



AGENDA ITEM EXECUTIVE SUMMARY

Title:	2010 General Amendments to the Zoning Ordinance
Presenter:	Matthew O'Rourke Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – 1/10/11		City Council
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES	NO	
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If NO, please explain how item will be funded:

Executive Summary:

This is a set of Zoning Ordinance amendments initiated by Staff to address issues, omissions, and errors in the 2006 ordinance update. This application deals with Landscaping and Screening, Design Review Standards, and other miscellaneous provisions. The amendments are summarized in the attached staff report. Redline versions of the amendment chapters are attached.

The most significant amendment addresses parking lot setbacks on major arterial corridors. Specifically, the amendment would remove the 50 ft. setback requirement along Main St. east of Tyler and west of Randall, and Randall and Kirk Roads in favor of a reduced 20 ft. setback with detailed landscaping requirements. This change will enable non-conforming properties to more easily be redeveloped and will further the goal of providing a landscaped buffer along highly visible arterials. Staff will provide a brief presentation of this amendment.

Other Landscaping Amendments:

- Create planting standards and add more flexibility to building foundation landscaping requirements

Design Review amendments:

- Create provisions granting flexibility for the expansion of existing buildings
- Clarify building material definitions
- Clarify requirements and provide greater flexibility for HVAC rooftop screening

Misc. Amendments:

- Define Gross Lot Area calculation for CBD and RT-4 districts
- Requirement for an easement for off-site parking
- Creation of a specific use category for Carry-Out restaurants for parking requirements only
- Increase rear yard lot coverage for narrow lots in RT districts to allow a typical 2-car garage
- Create provisions allowing dormant zoning applications to be dismissed without a formal withdrawal

The Plan Commission recommended approval on 1/4/11.

Attachments: *(please list)*

Staff Report and Attachments, Plan Commission Resolution, Application

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the General Amendment, contingent upon text modifications prior to final City Council action.

<i>For office use only:</i>	<i>Agenda Item Number:</i>
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Community Development

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STAFF REPORT

TO: Daniel P Stellato, Chairman
and Planning & Development Committee

FROM: Matthew O'Rourke, AICP, Planner
Russell Colby, Planner

RE: General Amendments To Tile 17 (Zoning Ordinance)

DATE: January 3, 2011

I. GENERAL INFORMATION

Project Name: General Amendments 2010

Applicant: City of St. Charles, Planning Division

Recommendation:

Staff recommends approval of the Application for a General Amendment.

II. BACKGROUND

The Zoning Ordinance was adopted in October 2006. The ordinance was entirely re-written to incorporate new review processes and more detailed regulations and standards. At the time of adoption, Staff indicated future amendments would be necessary to address unforeseen issues, omissions, or errors in the document.

Since the adoption of the ordinance, Staff, elected officials, commissions, developers, and property owners have had the opportunity to work with the ordinance, and in the process have identified multiple issues. Staff has been compiling a list of these items in anticipation of bringing these amendments forward at one time.

Amendments in this memorandum are divided into three sections:

- Landscaping and Screening, including setbacks on major arterials (Chapter 17.26)
- Design Review Standards and Guidelines (Chapter 17.06)
- Miscellaneous amendments

III. AMENDMENTS TO CHAPTERS 17.26 LANDSCAPING & DESIGN, 17.14 BUSINESS AND MIXED USE DISTRICTS, AND 17.16 OFFICE RESEARCH, MANUFACTURING AND PUBLIC LAND

1. BUILDING AND PARKING SETBACKS FOR LOTS ADJOINING MAJOR ARTERIALS

a. Background & Issues

Table 17.14-2 Business and Mixed Use Districts Bulk Regulations and Table 17.16 2 Office Research, Manufacturing and Public Lands list building and parking setbacks for all commercial, office, and manufacturing districts. Each table contains setback requirements for properties that abut major arterials. This setback of 50' is larger than the setback established in the underlying zoning districts. These major arterials are defined as follows:

“Major Arterials include Randall Road, Main Street west of Randall Road, Main Street east of Tyler Road, and Kirk Road”

This arterial road setback dates to the previous Zoning Ordinance. This requirement was developed to ensure that adequate greenspace would remain when these major arterials were expanded. There are currently no landscape regulations specific to this setback requirement.

Observed Development Patterns

During the past twenty years, a majority of the properties along these major arterials have been developed. In addition, large portions of these arterials have already been or are in the process of being expanded. Through conversations with property owners and developers, Staff has noticed that this requirement places restraints on the redevelopment of a majority of these properties. In particular, there are a number of parking lots and buildings that are located closer than 50' to the abutting major arterials and are considered legal non-conforming. These property owners are unable to reconstruct deteriorating parking lots or expand their businesses that do not conform to the current requirement.

c. Proposed Amendments

Staff is proposing to examine the necessity of the major arterial setback due to the recent and planned arterial expansions and lack of greenfield sites. Staff would like to determine if a combination of a reduced setback and new landscaping requirements will create the desired corridor aesthetic while encouraging (re) development along these major arterials. The proposed amendments will remove the major arterial setback requirement and reduce the building and parking setbacks in the BC and BR districts. In exchange for these reductions, Staff is proposing new landscape standards for all multi-family, commercial, and industrial properties that abut public streets. The details of these amendments are as follows:

Major Arterial Setback Requirements

- Table 17.14-2

- The minimum building and parking setbacks in the BC District will be reduced from 25' to 20'
- The minimum building and parking setbacks in the BR District will be reduced from 40' to 20'
- The major arterial setback requirements will be removed from this table
- Table 17.16-2
 - The major arterial setback requirements will be removed from this table

Section 17.26.090.A Landscaping Located in Yards Adjoining Public Streets

There are currently no direct standards for landscaping within yards that abut a public street. The only required landscaping is for the screening of parking lots or for around the foundation of buildings. Staff has developed landscape standards and guidelines for properties abutting public streets. The salient features of this new section are as follows: (A full copy of the amendment text is attached to this memo)

- The standards are designed to require adequate landscaping, but to also be flexible enough to accommodate the various sizes and types of properties that exist along these arterials
- One shade tree shall be required per every 40 lineal feet of public street frontage
- Two ornamental trees, evergreen trees, or combination of the two shall be required per every 40 lineal feet of public street frontage
- A combination of screening materials such as shrubs, bushes, perennials, fences, walls and berms shall screen no less than 75% of the public street frontage.

d. Staff Analysis

Staff analyzed the existing setbacks along these major arterials. This analysis revealed that there is no discernable common setback along the major arterials, but more of a random pattern. Additionally, staff found certain properties that could not be successfully redeveloped if this setback were to remain. The full datasets of Staff's analysis are attached to this memo.

Based on recent development activity and discussions with the development community there are sections of these arterials that could benefit from this amendment immediately. Those areas are as follows:

- Main Street East of Smith Road
 - IDOT will begin an expansion project from Smith Road to Rt. 59 in 2011
 - Based on the proposed IDOT expansion Staff will have an understanding of the revised right-of-way dimensions.
 - The Pheasant Run property is working in conjunction with IDOT to replace the landscaping that will be removed due to the expansion
 - There are developers interested in both redeveloping existing properties and adding new uses to the remaining greenspace sites
- Randall Road and Kirk Road
 - A majority of these properties are already developed

- These arterials are under the jurisdiction of the Kane County Department of Transportation.
- Sections of Randall and Kirk Roads already have large right-of-way widths
- Sections of Randal Road have already been expanded to a 6-lane cross-section

e. Plan Commission Comments

These proposed amendments were presented to the Plan Commission on 12-7-10. The Plan Commission suggested that Staff examine the following comments:

Plan Commission Comment

*Ensure this proposed amendment does not conflict with the **Kane County 2030 Land Resource Management Plan***

Staff Response

Staff revisited the 2030 Land Resource Management Plan to compare the impacts of these amendments with the goals listed in that document. The following list details Staff's comparative analysis.

2030 Land Resource Management Plan – Planning Issues – Commercial Development and Design

This chapter focuses on the need for well-planned and logical commercial development to service the needs of Kane County residents. The plan stresses the importance of focusing commercial (re) development along established corridors and preserving the rural character of the western portions of Kane County.

Figure 24 entitled *Urban Corridor Renaissance Retrofitting Commercial Strip Centers* provides specific recommendations for commercial corridors, which includes Randall Road. This figure recommends implementing strategies and standards to retrofit commercial developments in stages that foster the gradual transformation of these centers into mixed-use developments. The following redevelopment tools, listed in the document, specifically relate to the proposed amendments:

- “2. *Fill in the fronts of large parking lots with small, closely spaced or attached storefronts to build a street frontage with courtyard parking behind.*
3. *Place buildings upfront with attractive architecture, wall signs and sidewalks, features along the frontage, not parking lots, and pole signs.*
5. *Help unify the streetscape and improve the appearance of public right-of-ways with continuous street trees and planted medians, high quality landscaping, decorative pavements, street furniture (benches, trash receptacles), or streetlights.”*

Based on a review of this document, Staff feels that the proposed amendments will further Kane County's policy goals as they relate to the (re) development of existing urban arterial commercial land uses. In particular, these amendments will encourage the redevelopment of existing commercial arterials by allowing sites to be developed in a more compact form, which will increase design flexibility, allow buildings to be located closer to Randall Road, allow parking to be located behind buildings, and encourage

more efficient development patterns that do not require extra amounts of land for one user. In conjunction with this design flexibility, the new landscape standards will foster quality streetscape design and create a more unified appearance.

Plan Commission Comment

A reduced building height in the area abutting these major arterials

Staff Response

Staff has examined this comment to evaluate how such a regulation would fit within the current standards of the Zoning Ordinance. The following is a list that describes Staff's analysis:

- The current maximum allowed building height in the BC and BR Zoning Districts is 40'. Staff looked at the existing building heights of recently constructed/approved commercial buildings to determine if there was a natural height limit for "one-story" buildings (See attached Building Height Analysis Spreadsheet). Even though all these buildings are "one-story", in terms of interior layout, the heights of these buildings vary from 24' to 38'. Therefore, Staff could not determine a specific building height that could be reasonably applied throughout the major arterials.
- Height variations are required in many instances to meet the standards of *Chapter 17.06 Design Review Standards and Guidelines* of the Zoning Ordinance. These variations also provide architectural interest to buildings and screen rooftop HVAC units.
 - A height limitation could limit the amount of architectural detail and height variations utilized in building design.
- Buildings not adjacent to major arterials will not have to meet this standard. This could create a competitive disadvantage for properties located along the major arterial areas.
- One of the main goals of the proposed amendments is to allow for flexibility and encourage redevelopment of existing properties.
 - A separate height standard may reduce the viability of redeveloping smaller properties that have site-specific constraints such as narrow property widths or steep slopes.

2. SECTION 17.26.080 FOUNDATION LANDSCAPING

a. Background

Staff has had difficulty applying Section 17.26.080 of the Zoning Ordinance, Building Foundation Landscaping, based on the way the language is written as well as a lack of clear design standards. Staff intends to clarify the Ordinance in terms of the amount of landscaping required and to create more flexible standards that will provide adequate landscaping. Staff's particular concerns are as follows:

- 8' feet of foundation landscaping around the entire building can be problematic within commercial districts with smaller lots
- There are no clear requirements for the amount and type of landscaping that should be required
- It is hard to determine which areas do not require landscaping such as loading docks

b. Proposed Amendments

Staff is proposing a reorganization of this chapter as well as changes to the existing foundation landscaping location and design requirements. The following is a list of the salient features of this amendment:

- Reorganization of the entire section
- Standards requiring a minimum number of plant materials have been included
 - Any combination of 2 shade trees, ornamental trees, evergreen trees, or a combination of those shall be required per each 50 lineal feet of building wall
 - Any combination of 20 shrubs, bushes and perennials are required per each 50 lineal feet of building wall
- Not less than 75% of the horizontal dimension of the front building wall shall be landscaped
- Not less than 50% of the rest of the 3 building walls shall be landscaped.
 - The amount of landscaping materials required will be based off the entire lineal feet of the building, not just where the landscaping is planted
- The minimum required width of foundation landscaping beds in the BL and BT overlay district has been reduced from 8' to 5'

The complete text of the existing landscape code and the revised text are attached to this memo.

3. NON-SUBSTANTIVE MODIFICATIONS TO THE LANDSCAPE AND DESIGN CHAPTER

a. Section 17.26.090.A Interior Parking Lot Landscaping

This Section has been reorganized to clarify the requirements for interior parking lot landscaping. The following list describes the pertinent modifications.

- The language in Subsections 2 & 3 that describe the design of landscaped islands and plant materials has been moved to *Section 17.26.030 General Design Principles and Standards*
- The requirement that all interior landscape aisles end with a landscape island has been moved to Subsection 1 to clarify that all interior parking lot aisles shall end with a landscape island and not just parking lots of 20 or more spaces.
- Staff has added language to Subsection 3 that clarifies that the number of parking lot trees required will be based off of the required 10% interior parking lot greenspace square footage and not the square footage of the whole parking lot.

b. Section 17.26.040 F Planting Beds

Since the restructured Landscape and Design Chapter will have varied landscape bed dimensions in terms of foundation landscaping and perimeter landscaping, requiring all beds to be 8' in width is no longer necessary. These requirements have been distributed to Sections 17.26.030.K Parking Lot Landscape Islands and 17.26.080 Building Foundation Landscaping. There will be no minimum width for the perimeter landscaping requirements.

c. Section 17.26.090.C. Interior Parking Lot Landscaping Diagram

Staff is creating a new diagram to replace the one currently in the ordinance. This diagram is vague and in need of clarification.

IV. AMENDMENTS TO CHAPTER 17.06 DESIGN REVIEW STANDARDS AND GUIDELINES

1. DESIGN REVIEW STANDARDS FOR EXISTING BUILDINGS (CHAPTER 17.06)

Starting in 2006, Design Review Standards and Guidelines for buildings were added into the Zoning Ordinance. The requirements were written to be applied during the Design Review process as part of a building permit application.

The Ordinance does not explain how the standards are to be applied to existing buildings that may not conform to the requirements, in particular the building materials requirements. For example, there may be an existing building constructed entirely of materials that are now prohibited (Such as EIFS, or Dryvit). If an owner were to propose an addition to the building, the addition would need to comply with the current standards for building materials. The result may be a building addition that is incompatible with the existing structure, which is counter to the intent of the Design Review process.

Proposed Amendment

The proposed amendment would set the following standards for the Design Review process for existing buildings:

B. Applicability of Building Design and Material Standards to Existing Buildings
Existing buildings that do not comply with the building design or building materials standards of this Chapter shall comply with the following standards:

1. Building alterations or additions constructed primarily at the side or rear of a building may be constructed with the same design and materials as the remainder of the building, provided an addition does not exceed 50% of the existing gross floor area of the building.
2. Any building additions to, or reconstruction of, street-facing building elevations shall comply with this Chapter to the extent practical to achieve a cohesive architectural design for the building. The Director of Community Development may grant exceptions where an applicant can demonstrate that conformance would be incongruous with the architecture of the building or would be impractical to construct (for example, re-facing a building façade with masonry material where no foundation exists to support the masonry).

Plan Commission Comments

These proposed amendments were presented to the Plan Commission on 12-7-10. The Plan Commission suggested that Staff examine the following comments:

Plan Commission Comment

Ensure the proposed amendment provides clear criteria for any administrative exceptions.

Staff Response

The text has been revised to provide more clear criteria. Because architectural appearance is subjective, there will be some judgment required by Staff. However, the ordinance already provides for an appeal process for any administrative decisions regarding Design Review. The Historic Preservation Commission hears appeals in the CBD-1 and CBD-2 downtown districts. The Plan Commission hears appeals for all other zoning districts.

2. BUILDING MATERIALS IN BUSINESS DISTRICTS (CHAPTER 17.06)

Design Review Standards and Guidelines regulate what exterior building materials can be used for buildings in certain zoning districts. In applying these standards for the business districts, staff has encountered a number of issues with building materials that are not clearly defined in the ordinance:

- The line between traditional “stucco” and “EIFS” (or Dryvit brand) has blurred in recent years, as there are now hybrid systems that combine features of both.
- “Architectural metal” is an undefined term in the ordinance, and as a result, it has been interpreted fairly loosely to include newer building material products that are of a metal material, such as aluminum composite panels (such as Alucobond brand), which are available in a variety of finishes.
- Cementitious siding products (such as Hardieboard brand) have expanded into a variety of product types, not just horizontal lap siding, as is contemplated in the ordinance.
- Other synthetic or wood imitation products (such as Azec, Miratec, or Meteon brands) have increased in popularity. There are not specifically addressed anywhere.

Plan Commission Comments

These proposed amendments were presented to the Plan Commission on 12-7-10. The Plan Commission suggested that Staff examine the following comments:

Plan Commission Comment

Members raised questions about where the requirements originated; specifically why certain materials were favored or prohibited.

A comment was offered that EIFS is a building wall system and not specifically a material. Therefore, the ordinance should clarify that the EIFS system is prohibited, regardless of the exterior surface treatment on the building.

Members commented that building materials technologies change rapidly and the ordinance needs to be monitored periodically to ensure the requirements are current and comprehensive.

Staff Response

Staff responded at the hearing that the materials lists were developed with the new Zoning Ordinance based upon design and materials features that were favored in the past by the Plan Commission and City Council when reviewing PUDs. Also, there was a preference for materials that would hold up well over time and convey a quality appearance to contribute to

a sense of place within the business districts. The requirements in the ordinance are a “baseline” standard that removes some of the subjectivity used in the past when considering building materials.

The ordinance has been revised to define EIFS as any exterior finishing system utilizing polystyrene foam panels, regardless of surface treatment. EIFS will be subject to the existing limitations within the business districts (no more than 10% of a wall, not within lower 10 ft. of any wall). Some flexibility will remain in the downtown, where building permits are subject to Certificate of Appropriateness review by the Historic Preservation Commission.

3. MISC. MINOR REVISIONS TO DESIGN REVIEW SECTION (CHAPTER 17.06)

- Standards for Pilasters: Specify a projection standard of 6 inches or more from the wall plane
- Prohibit garish or primary roof colors in business districts

4. ROOFTOP MECHANICAL (HVAC) SCREENING (17.26.120.D)

In Chapter 17.26 “Landscaping and Screening”, the Zoning Ordinance requires all rooftop mechanical units, such as HVAC units, to be screened from view from all public streets or adjoining lots. These standards are repeated in Chapter 17.06 “Design Review”, and some conflicting guidelines are provided for buildings in the CBD districts, where the text implies that units can remain visible if “organized and located or screened to be visually consistent with the patterns, materials, and details of the structure.”

Staff has encountered issues applying these standards in the following instances:

- Existing buildings have unscreened rooftop equipment, and one or more units need to be replaced in the same location, where screening may be impossible or impractical to install.
- New buildings constructed with rooftop units that are only partially visible, where installation of screening would increase the perceived size of the unit and draw more attention to the unit.

Staff proposes the following concepts:

- Provide flexibility in the CBD downtown districts, but require units to be reasonably screened through location or other means without drawing further attention. Allow existing units to be replaced consistent with the existing building.
- Keep the existing standards for new buildings in Business districts, but allow units to be partially visible if they are not obtrusive. Address the screening by allowing units to be painted or use other means which will draw less attention than a screening wall.

Proposed Amendment

2. Building or Roof-Mounted Equipment

a. All newly installed or enlarged mechanical equipment, such as HVAC units, refrigeration units, and pool equipment located on the roof of any structure in any zoning district shall be screened from view from public streets and adjoining residential dwellings by its location on the roof (away from the parapet), by an architectural element of the building (e.g. a parapet), by a screening wall that is

compatible with materials of the building, or a combination thereof. Where the majority of an individual unit of equipment is screened by its location, a parapet wall, and/or the building architecture, and where installation of a screening wall would increase the visual mass of the equipment, a screening wall may not be required, provided the unit is painted to blend with the building.

b. For existing buildings with roof-mounted equipment lacking screening, equipment may be replaced or added without additional screening, provided the equipment has been located in the most unobtrusive location available on the roof. Where possible, new equipment shall be grouped with existing equipment in an organized manner that is consistent with the architecture of the building.

Plan Commission Comments

These proposed amendments were presented to the Plan Commission on 12-7-10. The Plan Commission suggested that Staff consider the following comment:

Plan Commission Comment

Ensure the requirement is simple to apply administratively.

V. MISCELLANEOUS AMENDMENTS

1. LOT AREA FOR CALCULATION FOR MULTI-FAMILY DEVELOPMENTS IN CBD AND RT-4 DISTRICTS

For the RM Multi-Family Residential Districts, a notation in Table 17.12-2 contains language clarifying how to calculate the lot area for two-family, townhouse, and multi-family developments when buildings within a single development are located on more than one lot. The ordinance allows the overall density to be calculated with common area included.

¹ The Lot Area for Two Family, Townhouse and Multi-Family developments with more than one lot may be calculated by adding the land area of all lots and common areas on which one category of dwellings is located, and dividing the total land area by the total number of dwelling units of that category. Common areas may be included in the calculation of land area, except for the area within a public or private street right of way; if no right of way is designated for private streets, the area between the backs of curbs of the private street shall be excluded.

This notation does not apply to the RT-4, CBD-1 or CBD-2 districts, where these uses are also permitted. The proposed amendment would extend the existing notation for the RM districts to the RT-4 and CBD-1 and 2 districts.

2. PARKING LOCATED ON ANOTHER LOT (17.24.060)

The Zoning Ordinance allows off-street parking located on a separate lot to be used to meet the minimum parking requirements for a use or building located on another lot, provided the lots are under common ownership or there is a document demonstrating some type of easement or agreement in place for use of the parking spaces.

The City has no ability to track changes in ownership. A property owner could sell or separate ownership of a lot used to meet their off-street parking requirement for a building or use. That building or use would then fall below the minimum required parking standard. The City would have limited ability to address the situation, as the building was a legally established and operating use.

The proposed amendment would require that a parking easement be recorded for any required off-street parking spaces located on a separate lot. An easement would more clearly reserve the right for the use of those off-street spaces and better prevent the spaces from being utilized for other uses.

Proposed Text:

C. Where required accessory parking facilities are provided on a separate lot, the owner of the lot containing the building or use shall demonstrate the right to maintain and use such parking by providing to the Director of Community Development documentation of a recorded permanent easement or other instrument demonstrating the right to use the required number of parking spaces on the lot containing the parking. Documentation shall be provided when there is a change in use and/or intensity of use, as defined in 17.24.010, including when a new use is established or a building is constructed or expanded.

**3. SPECIAL PARKING LOT DESIGN STANDARDS FOR THE BT OVERLAY DISTRICT
(17.12.050 & 17.24.080)**

The BT Transitional Business Overlay District allows properties located in an RT zoning district to be utilized for limited commercial uses. Commercial uses in the BT overlay require the same amount of off-street parking as commercial uses in other business districts. To protect the residential character of these sites, the Zoning Ordinance contains unique standards for parking lots in the BT district.

Currently, these standards are located in Chapter 17.12, “Residential Districts”, whereas all other parking lot requirements are located in Chapter 17.24 “Off-Street Parking, Loading, and Access.”

The proposed amendment would consolidate and relocate the special standards for parking lot design for the BT district into Chapter 17.24.

17.24.080

C. Additional requirements for off-street parking facilities in the BT Overlay District

- 1. Parking spaces shall be provided to satisfy the minimum requirements for both residential and non-residential uses.*
- 2. Parking spaces for non-residential uses shall not be located within the front yard or exterior side yard.*
- 3. Parking lots shall not be illuminated later than 10:00 p.m.*
- 4. Vehicular ingress-egress shall be from minor streets wherever possible, rather than from main thoroughfares.*
- 5. The number of curb cuts shall be limited to the existing number of curb cuts on the lot. Additional curb cuts shall not be permitted for residential conversions of existing buildings into non-residential uses.*

4. CARRY-OUT ONLY RESTAURANT USE (CHAPTERS 17.24 AND 17.30)

The Zoning Ordinance does not distinguish between sit-down restaurant uses and carry-out only restaurant uses. The parking standard of 10 spaces per 1,000 square feet of gross floor area is required for any type of restaurant. Generally, a carry-out only restaurant would be expected to have a much lower parking demand than a sit down restaurant, due to the fact that customers are not spending an extended time parked at the establishment.

The proposed amendment would separate “carry-out only” establishments for the purposes of parking calculation only. Carry-out only establishments would follow the parking requirement for general retail sales (4 spaces per 1,000 square feet of gross floor area).

Proposed Amendment:

***Restaurant (G).** An establishment in which the primary activity is prepared food service, provided for consumption on the premises or for carry-out. Live entertainment is permitted as an accessory use within completely enclosed areas; and outdoor dining, including service to patrons seated outdoors, is permitted as an accessory use on the premises. This use is distinct from a Tavern/Bar where the primary purpose is the sale of alcoholic beverages, or snack bars or refreshment stands that are accessory to recreational or amusement facilities. For restaurants with drive-through windows, see Drive-Through Facility; for restaurants with outdoor live entertainment, see Outdoor Entertainment.*

***Restaurant, Carry-Out Only.** A restaurant establishment in which the primary activity is prepared food service provided for carry-out or delivery only, and no food is consumed on the premises.*

5. LOT COVERAGE FOR DETACHED GARAGES IN REAR YARDS IN THE RT DISTRICTS (17.22.020.A)

The Zoning Ordinances contains incentive standards designed to encourage the maintenance and construction of detached garage structures within the RT Traditional Residential Districts, instead of attached garages. Attached, front-loaded garage structures are seen as incompatible with the character of traditional neighborhoods with narrower lots.

The Zoning Ordinance regulates the location of detached garages through set back requirements and regulates the square footage of garages through a total lot building coverage calculation (which includes the house, garage, and any other detached structures).

Additionally, there is a limitation placed on the amount of rear yard area that can be occupied by detached structures. Within the required rear yard setback area, accessory structures can occupy no more than 30% of the required yard. This standard is designed to preserve the majority of the rear yard area as open space.

However, this 30% limitation can complicate locating a detached garage in the rear yard of a narrow lot in the RT districts, and may serve as a disincentive to do so. For example, on a 50 ft. wide lot with a 30 ft required rear yard, only a 450 square foot garage would be permitted (roughly 21 x 21). This dimension is the bare minimum to accommodate a garage for two smaller cars. (A standard two-car garage size is 24 x 24 or 576 square feet). To permit a wider garage, the structure would need to be moved further away from the rear lot line and into the buildable area of the lot, reducing the function of the backyard of the home.

The proposed amendment would increase the 30% standard up to 40% for lots within the RT districts, but no more than 600 square feet. Overall square footage limitations for the lot would remain through the Lot Coverage standard.

Proposed Amendment:

The combined lot coverage of all detached accessory buildings and structures located within a required rear yard shall not occupy more than thirty percent (30%) of the required rear yard. For lots within an RT district, lot coverage for a detached garage structure may exceed thirty percent (30%) of the required rear yard to accommodate a 600 square foot detached garage structure, provided all structures in the rear yard do not occupy more than 40% of the required rear yard.

6. DORMANT APPLICATIONS (17.04.100)

The Zoning Ordinance does not explicitly allow zoning applications to be dismissed in cases where the applicant has been unresponsive for an extended period of time. Staff proposes to add a provision in the General Procedures section of Chapter 17.04 “Administration”:

Proposed Amendment:

F. Dismissal of Dormant Applications
The Director of Community Development may dismiss any application submitted under this Title if: the application is incomplete and the applicant has been notified of deficiencies and has not responded or provided a timeline for completing the application within six months from the time of notification, or the applicant has not responded in writing to a request for information or documentation within six months from the date of the request, including a request for a deposit for the reimbursement of costs and fees. The Director of Community Development shall notify the applicant in writing of the intent to dismiss the application at a date one month from the date of the written notice.

VI. RECOMMENDATION:

Staff recommends approval of the Application for a General Amendment.

VII. ATTACHMENTS

1. Findings of Fact for General Amendment Application
2. Perimeter and Parking Lot Landscaping – Draft Amendment
3. Commercial and Industrial Property Setbacks
4. Recent Constructed/Approved Building Heights
5. Proposed Foundation Landscaping Modifications
6. Redlined version of Chapter 17.26 Landscaping and Screening
7. Redlined version of Chapter 17.06 Design Review Standards and Guidelines

FINDINGS OF FACT
GENERAL AMENDMENT

(Various Amendments)

1. The consistency of the proposed amendment with the City’s Comprehensive Plan.

The proposed amendments are consistent with City’s Comprehensive Plan. The majority of these amendments are clarifications to existing zoning requirements.

**The most significant amendments, pertaining to major arterial setbacks and arterial landscaping requirements, will promote the recommendations of the Comprehensive Plan.
Chapter 13:**

Chapter 13, Land Use; West Gateway, Planning Component 18 recommends the following:

- “Provide appropriate landscaping and other aesthetic enhancements along all major roads.
- Need for redevelopment of St. Charles Mall as well as other commercial properties along Randall Road.”

Chapter 13, Land Use; Planning Component 6 East Gateway recommends the following:

- Encourage new retail, service and office uses that will support and complement the long-term viability of the Charlestowne Mall.
- Increase the number of street trees and other landscaping features, including landscape medians on Route 64.”

The combination of a reduced setback, to encourage the redevelopment of these corridors, and the new landscaping standards will promote the future land use directions stated in the Comprehensive Plan.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

The proposed amendments fit within the structure and framework of the Zoning Ordinance and do not change the intent of existing ordinance requirements.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

The majority of the proposed amendments are meant to correct various errors and omissions in the text of the ordinance and provide better clarification to requirements that are ambiguous or not workable.

The amendments to the foundation landscaping requirements will create more workable requirements that clearly identify the number of plant materials required and frontages in which foundation landscape materials are required.

The amendments to remove the major arterial setback requirement, reduce the building and parking setbacks in the BC Community Business District and BR

Regional Business District from 25’ and 40’ respectively to 20’, and create new landscape standards abutting public streets will encourage the redevelopment of commercial properties. These amendments will allow sites to be developed in a more compact form and encourage more efficient development patterns. The amendment also proposes new landscape standards that will require quality streetscapes and create a unified corridor appearance.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

The amendments will apply to all properties within the applicable zoning districts.

5. The extent to which the proposed amendment creates nonconformities.

The proposed amendments to the landscape sections and major arterial setbacks will not create any new non-conformities and will encourage redevelopment to eliminate existing non-conformities once properties are redeveloped by reducing the burden created by the existing 50’ major arterial setback requirement.

6. The implications of the proposed amendment on all similarly zoned property in the City.

These amendments will apply to several zoning districts. The amendments are written to create standards and clarify sections of the Zoning Ordinance in order to apply the standards of the Ordinance equally across all properties.

Attachment #2

17.26.090 Perimeter and Parking Lot Landscaping Requirements

A. Landscaping Located in Yards Adjoining Public Street

1. General Requirements

Perimeter landscaping is required in the front or exterior side yard setback adjoining any public right-of-way in the RM-1, RM-2, RM-3, BL, BC, BR, OR, M-1, and M-2, Zoning Districts.

2. Guidelines for Location and Design

i. Shade trees, ornamental trees, evergreen trees, ornamental and evergreen shrubs, perennials, decorative walls, fencing, and berming should be placed in groupings as opposed to distributed in a linear fashion. These groupings should be placed strategically to accentuate the development's architecture or other significant features. The groupings should also be designed to create visual interest by varying the heights and depths of plant materials.

ii. Types of plants chosen should be salt tolerant.

iii. Types of plants chosen should provide year-round color and bloom during different seasons.

3. Required Landscape Materials

i. Shade Trees - One shade tree is required per every 40 lineal feet of public street frontage. Trees shall not be placed at intervals less than 30 feet on center.

ii. Ornamental and Evergreen Trees - One Ornamental or evergreen tree, or any combination thereof, shall be required per every 60 lineal feet of public street frontage.

iii. Required Screening Materials - Screening materials should be placed in planting beds as defined in Section 17.26.040.F. No less than 75% of the public street frontage as measured horizontally along the lot lines abutting the street shall be planted with a combination of ornamental shrubs, evergreen shrubs, and perennials. If a minimum of 50% of the street frontage is supplemented with, decorative walls, ornamental fencing, or sculptured berming then the plant material requirement can be reduced to 40% and designed to enhance the aesthetics of the element provided.

Attachment #3

Commercial & Industrial Property Setbacks Abutting Randall Road					
Address	Name	Distance from Curb to Property Line (ft)	Distance From Property Line to Parking Lot (ft)	Distance from Property Line to Building (ft)	Combined Distance from Curb to Parking Lot or Building (Whichever is closer)
333 N Randall Rd	Colonial Center	16	30	28	46
2019 Dean St	Diamond Mart	15	30	50	45
2015 Dean St	Randall Crossing	24	2	89	26
300 N Randall Rd	Seigle's Home Center	32	0	38	32
248 N Randall Rd	Randall Rd Storage Center	22	0	31	22
238 N Randall Rd	X-Sport Fitness	24	90	56	114
228 N Randall Rd	St. Charles Well	16	0	60	16
220 N Randall Rd	Current Mercedes Benz	19	46	260	65
205 N Randall Rd	Future Mercedes Benz	NA	50	NA	#VALUE!
110 N Randall Rd	Tri-City Auto Inc	14	32	33	46
2010 W Main St	Fox Valley Tire	12	0	25	12
2015 W Main St	Abandoned Amoco	10	0	68	10
51 S Randall Rd	7-Eleven	15	42	52	57
131 S Randall Rd	Zylstra Harley Davidson	262	10	275	272
215 S Randall Rd	Costco Gas Station	18	50	110	68
221 S Randall Rd	Costo Wholesale	18	44	562	62
2N710 Randall Rd	Kane County Farm Bureau	10	150	150	160
300 S Randall Rd	Harris Bank	16	6	41	22
315 S Randall Rd	West Suburban Bank	20	5	38	25
525 S Randall Rd	Kane County Fairground Office	32	122	147	154
530-540 S Randall Rd	Kane County Circuit Court Clerk	14	0	256	14
535 S Randall Rd	U of I Extension - Kane County	32	166	200	198

Commercial & Industrial Property Setbacks Abutting Randall Road

Address	Name	Distance from Curb to Property Line (ft)	Distance From Property Line to Parking Lot (ft)	Distance from Property Line to Building (ft)	Combined Distance from Curb to Parking Lot or Building (Whichever is closer)
545 S Randall Rd	USDA & Court Service Center	28	60	122	88
546-580 S Randall Rd	Colonial Café to Real Time Sports	13	13	229	26
555 S Randall Rd	St. Charles Place	26	46	170	72
575 S Randall Rd	Bank One	25	0	46	25
600-660 S Randall Rd	Multi-Tenant	12	16	70	28
615 S Randall Rd	Multi-Tenant	24	52	116	76
700 S Randall Rd	Fifth Third Bank	20	0	52	20
855 S Randall Rd	Meijer	252	252	701	504
860 S Randall Rd	PNC Bank	23	40	60	63
865 S Randall Rd	Meijer Gas Station	23	55	23	78
870 S Randall Rd	Multi-Tenant	18	40	84	58
902 S Randall Rd	Multi-Tenant	15.6	38	100	53.6
922 S. Randall Rd	Skippy's	24	50	130	74
962 S. Randall Rd	Multi-Tenant	17	N/A	45	62
901 S Randall Rd	Multi-Tenant	20	50	60	70
959 S Randall Rd	Burger King	20	50	74	70
942 S Randall Rd	Wendy's	35	37	61	72

Commercial & Industrial Property Setbacks Abutting Kirk Road

Address	Name	Distance from Curb to Property Line (ft)	Distance From Property Line to Parking Lot (ft)	Distance from Property Line to Building (ft)	Combined Distance from Curb to Parking Lot or Building (Whichever is closer)
1910 S Kirk Rd	W. Suburban Bank	30	50	50	80
1900 S Kirk Rd	Daycare	30	50	50	80
841 S Kirk Rd	Legacy Vacant Lot	40	40 (Required)	40 (Required)	80
861 S Kirk Rd	Legacy Vacant Lot	41	40 (Required)	40 (Required)	80
880 S Kirk Rd	Legacy Vacant Lot	41	40 (Required)	40 (Required)	80
900 S Kirk Rd	Legacy Vacant Lot	41	40 (Required)	40 (Required)	80
902 S Kirk Rd	Legacy Vacant Lot	42	40 (Required)	40 (Required)	80
940 S Kirk Rd	Legacy Vacant Lot	41	40 (Required)	40 (Required)	80
1000 S Kirk Rd	Legacy Vacant Lot	41	40 (Required)	40 (Required)	80
801 S. Kirk	National Bank of Aurora	24	71	33	95
3451 Swenson	Industrial Building	28	100	137	128
701 E Tyler	Industrial Building	25	53	125	78
3450 Swenson	Industrial Building	22	24	26	46
609 S. Kirk	Industrial Building	23	31	155	54
610 S. Kirk	Industrial Building	27	17	46	44
555 S. Kirk	Industrial Building	17	41	51	58
3451 Stem	Industrial Building	16	22	27	38
2900 Dukane	Industrial Building	20	52	132	72
410 S Kirk	Industrial Building	17	37	262	54
315 S. Kirk	Industrial Building	28	N/A	11	39
Various	Amlis Apartments Buildings	20	N/A	50	70
310 s. Kirk	Industrial Building	17	26	27	43
202 - 224 S. Kirk	Multi-Tenant	29	N/A	50	79
150 S. Kirk	Bank of America	30	50	50	80
2901 E. Main Street	First American Bank	35	50	34	85
110-124 S. Kirk Rd	Multi-Tenant	25	50	50	75
2900 E. Main Street	St. John Neumann	26	50	113	76
3000 E. Main Street	West Suburban Bank	30	50	N/A	80
652 N. Kirk Rd	Jewel	44	50	425	94

Commercial & Industrial Property Setbacks Abutting E. Main Street

Address	Name	Distance from Curb to Property Line (ft)	Distance From Property Line to Parking Lot (ft)	Distance from Property Line to Building (ft)	Combined Distance from Curb to Parking Lot or Building (Whichever is closer)
4200 E. Main Street	Former Dan Nigri	63	11	90	74
4198 E. Main Street	Former Dan Nigri	67	0	60	67
4100 E. Main Street	U Store It Storage	62	36	38	98
4051 E. Main Street	Pheasant Run	46	0	101	46
4050 E. Main Street	Dupage Expo	68	51	216	119
3900 E. Main Street	McDonalds	45	50	43	95
3890 e Main Street	Harris Bank	18	55	76	73
3895 E. Main Street	Portellos	58	50	100	108
3879 E. Main Street	LaSalle Bank	57	50	110	107
3875 E. Main Street	TGIF	60	50	113	110
3821 E. Main Street	Multi-Tenantes	46	50	88	96
3800 E. Main Street	Charles Town Mall	3	40	340	43
3815 E. Main Street	Multi-Tenantes	60	50	70	110
3805 E. Main Street	Multi-Tenantes	61	50	70	111
3795 E. Main Street	Chili's	60	50	122	110
3785 E. Main Street	Olive Garden	61	25	87	86
3755 E. Main Street	Multi-Tenantes	60	32	108	92
3691 E. Main Street	Giordano's	60	55	50	115
3050 E. Main Street	On the Boarder	10	50	50	60
3000 E. Main Street	Bank	10	50	85	60
2900 E. Main Street	St John Neumann	10	115	117	125
2901 E. Main Street	First American Bank	5	58	115	63
2871 E. Main Street	Panera	5	50	100	55
2700-278E. Main Street	Multi-Tenantes	12	45	110	57
2801 E. Main Street	Sweet Tomatoes	7	50	95	57
2751 E. Main Street	Walgreen's	10	50	120	60
2701 E. Main Street	Qudoba/Tmobile	11	50	128	61
2600 E. Main Street	Bank	5	70	122	75
2651 E. Main Street	Toyota	10	21	171	31
2601 E. Main Street	Warrick Publishing	11	20	107	31
2550 E. Main Street	St. Charles Place	21	18	144	39
2540 E. Main Street	Vacant	18	5	51	23
2536 E. Main Street	Bosa	18	0	80	18
2526 E. Main Street	Wendy's	20	13	58	33
2520 E. Main Street	Corfu	17	0	109	17

2535 E. Main Street	Nissan	21	0	165	21
2525 E. Main Street	Ford	21	0	163	21
2500 E. Main Street	Shell	15	5	16	20

Commercial & Industrial Property Setbacks Abutting W. Main Street

Address	Name	Distance from Curb to Property Line (ft)	Distance From Property Line to Parking Lot (ft)	Distance from Property Line to Building (ft)	Combined Distance from Curb to Parking Lot or Building (Whichever is closer)
2525 W. Main Street	Firestone	14	69	69	83
2300 W. Main Street	Ameritech	10	N/A	27	37
2312 W. Main Street	Business	10	33	74	43
2402 W. Main Street	Office Building	10	22	94	32
2395 W. Main Street	Commercial Building	10	17	117	27
2415 W. Main Street	Complete Vending	21	41	71	62
2422 W. Main Street	Multi-Tenant	10	8	108	18
2425 W. Main Street	Commercial Building	20	10	43	30
2460 W. Main Street	Multi-Tenant	12	14	95	26
2520 W. Main Street	St. Charles Bowl	10	13	138	23
2600 W. Main Street	Post Office	21	125	239	146
2670 W. Main Street	ALDI	30	50	150	80
2651 W. Main Street	Amcore Bank	12	25	37	37
2701 W. Main Street	Commercial Building	20	7	94	27
3310 W. Main Street	Office Building	23	50	113	73
3340 W. Main Street	Bank	22	50	133	72
3225 W. Main Street	Veteran Office	15	N/A	43	58
3255 W. Main Street	Carwash	27	68	106	95
3341 & 3381 W. Main Street	Multi-Tenant	30	67	375	97
3351 W. Main Street	Walgreen's	35	50	118	85

Attachment #4

Building Heights Along the Major Arterial Areas		
Business Name	Address	Building Height (Feet)
Firestone	2225 W. Main Street	24'
Oberweiss	1790 W. Main Street	27'
Gabby's Kitchen	1650 W. Main Street	28'
Wal-Mart	150 N. Smith Road	36'
Piemonte	1611 E. Main Street	28'
Tyler and Rt. 64 Office Building	1601 E. Main Street	26'/37'
Harley Davidson	115 S. Randall Road	39'
Costco	221 S. Randall Road	34'
New Colonial	552 S. Randall Road	25'
Bricher Crossings	901 S. Randall Road	26'
Burger King	951 S. Randall Road	21'

Attachment #5 LANDSCAPING AND SCREENING

Proposed Foundation Landscaping Modifications

Current Ordinance Provisions

17.26.080 Building Foundation Landscaping

Building foundation landscaping shall be provided around the perimeter of all new non-residential and multi-family residential buildings where the setback from the building wall to the right of way line or property line is 5 feet or more in the CBD-1 and CBD-2 Districts, and 8 feet or more in other districts. Building foundation landscaping should include a range of sizes and types of plants which relate to the size of the building. Consideration should be given to including shade trees, ornamental trees, evergreens, shrubs, decorative grasses, perennials, ground cover, and flowers, in a coordinated design.

Building foundation landscaping shall be continuous, except where walkways, driveways, or loading areas provide access to the building. Not less than seventy-five percent (75%) of the horizontal dimension of the front wall of the building shall be landscaped. The minimum width of planting beds for foundation landscaping shall be eight feet (8'), measured perpendicular to the building, except that there shall be no minimum width for foundation planting beds in the CBD-1 and CBD-2 Districts. Turf grass shall not be counted as part of the required building foundation landscaping. Building foundation landscaping planting beds shall be located immediately adjoining the building wall or, where the intervening space is designed for pedestrian use, the interior side of the planting bed shall be not more than sixteen (16) feet from the nearest building wall.

Within the M-1 and M-2 Districts, building foundation landscaping may be modified along walls that face lot lines which abut another lot in the M-1 or M-2 district and do not abut a street. The requirement shall only be modified for the portion of such walls located a distance greater than two times the required yard setback from any street, in compliance with the following:

- a.) Where off-street parking or loading areas abut a building wall, building foundation landscaping shall not be required.
- b.) Where off-street parking or loading areas do not abut a building wall, building foundation landscaping shall be required; however this requirement shall be waived if an equivalent area of landscaping is provided in an alternate location, subject to the approval of the Director of Community Development. Shade or ornamental trees may be utilized to meet this requirement at a rate of one tree per 160 square feet of required building foundation landscape area.

(Ord. 2008-Z-29 § 2.)

Revised Ordinance Provisions

17.26.080 Building Foundation Landscaping

A. General Requirements

Building foundation landscaping shall be provided around the perimeter of all new non-residential and multi-family residential buildings in the RM-1, RM-2, RM-3, BL, BC, BR, OR, M-1, and M-2. In the CBD-1 and CBD-2 Districts, foundation landscaping will only be required in a setback of 5 feet or more from the building wall to the right-of-way or property line.

B. Guidelines for Location and Design

1. Building foundation landscaping should include a range of sizes and types of plants, which relate to the size of the building. Consideration should be given to including shade trees, ornamental trees, evergreens, shrubs, decorative grasses, perennials, ground cover, and flowers, in a coordinated design.
2. Building foundation landscaping shall be continuous, except where walkways, driveways, or loading areas provide access to the building.

LANDSCAPING AND SCREENING

3. Building foundation landscaping planting beds shall be located immediately adjoining the building wall or, where the intervening space is designed for pedestrian use, the interior side of the planting bed shall be not more than sixteen (16) feet from the nearest building wall.
 4. Turf grass shall not be counted as part of the required building foundation landscaping.
- C. Requirements for Building Foundation Landscaping
1. A combination of the following landscape materials shall be required per every fifty (50) lineal feet of building wall. *This includes all walls that do not directly abut foundation landscaping beds*
 - i. Any combination of two (2) shade, ornamental, or evergreen trees.
 - ii. Any combination of twenty (20) shrubs, bushes, and perennials. Ground covers, annuals, and turf grasses will not count towards fulfilling this requirement.
 2. Not less than seventy-five percent (75%) of the horizontal dimension of the front wall of the building shall be landscaped.
 3. Not less than fifty percent (50%) of the remaining three building walls shall be landscaped
 4. The minimum width of planting beds for foundation landscaping shall be eight feet (8'), measured perpendicular to the building, unless otherwise specified as follows:
 - i. There shall be no minimum width for foundation landscaping planting beds in the CBD-1 and CBD-2 Districts.
 - ii. The minimum width for foundation landscaping planting beds in the BL and BT districts shall be five (5) feet.
 - iii. Within the M-1 and M-2 Districts, building foundation landscaping may be modified along walls that face lot lines which abut another lot in the M-1 or M-2 district and do not abut a street. The requirement shall only be modified for the portion of such walls located a distance greater than two times the required yard setback from any street, in compliance with the following:
 - a. Where off-street parking or loading areas abut a building wall, building foundation landscaping shall not be required.
 - b. Where off-street parking or loading areas do not abut a building wall, building foundation landscaping shall be required; however this requirement shall be waived if an equivalent area of landscaping is provided in an alternate location, subject to the approval of the Director of Community Development. Shade or ornamental trees may be utilized to meet this requirement at a rate of one tree per 160 square feet of required building foundation landscape area. (Ord. 2008-Z-29 § 2.)

Attachment #6

LANDSCAPING AND SCREENING

Chapter 17.26

LANDSCAPING AND SCREENING

Sections:	17.26.010	Purpose
	17.26.020	Landscape Plan
	17.26.030	General Design Principles and Standards
	17.26.040	Selection and Installation of Plant Materials
	17.26.050	Completion and Maintenance
	17.26.060	General Landscaping Requirement
	17.26.070	Landscape Buffers
	17.26.080	Building Foundation Landscaping
	17.26.090	Parking Lot Landscaping
	17.26.100	Sign Landscaping
	17.26.110	Retaining Walls
	17.26.120	Additional Screening Requirements

17.26.010 Purpose

Landscaping contributes to the health, safety and welfare of the City by enhancing its character and scenic beauty, providing clean air, reducing noise, preventing erosion of topsoil, reducing the rate of stormwater runoff, providing habitat for wildlife, conserving energy, and providing shade and windbreaks. Specifically, these regulations are intended to minimize the adverse impact of noise, dust, motor vehicle headlight glare or other artificial light intrusions, visual pollution and other objectionable impacts on public and private property.

The use of native vegetation in managed landscapes, which is encouraged by this Chapter, may provide additional ecologic, economic, and aesthetic benefits. It provides wildlife habitat, reduces emissions from lawn mowing, reduces the use of chemical pesticides, herbicides, and fertilizers, provides enhanced erosion control and stormwater infiltration, and improves water quality.

17.26.020 Landscape Plan and Improvements

A. Landscape Plan and Landscape Improvements Required

1. A landscape plan containing the information specified in Appendix A (Submittal Items) and depicting the landscape improvements required by this Chapter (“Landscape Plan”) shall be prepared and approved in accordance with the provisions of this Chapter. The improvements depicted on the approved Landscape Plan shall be installed and maintained in accordance with the provisions of this Chapter.
2. A Landscape Plan shall be required as part of Design Review (Section 17.04.230) and for PUD Preliminary Plans and PUD Final Plans. If a Landscape Plan submitted at the time of building permit for a lot within a Planned Unit Development does not substantially conform to the approved Landscape Plans, it shall be submitted to the City Council as a change to the PUD Preliminary Plan, and shall be reviewed as provided in Section ~~17.42.080~~17.04.430.C, Subsection C.
3. No Landscape Plan shall be required in connection with construction of or any improvements to a detached single family or two family dwelling or lot. A landscape plan shall be required, however, for any common areas, including those within single-family subdivisions.

B. The Director of Community Development shall consult with a landscape architect registered in Illinois, or a horticultural expert, in the review and implementation of Landscape Plans.

C. For existing developments that lack the landscaping required by this Chapter, a Landscape Plan showing the required landscape improvements for all areas of the site to be disturbed by the proposed construction shall be required when one or more of the following conditions applies:

LANDSCAPING AND SCREENING

1. When any new principal building is constructed on the site.
2. When any addition to a principal building is constructed that increases its gross floor area by twenty percent (20%) or more.
3. When an existing parking lot or drive-in facility is reconstructed, such that the reconstructed area exceeds twenty percent (20%) of the initial paved surface area including access driveways. Re-surfacing, sealing or re-stripping of an existing parking lot or drive-in facility, which does not entail reconstruction of existing asphalt or concrete, shall not be subject to this requirement.

D. Field Adjustments to Landscape Plans

Minor changes in planting locations that do not reduce the quantity of plant material may be approved by the Director of Community Development without amending the approved Landscape Plan. Reductions in the size of plant materials and changes to the species shown in the approved Landscape Plan shall not be permitted without submitting a revised Landscape Plan for review as a major, minor, or administrative change in the case of a Planned Unit Development, or by the Director of Community Development in the case of other property.

17.26.030 GENERAL DESIGN PRINCIPLES AND STANDARDS

The Landscape Plan shall address the following criteria:

A. Sensitivity to the Site

Landscape improvements shall be designed to integrate the building and other improvements with the site and its surroundings, with sensitivity to natural topography, watercourses, and existing vegetation. Existing landscape material and topography shall be taken into account and preserved where feasible, particularly where mature trees are part of the site. (See also St. Charles Municipal Code, Chapter 8.30 regarding tree preservation requirements.)

B. Scale and Arrangement of Landscaping Material

The scale and arrangement of landscaping materials and the size of planting beds shall be appropriate to the size of existing and proposed structures and site improvements. For example, larger-scale buildings shall generally be complemented by plantings that are larger-scale at both the time of installation and at maturity. Whenever possible, plantings shall be arranged in groupings and masses to provide a more natural appearance.

C. Existing Trees and Other Vegetation

Subject to the approval of the Director of Community Development, existing trees and other vegetation may be utilized in lieu of installing new plant material to satisfy the requirements of this Chapter. The Landscape Plan shall accurately show the existing trees and other vegetation to be so utilized, and shall include the types and quantities of plantings that will be installed if the existing plant material dies.

D. Storm Water Management

Natural drainage patterns and features such as swales, filter strips, wetlands and rain gardens shall be integrated into the landscape design, and shall be preserved or restored if existing. To the greatest extent possible, stormwater detention and retention basins and associated landscaping shall be designed to resemble natural landforms. Grading of stormwater basins shall be designed so as to accommodate the proposed plantings. The Landscape Plan shall be coordinated with the stormwater management plan to slow storm water runoff, increase infiltration on the site, and filter suspended solids and contaminants. Landscaping is required around the perimeter of all retention and detention basins, and a planting scheme using native grasses and forbs to discourage waterfowl in developed areas is encouraged.

E. Softening of Walls and Fences

Plant material shall be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect and to help break up long expanses of blank walls with little architectural detail. Conversely, where walls, fences, and other barriers are designed with articulation and/or architectural detail, there is less need for softening with landscaping.

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F. Irrigation

Landscape designs shall be cognizant of the need for water conservation and irrigation, depending on the site environment and type of plant material selected. Where no permanent source of water for irrigation is available, the landscape design shall not rely on irrigation to maintain healthy plantings.

G. Energy Conservation

Plant material placement shall be designed to reduce the energy consumption needs of the development.

1. Locate sun tolerant trees and plants on the south and west sides of buildings to provide shade from the summer sun.
2. Locate shade tolerant trees and plants on the north and west sides of buildings to dissipate the effect of winter winds.

H. Berming

Earthen berms and existing topographic features shall be incorporated into the landscape treatment of a site where there is sufficient space and, in particular, where berms and existing topographic features can be combined with plant material to provide effective screening. Berms shall be no steeper than a 4:1 proportion on average and shall have a rounded top surface a minimum of five (5) feet in width to accommodate plantings. Berming more than one foot in height is prohibited over utility easements when located parallel to, or approximately parallel to, the easement. Berming located perpendicular to utility easements is permitted.

I. Landscape Protection

Landscaping in proximity to vehicular areas shall be protected by curbs, wheel stops, decorative bollards, retaining walls, or other methods integrated into the site improvements or Landscape Plan.

J. Clear Zones

1. Notwithstanding any provision hereof to the contrary, landscaping around fire hydrants shall be installed and maintained in accordance with the provisions of Section 16.44.070 M of the St. Charles Municipal Code, as amended.
2. A clear zone of three (3) feet shall be maintained in all directions from a pad-mounted electrical transformer; a ten (10) foot clear zone shall also be maintained in front of transformer access doors to allow for operation and maintenance activities, in accordance with the guidelines established by the St. Charles Electric Utility. Plantings within this zone shall be limited to non-woody plants or turf grass.

K. Parking Lot Landscape Islands

Landscape islands shall be a minimum of eight (8)' feet in width and a minimum of 160 square feet in area, their surface shall be at least six (6) inches above the surface of the parking lot and shall be crowned to allow for positive drainage, and shall be protected with concrete curbing, except in the case of a bioswale design. Bioswales, which are continuous, planting beds designed for the conveyance, absorption, or filtration of stormwater runoff, may be provided as an alternative design to conventional planting islands. Landscape islands shall be planted with a variety of shade trees, ornamental trees, shrubbery, grasses and perennials, ground cover and other plant materials.

17.26.040 Selection and Installation of Plant Materials

A. Selection of Plant Material

Plant material shall be selected for its form, texture, color, size, and suitability to local conditions. The use of native woody and herbaceous plants is encouraged, unless a more traditional approach would be more compatible with the predominant landscape design in the area, or with the architecture of the building.

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All plant materials shall be of good quality and of a species capable of withstanding the climate extremes of northeastern Illinois and the conditions of the site. Size and density, both at the time of planting and at maturity, shall be considered when selecting plant material. The use of drought and salt tolerant plant material is preferred.

Appendix C (Plant Palette) lists recommended and prohibited plant materials. Plant materials other than those listed as recommended may be approved if consistent with the design standards and requirements of this Chapter.

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B. **Shade Trees**

All shade trees shall have a minimum trunk size at planting of two and one half to three inches (2 ½" to 3") in caliper at planting, unless otherwise specified. Minimum caliper shall be measured six inches above grade.

C. **Evergreen Trees**

Evergreens trees shall have a minimum height of six (6) feet at planting. Evergreens are useful in those areas where year-round screening and buffering is required. However, evergreens are generally incompatible with prairie plants.

D. **Ornamental Trees**

Ornamental trees shall have a minimum height of six (6) feet at planting, with the exception of true dwarf species, which may be shorter.

E. **Shrubs**

Shrubs shall have a minimum height of twenty-four inches (24") feet at planting.

F. **Planting Beds**

Unless otherwise specified, planting beds installed to accommodate required Building Foundation Landscaping (Section 17.26.080) and Parking Lot and Drive-in Landscaping (Section 17.26.090). Planting beds shall be mulched with shredded hardwood mulch. Mulch shall not be used as a substitute for plant materials.—

~~Unless otherwise specified, planting beds installed to accommodate required Building Foundation Landscaping (Section 17.26.080) and Parking Lot and Drive-in Landscaping (Section 17.26.090) shall have a minimum dimension of eight feet (8') in width and length. Planting beds shall be mulched with shredded hardwood mulch. Mulch shall not be used as a substitute for plant materials.~~

G. **Installation**

All landscaping materials shall be installed in accordance with the planting procedures established by the American Association of Nurserymen in effect at the time the Landscape Plan is submitted. All plant materials shall be free of disease and shall be installed so that sufficient soil and water are available to sustain healthy growth.

17.26.050 Completion and Maintenance

A. **Completion Guarantee**

All required landscaping and screening materials shown on the approved Landscape Plan shall be installed prior to the issuance of an occupancy permit, weather permitting. In periods of weather conditions adverse to planting the landscaping materials shown on the approved Landscape Plan, a temporary occupancy permit may be issued prior to installation of landscaping and screening when the property owner provides the following:

1. A completion guarantee in the form of a cash escrow or irrevocable letter of credit in an amount equal to one hundred fifteen percent (115%) of the estimated cost of the landscaping installation, as certified by a landscape contractor or an Illinois registered landscape architect. (This completion guarantee shall not be required where the property owner is a unit of federal, state, or local government.)
2. Written permission from the property owner giving the City and its agents the right to enter upon the property to complete the installation of required landscaping, in case of forfeiture of the performance guarantee. (This provision shall not be required where the property owner is a unit of federal, state, or local government.)

If the landscaping is not completed within six (6) months after the issuance of the temporary occupancy permit, the cash escrow or irrevocable letter of credit may be used by the City to complete the installation of the required landscaping.

B. **Maintenance**

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The owner of the premises, and any lessee, shall be jointly and severally responsible to maintain, repair and replace all landscape materials and other improvements shown on the approved Landscape Plan over the entire life of the development.

All trees and shrubs shall be maintained in good condition, including appropriate pruning. Planting beds shall be maintained by seasonal mulching and weed control, and shall be kept free of refuse and debris. Any plant materials such as trees, shrubs, perennials and ground covers that die, are in decline, or are supporting less than fifty percent (50%) of healthy leaf growth shall be replaced within six (6) months of notification by the City, in compliance with the approved Landscape Plan; however, the Director of Community Development may approve alternative materials if he determines that they would be more suitable than the originally approved plant materials and will provide an equivalent landscape effect. Plant materials that are diseased shall be treated, and if treatment is not successful, shall be replaced. Fences, refuse disposal areas, barriers and retaining walls shall be maintained in good repair. Irrigation systems, if provided, shall be maintained in good operating condition to promote the health of the plant material and the conservation of water.

If existing vegetation that was used in lieu of new plantings to satisfy a requirement of this Chapter dies, the responsible party shall install new plant materials in conformance with the provisions of this Chapter and the approved Landscape Plan.

For natural landscaping the following replacement thresholds shall apply. Plantings not meeting the minimum threshold shall be replaced after the time period specified.

1. Plantings of potted herbaceous perennials shall meet or exceed eighty-five percent (85%) survivorship of all plants and a minimum of seventy-five percent (75%) survivorship of any one species in healthy, vigorous condition, one full growing season following completion.
2. Plantings of seeded grasses, sedges and forbs shall meet or exceed seventy percent (70%) plant cover after one full growing season, eighty percent (80%) after two full growing seasons, and ninety-five percent (95%) after four full growing seasons following completion.

17.26.060 General Landscaping Requirement

Except for property in the CBD-1 Zoning District, a minimum of twenty percent (20%) of the lot or parcel being developed shall be landscaped with any combination of the following:

- a) Live plant materials such as trees, shrubs, herbaceous perennials, ground cover, turf grass, and annual plantings;
- b) decorative surfaces such as pavers, flagstone, boulders, etc.;
- c) stormwater detention and retention basins, including planting areas and water surface, but not including retaining walls more than three feet (3') in height;
- d) displays of public art, pedestrian plazas, walkways and seating areas open to the general public or to employees and patrons; and
- e) play surfaces such as ball fields, baseball diamonds, tennis courts and other sport courts that are available for use by the general public.

The minimum percentage of the lot or parcel to be landscaped may be reduced to 15% where onsite stormwater storage is not required. Paving for vehicular access, concrete sidewalks, and curbing shall not be counted as landscaped area, except that systems designed to integrate a drivable surface with turf grass or other plant growth may be counted as landscaped area, where they are provided for emergency access routes.

The percentage of the lot area that is landscaped pursuant to the requirements of Sections 17.26.070 Landscape Buffers, 17.26.080 Building Foundation Landscaping, 17.26.090 Parking Lot and Drive-in Landscaping, 17.26.100, Sign Landscaping, 17.26.110, Retaining Walls, and 17.26.120 Additional

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Screening Requirements, shall be credited to the percentage of landscaping required by this section. If the total landscaped area resulting from the requirements of said Sections 17.26.070 through 17.26.120 is less than the percentage required by this Section, additional landscaped area shall be provided to meet the minimum requirement.

17.26.070 Landscape Buffers

- A. The Landscape Plan shall provide for Landscape Buffers to enhance privacy and provide screening between dissimilar uses, wherever the zoning district regulations require a Landscape Buffer Yard. Where Landscape Buffers overlap with other landscape requirements with respect to the same physical area on the lot, the requirement that yields more intensive landscaping shall apply, but the requirements need not be added together.
- B. The Director of Community Development, in the case of Design Review, or the City Council, in the case of a Planned Unit Development, may reduce or waive the requirements of this Section where existing conditions make it impractical to provide the required Landscape Buffer, or where providing the Landscape Buffer would serve no practical purpose. Examples include, but are not limited to, instances where existing topography or structures effectively screen the more intensive use and provide a measure of privacy to the less intensive use.
- C. Within required Landscape Buffers along common property lines, opaque, year-round screening shall be provided by means of berming, landscaping, fencing and/or decorative walls to a height of six feet (6') above the grade of the common property line.
- D. Along right of way lines, where a Landscape Buffer of forty feet or more in width is required, opaque, year-round screening shall be provided by means of berming, landscaping, fencing and/or decorative walls, to a minimum height of six feet (6') above the grade of the right of way line. Such opaque, year-round screening shall be designed so that the first twenty feet (20') of the Landscape Buffer abutting the right of way line is relatively open and consists primarily of landscaping, and the elements of screening that provide opacity are located twenty feet (20') or more from the right of way line. Opaque, year-round screening is not required within Landscape Buffers of less than 40 feet in width along right of way lines.
- E. For each 400 square feet of required Landscape Buffer, there shall be at least one shade tree or two evergreen trees, plus ornamental trees, shrubs, ornamental grasses, or perennials as needed to soften the appearance of solid forms such as fences, walls and berms that may be used to provide a visual screen.
- F. ~~If the adjoining property is not within the City, for purposes of this Chapter its zoning shall be deemed to be the St. Charles zoning district that most closely approximates the uses and intensity of development permitted by the County or Municipal zoning district in which it is located, or the uses and intensity of development contemplated in the applicable Comprehensive Plan of the jurisdiction in which it is located, whichever is more intensive.~~
- G. If a new building or outdoor use is added on a lot where other buildings or uses exist, a Landscape Buffer, where required by the district regulations, shall be provided to buffer adjoining lots from the new building or use, but an additional Landscape Buffer beyond that which is required for the new building or use need not be provided to buffer adjoining lots from the existing buildings or uses.

17.26.080 Building Foundation Landscaping

- A. General Requirements
Building foundation landscaping shall be provided around the perimeter of all new non-residential and multi-family residential buildings in the RM-1, RM-2, RM-3, BL, BC, BR, OR, M-1, and M-2. In the CBD-1 and CBD-2 Districts, foundation landscaping will only be required in a setback of 5 feet or more from the building wall to the right-of-way or property line.
- B. Guidelines for Location and Design

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1. Building foundation landscaping should include a range of sizes and types of plants, which relate to the size of the building. Consideration should be given to including shade trees, ornamental trees, evergreens, shrubs, decorative grasses, perennials, ground cover, and flowers, in a coordinated design.
 2. Building foundation landscaping shall be continuous, except where walkways, driveways, or loading areas provide access to the building.
 3. Building foundation landscaping planting beds shall be located immediately adjoining the building wall or, where the intervening space is designed for pedestrian use, the interior side of the planting bed shall be not more than sixteen (16) feet from the nearest building wall.
 4. Turf grass shall not be counted as part of the required building foundation landscaping.
- C. Requirements for Building Foundation Landscaping
1. A combination of the following landscape materials shall be required per every fifty (50) lineal feet of building wall. *This includes all walls that do not directly abut foundation landscaping beds*
 - i. Any combination of two (2) shade, ornamental, or evergreen trees.
 - ii. Any combination of twenty (20) shrubs, bushes, and perennials. Ground covers, annuals, and turf grasses will not count towards fulfilling this requirement.
 2. Not less than seventy-five percent (75%) of the horizontal dimension of the front wall of the building shall be landscaped.
 3. Not less than fifty percent (50%) of the remaining three building walls shall be landscaped
 4. The minimum width of planting beds for foundation landscaping shall be eight feet (8'), measured perpendicular to the building, unless otherwise specified as follows:
 - i. There shall be no minimum width for foundation landscaping planting beds in the CBD-1 and CBD-2 Districts.
 - ii. The minimum width for foundation landscaping planting beds in the BL and BT districts shall be five (5) feet.
 - iii. Within the M-1 and M-2 Districts, building foundation landscaping may be modified along walls that face lot lines which abut another lot in the M-1 or M-2 district and do not abut a street. The requirement shall only be modified for the portion of such walls located a distance greater than two times the required yard setback from any street, in compliance with the following:
 - a. Where off-street parking or loading areas abut a building wall, building foundation landscaping shall not be required.

Where off-street parking or loading areas do not abut a building wall, building foundation landscaping shall be required; however this requirement shall be waived if an equivalent area of landscaping is provided in an alternate location, subject to the approval of the Director of Community Development. Shade or ornamental trees may be utilized to meet this requirement at a rate of one tree per 160 square feet of required building foundation landscape area. (Ord. 2008-Z-29 § 2.)~~17.26.080 Building~~

Foundation Landscaping

~~Building foundation landscaping shall be provided around the perimeter of all new non-residential and multi-family residential buildings where the setback from the building wall to the right of way line or property line is 5 feet or more in the CBD 1 and CBD 2 Districts, and 8 feet or more in other districts. Building foundation landscaping should include a range of sizes and types of plants which relate to the size of the building. Consideration should be given to including shade trees, ornamental trees, evergreens, shrubs, decorative grasses, perennials, ground cover, and flowers, in a coordinated design.~~

~~Building foundation landscaping shall be continuous, except where walkways, driveways, or loading areas provide access to the building. Not less than seventy-five percent (75%) of the horizontal dimension of the front wall of the building shall be landscaped. The minimum width of planting beds for foundation landscaping shall be eight feet (8'), measured perpendicular to the building, except that there~~

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shall be no minimum width for foundation planting beds in the CBD-1 and CBD-2 Districts. Turf grass shall not be counted as part of the required building foundation landscaping. Building foundation landscaping planting beds shall be located immediately adjoining the building wall or, where the intervening space is designed for pedestrian use, the interior side of the planting bed shall be not more than sixteen (16) feet from the nearest building wall.

Within the M-1 and M-2 Districts, building foundation landscaping may be modified along walls that face lot lines which abut another lot in the M-1 or M-2 district and do not abut a street. The requirement shall only be modified for the portion of such walls located a distance greater than two times the required yard setback from any street, in compliance with the following:

- a.) Where off-street parking or loading areas abut a building wall, building foundation landscaping shall not be required.
- b.) Where off-street parking or loading areas do not abut a building wall, building foundation landscaping shall be required; however this requirement shall be waived if an equivalent area of landscaping is provided in an alternate location, subject to the approval of the Director of Community Development. Shade or ornamental trees may be utilized to meet this requirement at a rate of one tree per 160 square feet of required building foundation landscape area.

(Ord. 2008-Z-29 § 2.)

17.26.090 Perimeter and Parking Lot Landscaping Requirements

A. Landscaping Located in Yards Adjoining Public Street

1. General Requirements

Perimeter landscaping is required in the front or exterior side yard setback adjoining any public right-of-way in the RM-1, RM-2, RM-3, BL, BC, BR, OR, M-1, and M-2, Zoning Districts.

2. Guidelines for Location and Design

- a. Shade trees, ornamental trees, evergreen trees, ornamental and evergreen shrubs, perennials, decorative walls, fencing, and berming should be placed in naturally appearing groupings as opposed to distributed in a linear fashion. These grouping should be placed strategically to accentuate the development's architecture or other significant features while concealing mechanical or other physical structures that do not add to the aesthetic value of the site. The groupings should also be designed to create visual interest by varying the heights and widths of plant materials.
- b. Types of plants chosen should be salt and drought tolerant.
- c. Types of plants and plant groupings should provide four-season color and variety in texture and shape.

3. Required Landscape Materials

1. Shade Trees - One shade tree is required per every 40 lineal feet of public street frontage. Trees shall not be placed at intervals less than 30 feet on center. All shade trees shall be a minimum of 2.5" in caliper.
2. Ornamental and Evergreen Trees - Two Ornamental or evergreen tree, or any combination thereof, shall be required per ever 40 lineal feet of public street frontage. All ornamental and Evergreen trees shall be a minimum of 6' in height at the time of planting.
3. Required Screening Materials - Screening materials should be placed in planting beds as defined in Section 17.26.040.F. No less than 75% of the public street frontage as measured horizontally along the lot lines abutting the street shall be planted with a combination of ornamental shrubs, evergreen shrubs, and perennials. If a minimum of 50% of the street frontage is supplemented with, decorative walls, ornamental fencing, or

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sculptured berming then the plant material requirement can be reduced to 40% and designed to enhance the aesthetics of the element provided.

B. Parking Lot, Motor Vehicle Display, and Drive-Through Screening

1. General Requirements

Parking lots with more than five spaces, a Motor Vehicle Display, or a Drive-Through facility abutting a street shall be screened to a minimum height of thirty inches (30”), except where driveways and walkways generally perpendicular to the street are located. This screening shall be designed to soften and partially conceal the view of vehicles in parking or stacking spaces from the street. No less than 50% of the street frontage as measured horizontally along the lot lines abutting the street shall be planted with a combination of ornamental and evergreen shrubs, perennials, decorative walls, fencing, and berming. Any required parking lot screening located in a front or exterior side yard setback will also be counted towards the required landscaping in yards adjoining a public street Per Section 17.26.090.A.

Parking lots of more than 5 spaces located on residential lot that adjoin a residential use on a separate lot, where no landscape buffer is required, shall be screened in accordance with the general requirements of this Section.

C. Interior Parking Lot Landscaping

1. General Requirements

All interior rows of parking shall be terminated by a landscape island or other landscaped area, except that this requirement may be waived for islands that would obstruct an accessible route (as defined in the Illinois Accessibility Code) from handicap parking spaces to the building.

2. For Parking Lot Containing Twenty (20) or More Parking Spaces

A minimum of ten percent (10%) of the interior area of the parking lot shall be devoted to landscaping. The "interior area" of a parking lot means the area within a perimeter bounded by the backs-of-curbs (or edge of pavement where curbs are not used) encompassing the outer limits of the parking spaces and circulation drives. Landscape islands extending into the parking lot from its edges may count toward the 10% minimum requirement.

Landscaping abutting a public street, or used to screen parking lots, motor vehicle display, and drive-through screening landscaping as required in Paragraphs 17.26.090.A and 17.26.090.B shall not count toward the 10% minimum interior landscape requirement, nor is it used in calculating the interior area of the parking lot.

i. Location and Design

Landscape islands shall be distributed throughout the interior area of the parking lot to provide shade and enhance the visual appeal of the site. In general, the maximum distance between landscape islands should be approximately 60 to 100 feet.

ii. Landscape Material

The minimum number of shade trees required for interior parking lot landscaping shall be the product of dividing the total area of required parking lot landscaping, in square feet, by 160. These trees shall be located primarily within the interior of the parking lot, and may be evenly spaced or grouped, depending on their growth characteristics and the desired design effect. ~~17.26.090 – Parking Lot Landscaping~~

A. Interior Parking Lot Landscaping

1. General Requirements

For any parking lot containing twenty (20) or more parking spaces, a minimum of ten percent (10%) of the interior area of the parking lot shall be devoted to landscaping. The "interior area" of a parking lot means the area within a perimeter bounded by the backs-of-curbs (or edge of pavement where curbs are not used) encompassing the outer limits of the parking spaces and circulation drives. Landscape islands extending into the parking lot from its edges

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may count toward the 10% minimum requirement. Perimeter parking lot landscaping as required in Paragraph 17.26.090 B shall not count toward the 10% minimum interior landscape requirement, nor is it used in calculating the interior area of the parking lot.

~~2. Location and Design~~

~~Landscape islands shall be distributed throughout the interior area of the parking lot to provide shade and enhance the visual appeal of the site. All interior rows of parking shall be terminated by a landscape island or other landscaped area, except that this requirement may be waived for islands that would obstruct an accessible route (as defined in the Illinois Accessibility Code) from handicap parking spaces to the building. In general, the maximum distance between landscape islands should be approximately 60 to 100 feet.~~

~~Landscape islands shall be a minimum of 160 square feet in area, their surface shall be at least six (6) inches above the surface of the parking lot and shall be crowned to allow for positive drainage, and shall be protected with concrete curbing, except in the case of a bioswale design. Bioswales, which are continuous planting beds designed for the conveyance, absorption, or filtration of stormwater runoff, may be provided as an alternative design to conventional planting islands.~~

~~3. Landscape Material~~

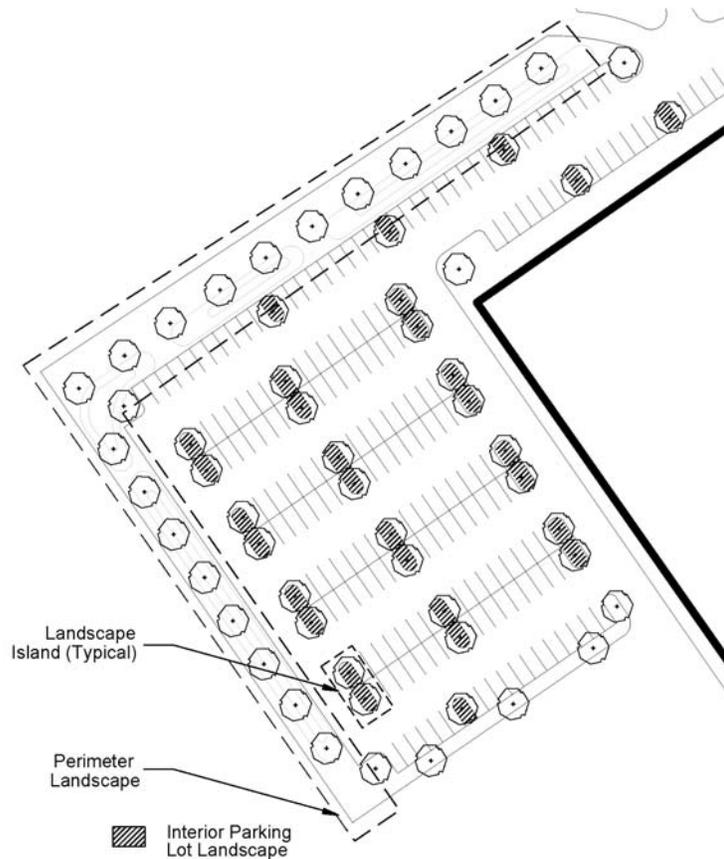
~~Landscape islands shall be planted with a variety of shade trees, ornamental trees, shrubbery, grasses and perennials, ground cover and other plant materials. The minimum number of shade trees required for interior parking lot landscaping shall be the product of dividing the total interior area of the parking lot, in square feet, by 160. These trees shall be located primarily within the interior of the parking lot, and may be evenly spaced or grouped, depending on their growth characteristics and the desired design effect.~~

~~B. Perimeter Parking Lot and Drive-in Landscaping (Screening)~~

~~Perimeter landscaping to provide screening shall be required where any parking lot with more than five spaces, a Motor Vehicle Display, or a drive-in facility abuts a public street or residential use on a separate residential lot. Required screening may be provided by any combination of landscaping, decorative walls, fencing, and berming. (Note: Parking lots accessory to residential uses are not exempt from this requirement, except that screening is not required when the residential parking lot adjoins another residential use on the same lot.)~~

~~—Required screening adjoining a public street shall be provided to a minimum height of thirty inches (30”), except where driveways and walkways generally perpendicular to the street are located. This screening need not be opaque and continuous, but shall be designed to soften and partially conceal the view of vehicles in parking or stacking spaces from the public street; at minimum, fifty percent (50%) of the parking and stacking spaces shall be screened from view, as measured horizontally along the lot lines abutting the street.~~

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Required screening adjoining a residential use shall be provided to a minimum height of five feet (5'), and shall be opaque and continuous, to ensure the privacy of the adjoining residential use.

17.26.100 Sign Landscaping

Freestanding signs shall be landscaped at the base of the sign in accordance with the following:

- A. The landscaping shall extend a minimum of three (3) feet from the outer edge of the sign base on all sides. Where the area around the base of a sign is insufficient in size to accommodate landscaping, the Director of Community Development may permit installation of a portion of the required landscaping at an alternate location on the site.
- B. Freestanding signs shall be landscaped with small shrubs, ornamental grasses, and/or perennials to a height of twelve inches (12") to three feet (3') at planting, depending on the height of the sign.

17.26.110 Retaining Walls

- A. The Building Commissioner may require review of retaining walls by a structural and/or civil engineer for stability and drainage.
- B. In the CBD-1 District, retaining walls shall be of a historic character, preferably brick and mortar or cut limestone, or other material approved by the Director of Community Development.
- C. For retaining walls over four (4) feet in height, a terrace or stepping back of the wall shall be required to allow for a planting area. The terrace shall be between one-third ($\frac{1}{3}$) and one-half ($\frac{1}{2}$) of the total retaining wall height, as measured from the base of the wall. The planting area shall

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be no less than two (2) feet in width and shall be planted with a combination of turf, shrubs and perennials.

17.26.120 Additional Screening Requirements

A. Refuse Dumpsters and Recycling Containers

Outdoor refuse dumpsters, recycling containers, compacting equipment, pallet storage, baled cardboard, and other refuse and recycling materials that are visible from public streets or adjoining property shall be enclosed and screened on all sides by a masonry screen wall or opaque fence, at a height sufficient to provide screening of the container, unit, material and pallets. Such enclosures shall be gated and situated on a concrete apron that extends a minimum of six (6) feet beyond the opening of the enclosure. No material shall be permitted to accumulate such that it is visible above the height of the enclosure.

B. Outdoor Storage

Where outdoor storage areas accessory to nonresidential uses are visible from a public street or from any lot in a residential district, opaque, year-round screening shall be provided by means of berming, landscaping, fencing and/or masonry walls, to a minimum height of six feet (6') above the grade of the right of way line or property line, as the case may be. Where feasible, fences and walls used to provide the screening that are located along public rights-of-way shall be landscaped to provide a softening effect in accordance with Section 17.26.030 E (Softening of Walls and Fences). The height of materials stored outdoors shall not exceed the height of the screening provided.

C. Loading Berths

Except in the M-1 and M-2 Districts, loading berths shall be located and oriented so that they are not visible from the public right-of-way, or shall be screened from the public right of way to a height of eight feet (8 ft.) above the elevation of the right of way line.

If any lot in any district containing a loading berth adjoins or is across the street from a lot in a residential district, the loading berth shall be screened from view from the residential property to a height of eight feet (8') above the elevation of the common property line or right of way line, as the case may be.

D. Screening of Mechanical Equipment

1. Ground-Mounted Equipment

a. In accordance with the provisions of Table 17.22-3 (Permitted Encroachments), where it is impractical to locate ground-mounted HVAC and other mechanical equipment within the rear or interior side yard of a single-family or two-family dwelling, the Building Commissioner may approve an alternative location if the mechanical equipment is screened with landscaping, hedges, berming, walls and/or fencing so as not to be visible from any public street or adjoining lot when viewed from an observation height of five feet above grade.

~~b.~~ For multi-family residential and non-residential buildings, ground-mounted mechanical equipment, such as HVAC units, refrigeration units, and pool equipment is discouraged. Wherever possible, this equipment should be contained within the building or roof-mounted. Where the nature of the mechanical equipment or the design of the building precludes its location within the building or on the roof, it shall be screened from view from public streets and adjoining residential dwellings by landscaping, berming, walls and/or fencing. Color and texture of any screening wall or fence shall be compatible with the color and texture of the primary buildings on the site.

2. Building or Roof-Mounted Equipment

a. All newly installed or enlarged mechanical equipment, such as HVAC units, refrigeration units, and pool equipment located on the roof of any structure in any zoning district shall be

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screened from view from public streets and adjoining residential dwellings by its location on the roof (away from the parapet), by an architectural element of the building (e.g. a parapet), by a screening wall that is compatible with materials of the building, or a combination thereof. Where the majority of an individual unit of equipment is screened by its location, a parapet wall, and/or the building architecture, and where installation of a screening wall would increase the visual mass of the equipment, a screening wall may not be required, provided the unit is painted to blend with the building.

b. For existing buildings with roof-mounted equipment lacking screening, equipment may be replaced or added without additional screening, provided the equipment has been located in the most unobtrusive location available on the roof. Where possible, new equipment shall be grouped with existing equipment in an organized manner that is consistent with the architecture of the building.

E. Screening of Large Satellite Dish Antennas

Large Satellite Dish Antennas shall be fully screened so as not to be visible from any public street or adjoining lot when viewed from an observation height of five feet above grade. Ground-mounted antennas shall be screened by landscaping, berming, walls and/or fencing. Roof-mounted antennas shall be screened by their location on the roof (away from the parapet), by an architectural element of the building (e.g. a parapet), by a screening wall, or a combination thereof. Any screening wall or fence shall be compatible with the color texture, and/or materials of the primary buildings on the site.

(Ord. 2008-Z-20 § 4.)

Attachment #7 DESIGN REVIEW STANDARDS AND GUIDELINES

Chapter 17.06

DESIGN REVIEW STANDARDS AND GUIDELINES

Sections:

- 17.06.010 How To Use This Chapter
- 17.06.020 Standards and Guidelines – All Zoning Districts
- 17.06.030 Standards and Guidelines – BL, BC, BR, and O/R Districts
- 17.06.040 Standards and Guidelines – CBD1 and CBD2 Districts
- 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 DISTRICTS

17.06.010 How To Use This Chapter

A. Standards and Guidelines

The Standards and Guidelines of this Chapter shall apply to applications for Building Permits and Site Development Permits as provided in Section 17.04.230 (Design Review). The Standards and Guidelines of this Chapter shall also apply to applications for Special Uses (Section 17.04.330) and Planned Unit Developments (Sections 17.04.400, et seq.).

The provisions of this Chapter include “Standards” and “Guidelines”, both of which must be addressed in order to obtain Design Review approval. “Standards” are specific requirements that must be met. A Standard typically offers little flexibility unless options are provided within the Standard itself. A Standard may establish requirements not otherwise contained in this Title, or may refer to other requirements more fully set forth elsewhere in this Title or the St. Charles Municipal Code. “Guidelines” are descriptions of design characteristics intended to be applied with flexibility. Where a proposed design does not precisely follow the guideline, it may still be acceptable if the applicant can show how it meets the intent for that group of standards and guidelines and the purpose and intent of this Title, in particular Section 17.04.230.

B. Applicability of Building Design and Material Standards to Existing Buildings

Existing buildings that do not comply with the building design or building materials standards of this Chapter shall comply with the following standards:

1. Building alterations or additions constructed primarily at the side or rear of a building may be constructed with the same design and materials as the remainder of the building, provided an addition does not exceed 50% of the existing gross floor area of the building.
2. Any building additions to, or reconstruction of, street-facing building elevations shall comply with this Chapter to the extent practical to achieve a cohesive architectural design for the building. The Director of Community Development may grant exceptions where an applicant can demonstrate that conformance would be incongruous with the architecture of the building or would be impractical to construct (for example, re-facing a building façade with masonry material where no foundation exists to support the masonry).

17.06.020 Standards and Guidelines – All Zoning Districts

A. Natural features and open space:

Intent: To preserve natural features on the site and provide open space for people to use.

Standards:

1. Comply with the provisions Chapter 8.30 of the St. Charles Municipal Code, “Tree Preservation on Private Property”.

DESIGN REVIEW STANDARDS AND GUIDELINES

Guidelines:

1. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
2. Preserve unique natural resources occurring on the site.
3. Avoid unnecessary alterations to existing topography.
4. Provide common space, plazas, seating areas & site furnishings to offer opportunities for pedestrians to meet, rest, and engage in other social activities.
5. The use of energy efficient features such as green roofs is encouraged.

B. **Site Layout:**

Intent: To build a convenient, comfortable and sustainable built environment.

Guidelines:

1. Locate building facades and outdoor pedestrian spaces along streets and at corners, and locate parking and vehicle access in less prominent locations.
2. Design buildings and site improvements to relate to a pedestrian scale.
3. Retail development should be configured so that it can accommodate a variety of uses over time.
4. Integrate all elements of site design including architecture, signs, parking, access drives, pedestrian facilities, landscaping, and stormwater facilities, and relate the design of these elements to existing development on surrounding properties.



Buildings near the street should maintain facades and entrances oriented toward the street as well as to the interior parking lot.

C. **Landscaping and Screening:**

Intent: Enhance developed areas with landscaping and screen service areas.

Standards:

1. Comply with the provisions of Chapter 17.26, Landscaping and Screening.

Guidelines:

1. Minimize the visual impact of the development on adjacent sites and roadways.
2. Create an environment of landscaped streets, blocks and connecting walkways

D. **Parking and loading:**

DESIGN REVIEW STANDARDS AND GUIDELINES

Intent: Provide adequate and safe parking and loading without creating an environment where parking is the most prominent feature.

Standards:

1. Standard: Comply with the provisions of Chapter 17.24, Parking and Loading.

Guidelines:

1. Provide pedestrian walkways and islands for the main circulation route(s) to the building entrance within parking lots having more than 40 parking spaces. These walkways should be clearly delineated with pavers, bituminous brick pattern stamping or painted striping.
2. The use of pervious paving materials and designs is encouraged.

E. Traffic and circulation systems

Intent: Provide adequate vehicular circulation and pedestrian connections.

Guidelines:

1. Design access and circulation systems to form a network of streets, alleys, and private access roads, and provide traffic calming designs where necessary.
2. Minimize onsite and offsite vehicular congestion while providing safety for pedestrians, bicycles and vehicles.
3. Provide adequate and safe vehicular and pedestrian access to the site and to uses and facilities within the site.
4. Limit the number and control the spacing of curb cuts onto public streets, while allowing for necessary site access and circulation.
5. Share driveways and provide cross-access between adjoining parking areas and circulation drives to reduce the number of turns onto and off of the principal roadways and to minimize conflict points. Adjoining commercial and office sites that are higher traffic generators are particularly encouraged to provide cross-access for circulation between sites and to minimize curb cuts.
6. Make entryways clearly visible through the use of curbing, signage and/or pavement markings.
7. Provide pedestrian connections between adjoining sites and to building entrances.
8. Design and landscape pedestrian ways with attractive paving materials, shade trees, street furniture, scenic views and other amenities to facilitate and encourage walking between uses.
9. Incorporate transit vehicle access and provide attractive and convenient waiting areas and shelters to facilitate the use of public transportation.



Public plazas help to minimize the effect of large parking areas and distinguish the path to building entrances.

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F. **Special Access Requirements for Main Street and Randall Road.**

Intent: Provide for safe access to and from arterial streets.

Standard:

1. Outlots that are within a larger development shall such as a shopping center or mixed-use development shall not have individual driveway access directly to Main Street or Randall Road. Circulation within these larger sites shall be via an internal road system that allows access between parking areas and buildings so that vehicles are not required to use Main Street or Randall Road for internal circulation.

G. **Utilities and Emergency Access:**

Intent: Make sure utility and emergency access needs are met while creating a pleasant environment for people.

Standards:

1. Provide adequate access and facilities for emergency vehicles and services as provided in the St. Charles Municipal Code, including but not limited to Chapter 15.28 “Fire Prevention”, Section 15.28.050 (Subsections 503, 506, and 508), and Section 15.28.080 (Paragraphs A-G).
2. Provide adequate access, easements and facilities for water, wastewater, and stormwater management services as provided in the St. Charles Municipal Code, including but not limited to Title 16 “Subdivisions and Land Improvements”, Sections 16.12.190, 16.12.210, 16.20.020, 16.20.030, and in the Stormwater Management Ordinance, Section 18.04.010.
3. Provide adequate access, easements and facilities for electric utility services as provided in the St. Charles Municipal Code, including but not limited to Title 13 “Electricity”, Section 13.08.100.

Guideline:

1. Minimize undue impacts on existing or planned municipal services, utilities and infrastructure.

H. **Site and building illumination:**

Intent: Provide illumination for convenience and safety, but do not allow light to intrude on adjoining sites, streets, or the sky.

Standard:

1. Comply with the provisions of Section 17.22.020, Site Lighting.

Guideline:

1. The design and color of site and architectural lighting should be consistent with the architectural style of the building.

17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts

A. Articulation of Building Facades

Intent: To reduce the apparent bulk of buildings and relate them to a human scale.

Standards:

1. Building façades over one-hundred (100) feet in length shall incorporate wall projections or recesses a minimum of three (3) feet in depth, extending over twenty percent (20%) of the façade.
2. Architectural features such as arcades, arbors, windows, doors, entryways or awnings, shall comprise at least fifty percent (50%) of the façade.
3. All facades that face the street shall have at least two (2) of the following architectural features to avoid the appearance of blank walls facing the street:

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- i. change in wall plane of at least two (2) feet,
- ii. change in wall texture or masonry patterns,
- iii. transparent windows,
- iv. columns or pilasters, projecting 6 inches or more from the wall plane.

Guidelines:

1. Entryways and pedestrian routes should offer protection from weather such as overhangs, awnings, canopies, etc.
2. Building design should include features to add identity and architectural interest such as projecting cornices, medallions, lighting fixtures, art work, belt courses of a different color or texture, pilasters, etc.



Façades should incorporate articulation features such as projections or recesses along the building length.

3. Predominant façade colors should be subtle, neutral or earth-tones. Primary colors, high-intensity colors, metallic or fluorescent colors, and black generally should not be used as predominant façade colors. Building trim and accent areas may be brighter and include primary colors.



Different materials, textures and colors should be utilized to add visual interest to the façade.

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B. Windows and Transparency

Intent: Allow people outside commercial buildings to see activity within, and allow people inside to see activity and weather conditions outside.

Standards:

1. Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area shall provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the facade, and must contain a public entrance. Windows shall be clear glass (no tinted or reflective glass), recessed or projected in the wall plane to create shadow and visual interest, and should include visually prominent sills or other appropriate forms of framing. Awnings, pilasters or columns may be used to accentuate window openings and add interest to the design of the building.

Guideline:

1. Large retail developments and shopping centers should help define the street frontage by placing outlot buildings near the street as well as to the interior parking lot



For buildings and tenant spaces of 30,000 s.f. or less, at least 60% of the façade must be transparent at street level.

C. Building Entrances and Pedestrian Walkways

Intent: People should be able to tell where building entrances are located, and walking into the building should be a pleasant experience.

Standards:

1. Buildings shall have a public entrance on a façade that faces a public street or private drive that provides primary access (such as a mall ring road). Buildings that face more than one (1) street shall have at least one (1) public entrance on the primary street frontage.
2. All public entrances shall be articulated from the building mass. Examples of such articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.

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Guidelines:

1. Facades which abut parking areas and contain a public entrance should provide pedestrian walkways and foundation landscape areas parallel to the foundation not less than eight (8) feet in width. Sidewalks in this area shall have a minimum width of four (4) feet.
2. Pedestrian routes to building entrances should be marked with pavers, striping, or delineated by the design and location of landscape features.



Public entrances should be articulated from the building mass using such means as a raised parapet and distinct materials or colors.



The pedestrian route to public entrances should be clearly delineated.

D. Roof Design

Intent: Roofs should be designed to add visual interest to the building, to conceal necessary service equipment, and to establish the building's identity.

Standard:

1. HVAC equipment and similar appurtenances shall be located and/or screened ~~so as not to be visible from public streets or adjoining property.~~ in conformance with Section 17.26.120.

Guidelines:

1. Roof lines should either be varied with a change in height or the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature, every one-hundred (100) linear feet in building length.
2. Parapets should feature three-dimensional cornices or other shadow-creating detail elements along their tops.
3. Mansard roofs are discouraged as the predominant roof design, but may be used on a limited basis to add interest and variety.
4. "Green roof" designs are encouraged.
5. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.
6. Primary colors, high-intensity colors, metallic or fluorescent colors should not be used as predominant roof colors.

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Arcades help to articulate building mass and public entrances. In addition, varied roof lines help break up building frontages.



Roof lines should be varied with the incorporation of a major focal point, such as a gable or projected wall feature, at minimum every 100 linear feet of building length.

E. Building Materials

Intent: Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building, relate to traditional building materials used historically in Kane County, and reinforce the character of the community.

Standards:

Approved and prohibited building materials in the BL, BC, BR, and O-R districts are:

1. Approved Materials

- a. Brick
- b. Architectural metal (such as for window and door framing) and metal composite panels
- c. Natural or architectural cast stone
- d. Tinted and/or textured concrete masonry units
- e. Stucco, installed without the use of Exterior Insulated Finishing Systems (EIFS)
- f. Tilt-up concrete panels designed with a brick veneer or other architectural design
- g. Non-reflective glass
- h. Cedar or equivalent wood, ~~fiber-cement,~~ horizontal siding and trim when consistent with the architectural style of the building
- i. Other materials as approved by the City Council or Historic Preservation Commission

2. Prohibited Materials

- a. Smooth-faced concrete masonry units
- b. Painted masonry units
- c. Exterior Insulated Finishing Systems (EIFS) panels comprised of polystyrene foam panels, regardless of base or finish coat or treatment, located less than ten feet (10') above grade, or over more than ten percent (10%) of any building wall
- d. Vinyl siding
- e. Pre-fabricated steel panels of the type used in farm, storage, and industrial buildings
- f. Plain tilt-up concrete panels

3. Uniform Materials

Use of uniform exterior building materials shall be required on all facades. For example, if the front wall contains a mixture of brick and concrete masonry units, the side and rear walls shall contain the same materials in approximately the same proportions.

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F. Coordinated Signage

A master sign plan shall provide for coordinated design for all building-mounted signage and shall include, at a minimum, criteria and specifications for general appearance, format of message, font size and style, lighting, location, and construction materials. Where signs are to be located on a wall of a multi-tenant shopping center, they shall be located at a generally uniform height on the building wall and shall not cover or overhang any architectural feature.

(Ord. 2006-Z-12 § 2.)

17.06.040 Standards and Guidelines – CBD1 and CBD2 Districts

A. Standards and Guidelines for Site Design

1. Building Placement and Lot Coverage

Intent: Establish site development patterns that are compatible with the historic patterns of downtown St. Charles, while allowing the flexibility necessary to produce more intense, mixed use development that will foster a pedestrian-oriented environment.

Guidelines:

- a. A building within the Downtown Overlay district should occupy at least 70%, and, whenever possible, 100%, of the width of its street frontage. Where buildings or parts of buildings are placed more than five feet from the right-of-way line or property line, a pedestrian space between the building and the street should be created that is 16 to 20 feet deep, and should be occupied by an active use (outdoor eating and drinking or outdoor sales) or a public space (a small park or plaza).
- b. The sides of buildings facing the river should be publicly accessible to the greatest extent possible, at the first floor level. This may result in more than one “front door” for some businesses.
- c. Buildings should be oriented towards zones of pedestrian activity, with primary entrances facing directly onto the street at street level.
- d. To maintain historic patterns of building development in downtown St. Charles, building footprints should not occupy more than 75% of a block.

2. Parking and Service Areas:

Intent: Provide adequate parking and service areas to serve development without overbuilding parking or overwhelming the pedestrian character desired for downtown.

Standards:

- a. Surface parking lots shall not be located between buildings and the street, but may instead be located behind or beside buildings.
- b. Private surface parking lots shall not be located directly adjacent to the river. Where parking must be located near the river, there shall be a landscaped area, preferably with pedestrian amenities, between the parking lot and the river.
- c. Service and loading facilities shall be oriented and/or screened so that they are not visible from public streets.

Guidelines:

- a. Where a lot or use is eligible for the parking exemption (Section 17.24.080), on site parking is discouraged. Where parking is provided, its design and location should minimize impacts on the pedestrian environment. Perimeter landscaping or decorative walls for screening, parking courtyards, and use of brick or other decorative pavers for surfaces, are examples of ways to accomplish this.
- b. Vehicle access to parking structures, parking lots, and service areas should not be directly from arterial streets.
- c. Where private parking is necessary, shared and joint-use parking should be pursued to minimize private surface parking.

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- d. Pedestrian zones along sidewalks should be protected with landscaping and street furniture within the sidewalk right of way, and should be supplemented with a row of parallel or diagonal parking between the sidewalk and the traffic lanes.

B. Standards and Guidelines for Building Design

1. Building Design, Massing and Detail

Intent: New buildings should reflect the architectural heritage of downtown without copying historic architecture, and should be “of their own time.” Buildings also should be of high quality and enduring value, so that in the future, they are as revered as the landmark buildings in the rest of downtown. While the design standards and guidelines do not encourage the replication of historic structures, they do promote compatibility with the character of existing buildings in downtown.

Standard:

- a. Plastic or backlit awnings shall not be used. While the use of more traditional awning materials and forms is encouraged, the width and height of awnings shall be related to the window openings and design of the building.

Guidelines:

- a. In the Downtown Overlay district and other areas intended to have more intense pedestrian activity, buildings should be designed so that street level and second stories are predominantly windows; street level facades, and facades facing the river or open space, should be a minimum of 50% transparent glass. Facades facing publicly accessible walkways, but not facing streets should be a minimum of 25% transparent glass; upper floors should also contain transparent glass (30% or more); the use of mirrored, tinted or opaque glass or spandrel panels in new buildings to fulfill this guideline is not acceptable. (Spandrel glass may have acceptable applications for other purposes.)
- b. For buildings greater than four stories or 50 feet in height, higher stories should be stepped back from street level facades a minimum of six feet and a maximum of sixteen feet.
- c. Design the lower levels of buildings with pedestrian scale, and a sense of human hand and craft rather than machine production; distinguish the street level of the building from upper levels through the use of an intermediate cornice, a change in building materials or detailing, an awning, trellis or arcade, or lintels at upper level windows. Building entrances should be designed as a prominent feature of the building.
- d. Retail and entertainment uses should open directly onto a public street or publicly accessible pedestrian way (rather than through an interior lobby).
- e. Use earth tones or muted colors in the materials used for building exteriors. The goal is to achieve a design where no single building stands out or overpowers the views or the natural landscape of the valley. Lighter colors or bright colors should be used only in minor accents.
- f. Employ building focal points or “landmark” elements (clock towers, turrets or other architectural devices) with discretion. The use of elements such as gratuitous clock towers or fake dormers is discouraged.
- g. The development of usable rooftop spaces is encouraged. The height of rooftop arbors or garden features should not be considered in the height of the building, but should not exceed 12 feet in height. Such features should be set back from facades facing public rights-of-way at least 10 feet so they are less visible from ground level. Enclosed structures on the roof, including those used for access, should not exceed 20% of the roof area, and “open” roof structures such as arbors or other structures to provide partial shade should not exceed 30% of the roof area.
- h. New buildings should not present a barren landscape of rooftop mechanical equipment and expanses of unadorned flat roofs when viewed from upper floors of existing

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buildings. The patterns, materials and details of roofs and rooftops should foster views or become viewed elements in themselves, such as rooftop gardens. Rooftop mechanical equipment should be organized and located or screened to be visually consistent with the patterns, materials and details of the structure.

2. Materials

Intent: Use building materials in a meaningful way, but not in ways that result in a false representation of history.

Guidelines:

- a. The use of brick and stone as dominant materials in a building is highly encouraged. In general, brick and stone should be the predominant materials for buildings within the CBD-1 District, while more wood and other compatible materials are acceptable in the CBD-2 District.
- b. Mortar should generally match the color of the brick or stone
- c. Accent materials used in parapets, lintels, cornices, sills, bases and decorative building elements should be brick, stone, cast stone or architectural precast concrete, wood (except that wood shall not be used at parapets), untreated copper, terra cotta, or dark colored pre-finished metal.
- d. High quality pre-cast concrete and high quality metal (with a matte or non-lustre finish) and synthetic materials may also be acceptable on an individual basis, provided such materials constitute less than 20 percent of the exterior and should be used in combination with other acceptable materials.
- e. Reflective or mirrored glass is prohibited; only transparent glass should be used for street level windows.

3. Franchise Architecture

Intent: Preclude the development of new uses that employ franchise architecture, corporate colors or symbols other than signage to identify their presence. Avoid standardized designs that do not fit in within the context of community character and neighboring development.

Guideline:

- a. Franchise or corporate architecture should be avoided unless it is compatible with the Standards and Guidelines applicable to the downtown districts. Customized, site specific designs should be provided for all development within downtown St Charles.

C. Standards and Guidelines for Public Spaces

1. Views and View Corridors

Intent: New development should be located or designed to maintain significant sight lines to the river and to prominent landmark buildings.

Guideline:

- a. New buildings in the downtown area should not intrude into view corridors along First Street to the Hotel Baker, along street rights-of-way or extensions thereof toward the Fox River, or from other streets and public spaces toward other prominent community landmarks.

2. Streetscape and Public Spaces

Intent: Where private development involves improvements to public property, establish continuity and identity through a quality streetscape design that results in a truly pedestrian friendly environment and that creates a sense of place.

Standards:

- a. Public sidewalks shall be designed to support pedestrian movement and allow for a variety of activities such as sitting, conversing, people watching, etc. via streetscape

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enhancements; sidewalk widths along public streets shall generally be 12 feet or more in width.

- b. Pole-mounted or building mounted lighting shall be designed at a pedestrian scale, and that is compatible with the historic character of the area.
- c. Street crossings (or even intersections) shall be enhanced with pavement materials, colors or textures that highlight the crossing as a pedestrian zone.

Guidelines:

- a. Create plazas, courtyards and other urban open spaces for buildings with a footprint larger than 10,000 square feet; surround public spaces with uses that activate the space, such as street level retail facing onto the space, housing, or eating and drinking venues.
- b. Avoid the creation of large, singular spaces; rather, create a series of smaller spaces that offer opportunities for a variety of activities and views.
- c. Spaces between buildings should not become “leftover” spaces; rather the design of the space should invite pedestrians with thoughtful pedestrian features or simply by the craft and detail of the buildings along the space.
- d. Provide seating at the rate of one linear foot per linear foot of perimeter of the open space; provide “perches” that allow viewing of activity in the space; at least half of the seating in the space should be “found” seating (steps, walls, planter edges). Movable seating is also highly desirable.

3. Pedestrian Movement:

Intent: Foster pedestrian movement and activity by protecting pedestrian spaces from intrusions and providing elements that offer comfort for pedestrians.

Guidelines:

- a. Primary pedestrian movement routes should be reinforced with wayfinding devices (special pavements, signs, graphics).
- b. Utility functions (electrical transformers and switchgear, signal control boxes) should be placed underground, within buildings, or along cross streets to avoid conflicts with pedestrian movement and views.
- c. Provide “protection” for the pedestrian zone in the form of bollards, large planters, or trees where parking is not allowed along a street.
- d. Provide overhead cover for pedestrians; use arcades, building projections or awnings to afford a minimal level of protection from the environment; cover extending over the sidewalk (awnings) should be located between 9 feet and 12 feet above the walk, and should project over not more than one-third the width of the walk (but not less than 4 feet). Such overhead cover should be coordinated with the locations of street trees and street lights. Cover afforded by an arcade (a covered passageway along the street side of a building) should maintain a series of building columns at the sidewalk edge, and should be a minimum of 5 feet deep but no deeper than $\frac{2}{3}$ the height of the arcade.

4. Landscape and Public Art

Intent: Enhance developed areas with landscaping, public art, and unique features that tell the stories and commemorate the heritage of St. Charles.

Standards:

- a. Comply with the provisions of Chapter 17.26, Landscaping and Screening.
- b. Refuse and recycling containers shall be located away from the streets and pedestrian areas and shall be screened from the street view in compliance with Section 17.26.120 (Additional Screening Requirements).

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Guidelines:

- a. Develop landscape patterns that are shaped as spaces for people (pocket parks, courtyards and urban open spaces and gardens) as opposed to more suburban landscape treatments such as berm plantings and vegetative buffers.
- b. Use Public Art to tell stories about the heritage, people and events of the community, and the natural history of the region. Public art can be made purposeful, as well. For example, sculpture may double as a seating surface, manhole covers might convey messages about nature, and wide sidewalks or street intersections might become tableaux for art.

17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts

A. Building Location and Design

Intent: Provide a healthy safe environment in attached single family and multiple family developments where residents can have privacy while having opportunities to relate to their neighbors and the community.

Standards:

1. Where a front or rear wall of a row of townhouses or multiple-family buildings faces the front or rear wall of another row of another townhouse or multiple-family building, the minimum separation shall be thirty (30) feet. Driveways and parking areas may be located within this minimum separation area. For townhouse developments with garage doors facing garage doors along an interior drive, the minimum separation at the ground-floor may be reduced to twenty (24) feet, provided that the upper-story living spaces comply with the separation requirement of thirty (30) feet.
2. There shall be a minimum separation of ten (10) feet between side walls among rows of townhouses or multiple-family residential buildings.
3. A private yard a minimum of two hundred (200) square feet in area shall be required for each townhouse dwelling unit. This private yard may be located adjacent to a front, rear or side wall, provided that it is immediately adjacent to the townhouse unit it serves and directly accessible by way of a door or stair. All private yards shall be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways and patios.
4. No more than five (5) townhouse dwelling units shall be attached to one another in a row.

B. Façade Articulation and Reduction of Mass and Scale

Intent: To reduce the apparent bulk of buildings and relate them to a human scale

Guidelines:

1. To avoid the appearance of blank walls facing the street, when the side walls of a townhouse or multiple-family development face a street, the walls facing the street should be designed with elements typical of a front façade, including doors and/or windows.
2. Large, flat facades should be avoided by articulating the building mass to create substantial shadows and visual interest. Windows, dormers, projected entrances and overhangs are encouraged on the street facing façade to add variety and maintain a pedestrian-scale.
3. Buildings should be designed to be viewed from multiple directions and, therefore, should be designed with consistent materials and treatment that wraps around all sides. There should be a unifying architectural design for multiple-family and townhouse developments with more than one building, utilizing a common vocabulary of architectural forms, elements, materials and colors. Variety between buildings within this unifying design is encouraged.
4. Windows and doors should have raised elements to create shadows and articulation. In addition, three-dimensional elements such as balconies and bay windows should be incorporated to provide dimensional elements on a façade. Windows should be set back (“punched”) into the façade to provide façade depth and shadow, in a vertical orientation and a consistent style. Windows, doors, and building edges should be trimmed out with appropriate materials in a width corresponding to the scale and style of the building.

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Side walls of townhouses or multi-family buildings should be designed with front façade elements, such as windows and doors, to avoid blank walls facing the street.



Facades should be designed with consistent materials and treatment that wraps around all sides of the building. Street facades should create substantial shadows and visual interest. Balconies, “punched in” windows with detailed trim, projected entrances and overhangs are encouraged on the front façade.

C. Roof Forms

Intent:

Standard:

1. HVAC equipment and similar appurtenances shall be located and/or screened in conformance with Section 17.26.120, so as not to be visible from public streets or adjoining property.

Guidelines:

1. To ensure that new developments are consistent and compatible with the surrounding neighborhood character, consistency in the roofline should be achieved by using similar roof forms with varying height and proportion.
2. For larger buildings, roof forms should be articulated so that varied planes and massing within the overall roof form are provided.
3. Large, monotonous, simple pitched roofs, without breaks in the expanse of the roof, should be avoided. Dormers and gables can be used to break up large expanses of roof area. For flat roofs, cornices and parapets should be used to add variety and break up the roofline. Rooflines should be modulated every seventy-five (75) feet through the use of varied roof heights.
4. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.

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For townhouse and multi-family developments, monotonous roofs should be avoided. Dormers and gables can create breaks in the roof expanse.

E. Parking Areas and Pedestrian Walkways

Intent: Provide safe access and adequate parking for residents and guests, while avoiding large expanses of paved areas and minimizing the visibility of parking facilities.

Guidelines:

1. Parking lots and garages for multi family developments should be located to the rear or side of the lot, in areas that are less visible from the street. Large parking areas should be broken into smaller segments.
2. Curb cuts should be minimized on arterial and collector streets through shared access, rather than individual driveways for each unit.
3. A clearly identified network of pedestrian connections should be provided in and between parking lots, street sidewalks, open spaces and buildings.
4. Townhouses should be designed with garages to the rear of the units or, if located at the front of the units, designed so that garages do not form the most prominent visual element of the façade.



Parking areas should be located to the rear of buildings to minimize their visibility from the street.

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F. Building Materials

Intent: Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building, relate to traditional building materials used historically in Kane County, and reinforce the character of the community.

Standards: Permitted and prohibited building materials in the RM-1, RM-2 and RM-3 Districts are:

1. Approved Materials

Approved materials for exterior use in the construction of new multiple-family and townhouse developments in St. Charles are as follows:

- a. Modular-sized clay brick
- b. Cedar or equivalent wood, or fiber-cement, horizontal siding
- c. Stucco, installed without the use of Exterior Insulated Finishing Systems (EIFS)
- d. Terra cotta or similar glazed masonry units
- e. Architectural metal (such as for window and door framing)
- f. Natural or architectural cast stone
- g. Trim, frieze boards, soffit and fascia boards may be of wood, molded polymer, copper, or fiber cement material; aluminum or vinyl material may be used for soffit and fascia boards only
- h. Architectural concrete masonry units for a foundation course only
- i. Standing seam metal roofing
- j. Slate or tile roofing
- ~~k.~~ Wood shake shingles
- k. Architectural grade asphalt and fiberglass shingles for roofs
- ~~m.l.~~ Individual glass windows in wood, aluminum or vinyl covered wood frames with true divided lights (i.e. no false appliqué mullions)
- ~~m.m.~~ Glass block for accenting purposes (glass block walls are not included in this category)
- ~~e.n.~~ Other materials as approved by the City Council or Historic Preservation Commission

2. Prohibited Materials

Prohibited materials for exterior use in the construction of new multiple-family and townhouse developments in St. Charles are as follows:

- a. Smooth-faced or textured concrete masonry units (CMU)
- b. King-size or jumbo brick
- c. Exposed aggregate (rough finish) concrete wall panels
- d. Tilt-up concrete panels
- e. Exterior Insulated Finishing Systems (EIFS) comprised of polystyrene foam panels, regardless of base or finish coat or treatment, EIFS panels located less than ten feet (10') above grade, or over more than ten percent (10%) of any building wall.
- f. Plywood, composite plywood or masonite sidings (T-111)
- g. Panel brick or thinset stone veneers
- h. Plastic
- i. Reflective glass
- j. Pre-fabricated steel panels of the type used in farm, storage and industrial buildings
- k. Vinyl or aluminum horizontal siding

3. Uniform Materials

Use of uniform exterior building materials shall be required on all facades. For example, if the front wall contains a mixture of brick and wood, the side and rear walls shall contain the same materials in approximately the same proportions.

City of St. Charles, Illinois
Plan Commission Resolution No. 1-2011

**A Resolution Recommending Approval of a General Amendment
To Title 17, Chapter 17.04 Administration; Chapter 17.06 Design Review Standards;
Chapter 17.12 Residential Districts; Chapter 17.14 Business and Mixed Use Districts;
Chapter 17.16 Office Research, Manufacturing, and Public Land; Chapter 17.24 Off-Street
Parking; Chapter 17.26 Landscaping and Screening; Chapter 17.30 Definitions; Appendix
B pertaining to Schedule of Application Fees**

Passed by Plan Commission January 4, 2011

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for amendments to Title 17, “Zoning”; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for a General Amendment to Title 17, “Zoning”, Chapter 17.04 Administration; Chapter 17.06 Design Review Standards; Chapter 17.12 Residential Districts; Chapter 17.14 Business and Mixed Use Districts; Chapter 17.16 Office Research, Manufacturing, and Public Land; Chapter 17.24 Off-Street Parking; Chapter 17.26 Landscaping and Screening; Chapter 17.30 Definitions; Appendix B pertaining to Schedule of Application Fees; and

WHEREAS, the Plan Commission finds approval of said amendment to be in the best interest of the City of St. Charles based upon the following findings of fact:

FINDINGS OF FACT:

1. The consistency of the proposed amendment with the City’s Comprehensive Plan.

The proposed amendments are consistent with City’s Comprehensive Plan. The majority of these amendments are clarifications to existing zoning requirements.

The most significant amendments, pertaining to major arterial setbacks and arterial landscaping requirements, will promote the recommendations of the Comprehensive Plan. Chapter 13:

Chapter 13, Land Use; West Gateway, Planning Component 18 recommends the following:

- **“Provide appropriate landscaping and other aesthetic enhancements along all major roads.**

Resolution 1-2011

- **Need for redevelopment of St. Charles Mall as well as other commercial properties along Randall Road.”**

Chapter 13, Land Use; Planning Component 6 East Gateway recommends the following:

- **Encourage new retail, service and office uses that will support and complement the long-term viability of the Charlestowne Mall.**
- **Increase the number of street trees and other landscaping features, including landscape medians on Route 64.”**

The combination of a reduced setback, to encourage the redevelopment of these corridors, and the new landscaping standards will promote the future land use directions stated in the Comprehensive Plan.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

The proposed amendments fit within the structure and framework of the Zoning Ordinance and do not change the intent of existing ordinance requirements.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

The majority of the proposed amendments are meant to correct various errors and omissions in the text of the ordinance and provide better clarification to requirements that are ambiguous or not workable.

The amendments to the foundation landscaping requirements will create more workable requirements that clearly identify the number of plant materials required and frontages in which foundation landscape materials are required.

The amendments to remove the major arterial setback requirement, reduce the building and parking setbacks in the BC Community Business District and BR Regional Business District from 25’ and 40’ respectively to 20’, and create new landscape standards abutting public streets will encourage the redevelopment of commercial properties. These amendments will allow sites to be developed in a more compact form and encourage more efficient development patterns. The amendment also proposes new landscape standards that will require quality streetscapes and create a unified corridor appearance.

Resolution 1-2011

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

The amendments will apply to all properties within the applicable zoning districts.

5. The extent to which the proposed amendment creates nonconformities.

The proposed amendments to the landscape sections and major arterial setbacks will not create any new non-conformities and will encourage redevelopment to eliminate existing non-conformities once properties are redeveloped by reducing the burden created by the existing 50' major arterial setback requirement.

6. The implications of the proposed amendment on all similarly zoned property in the City.

These amendments will apply to several zoning districts. The amendments are written to create standards and clarify sections of the Zoning Ordinance in order to apply the standards of the Ordinance equally across all properties.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of the General Amendment to Title 17, "Zoning" Chapter 17.04 Administration; Chapter 17.06 Design Review Standards; Chapter 17.12 Residential Districts; Chapter 17.14 Business and Mixed Use Districts; Chapter 17.16 Office Research, Manufacturing, and Public Land; Chapter 17.24 Off-Street Parking; Chapter 17.26 Landscaping and Screening; Chapter 17.30 Definitions; Appendix B pertaining to Schedule of Application Fees based upon the above Findings of Fact and all staff comments being addressed prior to final City Council action.

Voice Vote:

Ayes: Doyle, Kessler, Wallace, Schuetz, Amatangelo, Pretz

Nays: None

Abstain: Henningson

Resolution 1-2011

Absent: None
Motion Carried.

PASSED, this 4th day of January 2011.

Chairman
St. Charles Plan Commission

Secretary
St. Charles Plan Commission

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

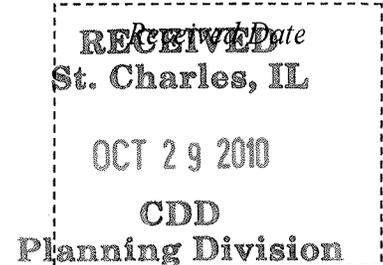


COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

GENERAL AMENDMENT APPLICATION

CITYVIEW	
Project Name:	_____
Project Number:	<u>2010</u> -PR- <u>010</u>
Application Number:	<u>2010</u> -AP- <u>014</u>



Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a meeting or public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Applicant:	Name	City of St. Charles	Phone	630-377-4443
	Address	2 E. Main St.	Fax	
		St. Charles, IL 60174	Email	
2. Billing: <i>Who is responsible for paying application fees and reimbursements?</i>	Name	same	Phone	
	Address		Fax	
			Email	

Attachment Checklist

- APPLICATION:** Completed application form
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- WORDING OF THE REQUESTED TEXT AMENDMENT**
One (1) copy of Proposed Amendment (Letter Sized) and one (1) Electronic Microsoft Word version on CD-ROM

Zoning Ordinance Amendments – Nov. 2010
DRAFT 11/29/10

17.26 Landscaping and Screening

Minor corrections:

- 17.26.070.F delete (Repeats 17.02.030.R)
- 17.26.070.E missing the word “be”
- 17.26.020.A.2: References incorrect section, should be 17.04.430, check subsection C
- Section 17.26.090 B, Section of code looks like a caption- fix formatting

Section 17.26.040 F references size of Planting Beds, which is not relevant under this subsection- remove

Building Foundation Landscaping 17.26.080

Re-examine this section. Section is confusing and can be difficult to apply for multi-tenant or retail building. BL district

- More clearly define entryways, loading areas, drive-through
- Consider more administrative flexibility to reduce or relocate landscaping
- Consider minimum percentage standard for walls for better flexibility
- Consider scaled requirement based on building or lot size

Minimum trees in parking lots 17.26.090.3 (1 per 160 sf of 10% greenspace only, not whole parking lot)- Error in the text

17.26.090.A.2 & 3: Unclear if these standards apply to parking lots under 20 spaces. Is a separate standard needed? (20 space standard is listed only under Subsection A)

17.26.090.B Landscape Bufferyard adjoining residential – opaque and continuous, also add year-round (evergreen vs. deciduous)

Create a more informative and accurate diagram for landscaping requirements (Existing diagram does not match how we interpret the ordinance). When does the landscaping along the access drive count toward the requirement within the parking lot?

Create better standards for Parking Lot Perimeter landscaping, including requirements for trees, ornamentals, berming, etc. Existing standards are weak. May be a trade-off with reducing parking setback or relocating internal landscaping.

Consider allowing internal parking lot landscaping to be relocated to the perimeter under certain conditions

17.06 Design Review

Create standards for compliance for additions to existing buildings, exemption for minor additions or rear additions to existing buildings

Create an administrative exception/variance where compliance with existing buildings is not desirable (IE mismatched materials)

Define/refine material lists (architectural metal is a generic term that is not defined and open to interpretation; EIFS vs. stucco not well defined with “non-traditional” stucco applications, such as Terraneo; other new synthetic panel materials have been used on commercial buildings and are not addressed in chapter- Alucobond at GMC dealer, Meteon at Walmart, Nichicha Fiber Cement Flat Panels- Meijer Outlot bldg.)

Consider basic design standards for signs (materials, architectural features)

Standards for garbage enclosure materials and door materials (solid vs. fence)

Standards for roof colors (Prohibit primary or garish colors) and roof form.

Architectural features are defined in 17.30 but are defined differently in this chapter – not clear that a definition exists.

Provide a standard for pilasters projection – not defined, can be flat on the wall

Standards for HVAC screening are inconsistent in the ordinance. Design Standards provide more flexibility based on individual zoning districts (IE CBD for more flexibility with downtown buildings). Consider taking rooftop mechanical screening out of 17.26 Landscaping because the screening is more related to the building.

Other Miscellaneous Amendments

17.14 & 17.16 Lot Area for Multi-Family in RT-4 and CBD-2

Lot Area calculation for multi-family or townhome uses is not defined for the RT-4 and CBD-2 district. Extend the language that applies in the RM districts.

17.24 Parking located on another lot

Ordinance allows parking to be located on another lot under common ownership, but does not require a parking easement be provided, which may be an issue if the ownership splits. Propose to require a parking easement be recorded when parking is located on a separate lot from the building (at the time of building permit issuance for construction of the building)

17.12.050 / 17.24.080 Special Parking Requirements for BT Overlay

Regulation is located under an incorrect subheading in 17.24. Parking lot standards are repeated in 17.12 which is not the proper location. Standards to be relocated in the ordinance so that it is more easily found.

Appendix B Fee Schedule

Add a fee for the parking reduction request

17.04 General Procedures for Applications

Set a time lime for how long zoning applications can be dormant, so that an application can be dismissed without the need for a withdrawal letter. Can be difficult or impossible to obtain an official withdrawal letter when applicants are no longer engaged or even authorized to work on the project.

17.30 Definitions – Carry Out Restaurant

Make restaurant use a general category (G), create a definition for Carry Out Restaurant for parking purposes.

17.24 Parking requirement for Carry-Out Restaurant

Create a parking requirement of approx 4 per 1000, same as Retail Sales

17.12, 17.14, 17.16 Setbacks along arterials

Re-examine whether the arterial setback requirement of 50 ft. is warranted in all areas. Consider impact on redevelopment potential.

17.26 Screening of Refuse containers in Residential districts

Requirement for screening of residential cans vs. dumpsters is unclear

17.22 General Provisions- Rear yard lot coverage for detached garages in RT districts

30% yard coverage max for rear yards is restrictive when trying to incentivise detached garages, the ordinance already includes a total lot coverage limitation

Misc. Corrections

Fix DBD in 17.24

RT garage graphic- fix

Incorrect Bolding 17.04.330E

Tope in Adult Uses Definitions

“Muntifamily” – CBD-2 table

Table 17.04-2 – Remove “Exhibit A” words

Applications for staff review 17.04 table of contents page