



# Village of Brookfield

8820 Brookfield Avenue • Brookfield, Illinois 60513-1688  
(708) 485-7344 • FAX (708) 485-4971  
[www.brookfieldil.gov](http://www.brookfieldil.gov)

VILLAGE PRESIDENT  
Kit P. Ketchmark

VILLAGE CLERK  
Brigid Weber

BOARD OF TRUSTEES  
Brian G. Conroy  
Edward J. Côté  
Michael J. Garvey  
Nicole M. Gilhooley  
Kathryn S. Kaluzny  
David P. LeClere

VILLAGE MANAGER  
Timothy C. Wiberg

MEMBER OF  
Illinois Municipal League  
Proviso Township  
Municipal League  
West Central  
Municipal Conference

TREE CITY U.S.A. Since 1981

HOME OF THE CHICAGO  
ZOOLOGICAL SOCIETY

## REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

### AGENDA

October 22<sup>nd</sup>, 2020 - 7:00 P.M.

Village Hall Basement - 8820 Brookfield Avenue  
Brookfield, IL 60513

- I. **Call to Order**
- II. **Roll Call**
- III. **Public Hearings**
- IV. **New Business**  
Approval of Minutes
- V. **Old Business**  
PZC Case 20-08 – Curb Cut Text Amendment
- VI. **Staff Update**
- VII. **Next Meeting**  
November 19<sup>th</sup>, 2020 (Rescheduled from November 26<sup>th</sup>, 2020)
- VIII. **Public Comment**
- 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 granted 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, SEPTEMBER 24<sup>th</sup>, 2020  
IN THE BROOKFIELD VILLAGE HALL**

---

**MEMBERS PRESENT:** Chairman: Charles Grund; Commissioners: Jennifer Hendricks, Karen Ann Miller; Todd Svoboda, Mark Weber, Chris Straka;

**ALSO PRESENT:** Elyse Vukelich, Village Planner; Michael Schwarz, Director of Community & Economic Development; Michael Garvey, Village Trustee;

On Thursday, September 24<sup>th</sup>, 2020, Chairman Grund called the meeting of the Planning and Zoning Commission to order at approximately 7:00 P.M. Chairman Grund conducted the roll call.

**Public Hearings**

**PZC Case 20-10 – Sign Variance for Johnson-Nosek Funeral Home at 3841-47 Prairie Avenue**

Motion to open the public hearing by Commissioner Straka, seconded by Commissioner Svoboda. The motion carried 6-0.

Village Planner Elyse Vukelich gave a presentation on the proposed sign variance. She explained that the applicant is requesting to change the face of an existing monument sign on the property. The new owners of the business changed the name of the business and need to update the sign to reflect the name change. However, the Station Area District zoning amendment placed new regulations on signage in the Station Area Districts. Freestanding signs, including monument signs, are not permitted in the Station Area Districts. This change was reflected in the amendment to the Sign Code in 2019. Therefore, the monument sign is non-conforming and requires a variance to be altered.

Vukelich explained that the permitted sign types for the SA 4 zoning district would compromise the architectural features of the existing building. She gave details on the proposed sign, which is re-using the same stone base as the existing sign. She stated that it meets all the requirements for a monument sign as regulated by the Sign Code.

a variance to increase the maximum building coverage from 30% to 32% in order to build an addition to the existing single family home. The purpose of the addition is to make the home accessible for a motorized wheelchair. A new sidewalk, ramp and deck will also be installed. The property will not require stormwater storage and will still meet the requirement of 40% greenspace.

**APPLICANT PRESENTATION:**

Frank Nosek of 3841-47 Prairie Avenue explained that when funeral homes are purchased, the new owners typically hyphenate the name of the previous funeral home with their own. He stated that they are simply looking to update the sign to reflect their new name.

Commissioner Hendricks made a motion, seconded by Commissioner Miller, to close the public hearing. Motion carries, 6-0.

COMMISSIONER DELIBERATION:

Commissioner Straka said that he understands the need for this variance.

Commissioner Svoboda said that the monument sign type is more dignified for this building than those that are permitted. He feels the stone base is important to the building's architecture. He felt the proposed sign is less compatible with the existing architecture than the existing sign.

Commissioner Weber appreciated the tree logo on the sign.

Chairman Grund said that he likes the new sign and agrees that the existing sign type is the most compatible with the property.

Commissioner Hendricks and Commissioner Miller both agreed.

Commissioner Straka made a motion, seconded by Commissioner Svoboda, to approve PZC Case 20-10. The motion carried 6-0.

**New Business**

Approval of Minutes from July 23<sup>rd</sup>, 2020 with amendments. Motion by Commissioner Hendricks, seconded by Commissioner Straka. Motion carries, 5-0, with Commissioner Miller abstaining.

**Old Business**

**PZC Case 20-08 – Curb Cut Text Amendment**

Vukelich explained that the text amendment was noticed for this meeting but needed additional time. She proposed that the Commission continue PZC Case 20-08 to the next meeting.

Commissioner Miller made a motion, seconded by Commissioner Straka, to continue PZC Case 20-08 to the October 22<sup>nd</sup>, 2020 Planning and Zoning Commission meeting.

**Staff Update**

Vukelich gave an update on the project heard at the July meeting, the canoe launch, and the Ogden Land Use Plan. She introduced the new Community Development Director Michael Schwarz.

**Next Meeting:**

Scheduled for Thursday, October 22<sup>nd</sup>, 2020.

**Public Comment:**

None.

**Adjournment**

At approximately 7:17 p.m. there was a motion made by Commissioner Svoboda to adjourn, seconded by Commissioner Hendricks. Motion carries, 6-0.

---

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:** October 22<sup>nd</sup>, 2020

**FROM:** The Village of Brookfield's Community Development Department

**PREPARED BY:** Elyse Vukelich, Village Planner

### TITLE

---

**PZC 20-08 – Curb Cut Text Amendment:** The Village of Brookfield, Illinois requests a text amendment to Chapter 62 of the Village Code of Ordinances to add curb cuts from a public street to new residential structures as a special use.

### 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:** N/A  
**EXISTING LAND USE:** N/A  
**PINs:** N/A

## ANALYSIS

---

### SUBMITTALS

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

1. Application for a Text Amendment
2. Certification of a Legal Notice Published September 9<sup>th</sup>, 2020 in the *Riverside Brookfield Landmark*

### BACKGROUND

The Village of Brookfield requests a text amendment to Chapter 62 of the Village Code of Ordinances to allow curb cuts from public streets as a special use. This text amendment originated from a January 27<sup>th</sup>, 2020 Committee of the Whole discussion with the Village Board on how to address curb cuts that lead to non-conforming parking areas during street improvement projects. Section 62-268 of the Village's Zoning Code prohibits parking spaces in the front yard setback in residential districts. In addition, properties that have alley access are not permitted to have new curb cuts from the street. However, throughout Brookfield, there are examples of curb cuts that lead to parking spaces that do not extend beyond the front setback. Staff brought this discussion to the Village Board to determine whether these curb cuts should be reinstated when the streets are improved.

On March 9<sup>th</sup>, 2020, the Village Board vote to approved Ordinance 2020-32, which amended this code section to read as follows:

The Village Board decided at the February 24<sup>th</sup>, 2020 Committee of the Whole Meeting that the existing curb cuts should remain. They also discussed amendments to the section of the Village Code that prohibits new curb cuts if alley access is available.

Prior to March 9<sup>th</sup>, 2020, Section 46-391 of the Village Code stated the following:

Sec. 46-391. - New curb cuts prohibited for residential uses or districts.

- (a) For all properties improved with residential uses or located in residential zoning districts as defined by the zoning provisions of this Code, no new curb cut on a public street shall be permitted where an alley is available to be used for access. Where an alley is not available for access, a property owner may apply for a curb cut on a public street.
- (b) The department of public works and safety shall review the application and make a recommendation to the division of building and zoning of the department of administration. The zoning enforcement administrator or, in the absence of a zoning enforcement administrator, the village manager shall review the application.
- (c) Should the zoning enforcement administrator or, in the absence of a zoning enforcement administrator, the village manager find that the application complies with the requirements of this section, the application for a curb cut shall be approved and a curb cut permit shall be issued.

On March 9<sup>th</sup>, 2020, the Village Board vote to approved Ordinance 2020-32, which amended this code section to read as follows:

**Sec. 46-391. - New curb cuts prohibited for residential uses or districts.**

- (a) For all properties improved with residential uses or located in residential zoning districts as defined by the zoning provisions of this Code, no new curb cut on a public street shall be permitted for an existing residential structure where an alley is available to be used for access. When a new residential dwelling structure is proposed to be built or ~~Where~~ where an alley is not available for access, a property owner may apply for a special use permit for a curb cut on a public street under the provisions of Chapter 62 of this Code, provided there is a minimum of a two-car attached garage being built as part of the new residential structure. For purposes of this section, a new residential dwelling structure means a structure used for a residential dwelling that requires the installation of a new building foundation and the construction of a new building on that foundation.
- (b) The department of public works and safety shall review the application and make a recommendation to the division of building and zoning of the department of administration. The zoning enforcement administrator or, in the absence of a zoning enforcement administrator, the village manager shall review the application.
- (c) Should the zoning enforcement administrator or, in the absence of a zoning enforcement administrator, the village manager find that the application complies with the requirements of this section, the application for a curb cut shall be approved and a curb cut permit shall be issued.

This language is located in Chapter 46 – Streets, Sidewalks and Rights-Of-Way. Therefore, the amendment did not need to be reviewed by the Planning and Zoning Commission. The Village Board approved this amendment on March 9<sup>th</sup>, 2020.

On June 25<sup>th</sup>, 2020, The Planning and Zoning Commission heard a proposed text amendment to codify these changes in Chapter 62 – Zoning. The text amendment was denied by the commission. The reasons for denial included the fact that this change would only allow the special use for *new* single family homes with attached garages. The Commission felt that this could drastically change the design of Brookfield’s residential streets. The Commission also stated that they preferred size limitations on how wide the curb cuts can be.

**DISCUSSION**

Since the denial of the previous petition for a text amendment at the June 25<sup>th</sup>, 2020 Planning and Zoning Commission meeting, staff has completed more research and has made changes to the previous proposal. The Planning and Zoning Commission does not have the authority to approve changes to Chapter 46 – Streets, Sidewalks and Rights-Of-Way, but as part of this text amendment staff will present changes to this Chapter in order to ensure all amendments are in agreement with one another. **Please refer to the attachment for complete red-lined text of the proposed amendments.**

## **AMENDMENT TO CHAPTER 46 – STREETS, SIDEWALKS AND RIGHTS OF WAY**

Section 46-391 was amended with the language shown above by the Village Board on March 9<sup>th</sup>, 2020.

During the June 25<sup>th</sup>, 2020 Planning and Zoning Commission discussion, the Commission expressed that they were not comfortable with the regulation that new curb cuts **ONLY** be permitted in the case of a two-car attached garage. Staff is now proposing to amend this section to read follows:

Sec. 46-391. - New curb cuts for residential uses or districts.

(a) For all properties improved with residential uses or located in residential zoning districts as defined by the zoning provisions of this Code, and where an alley is available for access, a property owner may apply for a special use permit for a curb cut on a public street under the provisions of Chapter 62 of this Code.

(b) The Planning and Zoning Commission shall review the application and make a recommendation to the Village Board of Trustees, who shall either deny or grant, with or without modifications or conditions and in appropriate ordinance form, the request for the special use sought.

(c) If the special use for a curb cut is granted, an application for a building permit shall be made for construction of the curb cut. The building permit application shall be reviewed by the Village Manager or their designee.

(d) Curb cuts shall measure no more than 16 feet in width at the roadway and must lead to a parking space that conforms to the requirements of Chapter 62 – Zoning.

The proposed regulation establishes curb cuts as a special use for any residential property in the Village of Brookfield, regardless of whether it has alley access, an attached or two-car garage, or a detached garage. This is a more appropriate regulation than previously proposed because it will not incentivize a particular housing style or type. This section establishes the special use for properties that have alley access. In the very rare situation in which a property owner in Brookfield does not have alley access and does not have an existing curb cut, they will not be required to go through the special use process.

The proposed changes to subsection b. states that the Planning and Zoning Commission will review the application, whereas currently it references the Public Works Department. Subsection c. would simplify language so that a building permit application will be required, but can be reviewed by the Village Manager or their designee. This brings flexibility to the process, but will ultimately fall under the jurisdiction of the Community Development Department.

Subsection d. now includes a limit on the width of curb cuts, which is 16 feet in width at the roadway. This measurement was chosen based on research of surrounding communities' regulations, but also an analysis of existing curb cuts in Brookfield.

Staff measured the width of 35 curb cuts in a sample area between Prairie Avenue, Forest Avenue, 29<sup>th</sup> Street and 31<sup>st</sup> Street. This area was chosen because it contains both single family homes and some multi-family buildings. In addition, this area contains both homes with alleys and homes without alleys. As a result, there are more curb cuts in this area than most neighborhoods in Brookfield.

**Exhibit 1: Sample Area of Curb Cut Measurements**



The average width of a curb cut in this area was 14.88 feet. This was measured at the point where the roadway meets the street. They ranged in size from 24.68 feet to 11.41 feet wide, with a median width of 13.16 feet. As a result, a measurement of 16 feet allows for some flexibility in terms of the width of a driveway, but will not support two-lane curb cuts for attached garages like the previous amendment specifically allowed. It should be noted that if a two-car attached garage is being built and requests a special use for a new curb cut, the design would need to conform to the curb cut width requirement of 16 feet at the roadway.

The proposed amendment to Section 46-391.d also states that any new curb cut must lead to a conforming parking space and references Chapter 62. Currently, Chapter 62 does not allow parking spaces in the front setback in residential zoning districts. The language in Section 46-291.d remains vague so that if this regulation changes in the future, it will not affect this code section.

**AMENDMENT TO CHAPTER 62 - ZONING**

In the petition for text amendment presented on June 25<sup>th</sup>, staff proposed to add the following to the list of special uses in residential districts in Section 62-71.1, which regulates special uses in the A, A-1, A-2 and A-3 single-family residential districts:

- e. Curb cuts on public streets for new residential structures with alley access provided there is a minimum of a two-car attached garage being built as part of this structure (see Section 46-391).

Staff also proposed to add the following to Section 62-71.2, which regulates special uses in the B Multiple Family Residential District:

e. Curb cuts on public streets for new multi-family structures with alley access (see Section 46-391).

As part of this revised text amendment, staff proposes to add the following to the list of special uses in residential districts in Section 62-71.1, which regulates special uses in the A, A-1, A-2 and A-3 single-family residential districts:

e. Curb cuts on public streets for residential structures (see Section 46-391).

In addition, staff proposes to add the following to the list of special uses in the B Multiple Family Residential District:

e. Curb cuts on public streets for multi-family structures (see Section 46-391).

The new proposal codifies the changes to Section 46-391 in Chapter 62, but as discussed no longer only allows curb cuts as special uses for new structures that specifically have two-car attached garages.

Furthermore, staff considered adding curb cuts as a special use for the two entirely residential districts (SA 5 and SA 6) in the Station Area Use Table in Section 62-217.I. However, upon further research, it was determined that this is unnecessary because the design regulations for the Station Area Districts ONLY permit driveway access off the alley. Therefore, new curb cuts as a special use will not be an option in the Station Area Districts.

**TABLE SUMMARIZING CODE CHANGES**

	Code Prior to March 9 <sup>th</sup> , 2020	Current Code	Proposed Changes
Section 46-391.a	Prohibited curb cuts for residential uses where alley access is available	Allows curb cuts as a special use when a new residential structure is being built with an attached two-car garage	Allows curb cuts as a special use for any residential structure, regardless of whether it is a new building or whether it has alley access
Section 46-391.d	Curb cuts were prohibited, so there were not regulations on their size or placement	Curb cuts allowed as a special use, but no regulations on the size or placement	Limits curb cuts to 16 feet in width at the roadway, and requires that curb cuts lead to a conforming parking space
Section 62-71	No mention of curb cuts in the zoning code	No mention of curb cuts in the zoning code	Lists curb cuts as a special use for residential structures in the A, A-1, A-2, A-3, and B zoning districts

**SPECIAL USE PROCESS**

The process for these special uses would be the same as a special use for land use. The resident would notify their neighbors within 250 feet. The conditions for approval, required as part of the application, are:

1. Describe the proposed use’s compatibility with the intent and purpose of the property’s zoning district.

2. Describe the proposed use's compatibility with existing uses on site and in the vicinity
3. Describe what special actions, if any, are contemplated to modify any unique, special, or unusual impacts which the special use may cause or intensify upon properties and uses upon public facilities or neighboring properties

The word "use" in this situation would instead apply to the modification of the curb cut. In addition, the Planning and Zoning would make the recommendation for approval the same way it normally would, based on this excerpt from Section 62-821.e of the Village Code:

In developing its recommendation, the planning and zoning commission shall determine if, and to what extent, the proposed special use at the particular location is necessary and desirable to provide a service or a facility that is in the interest of the public convenience or will provide for the general welfare of the zoning district or the village as a whole.

Specifically, the Planning and Zoning Commission shall evaluate how a new curb cut will affect the design and appearance of that particular block.

### **CONCLUSION**

The proposed text amendments to Chapter 62 of the Village's Code of Ordinances will provide a process for determining whether a curb cut should be allowed for residential structures. If the proposed text amendments are approved, the Planning and Zoning Commission and Village Board will review special use permits for new curb cuts.

## **RECOMMENDATIONS**

---

Staff recommends approval of the text amendment as requested. If Commissioners are in agreement with the staff's findings and recommendations, the Commission can vote to recommend approval of the proposed variance to the Village Board of Trustees.

If Commissioners vote to recommend approval, staff anticipates the Planning and Zoning Commissioner recommendation to be reviewed by the Committee of the Whole on November 9<sup>th</sup>, 2020 and by subsequent vote by the Village Board on November 23<sup>rd</sup>, 2020.

## PROPOSED AMENDMENTS

### CHAPTER 46 – STREETS, SIDEWALKS AND RIGHTS-OF-WAY

Sec. 46-391. - New curb cuts ~~prohibited~~ for residential uses or districts.

(a) For all properties improved with residential uses or located in residential zoning districts as defined by the zoning provisions of this Code, ~~no new curb cut on a public street shall be permitted for an existing residential structure where an alley is available to be used for access. When a new residential dwelling structure is proposed to be built or where an alley is not available for access, and where an alley is available for access,~~ a property owner may apply for a special use permit for a curb cut on a public street under the provisions of Chapter 62 of this Code, ~~provided there is a minimum of a two-car attached garage being built as part of the new residential structure. For purposes of this section, a new residential dwelling structure means a structure used for a residential dwelling that requires the installation of a new building foundation and the construction of a new building on that foundation.~~

(b) The Planning and Zoning Commission ~~department of public works and safety~~ shall review the application and make a recommendation to the Village Board of Trustees, who shall either deny or grant, with or without modifications or conditions and in appropriate ordinance form, the request for the special use sought. ~~division of building and zoning of the department of administration. The zoning enforcement administrator or, in the absence of a zoning enforcement administrator, the village manager shall review the application.~~

(c) If the special use for a curb cut is granted, an application for a building permit shall be made for construction of the curb cut. The building permit application shall be reviewed by the Village Manager or their designee. Should the zoning enforcement administrator or, in the absence of a zoning enforcement administrator, the village manager find that the application complies with the requirements of this section, the application for a curb cut shall be approved and a curb cut permit shall be issued.

(d) Curb cuts shall measure no more than 16 feet in width at the roadway and must lead to a parking space that conforms to the requirements of Chapter 62 – Zoning.

### CHAPTER 62 – ZONING

Sec. 62-71. - Special uses.

Except as specifically limited or regulated elsewhere in this chapter, the following uses may be permitted in the respective residential districts as shown subject to the issuance of a special use permit, as provided for in this chapter and subject to the additional standards hereinafter set forth or made applicable to the specific special use permit requested:

- (1) The following uses may be considered for application under the appropriate special use or planned development procedures of this chapter in single-family residential districts A, A-1, A-2, A-3:
  - a. Clubs, private not for profit.
  - b. Churches, temples and similar places of worship.
  - c. Community residence, large, for more than eight persons.

- d. Convents and monasteries incidental to schools.
  - e. Curb cuts on public streets for residential structures (see Section 46-391).
  - ef. Planned developments.
  - fg. Public utility substations.
  - gh. Libraries, private.
  - hi. Schools, pre-collegiate, public and private, including gymnasiums, offices and facilities incidental thereto.
- (2) The following uses may be considered for application under the appropriate special use or planned development procedures of this chapter in Multiple-Family Residential District B:
- a. Clubs, private not for profit.
  - b. Churches, temples and similar places of worship.
  - c. Community residence, large, for more than eight persons.
  - d. Convents and monasteries.
  - e. Curb cuts on public streets for multi-family structures (see Section 46-391).
  - ef. Institutions of a philanthropic or charitable nature.
  - fg. Planned developments.
  - gh. Private, for-profit professional, clinical, service, or retail facilities utilized in conjunction with, but incidental to nursing homes and senior housing facilities and which do not exceed ten percent of the floor area of the primary use structure.
  - hi. Public utility substations.
  - ij. Recreational facilities, private noncommercial.
  - j. Libraries, private.
  - k. Schools, pre-collegiate, public and private, including gymnasiums, offices and facilities incidental thereto.
- (3) The following use may be considered for application under appropriate special use or planned development procedures of this chapter in Multiple-Family Residential District B-2: community residence, large, for more than eight persons.

(Code 1964, § 30-6.01(E); Ord. No. 96-14, 3-25-1996; Ord. No. 2002-41, 9-23-2002; Ord. No. 2006-64, 9-11-2006)

## PROPOSED AMENDMENTS

### CHAPTER 46 – STREETS, SIDEWALKS AND RIGHTS-OF-WAY

Sec. 46-391. - New curb cuts ~~prohibited~~ for residential uses or districts.

(a) For all properties improved with residential uses or located in residential zoning districts as defined by the zoning provisions of this Code, ~~no new curb cut on a public street shall be permitted for an existing residential structure where an alley is available to be used for access. When a new residential dwelling structure is proposed to be built or where an alley is not available for access, and where an alley is available for access,~~ a property owner may apply for a special use permit for a curb cut on a public street under the provisions of Chapter 62 of this Code, ~~provided there is a minimum of a two-car attached garage being built as part of the new residential structure. For purposes of this section, a new residential dwelling structure means a structure used for a residential dwelling that requires the installation of a new building foundation and the construction of a new building on that foundation.~~

(b) The Planning and Zoning Commission ~~department of public works and safety~~ shall review the application and make a recommendation to the Village Board of Trustees, who shall either deny or grant, with or without modifications or conditions and in appropriate ordinance form, the request for the special use sought. ~~division of building and zoning of the department of administration. The zoning enforcement administrator or, in the absence of a zoning enforcement administrator, the village manager shall review the application.~~

(c) If the special use for a curb cut is granted, an application for a building permit shall be made for construction of the curb cut. The building permit application shall be reviewed by the Village Manager or their designee. Should the zoning enforcement administrator or, in the absence of a zoning enforcement administrator, the village manager find that the application complies with the requirements of this section, the application for a curb cut shall be approved and a curb cut permit shall be issued.

(d) Curb cuts shall measure no more than 16 feet in width at the roadway and must lead to a parking space that conforms to the requirements of Chapter 62 – Zoning.

### CHAPTER 62 – ZONING

Sec. 62-71. - Special uses.

Except as specifically limited or regulated elsewhere in this chapter, the following uses may be permitted in the respective residential districts as shown subject to the issuance of a special use permit, as provided for in this chapter and subject to the additional standards hereinafter set forth or made applicable to the specific special use permit requested:

- (1) The following uses may be considered for application under the appropriate special use or planned development procedures of this chapter in single-family residential districts A, A-1, A-2, A-3:
  - a. Clubs, private not for profit.
  - b. Churches, temples and similar places of worship.
  - c. Community residence, large, for more than eight persons.

- d. Convents and monasteries incidental to schools.
  - e. Curb cuts on public streets for residential structures (see Section 46-391).
  - ef. Planned developments.
  - fg. Public utility substations.
  - gh. Libraries, private.
  - hi. Schools, pre-collegiate, public and private, including gymnasiums, offices and facilities incidental thereto.
- (2) The following uses may be considered for application under the appropriate special use or planned development procedures of this chapter in Multiple-Family Residential District B:
- a. Clubs, private not for profit.
  - b. Churches, temples and similar places of worship.
  - c. Community residence, large, for more than eight persons.
  - d. Convents and monasteries.
  - e. Curb cuts on public streets for multi-family structures (see Section 46-391).
  - ef. Institutions of a philanthropic or charitable nature.
  - fg. Planned developments.
  - gh. Private, for-profit professional, clinical, service, or retail facilities utilized in conjunction with, but incidental to nursing homes and senior housing facilities and which do not exceed ten percent of the floor area of the primary use structure.
  - hi. Public utility substations.
  - ij. Recreational facilities, private noncommercial.
  - j. Libraries, private.
  - k. Schools, pre-collegiate, public and private, including gymnasiums, offices and facilities incidental thereto.
- (3) The following use may be considered for application under appropriate special use or planned development procedures of this chapter in Multiple-Family Residential District B-2: community residence, large, for more than eight persons.

(Code 1964, § 30-6.01(E); Ord. No. 96-14, 3-25-1996; Ord. No. 2002-41, 9-23-2002; Ord. No. 2006-64, 9-11-2006)