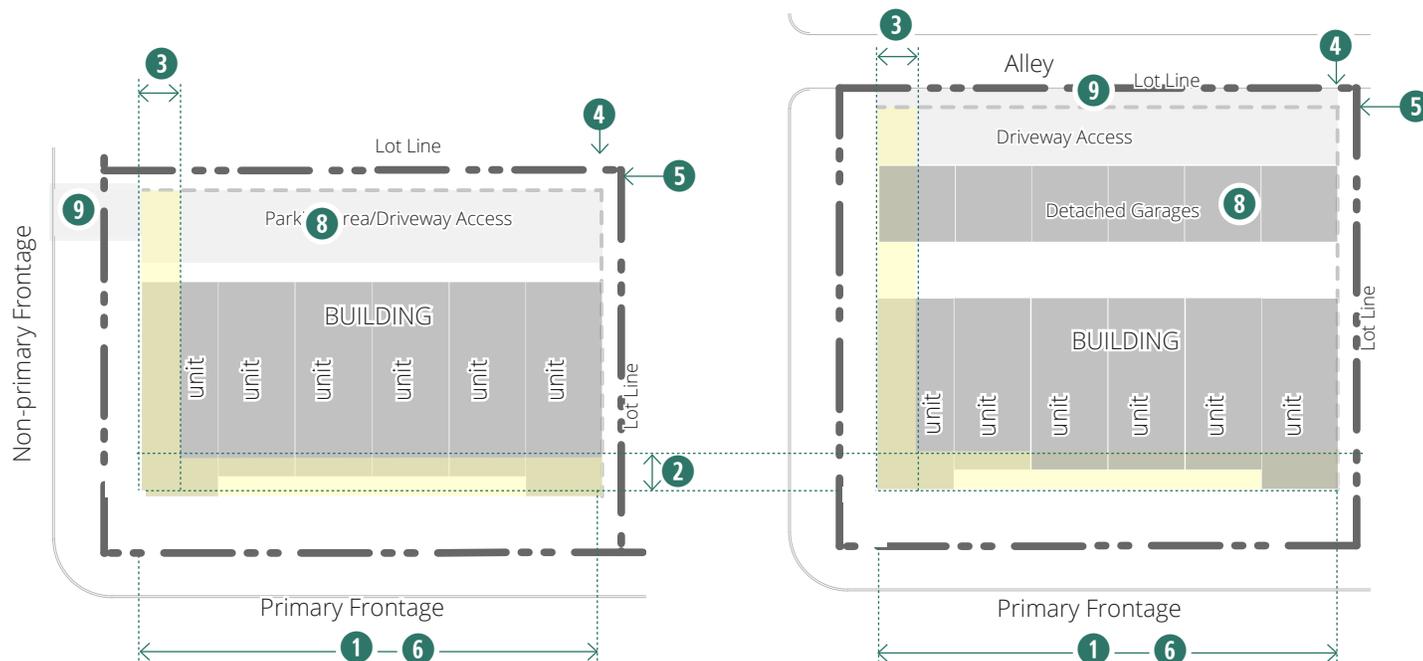


Figure 62-216-14. Row Building: Building Siting

		SA 4: General Mix	SA 5: Residential Mix	SA 6: Residential Multi-Unit	REFERENCES/ADDITIONAL REQUIREMENTS
<b>HEIGHT</b> Refer to FIGURE 62-216-15.					
10	Overall: Minimum Height	SA 4a: 2 stories SA 4b: 1 story	2 stories	2 stories	Refer to 62-216.E for explanation of measurement
	Maximum Height	SA 4a: 4 stories SA 4b: 3 stories	4 stories	3 stories	
11	All Stories: Minimum Height	9'			Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.
	Maximum Height	14'			
<b>USES</b> Refer to FIGURE 62-216-15.					
12	All Frontages Ground Story	All permitted uses except eating and drinking establishments			Refer to NOTE e for live-work units, permitted in SA 4 only. Refer to Chapter 62-216.I. Uses for permitted uses per zoning district.
13	All Frontages Upper Stories	Residential only	All permitted uses		
14	Parking within Building	Permitted fully in any basement and in rear of ground story			Refer to Occupied Building Space requirement below.
15	Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade. Not required in any basement.			Refer to 62-215.G. Definitions for Occupied Building Space.
<b>FACADE &amp; CAP REQUIREMENTS</b> Refer to FIGURE 62-216-16.					
16	Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories; blank wall limitations required per 62-216.E.			Refer to 62-216.E for information on measuring transparency.
17	Entrance Location & Number	One entrance required per unit on the primary frontage facade, courtyard, or open space per notes above; minimum of one principal entrance required per 30' of facade			Refer to 62-216.G. for Principal Entryway requirements. Refer to NOTE a for entrance location per unit.
18	Entrance Configuration	Entry doors shall be off a stoop, minimum 4' wide and 3' deep, OR a porch, minimum 8' wide & 5' deep No more than 2 entry doors may be located off each stoop or porch			Refer to NOTE e for live-work units, permitted in SA 4 only. Refer to 62-216.G. for Principal Entryway requirements.
19	Entrance/Ground Story Elevation on Primary Frontage Facade	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with a visible basement (transparency required)			Refer to 62-215.G. Definitions for visible basement.
20	Ground Story Vertical Facade Divisions	One 2" deep expression line per every 60' of facade width or every 2 units, whichever is less			Refer to 62-215.G. Definitions for expression line and visible basement.
21	Horizontal Facade Divisions	One 2" deep expression line within 3' of any visible basement			
22	Permitted Cap Types	Parapet, pitched, flat; one tower is permitted per building			Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.

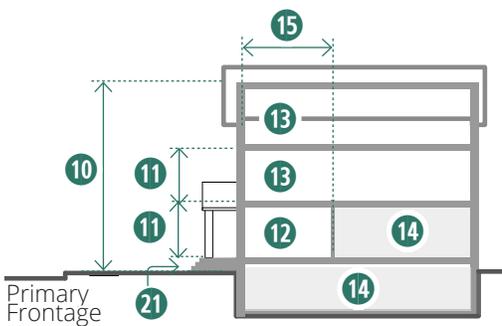


Figure 62-216-15. Row Building: Height & Use Requirements



Figure 62-216-16. Row Building: Facade Design Requirements

# 62-216. Building Types

## Row Building Type

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- 3. Notes.** The following notes supplement the above requirements for the Row building type.
- a. Front Facade & Entrances.** Each unit shall have a facade located within the primary build-to zone, except 1 of every 3 units may front a courtyard, existing open space/park, waterway, or non-primary street with its principal entrance. Refer to Entrance Location & Number for additional requirements. Refer to Figure 62-216-17, below for one illustration of a courtyard siting.
  - b. Courtyards.** A courtyard may contribute to the Minimum Primary Frontage Build-to Zone Coverage. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Primary Frontage Build-to Zone Coverage. Refer to Figure 62-216-17, below for one illustration of a courtyard siting.
  - c. Alley Access off Streets.** If no alley exists or is required per Regulating Plan, a private alley is required with access off a non-primary street. One access point is permitted off a secondary street for every 175 feet of street frontage. If a non-primary street exists, one access point off a primary street is permitted, maximum 18' in width. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.
  - d. Visibility of Garage Doors.** Units shall be configured so that garage doors are screened from the street by the building.
  - e. Live-work Unit.** In the SA 4 district, units may be designated on the Site Plan for live-work uses in one of the following configurations: All units in the build-to zone shall be live-work or any units on corners of buildings may be live-work. If only one live-work unit is designated, it must be an end unit located at an intersection of two streets. Live-work units in these configurations may have larger storefront-style glass on the facade and may be located within 5' of the primary street lot line.

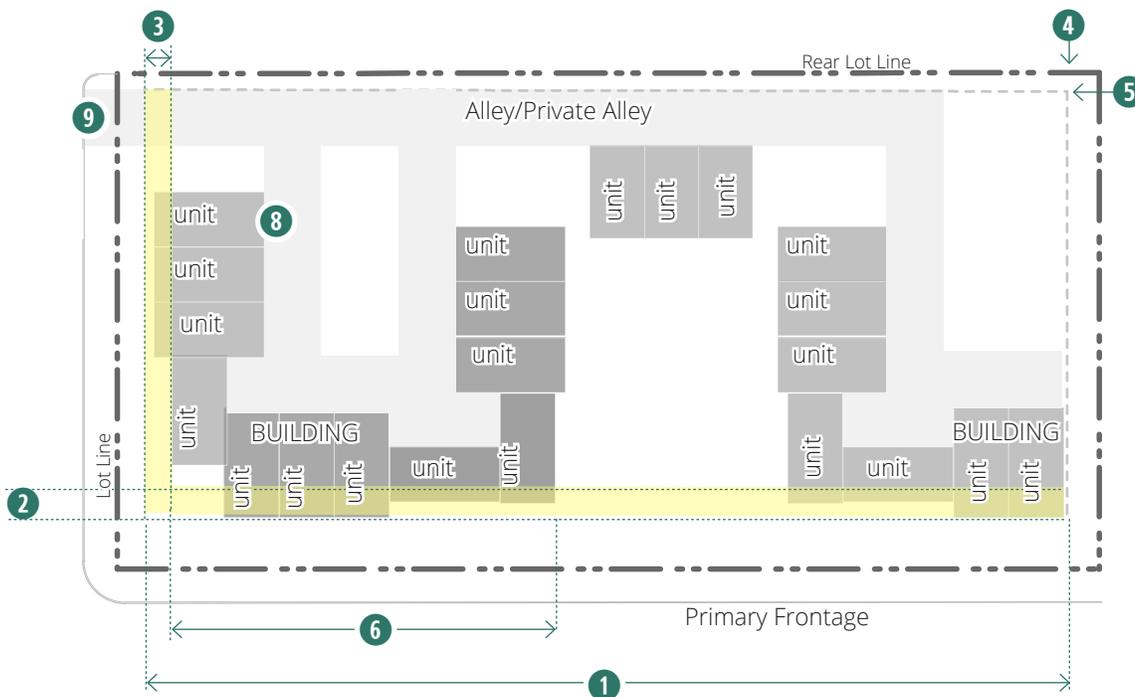
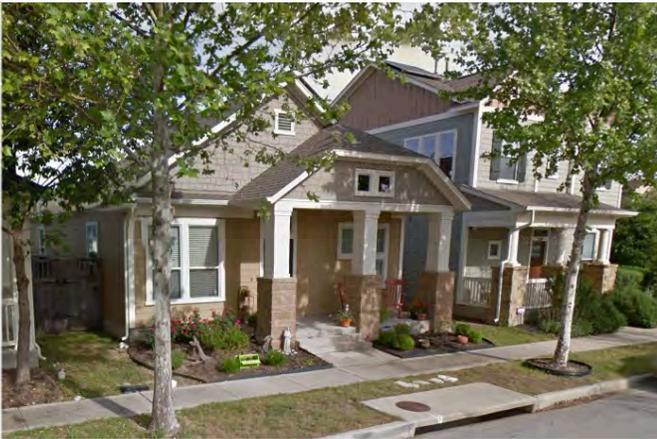


Figure 62-216-17. Row Building Courtyard Siting Option

**E. YARD BUILDING TYPE**

Refer to Figure 62-216-1. Building Types by District Table and the Village’s zoning map for permitted locations for the Yard building type.

- 1. **Description & Intent.** The Yard building is low scale building, surrounded by yard and landscape area, housing 1 to 6 family units, with requirements for a front stoop or porch and parking in the rear.



**Figure 62-216-18.** Illustrative Examples of Yard Buildings. Note that each building image may not exhibit all of the requirements of the building type.

# 62-216. Building Types

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## Yard Building Type

**2. Requirements.** The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

		SA 6: Residential Multi-Unit	REFERENCES/ADDITIONAL REQUIREMENTS
<b>BUILDING SITING</b> Refer to FIGURE 62-216-19.			For the purposes of the Row Building, a building consists of multiple vertical units.
1	Minimum Primary Frontage Build-to Zone Coverage	50% required	Refer to NOTE a for build-to zone requirement per unit. Refer to NOTE b for courtyard allowance.
2	Primary Frontage Build-to Zone	10' to 25'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
3	Non-primary Frontage Build-to Zone	7.5' to 15'	
4	Minimum Side Setback	5'	
5	Minimum Rear Setback	20'	
6	Maximum Building Width Space between Principal Buildings	Maximum 60' Minimum 10'	
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	65% 15%	Refer to 62-215.G Definitions for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only	Refer to 62-217.H. Landscape Requirements for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear facade only of principal building	Refer to NOTE c for access if no alley exists.
<b>2. HEIGHT</b> Refer to FIGURE 62-216-20.			
10	Overall: Minimum Height Maximum Height	1.5 stories 3 stories	Refer to 62-216.E for explanation of measurement
11	All Stories: Minimum Height Maximum Height	9' 14'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

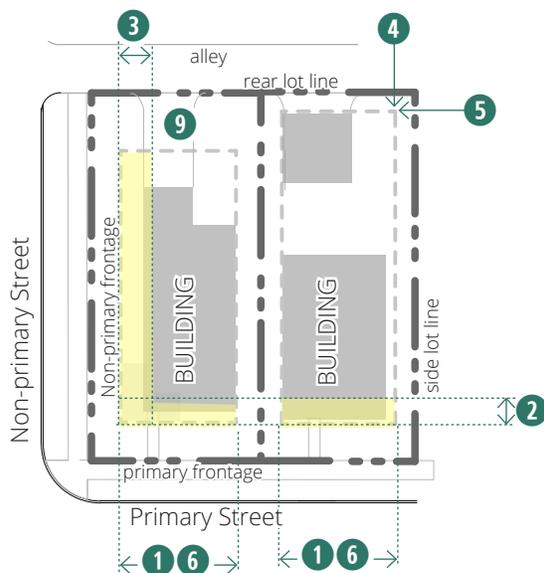
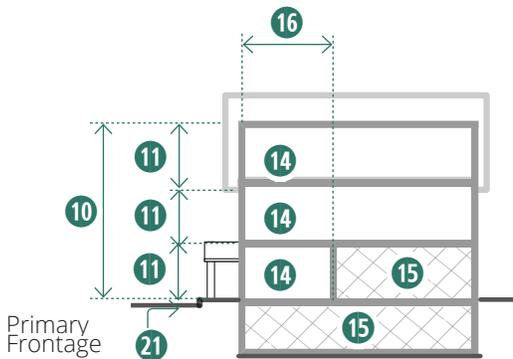
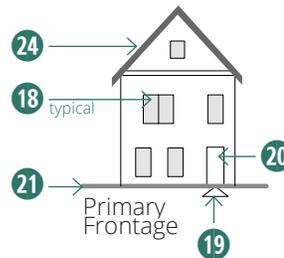


Figure 62-216-19. Yard Building: Building Siting

		SA 6: Residential Multi-Unit	REFERENCES/ADDITIONAL REQUIREMENTS
<b>USES</b> Refer to FIGURE 62-216-20.			
<b>14</b>	<b>All Frontages &amp; Stories</b>	Residential uses up to 6 units	Refer to Chapter 62-216.I. Uses for permitted uses per zoning district.
<b>15</b>	<b>Parking within Building</b>	Permitted fully in any basement and in rear of ground story	Refer to Occupied Building Space requirement below.
<b>16</b>	<b>Required Occupied Building Space</b>	Minimum 20' deep on all full height floors from any primary street facade; not required in any basement	Refer to 62-215.G. Definitions for Occupied Building Space.
<b>FACADE &amp; CAP REQUIREMENTS</b> Refer to FIGURE 62-216-21.			
<b>17</b>	<b>Required Transparency Primary Street Facades</b>	Minimum 12%, measured per story of all stories; blank wall limitations required per 62-216.E	Refer to 62-216.E for information on measuring transparency.
<b>18</b>	<b>Entrance Location &amp; Number</b>	One entrance required per building on the primary street facade, courtyard, or open space	Refer to 62-216.G. for Principal Entryway requirements. Refer to NOTE a for entrance location per unit.
<b>19</b>	<b>Entrance Configuration</b>	Entry doors shall be off a stoop, minimum 4' wide and 3' deep, OR a porch, minimum 8' wide & 5' deep	Refer to 62-216.G. for Principal Entryway requirements.
<b>20</b>	<b>Entrance/Ground Story Elevation on Primary Frontage Facade</b>	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)	Refer to 62-215.G. Definitions for visible basement.
<b>21</b>	<b>Ground Story Vertical Facade Divisions</b>	none required	Refer to 62-215.G. Definitions for expression line and visible basement.
<b>22</b>	<b>Horizontal Facade Divisions</b>	One 2" deep expression line within 3' of any visible basement	
<b>23</b>	<b>Permitted Cap Types</b>	Parapet, pitched, flat; one tower is permitted per building	Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.



**Figure 62-216-20.** Row Building: Height & Use Requirements



**Figure 62-216-21.** Yard Building: Facade Design Requirements

# 62-216. Building Types

## Yard Building Type

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- 3. Notes.** The following notes supplement the above requirements for the Yard building type.
- a. Front Facade & Entrances.** Each unit shall have a facade located within the primary build-to zone, except 1 of every 3 units may front a courtyard, existing open space/park, waterway, or non-primary street. Refer to Entrance Location & Number for additional requirements.
  - b. Courtyards.** Multiple yard buildings may be organized on a lot to create a yard building court. Refer to Figure 62-216-22. A courtyard may contribute to the Minimum Primary Frontage Build-to Zone Coverage. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards primary frontage build-to zone coverage.
  - c. Alley Access off Streets.** If no alley exists or is required per Regulating Plan, a private alley is required with access off a non-primary street. One access point is permitted off a secondary street for every 175 feet of street frontage. If a non-primary street exists, one access point off a primary street is permitted, maximum 18' in width. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.



**Figure 62-216-22.** Illustrative Examples of Yard Building Court. (image: Pocket Neighborhoods, Ross Chapin)

**F. CIVIC BUILDING TYPE**

Refer to Figure 62-216-1. Building Types by District Table and the Village's zoning map for permitted locations for the Civic building type.

- 1. Description & Intent.** The Civic building type is the most flexible building, meant to allow for singular, more iconic designs within the district. This building type, however, is limited to civic and institutional uses.



**Figure 62-216-23.** Illustrative Examples of Civic Buildings. Note that each building image may not exhibit all of the requirements of the building type.

# 62-216. Building Types

## Civic Building Type

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**2. Requirements.** The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

**In all districts, development of this building type requires a special use permit.**

		ALL DISTRICTS	REFERENCES/ ADDITIONAL REQUIREMENTS
<b>BUILDING SITING</b> Refer to FIGURE 62-216-24.			
1	Minimum Primary Frontage Coverage	50%	Refer to NOTE a for courtyard allowance.
2	Primary Frontage Minimum <u>Setback</u>	15'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
3	Non-primary Frontage Minimum <u>Setback</u>	15'	
4	Minimum Side Setback	15'	
5	Minimum Rear Setback	15'	
6	Maximum Building Length	None required	
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	50% 20%	Refer to 62-215.G Definitions for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard, limited side yard, limited front & corner side parking	Refer to NOTE b for explanation of limited parking. Refer to 62-217.H. Landscape Requirements for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade	If no alley exists, refer to NOTE b.
<b>2. HEIGHT</b> Refer to FIGURE 62-216-25.			
10	Overall: Minimum Height Maximum Height	1 stories 3.5 stories	Refer to 62-216.E for explanation of measurement.
11	All Stories: Minimum Height Maximum Height	9' 18'; 24' on single story building	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

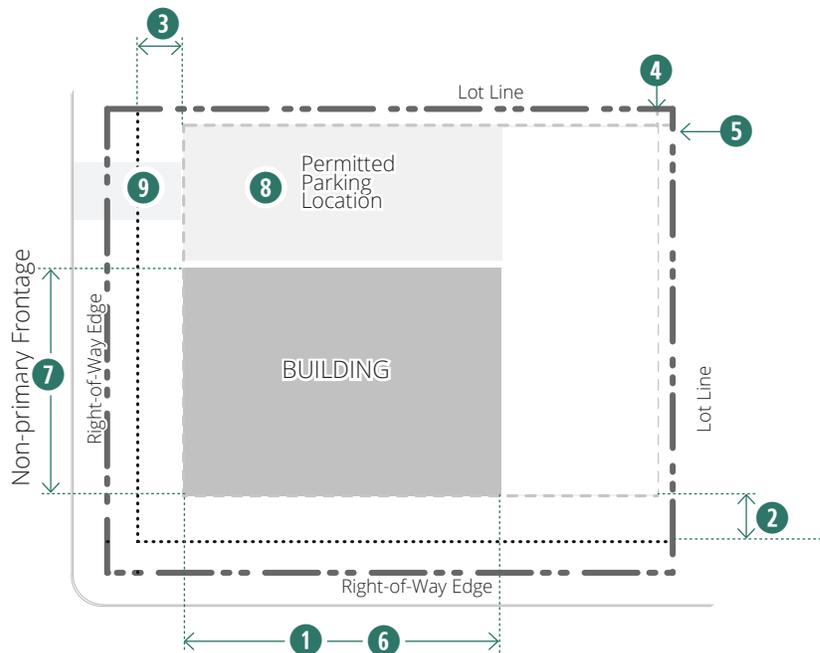


Figure 62-216-24. Civic Building: Building Siting

	ALL DISTRICTS	REFERENCES/ ADDITIONAL REQUIREMENTS
<b>USES</b> Refer to FIGURE 62-216-25.		
12 All Frontages & Stories	Limited to Public, Civic and Institutional categories of uses, except Day Care	Refer to Chapter 62-216.I. Uses for permitted uses per zoning district.
13 Parking within Building	Permitted fully in any basement and in rear of all other stories	Refer to Occupied Building Space requirement below.
14 Required Occupied Building Space	Minimum 20' deep on all full height floors from any street facade. Not required in any basement.	Refer to 62-215.G. Definitions for Occupied Building Space.
<b>FACADE &amp; CAP REQUIREMENTS</b> Refer to FIGURE 62-216-26.		
15 Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories	Refer to 62-216.E for information on measuring transparency.
16 Entrance Location & Number	Principal entrance required on primary frontage facade	Refer to 62-216.G. for Principal Entryway requirements.
17 Entrance Configuration	No requirement other than principal entryway requirements per 62-216.G	Refer to 62-216.G. for Principal Entryway requirements.
18 Entrance/Ground Story Elevation	Principal entrance and 80% of the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)	Refer to 62-215.G. Definitions for visible basement.
19 Ground Story Vertical Facade Divisions	No requirement; one 2" deep expression line recommended per every 60' of facade width or every 2 units, whichever is less	
20 Horizontal Facade Divisions	No requirement; one 2" deep expression line recommended within 3' of any visible basement	
21 Permitted Cap Types	Parapet, pitched, flat, other with minor design exception; one tower permitted per building	Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.

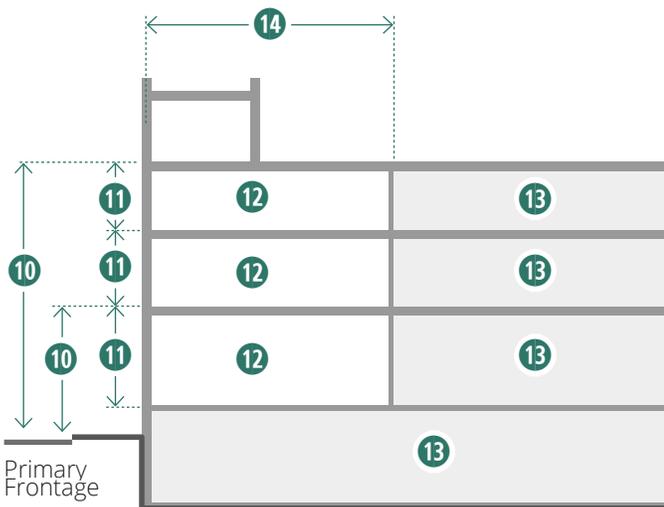


Figure 62-216-25. Civic Building: Height & Use Requirements

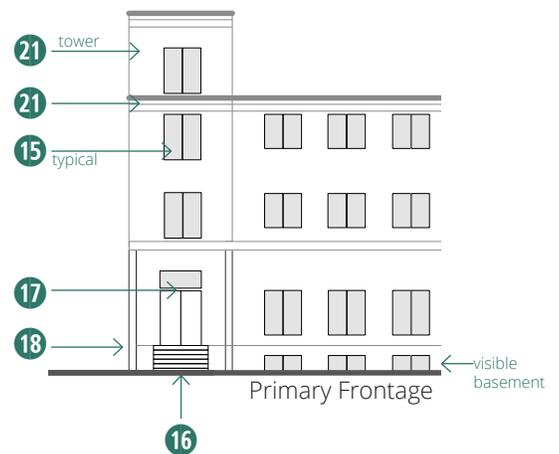


Figure 62-216-26. Civic Building: Facade Design Requirements

# 62-216. Building Types

## Civic Building Type

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- 3. Notes.** The following notes supplement the above requirements for the Civic building type.
- a.** Courtyards. A courtyard may contribute to the Minimum Primary Frontage Build-to Zone Coverage. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Primary Frontage Build-to Zone Coverage.
  - b.** Limited Side Yard parking means one double or single loaded aisle, perpendicular to the street. Limited Front & Corner Side parking means head-in parking off the adjacent right-of-way.
  - c.** Driveway Access off Streets. If no alley exists or is required per the Regulating Plans, one driveway is permitted off non-primary street or facade. If no non-primary street exists, one driveway is permitted off a primary street, maximum width of 22 feet. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.

**G. MEASUREMENT OF BUILDING TYPE REQUIREMENTS**

The following explains and further defines the standards outlined on the tables on the previous pages, specific to each building type, refer to 62-216 .C through F.

**1. Minimum Primary Frontage Lot Line Coverage.**

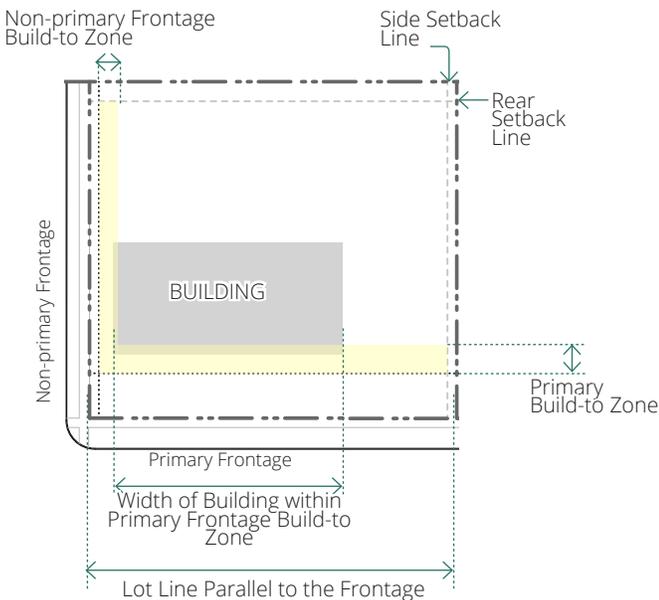
The minimum percentage of building facade along the primary frontage of a lot is designated on each building type table.

- i. **Measurement.** The width of the principal structures (as measured within the build-to zone along the frontage edge) is divided by the length of the frontage parallel to the property line following the street. Refer to Figure 62-216-27. Minimum Primary Frontage Lot Line Coverage.
- ii. **Courtyards.** Where noted by building type, courtyards, per 62-215.G. Definitions, located along the facade in the build-to zone count towards the minimum coverage.

- iii. **Civic Space Type.** Open spaces per civic space type requirements are exempt from minimum primary frontage lot line coverage.

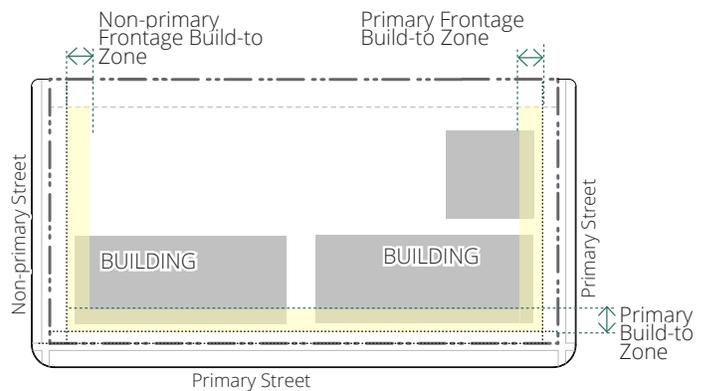
**a. Build-to Zone.** The build-to zone is designated separately for each frontage on each building type table. Refer to Figure 62-216-28. Build-to Zones.

- i. **Measurement.** The build-to zone for all frontages is measured from the property line parallel to the frontage, unless otherwise noted. When additional streetscape area is required, the build-to zone is measured from the edge of the required streetscape onto the site.
- ii. **Encroachments.** Awnings, balconies, and building mounted signage may extend up to 3 foot beyond the build-to zone into any yard area, but may not extend into the street right-of-way.



$$\frac{\text{Width of Building within Build-to Zone}}{\text{Lot Line parallel to the Frontage}} = \text{Building Coverage}$$

**Figure 62-216-27.** Minimum Primary Frontage Lot Line Coverage



**Figure 62-216-28.** Build-to Zones

# 62-216. Building Types

## Measurement of Building Type Requirements

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### 2. Ground Story and Upper Stories, Minimum and Maximum Height. (Refer to Figure 62-216-29. Measuring Stories with Floor-to-Floor Height).

- a. **Minimum Overall Height.** Minimum heights require a minimum number of stories on the primary frontage facades of the building. The building must meet the minimum required height for the first 30 feet of occupied building space measured from the primary frontage facade into the building.
- b. **Maximum Overall Height.** Maximum heights are specified both in number of stories and overall dimension. This requirement applies to the entire building.
  - i. **Towers.** Where noted, towers may exceed the overall maximum height per 62-216.H. Cap Types.
  - ii. **Cap Type.** Where noted, certain cap types may allow additional height.
- c. **Two Half Stories.** Refer to 62-215.G for definition of a half story. A building incorporating both a half story within the roof and a visible

basement shall count the height of the two half stories as one full story.

### 3. Minimum & Maximum Height per Story.

Each story is measured with a range of permitted floor-to-floor heights. Refer to Figure 62-216-29. Measuring Stories with Floor-to-Floor Height.

- a. **Measurement.** Floor height is measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met on floors along facades, a minimum of 80 percent of each story.
- b. **Single Story Buildings & Top Floor Measurement.** For single story buildings and the uppermost story of a multiple story building, floor-to-floor height shall be one foot less than noted per building type and measured from the floor of the story to the ceiling.
- c. **Mezzanines.** Mezzanines may be included within the floor-to-floor height of any story, included in the calculation of stories. Mezzanines occupying more than 30 percent of the floor area below and extending above the story's allowable floor-to-floor height shall count as an additional story, including articulation of the story per 62-217.D. Building Articulation.
- d. **Taller Spaces.** Spaces exceeding the allowable floor-to-floor heights of the building are not permitted on primary frontage facades. These spaces are unlimited on interior lots and non-primary frontage facades, but shall be counted as the number of stories that would fit within their height.



Figure 62-216-29. Measuring Stories with Floor-to-Floor Height

**4. Minimum Required Transparency.** Per the requirements of each building type, a minimum amount of transparency is required on all stories of all facades.

**a. Measurement.** Minimum facade transparency is measured from floor-to-floor of each story separately. Refer to Figure 62-216-30. Measuring Minimum Facade Transparency. Transparency, defined in 62-215.G. Definitions, includes windows and any glass in doors that is highly transparent with low reflectance. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

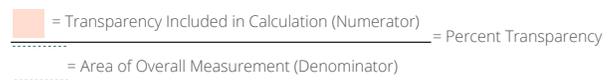
**b. Blank Wall Segments.** No more than a 15-foot wide section, measured horizontally, and no more than 30 percent of any story shall be without transparency.

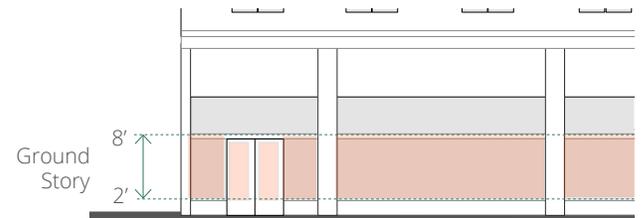
i. **Exception.** When a facade of any story is located within 3 feet of a parallel building facade, no minimum transparency is required for that story.

**c. Minimum Ground Story Transparency.** When required by the building type, ground story transparency shall be measured between 2 feet and either 8 or 10 feet, as noted, from the average grade at the base of the facade. Minimum ground story transparency supersedes the overall minimum transparency required for the building type.

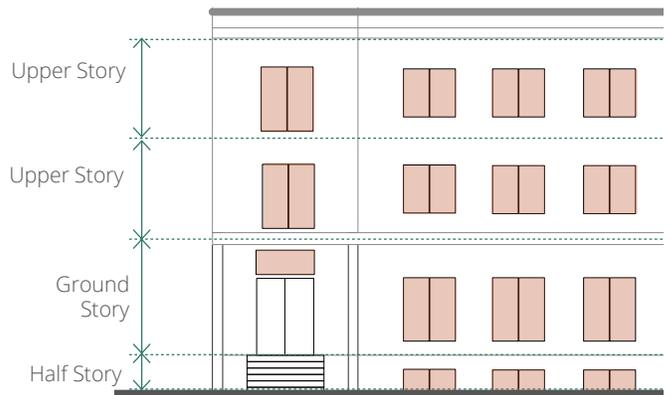
**d. Tall Stories.** Stories that are 18 feet or taller in height shall be counted as 2 stories for the purpose of calculating minimum facade transparency, with each horizontal half of the story calculated separately.

**e. Half Stories.** All half stories located within roof structure and visible basements are required to meet the minimum transparency.





Ground Story Transparency



Transparency All Stories

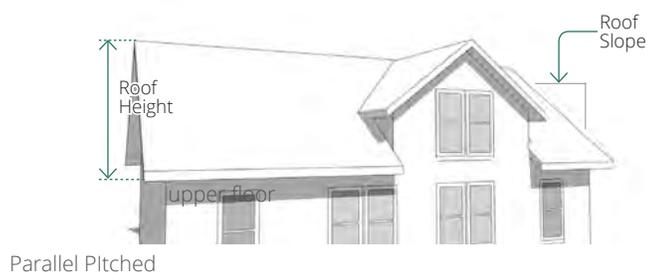
**Figure 62-216-30.** Measuring Minimum Facade Transparency

### H. CAP TYPES

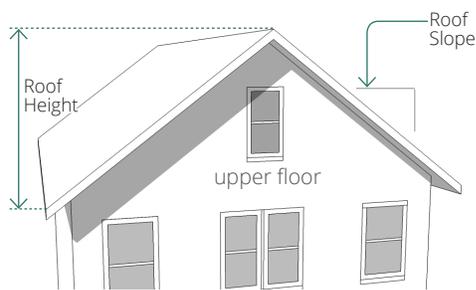
The major components of any roof shall meet the requirements of one of the cap types permitted per building type. Roofs for bay or bow windows and dormers are not required to meet a cap type.

1. **Other Cap Types.** Special cap designs otherwise not defined in this section may be approved through an minor design exception during the design review process with the following requirements:
  - a. The building shall warrant a separate status from the majority of buildings in the district, with a correspondence between the form of the cap and the building use, such as a dome for a planetarium, a dome for a place of worship, or a unique, singular roof for a more distinctive city hall.
  - b. The cap type shall not create additional occupiable space beyond that permitted by the building type.
  - c. The shape of the roof shall be different from those defined in this section 62-216.H. Cap Types, such as a dome, spire, or vault, and not a gabled roof, hipped roof, butterfly roof, gambrel roof, mansard roof, roof with parapet, or flat roof.

2. **Pitched Cap Type.** (Refer to Figure 62-216-31. Examples of Pitched Cap Type). This cap type is a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.
  - a. **Pitch Measure.** The roof may not be sloped less than a 4:12 (rise:run) or more than 14:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs.
  - b. **Configurations.**
    - i. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
    - ii. Butterfly (inverted gable roof) and shed roofs are permitted with a maximum height of 8 feet, inclusive of overhang.
    - iii. Gambrel and mansard roofs are not permitted.
  - c. **Parallel Ridge Line.** A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (Refer to Figure 62-216-31. Examples of Pitched Cap Type).
  - d. **Roof Height.** Roofs without occupied building space and/or dormers shall have a maximum height on primary and non-primary frontage facades equal to no more than 1.5 times the upper story floor to floor height utilized on the building.
  - e. **Occupied Building Space.** Occupied building space may be incorporated behind this cap type. If used, the space counts as a half story.
  - f. **Rooftop Appurtenances.** With the exception of solar panels, any rooftop appurtenances shall be recessed within the pitched roof with no visibility on any street elevation drawing.



Parallel Pitched



Pitched Cap Type (Gable Roof)



Low Pitched Roof Cap Type (Hip Roof)

**Figure 62-216-31.** Examples of Pitched Cap Type

3. **Parapet Cap Type.** (Refer to Figure 62-216-32. Example of a Parapet Cap Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building.

a. **Parapet Height.** Height is measured from the top of the upper story to the top of the parapet. Minimum height is 2 feet with a maximum height of 6 feet. Horizontal expression lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap. Refer to 62-215.G. Definitions for expression line.

b. **Occupied Building Space.** Occupied building space shall not be incorporated behind this cap type.

c. **Rooftop Appurtenances.** With the exception of solar panels, any rooftop appurtenances shall be located towards the rear or interior of the parapet roof. The parapet shall screen the mechanicals from the elevation of the sidewalk across the street

4. **Flat Cap Type.** (Refer to Figure 62-216-33. Example of a Flat Cap Type). This cap type is a visibly flat roof with overhanging eaves.

a. **Configuration.** The roof shall have no visible slope from the street and eaves are required on all primary and non-primary frontage facades.

b. **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.

c. **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of 6 inches thick.

d. **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

i. No more than one-third of the front facade may consist of an interrupting vertical wall.

ii. Vertical walls shall extend no more than 8 feet above the top of the eave.

e. **Occupied Building Space.** Occupied building space shall not be incorporated behind this cap type.

f. **Rooftop Appurtenances.** With the exception of solar panels, any rooftop appurtenances shall be located behind the interrupting vertical wall with no visibility on any street elevation drawing.

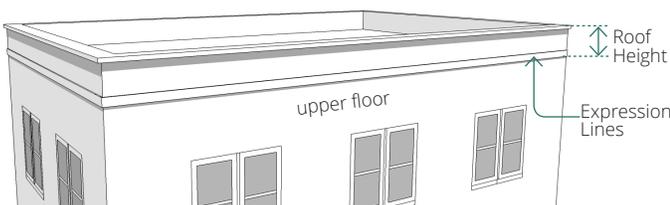


Figure 62-216-32. Example of a Parapet Cap Type

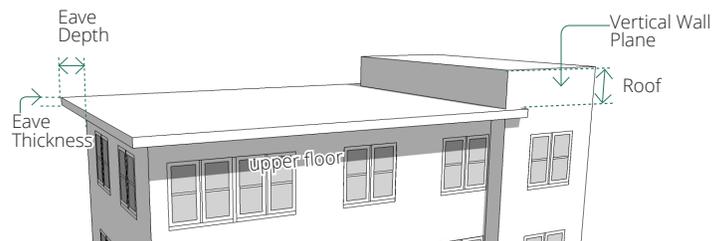


Figure 62-216-33. Example of a Flat Cap Type

## 62-216. Building Types

### Cap Types

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5. **Towers.** A tower is a vertical element, polygonal (simple), rectilinear or cylindrical in plan that shall be used with other cap types. Refer to Figure 62-216-34. Example of a Tower.
- a. **Quantity.** The number of towers permitted on each building type is specified in the building type tables (62-216. B through F). Tower locations are typically limited to allowing towers associated with the facade design and visible from the street, and those more functional towers located beyond the facade.
  - b. **Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower shaft not including the cap, is the equivalent of the height of one upper floor of the building to which the tower is applied.
  - c. **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
  - d. **Tower Spacing.** Towers shall be generally spaced from other towers a minimum of 60 feet and specifically by a minimum of 120 feet along a primary or non-primary frontage facade.
  - e. **Transparency.** Towers that meet the minimum floor-to-floor to height of the building type and are located within 30 feet of a facade shall meet the minimum transparency requirements of the building.
  - f. **Horizontal Expression Lines.** An expression line is required between the 4th and 5th stories of any tower and at the cap of the tower.
  - g. **Occupied Building Space.** Towers may be occupied by the same uses allowed in upper

stories of the building type to which it is applied, unless otherwise stated.

- h. **Rooftop Appurtenances.** No rooftop appurtenances are permitted on tower roofs.
- i. **Tower Cap.** The tower may be capped by the parapet, pitched, or flat roof cap types.

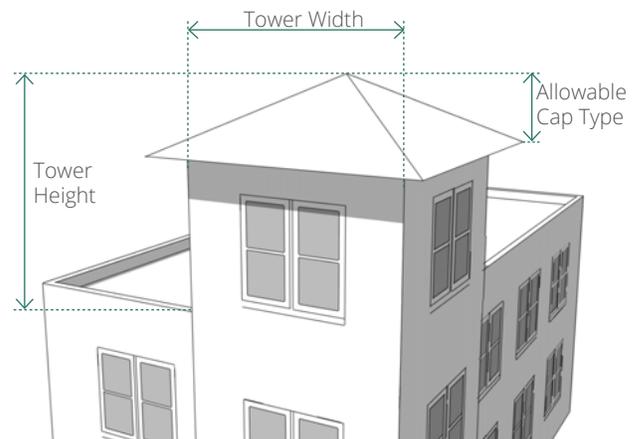


Figure 62-216-34. Example of a Tower

**I. USES**

Uses are allowed in the station area (SA) districts in accordance with the following table. Uses may be further restricted by building type permitted in each district (refer to 62-216.B through 62-216.F).

USE CATEGORY	SA 1 : Core Mixed-Use	SA 2: Neighborhood Mixed-Use	SA 3: Corridor Mixed-Use	SA 4: General Mix	SA 5: Residential Mix	SA 6: Residential Multi-Unit
<b>RESIDENTIAL</b>						
<b>Household Living</b>						
Single-family detached	-	-	-	-	P	P
Single-family attached	S	-	-	P	P	P
Two-family	S	-	-	P	P	P
Multi-family	-	-	-	-	P	P
Mixed-use	P	P	P	P	-	-
<b>Group Living</b>	-	-	-	-	S	S
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>						
<b>Cemetery</b>	-	-	-	-	-	-
<b>College or University</b>	P/U	-	S	P	-	-
<b>Day Care</b>	P/U	S	S	P	-	-
<b>Governmental Service</b>	S	S	S	P	-	-
<b>Hospital</b>	-	-	-	-	-	-
<b>Library or Cultural Exhibit</b>	S	S	P	P	-	-
<b>Parks and Recreation</b>	S	S	-	S	S	S
<b>Postal Service</b>	P	S	P	P	-	-
<b>Religious Assembly</b>	S	-	-	S	S	S
<b>Safety Service</b>	S	S	S	S	S	S
<b>School</b>	-	-	-	-	-	-
<b>Utilities and Public Service Facility</b>						
Minor	P	P	P	P	P	P
Major	-	-	-	-	-	-
<b>COMMERCIAL</b>						
<b>Animal Service</b>						
Boarding or shelter	-	-	-	-	-	-
Grooming	-	P/35	P	-	-	-
Veterinary	-	P	P	-	-	-
<b>Assembly and Entertainment</b>						
Indoor	P	-	P	P	-	-
Outdoor	-	-	-	-	-	-
<b>Broadcast or Recording Studio</b>	S	-	P	P	-	-
<b>Commercial Service</b>						
Building service (no outdoor storage)	P/U	P/U	P	P	-	-
Business support service	S	-	P	-	-	-
Consumer maintenance and repair service	P	P/35	P	P/35	-	-
Personal improvement service	P	P/35	P	P/35	-	-
Research service	P/U	P/35	P	P/35	-	-
<b>Eating and Drinking Establishments</b>						
Bar	P	-	P	P/35	-	-
Prepared food shop	P	P	P	P/35	-	-
Take-out restaurant	P	-	P	P/35	-	-
Sit-down restaurant	P	-	P	P/35	-	-

P = Use permitted as of right    S = Requires special use approval    - = Prohibited use  
/U = Limited to rear of ground story or upper stories only    /35 = Maximum floor area of 3,500 square feet

# 62-216. Building Types

Uses

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USE CATEGORY	SA 1: Core Mixed-Use	SA 2: Neighborhood Mixed-Use	SA 3: Corridor Mixed-Use	SA 4: General Mix	SA 5: Residential Mix	SA 6: Residential Multi-Unit
<b>Use Subcategory</b> Specific use type						
<b>Financial Services</b> (except as indicated below)	P	-	P	P	-	-
Personal credit establishment	S	-	-	-	-	-
<b>Fraternal Organization</b>	P/U	-	S	S	-	-
<b>Funeral or Mortuary Service</b>	-	-	P	P	-	-
<b>Lodging</b>	S	-	S	S	S	-
<b>Office</b>						
Business or professional office	P/U	P/U	P	P	-	-
Medical, dental or health practitioner office	P/U	S/U	P	P	-	-
<b>Parking, Non-accessory</b>	S	-	S	S	-	-
<b>Retail Sales</b>						
Building supplies	-	-	S	-	-	-
Durable goods	P	P/35	P	-	-	-
Nondurable goods	P	P/35	P	P/35	-	-
<b>Self-service Storage Facility</b>	-	-	S	-	-	-
<b>Studio, Artist or Instructional Service</b>	P/U	P/U/35	P	P	-	-
<b>Trade School</b>	P/U	-	P	P	-	-
<b>Vehicle Sales and Service</b>						
Commercial vehicle repair/maintenance	-	-	S	-	-	-
Commercial vehicle sales and rentals	-	-	P	-	-	-
Fueling station	S	S	P	-	-	-
Personal vehicle repair and maintenance	-	-	P	-	-	-
Personal vehicle sales and rentals	-	-	P	-	-	-
Vehicle body and paint finishing shop	-	-	S	-	-	-
<b>WHOLESALE, DISTRIBUTION &amp; STORAGE</b>						
<b>Equipment and Material Storage</b>	-	-	-	-	-	-
<b>Junk, Salvage or Impound Yard</b>	-	-	-	-	-	-
<b>Trucking and Transportation Terminal</b>	-	-	-	-	-	-
<b>Warehouse</b>	-	-	S	-	-	-
<b>Wholesale Sales and Distribution</b>	-	-	S	-	-	-
<b>INDUSTRIAL</b>						
<b>Low-impact Manufacturing &amp; Industry</b>	-	-	S	-	-	-
<b>Moderate-impact Manufacturing &amp; Industry</b>	-	-	-	-	-	-
<b>High-impact Manufacturing &amp; Industry</b>	-	-	-	-	-	-
<b>RECYCLING</b>						
<b>Consumer Material Drop-off Station</b>	-	-	S	-	-	-
<b>Consumer Material Processing</b>	-	-	-	-	-	-
<b>AGRICULTURAL</b>						
<b>Community Garden</b>	-	-	-	-	P	P
<b>Greenhouse or Nursery</b>	-	-	P	P	-	-
<b>OTHER</b>						
<b>Drive-in or Drive-through Facility</b> (as a component of an allowed principal use)	S	-	P	-	-	-
<b>Medical Cannabis Cultivation Center</b>	Allowed only in Medical Cannabis Overlay (see Division 7)					
<b>Medical Cannabis Dispensing Facility</b>						
<b>Sexually Oriented Business</b>	Allowed only in the Sexually Oriented Business Overlay (see Division 6)					
<b>Zoo</b>	-	-	-	-	-	-

P = use permitted as of right S = requires special use approval - = Prohibited use  
 /U = limited to rear of ground story or upper stories only /35 = maximum floor area of 3,500 square feet

# 62-217. GENERAL DESIGN

## Materials

### A. MATERIALS

The following establishes general materials requirements applicable to all building types.

1. **Intent.** The intent of the following requirements is to require well-tested, high quality, durable materials intended for the majority of finished surfaces, while permitting a wider range of materials for details.
2. **Major Materials.** A minimum of 80 percent of each street facade, not including window and door areas, shall be constructed of Major Materials.
  - a. **Simplicity of Surface Materials.** A minimum of 70 percent of each facade, not including window and door areas, shall be constructed of one or two Major Materials per this section.
  - b. **Side and Rear Facades.** Permitted Major Materials shall continue around the corner of a building from the street facade onto the side or rear facade for no less than 30 feet along the side or rear facade. Refer to Limited Use Major Materials for materials permitted on side and rear facades.
  - c. **Permitted Major Materials.** Major Materials shall be finish quality materials. The following

are acceptable Major Materials. Refer to Figure 62-217-1. Major Materials.

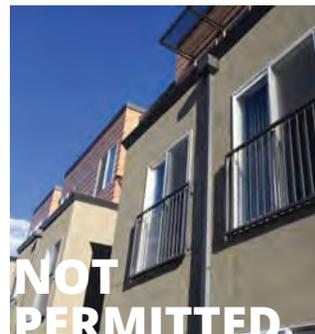
- i. Stone
  - ii. Brick
  - iii. Glass curtain wall
  - iv. Architectural metal panels
  - v. Wood and composite wood rainscreen system
- d. **Prohibited Major Materials.** The following materials are not permitted for use as major materials.
- i. Exposed, unfinished concrete
  - ii. Synthetic stucco (using foam insulation board)
  - iii. Unfinished or untreated wood except as listed above
  - iv. Glass block
  - v. Vinyl siding
  - vi. Plastic, fiberglass and acrylic panels
- e. **Limited Use Major Materials.** The following materials are prohibited except consistent with the following:



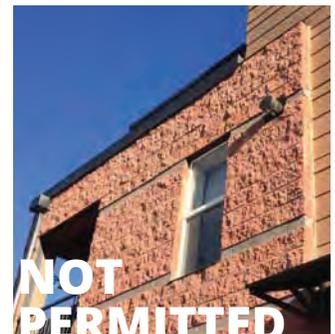
Brick with Metal Details



Two Brick Colors with Metal Panel Accents



Synthetic Stucco



Concrete Masonry Units



Stone with Cast Stone Details



Glass Curtain Wall



Plastic Panels



Vinyl Siding

Figure 62-217-1. Major Materials.

- i. **Economy Bricks.** Brick types larger than 3 inches in height are permitted as major materials on interior side, rear, and alley facades.
  - ii. **Fiber Cement Board.** Fiber cement lap siding or shingles (such as HardiePlank or HardieShingle or similar) are permitted on the Yard and Row building type.
  - iii. **Wood Lap Siding and Shingles.** Painted wood, engineered wood, or composite wood lap siding and wood shingles are permitted on the Yard and Row building type.
  - iv. **Cement-Based Stucco.** Cement-based stucco is permitted on all stories above the third story, and on all story facades facing rear yards or alleys.
  - v. **Concrete Masonry Units (CMU).** Burnished, glazed, or honed concrete masonry units (CMU) or block are permitted as major materials on facades facing rear yards or alley.
- 3. Minor Materials.** Minor materials are limited to trim, details, and other accent areas that combine to less than 20 percent of the total surface of each facade.
- a. Major Materials.** All permitted major materials may serve as minor facade materials.
  - b. Permitted Minor Materials.** Permitted minor materials include the following:
    - i. Fiber cement and wood trim pieces
    - ii. Metal for beams, lintels, trim, exposed structure, and other ornamentation
    - iii. Burnished, glazed, or honed concrete masonry units (CMU) or block for columns, trim, and details, and no surfaces except storefront knee walls.
    - iv. Split-face, honed, or glazed concrete masonry units with a height less than 4.5 inches for surfaces less than 10 percent of the facade surface
    - v. Cast stone concrete elements
    - vi. Vinyl for window trim and soffits
    - vii. Cement-Based Stucco for surfaces
  - c. Limited Use Minor Materials.** The following materials are permitted as minor surface materials on upper floor facades only:

- i. Synthetic stucco or exterior insulation and finishing systems (EIFS), such as Dryvit
- ii. Fiber cement lap siding or shingles (such as HardiePlank or HardieShingle or similar) on Storefront, General, and Civic building types.

- 4. Roof Materials.** Acceptable roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. “Engineered” wood or slate may be approved during the Site Plan process with an approved sample as delivered to the Village Manager and documented examples of successful, high quality local installations.
- 5. Other Materials with Approval.** Other high quality materials, not listed, may be requested with a minor design exception during the design review approval process. Samples and examples of successful, high quality local installations shall be provided by the applicant to the Village Manager.



Roof Materials: Asphalt Composite Shingles



Roof Materials: Metal



Roof Materials: Ceramic Tile

**Figure 62-217-2.** Roof Materials.

# 62-217. General Design

## Building Facade Elements

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**6. Appropriate Grade of Materials.** Commercial grade doors, windows, and hardware shall be used on all building types with the exception of the Row Building and the Yard Building. Refer to Figure 62-217-3.



Residential Grade Doors on Commercial Buildings.



Commercial Grade Doors & Windows on Commercial Buildings.

**Figure 62-217-3.** Commercial Grade Doors & Windows.

## B. BUILDING FACADE ELEMENTS

The following establishes general building facade design requirements applicable to all building types.

- 1. Windows.** Windows on all buildings shall be constructed per the following requirements as shown in Figure 62-217-4. Vertically Oriented Windows with Expressed Lintels. The following requirements apply to all buildings in the Special Design Areas.
  - a. Amount.** The required percentage of transparency is defined per building type. Refer to 62-216.B through 62-216.F.
  - b. Recessed.** On all buildings, all windows, with the exception of ground story storefront systems, shall be recessed with the glass a minimum of 2 inches back from the facade surface material or adjacent trim.
  - c. Vertically Oriented.** All windows shall be vertically oriented with the following exceptions:
    - i. Flat Cap Type.** When the flat cap type (refer to 62-216.H. Cap Types) is utilized, horizontally oriented windows are permitted for 30 percent of the total transparency area of each story above the ground story.
    - ii. Rear & Side Facades.** On rear and side facades, up to 50 percent of the total transparency area of each story may include horizontally oriented windows.
    - iii. Exception.** Horizontally oriented windows exceeding 40 percent or more of the level of



**Figure 62-217-4.** Vertically Oriented Windows with Expressed Lintels

transparency for any story may be requested through the minor design exception process.

- d. **Visibility through Glass.** Reflective glass and glass block are prohibited on street facades. Refer to 62-215.G. Definitions for permitted reflectance of window and door glass.
- e. **Operable Windows.** A minimum of 50 percent of the windows on each story of each facade shall be operable.
- f. **Expressed Lintels.** Lintels shall be expressed above all windows and doors, whether by a change in brick coursing or a separate element.

2. **Awnings.** Refer to Figure 62-217-5. Examples of Permitted Awnings.

- a. **Material.** All awnings shall be canvas or metal. Plastic awnings are prohibited.
- b. **Shapes.** Waterfall or convex, dome, and elongated dome awnings are not permitted.
- c. **Lighting.** Backlit awnings are not permitted.
- d. **Supports.** Frames shall be metal and shall be wall mounted. Support poles are not permitted unless utilized for outdoor eating areas over 8 feet in depth.
- e. **Clearance.** All portions of any awning shall provide at least 8 feet of clearance over any walkway and shall not extend over any driveway.
- f. **Multiple Awnings on the Facade.** When more than one awning is mounted on a facade, the awning types and colors shall be coordinated by matching the color, shape, material, or other element.

3. **Security Grills.** Interior and exterior security bars, grills, mesh or similar obstructions, whether permanently or temporarily affixed, shall not cover any exterior door or more than ten percent of any individual window or contiguous window area.

4. **Balconies.** The installation or construction of balconies on street facades is encouraged, but not required. Refer to Figure 62-217-6. Examples of Balconies.

- a. **Applicability.** These provisions apply to locations where balconies are incorporated into the facade design facing any street or public way.
- b. **Size.** Balconies shall be a minimum of 4 feet deep and 5 feet wide.
- c. **Balcony Structure.** Balcony structure shall not include more than one balcony. The balcony support structure shall be integrated with the



Metal Awning



Canvas Awning

Figure 62-217-5. Examples of Permitted Awnings.



Balconies: Covers More than 40 Percent of Facade



Balconies Appropriately Attached to or Incorporated into Facade.

Figure 62-217-6. Examples of Balconies.

# 62-217. General Design

## Building Facade Elements

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building facade; separate columns or posts supporting any balcony from the ground are prohibited. Balconies on stepped-back stories may be independently secured, extending from the facade.

- d. Facade Coverage.** A maximum of 40 percent of the primary and non-primary frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the platform/floor of balcony, any columns or indentions, and any ceiling/upper balcony.
- 5. Shutters.** If installed, shutters on any facing facade, whether functional or not, shall meet the following requirements:
  - a. Size.** All shutters shall be sized for the windows, so that if the shutters were to be closed, they would completely cover the window.
  - b. Materials.** Shutters shall be wood, metal, or fiber cement. Vinyl shutters are not permitted. Other “engineered” woods may be approved by the Village Manager with an approved sample and examples of successful, high quality local installations showing no degradation or wear of the material.
- 6. Principal Entryway.** Refer to Figure 62-217-7. Examples of Defined Principal Entryway. Principal entrances to buildings or units shall be clearly delineated through one or more of the following:
  - a. Cap or Canopy.** The entryway shall be covered by a cap or canopy differentiating it from the overall building cap.
  - b. Sidelights and Transom.** Sidelights and/or transom windows shall be included around the entryway.
  - c. Extended Articulation.** The entryway shall be included in a separate bay of the building extended up at least two stories.
  - d. Other Design Options.** The Village Manager may approve different design options that add emphasis and draw attention to the entryway through a minor exception during design review.



Inappropriately Scaled Shutters.



Appropriately Scaled Shutters.

**Figure 62-217-8.** Shutters.



**Figure 62-217-7.** Examples of Defined Principal Entryway.

- 7. Rear Parking Facade Design.** The following applies in all locations where a public building entrance occurs on the rear or side facade adjacent to a parking lot. Refer to Figure 62-217-9. Rear Parking Facade Design Examples.
- a. Entrance Type.** The “Entrance Configuration” requirement under Facade & Cap Requirements for the building type shall be utilized. Refer to building types, sections 62-216.B through 62-216.F.
  - b. Materials.** The materials permitted for street facades, above, shall be utilized for the portions of the facade with a public entrance.
  - c. Transparency Requirement.** Public building entrance facade area, minimum 20 feet wide, shall utilize one of the following:
    - i. On Storefront buildings, a minimum 45 percent transparency is required for the ground floor facade entrance, and the door shall be a minimum of 45 percent transparent.
    - ii. On any other building, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of 45 percent transparent.
  - d. Awnings and Signage.** Awnings and Signage are encouraged. When awnings and signage are utilized on the front facade, that treatment is required to be continued on entrance portions of rear parking lot facades.



Examples of Rear Facade Treatment on Historic Main Streets.

**Figure 62-217-9.** Rear Parking Facade Design Examples.

# 62-217. General Design

## Auto-Oriented Structures

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### C. AUTO-ORIENTED STRUCTURES

The following applies to the auto-oriented structures outlined and developed within the station area districts.

- 1. Parking Structures.** Parking structures as the principal use on the lot require a special use permit (refer to Chapter 62, Article IX) and shall meet the following. Refer to Figure 62-217-10 for one illustration of a compliant parking structure.
  - a. Materials.** Major and minor material requirements, per section 62-216.A, above, shall be met on all street facades. Additional permitted secondary material is stained, finished concrete.
  - b. Ramps and Slopes.** Ramps and slopes shall be located on non-primary street facades. Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3).
  - c. Vertical Divisions.** Vertical divisions extending to the full height of the structure are required every 30 feet to de-emphasize the horizontal decks.

Divisions shall be a minimum of 2 feet in width with a minimum projection of 2 inches.

- d. Blank Wall Limitations.** No rectangular area greater than 30% of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 15 feet in width may be solid, blank wall.
- e. Entry Tower.** A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the space is enclosed, windows are required to meet a transparency rate of 65 percent. Refer to the tower defined in 62-216.5.
- f. Cap.** The top story of the parking structure shall include a parapet or cap type along the street facades. Refer to cap types defined in 62-216.H. Cap Types.

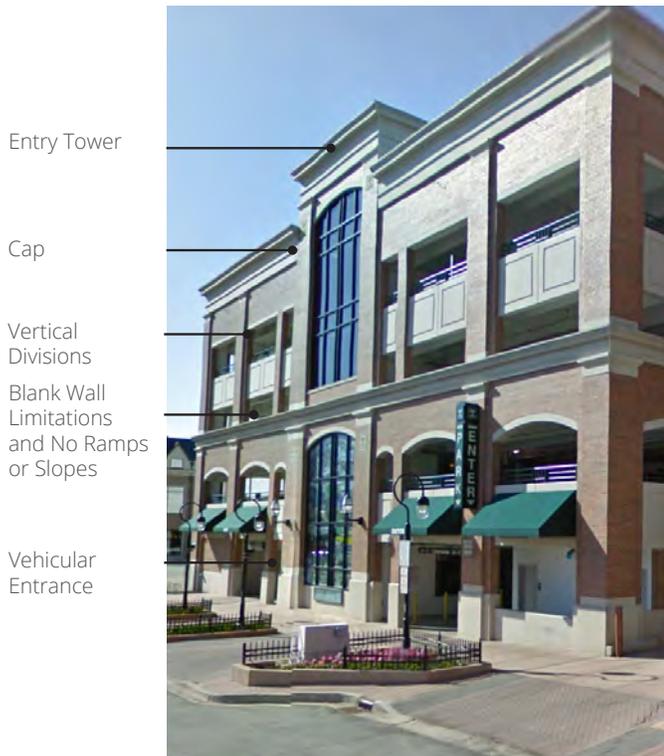


Figure 62-217-10. Example of Acceptable Parking Structure

- g. **Vehicular Entrances.** Driveways shall be no wider than 22 feet and the entrance and exit should be split if possible. Access should be located on a non-primary street, when feasible. No more than two access points shall be located on any one street, totaling no more than twenty four feet of drives crossing sidewalk
- 2. **Fuel Stations & Car Washes.** Fueling stations and car washes require a special use permit (refer to Article IX ) and shall meet the following. Refer to Figure 62-217-11. Example of Fuel Station for one illustration of a compliant Fuel Station.
  - a. **Location of Pumps.** Any fueling pumps shall be located in the rear or interior side yard.
  - b. **Convenience Store/Building.** A building on the premises of a fueling station shall be located in the build-to zone and shall occupy any corner. The building shall fulfill all requirements of the building type with the exception of the Minimum Primary Build-to Zone Coverage and the Minimum Height Requirement.
  - c. **Car Wash Facility.** Any car wash facility shall be located in the rear of the lot. Vehicle entrance doors may be located on the rear facade, non-primary street facade, or an interior facade not visible from the primary street. Vehicular entrances are prohibited on the primary street

facade, unless otherwise approved through a minor design exception.

- d. **Additional Drive Entrance.** One driveway entrance, in addition to the driveways permitted by building type, is permitted on the lot, maximum width 22 feet. With a minor design exception, the driveway may be located on the primary street.
- 3. **Drive-through Facilities.** A drive-through facility is a structure or portion of a building that permits patrons to purchase goods or services while remaining in their vehicle. Refer to Figure 62-217-12. Recommended Drive-Through Facility Layout. for one illustration of a compliant drive-through facility.
  - a. **Location.** The drive-through shall be located on the rear of the building, fully screened by the building from the primary street. In SA 3, the drive-through may be located on the interior side facade.
  - b. **Stacking.** Stacking of cars shall be accommodated in the rear yard.
  - c. **Accessory Structures/Signs.** The menu board and speaker shall be located in the rear yard.

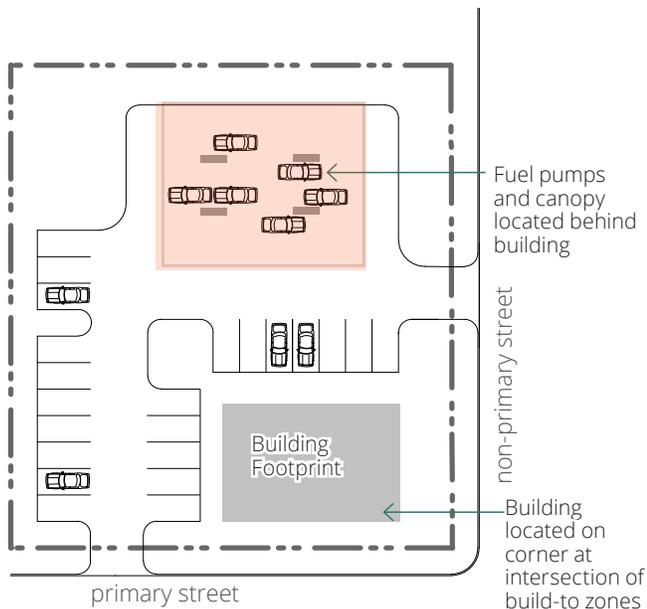


Figure 62-217-11. Example of Fuel Station

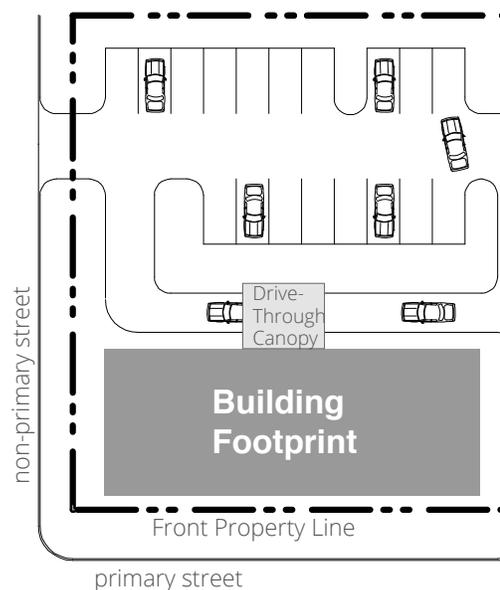


Figure 62-217-12. Recommended Drive-Through Facility Layout.

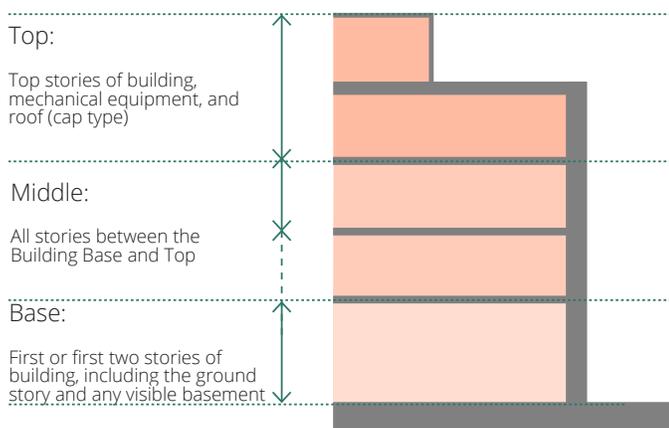
### D. BUILDING ARTICULATION

The following applies to all building types developed in the station area (SA) districts. Articulated buildings include clearly differentiated components, using surface materials, expression lines, and separate patterns or configurations.

**1. Base, Middle, Top.** Layering the components of the building provides a sense of order and stability to buildings. The following intent statements support the requirements specified in 62-216 Building Types and 62-217. General Design. All buildings are meant to include a clearly articulated base, middle, and top as discussed in the following. Refer to Figure 62-217-13. Illustration of Base, Middle, and Cap.

- a. Base.** The base of a building shall be differentiated from the upper stories per the requirements of 62-216. Building Types.
  - i. For mixed use and non-residential buildings, the base is meant to establish an active ground story along the street, providing a public face (such as retail, service, or restaurant uses) for activities that occur within a building.
  - ii. For residential buildings, the base may be offset in height to separate the ground story from the sidewalk elevation as permitted by the building type regulations (62-216). More public spaces, such as lobbies, community rooms, workout rooms, should be located on the ground story as transition space between the public and the private residences.

- b. Middle.** The middle section of a building is meant to be occupied by people throughout the day and into the evening, with transparent windows providing visibility to the street. Balconies and terraces in the middle section of the building further this intent.
  - c. Top.** The top of the building shall cap the building and complete the design, as required by 62-216.H. Cap Types.
- 2. Articulation of Stories.** Stories shall be clearly readable and articulated on all street and rail facades utilizing the following.
- a. Fenestration.** Fenestration or window placement shall be organized by stories. Minimum transparency is required per story per building type (refer to 62-216 .C through F. Building Types). Refer to 62-216.H.5. for requirements for measuring transparency.
  - b. Expression Lines.** Horizontal expression lines and/or lintels may be used to delineate stories. Minimum expression lines are required per building type (refer to 62-216 .B through F. Building Types).
  - c. Mezzanines.** Mezzanines designed with a separate floor to floor height and story shall be articulated on the facade as a separate story.
  - d. Taller Spaces.** Refer to 62-216.G.4.d for transparency requirements on tall stories, over 18 feet in floor to floor height.



**Figure 62-217-13.** Illustration of Base, Middle, and Cap

- 3. Building Facade Variety.** All buildings 100 feet in width or greater along any primary street frontage shall fulfill the following requirements:
- a. Increments.** Each primary frontage facade shall be varied in segments less than or equal to 90 feet.
  - b. Requirements.** Each facade segment shall vary by the type of dominant material, or color, scale, or orientation of that material, and at least two of the following:
    - i. The proportion of recesses and projections.
    - ii. The location of the entrance and window placement, unless storefronts are utilized
    - iii. Cap type, plane, or material, unless otherwise stated in the building type requirements
    - iv. Building heights



Figure 62-217-14. Facade Variety.

**E. SIGNS**

Refer to Chapter 42 for sign regulations. The following additional requirements apply to the station area (SA) districts.

- 1. Back-Lit Box Signs.** In all SA districts, back-lit box signs are prohibited, whether projecting, wall, or freestanding signs. Back-lit box signs include any sign with a box configuration and lighting within the box, shining through the front panel, whether the panel is opaque or translucent.
- 2. Plastic.** Plastic is permitted only to be utilized for separate alphanumeric characters or logos on any sign type. Translucent or plastic panels are prohibited for all sign types.
- 3. Freestanding Signs.** Freestanding signs are prohibited in all SA districts, with the exception of SA 3. In SA 3, the following applies:
  - a. Monument Sign.** Freestanding signs in SA 3 may be constructed as monument signs with a maximum overall height of 6 feet. A monument sign includes a base with a sign panel mounted directly upon the base. The base height shall be less than 30 percent of the overall sign height.
  - b. Pole-Mounted Signs.** Pole-mounted signs are prohibited.
- 4. Projecting Signs.** Projecting signs in all SA districts shall be oriented to the pedestrian on the sidewalk and limited to a maximum of 7 square feet for each sign face. Projecting signs may be mounted no higher than 16 feet from the sidewalk elevation. A maximum of one pedestrian-scaled projecting sign is permitted for every 30 feet of storefront facade.
- 5. Wall Signs.** Wall sign letters in the SA districts are limited to a maximum of 2 feet in height and shall not cover any architectural detail on the building. Separate letters, each pin-mounted, are preferred to panels.
- 6. Total Signage.** For all SA districts, the total square feet of signage for each street face shall not exceed 150 square feet.

### F. MECHANICAL APPURTENANCES

In the station area (SA) districts, mechanical appurtenances shall be located to create the least visual impact.

**1. Rooftop Mechanical Equipment.** The visual impact of rooftop mechanical equipment, including, without limitation, vents, ventilators, skylights, antennas, solar systems, condensers, air handling systems shall be minimized.

- a. Rooftop mechanical equipment shall be located using one of the following methods.
  - i. Locate all equipment within the interior of the building.
  - ii. Incorporate equipment into the roof design per 62-216.H. Cap Types.
  - iii. Locate the equipment in a tower set a minimum of 15 feet from any primary frontage facade. Refer to 62-216.H.5. Towers
- b. The Village Manager may approve rooftop mechanical equipment that is not located per paragraph 1.a, above, through a minor design exception.
- c. Solar and wind energy equipment are exempted from F.1.a and F.1.b., above.

**2. Mechanical Appurtenances on Facades.**

Mechanical appurtenances, such as but not limited to dryer vents, gas meters, and air conditioners, shall be located as follows:

- a. **Facade.** All mechanical appurtenances required to be exposed on an exterior facade shall be located on a non-primary frontage facade.
- b. **Alignment.** Multiple mechanical appurtenances shall be organized on the facade in a regular pattern, aligned, and illustrated on the drawing elevations submitted for approvals.
- c. **Material Coordination.** To the extent possible, mechanical appurtenances shall be located on a surface material that limits their visibility. For example, dark colored vents will likely be more visible on light colored stucco than a textured, darker surface such as brick.

**3. Mechanical Appurtenances on Other**

**Horizontal Surfaces.** Mechanical appurtenances located on the ground, decks, or horizontal surfaces other than the roof, such as but not limited to electrical equipment, transformers, and air conditioners, shall be located as follows:

- a. Mechanical equipment and appurtenances are expressly prohibited on primary street frontages.
- b. All mechanical appurtenances may be located in the rear.
- c. Mechanical appurtenances may be located in a side yard, screened from the primary frontage sidewalk.
- d. The Village Manager may approve appurtenances located on a non-primary street frontage through a minor design exception.

**G. STREETScape REQUIREMENTS**

For all developments in station area (SA) districts, the following streetscape is required to be installed by the applicant, unless otherwise determined by the Village Manager.

1. **Streetscape Location.** Streetscape occupies the full pedestrian area of any street right-of-way (back of curb to edge of street right-of-way) and the front yard of all developments as defined by the type of development in G.2 and G.3, below.
2. **Non-Storefront Developments.** For all residential and office developments without storefronts, the following minimum landscape is required on all street frontages.
  - a. **Parkway Planting.** The parkway area between the back of curb and the sidewalk shall be planted with street trees and ground plane vegetation per 62-217.H.2. Stormwater accommodations, lighting, and signage may be located in this area.
  - b. **Street Yards.** The front and corner side yard areas shall be planted with a minimum of 40 percent planting bed. The remaining area may be grass or patio area.
3. **Storefront Developments.** For all developments with storefront on the front facade, the following streetscape and landscape is required along all street frontages.
  - a. **Streetscape Required.** The entire area from building face to back of curb shall be designed as a combination of hardscape, tree wells, and/or bed areas.
  - b. **Standard Specifications.** Streetscape shall meet any standards defined by the Village for sidewalk, curb, access, and parkway construction. The Village Manager, at his/her discretion, may request additional requirements or waive any requirements.
  - c. **Streetscape Design Submittal.** A consistent streetscape design shall be submitted for approval with Site Plan Review for all new streets within the development and any existing streets. At a minimum, the streetscape design submittal shall include the following:
    - i. **Street Trees.** Trees meeting the minimum requirements of Chapter 58, Article II, shall be included in the streetscape design, with details related to tree pits, tree grates, and tree planting.
    - ii. **Pavement Design.** Paving materials and pattern is required for each street. Pavement design shall include the minimum sidewalk widths required by the Village and any extension of the sidewalk to the back of curb included on the private lot.
    - iii. **Street Furnishings.** For a full block development, benches and/or seatwalls, planters, planter fences, tree grates, tree guards, and trash receptacles shall be specified and quantities and locations listed for each street. For each block face, a minimum of two benches and one trash receptacle is required.
    - iv. **Bicycle Racks.** Bicycle racks shall be supplied to meet the minimum bicycle parking requirements of the blockface uses per Chapter 62, Article III, for required bicycle parking spaces. If rear bicycle parking is utilized, a minimum of 50% of the required ground floor use bicycle parking shall be supplied within the streetscape, coordinated with the Village Manager.
    - v. **Landscape Design.** Ground plane vegetation per 62-217.H.2 shall be designated for any landscape bed areas, planter areas, and open tree wells.
    - vi. **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet any requirements of the Village Standards and Specifications Manual. Cut sheets and samples shall be submitted upon request of the Village Manager.
  - d. **Streetscape Design Continuation.** The approved streetscape design for each street may be utilized by the Village for the extension of any street outside the development to provide district continuity.

### H. LANDSCAPE REQUIREMENTS

The following establishes general landscape requirements applicable to all building types in the station area (SA) districts.

- 1. General Installation Requirements.** The installation of landscape shall adhere to the following standards.
  - a. National Standards.** All landscape shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
  - b. Seasonal Preclusion of Installation.** If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional will be submitted to the Village. Complete installation is required within 9 months of the issuance of the occupancy permit or the cash escrow or letter of credit may be forfeited.
  - c. Condition of Planting Materials.** The landscape materials used shall be free from visible signs of disease, infestation, or physical defect at the time of planting.
  - d. Selection of Materials.** Landscape materials shall be appropriate for the conditions of the location, including sun and wind exposure, air quality, salt exposure, soil type, expected moisture content of soil, and slope. Plant material shall be native or naturalized to the area, and shall not be considered invasive or potentially invasive.
  - e. Compost, Mulch, and Organic Matter.** Compost, mulch, and organic matter shall be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
  - f. Establishment.** All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- 2. Ground Plane Vegetation Requirements.** All unpaved areas on the lot shall be covered by one of the following.
  - a. Planting Bed.** Planting beds shall include shrubs, ornamental grasses, ground cover, vines, or perennials. A minimum of 60 percent of the bed area shall be covered in plant material. The remaining portion of the bed shall be covered with non-living permeable materials, such as mulch or landscape aggregate.
  - b. Grass.** Seeded, plugged, or sodded grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.

- 3. **Frontage Buffer.** The frontage buffer is required in all locations in the station area (SA) districts where vehicular areas are adjacent to or visible from any street right-of-way, except alleys.

4.

FRONTAGE BUFFER REQUIREMENTS	
a. Buffer Depth & Location	
Depth	Minimum 7' from street facing property line for parking areas or minimum 7' from the sidewalk for other uses covered by this section.
Driveways/ Walkways	This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.
b. Buffer Landscape Requirements	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer
Shade Trees	Medium or large shade tree required at least every 40', located on the street side of the fence. Where feasible in the opinion of the zoning administrator, spacing should alternate between trees on the lot and trees in the public right of way.
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".
Existing Vegetation	May be credited toward buffer area
c. Fence	
Location	2' from back of curb of vehicular area for parking areas or 3' from hedge trunk for other uses covered by this section.
Materials	Steel or colored PVC; masonry columns (maximum width 2'6") and base (maximum 18" height) permitted
Minimum Height	3'
Maximum Height	4'
Colors	Black, gray, or dark green
Opacity	Minimum 30%; maximum 60%
Gate/Opening	One gate permitted per street frontage; opening width maximum 6'

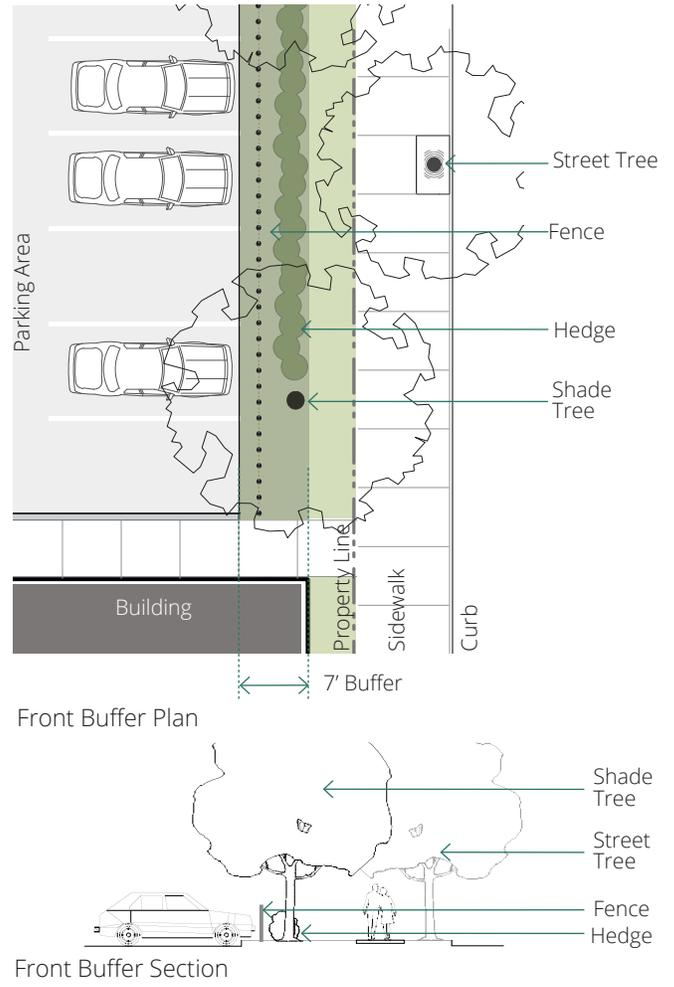


Figure 62-217-15. Frontage Buffer.



# **The Village of Brookfield's Text Amendment Application**

## **Text Amendment 2: Permitted and Special Uses**

**BROOKFIELD ZONING ORDINANCE**

**PROPOSED NEW USE CLASSIFICATION SYSTEM AND TABLE OF ALLOWED USES**

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## Sec. 62-22. - Use Classifications Generally

This section establishes and describes the use classification system used to classify principal uses in this zoning ordinance.

### (a) Use Categories

This zoning ordinance classifies principal land uses into 8 major groupings (described in Sec. 62-23 through 62-30). These major groupings are referred to as “use categories.” The use categories are as follows:

- (1) Residential (see Sec. 62-23).
- (2) Public, Civic and Institutional (see Sec. 62-24)
- (3) Commercial (see Sec. 62-25)
- (4) Wholesale, Distribution and Storage (see Sec. 62-26)
- (5) Industrial (see Sec. 62-27)
- (6) Recycling (see Sec. 62-28)
- (7) Agricultural (see Sec. 62-29)
- (8) Other (see Sec. 62-30)

### (b) Use Subcategories

Each use category is further divided into more narrowly defined “subcategories.” Use subcategories classify principal land uses and activities based on common functional, product or physical characteristics, such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered and site conditions.

### (c) Specific Use Types

Some use subcategories are further broken down to identify specific types of uses that are regulated differently than the subcategory as a whole.

### (d) Determination of Use Categories and Subcategories

- (1) The village manager is authorized to classify uses on the basis of the use category, subcategory and specific use type descriptions of this zoning ordinance.
- (2) When a use cannot be reasonably classified into a use category, subcategory or specific use type, or appears to fit into multiple categories, subcategories or specific use types, the village manager is authorized to determine the most similar and thus most appropriate use category, subcategory or specific use type based on the actual or projected characteristics of the principal use or activity in relationship to the use category, subcategory and specific use type descriptions provided in this chapter. In making such determinations, the village manager must consider:
  - a. The types of activities that will occur in conjunction with the use;
  - b. The types of equipment and processes to be used;
  - c. The existence, number and frequency of residents, customers or employees;
  - d. Parking demands associated with the use; and
  - e. Other factors deemed relevant to a use determination.
- (3) If a use can reasonably be classified in multiple categories, subcategories or specific use types, the development administrator or land use administrator is authorized to categorize each use in the

category, subcategory or specific use type that provides the most exact, narrowest and appropriate “fit.”

## Sec. 62-23. - Residential Use Category

This category includes uses that provide living accommodations for one or more persons. The residential use subcategories are as follows.

### (a) Household Living

Residential occupancy of a dwelling unit by a household. When dwelling units are rented, tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of lodging.

#### (1) Single-Family Detached

Occupancy of a lot solely by a single dwelling unit that is used as a residence for one family. Single-family detached dwelling units are not attached to any other dwelling unit.

#### (2) Single-Family Attached

Occupancy of a lot solely by a single dwelling unit that is used as a residence for one family. Single-family attached dwelling units are attached to at least one other dwelling unit, which is located on a separate lot.

#### (3) Two-Family

The use of a lot solely as a residence for two families with each family occupying a single dwelling unit. The dwelling units are attached horizontally (wall to wall) or vertically (floor to ceiling).

#### (4) Multi-Family

The use of a lot solely as a residence for three or more families with each family occupying a single dwelling unit. The dwelling units are attached horizontally (wall to wall) or vertically (floor to ceiling).

#### (5) Mixed-Use

A building in residential dwelling units occupy only one or more of the upper floors, with nonresidential uses occupying the ground floor.

### (b) Group Living

Residential occupancy of a building or any portion of a building by a group other than a household. Group living uses typically provide communal kitchen/dining facilities. Examples of group living uses include ~~group homes~~ community residences, convents, monasteries, nursing homes, assisted living facilities, sheltered care facilities, retirement centers, and halfway houses.

#### ~~(1) Group Home~~

#### ~~(1) Community Residence~~

~~A detached house shared by facility in which~~ persons with disabilities ~~who~~ live together as a single housekeeping unit in a long-term, household-like environment ~~and~~ in which staff persons provide care, education, and participation in community activities for the residents with a primary goal of enabling the resident to live as independently as possible. Group homes do not include pre-release, work-release, probationary, or other programs that serve as an alternative to incarceration.

#### ~~(2) Community Residence<sup>±</sup>~~

~~A group home or specialized residential care home serving persons with disabilities that is licensed, certified or accredited by appropriate local, state or national bodies. The term "community residence"~~

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<sup>±</sup> Existing definition from village zoning ordinance.

~~does not include a residence that serves persons whose primary reason for placement is substance abuse, or persons whose primary reason for placement is treatment of a communicable disease.~~

a. Large Community Residence

A community residence in which the number of unrelated disabled persons living in the residence exceeds the number of unrelated nondisabled persons allowed to live in a residence, as determined by the village's definition of "family." Full-time staff who occupy the residence overnight ~~shall~~are not ~~be~~ included when calculating the number of unrelated persons living in a residence, but ~~shall~~bear included when determining the number of persons that can live in a structure, as per the building code.

b. Small Community Residence

A community residence that occupies a detached house and in which the number of unrelated disabled persons allowed to live in the residence does not exceed the number of unrelated nondisabled persons allowed to live in a residence, as determined by the village's definition of "family." Full-time staff who occupy the residence overnight ~~shall~~are not ~~be~~ included when calculating the number of unrelated persons living in a residence, but ~~shall~~bear included when determining the number of persons that can live in a structure, as per the building code.

~~(3)~~(2) Nursing Home

A "long-term care facility," as defined in 210 ILCS 45/1-113, that provides skilled nursing care.

~~(4)~~(3) Sheltered Care Home

A "long-term care facility," as defined in 210 ILCS 45/1-113, that provides maintenance and personal care.

## Sec. 62-24. - Public, Civic and Institutional Use Category

This category includes public, quasi-public and private uses that provide unique services that are of benefit to the public at-large. The public, civic and institutional subcategories are as follows.

(a) Cemetery

Land or structures used for burial or permanent storage of the dead or their cremated remains. Typical uses include cemeteries and mausoleums. Also includes pet cemeteries.

(b) College or University

Institutions of higher learning that offer courses of general or specialized study and are authorized to grant academic degrees.

(c) Day Care

Uses providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. Examples include state-licensed child care centers, preschools, nursery schools, head start programs, after-school programs and adult day care facilities. Day care expressly includes state-accredited adult day care facilities and facilities for child care, as defined in the *Illinois Child Care Act*.

(1) Day Care Center

A facility licensed by the State of Illinois that provides day care for more than 8 children or any number of adults.

- (2) **Day Care Home**  
A dwelling unit licensed by the State of Illinois in which day care is provided for more than 3 but no more than 8 children, excluding all natural, adopted and foster children of the residents of the dwelling unit.
  
- (d) **Governmental Service**  
Local, state or federal government services or functions that are not otherwise classified.
  
- (e) **Hospital**  
Uses providing medical or surgical care to patients and offering inpatient (overnight) care.
  
- (f) **Library or Cultural Exhibit**  
Museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art or library collections of books, manuscripts and similar materials for study and reading.
  
- (g) **Natural Resource Preservation**  
Undeveloped land left in a natural state for specific use as visual open space or environmental purposes. Typical uses include wildlife or nature preserves, arboretums, flood management projects and reservoirs.
  
- (h) **Parks and Recreation**  
Recreational, social or multi-purpose uses associated with public parks and open spaces, including playgrounds, playfields, play courts, community centers and other facilities typically associated with public parks and open space areas. Also includes public and private golf courses and country clubs.
  
- (i) **Postal Service**  
Facilities operated by the U.S. Postal Service, including post offices and mail sorting and distribution facilities.
  
- (j) **Religious Assembly**  
Religious services involving public assembly that customarily occur in churches, synagogues, temples, mosques and other facilities used for religious worship.
  
- (k) **Safety Service**  
Establishments that provide fire, police or life protection, together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, police stations, and private ambulance services.
  
- (l) **School**  
Public and private schools at the primary, elementary, middle school or high school level that provide basic, compulsory education.
  
- (m) **Utilities and Public Service Facilities, Minor**  
Infrastructure services that need to be located in or close to the area where the service is provided. Minor utilities and public service facilities generally do not have regular employees at the site and typically have few if any impacts on surrounding areas. Typical uses include water and sewer pump stations; gas regulating stations; underground electric distribution substations; electric transformers; water conveyance systems; stormwater facilities and conveyance systems; telephone switching equipment and emergency communication warning/broadcast facilities.
  
- (1) The production, collection or distribution of renewable energy, water, organic waste, or other similar resources at a neighborhood, district or campus scale are classified as minor utilities and public service

facilities. This includes distributed energy facilities that produce or distribute energy from renewable sources; neighborhood composting areas and neighborhood stormwater facilities.

- (2) District-, neighborhood or campus-scale systems that produce or distribute energy from the biological breakdown of organic matter produced within the subject neighborhood or campus are also considered minor utilities and public service facilities.
- (3) Energy production systems that generate energy from the byproducts of the principal use are considered accessory uses, including net metered installations and installations that generate power to sell at wholesale to the power grid.

(n) **Utilities and Public Service Facilities, Major**

Infrastructure services that typically have substantial visual or operational impacts on nearby areas. Typical uses include but are not limited to water and wastewater treatment facilities, high-voltage electric substations, utility-scale power generation facilities (including wind, solar and other renewable and nonrenewable energy sources), sanitary landfills and utility-scale water storage facilities, such as water towers and reservoirs.

(o) **Zoo**

An establishment that maintains and cares for non-domesticated animals, typically in a park or gardens, for study, conservation, or display to the public.

**Sec. 62-25. - Commercial Use Category**

The commercial use category includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use subcategories are as follows.

(a) **Animal Service**

Uses that provide goods and services for care of companion animals, including the following specific use types:

(1) **Grooming**

Grooming of dogs, cats and similar small animals, including dog bathing and clipping salons and pet grooming shops.

(2) **Boarding or Shelter**

Animal shelters, care services and kennel services for 4 or more dogs, cats and small animals, including boarding kennels, pet resorts/hotels, pet day cares, pet adoption centers and dog training centers.

(3) **Veterinary**

Animal hospitals and veterinary clinics.

(b) **Assembly and Entertainment**

Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include health clubs, gymnasiums, banquet halls, entertainment centers, billiard centers, bowling centers, cinemas, stadiums, arenas, video arcades, and live theaters.

(c) **Broadcast or Recording Studio**

Uses that provide for audio or video production, recording or broadcasting.

(d) **Commercial Service**

Uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products. Examples of commercial service use types include the following:

(1) **Building Service**

Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of premises. Typical uses include janitorial, landscape maintenance, carpet cleaning, chimney sweeps, extermination, plumbing, electrical, HVAC, roofing, window cleaning and similar services.

(2) **Business Support Service**

Uses that provide personnel services, printing, copying, package (delivery) drop-off, photographic services or communication services to businesses or consumers. Typical uses include employment agencies, copy and print shops, delivery/courier service drop-off location for consumers, caterers, and photo developing labs.

(3) **Consumer Maintenance and Repair Service**

Uses that provide maintenance, cleaning and repair services for consumer goods on a site other than that of the customer (i.e., customers bring goods to the site of the repair/maintenance business). Typical uses include laundry and dry cleaning pick-up shops, tailors, taxidermists, dressmakers, shoe repair, picture framing shops, locksmiths, vacuum repair shops, electronics repair shops and similar establishments. Business that offer repair and maintenance service for large equipment or technicians who visit customers' homes or places of business are classified as a "building service."

(4) **Personal Improvement Service**

Uses that provide personal grooming, cosmetic or health and well-being-related services. Typical uses include barbers, hair and nail salons, day spas.

(5) **Research Service**

Uses engaged in scientific research and testing services leading to the development of new products and processes. Such uses resemble office buildings or campuses and do not involve the mass production, distribution or sale of products. Research services do not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property.

(e) **Eating and Drinking Establishments**

Uses that prepare or serve food or beverages for on- or off-premise consumption. The following are eating and drinking establishment specific use types:

(1) **Prepared Food Shop**

An establishment that does not meet the definition of a take-out restaurant and that offers seating or carry out food and beverage service or both, and that is primarily engaged in the sale of prepared food, non-alcoholic beverages, cold refreshments, or frozen desserts. Prepared food shops include establishments known as sandwich shops, donut shops, delis, coffee shops, and ice cream/yogurt shops. A prepared food shop has all of the following characteristics:

- a. Includes customer seating; and
- b. Does not utilize commercial cooking appliances that have requirements for exhausting air contaminants.

(2) **Take-Out Restaurant**

An eating and drinking establishment that has any of the following characteristics:

- a. A drive-through or walk-up window;
- b. A service counter where all customers pay for their ordered items before consumption and all food and beverages are served on disposable ware for consumption, except that cafeterias

primarily engaged in serving food and beverages for on-premise consumption are considered sit-down restaurants if take-out service is clearly incidental to the principal use; or

c. No interior customer seating.

(3) **Sit-Down Restaurant**

An eating and drinking establishment that does not meet the definition of a take-out restaurant or prepared food shop, including establishments that primarily engage in cooking food on the premises and selling it to customers primarily for on-premise consumption.

(4) **Bar**

Uses that cater primarily to adults, 21 years of age and older and that sell and serve beer, wine and alcoholic beverages as their principal business. Typical bar uses include bars, taverns, brewpubs, nightclubs, and similar establishments.

(f) **Financial Service**

Uses related to the exchange, lending, borrowing and safe-keeping of money. Automatic teller machines, kiosks and similar facilities that do not have on-site employees or amplified sound are not classified as financial service uses if they meet the criteria for classification as an accessory use. Typical examples of financial service use types are banks, credit unions, currency exchanges, personal credit establishments and gold and precious metal brokers.

(1) **Personal Credit Establishment**

A pawnshop or pawn broker, as defined in 205 ILCS 510 or any other establishment primarily engaged in providing (vehicle) title-secured loans, payday loans or lending (as defined in 815 ILCS 122) of fee-for-checking cashing services.

(2) **Gold and Precious Metal Brokers**

An establishment that is primarily engaged in buying gold or other precious metals (e.g., cash-for-gold businesses).

(g) **Fraternal Organization**

The use of a building or lot by a not-for-profit organization that restricts access to its facility to bona fide, annual dues-paying members and their occasional guests and where the primary activity is a service not carried on as a business enterprise.

(h) **Funeral and Mortuary Service**

Uses that provide services related to the death of a human or domestic, household pet, including funeral homes and mortuaries.

(i) **Lodging**

Uses that provide temporary lodging for less than 30 days where rents are charged by the day or by the week. Examples of specific lodging use types include:

(1) **Bed and Breakfast**

A detached house in which the owner/operator offers overnight accommodations and meal service to overnight guests for compensation.

(2) **Hotel or Motel**

An establishment, other than a bed and breakfast, in which short-term lodging is offered for compensation.

(j) Office

Uses that focus on providing executive, management, administrative, professional or medical services in an office setting. Examples of specific office use types include:

(1) Business and Professional Office

Office uses for companies and non-governmental organizations. Examples include corporate offices, law offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses and corporations. Also included are insurance claims adjusters/estimators with no more than one vehicle inspection bay and no on-site repair facilities.

(2) Medical, Dental and Health Practitioner Office

Office uses related to diagnosis and treatment of human patients' illnesses, injuries and physical maladies that can be performed in an office setting with no overnight care. Typical uses include offices of physicians, dentists, psychiatrists, psychologists, and chiropractors. Also includes practitioners of massage therapy as defined by 225 ILCS 57/10, when performed solely by state-licensed professionals. Surgical, rehabilitation and other medical centers that do not involve overnight patient stays are included in this use subcategory, as are medical and dental laboratories, unless otherwise expressly indicated. Ancillary sales of medications and medical products are allowed in association with a medical, dental or health practitioner office.

(k) Parking, Non-Accessory

Parking that is not provided to comply with minimum off-street parking requirements or that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. Examples of specific non-accessory parking use types include:

(1) Surface Parking, Non-Accessory

A non-accessory outdoor parking lot.

(2) Structured Parking, Non-Accessory

A non-accessory parking garage.

(l) Retail Sales

Uses involving the sale, lease or rental of new or used goods to the ultimate consumer. Examples of specific retail use types include:

(1) Building Supplies and Equipment

Retail sales uses that sell or otherwise provide goods to repair, maintain or visually enhance a structure or premises. Typical uses include hardware stores, home improvement stores, paint and wallpaper supply stores and garden supply stores.

(2) Nondurable Goods

Retail sales uses that sell or otherwise provide non-durable, consumable (aka "soft") goods that are consumed quickly and that must be purchased on a regular basis, such as: (1) sundry goods; (2) products for personal grooming and for the day-to-day maintenance of personal health or (3) food or beverages for off-premise consumption. Typical uses include convenience stores, drug stores, grocery and specialty food stores, wine or liquor stores, gift shops, newsstands and florists.

(3) Durable Goods

Retail sales uses that sell or otherwise provide wearing apparel, fashion accessories, furniture, household appliances and similar durable goods. Typical uses include clothing stores, department stores, appliance stores, TV and electronics stores, bike shops, book stores, costume rental stores, stationery stores, art galleries, hobby shops, furniture stores, pet stores and pet supply stores, shoe

stores, antique shops, secondhand stores, record stores, toy stores, sporting goods stores, variety stores, musical instrument stores, medical supplies, office supplies and office furnishing stores. Retail sales of durable goods does not include sales or rental of building supplies and equipment.

(m) **Self-service Storage Facility**

An enclosed use that provides separate, small-scale, self-service storage facilities leased or rented to individuals or small businesses. Facilities are designed and used to accommodate only interior access to storage lockers or drive-up access only from regular size passenger vehicles and two-axle non-commercial vehicles.

(n) **Studio, Artist or Instructional Service**

Uses in an enclosed building that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language or similar activities. Also includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, artist studios and photography studios.

(o) **Trade School**

Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative business training facilities and similar uses. Truck driving schools are classified as “trucking and transportation terminals” (wholesale, distribution and storage use category).

(p) **Vehicle Sales and Service**

Uses that provide for the sale, rental, maintenance or repair of new or used vehicles and vehicular equipment. The vehicle sales and service subcategory includes the following specific use types:

(1) **Commercial Vehicle Repair and Maintenance**

Uses, excluding vehicle paint finishing shops, that repair, install or maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft or similar large vehicles and vehicular equipment. Includes truck stops and fleet vehicle fueling facilities, which may dispense conventional vehicle fuels and/or alternative vehicle fuels.

(2) **Commercial Vehicle Sales and Rental**

Uses that provide for the sale or rental of large trucks, moving equipment (e.g., U-haul and Ryder) construction equipment, or similar large vehicles and vehicular equipment.

(3) **Fueling Station**

Uses engaged in retail sales of vehicle fuels for personal vehicles, other than fleet fueling facilities and truck stops. (Note: Fleet vehicle fueling facilities and truck stops are part of the “Commercial Vehicle Repair and Maintenance” specific use type). Fueling stations may dispense conventional vehicle fuels and/or alternative vehicle fuels, such as natural gas, propane, electricity and hydrogen.

(4) **Personal Vehicle Repair and Maintenance**

Uses that repair, install or maintain the mechanical components of automobiles, small trucks or vans, motorcycles, motor homes or recreational vehicles including recreational boats or that wash, clean or otherwise protect the exterior or interior surfaces of these vehicles.

(5) **Personal Vehicle Sales and Rental**

Uses that provide for the sale or rental of new or used autos, small trucks or vans, trailers, motorcycles, motor homes or recreational vehicles including recreational watercraft. Typical examples include automobile dealers, auto malls, car rental agencies. Car-share vehicles that are parked or

stored when not being used by members of a car-share program are not regulated as personal vehicle sales and rental uses, but are instead considered accessory parking.

(6) **Vehicle Body and Paint Finishing Shop**

Uses that primarily conduct motor vehicle body work and repairs or that apply paint to the exterior or interior surfaces of motor vehicles by spraying, dipping, flow-coating or other similar means.

**Sec. 62-26. - Industrial Use Category**

This category includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced. The industrial subcategories are:

(a) **Low-impact Manufacturing and Industry**

Manufacturing and industrial uses that do not, as part of their normal operations, generate noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, or vibration. Typical examples of low-impact manufacturing and industrial uses include: commercial laundries and linen supply services, apparel manufacturing, bakery products manufacturing, bottling plants, ice manufacturing, mattress manufacturing and assembly, musical instrument, parts manufacturing, newspaper printing, binderies and craft brewing and distilling (as defined and regulated by 235 ILCS).

(b) **Moderate-impact Manufacturing and Industry**

Manufacturing and industrial uses that, as part of their normal operations, generate noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, or vibration. Typical examples of moderate-impact manufacturing and industrial uses include: large breweries, distilleries and alcohol manufacturing (other than micro distilleries) coffee roasting with a roasting capacity of more than 5 kilos, dairy products manufacturing, foundries, chrome plating, crematoriums, electroplating, fiberglass manufacturing, flour mills, paper products manufacturing and large-scale breweries and distilleries.

(c) **High-impact Manufacturing and Industry**

Manufacturing and industrial uses that regularly use hazardous chemicals or procedures or that produce hazardous byproducts or explosive hazards. Typical examples of high-impact manufacturing and industrial uses include: the manufacture of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials. This subcategory also includes petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete (batch) plants and tanneries.

**Sec. 62-27. - Wholesale, Distribution & Storage Use Category**

This category includes uses that provide and distribute goods in large quantities, principally to retail sales, commercial services or industrial establishments. Long-term and short-term storage of supplies, equipment, commercial goods and personal items is included. The wholesale, distribution & storage subcategories are as follows.

(a) **Equipment and Materials Storage Yard**

Uses related to outdoor storage of equipment, products or materials, whether or not stored in containers.

(b) **Junk, Salvage or Impound Yard**

A building or open area where waste, scrap, used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, crushed, processed, or handled for reclamation, disposal or other

similar purposes, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles. Also includes vehicle towing and impound yards.

(c) **Trucking and Transportation Terminals**

Uses engaged in the dispatching and long-term or short-term storage of trucks, buses and other vehicles, including parcel service delivery vehicles, taxis and limousines. Minor repair and maintenance of vehicles stored on the premises is also included. Includes uses engaged in the moving of household or office furniture, appliances and equipment from one location to another, including the temporary on-site storage of those items.

(d) **Warehouse**

Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of a “self-service storage facility” or a “trucking and transportation terminal.”

(e) **Wholesale Sales and Distribution**

Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. Expressly includes the following uses: bottled gas and fuel oil sales, flea markets, ice distribution centers, monument sales, portable storage building sales, vending machine sales, auctioneers, and frozen food lockers.

**Sec. 62-28. - Recycling Use Category**

This category includes uses that collect, store or process recyclable material for the purpose of marketing or reusing the material in the manufacturing of new, reused or reconstituted products. The recycling use subcategories are as follows:

(a) **Consumer Material Drop-off Station**

An establishment that (1) accepts consumer recyclable commodities directly from the consuming party; (2) is staffed by personnel during times when recyclables are accepted from consumers; and (3) stores materials temporarily before transferring them to recyclable material processing facilities. Establishments that process recyclable material are classified as “consumer material processing” establishments. (Note: dumpsters and recyclable material collection bins are regulated as accessory uses.)

(b) **Consumer Material Processing**

Establishments that receive and process consumer recyclable commodities for subsequent use in the secondary market.

**Sec. 62-29. - Agricultural Use Category**

This category includes uses such as gardens, farms and orchards that involve the raising and harvesting of food and non-food crops and the raising of farm animals. The agricultural subcategories are:

(a) **Community Garden**

An area less than one acre in area that is managed and maintained by a group of individuals to grow and harvest food crops or non-food crops (e.g., flowers). A community garden area may be divided into separate garden plots or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. Community gardens may be principal or accessory uses.

(b) **Greenhouse or Nursery**

An area of land or a building used for propagation and growth of trees or plants for wholesale or retail sales and distribution. Does not include on-site retail sales unless such sales are otherwise allowed in the subject zoning district.

## Sec. 62-30. - Other Use Category

This category includes uses that do not fit the other use categories.

### (a) Drive-in or Drive-through Facility

Any use with drive-through windows or drive-through lanes or that otherwise offer service to the occupants of motor vehicles. Typical uses include drive-through restaurants, drive-through pharmacies, drive-in restaurants and drive-in cinemas. Automatic teller machine kiosks and similar drop-off or pick-up facilities that do not have on-site employees or amplified sound are not classified as drive-in or drive-through facilities if they meet the criteria for classification as an accessory use.

### (b) Medical Cannabis Cultivation Center

A facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis.

### (c) Medical Cannabis Dispensing Facility

A facility where medical cannabis, paraphernalia, or related supplies and educational materials are dispensed to registered qualifying patients operated by a medical cannabis dispensing organization.

### (d) Medical Cannabis Dispensing Organization

An organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered medical cannabis cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

### (e) Sexually Oriented Business<sup>2</sup>

The sexually oriented business use subcategory includes adult arcades, adult bookstores, adult video stores, adult cabarets, adult motels, adult motion picture theaters, adult theaters, escort agencies, nude model studios, and sexual encounter centers.

#### (1) Adult Arcade

Any place to which the public is permitted or invited wherein coin operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, videos, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

#### (2) Adult Bookstore or Adult Video Store

A commercial establishment that, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

- a. Books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations that are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas; or
- b. Instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.

For the purpose of interpreting and administering the “adult bookstore” and “adult video store” definitions, a principal business purpose is deemed to exist if materials offered for sale or rental

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<sup>2</sup> Existing definitions from village zoning ordinance.

depicting or describing specified sexual activities or specified anatomical areas generate 20 percent or more of the business's income, or account for 20 percent or more of inventory, or occupy 20 percent or more of total floor space. A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing specified sexual activities or specified anatomical areas and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishments from being categorized as an adult bookstore or adult video store so long as one of its principal business purposes is the offering for sale or rental for consideration the specified materials that depict or describe specified sexual activities or specified anatomical areas.

(3) **Adult Cabaret**

A nightclub, bar, restaurant, cafe, or similar commercial establishment that regularly, commonly, habitually, or consistently features:

- a. Persons who appear in a state of nudity or semi-nudity;
- b. Live performances that are distinguished or characterized by the exposure of specified sexual activities or specified anatomical areas;
- c. Films, motion pictures, videocassettes, slides, photographic reproductions, or other image-producing devices that are distinguished or characterized by the depiction or description of specified sexual activities or specified anatomical areas; or
- d. Persons who engage in exotic or erotic dancing or performances that are intended for the sexual interests or titillation of an audience or customers.

(4) **Adult Motel**

A hotel, motel or similar commercial establishment that:

- a. Offers accommodation to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, videocassettes, slides, or other photographic reproductions that are distinguished or characterized by the depiction or description of specified sexual activities or specified anatomical areas, and advertises the availability of such material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising, including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television;
- b. Offers a sleeping room for rent for a period of time that is less than 24 hours; or
- c. Allows a tenant or occupant of a sleeping room to subrent the sleeping room for a period of time that is less than 24 hours.

(5) **Adult Motion Picture Theater**

A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly, commonly, habitually, or consistently shown that are distinguished or characterized by the depiction or description of specified sexual activities or specified anatomical areas.

(6) **Adult Theater**

A theater, concert hall, auditorium, or similar commercial establishment that regularly, commonly, habitually, or consistently features persons who appear, in person, in a state of nudity and/or semi-nudity, and/or live performances that are distinguished or characterized by the exposure of specified sexual activities or specified anatomical areas.

(7) Escort Agency

A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

(8) Nude Model Studio

~~Any place~~ Any place other than public park, museum or university or college art class where a person who appears in a state of nudity or seminudity, or displays specified anatomical areas, is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons for consideration.

(9) Sexual Encounter Center

A business or commercial enterprise that, as one of its principal business purposes, offers, for any form of consideration:

- a. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- b. Activities between persons of the opposite sex and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nudity.

For the purpose of interpreting and administering this “sexual encounter center” definition, a principal business purpose is deemed to exist if the services offered are intended to generate business income.

Table of Allowed Uses

USE CATEGORY Use Subcategory Specific use type	ZONING DISTRICTS							
	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2
<b>RESIDENTIAL</b>								
<b>Household Living</b>								
Single-family detached	–	–	–	–	–	–	–	–
Single-family attached	–	S	S	–	–	–	–	–
Two-family	–	S	–	–	–	–	–	–
Multi-family	–	P	P	–	–	–	–	–
Mixed-use	P	P	P	P	P	P	–	–
Group Living	S	S	S	–	–	–	–	–
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>								
Cemetery	–	–	–	–	–	–	S	–
College or University	S	S	–	–	–	–	–	–
Day Care	S	S	P	S	–	S	–	–
Governmental Service	S	S	S	–	–	S	S	S
Hospital	–	–	–	–	–	–	–	–
Library or Cultural Exhibit	P	S	S	P	–	S	–	–
Parks and Recreation	–	S	S	–	P	S	–	–
Postal Service	P	S	P	P	–	S	–	–
Religious Assembly	–	S	S	–	–	–	–	–
Safety Service	S	S	S	S	S	S	S	S
School	–	–	–	–	–	–	–	–
<b>Utilities and Public Service Facility</b>								
Minor	P	P	P	P	P	P	P	P
Major	S	S	S	S	S	S	S	S
<b>COMMERCIAL</b>								
<b>Animal service</b>								
Boarding or shelter	–	–	–	–	–	–	S	–
Grooming	P	S	P	–	–	–	S	–
Veterinary	P	–	S	–	–	–	S	–
<b>Assembly and Entertainment</b>								
Indoor	P	P	S	–	–	–	S	–
Outdoor	–	–	S	–	–	–	S	–
Broadcast or Recording Studio	P	S	S	–	–	–	P	S
<b>Commercial Service</b>								
Building service (no outdoor storage)	P	S	P	P	P	P	P	–
Business support service	P	P	P	P	P	–	S	–
Consumer maintenance and repair service	P	P	P	P	P	P	–	–
Personal improvement service	P	P	P	P	P	P	P	–
Research service	P	S	P	P	P	P	–	–
<b>Eating and Drinking Establishments</b>								
Bar	P	S	P	P	–	S	–	–
Prepared food shop	P	P	P	P	–	P	–	–
Take-out restaurant	P	P	P	P	–	P	–	–
Sit-down restaurant	P	P	P	P	–	P	–	–
Financial Services (except as indicated below)	P	S	P	P	–	–	–	–
Personal credit establishment	–	S	S	P	–	–	–	–
Fraternal Organization	S	P	S	P	–	–	P	–
Funeral or Mortuary Service	P	S	–	P	–	–	–	–
Lodging	S	S	S	P	–	–	–	–
<b>Office</b>								
Business or professional office	P	P	P	P	P	P	P	–
Medical, dental or health practitioner office	P	P	P	P	–	S	–	–
Parking, Non-accessory	P	P	P	P	–	–	P	–
<b>Retail Sales</b>								
Building supplies	S	–	–	–	–	–	P	–
Durable goods	P	P	P	P	–	S	–	–

Table of Allowed Uses

USE CATEGORY	ZONING DISTRICTS							
Use Subcategory	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2
Specific use type								
Nondurable goods	P	P	P	P	–	P	S	–
Self-service Storage Facility	S	–	–	–	–	–	P	P
Studio, Artist or Instructional Service	P	P	P	P	–	P	–	–
Trade School	P	S	–	–	–	–	–	–
<b>Vehicle Sales and Service</b>								
Commercial vehicle repair/maintenance	–	–	–	–	–	–	S	P
Commercial vehicle sales and rentals	–	–	–	–	–	–	P	–
Fueling station	P	–	S	P	–	S	P	–
Personal vehicle repair and maintenance	P	–	–	–	–	S	P	–
Personal vehicle sales and rentals	P	–	–	–	–	–	S	–
Vehicle body and paint finishing shop	S	–	S	–	–	S	P	–
<b>WHOLESALE, DISTRIB. &amp; STORAGE</b>								
Equipment and Material Storage	–	–	–	–	–	–	–	P
Junk, Salvage or Impound Yard	–	–	–	–	–	–	S	–
Trucking and Transportation Terminal	–	–	–	–	–	–	S	–
Warehouse	S	–	–	–	–	–	P	–
Wholesale Sales and Distribution	–	–	–	–	–	–	P	–
<b>INDUSTRIAL</b>								
Low-impact Manufacturing & Industry	–	–	–	–	–	–	S	P
Moderate-impact Manufacturing & Industry	–	–	–	–	–	–	–	S
High-impact Manufacturing & Industry	–	–	–	–	–	–	–	S
<b>RECYCLING</b>								
Consumer Material Drop-off Station	–	–	–	–	–	–	S	S
Consumer Material Processing	–	–	–	–	–	–	–	S
<b>AGRICULTURAL</b>								
Community Garden	P	P	P	P	P	P	P	P
Greenhouse or Nursery	P	P	P	P	P	P	P	–
<b>OTHER</b>								
Drive-in or Drive-through Facility (as a component of an allowed principal use)	P	S	S	P	–	–	–	–
Medical Cannabis Cultivation Center	Allowed only in Medical Cannabis Overlay District (see Division 7)							
Medical Cannabis Dispensing Facility	Allowed only in the Sexually Oriented Business Overlay District (see Division 6)							
Sexually Oriented Business	Allowed only in the Sexually Oriented Business Overlay District (see Division 6)							
Zoo	–	–	–	–	–	–	–	–

# **The Village of Brookfield's Text Amendment Application**

## **Text Amendment 3: Updated Parking Requirements**

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## ARTICLE III. - OFF-STREET PARKING AND LOADING

### DIVISION 1. - GENERALLY

#### *Sec. 62-220. - Procedure.*

An application for a building permit for a new or enlarged building, structure or use shall include herewith, a plot plan, drawn to scale and fully dimensioned, showing any and all parking and loading facilities to be provided in compliance with the requirements of this chapter.

(Code 1964, § 30-7.01(A); Ord. No. 96-14, 3-25-1996; Ord. No. 2000-28; Ord. No. 2000-29; Ord. No. 2000-30, 4-24-2000)

#### *Sec. 62-221. - Extent of control.*

All buildings, structures and land uses and all modifications of existing buildings, structures or land use initiated after the effective date of the ordinance from which this chapter is derived, shall be provided with accessory off-street parking and loading as required herein. A building or structure for which a permit has been issued prior to the effective date of the ordinance from which this chapter is derived shall comply with the requirements in effect at the time of the issuance of the permit.

(Code 1964, § 30-7.01(B); Ord. No. 96-14, 3-25-1996; Ord. No. 2000-28; Ord. No. 2000-29; Ord. No. 2000-30, 4-24-2000)

#### *Sec. 62-222. - Existing parking and loading spaces.*

Accessory off-street parking and loading spaces in existence on the effective date of the ordinance from which this chapter is derived may not be reduced in number, except in compliance with the requirements of this article.

(Code 1964, § 30-7.01(D); Ord. No. 96-14, 3-25-1996; Ord. No. 2000-28; Ord. No. 2000-29; Ord. No. 2000-30, 4-24-2000)

#### *Sec. 62-223. - Permissive parking spaces.*

Nothing in this article shall prevent the establishment of off-street automobile parking facilities to serve any legally established use of land or buildings, subject to the provisions of this article. Principal uses located in SA districts or in the C-1 or C-2 districts may share off-street parking areas with other principal uses located in SA districts or in the C-1 or C-2 districts. Such shared off-street parking areas may be located outside of SA, the C-1 or C-2 districts. In districts other than ~~the SA, C-1 or and C-2~~ districts, off-street parking areas not contained on the same zoning lot as the principal use must be located in the same zoning district in which the principal use is located. In districts other than SA, the C-1 and C-2 districts, if such remote off-street parking facilities are intended to be located in another zoning district, different from that of the principal structure or use, ~~than then~~ a special use permit must be sought before any such use can be established and recognized as fulfilling the requirements for off-street parking established by this chapter. Special use permit approval is not required if the district in which the off-street parking facilities are to be located permits public parking garages or public parking lots.

(Code 1964, § 30-7.01(D); Ord. No. 96-14, 3-25-1996; Ord. No. 2000-28; Ord. No. 2000-29; Ord. No. 2000-30, 4-24-2000)

#### *Sec. 62-224. - Joint parking facilities.*

Joint or "shared" parking refers to the practice of 2 or more users who have need for parking at different times voluntarily agreeing to make use of some of all the same parking spaces. Joint parking is encouraged as a means of conserving scarce land resources, reducing stormwater runoff, reducing the heat island effect caused by large paved areas and improving village appearance. Special use permit approval is required for approval of joint parking arrangements. An application for a sSpecial use permits may be filed where for joint off-street parking and/or loading facilities for different buildings, structures or use, or for mixed uses, are intended to be provided and where may be approved if the applicant demonstrates it can be sufficiently and technically proven to the village's satisfaction that such combination of buildings, structures and/or use is of such a unique nature that the cumulative number of parking and/or loading

spaces can be reduced. However, the granting of such a special use permit will require proof from the petitioner that no increased congestion in the public streets nor any other violation of the intent and purpose of this chapter will occur. The village may establish criteria and stipulations with the granting of any such special use permit to provide safeguards from building, structure or use changes which will create congestion upon the public streets or otherwise measurably degrade the health, safety, or the general welfare of the public. Such safeguards may include, but are not limited to, the holding of vacant land in retention for future parking space needs, voiding licenses for business operation in the village, establishment of a performance bond, or other such action. The burden of proof showing that a reduction in the number of parking and/or loading spaces as required by this chapter is solely the responsibility of the petitioner. Each such request shall be reviewed in light of its own merits.

(Code 1964, § 30-7.01(E); Ord. No. 96-14, 3-25-1996; Ord. No. 2000-28; Ord. No. 2000-29; Ord. No. 2000-30, 4-24-2000)

*Sec. 62-225. - Control of off-street facilities.*

When required accessory off-street parking facilities are provided elsewhere than on the lot other than on which the principal building, structure or use is located, those parking facilities shall be in the same possession, either by deed or long-term lease, as the property occupied by such principal building, structure, or use. Any such off-site/remote parking facilities must be located within 1,000 feet of the main entrance of the principal building, structure or use being served, and, except for the C-1, C-2, ~~and C-3 and SA districts~~ ~~Centralized Commercial Zoning District~~, must be in the same block as that no public street lies between the off-street parking spaces and the principal building, structure or use being served. The owner shall be bound by covenants filed of record in the office of the county recorder of deeds, requiring the owner and his heirs and assigns to maintain the required number of parking spaces during the existence of the use of the principal building or structure.

(Code 1964, § 30-7.01(F); Ord. No. 96-14, 3-25-1996; Ord. No. 2000-28; Ord. No. 2000-29; Ord. No. 2000-30, 4-24-2000)

*Secs. 62-226—62-243. - Reserved.*

**DIVISION 2. - PARKING SPACES**

**Subdivision I. - In General**

*Secs. 62-244—62-264. - Reserved.*

**Subdivision II. - Design and Maintenance**

*Sec. 62-265. - Design and maintenance; parking spaces.*

Except as may be governed as to the materials to be used, parking lot and parking area drainage standards, lighting, landscaping, cleaning and maintenance requirements of the village off-street parking lot ordinance as set forth in this Code, as amended, shall govern design criteria for any new parking lot or parking area or any substantially renovated parking lot or parking area situation within the village and to the extent herein stated. The number of required spaces shall include both those which are open to the air, as well as those which are enclosed. No off-street parking lot or garage shall be used for any purpose other than the temporary storage of motor vehicles related to the premises. The storage of merchandise and the sale or commercial repair of vehicles is prohibited.

(Code 1964, § 30-7.02; Ord. No. 96-14, 3-25-1996)

*Sec. 62-266. - Parking space sizes.*

Each off-street parking space, excluding its associated circulation aisle, shall have the following minimum dimensions, in feet:

<b>Parking Angle</b>	<b>Stall Width</b>	<b>Stall Length</b>	<b>Stall Height</b>
Parallel	8.5'	24.0'	8.0'

<b>Parking Angle</b>	<b>Stall Width</b>	<b>Stall Length</b>	<b>Stall Height</b>
45 degrees	8.5'	17.5'	8.0'
60 degrees	8.5'	19.0'	8.0'
90 degrees	8.5'	18.0'	8.0'

Note: The foregoing dimensions represent standard parking spaces. Spaces required or utilized for disabled individuals must meet all requirements of Public Law 101-336, the Americans with Disability Act of 1990, as amended. Consideration for variations from the terms of these dimensions are not permitted.

(Code 1964, § 30-7.02(A); Ord. No. 96-14, 3-25-1996)

*Sec. 62-267. - Parking circulation aisles.*

Each parking space, except spaces accessory to a single-family or two family dwelling, shall be accessed by a circulation aisle of a width, in feet, as specified:

<b>Parking Angle</b>	<b>One-Way Aisle Width</b>	<b>Two Way Aisle Width</b>
Parallel	14.0'	24.0'
45 degrees	12.5'	24.0'
60 degrees	14.5'	24.0'
90 degrees	22.5'	24.0'

(Code 1964, § 30-7.02(B); Ord. No. 96-14, 3-25-1996)

*Sec. 62-268. - Required setback.*

No parking space nor portion thereof located in any residential zoning district may be located within any front yard setback. Nor shall any such parking space be located in any side or rear yard, except to the extent exempted within those sections governing side and rear yard usage within residential zoning districts. No parking spaces in any other zoning district may be located closer than five feet to any front yard property line or corner property line, or lot where landscaping is required under the terms of any special use of planned development permit. In all cases, no vehicle may be parked nor property owner maintain any parking lot or parking space to be occupied wherein any vehicle overhangs any public right-of-way or public sidewalk.

(Code 1964, § 30-7.02(C); Ord. No. 96-14, 3-25-1996)

*Sec. 62-269. - Access.*

Parking facilities shall be designed with appropriate means of vehicular access to a street. Alley access may be permitted only to a garage or parking space required by a detached single family dwelling or a two family dwelling or to the C-3 Centralized Commercial Districts. No driveway or curb cut in any district shall exceed 24 feet in width, except that turning radii, divided entrances/exits with island dividers, and joint driveway/curb cuts serving more than one lot or parcel may be permitted to exceed this width upon a case-by-case review and written recommendation of the village engineer.

(Code 1964, § 30-7.02(D); Ord. No. 96-14, 3-25-1996)

*Sec. 62-270. - Maintenance.*

All parking lots, garages and parking areas shall be properly maintained at all times so as to be free of pot holes, broken curbs and other damage or neglected features.

(Code 1964, § 30-7.02(E); Ord. No. 96-14, 3-25-1996)

*Secs. 62-271—62-288. - Reserved.*

Subdivision III. - Requirements

*Sec. 62-289. - General rules.*

- (a) Whenever a legal use existing on the effective date of the ordinance from which this chapter is derived is changed thereafter to a new use, parking facilities for the new use shall be provided as required herein for the number of parking spaces needed in excess of the number of spaces which would have been required under the terms of this chapter for the prior use or degree of prior existence. However, no use may be so expanded as to reduce the total minimum number of parking spaces required by this chapter. Any new structure or any structure renovated or remodeled creating an increase in the exterior bulk to accommodate additional floor area shall provide the number of parking spaces required herein for the new structure, or that portion of the structure so enlarged.
- (b) Notwithstanding the provisions contained in this subsection, no building or use lawfully existing on the effective date of the ordinance from which this chapter is derived shall be required to provide any additional parking spaces pursuant to the foregoing subsection, unless and until the aggregate increase in units of measurement shall equal ten percent or more of the units of measurement existing upon such effective date, in which parking spaces shall be provided for the total aggregate increase.
- (c) When determination of the number of required parking spaces results in the requirement of any fractional parking space, any such fraction shall require one additional parking space, unless the total number of additional parking spaces is less than one, where the applicant shall be absolved of providing such a singular parking space.
- (d) In stadiums, auditoriums, houses of worship, and other places of assembly in which patrons or spectators occupy bench-type or similar seating, each 22 inches of such seating shall be counted as one seat for the purpose of determining the requirements for off-street parking under this chapter.
- (e) When parking spaces are required on the basis of the number of employees, customers, students or similar population measure, the maximum number for which the structure is designed shall govern, except that when the structure has no design capacity, the maximum number present at any time shall govern.
- (f) The determination of floor area per unit of measurement shall be determined on a square footage basis and shall mean each square footage of usable area exclusive of storage area, mechanical equipment rooms, stairwells, restrooms, hallways, lobbies not used for reception, and other areas not normally occupied by either employees or customers, and exclusive of other facilities for which separate parking requirements are established, unless otherwise stated herein and as applicable to a specific use.
- (g) Nothing in this section shall be construed to prohibit the continued utilization of any parking space as an accessory use to any structure or use for parking of a vehicle that may be lawfully parked in such a space solely because such space does not satisfy the location or design requirements of this chapter, if such space was validly in use as an accessory use to such structure or use on the effective date of the ordinance from which this chapter is derived, and if the forced abandonment of such space shall reduce the total number of parking spaces required by this chapter.
- (h) In all residential zoning districts or in any other zoning district where off-street parking area or garage is used for residential purposes, no off-street parking area or garage parking space which is required to meet the minimum off-street parking requirements of this chapter shall be used for other than the temporary storage of motor vehicles related to the premises. The commercial repair vehicles as well

as repairs to vehicles other than passenger automobiles is prohibited. Passenger automobiles shall not include vehicles licensed by the state for taxicab, delivery or towing use.

- (i) No parking spaces required to meet the minimum quantity of parking spaces needed to meet that ordinance may be stacked, unless such stacked spaces are required as part of a drive-up facility or are used solely for employee parking and the housing of the businesses own commercially licensed vehicles. Stacking, as prohibited by this section, means the design of parking accommodations where parking spaces are located to the front and the rear of another parking space and where no aisle exists to allow ingress and egress without moving other parked vehicles. Only those spaces required by this chapter specifically for employees are exempted. In all residential zoning districts or in any other zoning district or where an off-street parking area or garage is used for residential requirements of this chapter which is so located as to preclude direct ingress and egress from a garage space which is also counted in meeting the minimum requirements of this chapter.
- (j) All structures containing multiple residential dwelling units must be able to provide for all required off-street parking requirements prior to such units being converted to condominium use.

(Code 1964, § 30-7.03(A); Ord. No. 96-14, 3-25-1996)

*Sec. 62-290. - Required parking spaces.*

For the uses set forth in the table in this section, the specific minimum number of off-street parking spaces or stacking spaces, as allowed elsewhere in this chapter, shall be provided.

**Note**—Where several uses are combined in the same structure, the total number of parking spaces required is the cumulative total of all such uses unless otherwise approved in accordance with Sec. 62-224.

Use	Required Spaces
Automobile sales, showroom or outdoor sales lot	1.0 space for each 1,000 square feet of display area, plus 1.0 space for each employee.
Bakery, fish market, meat market, <del>product</del> <u>produce</u> market	<u>SA districts: 1.0 space for each 333 square feet of gross floor area open to the public.</u> <u>All other districts:</u> 1.0 space for each 125 square feet of gross floor area open to the public, plus 0.5 spaces per employee.
Bank, savings & loan, savings bank, credit union	<u>SA districts: 1.0 space for each 333 square feet of gross floor area open to the public.</u> <u>All other districts:</u> 1.0 space for each 200 square feet, plus 1.0 for each employee.
Bed & breakfast	See: Motel, hotel, bed and breakfast.
Bowling alley	4.0 spaces for each alley, plus 1.0 space for each employee.
Butcher shop	See: Bakery, fish market, meat market, produce market.
Carwash, manual	5.0 spaces for each manual washing bay, plus 1.0 space for each incidental service, i.e., vacuum unit.

Carwash, automated	5.0 space for each washing bay, plus 1.0 space for each employee, plus 1.0 space for each incidental service, i.e., vacuum unit.
Chiropractic office/clinic	See: Office, health service/clinic.
Church/place of worship	1.0 space per ten seats available in the main sanctuary. Where pews or benches are used, each 22 inches in length shall be considered one seat.
Club (fraternal) or lodge	1.0 space per 150 square feet hall, plus 1.0 space per employee.
Commercial/trade school	See: School, commercial/trade.
Construction	See: Manufacturing, industrial and construction.
Credit union	See: Bank, savings and loan, savings bank, credit union.
Day care, child or adult	1.0 space per employee, plus 1.0 space for each five children or adults.
Doctor's office/clinic	See: Office, health service/clinic.
Dentist's office/clinic	See: Office, health service/clinic.
Fish/seafood market	See: Bakery, fish market, meat market, produce market.
Funeral home/mortuary	1.0 space for each 100 square feet of chapel area, plus 1.0 space per employee.
Gas station, full service	2.0 spaces for each service bay, plus 1.0 space for each employee. No gasoline pump island or parkway may be utilized in meeting these requirements.
Gas station, mini-mart, no service bays	See: Retail sales, all other uses.
Grocery store: gross	<b>SA districts:</b> <u>1.0 space for each 333 square feet of retail space.</u> <b>All other districts:</b> 1.0 space for each 200 square feet of retail space, plus 0.5 space per employee.
Health club	1.0 space for each 200 square feet of gross floor area.
Hospital	1.0 space for each two beds, plus 1.5 spaces for each emergency room bed, plus 1.0 space per full-time employee or volunteer.
Hotel	See: Motel, hotel, bed and breakfast.
Industrial	See: Manufacturing, industrial and construction.

Manufacturing, industrial and construction	1.0 space per employee, plus 1.0 space per company vehicle.
Meat market	See: Bakery, fish market, meat market, produce market.
Medical office	See: Office, health service/clinic.
Motel, hotel, bed and breakfast	1.0 space per sleeping room, plus 1.0 space per employee.
Nursing home	1.0 space for each three beds, plus 1.0 space for each employee or volunteer.
Office, general, business	<b><u>SA districts:</u></b> 1.0 space for each 400 square feet of gross floor area. (Not listed elsewhere) <b><u>All other districts:</u></b> 1.0 space for each 350 <del>square and professional</del> square feet of <u>gross</u> floor area. (Not listed elsewhere)
Offices, health service/clinic, medical, chiropractic, dental, optometric, etc.	6.0 spaces for each licensed practitioner (excluding nurses and assistants), plus 1.0 space for each employee.
Offices, telemarketing, telephone solicitation, etc.	1.0 space for each instrument or 1.0 space per desk, whichever is greater.
Produce market	See: Bakery, fish market, meat market, produce market.
Residential single-family dwelling	2.0 spaces for each dwelling unit. attached or detached:
Multiple-family dwellings	<b><u>SA districts:</u></b> 1.25 spaces for dwelling unit. <b><u>All other districts:</u></b> 2.0 spaces for each dwelling unit.
Restaurant, sit-down	<b><u>SA districts:</u></b> 1.0 space for each 200 square feet of gross floor area. <b><u>All other districts:</u></b> 1.0 space for each 65 square feet of gross floor, plus 1.0 space per employee.
Restaurant/food service, primary carryout or stand-up or that segment of a sit down restaurant having carry-out service	<b><u>SA districts:</u></b> 1.0 space for each 100 square feet of waiting/eating area. <b><u>All other districts:</u></b> 1.0 space per 20 square feet of waiting/eating area, plus 1.0 space per employee.
Restaurant/food service, with drive-up window	5.0 stacking spaces per window in addition to any spaces required for interior service and employees.
Retail sales uses, not otherwise listed	<b><u>SA districts:</u></b> 1.0 space for each 333 square feet of gross floor area. <b><u>All other districts:</u></b> 1.0 space for each 250 feet of gross floor area.

Savings and loan/savings bank	See: Bank.
School, commercial/trade	1.0 space for each student, plus 1.0 space for each employee.
School, elementary	1.0 space for each employee, plus 1.0 space for each classroom to accommodate visitors and guests.
School, secondary	1.0 space for each six students, plus 1.0 space for each employee.
Storage	See: Warehousing and storage.
Tavern	1.0 space per three bar stools, plus 1.0 space for each employee. If the use is combined with food service facilities, the tavern requirements for bar service will be in addition to the food-service area of the establishment.
Telemarketing/telephone, mail	See: Office, telemarketing, solicitation.
Trade school	See: School, commercial/trade.
Theater, movie	1.0 space for each three seats of design capacity, plus 0.5 space for each employee.
Unspecified uses	See: Special note at the end of this section.
Vocational school	See: School, commercial/trade.
Warehousing and storage	1.0 space for each 2,000 square feet or gross space, plus spaces as may be required for on-site office facilities.

Special note: When the ultimate use of a structure or facility is not known or not specified herein, the maximum number of spaces that might be required for any use to which the structure or facility might reasonably be devoted to shall be provided as required by the village engineer on a case-by-case basis. Appeal from the number of spaces required by the village engineer must be made to the planning and zoning commission in the manner set forth for interpretations in this chapter.

(Code 1964, § 30-7.03(B); Ord. No. 96-14, 3-25-1996; Ord. No. 2013-69, § 23, 12-16-2013)

Sec. 62-291. - Parking Credits and Reductions.

(a) Motorcycle and Scooter Parking. In parking lots containing more than 10 parking spaces, the provision of motorcycle or scooter parking spaces may be credited toward satisfying the minimum off-street parking requirements of Sec. 62-290 at the rate of one motor vehicle parking space for each 2 motorcycle or scooter parking spaces. The maximum credit allowed under this provision is 2 spaces or 10% of the total minimum motor vehicle parking requirement for the subject property, whichever is greater. To receive credit, each motorcycle and scooter space must have a concrete surface and minimum dimensions of 4 feet by 8 feet. This provision applies to existing and proposed parking lots.

- (b) Car-share and Bike-share Service. The following parking credits apply to nonresidential uses that are required to provide 10 or more motor vehicle parking spaces and to residential or mixed-use projects that are required to provide 20 or more motor vehicle parking spaces.
- (1) The number of required motor vehicle parking spaces is reduced by 4 spaces for each parking space that is leased by a village-approved car-share program for use by a car-share vehicle.
  - (2) The number of required motor vehicle parking spaces is reduced by 2 spaces for uses that provide space for a village-approved bike-share program facility with a minimum of 10 bicycle parking docks.
- (c) Long-term Bicycle Parking. Each 6 long-term bicycle parking spaces is credited as one motor vehicle space.
- (1) Long-term bicycle parking spaces provided to receive parking credit must be provided in the building or in a weather-protected area. Long-term bicycle parking spaces must be protected from access by unauthorized persons.
  - (2) Long-term bicycle parking spaces provided to receive parking credit must:
    - a. Consist of bike racks or lockers anchored so that they cannot be easily removed;
    - b. Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
    - c. Be designed so as not to cause damage to the bicycle;
    - d. Facilitate easy locking without interference from or to adjacent bicycles; and
    - e. Have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet. Bicycle lockers are exempt from overhead clearance requirements.
- (d) Public Parking. Nonresidential uses may receive credit for parking spaces within a nearby public parking lot or public parking garage, as follows:
- (1) The nearest pedestrian entrance to the public parking lot or garage must be located within 1,000 feet of the lot on which the subject use is located;
  - (2) The parking facility must be open to the general public from at least 8:00 a.m. to 8:00 p.m.;
  - (3) Minimum parking requirements may be reduced by one parking space for every 4 parking spaces within the public parking lot or garage, not to exceed a total reduction of more than 25 spaces.
- (e) On-Street Parking. Nonresidential uses may count on-street parking spaces on public street rights-of-way abutting the subject property towards satisfying off-street motor vehicle parking requirements. One on-street parking space credit may be taken for each 20 linear feet of abutting right-of-way where on-street parking is allowed. Only space on the same side of the street as the subject use may be counted, except that the opposite side of the street may be counted if the property on that side of the street does not have the potential for future development. In calculating credit for on-street parking, all fractional spaces are rounded down.

Secs. 62-291-292—62-313. - Reserved.

# **The Village of Brookfield's Text Amendment Application**

## **Text Amendment 4: Public Hearing Notices**

Sec. 62-663. – Notice

It is the petitioner’s responsibility to prepare, present to the zoning enforcement administrator for preliminary review for content and form, have published at his expense, and no later than the time of hearing, provide the hearing body with a valid publisher’s certificate of publication. Public notice shall be by publication in a newspaper published in the village, or if no newspaper having general circulation is published in the village, at least once no less than 15 days nor more than 30 days in advance of the hearing date. The legal notice shall contain, as a minimum, the following information.

- 1) The time, date and location of the public hearing;
- 2) (A) A legal description of the property; or
- ~~3)~~ (B) The county issued property tax identification number; and
- ~~4)~~ The common address of \_\_\_\_\_ the property; if one exists, otherwise its approximate location to commonly known streets and/or intersections;
  
- ~~5)~~ 3) The specific prayer of the case to be heard; and
- ~~6)~~ 4) Any additional notice information as may herein be required by the zoning enforcement administrator.

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**The Village of Brookfield's Map Amendment  
Application and Proposed Zoning Map**



Village of Brookfield  
Planning and Zoning Commission Application Packet

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# Map Amendment Application

## Applicant Information:

1. Contact Name	Emily Egan
2. Petitioner's Name	Village of Brookfield, Illinois
3. Petitioner's Address	8820 Brookfield Avenue, Brookfield, IL 60513
4. Phone Number	(708) 485-7344
5. Email Address	help@villageofbrookfield.com
6. Fax Number	(708) 485-4971

7. The requested map amendments are as follows:

Address	PIN	Current	Proposed
9250 WEST SOUTHVIEW AVENUE	1534331014	B	SA_6
3840 MAPLE AVENUE	1534331022	B	SA_6
3703 FOREST AVENUE	1534415020	B	SA_5
3705 FOREST AVENUE	1534415021	B	SA_5
3707 FOREST AVENUE	1534415022	B	SA_5
3711 FOREST AVENUE	1534415023	B	SA_5
3715 FOREST AVENUE	1534415024	B	SA_5
3717 FOREST AVENUE	1534415029	B	SA_5
3719 FOREST AVENUE	1534415030	B	SA_5
3721 FOREST AVENUE	1534415031	B	SA_5
3723 FOREST AVENUE	1534415032	B	SA_5
3725 FOREST AVENUE	1534415033	B	SA_5
3727 FOREST AVENUE	1534415034	B	SA_5
3701 FOREST AVENUE	1534415038	B	SA_5
3700 GRAND BOULEVARD	1534420001	C-3	SA_4a
3715 SUNNYSIDE AVENUE	1534420006	C-3	SA_5
3727 SUNNYSIDE AVENUE	1534420011	C-3	SA_5
8944 FAIRVIEW AVENUE	1534420013	C-3	SA_4a
8922 FAIRVIEW AVENUE	1534420024	C-3	SA_4a
8916 FAIRVIEW AVENUE	1534420025	C-3	SA_1

3706 GRAND BOULEVARD	1534420026	C-3	SA_4a
3710 GRAND BOULEVARD	1534420027	C-3	SA_4a
3714 GRAND BOULEVARD	1534420028	C-3	SA_4a
3720 GRAND BOULEVARD	1534420030	C-3	SA_1
3724 GRAND BOULEVARD	1534420031	C-3	SA_1
3726 GRAND BOULEVARD	1534420032	C-3	SA_1
3728 GRAND BOULEVARD	1534420032	C-3	SA_1
3730 GRAND BOULEVARD	1534420033	C-3	SA_1
3734 GRAND BOULEVARD	1534420034	C-3	SA_1
3732 GRAND BOULEVARD	1534420034	C-3	SA_1
3736 GRAND BOULEVARD	1534420035	C-3	SA_1
3738 GRAND BOULEVARD	1534420036	C-3	SA_1
3740 GRAND BOULEVARD	1534420037	C-3	SA_1
3742 GRAND BOULEVARD	1534420038	C-3	SA_1
3744 1/2 GRAND BOULEVARD	1534420039	C-3	SA_1
3746 GRAND BOULEVARD	1534420039	C-3	SA_1
3748 GRAND BOULEVARD	1534420040	C-3	SA_1
8900 FAIRVIEW AVENUE	1534420041	C-3	SA_1
8938 FAIRVIEW AVENUE	1534420042	C-3	SA_4a
8938 1/2 FAIRVIEW AVENUE	1534420043	C-3	SA_4a
8940 FAIRVIEW AVENUE	1534420044	C-3	SA_4a
8942 FAIRVIEW AVENUE	1534420045	C-3	SA_4a
3723 SUNNYSIDE AVENUE	1534420046	C-3	SA_5
8928 FAIRVIEW AVENUE	1534420047	C-3	SA_4a
3717 GRAND BOULEVARD	1534421002	C-3	SA_1
3723 GRAND BOULEVARD	1534421004	C-3	SA_1
3735 GRAND BOULEVARD	1534421007	C-3	SA_1
3739 GRAND BOULEVARD	1534421009	C-3	SA_1
3745 GRAND BOULEVARD	1534421010	C-3	SA_1
3743 GRAND BOULEVARD	1534421010	C-3	SA_1
8923 GRANT AVENUE	1534421014	C-3	SA_6
8917 GRANT AVENUE	1534421015	C-3	SA_6
8913 GRANT AVENUE	1534421016	C-3	SA_6
8909 GRANT AVENUE	1534421017	C-3	SA_6
3700 PRAIRIE AVENUE	1534421018	C-3	SA_4a
3710 PRAIRIE AVENUE	1534421021	C-3	SA_4a
3712 PRAIRIE AVENUE	1534421022	C-3	SA_4a

3714 PRAIRIE AVENUE	1534421023	C-3	SA_4a
3720 PRAIRIE AVENUE	1534421024	C-3	SA_4a
3724 PRAIRIE AVENUE	1534421026	C-3	SA_4a
3751 1/2 GRAND BOULEVARD	1534421034	C-3	SA_1
3749 1/2 GRAND BOULEVARD	1534421034	C-3	SA_1
3749 GRAND BOULEVARD	1534421034	C-3	SA_1
3755 GRAND BOULEVARD	1534421034	C-3	SA_1
3732 PRAIRIE AVENUE	1534421034	C-3	SA_1
3731 GRAND BOULEVARD	1534421035	C-3	SA_1
3729 GRAND BOULEVARD	1534421035	C-3	SA_1
3733 GRAND BOULEVARD	1534421036	C-3	SA_1
3713 GRAND BOULEVARD	1534421041	B-2	SA_4a
3728 PRAIRIE AVENUE	1534421042	C-3	SA_1
3747 1/2 GRAND BOULEVARD	1534421043	C-3	SA_1
3747 GRAND BOULEVARD	1534421043	C-3	SA_1
3726 PRAIRIE AVENUE	1534421044	C-3	SA_1
3701 PRAIRIE AVENUE	1534422001	C-3	SA_4a
3705 PRAIRIE AVENUE	1534422002	C-3	SA_4a
3707 PRAIRIE AVENUE	1534422003	C-3	SA_4a
3709 PRAIRIE AVENUE	1534422004	C-3	SA_4a
3711 PRAIRIE AVENUE	1534422005	C-3	SA_4a
3715 PRAIRIE AVENUE	1534422006	C-3	SA_4a
3731 PRAIRIE AVENUE	1534422012	C-3	SA_4a
3729 PRAIRIE AVENUE	1534422012	C-3	SA_4a
3714 FOREST AVENUE	1534422020	A-1	SA_5
3718 FOREST AVENUE	1534422022	A-1	SA_5
3745 PRAIRIE AVENUE	1534422029	C-3	SA_1
3739 PRAIRIE AVENUE	1534422029	C-3	SA_1
8840 BROOKFIELD AVENUE	1534422029	C-3	SA_1
8838 BROOKFIELD AVENUE	1534422029	C-3	SA_1
8836 BROOKFIELD AVENUE	1534422030	C-3	SA_1
3700 FOREST AVENUE	1534422037	A-1	SA_5
3702 FOREST AVENUE	1534422037	A-1	SA_5
3721 PRAIRIE AVENUE	1534422042	C-3	SA_4a
3725 PRAIRIE AVENUE	1534422042	C-3	SA_4a
3727 PRAIRIE AVENUE	1534422042	C-3	SA_4a
3724 FOREST AVENUE	1534422043	A-1	SA_5

3726 FOREST AVENUE	1534422044	A-1	SA_5
3728 FOREST AVENUE	1534422045	A-1	SA_5
3730 FOREST AVENUE	1534422046	A-1	SA_5
3732 FOREST AVENUE	1534422047	A-1	SA_5
3734 FOREST AVENUE	1534422048	A-1	SA_5
3736 FOREST AVENUE	1534422049	A-1	SA_5
3738 FOREST AVENUE	1534422050	A-1	SA_5
3740 FOREST AVENUE	1534422051	A-1	SA_5
3742 FOREST AVENUE	1534422052	A-1	SA_5
3708 FOREST AVENUE	1534422053	A-1	SA_5
3710 FOREST AVENUE	1534422054	A-1	SA_5
3712 FOREST AVENUE	1534422055	A-1	SA_5
8822 BROOKFIELD AVENUE	1534422057	C-3	SA_5
3827 MAPLE AVENUE	1534423023	B	SA_6
9142 BROOKFIELD AVENUE	1534423024	B	SA_6
9140 BROOKFIELD AVENUE	1534423025	B	SA_6
9128 BROOKFIELD AVENUE	1534423031	B	SA_6
9138 BROOKFIELD AVENUE	1534423034	B	SA_6
9136 BROOKFIELD AVENUE	1534423035	B	SA_6
9134 BROOKFIELD AVENUE	1534423036	B	SA_6
9132 BROOKFIELD AVENUE	1534423037	B	SA_6
9120 BROOKFIELD AVENUE	1534424018	B	SA_6
9118 BROOKFIELD AVENUE	1534424019	B	SA_6
9108 BROOKFIELD AVENUE	1534424024	B	SA_6
9106 BROOKFIELD AVENUE	1534424025	B	SA_6
9100 BROOKFIELD AVENUE	1534424027	B	SA_6
9116 BROOKFIELD AVENUE	1534424032	B	SA_6
9114 BROOKFIELD AVENUE	1534424033	B	SA_6
9112 BROOKFIELD AVENUE	1534424034	B	SA_6
9110 BROOKFIELD AVENUE	1534424035	B	SA_6
3821 PARK AVENUE	1534425008	B	SA_6
9018 BROOKFIELD AVENUE	1534425019	B	SA_6
3808 SUNNYSIDE AVENUE	1534425025	B	SA_6
9034 BROOKFIELD AVENUE	1534425034	B	SA_6
3817 PARK AVENUE	1534425035	B	SA_6
9030 BROOKFIELD AVENUE	1534425036	B	SA_6
9020 BROOKFIELD AVENUE	1534425037	B	SA_6

9014 BROOKFIELD AVENUE	1534425038	B	SA_6
8947 FAIRVIEW AVENUE	1534426001	C-3	SA_4a
8921 FAIRVIEW AVENUE	1534426002	C-3	SA_4a
8834 BURLINGTON AVENUE	1534427005	B	SA_6
8828 BURLINGTON AVENUE	1534427012	B	SA_6
8824 BURLINGTON AVENUE	1534427013	B	SA_6
8844 BURLINGTON AVENUE	1534427014	B	SA_6
9034 WEST SOUTHVIEW AVENUE	1534428002	B	SA_6
9032 WEST SOUTHVIEW AVENUE	1534428003	B	SA_6
9025 BURLINGTON AVENUE	1534428004	B	SA_6
9024 WEST SOUTHVIEW AVENUE	1534428008	B	SA_6
9022 WEST SOUTHVIEW AVENUE	1534428009	B	SA_6
9020 WEST SOUTHVIEW AVENUE	1534428010	B	SA_6
9018 WEST SOUTHVIEW AVENUE	1534428011	B	SA_6
9003 BURLINGTON AVENUE	1534429009	B	SA_6
9009 BURLINGTON AVENUE	1534429023	B	SA_6
9007 BURLINGTON AVENUE	1534429024	B	SA_6
9005 BURLINGTON AVENUE	1534429025	B	SA_6
9017 BURLINGTON	1534429026	B	SA_6
9011 BURLINGTON AVENUE	1534429028	B	SA_6
9013 BURLINGTON AVENUE	1534429029	B	SA_6
8941 BURLINGTON AVENUE	1534430001	B	SA_5
8929 BURLINGTON AVENUE	1534430020	B	SA_5
3832 VERNON AVENUE	1534430021	B	SA_5
3834 VERNON AVENUE	1534430022	B	SA_5
8935 BURLINGTON AVENUE	1534430024	B	SA_5
8919 BURLINGTON AVENUE	1534431004	C-3	SA_5
8925 BURLINGTON AVENUE	1534431038	C-3	SA_5
8923 BURLINGTON AVENUE	1534431039	C-3	SA_5
8911 BURLINGTON AVENUE	1534431043	C-3	SA_5
8907 BURLINGTON AVENUE	1534431045	C-3	SA_1
8905 BURLINGTON AVENUE	1534431045	C-3	SA_1
8903 BURLINGTON AVENUE	1534431045	C-3	SA_1
8909 BURLINGTON AVENUE	1534431045	C-3	SA_1
8901 BURLINGTON AVENUE	1534431045	C-3	SA_1
8915 BURLINGTON BOULEVARD	1534431046	C-3	SA_5

8869 BURLINGTON AVENUE	1534432001	C-3	SA_1
8865 BURLINGTON AVENUE	1534432002	C-3	SA_1
8863 BURLINGTON AVENUE	1534432003	C-3	SA_1
8861 BURLINGTON AVENUE	1534432004	C-3	SA_4b
3829 PRAIRIE AVENUE	1534432011	A-1	SA_4b
3812 FOREST AVENUE	1534432030	C-3	SA_4b
3814 FOREST AVENUE	1534432031	C-3	SA_4b
3816 FOREST AVENUE	1534432032	C-3	SA_4b
3818 FOREST AVENUE	1534432033	C-3	SA_4b
3820 FOREST AVENUE	1534432034	C-3	SA_4b
3822 FOREST AVENUE	1534432035	C-3	SA_4b
3845 PRAIRIE AVENUE	1534432037	A-1	SA_4b
3847 PRAIRIE AVENUE	1534432037	A-1	SA_4b
8845 BURLINGTON AVENUE	1534433002	B	SA_6
8841 BURLINGTON AVENUE	1534433005	B	SA_6
8833 BURLINGTON AVENUE	1534433007	B	SA_6
3829 Grove Ave	1534433010	B	SA_6
8600 BROOKFIELD AVENUE	1535307025	B	SA_6
3661 ARDEN AVENUE	1535307038	B	SA_6
3663 ARDEN AVENUE	1535307039	B	SA_6
3669 ARDEN AVENUE	1535307040	B	SA_6
3667 ARDEN AVENUE	1535307041	B	SA_6
3665 ARDEN AVENUE	1535307042	B	SA_6
8644 BROOKFIELD AVENUE	1535307044	B	SA_6
8646 BROOKFIELD AVENUE	1535307045	B	SA_6
8642 BROOKFIELD AVENUE	1535307046	B	SA_6
8648 BROOKFIELD AVENUE	1535307047	B	SA_6
8640 BROOKFIELD AVENUE	1535307048	B	SA_6
8544 BROOKFIELD AVENUE	1535308011	B	SA_6
8520 BROOKFIELD AVENUE	1535309029	C-6	SA_2
8516 BROOKFIELD AVENUE	1535309031	C-6	SA_4b
8500 BROOKFIELD AVENUE	1535309039	C-6	SA_2
3640 HOLLYWOOD AVENUE	1535309039	C-6	SA_2
8502 BROOKFIELD AVENUE	1535309046	C-6	SA_4b
8502 1/2 BROOKFIELD AVENUE	1535309047	C-6	SA_4b
8504 BROOKFIELD AVENUE	1535309048	C-6	SA_4b
8506 BROOKFIELD AVENUE	1535309049	C-6	SA_4b

8508 BROOKFIELD AVENUE	1535309050	C-6	SA_4b
8508 1/2 BROOKFIELD AVENUE	1535309052	C-6	SA_4b
8510 BROOKFIELD AVENUE	1535309053	C-6	SA_4b
8512 BROOKFIELD AVENUE	1535309054	C	SA_4b
8514 BROOKFIELD AVENUE	1535309055	C-6	SA_4b
8514 1/2 BROOKFIELD AVENUE	1535309056	C-6	SA_4b
8420 BROOKFIELD AVENUE	1535310025	C-6	SA_2
3633 HOLLYWOOD AVENUE	1535310025	C-6	SA_2
3635 HOLLYWOOD AVENUE	1535310025	C-6	SA_2
8436 BROOKFIELD AVENUE	1535310027	C-6	SA_2
8400 BROOKFIELD AVENUE	1535310042	C-6	SA_4b
3637 WOODSIDE AVENUE	1535312001	C-6	SA_4b
4015 EAST AVENUE	1803101004	C-2	SA_4a
4006 BLANCHAN AVENUE	1803101008	C-2	SA_5
4014 BLANCHAN AVENUE	1803101013	C-2	SA_5
4016 BLANCHAN AVENUE	1803101014	C-2	SA_5
4018 BLANCHAN AVENUE	1803101015	C-2	SA_5
4010 BLANCHAN AVENUE	1803101025	C-2	SA_5
9509 BURLINGTON AVENUE	1803102003	C-2	SA_5
4011 BLANCHAN AVENUE	1803102009	C-2	SA_5
4020 DUBOIS BOULEVARD	1803102016	C-2	SA_5
9526 OGDEN AVENUE	1803102018	C-1	SA_3
9500 OGDEN AVENUE	1803102027	C-1	SA_3
9508 OGDEN AVENUE	1803102028	C-1	SA_3
4005 DUBOIS BOULEVARD	1803103001	B	SA_5
9437 BURLINGTON AVENUE	1803103003	B	SA_5
4007 DUBOIS BOULEVARD	1803103007	B	SA_5
9450 OGDEN AVENUE	1803103024	C-1	SA_3
9438 OGDEN AVENUE	1803103029	C-1	SA_3
3938 DEYO AVENUE	1803103036	B	SA_5
3940 DEYO AVENUE	1803103037	B	SA_5
3942 DEYO AVENUE	1803103038	B	SA_5
3944 DEYO AVENUE	1803103039	B	SA_5
9428 OGDEN AVENUE	1803103041	C-1	SA_3
9421 BURLINGTON AVENUE	1803104001	B	SA_6
9417 BURLINGTON AVENUE	1803104003	B	SA_6
9415 BURLINGTON AVENUE	1803104004	B	SA_6

9411 BURLINGTON AVENUE	1803104006	B	SA_6
9405 BURLINGTON AVENUE	1803104007	B	SA_6
9319 BURLINGTON AVENUE	1803105001	B	SA_6
9317 BURLINGTON AVENUE	1803105003	B	SA_6
9311 BURLINGTON AVENUE	1803105004	B	SA_6
9309 BURLINGTON AVENUE	1803105006	B	SA_6
9303 BURLINGTON AVENUE	1803105009	B	SA_6
9237 BURLINGTON AVENUE	1803106003	B	SA_6
9235 BURLINGTON AVENUE	1803106004	B	SA_6
9229 BURLINGTON AVENUE	1803106006	B	SA_6
9227 BURLINGTON AVENUE	1803106007	B	SA_6
9225 BURLINGTON AVENUE	1803106008	B	SA_6
9221 BURLINGTON AVENUE	1803106010	B	SA_6
3919 MADISON AVENUE	1803106030	B	SA_6
3923 MADISON AVENUE	1803106031	B	SA_6
3915 ARTHUR AVENUE	1803107037	B	SA_6
3917 ARTHUR AVENUE	1803107038	B	SA_6
3919 ARTHUR AVENUE	1803107039	B	SA_6
3921 ARTHUR AVENUE	1803107040	B	SA_6
3908 MAPLE AVENUE	1803107041	B	SA_6
3910 MAPLE AVENUE	1803107042	B	SA_6
3912 MAPLE AVENUE	1803107043	B	SA_6
3914 MAPLE AVENUE	1803107044	B	SA_6
9211 BURLINGTON AVENUE	1803107045	B	SA_6
9213 BURLINGTON AVENUE	1803107046	B	SA_6
9207 BURLINGTON AVENUE	1803107047	B	SA_6
9209 BURLINGTON AVENUE	1803107048	B	SA_6
9123 BURLINGTON AVENUE	1803108009	B	SA_6
9121 BURLINGTON AVENUE	1803108010	B	SA_6
9129 BURLINGTON AVENUE	1803108051	B	SA_6
9131 BURLINGTON AVENUE	1803108052	B	SA_6
9125 BURLINGTON AVENUE	1803108053	B	SA_6
9127 BURLINGTON AVENUE	1803108054	B	SA_6
3903 MAPLE AVENUE	1803108055	B	SA_6
3905 MAPLE AVENUE	1803108056	B	SA_6
3907 MAPLE AVENUE	1803108057	B	SA_6
3909 MAPLE AVENUE	1803108058	B	SA_6

9545 OGDEN AVENUE	1803113075	C-1	SA_3
9521 OGDEN AVENUE	1803114001	C-1	SA_3
9511 OGDEN AVENUE	1803114006	C-1	SA_3
9509 OGDEN AVENUE	1803114006	C-1	SA_3
9507 OGDEN AVENUE	1803114007	C-1	SA_3
9501 OGDEN AVENUE	1803114009	C-1	SA_3
9517 OGDEN AVENUE	1803114068	C-1	SA_3
9513 OGDEN AVENUE	1803114070	C-1	SA_3
9515 OGDEN AVENUE	1803114070	C-1	SA_3
9449 OGDEN AVENUE	1803115001	C-1	SA_3
9447 OGDEN AVENUE	1803115002	C-1	SA_3
9445 OGDEN AVENUE	1803115003	C-1	SA_3
9441 OGDEN AVENUE	1803115004	C-1	SA_3
9437 OGDEN AVENUE	1803115005	C-1	SA_3
9433 OGDEN AVENUE	1803115007	C-1	SA_3
9119 WEST SOUTHVIEW AVENUE	1803200001	B	SA_6
9117 WEST SOUTHVIEW AVENUE	1803200002	B	SA_6
9115 WEST SOUTHVIEW AVENUE	1803200003	B	SA_6
9111 WEST SOUTHVIEW AVENUE	1803200005	B	SA_6
9107 WEST SOUTHVIEW AVENUE	1803200007	B	SA_6
9101 WEST SOUTHVIEW AVENUE	1803200051	B	SA_6
9039 WEST SOUTHVIEW AVENUE	1803201002	B	SA_6
9023 WEST SOUTHVIEW AVENUE	1803201046	B	SA_6
9021 WEST SOUTHVIEW AVENUE	1803201047	B	SA_6
9035 WEST SOUTHVIEW AVENUE	1803201048	B	SA_6
9031 WEST SOUTHVIEW AVENUE	1803201049	B	SA_6
9027 WEST SOUTHVIEW AVENUE	1803201050	B	SA_6
3909 PRAIRIE AVENUE	1803205002	A-1	SA_4b
8410 Brookfield Avenue	15-35-310-041	C-6	SA_4b
8436 Brookfield Avenue	15-35-310-026	C-6	SA_2
8504 Brookfield Avenue	15-35-309-045	C-6	SA_4b
8504 Brookfield Avenue	15-35-309-051	C-6	SA_4b
8504 Brookfield Avenue	15-35-309-057	C-6	SA_4b
8516 Brookfield Avenue	15-35-309-030	C-6	SA_4b

8652 Brookfield Avenue	15-35-307-043	B	SA_6
8834 Burlington Avenue	15-34-427-006	B	SA_6
8844 Burlington Avenue	15-34-427-015	B	SA_6
8829 Burlington Avenue	15-34-433-009	B	SA_6
8833 Burlington Avenue	15-34-433-008	B	SA_6
8833 Burlington Avenue	15-34-433-006	B	SA_6
8841 Burlington Avenue	15-34-433-004	B	SA_6
8845 Burlington Avenue	15-34-433-003	B	SA_6
8911 Burlington Avenue	15-34-433-001	B	SA_6
8853 Burlington Avenue	15-34-432-006	C-3	SA_4b
8850 Burlington Avenue	15-34-432-005	C-3	SA_4b
8919 Burlington Avenue	15-34-431-040	C-3	SA_5
9009 Burlington Avenue	15-34-430-002	B	SA_5
3826 Prairie Avenue	15-34-432-036	A-1	SA_4b
3845 Prairie Avenue	15-34-432-014	A-1	SA_4b
3841 Prairie Avenue	15-34-432-015	A-1	SA_4b
3843 Prairie Avenue	15-34-432-016	A-1	SA_4b
3907 Prairie Avenue	18-03-205-001	A-1	SA_4b
3748 Fairview Avenue	15-34-420-023	C-3	SA_4a
8926 Fairview Avenue	15-34-420-022	C-3	SA_4a
8934 Fairview Avenue	15-34-420-019	C-3	SA_4a
8934 Fairview Avenue	15-34-420-018	C-3	SA_4a
8934 Fairview Avenue	15-34-420-017	C-3	SA_4a
8944 Fairview Avenue	15-34-420-012	C-3	SA_4a
3720 Grand Boulevard	15-34-420-029	C-3	SA_4a
3706 Grand Boulevard	15-34-420-002	C-3	SA_5
3706 Grand Boulevard	15-34-420-003	C-3	SA_5
3706 Grand Boulevard	15-34-420-004	C-3	SA_5
3711 Sunnyside Ave	15-34-420-005	C-3	SA_5
3715 Sunnyside Avenue	15-34-420-007	C-3	SA_5
3743 Grand Boulevard	15-34-421-008	C-3	SA_1
3717 Grand Boulevard	15-34-421-003	C-3	SA_1
3713 Grand Boulevard	15-34-421-037	C-3	SA_1
8927 Grant Avenue	15-34-421-040	C-3	SA_6
8927 Grant Avenue	15-34-421-040	C-3	SA_6
8925 Grant Avenue	15-34-421-039	C-3	SA_6
3704 Prairie Avenue	15-34-421-019	C-3	SA_4a

3706 Prairie Avenue	15-34-421-020	C-3	SA_4a
3722 Prairie Avenue	15-34-421-025	C-3	SA_4a
8822 Brookfield Avenue	15-34-422-058	C-3	SA_6
3700 Forest Avenue	15-34-422-039	A-1	SA_5
3710 Forest Avenue	15-34-422-056	A-1	SA_5
3714 Forest Avenue	15-34-422-021	A-1	SA_5
3715 Forest Avenue	15-34-415-070	B	SA_5
3711 Forest Avenue	15-34-415-069	B	SA_5
3707 Forest Avenue	15-34-415-068	B	SA_5
9128 Brookfield Avenue	15-34-423-030	B	SA_6
3827 Maple Avenue	15-34-423-022	B	SA_6
9250 Southview Avenue	15-34-331-013	B	SA_6
9034 Southview Avenue	15-34-428-001	B	SA_6
9039 Southview Avenue	18-03-201-001	B	SA_6
9107 Southview Avenue	18-03-200-006	B	SA_6
9111 Southview Avenue	18-03-200-004	B	SA_6
9221 Burlington Avenue	18-03-106-009	B	SA_6
9235 Burlington Avenue	18-03-106-005	B	SA_6
9303 Burlington Avenue	18-03-105-010	B	SA_6
9303 Burlington Avenue	18-03-105-008	B	SA_6
9309 Burlington Avenue	18-03-105-007	B	SA_6
9311 Burlington Avenue	18-03-105-005	B	SA_6
9317 Burlington Avenue	18-03-105-002	B	SA_6
9405 Burlington Avenue	18-03-104-008	B	SA_6
9411 Burlington Avenue	18-03-104-005	B	SA_6
9421 Burlington Avenue	18-03-104-002	B	SA_6
9437 Burlington Avenue	18-03-103-002	B	SA_6
4010 Dubois Avenue	18-03-102-006	C-2	SA_5
4000 S Dubois Avenue	18-03-102-005	C-2	SA_5
9509 Burlington Avenue	18-03-102-004	C-2	SA_5
9509 Burlington Avenue	18-03-102-002	C-2	SA_5
9509 Burlington Avenue	18-03-102-001	C-2	SA_5
9526 Dubois Avenue	18-03-102-013	C-2	SA_5
4020 Dubois Avenue	18-03-102-014	C-2	SA_5
4020 Dubois Avenue	18-03-102-015	C-2	SA_5
4020 Dubois Avenue	18-03-102-017	C-2	SA_5
4011 Blanchan Avenue	18-03-102-007	C-2	SA_5

4011 Blanchan Avenue	18-03-102-008	C-2	SA_5
4011 Blanchan Avenue	18-03-102-032	C-2	SA_5
9526 Ogden Avenue	18-03-102-033	C-2	SA_3
9526 Ogden Avenue	18-03-102-011	C-2	SA_3
9526 Ogden Avenue	18-03-102-012	C-1	SA_3
9500 Ogden Avenue	18-03-102-026	C-1	SA_3
9500 Ogden Avenue	18-03-102-025	C-1	SA_3
9500 Ogden Avenue	18-03-102-029	C-1	SA_3
9526 Ogden Avenue	18-03-102-022	C-1	SA_3
9526 Ogden Avenue	18-03-102-021	C-1	SA_3
9526 Ogden Avenue	18-03-102-020	C-1	SA_3
9526 Ogden Avenue	18-03-102-019	C-1	SA_3
9526 Ogden Avenue	18-03-102-018	C-1	SA_3
9507 Ogden Avenue	18-03-114-008	C-1	SA_3
9515 Ogden Avenue	18-03-114-071	C-1	SA_3
9515 Ogden Avenue	18-03-114-072	C-1	SA_3
9517 Ogden Avenue	18-03-114-067	C-1	SA_3
9517 Ogden Avenue	18-03-114-002	C-1	SA_3
9450 Ogden Avenue	18-03-103-025	C-1	SA_3
9438 Ogden Avenue	18-03-103-026	C-1	SA_3
9438 Ogden Avenue	18-03-103-027	C-1	SA_3
9438 Ogden Avenue	18-03-103-028	C-1	SA_3
9435 Ogden Avenue	18-03-115-009	C-1	SA_3
9435 Ogden Avenue	18-03-115-006	C-1	SA_3
9545 Ogden Avenue	18-03-101-031	C-1	SA_3
4006 Blanchan Avenue	18-03-101-007	C-2	SA_5
4006 Blanchan Avenue	18-03-101-009	C-1	SA_5
4015 Eberly Avenue	18-03-101-001	C-2	SA_4a
4015 Eberly Avenue	18-03-101-002	C-2	SA_4a
4015 Eberly Avenue	18-03-101-002	C-2	SA_4a
4015 Eberly Avenue	18-03-101-003	C-2	SA_4a
4015 Eberly Avenue	18-03-101-005	C-2	SA_4a
4015 Eberly Avenue	18-03-101-006	C-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1002	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1003	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-	B-2	SA_4a

	1004		
3713 GRAND BOULEVARD	15-34-421-041-1005	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1006	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1007	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1008	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1009	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1010	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1011	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1012	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1013	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1014	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1015	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1016	B-2	SA_4a
3713 GRAND BOULEVARD	15-34-421-041-1017	B-2	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1004	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1005	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1006	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1007	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1008	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1009	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1010	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1011	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-	C-3	SA_4a

	1012		
3721 PRAIRIE AVENUE	15-34-422-042-1013	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1014	C-3	SA_4a
3721 PRAIRIE AVENUE	15-34-422-042-1015	C-3	SA_4a
9014 BROOKFIELD AVENUE	15-34-425-038-1002	B	SA_6
9014 BROOKFIELD AVENUE	15-34-425-038-1003	B	SA_6
8915 BURLINGTON BOULEVARD	15-34-431-046-1002	C-3	SA_5
8915 BURLINGTON BOULEVARD	15-34-431-046-1003	C-3	SA_5
8915 BURLINGTON BOULEVARD	15-34-431-046-1004	C-3	SA_5

Any person who shall knowingly make or cause to be made, or conspire, combine, aid or assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application, affidavit, certificate, or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois.

  
 \_\_\_\_\_  
 Petitioners Signature

10/17/16  
 \_\_\_\_\_  
 Date



# Official Zoning Map for the Village of Brookfield

This serves as the official zoning map for the Village of Brookfield, IL.

Approved by the Brookfield Village Board on the XXX Day of XXX 2016.

Village President

Attest

Village Clerk

Published XXX day of XXXX 2016.

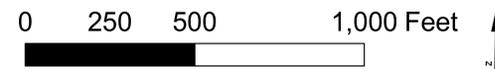
In pamphlet form by authority of the President and Village Board, and as subsequently revised.



- SA 1 Core Mixed-Use
- SA 2 Neighborhood Mixed-Use
- SA 3 Corridor Mixed Use
- SA 4a General Mix
- SA 4b General Mix with Reduced Height
- SA 5 Residential Mix
- SA 6 Residential Multi-Unit
- A Single Family Residential District
- A-1 Single Family Residential District
- A-2 Single Family Residential District
- A-3 Single Family Residential District
- B Multiple-Family Residential District
- B-1 Multiple-Family Residential District
- B-2 Multiple-Family Residential District
- C-1 General Commerical District
- C-2 Restricted Planned Service District
- C-3 Centralized Commerical District
- C-4 Local Retail District
- C-5 Restricted Local Retail District
- C-6 Restricted Special Service District
- I-1 General Light Industrial District
- I-2 Restricted Light Industrial District
- S-1 General Open Space District
- S-2 Restricted Planned Open Space District

0 0.25 0.5 Miles

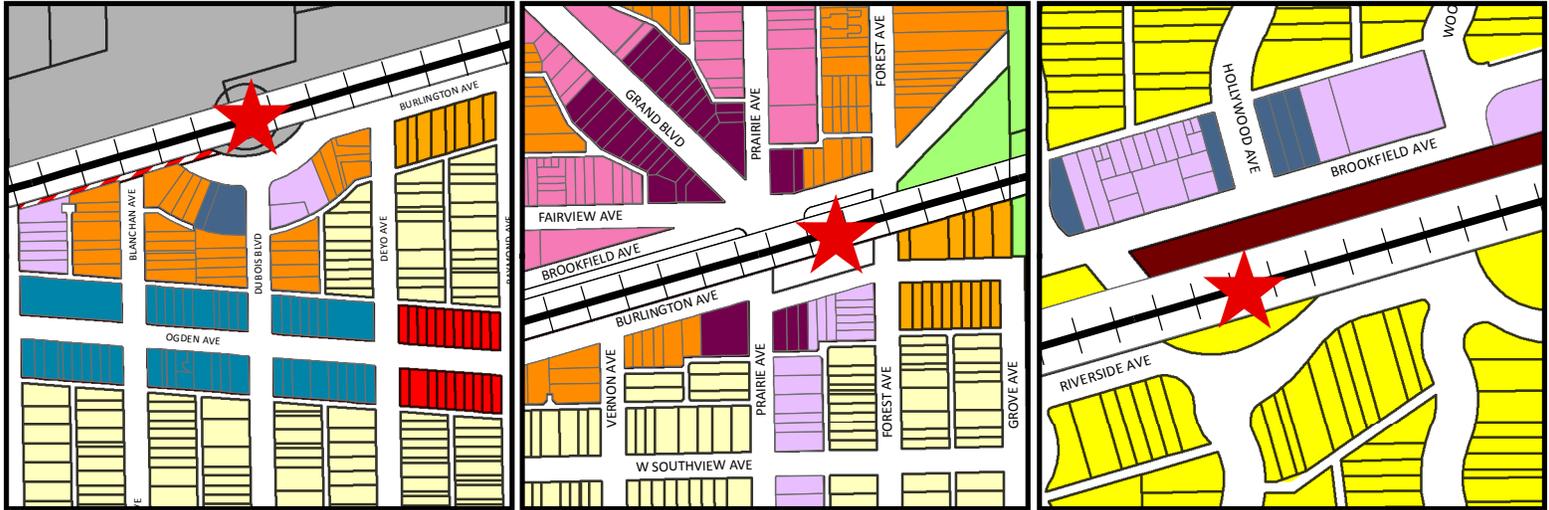
# The Village of Brookfield's Proposed SA Zoning Districts, November 2016



**Exhibit A**

**Zoning Modernization Public Outreach Documents for the Village of Brookfield, Illinois, 2016**

# Brookfield Town Hall Meeting Zoning Modernization Plan



Congress Park station area

Brookfield ("downtown") station area

Hollywood station area

The Village of Brookfield is proposing changes to the zoning regulations around its three Metra stations to help promote transit-oriented development and improve quality of life for residents.

Residents, developers and property owners are invited to a town hall meeting to learn about the proposed changes and provide feedback.

Brookfield's current zoning regulations, adopted in 1964, took the traditional approach of separating competing uses into districts such as residential and industrial. Instead of relying on traditional land use planning, the Village would place less emphasis on specific land uses and allow for mixing of uses in the same district, such as mixed-use commercial and residential buildings. The Village would place a greater emphasis on the end result: the design and materials of the buildings and the creation of attractive streetscapes for a pedestrian-friendly environment.

If you have questions or comments, please contact Village Planner Emily Egan at 708-485-7344 or [eegan@brookfieldil.gov](mailto:eegan@brookfieldil.gov).

**4:30 p.m. to 6:30 p.m.**  
**Tuesday, July 12, 2016**  
**Brookfield Village Hall**  
**8820 Brookfield Ave.**



# BROOKFIELD STATION AREAS

NEW FORM-BASED  
ZONING DISTRICTS

## Open House on July 12th, 2016 - 53 People Signed-In

Max number of stories for commercial and Multi-family in Hollywood should be kept at two stories.

Hollywood is in Riverside District #96. The district and specifically Hollywood school can't expand much more. Go easy on new housing that would increase the student population and require any new construction prevents flooding of adjacent properties.

Any structure over \$50,000 should go before Planning and Zoning Commission.

I like the presentation of the three station areas. No variations for future development.

Great idea! Long overdue. I own 2 parcels at 3717 Grand Blvd. they are zoned differently (SA1 the other SA4).

---

## Open House on August 2nd, 2016 - 26 People Signed-In

Be clear in messaging the building is in the Metra areas so it doesn't affect the homeowners actual house but does affect property values. Ensure building owners are in touch with the Village. Ogden owners do not answer the mail or clean up the areas. We don't want the same thing in these new areas. I'm all for the business in the base of residential village but want to see variety in what is there. Can we free cycle any bungalow items from redevelopment to residents to go to other Brookfield homeowners with the same type house?

Can we ensure that a portion of the buildings are "green" buildings and advertise what they do so other people catch on and appreciate it?

After a heavy snowstorm make sure that commuter parking is plowed and cleared prior to the first rush of downtown trains.

Upgrade the parking at the Congress Park station.

Create a village committee for "Commuter Management".

Close the Maple Avenue entrance and exit from Dunkin Donuts as it currently configured it is dangerous. Lengthen the time of the green light at north and south traffic at both Maple/Ogden and Prarie/Ogden. It won't affect traffic on Ogden as east bound traffic jams at First Avenue and west bound traffic jams up at La Grange Rd. Update the 2020 Plan and integrate this.

Plan for control of salt creek to extent as possible.

What is the future of railroad museum (Brookfield Historical Society)?

Would have liked the community engagement to have been volunteers from all sectors of the town. Can a taxation on a new developments funnel some money to beautification/public art? What is the checks and balances in the system? It might fit the guidelines but be awful. Beautify Brookfield would like to be at the table for next steps.

Great Job!

Once Metra Parking Passes become popular and sell out put the passes up for sale for residents at least three weeks before non-residents.

Please ensure that there is adequate parking at each Metra Station.

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# BROOKFIELD STATION AREAS

## NEW FORM-BASED ZONING DISTRICTS

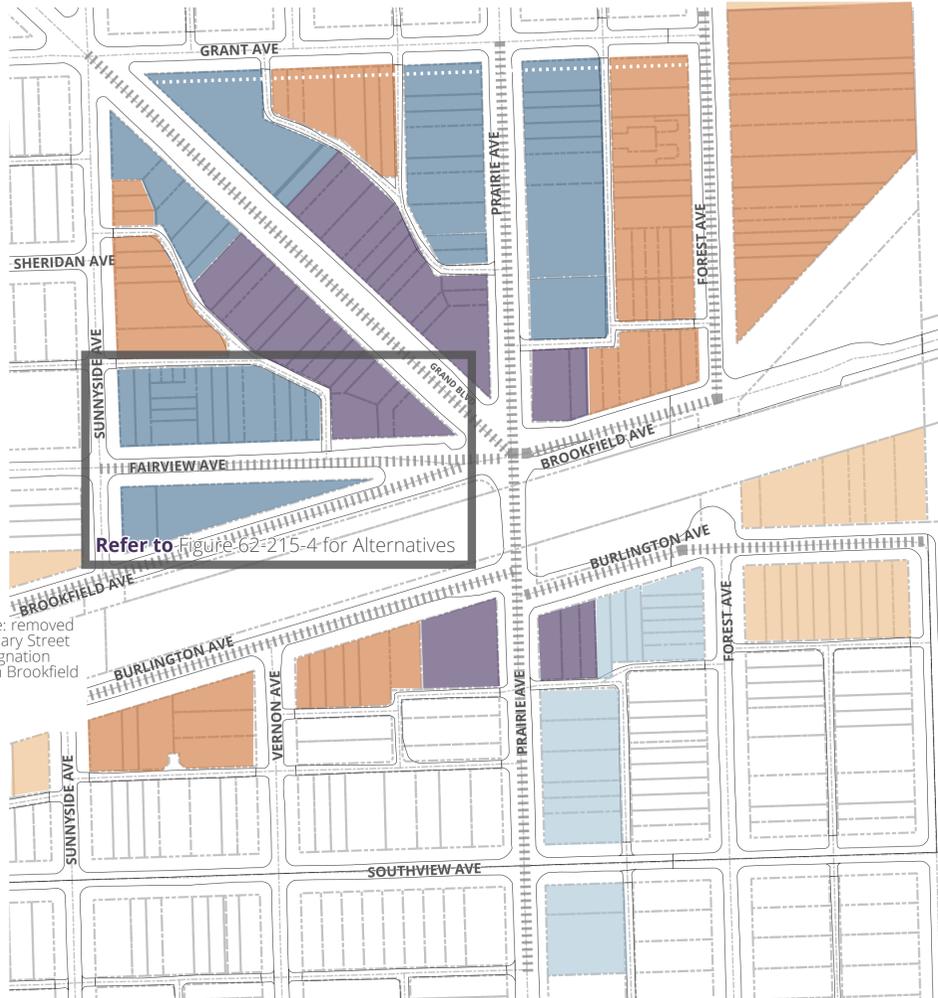


Figure 62-215-2. Regulating Plan: Brookfield Station Area

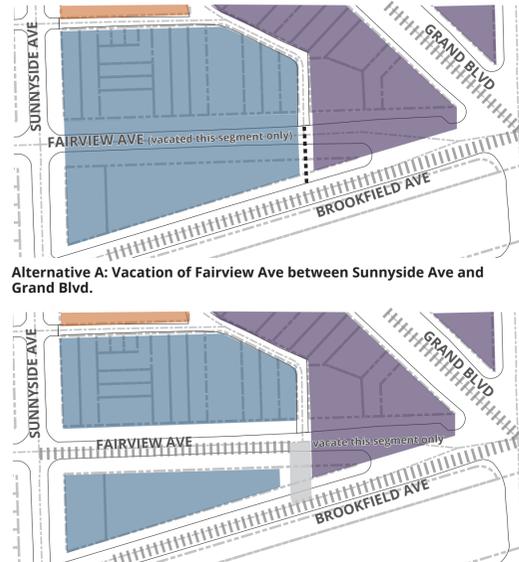


Figure 62-215-4. Inset Regulating Plans: Alternative at Brookfield Station Area

- LEGEND
- SA 1: Core Mixed-Use
  - SA 2: Neighborhood Mixed-Use
  - SA 3: Corridor Mixed Use
  - SA 4a: General Mix
  - SA 4b: General Mix with reduced height
  - SA 5: Residential Mix
  - B District Revised (locations per existing zoning map, all locations not shown)
  - Upper Story Stepback Required per Building Type
  - Primary Frontage Required
  - New Street
  - New Street - Alley

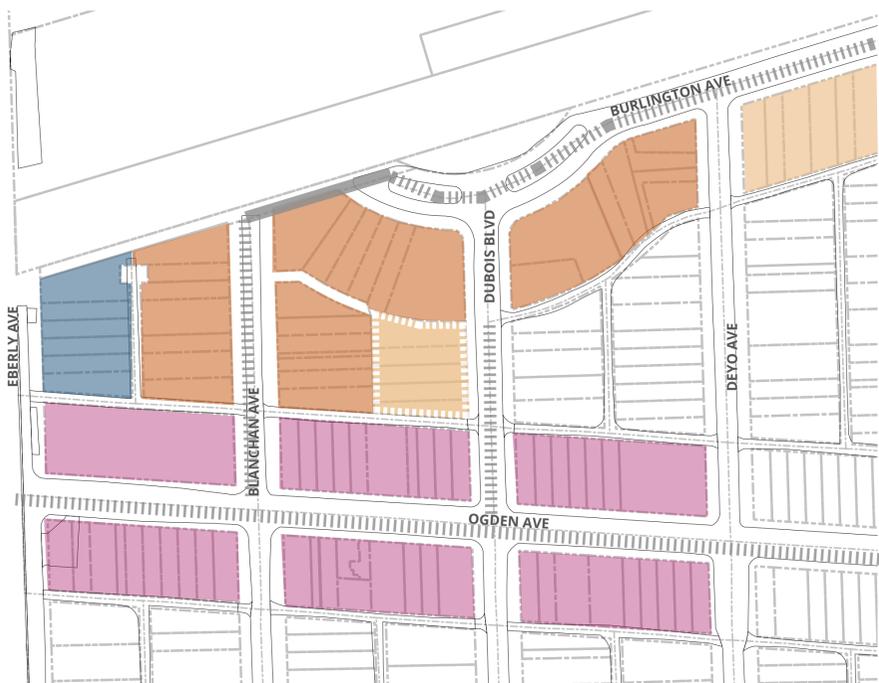


Figure 62-215-1. Regulating Plan: Congress Park Station Area

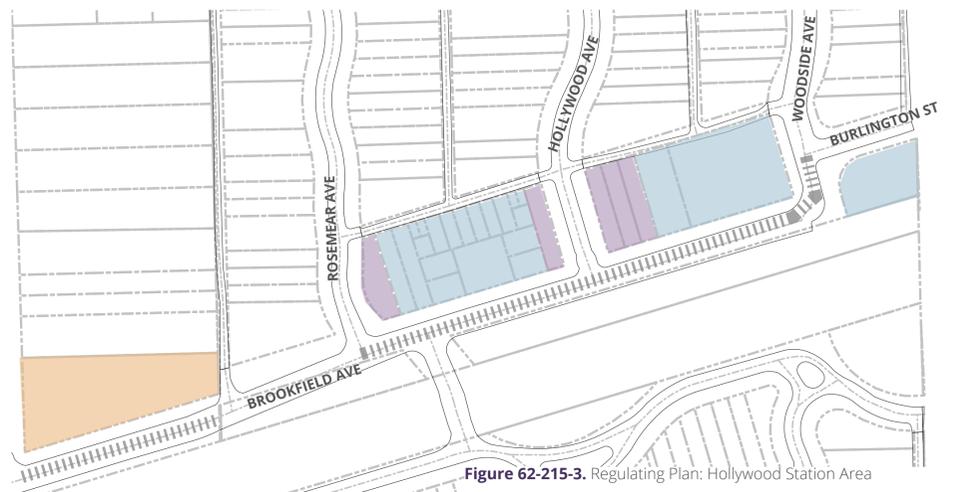


Figure 62-215-3. Regulating Plan: Hollywood Station Area

## Regulating Plans

Separate regulating plans illustrate the location of districts for each of the station areas in Brookfield. The district locations will be transferred to the village's zoning map, and the regulating plans will be retained in the new code section, illustrating the primary street locations.

Primary streets are higher priority streets, designating the fronts of buildings, where front entrances and windows must be located and where driveways should be avoided.



# BROOKFIELD STATION AREAS NEW FORM-BASED ZONING DISTRICTS

## Districts

Brookfield Station Area (SA) Districts are comprised of a **combination of permitted uses and permitted building types** (or forms of buildings). Refer to the Regulating Plans for a description of the districts. Typically, form-based regulations include more districts than conventional zoning codes, to fine tune the locations based on pedestrian orientation and level of flexibility in building form.

• **SA 1: Core Mixed-Use District.**

- **Intent.** The SA 1 district applies to core lots intended to continue and enhance the scale and walkability of the existing mixed-use, main-street-style buildings.
- **Description.** The SA 1 district is a mid-scale district that supports one to 6 story buildings that make up the core of the mixed use areas adjacent to the stations. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

• **SA 2: Neighborhood Mixed Use District.**

- **Intent.** The SA 2 district applies mainly to corner lots outside the downtown area, intended to continue and enhance the scale and pedestrian-orientation of the existing mixed-use, main-street-style buildings at the Hollywood Station area and to create new similar scale buildings at the Congress Park Station area.
- **Description.** The SA 2 district is a low-scale district that supports up to 3 story buildings, smaller in scale than the SA 1 buildings. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

• **SA 3: Corridor Mixed-Use District.**

- **Intent.** The corridor mixed-use district is intended to increase the pedestrian-orientation of shopping centers and commercial uses that are more automobile oriented, mainly along Ogden Avenue.
- **Description.** The corridor mixed-use district is a lower scale, one to 3 story commercial district designed to serve the greater community. A wider range of commercial uses are permitted as well as more off-street parking location options.

• **SA 4a & 4b: General Mix District.**

- **Intent.** The SA 4 District is a transitional district, intended to support the core with offices and residential uses at the edges of the core area and within the neighborhood station areas.
- **Description.** The SA 4 District is a mid-scale district that supports a mix of building heights: in SA 4a, heights range from 2 to 6 stories and, in SA 4b, heights range from 1 to 3 stories. The form of this area remains pedestrian-centered but allows for a looser mix of uses, including residential and office on the ground floor, and a variety of building forms.

• **SA 5: Residential Mix District.**

- **Intent.** The SA 5 District is intended to allow for redevelopment of transit-supportive residential in the station areas, while respecting the scale of adjacent neighborhood residential.
- **Description.** The Residential Mix District is a low-scale mainly residential district of 2 to 6 stories within a mix of pedestrian-oriented building types, with parking located in the rear and entrances on the front facades.

• **B: Residential District.**

- **Intent.** The B district is a low scale residential district serving as a transition between the Station Area (SA) districts and existing mainly single-family residential neighborhoods.
- **Description.** The B district is a low-scale residential district with a maximum of 3 stories. The B district allows rowhouse and townhouse buildings as well as houses with surrounding yards. Parking located in the rear and entrances on the front facades.

		BUILDING TYPES BY DISTRICTS					
		DISTRICTS					
		SA 1: CORE MIX-USE	SA 2: NEIGHBORHOOD MIXED-USE	SA 3: CORRIDOR MIXED USE	SA 4: GENERAL MIX	SA 5: RESIDENTIAL MIX	B: RESIDENTIAL
BUILDING TYPES	STOREFRONT BUILDING	●	●	●			
	GENERAL BUILDING			●	●	●	
	ROW BUILDING				●	●	●
	YARD BUILDING						●
	CIVIC BUILDING	●	●	●	●	●	●

● = Permitted within district

The table above outlines the Building Types permitted for **new construction and renovated structures** within each applicable District.



# BROOKFIELD STATION AREAS

NEW FORM-BASED ZONING DISTRICTS

## Building Types

Building type standards focus on the **relationship between building and street**, providing a series of flexible regulations related to building scale, placement on the lot, and facade characteristics. **Uses** are always addressed specific to the district and, sometimes, are also limited within the building type. *Note that the Civic Building Type (not shown) is a special type allowed only with civic types of uses (e.g. museums, libraries, schools).*

### STOREFRONT BUILDING TYPE

The Storefront building type is a highly pedestrian-oriented, mixed-use building. Ground story storefront is required along all Primary streets with retail and service uses to provide activity. Upper story uses are highly flexible. Parking is in the rear and side yards, depending on the district



### GENERAL BUILDING TYPE

The General building type is a basic building that can accommodate a wide range of uses, from residential to office to light industrial. The General building type differs from the storefront by its lack of requirement for additional ground story glass and the more flexible ground story grade elevation requirements.



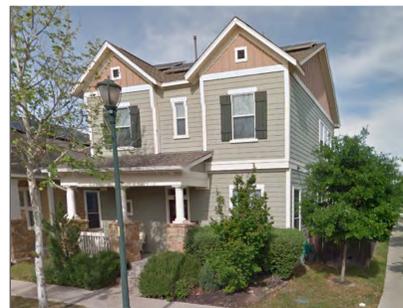
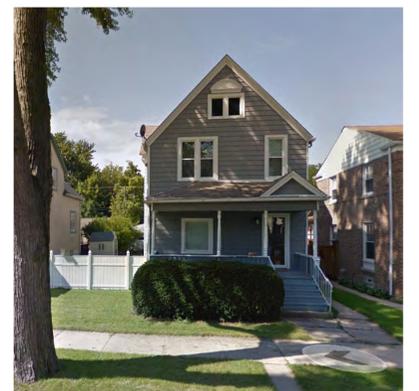
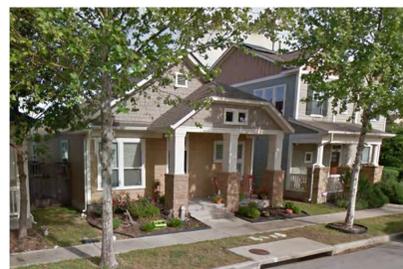
### ROW BUILDING TYPE

The Row building type is similar to the General building, but is smaller in scale and divided into different vertical units each with separate entrances. Townhouses, rowhouses, or live-work units fit well into this building type.



### YARD BUILDING TYPE

The Yard building is low scale building, surrounded by yard and landscape area, housing one to six family units, with requirements for a front stoop or porch and parking in the rear.





# BROOKFIELD STATION AREAS NEW FORM-BASED ZONING DISTRICTS

## Building Type Requirements

Building type requirements specific to each type are organized on two pages in a table format keyed to illustrations on the same page. Requirements are broken out in 4 categories: **Building Siting, Height, Uses, and Facade & Cap Requirements.**

**62-216. Building Types**  
Storefront Building Type

DRAFT

2. **Requirements.** The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

	SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
<b>BUILDING SITING</b> Refer to Figure 62-216-5.				
1 Minimum Primary Frontage Build-to-Zone Coverage	95% required	80% required	60% required	Refer to NOTE a for courtyard allowance.
2 Primary Frontage Build-to-Zone	0' to 5'	0' to 15'	5' to 15'	
3 Non-primary Frontage Build-to-Zone	0' to 10'	0' to 10'	0' to 20'	
4 Minimum Side Setback	0'; or minimum 5' if abutting other building type			
5 Minimum Rear Setback	10'; minimum 20' if abutting a district permitting residential on ground story; 0' if abutting an alley			
7 Maximum Site Impervious Coverage Additional Semi-PerVIOUS Coverage	90% 10%	75% 10%	60% 40%	Refer to 62-215.G. Definitions for semi-pervious coverage.
8 Surface or Accessory Parking	Rear yard only	Rear and limited side yard only	Rear, side yard; limited front & corner side yard	Refer to NOTE b for explanation of limited parking.
9 Refuse & Recycling, Utilities, & Loading Location	Rear yard only			
10 Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade			
Refer to NOTE c for driveway access where there is no alley.				
<b>2. HEIGHT</b> Refer to Figure 62-216-6.				
10 Overall: Minimum Height Maximum Height	2 stories 6 stories	2 stories 3 stories	1 stories 3 stories	Refer to NOTE b for step back requirement for buildings over 3 stories. Refer to 62-216.E for explanation of measurement.
11 Ground Story: Minimum Height Maximum Height	14' 18'	14' 16'	14' 22'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.
12 Upper Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

Figure 62-216-5. Storefront Building: Building Siting

18 VILLAGE OF BROOKFIELD STATION AREA DISTRICTS DRAFT JUNE 18, 2016

**62-216. Building Types**  
Storefront Building Type

DRAFT

	SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
<b>USES</b> Refer to Figure 62-216-6.				
13 Primary Frontage Ground Story	Only restaurant, personal service uses, retail sales uses permitted			
14 Non-primary Frontage, All Upper Stories, & Basement	All permitted uses			Refer to Chapter 62-216.J for permitted uses per zoning district.
15 Parking within Building	Permitted fully in any basement and in rear of all other stories			Refer to Occupied Building Space requirement below.
16 Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade. Not required in any basement.			Refer to 62-215.G. Definitions for Occupied Building Space.
<b>FACADE &amp; CAP REQUIREMENTS</b> Refer to Figure 62-216-7.				
17 Primary Frontage Ground Story Facade Transparency	Minimum 70% measured between 2' and 8' for average grade of adjacent sidewalk. Blank wall limitations required per 62-216.E.			Note that 62-216.A.8 requires this treatment to turn corners. Refer to 62-216.G.4 for information on measuring transparency.
18 Required Transparency Street Facades & Facades Visible from the Street	Minimum 15% measured per story of all stories. Blank wall limitations required per 62-216.E.			Refer to 62-216.G. for information on measuring transparency.
19 Entrance Location & Number	Principal entrance required on Primary frontage facade; entrances required a minimum of one per every 60' of building facade			Refer to 62-216.G. for Principal Entryway requirements.
20 Entryway Configuration	Recessed between 3' and 8', maximum 8' wide, from the portion of the Primary frontage facade closest to the street			Refer to 62-216.G. for Principal Entryway requirements.
21 Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 1.5' of adjacent sidewalk elevation			
22 Ground Story Vertical Facade Divisions	One Expression Line per every 30' of facade width			
23 Horizontal Facade Divisions	One Expression Line within 3' of the top of the ground story and the bottom of any 5th story			Refer to 62-215.G. Definitions for Expression Line.
24 Permitted Cap Types	Parapet, Pitched, Flat; Maximum of 2 Towers permitted within 15' of any street facade, and 2 additional Towers permitted.			Refer to 62-216.G. for definition of Cap Types, including Towers, and other cap requirements.

Figure 62-216-6. Storefront Building Section: Height & Use Requirements

Figure 62-216-7. Storefront Building Elevation: Facade Design Requirements

DRAFT JUNE 18, 2016 VILLAGE OF BROOKFIELD STATION AREA DISTRICTS 19

## Building Design Requirements

Building design requirements apply to all building types and include quantifiable standards related to such as items as allowable building facade materials, balcony design, window design, and entrance requirements. Requirements are illustrated with photos, where appropriate.

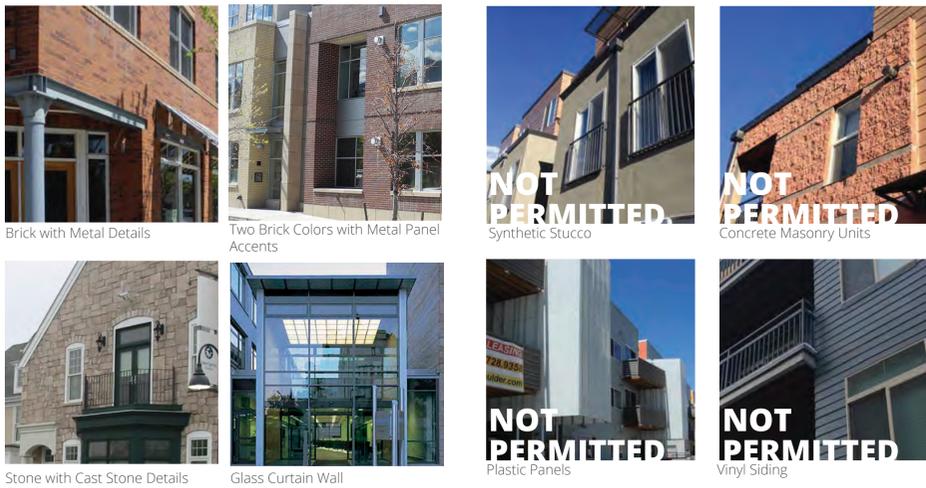


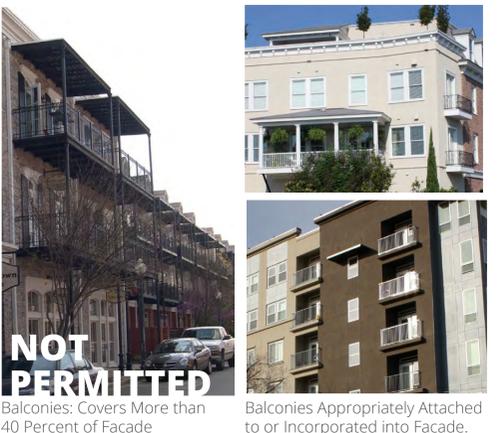
Figure 62-217-1. Major Materials.



Figure 62-217-4. Vertically Oriented Windows with Expressed Lintels



Figure 62-217-7. Examples of Defined Principal





# BROOKFIELD STATION AREAS NEW FORM-BASED ZONING DISTRICTS

## Use Requirements

Uses for the entire city were consolidated into easier to understand and use categories. A summary table for uses in the SA districts, shown below, allows comparisons between the different districts.

**DRAFT** **62-216. Building Types** Uses

**I. USES**  
Uses are allowed in the Station Area (SA) Districts in accordance with the following table:

USE CATEGORY Use Subcategory Specific use type	SA 1: Core Mixed-Use	SA 2: Neighborhood Mixed-Use	SA 3: Corridor Mixed-Use	SA 4: General Mix	SA 5: Residential Mix	Conditions
<b>RESIDENTIAL</b>						
<b>Household Living</b>						
Single-family detached	-	-	-	-	P	
Single-family attached	S	-	-	P	P	
Two-family	S	-	-	P	P	
Multi-family	-	-	-	-	P	
Mixed-use	P	P	P	P	-	
Group Living	-	-	-	-	S	
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>						
Cemetery	-	-	-	-	-	
College or University	P/U	-	S	P	-	
Day Care	P/U	S	S	P	-	
Governmental Service	S	S	S	P	-	
Hospital	-	-	-	-	-	
Library or Cultural Exhibit	S	S	P	P	-	
Parks and Recreation	S	S	-	S	S	
Postal Service	P	S	P	P	-	
Religious Assembly	S	-	-	S	S	
Safety Service	S	S	S	S	S	
School	-	-	-	-	-	
<b>Utilities and Public Service Facility</b>						
Minor	P	P	P	P	P	
Major	-	-	-	-	-	
<b>COMMERCIAL</b>						
<b>Animal service</b>						
Boarding or shelter	-	-	-	-	-	
Grooming	-	P/35	P	-	-	
Veterinary	-	P	P	-	-	
<b>Assembly and Entertainment</b>						
Indoor	P	-	P	P	-	
Outdoor	-	-	-	-	-	
Broadcast or Recording Studio	S	-	P	P	-	
<b>Commercial Service</b>						
Building service (no outdoor storage)	P/U	P/U	P	P	-	
Business support service	S	-	P	-	-	
Consumer maintenance and repair service	P	P/35	P	P/35	-	
Personal improvement service	P	P/35	P	P/35	-	
Research service	P/U	P/35	P	P/35	-	
<b>Eating and Drinking Establishments</b>						
Bar	P	-	P	P/35	-	
Prepared food shop	P	P	P	P/35	-	
Take-out restaurant	P	-	P	P/35	-	
Sit-down restaurant	P	-	P	P/35	-	
<b>Financial Services (except as indicated below)</b>						
Personal credit establishment	S	-	-	-	-	

**Legend:** P = Use permitted as of right; S = Requires special use approval; - = Prohibited use; /U = Limited to rear of ground story or upper stories only; /35 = Maximum floor area of 3,500 square feet.

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**62-216. Building Types** Uses **DRAFT**

USE CATEGORY Use Subcategory Specific use type	SA 1: Core Mixed-Use	SA 2: Neighborhood Mixed-Use	SA 3: Corridor Mixed-Use	SA 4: General Mix	SA 5: Residential Mix	Conditions
Fraternal Organization	P/U	-	S	S	-	
Funeral or Mortuary Service	-	-	P	P	-	
Lodging	S	-	S	S	S	
<b>Office</b>						
Business or professional office	P/U	P/U	P	P	-	
Medical, dental or health practitioner office	P/U	S/U	P	P	-	
Parking, Non-accessory	S	-	S	S	-	
<b>Retail Sales</b>						
Building supplies	-	-	S	-	-	
Durable goods	P	P/35	P	-	-	
Nondurable goods	P	P/35	P	P/35	-	
Self-service Storage Facility	-	-	S	S	-	
Studio, Artist or Instructional Service	P/U	P/U/35	P	P	-	
Trade School	P/U	-	P	P	-	
<b>Vehicle Sales and Service</b>						
Commercial vehicle repair/maintenance	-	-	S	-	-	
Commercial vehicle sales and rentals	-	-	P	-	-	
Fueling station	S	S	P	-	-	
Personal vehicle repair and maintenance	-	-	P	-	-	
Personal vehicle sales and rentals	-	-	P	-	-	
Vehicle body and paint finishing shop	-	-	S	-	-	
<b>WHOLESALE, DISTRIB. &amp; STORAGE</b>						
Equipment and Material Storage	-	-	-	-	-	
Junk, Salvage or Impound Yard	-	-	-	-	-	
Trucking and Transportation Terminal	-	-	-	-	-	
Warehouse	-	-	S	-	-	
Wholesale Sales and Distribution	-	-	S	-	-	
<b>INDUSTRIAL</b>						
Low-impact Manufacturing & Industry	-	-	S	-	-	
Moderate-impact Manufacturing & Industry	-	-	-	-	-	
High-impact Manufacturing & Industry	-	-	-	-	-	
<b>RECYCLING</b>						
Consumer Material Drop-off Station	-	-	S	-	-	
Consumer Material Processing	-	-	-	-	-	
<b>AGRICULTURAL</b>						
Community Garden	-	-	-	-	P	
Greenhouse or Nursery	-	-	P	P	-	
<b>OTHER</b>						
Drive-in or Drive-through Facility (as a component of an allowed principal use)	S	-	P	-	-	
Medical Cannabis Cultivation Center	Allowed only in Medical Cannabis Overlay (see Division 7)					
Medical Cannabis Dispensing Facility	Allowed only in Medical Cannabis Overlay (see Division 7)					
Sexually Oriented Business	Allowed only in the Sexually Oriented Business Overlay (see Division 6)					
Zoo	-	-	-	-	-	

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## Specific Use & Landscape Requirements

Special requirements for auto-oriented uses are defined in the SA districts. Below are illustrations of requirements for fueling stations with specific pump and building location and drive-through facilities on the rear of the building. Right, a frontage buffer has been defined to separate parking and loading areas from the pedestrian walkways.

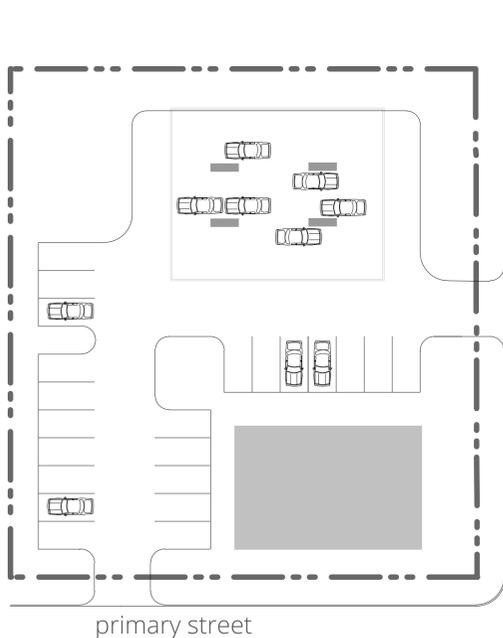


Figure 62-217-11. Example of Fuel Station..

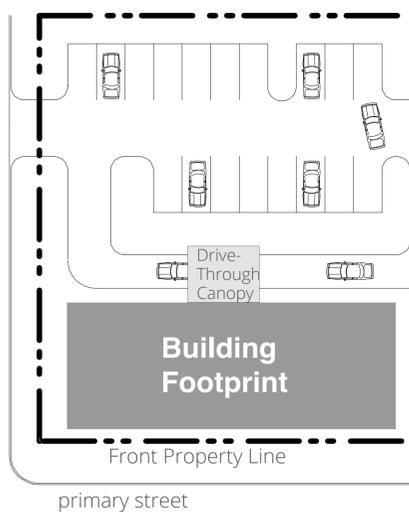


Figure 62-217-12. Recommended Drive-Through Facility Layout.

