



Legislation Details (With Text)

File #: 2023-0897 **Version:** 1 **Name:** Land Development Code - Substantive Amendment: Modify Residential Best Management Practices (BMPs)

Type: MOTION **Status:** IN BOARD OF TRUSTEES

File created: 11/14/2023 **In control:** Board of Trustees

On agenda: 12/18/2023 **Final action:**

Title: Land Development Code - Substantive Amendment: Modify Residential Best Management Practices (BMPs)

Code sections:

Attachments: 1. Staff Report to the COTW, 2. Amendment Report to the Committee of the Whole

Date	Ver.	Action By	Action	Result
12/18/2023	1	Committee of the Whole		
12/12/2023	1	Development Services Department	INTRODUCED TO COMMITTEE	
11/27/2023	0	Plan Commission	RECOMMENDED FOR APPROVAL	
11/21/2023	0	Plan Commission		
11/15/2023	0	Development Services Department	INTRODUCED TO COMMITTEE	

Title/Name/Summary
Land Development Code - Substantive Amendment: Modify Residential Best Management Practices (BMPs)

History

AMENDMENT SUMMARY

SECTION 6-305.F.2.c. Single-Family Residential Naturalized Landscaping
Remove the Monitoring and Management Plan (M&M Plan) requirements for naturalized landscaping in single-family residential areas

- SECTION 6-201.F. E-1 Estate Residential
- SECTION 6-202.F. R-1 Residential
- SECTION 6-203.F. R-2 Residential
- SECTION 6-203.5.F. R-2A Residential
- SECTION 6-204.F. R-3 Residential
- SECTION 6-204.5.F. R-3A Residential
- SECTION 6-205.F. R-4 Residential
- SECTION 6-206.G RSB Residential and Supporting Business District

Revise maximum lot coverage by removing increased lot coverage allowances through BMPs.

AMENDMENT EXPLANATION

The goal of these amendments is to mitigate stormwater runoff by establishing maximum lot coverage allowances that are more easily understood by the public and more easily enforced by Village staff, with an

objective of setting a maximum coverage percentage and removing the provision of allowing additional lot coverage with the use of Best Management Practices (BMPs).

Per the Land Development Code (LDC), each zoning district has a base lot coverage which can be increased with the use of BMPs such as naturalized landscaping, permeable pavers, and rain barrels. When residents have met the base lot coverage for the zoning district in which they are located, residents opt to utilize BMPs to expand their impervious lot coverage. Tracking the installation and management of BMPs is time-consuming for Development Services staff and the maintenance of the BMPs is tedious for the homeowners. For the increased lot coverage completed without a permit, the Village has the daunting task of retroactively applying BMPs and/or informing the homeowner that some or all of their improvement project must be removed or modified.

Due to the policing and management needs to ensure the BMPs continue to control stormwater runoff, the recommendation is to remove the BMP allowances and establish one maximum lot coverage for each residential zoning district based on the average of the maximum ranges within each zoning district in the existing regulations

This agenda item is being considered by the Committee of the Whole and the Village Board of trustees on the same night.

Recommended Action/Motion

I move to recommend to the Village Board to approve the Plan Commission recommended action for case number 2023-0897, also known as Substantive Amendments: Modify Residential Best Management Practices (BMP's).

THIS PART IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees to approve the Land Development Code Amendments for Sections 6-305.F.2.c, 6-201.F, 6-202.F, 6-203.F, 6-203.5.F, 6-204.F, 6-204.5.F, 6-205.F, 6-206.G as presented in the attached amendment report titled "11/21/23 Land Development Code Amendment Report" dated November 15, 2023.