



EXECUTIVE SUMMARY

Village Board Meeting of October 23, 2023

Title

Ordinance 23-2023: Amending Code of Ordinances §§ 90-130: Business and Industrial Districts, Division 90-310: Allowed Uses, and Division 90-320 Use Classification System

Summary

This zoning text amendment consolidates and reorganizes the eight business and industrial zoning districts into five commercial zoning districts. The village staff identified this change within the village strategic plan, acknowledging the ever-changing nature of commercial real estate. Increasingly the lines between retail, office, service, and industrial properties have blurred. For example, O&H Bakery's location on Washington Avenue, which is currently zoned B-3, contains a mixture of limited industrial (food manufacturing), office, and retail sales uses. The existing B-3 district does not allow limited industrial uses, leaving the use as legal non-conforming. Conversely, many large retail sales users, such as Wal-Mart, Menards, Petco, etc., operate out of buildings indistinguishable from industrial buildings. To address this issue, the five updated commercial zoning districts focus more on use intensity and less on the strict separation of commercial uses. Those categories are:

- **C-1: Low-Intensity Commercial**
 - The C-1 District accommodates low-intensity commercial, low-intensity manufacturing, and residential uses. The village intends the C-1 district to support these very local uses within neighborhoods.
- **C-2: Moderate-Intensity Commercial**
 - The C-2 District accommodates moderate-intensity commercial, low-intensity manufacturing, and upper-story residential uses. The village intends the C-2 district to support these local uses within small nodes or along local corridors.
- **C-3: High-Intensity Commercial**
 - The C-3 District accommodates high-intensity commercial, moderate-intensity manufacturing, and upper-story residential uses. The village intends the C-3 district to support these regional uses concentrated within large nodes or along regional commercial corridors.
- **C-4: General Industrial**
 - The C-4 District accommodates high-intensity commercial and high-intensity manufacturing uses. It does not allow residential uses. The village intends the C-4 district to support these regional uses within business parks.
- **C-5: Special Industrial**
 - The C-5 District accommodates high-intensity manufacturing uses separated from commercial and residential uses.

The updated Table 90-130-2 revises the lot area per dwelling unit, lot width, and building coverage ratios to more closely match with corresponding residential-only districts. It sets new standards for street-facing ground- and upper-story transparency. It also sets new height limitations by story (rather than feet), including new minimum height requirements for the C-3 and C-4 district.

The accompanying use table changes allow residential uses into C-1 through C-3 (some districts upper-story only), and the C-4 district re-allows many commercial uses previously allowed in the pre-2020 business park district.