



Legislation Text

File #: 2015-0420, Version: 2

Title/Name/Summary

2015 Land Development Code Amendments II

History

QUICKFACTS

Project

2015 Land Development Code Amendments II - 2015-0420

Petitioner

Development Services Department

Purpose

The purpose of these amendments is to revise and update the Land Development Code and Village Code.

Topics: Outdoor Dining & Off-site Vehicle Storage (Auto Dealerships)

Project Attributes

Land Development Code

Section 6-206 RSB Residential and Supporting Business District

Section 6-207 BIZ General Business District

Section 6-208 MFG Manufacturing District

Section 6-210 COR Mixed Use District

Section 6-211 ORI Office and Restricted Industrial

Section 6-212 VCD Village Center District

Section 6-302 Accessory Uses and Structures

Section 6-310 Fences

Village Code

Section 3-2-4 Encroachments

OVERVIEW AND BACKGROUND

The second round of Land Development Code Amendments for 2015 is presented in the attached Amendment Report to the Plan Commission. The Amendment Report contains various amendments to the sections identified above.

The Amendment Report contains the full narrative explanation for each amendment followed by the respective Code changes.

Language with a strike-out (~~strike-out~~) indicates elimination from the Code. Language that is

italicized and in red (*red*) indicates proposed addition to the Code.

DETAILED PLANNING DISCUSSION

The following is a short summary of the proposed amendments.

Outdoor Dining Regulations

This update is intended to make consistent our outdoor dining regulations across all sections of the LDC and Village Code, as well as modify the requirements for fencing to be less strict and add more options to delineate the boundaries around those areas.

The key modifications include:

1. Allow for fences, walls, landscaping or similar barriers to delineate at least 50% of the dining area; and
2. Change the minimum height from 42 inches to 24 inches and set the maximum height at 48 inches.

Offsite Vehicle Storage

The purpose of this modification is to allow car dealerships located within the Village's General Business District (BIZ) the opportunity to maintain off-site storage of their inventory in the Manufacturing District (MFG). The existing regulations for outside storage, such as screening, will remain applicable. In addition, it is recommended that review and approve this use be done via the Appearance Review process since it is contemplated that some of this activity will be temporary in nature based upon seasonal inventory cycles.

The associated conditions include:

1. The vehicle storage area shall not be open to the public;
2. No signage shall be allowed that advertises the BIZ General Business District business establishment or contents of the vehicle storage area; and
3. No vehicle sales, rental, or leasing shall take place on the premises.

PLAN COMMISSION MOTION

On July 14, 2015, the Plan Commission moved 4-0 to recommend to the Village Board of Trustees to approve the Land Development Code amendments.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On July 20, 2015, the Development Services and Planning Committee moved 3-0 to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Sections 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, and 6-310, and to approve the amendment to Village Code Section 3-2-4, as presented in the attached Amendment Report titled "2015 Land Development

Code Amendments II Amendment Report to the Plan Commission”, prepared by the Development Services Department and dated July 14, 2015.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve the Land Development Code amendments for Sections 6-206, 6-207, 6-208, 6-210, 6-211, 6-212, 6-302, and 6-310, and to approve the amendment to Village Code Section 3-2-4, as presented in the attached Amendment Report titled “2015 Land Development Code Amendments II Amendment Report to the Plan Commission”, prepared by the Development Services Department and dated July 14, 2015.