Ordinance No. 3752

AN ORDINANCE AMENDING THE VILLA PARK ZONING ORDINANCE BY ADDING A TRANSIT ORIENTED OVERLAY DISTRICT IN AN AREA SURROUNDING THE VILLAGE'S COMMUTER RAILROAD STATION

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the "Village") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Village filed an application requesting a text amendment to add to the Villa Park Zoning Ordinance (the "Zoning Ordinance") an overlay district to provide for transit oriented development near the Village's commuter railroad station; and,

WHEREAS, the Village had investigated and determined issues related to the commuter railroad station in its 2006 Station Area Plan; and,

WHEREAS, the purpose of a transit oriented development is to guide the development of a mix of uses to further the future of the transit oriented development, to provide for a mix of housing types within walking distance of the station areas, and to achieve development that is appropriate in scale and intensity for the neighborhoods and sites proximate to the commuter railroad station as described by the 2006 Station Area Plan; and

WHEREAS, Notice of a public hearing on said text amendment was published on February 26, 2013 in the Daily Herald, a newspaper having general circulation within the Village, all as required by the State statutes and the ordinances of the Village; and,

WHEREAS, pursuant to said notice, the Zoning and Planning Commission of the Village conducted a public hearing on March 14, 2013, on said text amendments in accordance with the State statutes and the ordinances of the Village; and,

WHEREAS, the Zoning and Planning Commission found that the text amendments met the standards in Section 6.9.A. of the Zoning Ordinance and recommended that the amendments be granted; and,

WHEREAS, the Corporate Authorities of the Village have received and considered the recommendation of the Zoning and Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1. That the Villa Park Zoning Ordinance, as amended, be and is hereby amended by adding Article 25 to read as follows:

"ARTICLE 25

TRANSIT ORIENTED OVERLAY DISTRICT

25.0 Transit Oriented Overlay District (TOD)

A. Purpose

The Transit Oriented Overlay District and its subdistricts are intended to guide the development of a mix of uses to further the future of transit oriented development, to provide for a mix of housing types within walking distance of the station areas, and to achieve development that is appropriate in scale and intensity for the neighborhoods and sites proximate to the Metra station as described by the 2006 Station Area Plan.

B. Application of the District

Any property that comes to be located within this district shall retain its original zoning district designation and shall gain the additional designation of the TOD. The provisions of this Chapter shall serve as a supplement to the zoning district regulations of the underlying district. Where a conflict exists between the provisions of this Chapter and those of the underlying zoning district, the provisions of this overlay district shall control.

C. Designation of the overlay district

The Transit Oriented Overlay District shall be shown as an overlay zoning district with the designation of TOD on the official map of the Village. The overlay district shall apply to the area of land as adopted pursuant to this Chapter.

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(Insert Plan beginning with 25.1 Introduction which was page 4)

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25.1 Introduction

A. Intent

These regulations are established to provide development standards to the Village for the area around the Villa Park Metra station.

1. To guide the development of a mix of uses to further the future of the transit oriented development.
2. To provide for a mix of housing types within walking distance of the station areas.
3. To achieve development that is appropriate in scale and intensity for the neighborhoods and sites proximate to the Metra station as described by the Station Area Plan (2006).

B. Overview of Code

1. The following Overlay Districts are established for residential, commercial, and mixed use development adjacent to the commuter rail station. Figure 25.1B (3) illustrates the locations for the overlay districts.
   (a) TOD Core Overlay District. The TOD Core Overlay District is a mid-scale district that supports a mix of two to up to ten story buildings that make up the mixed use area adjacent to the Station Area. It serves adjacent residents, area employees, as well as transit users using the station. The form establishes a street wall of storefront style-building facades along the sidewalk and focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office in upper stories.
   (b) TOD Residential Overlay District I. The TOD General Residential District is a medium scale residential district with a mix of apartments and townhouse building forms at a scale similar to the TOD Core District. These areas are within walking distance of the transit station with two to six story buildings.
   (c) TOD Residential Overlay District II. The TOD Residential District is a lower-scale residential district with a mix of apartments and townhouse building forms. With a maximum height of four stories, this area has a transit-appropriate density, but at a lower scale than the Core.
2. These overlay districts shall be utilized in conjunction with the existing base zoning districts currently in place. Refer to Figure 25.1B (2) for Base Zoning Districts and Figure 25.1B (3) for Overlay Districts.
   (a) Refer to Figure 25.1B (1) for the relationships between the Overlay Districts and the Base Zoning Districts.
   (b) The following table illustrates the correlation between the overlay districts and the underlying base zoning districts:

Overlay District	Base Zoning District
TOD Core Overlay	C-2 District
TOD Residential Overlay I	R-4 District
TOD Residential Overlay II	R-4 District

2. For underlying district and permitted uses information, see Article 10: R-4 for residential or Article 13: C-2 for commercial.
3. All other sections of Appendix C - Basic Zoning Ordinance for the Village of Villa Park apply to these locations, unless superceded by this Article.

C. Applicability

These regulations are designed to address the commuter rail station area located within the Village of Villa Park at Ardmore Avenue. All development within the Overlay Districts (refer to Figure 25.1B (3)) are required to conform to these regulations.

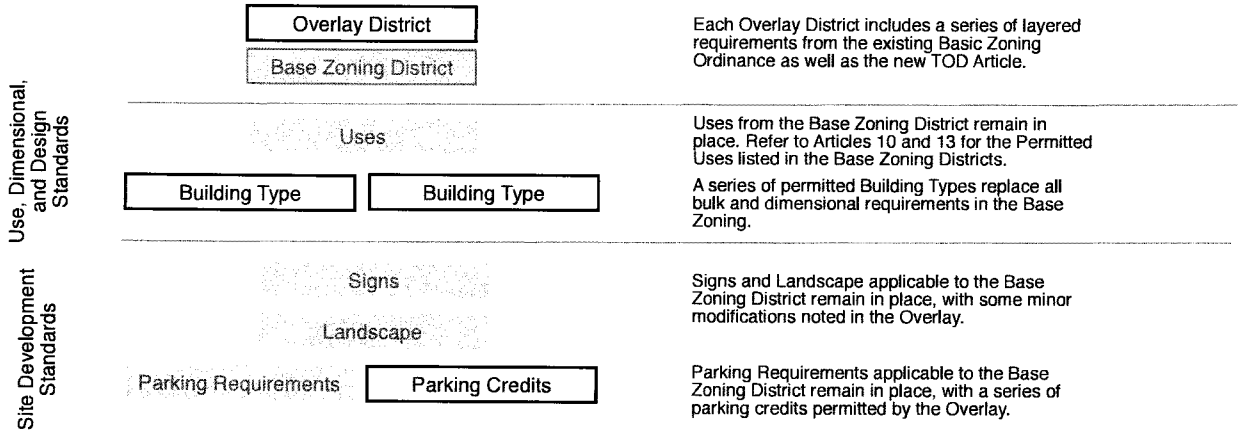

Figure 25.1B (1). Overview of Overlay Code.

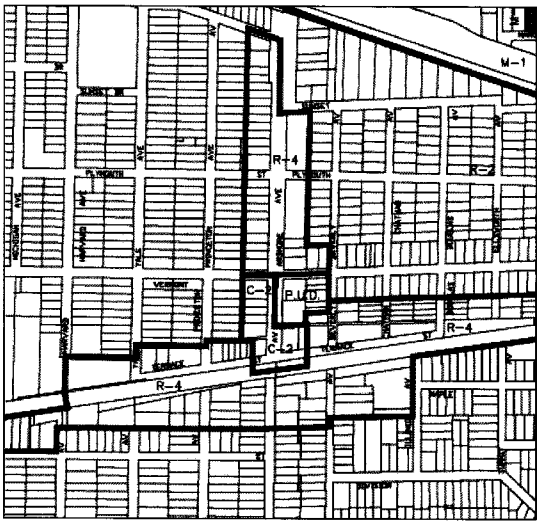

Figure 25.1B (2). Zoning Map of Villa Park: Base Districts.

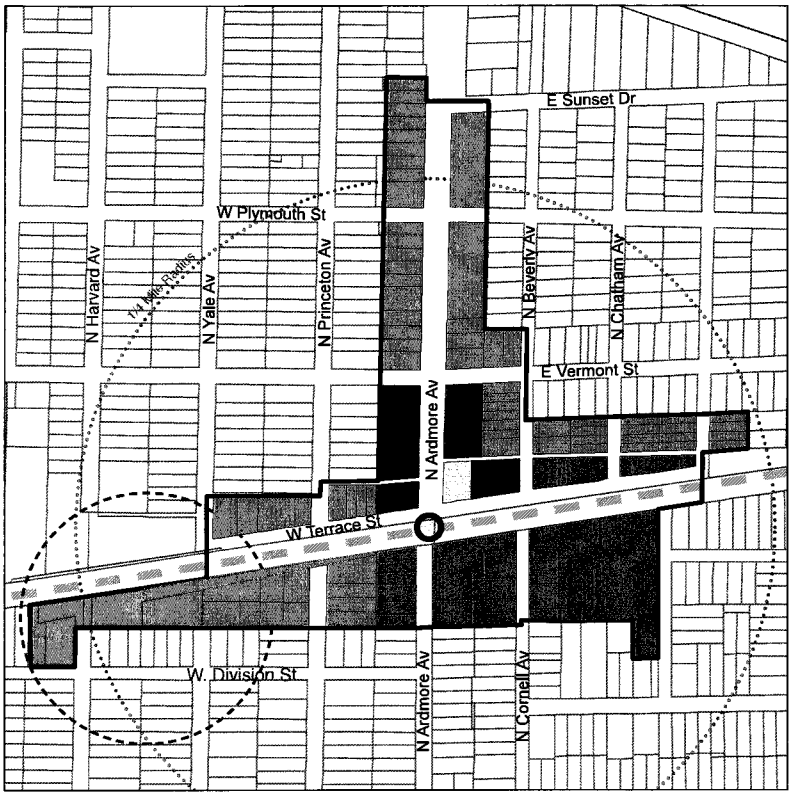

Figure 25.1B (3). Map of Villa Park TOD Overlay Districts.

D. New Street Requirements

The parcels located at the northern ends of North Harvard Avenue and North Yale Avenue, south of the tracks and north of West Division Street, will require street extensions for maximum applicability of the requirements of these regulations. Refer to Figure 25.1D (1) for these locations.

1. Street Frontage. Street frontages are required for all Building Types. To maximize street frontage in these locations, extension of the existing streets north to the railroad right-of-way is required.
2. Turnaround. Hammerhead turnarounds can be accommodated at the ends of each street by utilizing parking lot entrances.
3. Parking. On-street parking can be accommodated along the street, in either a parallel or head-in configuration.
4. Street Configuration. Streets should match the existing configurations, including curb, sidewalk, and parkway locations. Streets could, however, remain privately owned.

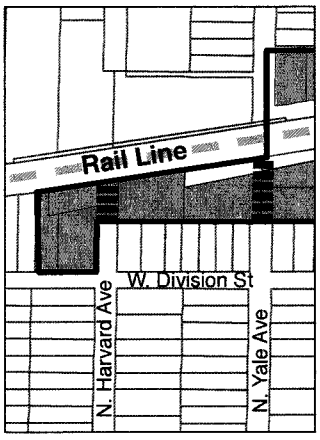

Figure 25.1D (1). N. Harvard Ave. and N. Yale Ave. parcels.

25.1 Introduction

E. Site Plan Approval Process

All development within any TOD Overlay District is required to obtain a Zoning Certificate with the following site plan review to ensure the project meets all of the requirements of this Article 25.

1. Pre-Submittal Conference. The applicant may request a pre-submittal conference with the Community Development Director or designee to obtain information and guidance prior to preparing detailed plans.
2. Site Plan Submittal. The applicant shall submit the following:
   a. Site Plan showing existing and proposed development, including buildings, structures, Easements, points of access, Rights-of-Way, parking and loading areas, landscaping, lighting, signage, and utilities, with dimensions of lot, lot lines, rights-of-way, and easements on the property in question and adjacent lots. Designate any proposed phasing on site plan.
   b. Existing natural conditions plan, including existing topography, vegetation, trees, drainage ways, floodplain/way, slope, or other unique feature.
   c. Architectural elevations of all facades, showing all windows, door locations and design, materials, and architectural details, and illustrating compliance with all requirements of Section 13.2. Building Types.
   d. General architectural sections showing all permanent wall, floor, ceiling, and roof locations, and illustrating compliance with Section 13.2. Building Types.
   e. General architectural floor plans for each floor, illustrating all permanent walls and proposed uses.
   f. Landscape and Parking Plan, illustrating compliance with Sections 25.3.B and C. Provide any proposals for utilizing parking credits or reductions. Locate bicycle parking locations.
   g. Streetscape design per Section 25.3.D. For any proposed streetscape, a pre-conference is required.
   h. Sustainable Development Measures documentation per Section 25.3.E.

F. Definitions

For the purposes of this document, the following terms shall have the following meanings:

1. **Build-to Zone**. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 25.1F (1) Build-to Zone vs. Setback Line.
2. **Courtyard**. An outdoor area enclosed by a building on at least three sides and is open to the sky.
3. **Expression Line.** An architectural feature consisting of a decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building.
4. **Impervious Site Coverage.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
5. **Lot Frontage**. The horizontal distance between the side lot lines, measured at the front lot lines.
6. **Occupied Space**. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
7. **Pedestrianway**. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
8. **Pervious Surface**. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
9. **Primary Street.** A street that receives priority over other streets in terms of setting front lot lines and locating building entrances.

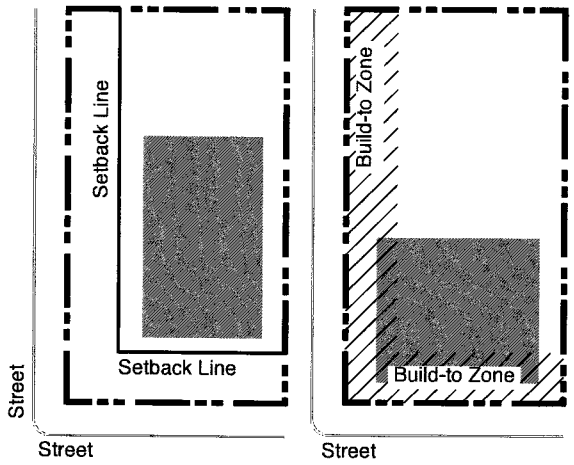

Figure 25.1F (1). Build-to Zone vs. Setback Line.

Build-to Zone vs Setback Line

A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed. A build-to zone indicates a zone or area in which the Facade of a building must be located. The use of a build-to zone allows some control over building placement, while the range provides some flexibility. This method also provides an element of predictability that is absent when the only requirement is to locate a building beyond a certain line.

10. **Semi-Pervious Surface**. Also referred to as semi-pervious material. A material that allows for at least 40 percent absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
11. **Story, Ground**. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
12. **Story, Half**. A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
13. **Story, Upper**. Also referred to as upper floor. The floors located above the ground story of a building.
14. **Street Face**. The facade of a building that faces a public right-of-way.
15. **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.
16. **Visible Basement**. A half story partially below grade and partially exposed above with required transparency on the street facade.
17. **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the Principal Structure. Refer to Figure 25.1F (2) Illustration of Yards. Note that the Rear Yard is fully screened from the street by the Structure.
    (a) Yard, Corner Side. A Yard extending from the corner side building Facade along a Corner Side Property Line between the Front Yard and Rear Property Line.
    (b) Yard, Front. A Yard extending from the front Facade of the Principal Structure along the full length of the Front Property Line, between the Side Property Lines or Side and Corner Side Property Lines.
    (c) Yard, Rear. A Yard extending from the rear building Facade along the Rear Property Line between the Side Yards or, on a corner Lot, the Corner Side and Side Yards.
    (d) Yard, Side. A Yard extending from the side building Facade along a Side Property Line between the Front Yard and Rear Property Line.

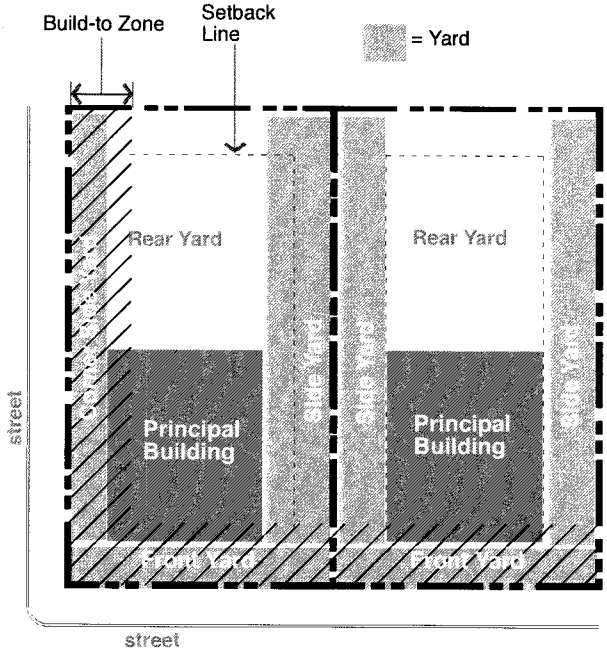

Figure 25.1F (2). Illustration of Yards.

25.1 Introduction

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A. Introduction to Building Type Standards

The buildings detailed in this section outline the Building Types permitted for new construction and renovated structures within the Overlay Districts defined in 25.1B.

1. General. All Building Types shall meet the following requirements to achieve the intents defined for the districts.
   (a) Zoning Districts. Each Building Type shall be constructed only within its designated districts. Refer to Table 25.2 (1) Permitted Building Types by Districts.
   (b) Uses. Each Building Type can house a variety of uses depending on the district in which it is located. Refer to Articles 10 and 13 for uses permitted per district. Some Building Types have additional limitations on permitted uses.
   (c) No Other Building Types. All buildings constructed shall meet the standards of one of the Building Types within the zoning district of the lot.
   (d) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
   (e) Accessory Structures.
      (1) Attached accessory structures are considered part of the principal structure.
      (2) Detached accessory structures are allowed per each Building Type and shall comply with all setbacks except the following:
         (i) Detached accessory structures are not permitted in the front yard.
         (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
         (iii) Detached accessory structures shall not exceed the height of the principal structure.
2. Document pages are laid out to provide the maximum amount of information for each building type on one spread of two pages. Refer to Figure 25.2A (1) for a typical Building Type layout page.
   (a) Tables. Refer to Section 25.2 (B) for further information on each line item of the Building Type Tables.
   (b) Graphics typically represent one example of a building that could be developed utilizing the standards for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

Building Types by Overlay Districts

Building Types	Overlay Districts: TOD Core	TOD Residential I	TOD Residential II
Storefront Building	●		
Stoop Building		●	●
Civic Building	●	●	
Row Building		●	●

● = Permitted within district

Table 25.2A (1). Permitted Building Types by Overlay District

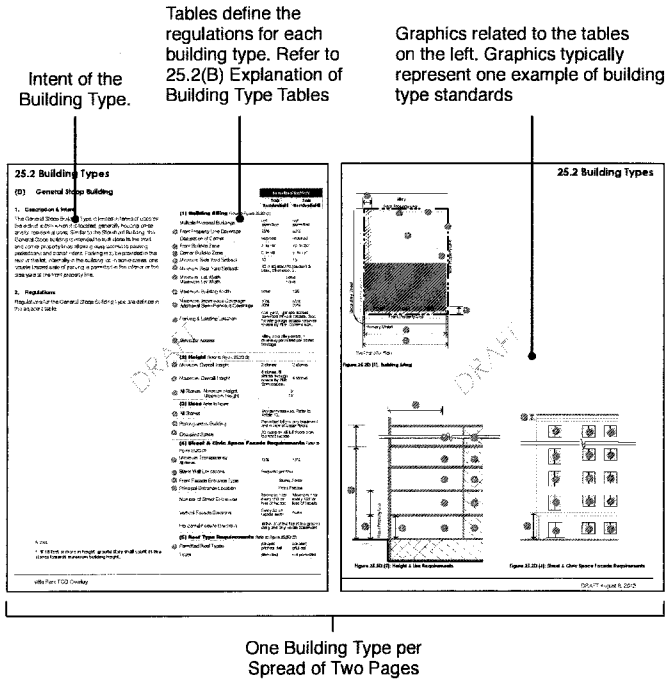


Figure 25.2A (1). Representative Building Types Spread.

25.2 Building Types

B. Explanation of Building Type Table Standards

The following explains and further defines the standards outlined on the tables for each Building Type, refer to 25.2C- 25.2G.

1. Building Siting. The following explains the line item requirements for each Building Type Table within the first section entitled "Building Siting". Table 25.2B (1), right, illustrates an example of a Height Requirements Table from a typical Building Type.
   (a) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
   (b) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
   (c) Front Lot Line Coverage. Refer to Figure 25.2B (1). Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
      (1) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
      (2) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet.
   (d) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone
      (1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.
   (e) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
      (1) All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.
   (f) Side Yard Setback. The minimum required setback along a side property line.
   (g) Rear Yard Setback. The minimum required setback along a rear property line.
   (h) Minimum & Maximum Lot Width. The minimum and maximum width of a lot, measured at the front property line.
   (i) Maximum Building Width. Dimension of building frontage from end to end.
   (j) Maximum Impervious Coverage. (Refer to Figure 25.2B (2)), Maximum Impervious & Semi-Impervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
   (k) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.
   (l) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
   (m) Vehicular Access. The permitted means of vehicular

	Permitted Districts	
	District A	District B
(a) Building Siting		
Multiple Principal Buildings	permitted	permitted
Front Property Line Coverage	65%	65%
Occupation of Corner	required	required
Front Build to Zone	0' to 10'	5' to 15'
Corner Build to Zone	0' to 10'	5' to 10'
Minimum Side Yard Setback	0' per unit; 10' between buildings	0' per unit; 15' between buildings
Minimum Rear Yard Setback	5'	10'
Minimum Lot Width Maximum Lot Width	none none	none none
Maximum Building Width	100'	75'
Maximum Impervious Coverage Additional Semi-Pervious Coverage	85% 15%	70% 20%
Parking	rear yard/ facade	rear yard/ facade
Vehicular Access	From alley; if no alley exists, 1 driveway per building street frontage	

Table 25.2B (1). Example Building Siting Requirements Table from a Typical Building Type.

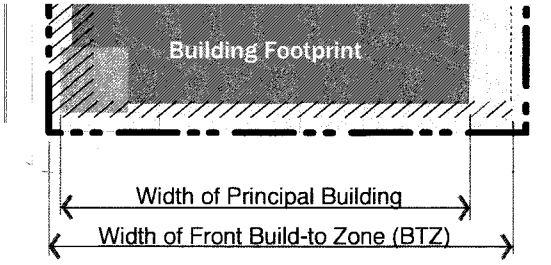


Figure 25.2B (1). Measuring Front Property Line Coverage

ingress and egress to the lot.

(1) Alleys, when present, shall always be the primary means of access.

(2) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.

2. Height. The following explains the line item requirements for each Building Type Table within the second section entitled "Height". Table 25.2B (2), right, illustrates an example of a Height Requirements Table from a typical Building Type.

(a) Minimum Height in Stories. The minimum overall height for the building shall be located within the build-to zone; stories above the minimum height may be stepped back from the facade.

(b) Maximum Height in Stories. The sum of a building's total number of stories.

(1) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.

(2) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.

(3) Some Building Types require a building facade to step back as its height increases. The upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.

	Permitted Districts	
	District A	District B
(b) Height		
Minimum Overall Height	2 story	2 story
Maximum Overall Height	6 stories	4 stories
All Stories: Minimum Height	9'	9'
Maximum Height	14'	14'

Table 25.2B (2). Example Height Requirements Table from a Typical Building Type.

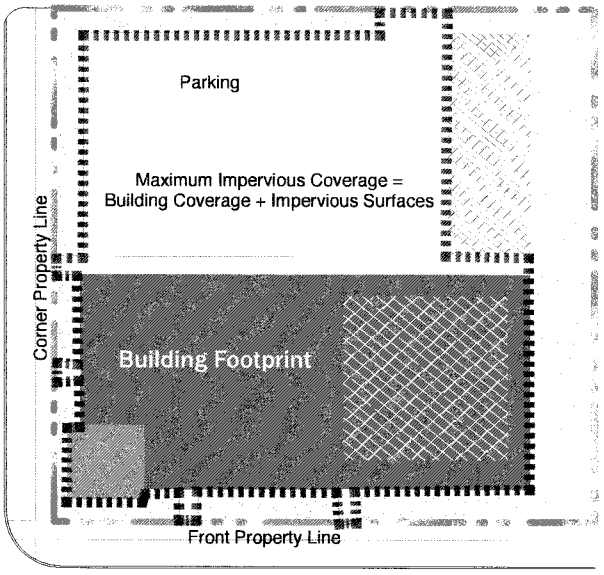


Figure 25.2B (2). Maximum Impervious & Additional Semi-Pervious Coverage

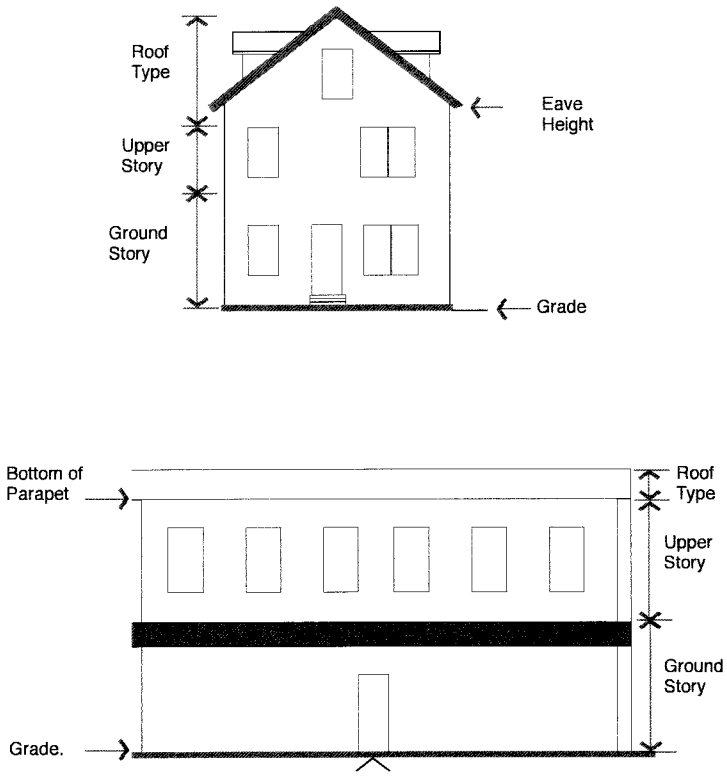


Figure 25.2B (3). Measuring Height

25.2 Building Types

(c) Ground Story and Upper Story, Minimum and Maximum Height. (Refer to Figure 25.2B (3). Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:

(1) Floor height is measured in feet between the floor of a story to the floor of the story above it.

(2) Floor height requirements apply only to street facing facades.

(3) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

3. Uses. The following explains the line item requirements for each Building Type Table within the third section entitled "Uses".Refer to Article 10 and Article 13 for uses permitted within each Zoning District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type. Table 25.2B (3), right, illustrates an example of the Uses table from a typical Building Type.

(a) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.

(b) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.

(c) Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

4. Street & Civic Space Facade Requirements. The following explains the line item requirements for each Building Type Table 25.2C through 25.2F, within the fourth section entitled "Street & Civic Space Facade Requirements". These requirements apply only to facades facing a public or private right-of-way or planned civic or open space. The rear or interior side yard facades are not required to meet these standards unless otherwise stated. Table 25.2B (4), right, illustrates an example of a Street & Civic Space Facade Requirements Table from a typical Building Type.

(a) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 25.2B (4), Measuring Transparency per Facade). The minimum amount of transparency on street facades with street frontage.

(1) Transparency is any glass in windows and/ or doors, including any mullions, that is highly transparent with low reflectance.

(i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.

(ii) A general Minimum Transparency requirement

	Permitted Districts	
	District A	District B
(c) Uses		
Ground Story	residential, arts & craft studio, office & service uses permitted	residential only
Upper Story	residential only	
Parking within Building	permitted fully in basement and in rear of all floors	
Occupied Space	30' deep on all full floors from the front facade	

Table 25.2B (3). Example Uses Table from a Typical Building Type.

	Permitted Districts	
	District A	District B
(d) Street & Civic Space Facade Requirements		
Minimum Transparency per each Story	15%	12%
Blank Wall Limitations	required per floor	
Principal Entrance Location per Unit	front or corner side facade	front or corner side facade
Vertical Facade Divisions	none	
Horizontal Facade Divisions	for buildings over 3 stories, within 3' of the top of any visible basement or ground story	

Table 25.2B (4). Example Street & Civic Space Facade Requirements Table from a Typical Building Type.

shall be measured from floor to floor of each story.

(b) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:

(1) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless; and

(2) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.

(c) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 25.2G Entrance Types for definition of and additional requirements for each Entrance Type.

(d) Principal Entrance Location. The facade on which the primary building entrance is to be located.

(e) Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.

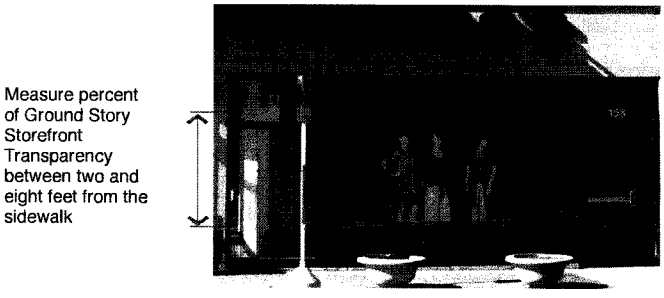
(f) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.

(g) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

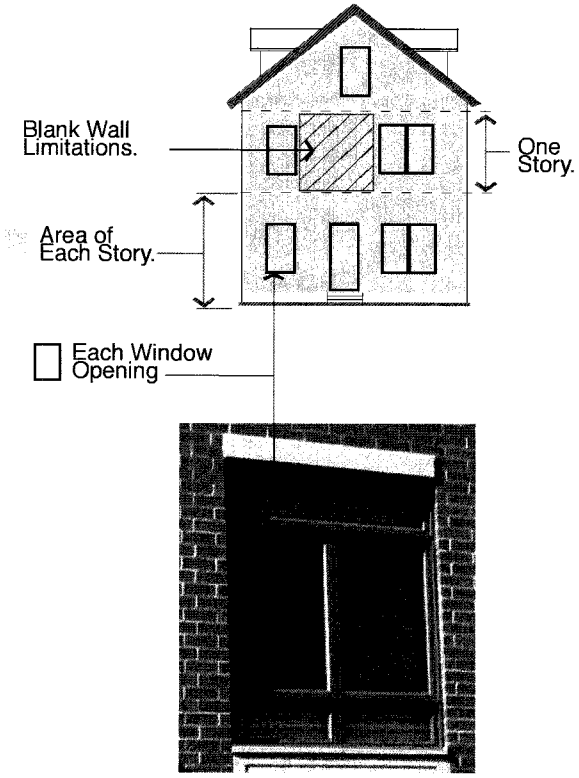
5. Roof Type. The following explains the line item requirements for each Building Type Table in Sections 25.2C through 25.2F, within the fifth section entitled "Roof Types". Table 25.2B (5), below, illustrates an example of a Roof Type Requirements Table from a typical Building Type.

(a) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 25.2H. Roof Types for more specific requirements.

(b) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to 25.2H. Roof Types.



Measuring Ground Floor Transparency on a Storefront base.



Measuring Transparency on Each Story.

Figure 25.2B (4). Measuring Transparency.

	Permitted Districts	
	District A	District B
(e) Entrance & Roof Type Requirements		
Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted only on corners	permitted only on corners
Front Facade Permitted Entrance Type	stoop, porch, limited storefront	stoop, porch

Table 25.2B (5). Example Roof Type Requirements Table from a Typical Building Type.

25.2 Building Types

C. Storefront Building

1. Description & Intent

The Storefront Building is a mixed use building located at the front and corner property lines allowing easy access to passing pedestrians and Metra riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line.

Ground floor uses are limited to those with some level of pedestrian activity, such as retail, service, and office uses, with additional commercial, office, and/or residential uses in the upper stories. Storefronts with large amounts of transparency and regularly spaced entrances off the street are utilized on the ground floor front facade.

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.

	Permitted District TOD Core
(a) Building Siting Refer to Figure 25.2C (1).	
Multiple Principal Buildings	not permitted
(a) Front Property Line Coverage	95%
Occupation of Corner	Required
(b) Front Build-to Zone	0' to 5'
(c) Corner Build-to Zone	0' to 5'
(d) Minimum Side Yard Setback	0'; 5' if adjacent to other Building Type
(e) Minimum Rear Yard Setback	5'; 40' if adjacent to existing single family
(f) Minimum Lot Width Maximum Lot Width	none none
Maximum Impervious Coverage Additional Semi-Pervious Coverage	75% 25%
(g) (h) Parking & Loading Location	Rear yard; garage access permitted off rear facade. Side facade garage access requires review by Plan Commission.
(i) Vehicular Access	Alley; if no alley exists, 1 driveway permitted off Vermont and Terrace Streets; all other driveways require review by Plan Commission.
(b) Height Refer to Figure 25.2C (2)	
(j) Minimum Overall Height	2 stories
(k) Maximum Overall Height	8 stories; 10 stories permitted with review by Plan Commission.
(l) Ground Story: Minimum Height Maximum Height (measured floor to floor)	14' 24'; 18' or more in height counts as two stories towards maximum building height.
(m) Upper Stories: Minimum Height Maximum Height (measured floor to floor)	9' 14'
(c) Uses Refer to Figure 25.2C (2)	
(n) Ground Story	All non-residential uses. Refer to Article 13.
(o) Upper Story	Any permitted use. Refer to Article 13.
(p) Parking within Building	Permitted fully in any basement and in rear of upper floors
(q) Occupied Space	30' deep on all full floors from the front facade
(d) Street & Civic Space Facade Requirements Refer to Figure 25.2C (3).	
(r) Minimum Ground Story Transparency Measured between 2' and 8' above grade	75%
(s) Minimum Transparency Upper Stories	20%
Blank Wall Limitations	Required per floor
(t) Front Facade Entrance Type	Storefront, Arcade
(u) Principal Entrance Location	Front or Corner Facades
Number of Street Entrances	Minimum 1 for every 75' or less of facade
Vertical Facade Divisions	Every 30' of facade width
Horizontal Facade Divisions	Within 3' of the top of the ground story and the bottom of the top floor
(e) Roof Type Requirements Refer to Figure 25.2C (3).	
(v) Permitted Roof Types	Parapet, Pitched, Flat
Tower	Permitted

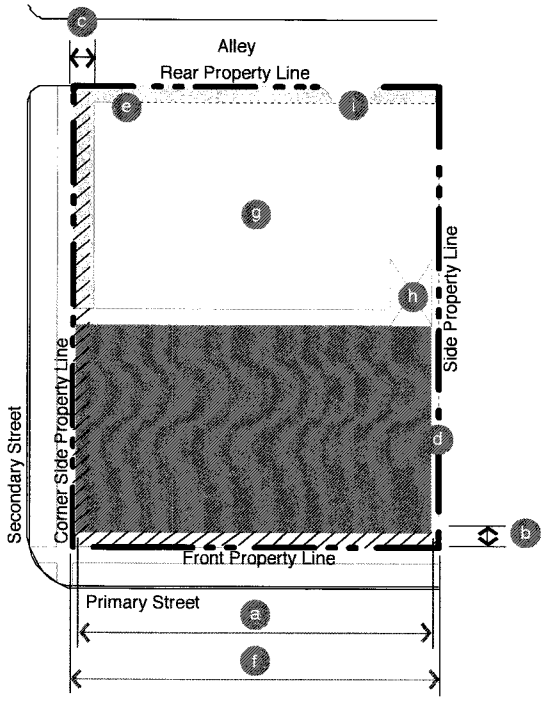


Figure 25.2C (1): Building Siting

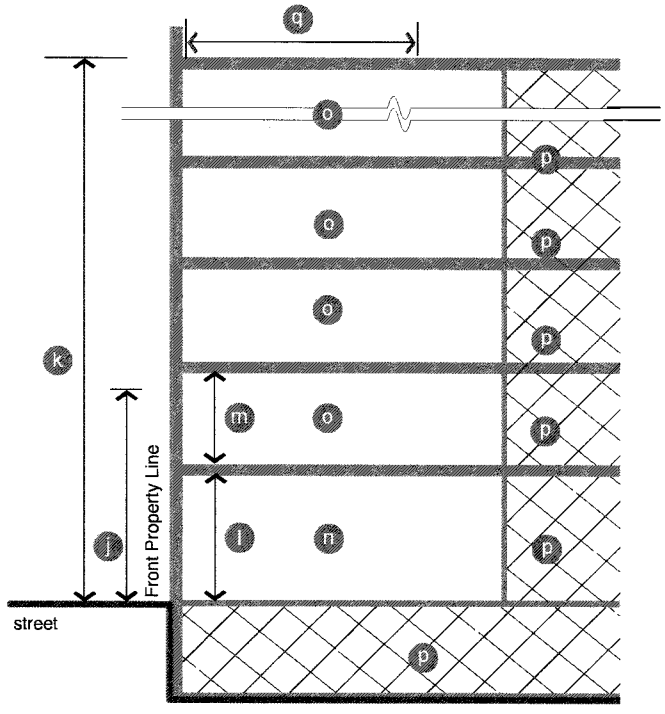


Figure 25.2C (2): Height & Use Requirements

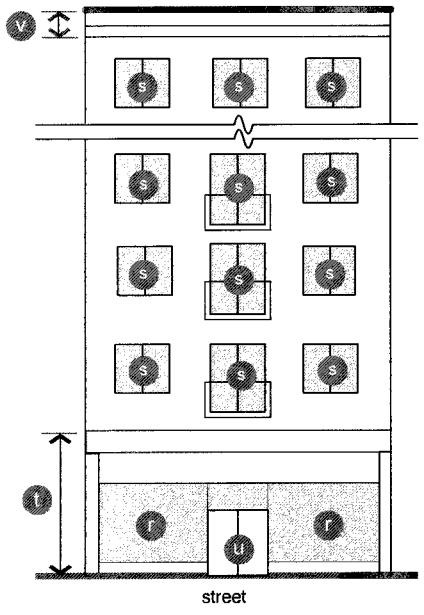


Figure 25.2C (3): Street & Civic Space Facade Requirements

25.2 Building Types

D. General Stoop Building

1. Description & Intent

The General Stoop Building Type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. Similar to the Storefront Building, the General Stoop building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line.

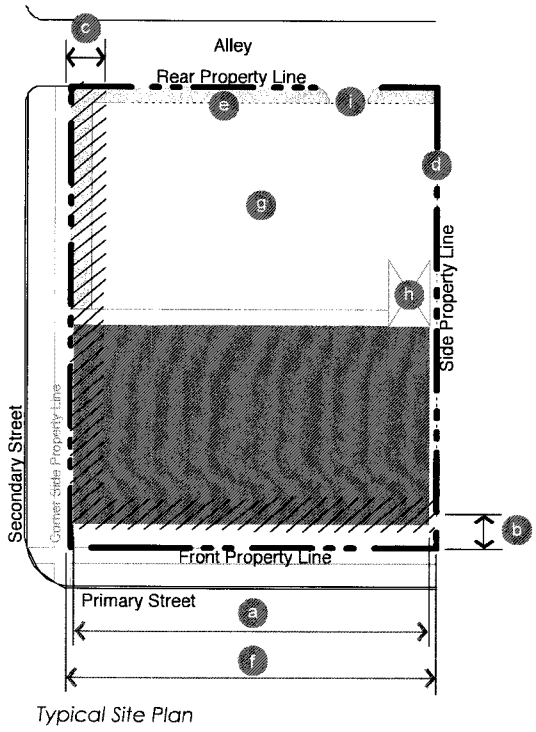
2. Regulations

Regulations for the General Stoop Building Type are defined in the adjacent table.

	Permitted Districts	
	TOD Residential I	TOD Residential II
(a) Building Siting Refer to Figure 25.2D (1)		
Multiple Principal Buildings	not permitted	not permitted
a Front Property Line Coverage	75%	60%
Occupation of Corner	required	required
b Front Build-to Zone	5' to 10'	10' to 20'
c Corner Build-to Zone	0' to 10'	5' to 15'
d Minimum Side Yard Setback	10'	15'
e Minimum Rear Yard Setback	40' if adjacent to residential uses; otherwise, 5'.	
f Minimum Lot Width Maximum Lot Width	none none	
Maximum Building Width	none	120'
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% 20%	65% 20%
g Parking & Loading Location h	rear yard; ; garage access permitted off rear facade. Side facade garage access requires review by Plan Commission.	
i Vehicular Access	Alley; if no alley exists, 1 driveway permitted per street frontage	
(b) Height Refer to Figure 25.2D (2)		
j Minimum Overall Height	2 stories	2 stories
k Maximum Overall Height	6 stories; 8 stories through review by Plan Commission [1]	4 stories [1]
l All Stories: Minimum Height Maximum Height (measured floor to floor)	9' 14'	
(c) Uses Refer to Figure Figure 25.2D (2)		
m All Stories	Any permitted use. Refer to Article 10.	
n Parking within Building	Permitted fully in any basement and in rear of upper floors	
o Occupied Space	30' deep on all full floors from the front facade	
(d) Street & Civic Space Facade Requirements Refer to Figure 25.2D (3)		
p Minimum Transparency All Stories	15%	15%
Blank Wall Limitations	Required per floor	
q Front Facade Entrance Type	Stoop, Porch	
r Principal Entrance Location	Front Facade	
Number of Street Entrances	Minimum 1 for every 150' or less of facade	Minimum 1 for every 100' or less of facade
Vertical Facade Divisions	Every 50' of facade width	None
Horizontal Facade Divisions	Within 3' of the top of the ground story and any visible basement	
(e) Roof Type Requirements Refer to Figure 25.2D (3)		
s Permitted Roof Types	parapet, pitched, flat	parapet, pitched
Tower	permitted	not permitted

Notes:

[1] Above third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet and a maximum of 12 feet.



Typical Site Plan

Figure 25.2D (1): Building Siting

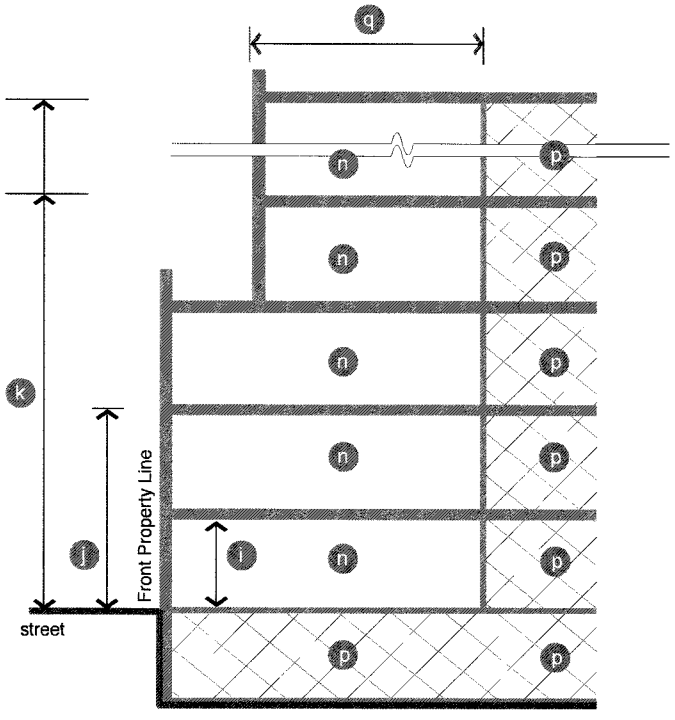


Figure 25.2D (2): Height & Use Requirements

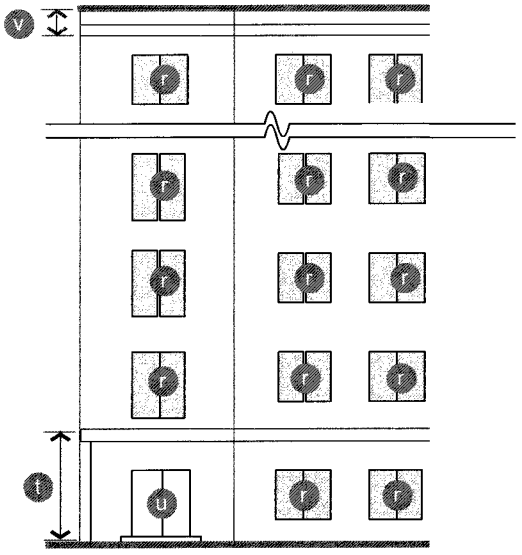


Figure 25.2D (3): Street & Civic Space Facade Requirements

25.2 Building Types

E. Civic Building

1. Description & Intent

The Civic Building Type is a more flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the community fabric created by the other Building Types. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone. Parking is limited to the rear in most cases.

The maximum heights of this Building Type depend on the district within which it is located.

2. Regulations

Regulations for the Civic Building Type are defined in the adjacent table.

	Permitted Districts	
	TOD Core	TOD Residential I
(a) Building Siting Refer to Figure 25.2E (1)		
Multiple Principal Buildings	Permitted	
Front Property Line Coverage	None	
Occupation of Corner	None	
b Front Setback	5'	10'
c Corner Setback	5'	5'
d Minimum Side Yard Setback	5'	5'
e Minimum Rear Yard Setback	30' if adjacent to residential uses; otherwise, 5'.	
f Minimum Lot Width Maximum Lot Width	50' none	
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% 20%	70% 10%
g h Parking & Loading Location	Rear yard; garage access permitted from rear facade; side facade garage access permitted by special review	
i Vehicular Access	Alley required; if no alley exists, 1 driveway is permitted Vermont and Terrace Streets	Alley required; if no alley exists, 1 driveway is permitted per street frontage
(b) Height Refer to Figure 25.2E (2)		
j Minimum Overall Height	1 story	1 story
k Maximum Overall Height	8 stories	6 stories
l Ground Story: Minimum Height Maximum Height (measured floor to floor)	9' 20'	9' 16'
m Upper Stories: Minimum Height Maximum Height (measured floor to floor)	9' 14'	9' 14'
(c) Uses Refer to Figure 25.2E (2)		
n All Stories	Limited to civic and institutional uses by special use: church, community center, police & fire station, public administration building, auditorium, gymnasium, publicly-owned structure, and school. Refer to Article 6.10.	
o Parking within Building	Permitted fully in any basement and in rear of upper floors	
q Occupied Space	30' deep on all full floors from the front facade	
(d) Street & Civic Space Facade Requirements Refer to Figure 25.2E (3)		
r Minimum Transparency per each Story	12%	12%
Blank Wall Limitations	None	
s Front Facade Entrance Type	Stoop, Arcade, Storefront	
u Principal Entrance Location	Front or Corner Facade	
Number of Street Entrances	1 per each 150' of front facade	
Vertical Facade Divisions	None	
Horizontal Facade Divisions	None	
(e) Roof Type Requirements Refer to Figure 25.2E (3)		
v Permitted Roof Types	Parapet, Pitched, Flat; other roof types are permitted by Special Review	
w Tower	Permitted	

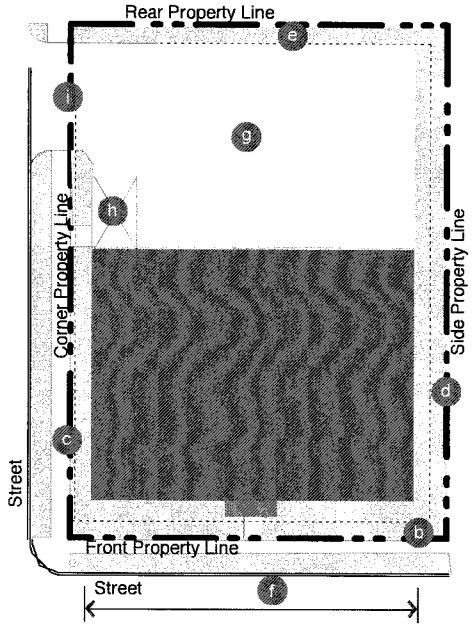


Figure 25.2E (1): Building Siting

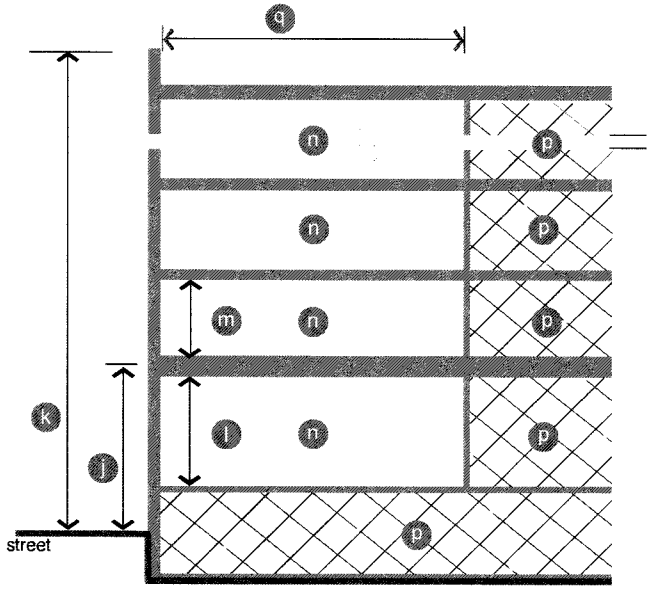


Figure 25.2E (2): Height & Use Requirements

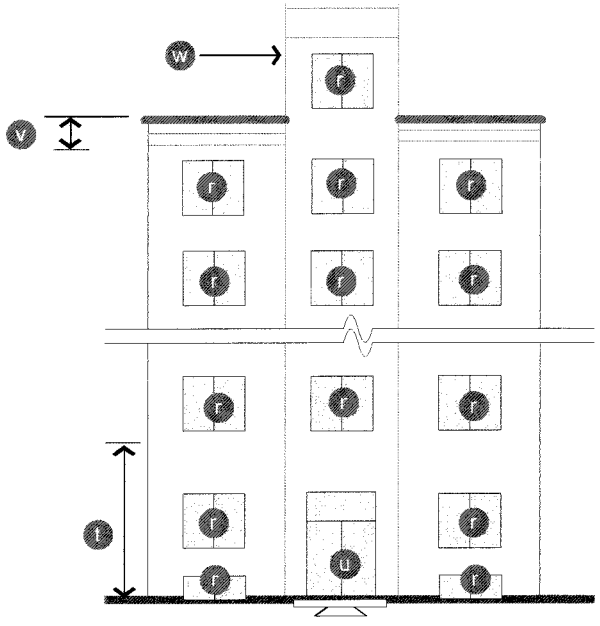


Figure 25.2E (3): Street & Civic Facade Requirements

25.2 Building Types

F. Row Building

1. Description & Intent

The Row Building is a building comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

2. Regulations

Regulations for the Row Building Type are defined in the adjacent table.

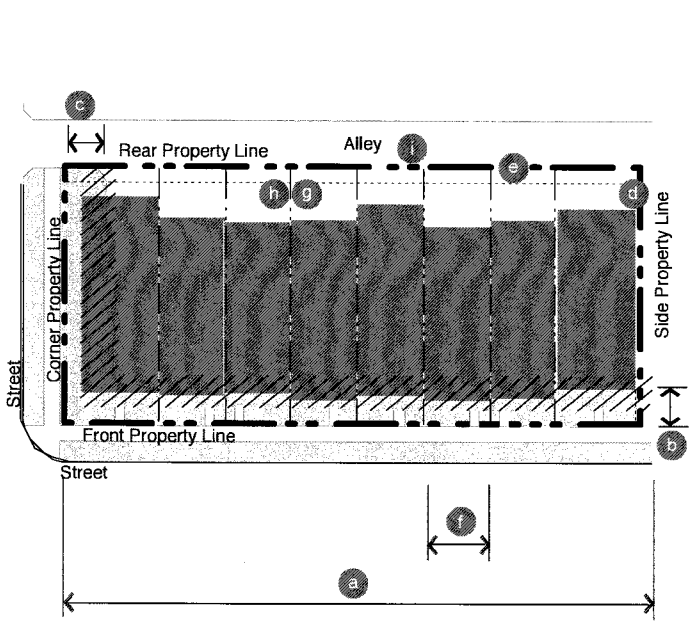
	Permitted Districts	
	TOD Residential I	TOD Residential II
(a) Building Siting Refer to Figure 25.2F (1)		
Multiple Principal Buildings	Permitted [1]	
(a) Front Property Line Coverage	65% [2]	65% [2]
Occupation of Corner	Required	Required
(b) Front Build-to Zone	5' to 15'	10' to 20'
(c) Corner Build-to Zone	5' to 10'	5' to 15'
(d) Minimum Side Yard Setback	0' per unit; 10' between buildings'	5' per unit; 15' between buildings'
(e) Minimum Rear Yard Setback	20', if alley present 5' [3]	35', if alley present 5' [3]
(f) Minimum Unit Width Maximum Building Width	18' per unit maximum 8 units per building	20' per unit maximum 6 units per building; maximum 140' width
Maximum Impervious Coverage Additional Semi-Pervious Coverage	65% 20%	60% 20%
(g) (h) Parking & Loading Location	Rear yard; attached garages access off rear facade only.	Rear yard; attached garages access off rear facade only
(i) Vehicular Access	Alley; if no alley exists, one driveway is permitted per building	Alley; if no alley exists, one driveway is permitted per building
(b) Height Refer to Figure 25.2F (2)		
(j) Minimum Overall Height	2 stories	2 stories
(k) Maximum Overall Height	3.5 stories	3 stories
(l) All Stories: Minimum Height Maximum Height (measured floor to floor)	9' 14'	9' 14'
(c) Uses Refer to Figure 25.2F (2).		
(n) All Stories	All permitted uses. Refer to Article 10.	
(p) Parking within Building	Permitted fully in any basement and in rear of upper floors	
(q) Occupied Space	30' deep on all full floors from the front facade	
(d) Street & Civic Facade Requirements Refer to Figure 25.2F (3)		
(r) Minimum Transparency per each Story	15%	12%
Blank Wall Limitations	Required per floor	
(t) Front Facade Entrance Type	Stoop, Porch	
(u) Principal Entrance Location	Front or Corner Side Facade	
Number of Street Entrances	1 per unit	1 per unit
Vertical Facade Divisions	none	
Horizontal Facade Divisions	none	
(e) Roof Type Requirements Refer to Figure 25.2F (3)		
(v) Permitted Roof Types	Parapet, Pitched, Flat	Parapet, Pitched
Tower	One permitted per building	

Notes:

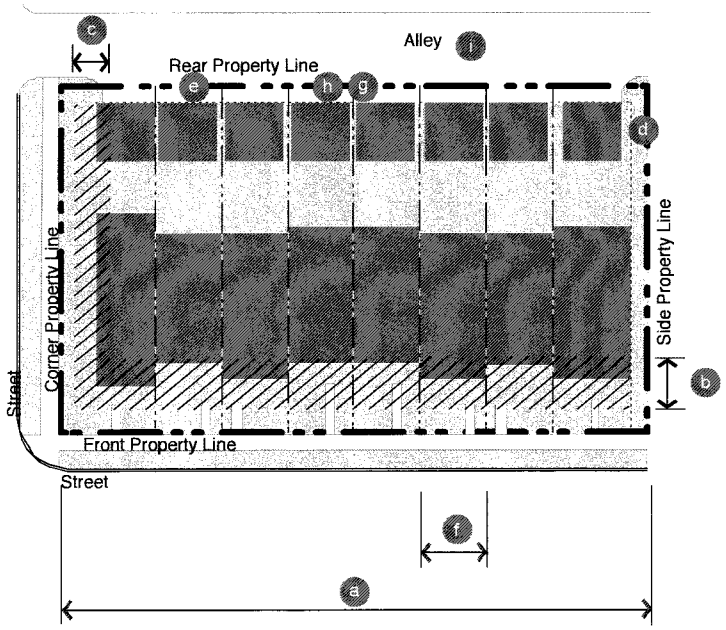
[1] For the purposes of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot within the minimum space between them. However, each building shall meet all requirements of the Building Type.

[2] Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

[3] Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of 5'.



Site Plan without Rear Yard



Site Plan with Rear Yard

Figure 25.2F (1): Building Siting

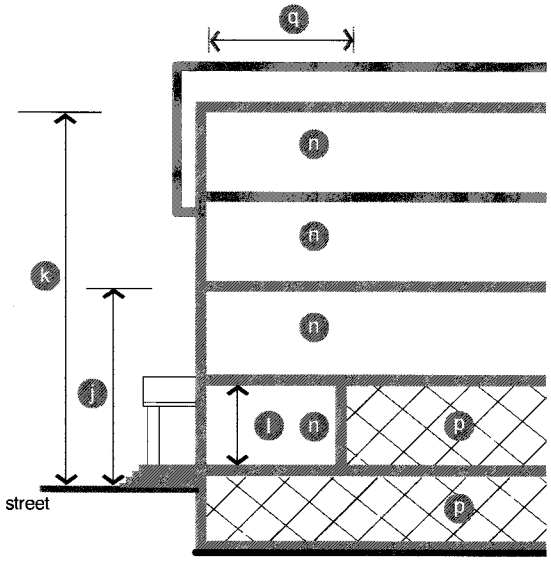


Figure 25.2F (2): Height & Use Requirements

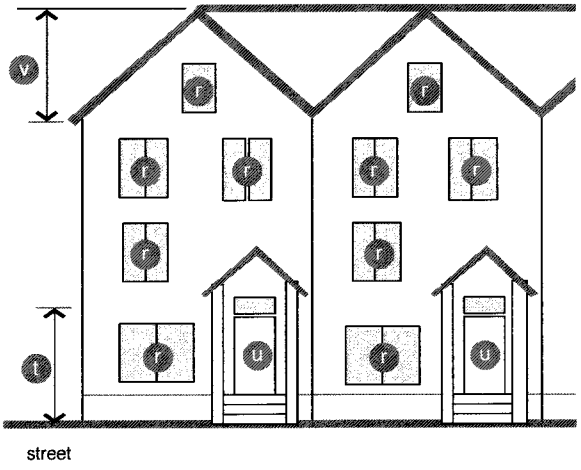


Figure 25.2F (3): Street & Civic Facade Requirements

25.2 Building Types

G. Entrance Types

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 25.2C through 25.2F.

1. General. The following provisions apply to all entrance types.
   (a) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 25.2C through 25.2F).
   (b) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
   (c) Measuring Transparency. Refer to 25.2B Explanation of Building Type Table Standards, for information on measuring building transparency.
   (d) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.
2. Storefront Entrance Type. (Refer to Figure 25.2G (1)). The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.
   (a) Transparency. Minimum transparency is required per Building Type.
   (b) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
   (c) Visible Basement. A visible basement is not permitted.
   (d) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
   (e) Entrance. All entries shall be recessed from the front facade closest to the street.
      (1) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
      (2) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.
3. Arcade Entrance Type. (Refer to Figure 25.2G (2)). An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story.
   (a) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet.
   (b) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone.
   (c) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
   (d) Column Spacing. Columns shall be spaced between ten feet and 12 feet on center.
   (e) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
   (f) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
   (g) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
   (h) Visible Basement. A visible basement is not permitted.

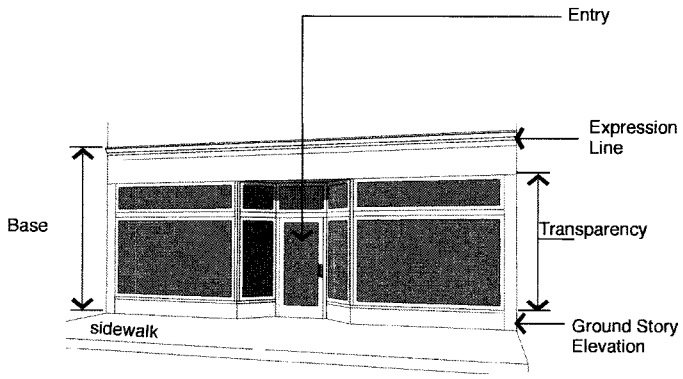


Figure 25.2G (1). Storefront Entrance Type

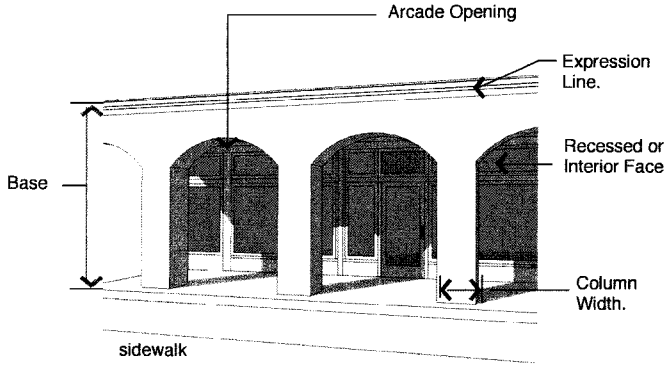


Figure 25.2G (2). Arcade Entrance Type

4. Stoop Entrance Type. (Refer to Figure 25.2G (3)). A stoop is an unroofed, open platform.
   (a) Transparency. Minimum transparency is required per Building Type.
   (b) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
   (c) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
   (d) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
   (e) Entrance. All entries shall be located off a stoop.
5. Porch Entrance Type. (Refer to Figure 25.2G (4)). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.
   (a) Transparency.
      (1) Minimum transparency per Building Type is required.
      (2) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
   (b) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
   (c) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
   (d) Visible Basement. A visible basement is permitted.
   (e) Height. Porch may be two stories to provide a balcony on the second floor.
   (f) Entrance. All entries shall be located off a porch.

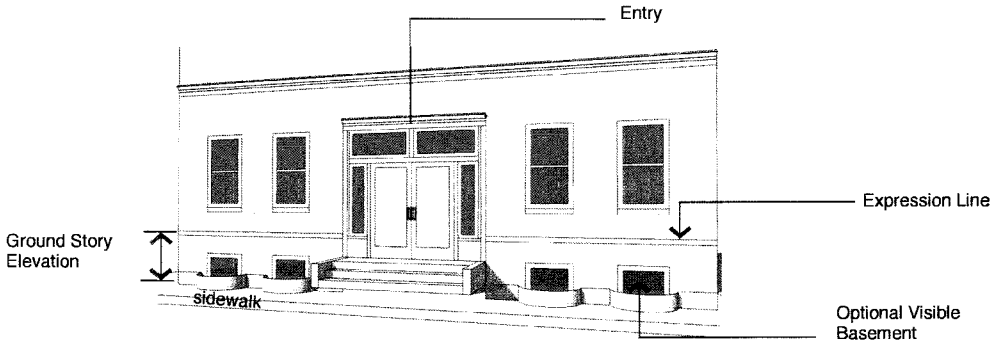


Figure 25.2G (3). Stoop Entrance Type

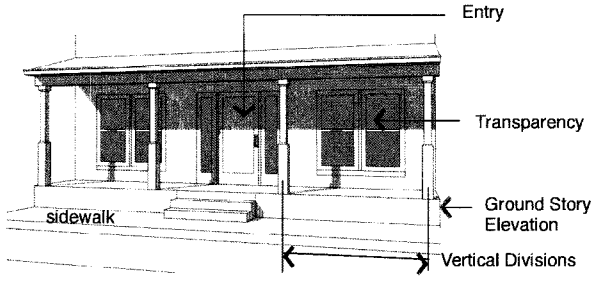


Figure 25.2G (4). Porch Entrance Type

25.2 Building Types

H. Roof Types

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 25.2C through 25.2F.

1. General Provisions. The following provisions apply to all roof types.
   (a) Intent. To guide the design of the cap of all buildings.
   (b) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
   (c) Measuring Height. Refer to Section 25.2B for information on measuring building height.
   (d) Other roof types. Other building caps not listed as a specific type may be requested with the following requirements:
      (1) The roof type shall not create additional occupiable space beyond that permitted by the Building Type.
      (2) The shape of the Roof Type shall be significantly different from those defined in this section 25.2H Roof Types, i.e. a dome, spire, vault.
      (3) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.
2. Parapet Roof Type. (Refer to Figure 25.2H (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.
   (a) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
      (1) Minimum height is two feet with a maximum height of six feet.
      (2) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
   (b) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
   (c) Occupied Space. Occupied space shall not be incorporated behind this roof type.
3. Pitched Roof Type. (Refer to Figure 25.2H (2), Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.
   (a) Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
      (1) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 25.2H (2) - Low Pitched Roof).
   (b) Configurations.
      (1) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
      (2) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang. (Refer to Figure 25.2H (2) -Butterfly Roof).
      (3) Gambrel and mansard roofs are not permitted.
   (c) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when

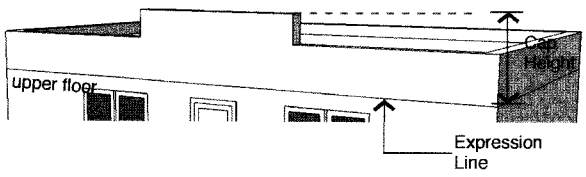


Figure 25.2H (1). Parapet Roof Type

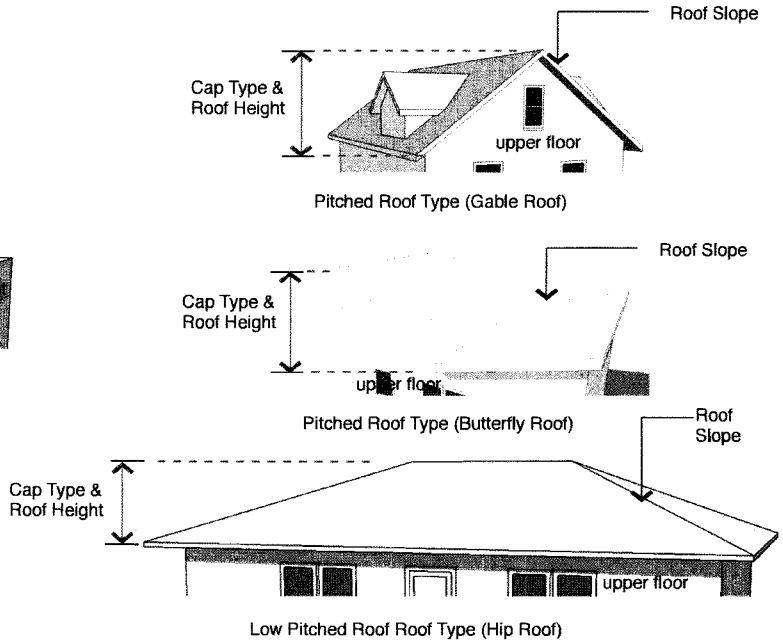


Figure 25.2H (2). Pitched Roof Type

the ridge line runs parallel to the front lot line. (Refer to Figure 25.2H (3). Parallel Ridge Line).

(d) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.

(e) Occupied Space. Occupied space may be incorporated behind this roof type.

4. Flat Roof Type. (Refer to Figure 25.2H (4). Flat Roof Type). This roof type has a flat roof with overhanging eaves.
   (a) Configuration. Roofs with no visible slope are acceptable. Eaves are recommended on all street facing facades.
   (b) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
   (c) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
   (d) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
      (1) No more than one-half of the front facade can consist of an interrupting vertical wall.
      (2) Vertical walls shall extend no more than four feet above the top of the eave.
   (e) Occupied Space. Occupied space shall not be incorporated behind this roof type.

5. Towers. (Refer to Figure 25.2H (5)). A tower is a rectilinear or cylindrical, vertical element, that shall be used with other roof types.
   (a) Quantity. All Building Types, with the exception of the Civic Building, are limited to one tower per building.
   (b) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
   (c) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
   (d) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
   (e) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
   (f) Application. May be combined with all other roof types.
   (g) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

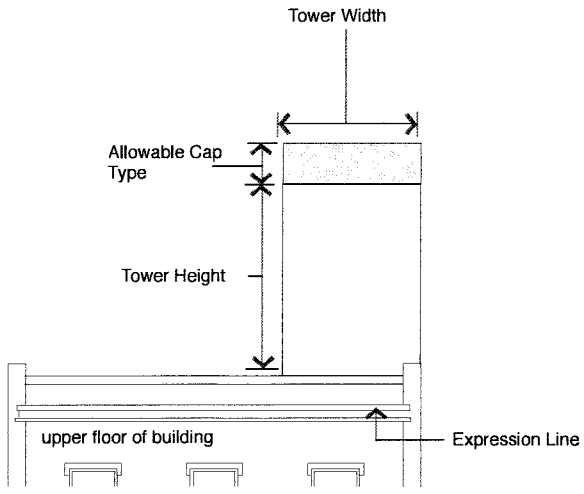


Figure 25.2H (5). Tower

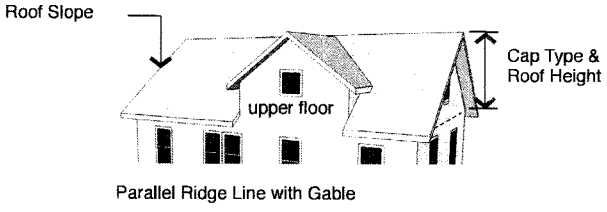


Figure 25.2H (3). Parallel Ridge Line

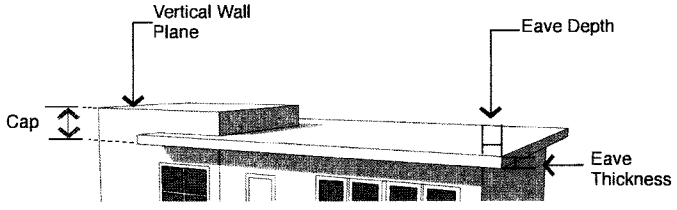


Figure 25.2H (4). Flat Roof Type

25.2 Building Types

I. General Design Requirements

The following outlines the district design requirements that affect a building's appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color.
   (a) Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80 percent requirement.
      (1) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 25.2I (1).
   (b) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
      (1) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
   (c) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 25.2I (2).
   (d) Color. Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10% of the facade surface area.
   (e) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Row Building and the Yard Building. Refer to Figure 25.2I (3).

Primary Materials: Brick

Primary Materials: Stone

Primary Materials: Painted Wood

Figure 25.2I (1). Primary Materials.

Roof Materials: Asphalt Composite Shingles

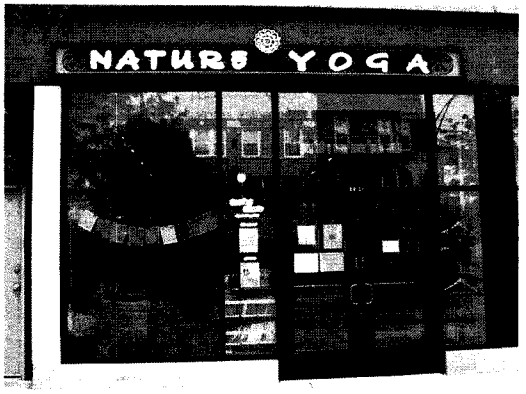
Roof Materials: Metal

Roof Materials: Ceramic Tile

Figure 25.2I (2). Roof Materials.

2. Windows, Awnings, and Shutters.
   (a) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed, double hung. Percent of transparency is required per Building Type. Horizontal or vertical strip windows, tinted or reflective glass, and glass block (refer to Figure 25.2I (4)) are prohibited within the TOD Overlay districts.
   (b) Security Grills. Grills shall be fully retractable and completely within the interior of the building and inconspicuous to the extent possible. Exterior bars are prohibited on any window. Refer to Figure 25.2I (5).
   (c) Awnings. All awnings shall be canvas or metal. Plastic awnings and canopy awnings that extend from the front facade into the right-of-way are prohibited. Awning types and colors for each building face shall be coordinated. Refer to Figure 25.2I (6).
   (d) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted: Commercial Grade Doors & Windows on Commercial Buildings.

Figure 25.2I (3).Commercial Grade Doors & Windows.

Prohibited: Glass block windows on front facade.

Figure 25.2I (4).Windows.

Permitted: Fully retractable, interior security grills.

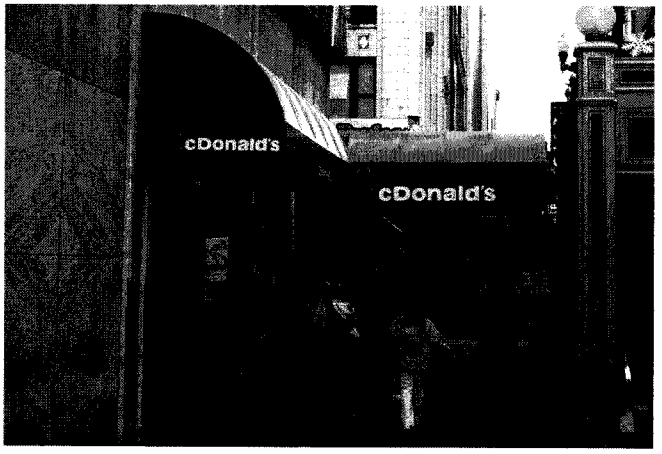
Prohibited: Exterior grills and bars.

Figure 25.2I (5).Security Grills.

25.2 Building Types

Permitted Awnings: Metal

Permitted Awnings: Canvas



Prohibited Awnings: Canopy awnings that extend from the front facade into the right-of-way

Figure 25.2I (6). Awnings.

3. Balconies. The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 25.2I (7).
   (a) Size. Balconies shall be a minimum of six feet deep and five feet wide.
   (b) Connection to Building. Balconies shall be integral to the facade at the street line. Balconies on stepbacked stories shall be independently secured and unconnected to other balconies.
   (c) Facade Coverage. A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.
4. Treatments at Terminal Vistas. When a street terminates at a parcel, the parcel shall be occupied by one of the following:
   (a) If the parcel is open space, any Civic Space Type with the exception of the Pocket Park shall be utilized and a vertical element shall terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.
   (b) If the parcel is not utilized as an Civic Space Type,

Figure 25.2I (7). Balconies Integral to Facade.

the front or corner side of a building, whether fronting a Primary Street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard. Refer to Figure 25.2I (8) for one illustration of this requirement.

5. Building Variety. Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 25.2I (9) for one illustration of this requirement.
   (a) The proportion of recesses and projections.
   (b) The location of the entrance and window placement, unless storefronts are utilized.
   (c) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.
6. Building Lighting. The following lighting guidelines are strongly encouraged within the TOD Overlay districts.
   (a) Exterior lighting should serve only to illuminate entries, signage, adjacent pedestrian areas and displays, or to highlight significant architectural features above the first floor.
   (b) Traditional light fixtures and/or appropriately scaled contemporary light fixtures should be used. Fixture color should be muted, and should coordinate with the overall facade and signage color scheme.
   (c) Security lighting should be concealed to the extent practical.
7. Drive-through Structures. Refer to Figure 25.2I (10) for one illustration of the following requirements.
   (a) Structure/Canopy. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.
   (b) Stacking Lanes. Stacking lanes shall be located perpendicular to the Primary Street or behind the building.
   (c) The canopy and structure shall be constructed of the same materials utilized on the building.

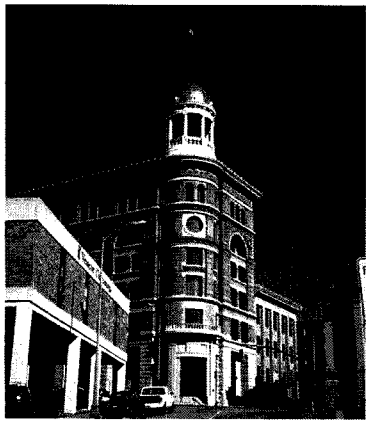


Figure 25.2I (8). Buildings at Terminal Vistas.

Figure 25.2I (9). Building Variety.

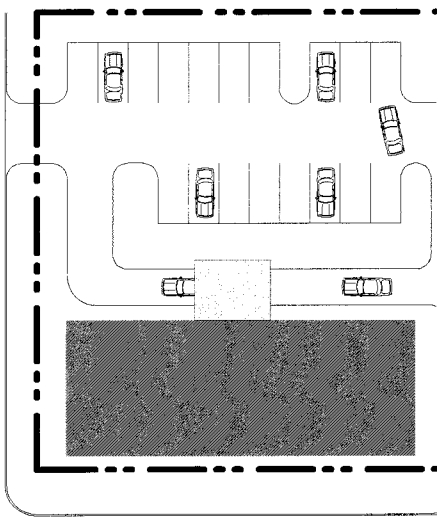


Figure 25.2I (10). Required drive-through Facility layout.

25.3 Site Development Standards

A. Signs

1. Applicability. Refer to Article 19. Signage for all signage requirements. The following additional requirements are specific to the TOD Overlay and replaces information in Article 19.
2. The following revises Article 19 to incorporate the TOD Overlay:
   (1) Signs Prohibited in all TOD Overlay Districts.
      (a) Freestanding Signs. (Refer to 19.4 A Freestanding Signs). All freestanding signs are prohibited within TOD Overlay districts.
3. Signage should generally be located in the sign band between first floor and second floor windows. Signage should not project above the cornice line or be mounted on the roof.
4. Plaque signs, projecting shingle signs, and signage applied to awnings or storefront glass are most appropriate. Box signs, whether flat or projecting, shall be prohibited.
5. Back-lit individual letters and signs illuminated by wallmounted fixtures are most appropriate. Internally illuminated box signs, and signs with flashing or moving text/ parts shall be prohibited.

B. Parking Requirements

1. Applicability. This section shall apply to all new development and changes in Use or intensity of Use for existing development in any Downtown TOD District.
   (a) General Requirements. Off-street parking spaces shall be provided in conformance with Article 17. Off-Street Parking and Loading, with the following revisions:
      (1) Required Off-Street Parking. Refer to Table 25.3B (1) for off-street parking requirements for land uses in the TOD Overlay Districts.
      (2) See Table 25.3B (2) for typical office, personal service, and retail uses. Refer to Article 10 and Article 13 for more information regarding land uses

Land Use	Off-Street Parking Requirement (Off- Street Vehicular Spaces)
Multifamily	
1 Bedroom	1.25 / unit
2 Bedroom	2 / unit
3 or more Bedrooms	2 / unit
Office	1 / 250 square feet
Personal Service	4 / 1,000 square feet
Banks & Financial Institutions	1 / 250 square feet
Retail	4 / 1,000 square feet of net sales floor area
Restaurant	1 / 4 seats

Table 25.3B (1). Required Off-Street Parking.

Office	Retail
Business and professional offices	Appliance sales
Medical clinic	Bakeries (retail only)
Trade and specialty schools	Book sales
	Camera supplies and sales
Personal Service	Clothing and apparel sales
Barbershop	Dry goods sales
Beauty shop	Food sales
Cleaners pick-up stations	Furniture sales
Drugstore	Garden supply sales
Florist	Gifts and card sales
Health clubs	Hardware sales
Laundromats	Hobby sales
Personal fitness training facility	Jewelry
Photographer	Liquor sales
Shoe repair	Microbrewery
	Musical instrument sales and service
	Office equipment and supply sales
	Paint and wallpaper sales
	Printers, not exceeding 2,000 square feet total floor area nor employing more than 5 employees
	Radio and TV sales and service
	Theater
	Utility collection office
	Variety

Table 25.3B (2). Typical Office, Personal Service, and Retail Uses.

      (3) Banks and Financial Institutions. This TOD Overlay land use excludes currency exchanges, payday loan agencies, title loan agencies, pawn shops, and precious metal purchasers as defined in Article 5.
2. Maximum Allowable Vehicular Spaces. No development is permitted to provide greater than 10% over the minimum parking requirement.
3. Multiple Use Reductions. The following reductions may be taken for multiple non-residential Uses.
   (a) Shared Vehicular Parking. An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
      (1) General Provisions. The Zoning Administrator may permit up to 100% percent of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.
      (2) Approval. In order to approve a shared parking arrangement, the Zoning Administrator must find, based on competent evidence provided by the Applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
      (3) Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.
         (i) The following uses are considered predominantly weekday uses: office and

industrial uses and other similar uses as authorized by the Zoning Administrator.

(ii) The following uses are typically considered predominantly nighttime or Sunday uses: entertainment uses, eating and drinking establishments, assembly uses, auditoriums accessory to schools and other similar uses with peak activity at night or on Sundays, as authorized by the Zoning Administrator.

(b) Cooperative Vehicular Parking. When two or more categories of non-residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:

(1) General Provisions. Cooperative parking will be approved in accordance with the following:

(i) A 25% percent reduction is permitted when four or more use categories are involved.

(ii) A 15% percent reduction is permitted when three use categories are involved.

(iii) A 10% reduction is permitted when two use categories are involved.

(2) Uses in Different Buildings. The Zoning Administrator may approve the cooperative agreement if any of the uses are not located in the same structure or building.

(3) Location of Cooperative Parking. Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.

(4) Off-Site Cooperative Parking Agreement. An agreement approved by the Village Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the Zoning Administrator.

(i) Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.

(ii) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

4. Parking Credits. Vehicular parking standards within Article 17 may be reduced by achieving one or all of the following credits.

(a) On-Street Parking Credit. For all non-residential Uses, on-street parking spaces that meet the following shall be credited against the parking requirement.

(1) Spaces shall be designated on-street parking available 24 hours of every day.

(2) On-street space must be located a minimum of 50% adjacent to the property line of the lot.

(b) Public Parking Credit. For all non-residential uses, public parking spaces located within 660 feet of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.

(c) Transit Credit. For all uses, vehicular parking requirements may be reduced with proximity to any commuter rail station or transit line. Proximity is measured from any point along the property line to the platform or transit stop.

(d) Within 1/4 mile. A reduction of 15% percent of the required off-street parking.

(e) Car-Share Parking Credit. The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.

(1) Per each car-share parking space provided, required parking spaces shall be reduced by four spaces.

(2) Required parking spaces may be reduced up to 40%.

(3) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.

(f) Other Parking Reductions. Additional reductions may be approved by the Zoning Administrator with the submittal of a parking study illustrating the reduction.

5. Bicycle Parking.

(a) Required Bicycle Parking. The Required Bicycle Parking Table 25.3B (3) indicates the minimum bicycle parking ratio for a given Use.

(1) Bicycle parking is not required for Uses not listed.

(2) Bicycle parking is not required for Uses less than 2,500 square feet in size.

(3) No Use, other than Civic is required to accommodate more than 20 bicycles.

(4) With approval of the Zoning Administrator, a fee in lieu of providing spaces may be permitted for physically constrained sites.

(b) Bicycle Parking Design. Bicycle parking (refer to Tabe 25.3B (2)) Required Bicycle Parking for quantity required) shall be designed and located as follows.

(1) Dimensions.

(i) Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.

(ii) An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.

Land Use	Bicycle Spaces
Multifamily	1/2 Vehicular Spaces for buildings with 8+ units
Civic/Institutional	1/10 Vehicular Spaces, min. of 4
Retail	1/10 Vehicular Spaces
Services	1/10 Vehicular Spaces
Office	1/10 Vehicular Spaces

Table 25.3B (3). Required Bicycle Parking.

(iii) A minimum of two feet shall be provided beside each parked bicycle to allows access. This access may be shared by adjacent bicycles.

(iv) Racks shall be installed a minimum of two feet from any wall or other obstruction.

(2) Location. Bicycle parking should be located within 50 feet of the entrance of the Use.

(i) Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.

(ii) Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.

(iii) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

(3) Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.

(4) Surface. The parking surface shall be designed and maintained to be mud and dust free.

(5) Signage. If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.

(6) Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off-street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.

(7) Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements.

C. Landscape & Screening

Landscaping & Screening Requirements. Refer to Article 20.14 for all landscaping and screening requirements. The following additional requirements are specific to the TOD Overlay and replaces information in Article 20.14.

D. Streetscape Guidelines

The following guidelines should apply to all streets adjacent to TOD overlay districts with the intent of creating pedestrian oriented, multimodal streets.

1. Typical Street Elements. All street rights-of-way should include the following vehicular and pedestrian realm considerations. Each street type detailed in this article outlines which facilities are applicable. Refer to Figure 25.3
   (1) Typical Right-of-Way Elements.
   (a) Vehicular Realm. The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
      (1) Refer to Public Works requirements for all lane widths.
      (2) Refer to this section for additional information on on-street parking and bicycle facilities.
   (b) Pedestrian Realm. The pedestrian realm is comprised of pedestrian facilities, such as sidewalk. A buffer area that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm shall consist of one of the following:
      (1) Landscape Zone. A landscape area between the back of curb to the sidewalk in which street trees, stormwater swales, lighting, and signage may be located. Typically used adjacent to residential ground floor uses.
      (2) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office ground floor uses.

Tree Size Type	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Medium	2,852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6,532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 25.3C (1). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

2. Bicycle Facilities. Bicycle facilities should be included on any streets based on the Village's bicycle plan. The following types of bicycle accommodations are appropriate in the vehicular realm. Refer to Figure 25.3 (2).
   (a) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be four to five feet wide.
   (b) Designated Shared Lane. A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a "sharrow"). This improvement occurs on both directions.
   (c) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

3. Vehicular On-Street Parking. On-street parking should be included on both sides of all streets. Parallel, back-in diagonal, or head-in diagonal are the most appropriate types.

4 Parkway Trees. Street trees are required along all street frontages. (Refer to 20.14G 1. Parkway Trees of the Zoning Ordinance and Chapter 21, Article III. Trees on Public Property of the Villa Park Municipal Code). Street trees shall be located in either a Landscape Zone (within a planting bed or lawn) or a Furnishings Zone (in trees wells with grate as required).
   (a) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this article.
   (b) Preserved trees should have a permeable surface area equal to the critical root zone. The critical root zone is equal to half of the radius of the tree's mature canopy, measured from the trunk out to the dripline.
   (c) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 27-1815-1 for details.
   (d) Permeable area for one tree cannot count toward that of another tree.
   (e) Structural Soil. When the critical root zone of an existing tree or the suggested permeable surface area requirement of a newly planted tree extends below any pavement, structural soil is required underneath the pavement

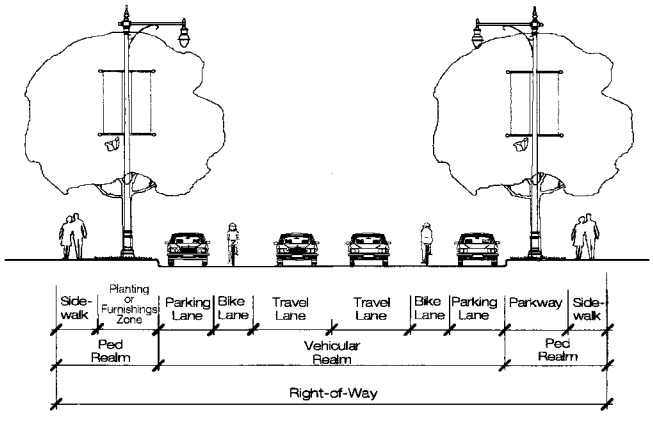


Figure 25.3C (1). Typical Right-of-Way Elements.

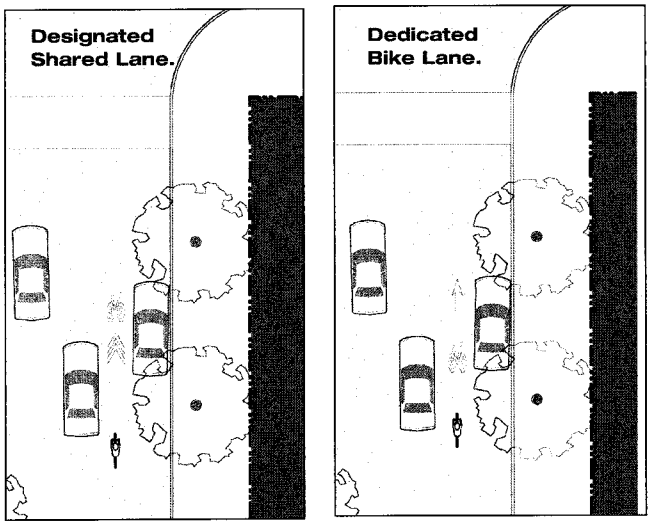
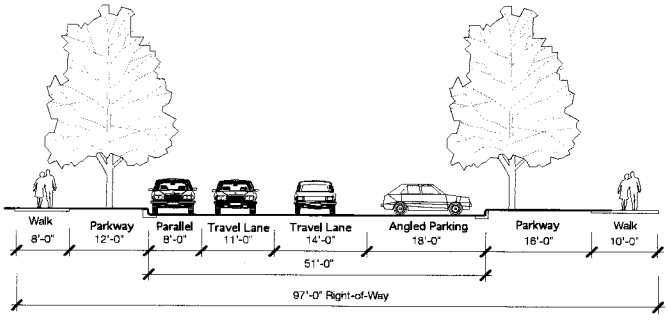


Figure 25.3C (2). On-Street Bicycle Facilities.

25.3 Site Development Standards

5. Street Configurations. The following street configurations are provided to assist in the redesign or repaving of Ardmore Avement to serve the TOD overlay districts better.
   (a) Ardmore Avenue, 97' Right-of-Way. The following alternatives are suggested for Ardmore Avenue north of the Metra Tracks with a 97 feet wide right-of-way.
      (1) Alternative 1. (Refer to Figure 25.3 (3)). This alternative provides new on-street parking with 60° angled parking on the east side and parallel parking on the west side. Two travel lanes are provided and a left turn lane is permitted at intersections. Parkways with trees buffer pedestrians on the sidewalks.
      (2) Alternative 2. (Refer to Figure 25.3 (4)). This alternative provides new on-street parallel parking on both sides of the street with two travel lanes. Parkways with trees buffer pedestrians on sidewalks.
      (3) Alternative 3. (Refer to Figure 25.3 (5)). This alternative provides new on-street parallel parking on both sides of the street with two travel lanes. Parkway with a furnishings zone buffers pedestrians on the west side of the street. On the east side, a large parkway of permeable pavers over a parkway tree structural soil system improves stormwater infiltration and tree health.
   (b) Ardmore Avenue, 62' Right-of-Way. The following alternatives are suggested for Ardmore Avenue south of the Metra Tracks with a 62 feet wide right-of-way.
      (1) Alternative 1. (Refer to Figure 25.3 (6)). This alternative provides new on-street parallel parking on both sides of the street with two travel lanes for traffic. Parkways with parkway trees buffer pedestrians on sidewalks.
      (2) Alternative 2. (Refer to Figure 25.3 (7)). This alternative provides one side of new on-street parallel parking. Two shared travel lanes are wide enough for cars and bicycles.

Ardmore Avenue 97' ROW- Alternative 1	
Location	Ardmore Avenue- North of Metra Tracks
Typical ROW Width	97'
Vehicular Realm	
Travel Lanes	2 travel lanes
Lane Width	11-14 feet
Allowable Turn Lanes	Left permitted in place of parking at intersections
Parking Lanes	Parallel required on west side of street. 60° angle required on east side of street
Pavement Width	51 feet
Bicycle Facilities	Not applicable
Pedestrian Realm	
Pedestrian Facilities	Minimum 8 feet wide clear sidewalk on both sides
Street Buffer	Minimum 12 feet wide Parkway



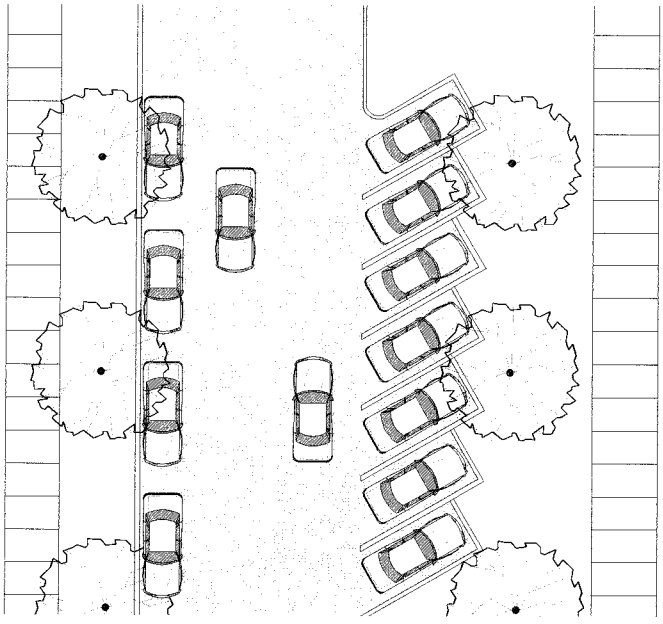
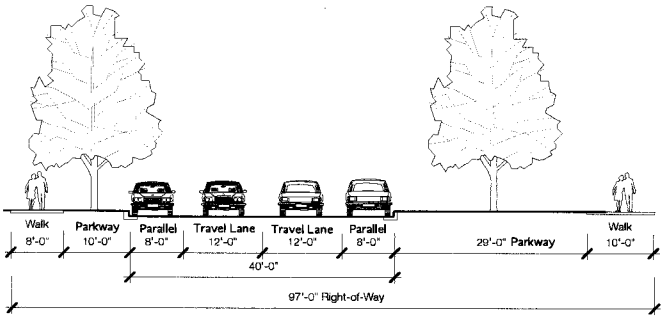


Figure 25.3C (3). Ardmore Avenue 97' ROW- Alternative 1.

Ardmore Avenue 97' ROW- Alternative 2	
Location	Ardmore Avenue- North of Metra Tracks
Typical ROW Width	97'
Vehicular Realm	
Travel Lanes	2 travel lanes
Lane Width	12 feet
Allowable Turn Lanes	Not applicable
Parking Lanes	Parallel required on both sides of street.
Pavement Width	40 feet
Bicycle Facilities	Not applicable
Pedestrian Realm	
Pedestrian Facilities	Minimum 8 feet wide clear sidewalk on both sides
Street Buffer	Minimum 10 feet wide Parkway

Ardmore Avenue 97' ROW- Alternative 3	
Location	Ardmore Avenue- North of Metra Tracks
Typical ROW Width	97'
Vehicular Realm	
Travel Lanes	2 travel lanes
Lane Width	12 feet
Allowable Turn Lanes	Not applicable
Parking Lanes	Parallel required on both sides of street.
Pavement Width	40 feet
Bicycle Facilities	Not applicable
Pedestrian Realm	
Pedestrian Facilities	Minimum 5 feet wide clear sidewalk on both sides
Street Buffer	Minimum 10 feet parkway or furnishings zone on west side of street Minimum 16' permeable pavers on parkway tree structural soil system.



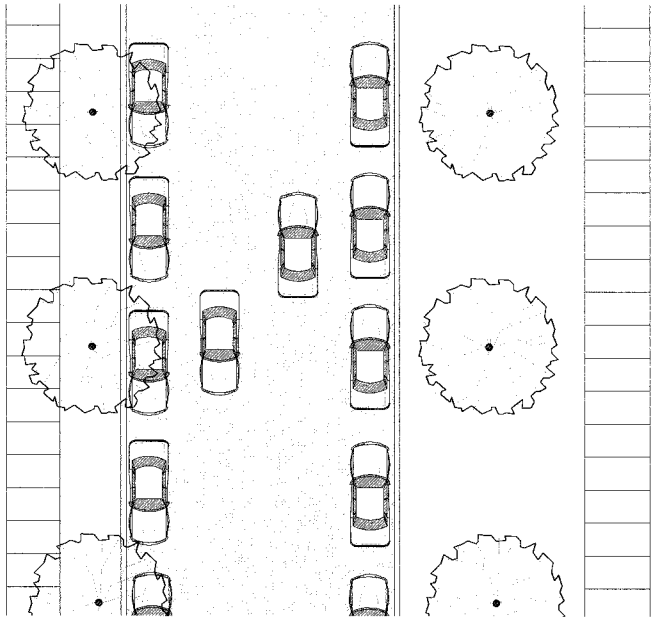
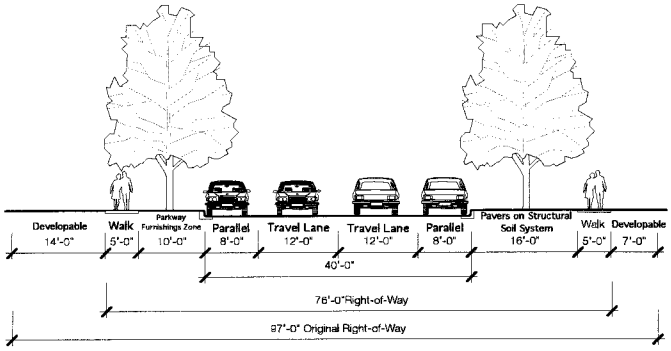


Figure 25.3C (4). Ardmore Avenue 97' ROW- Alternative 2.



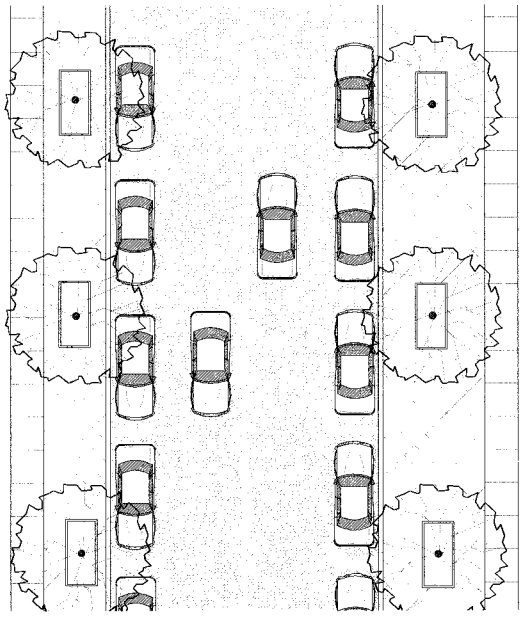


Figure 25.3C (5). Ardmore Avenue 97' ROW- Alternative 3.

25.3 Site Development Standards

Ardmore Avenue 62' ROW- Alternative 1	
Location	Ardmore Avenue- South of Metra Tracks
Typical ROW Width	62'
Vehicular Realm	
Travel Lanes	2 travel lanes
Lane Width	11 feet
Allowable Turn Lanes	Not applicable
Parking Lanes	Parallel required on both sides of street.
Pavement Width	38 feet
Bicycle Facilities	Not applicable
Pedestrian Realm	
Pedestrian Facilities	Minimum 5 feet wide clear sidewalk on both sides
Street Buffer	Minimum 7 feet parkway on each side of street

Ardmore Avenue 62' ROW- Alternative 2	
Location	Ardmore Avenue- South of Metra Tracks
Typical ROW Width	62'
Vehicular Realm	
Travel Lanes	2 shared travel lanes
Lane Width	14 feet
Allowable Turn Lanes	Not applicable
Parking Lanes	Parallel required on one side of street
Pavement Width	36 feet
Bicycle Facilities	1 shared lane in each direction
Pedestrian Realm	
Pedestrian Facilities	Minimum 5 feet wide clear sidewalk on both sides
Street Buffer	Minimum 9 feet parkway on each side of street

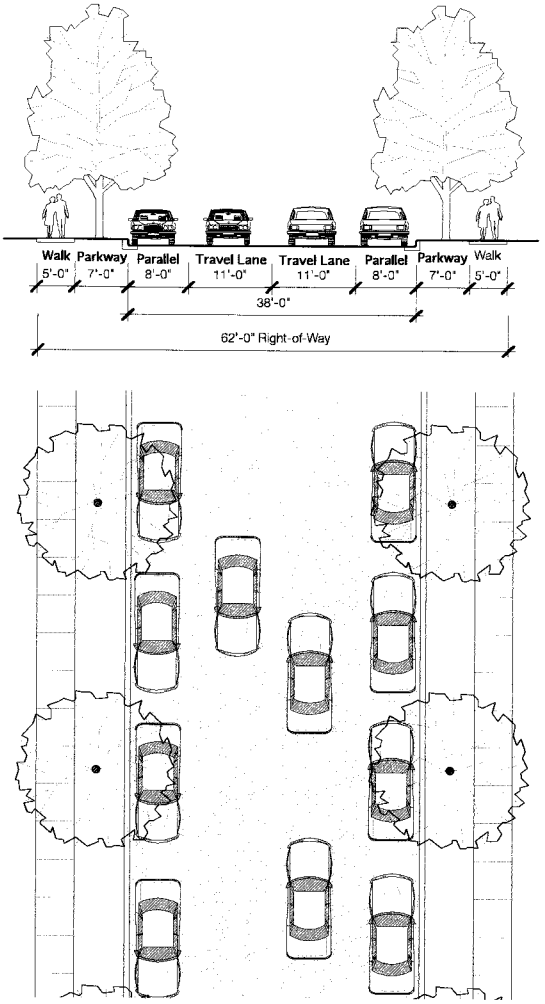


Figure 25.3C (6). Ardmore Avenue 62' ROW- Alternative 1.

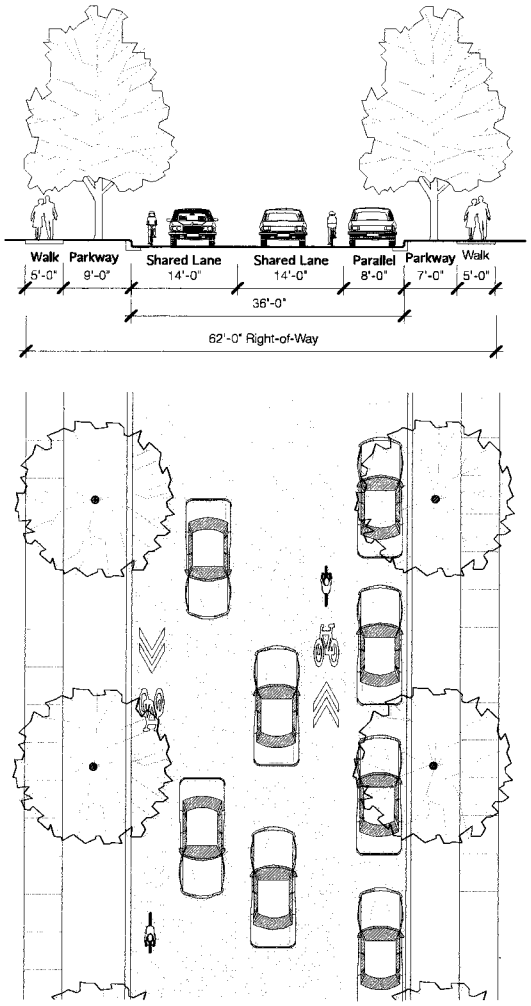


Figure 25.3C (7). Ardmore Avenue 62' ROW- Alternative 2.

E. Sustainable Development Measures

The following sustainable development measures process shall be addressed by all developments in the TOD Overlay districts defined in 25.1.

1. Review and Approval. Documentation on which measures and total number of points the applicant will achieve shall be indicated on the building permit application submitted to the Village for review and approval.
2. Requirements. The applicant shall achieve no less than eight total points from any combination of the following sustainable development measures. No partial points will be accepted.
3. Documentation. The applicant shall submit documentation supporting that the development will achieve the measure.
4. Sustainable Development Measures. The following are sustainable development measures accepted by the Village for awarding points:
   (a) Certified Green Buildings Measure (3 points). Certify a new construction building or building undergoing major renovations through a green building rating system requiring review by an independent, third-party certifying body and approved by the Zoning Administrator.
      (1) Value. This measure earns the applicant 3 points.
      (2) Documentation. Required documentation includes registration of the project with the system, payment of all applicable fees for the rating system, and a draft scorecard showing the achieved credits or points.
   (b) Building Energy Efficiency Measure (1 point).
      (1) New Construction Buildings. Newly constructed buildings must demonstrate an average 10% improvement over the energy code currently in effect in the Village.
      (2) Major Renovation. Building must demonstrate an average 5% improvement over ANSI/ASHRAE/ IESNA Standard 90.1-2007.
      (3) Value. This measure earns the applicant 1 points.
      (4) Documentation. Required documentation includes an energy model demonstrating that the building(s) will achieve the proposed improvements.
   (c) Building Water Efficiency Measure (1 point). Indoor water use in new buildings and major renovations must be an average 20% less than in baseline buildings. Utilize the baseline water usage for fixtures per the Energy Policy Act of 1992 and subsequent rulings by the United States Department of Energy or a similar method approved by the Zoning Administrator.
      (1) Value. This measure earns the applicant 1 points.
      (2) Documentation. Required documentation includes cut sheets for all water fixtures.
   (d) Water-Efficient Landscaping Measure (1 point). Reduce potable water used for landscape by utilizing all xeriscape plant materials and providing no permanent irrigation system or using only captured rainwater with an irrigation system. Irrigation reduced by 50% from a calculated midsummer baseline case.
      (1) Any combination of the following strategies may be applied:
         (i) Include no new landscape irrigation.
         (ii) Use captured rainwater and/or stormwater.
      (2) Value. This measure earns the applicant 2 points.
      (3) Documentation. Required documentation includes a landscape and irrigation plan, illustrating the system.
   (e) Renewable Energy Sources Measure (3 points). Incorporate renewable energy generation on-site with production capacity of at least 5% of the building's annual electric and thermal energy, established through an accepted building energy performance simulation tool.
      (1) The following renewable energy generation sources are applicable:
         (i) Solar thermal or photovoltaics
         (ii) Wind
         (iii) Geothermal
      (2) Value. This measure earns the applicant 3 points.
      (3) Documentation. Required documentation includes specifications and construction details for the installation of the system.
   (f) Green Roof Measure (2 points). Install a vegetated roof for at least 50% of building roof area.
      (1) Value. This measure earns the applicant 2 points.
      (2) Documentation. Required documentation includes roof construction plans with drainage and planting details.
   (g) Recycled materials (up to 2 points). Use materials for construction such that the sum of postconsumer recycled content, in-place reclaimed materials, and one-half of the preconsumer recycled content constitutes at least 30% or 50% (see below for point values) of the total mass of construction materials.
      (1) Value. This measure earns the applicant up to 2 points.
         (i) Use of at least 30% recycled materials in the current phase earns 1 points.
         (ii) Use of at least 50% recycled materials in the current phase earns an additional 1 point.
      (2) Documentation. Required documentation includes list of all construction materials and quantities utilized on site, with notations on materials documented as recycled, and total percentages illustrated. Documentation required for all recycled products from manufacturer. All reused materials shall be documented with photographs and notations of original locations or provider.
      (3) Calculations. Calculate the total recycled content by mass by adding postconsumer recycled content of new materials, plus 50% of preconsumer recycled content of new materials, any in-place reclaimed materials. Then calculate the recycled content as a percentage of total materials by mass.
      (4) Definitions.

(i) Postconsumer recycled content is consumer waste generated by a consumer and diverted from the landfill to be integrated into a new product. Includes recycled construction and demolition debris.

(ii) Preconsumer (or postindustrial) recycled content is diverted from the waste stream during the manufacturing process and does not include the reutilization of those materials within the same process. For the purposes of this measure, preconsumer recycled content is accorded half the value of postconsumer recycled content.

(g) Heat Island Reduction Measure (2 points).

(1) Use any combination of the following strategies for 35% of all on-site, non-roof hardscape areas, including sidewalks, plazas, courtyards, parking lots, parking structures, and driveways.

(i) Tree Canopy Cover. Coverage of the surface at shade tree maturity in 15 years.

(ii) Solar reflective paving & roofing with a SRI (solar reflectance index) of at least 29.

(2) Value. This measure earns the applicant 2 point.

(3) Documentation. Required documentation includes plans and specifications for installation of the strategy.

(h) Pervious Pavement Measure (2 points). Install an open grid or pervious pavement system that is at least 40% pervious on 80% of all hardscape surface areas, including sidewalks, plazas, courtyards, parking lots, and driveways.

(1) Value. This measure earns the applicant 2 points.

(2) Documentation. Required documentation includes plans and specifications for installation of the strategy.

(i) Electric Vehicle Charging Station (1 point).Install one signed electric vehicle charging station on site.

(1) Value. This measure earns the applicant 1 point.

(2) Documentation. Required documentation includes site and/or building plans locating the station, striping, and signage, and electrical plan showing power to the location.

(j) Enhanced Bicycle Amenities Measure (1 point).

(1) Inclusion of two of the following:

(i) Lockable enclosed bicycle storage. Provide one secure, enclosed bicycle storage space for 10% of planned employee occupancy.

(ii) Employee shower facilities. Provide at least one shower facility per 150 employees.

(iii) Increased bicycle parking spaces. Provide bicycle racks at a rate of one per 5,000 square feet of gross building area, with no fewer that four bicycle spaces per building.

(2) Value. This measure earns the applicant 1 point.

(3) Documentation. Required documentation includes site and/or building plans locating the measures included.

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed this _____ day of _____, 2013.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2013.

_____
Village President

Attest:

_____
Village Clerk

Published in pamphlet form:

_____, 2013

Village of Villa Park

20 South Ardmore Avenue, Villa Park, Illinois 60181-2696

COMMUNITY DEVELOPMENT DEPARTMENT
Director • Patrick M. Grill, AICP

Phone (630) 433-4300
Fax (630) 941-5979
TDD (630) 834-8589

MEMORANDUM

TO: Manager Keehner

FROM: Community Development Staff

DATE: June 19, 2013

RE: **Petition PZ-13-0003 Text Amendment to Appendix C Basic Zoning Ordinance (Village of Villa Park, Petitioner).**

PETITION: PZ-13-0003 **PETITIONER**: Village of Villa Park

STATUS OF PETITIONER: Village of Villa Park

ZONING REQUEST

Various text amendments to the Articles 3, 10, and 13 of Appendix C Village of Villa Park Basic Zoning Ordinance.

BACKGROUND

Last year, following the approval of a grant from the Regional Transit Authority, the Village embarked upon a process to create a TOD Overlay zone around the Villa Park Metra Station along Ardmore Avenue. A Steering Committee made up of elected officials, commission members and members of the public met on many occasions to formulate a plan that would set specific standards for development proposals for property near the Metra Station. Attached please find the outcome of that process.

Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone, which identifies special provisions in addition to those in the underlying base zone. The intent behind this overlay district is as follows:

1. To guide the development of a mix of uses to further the future of the transit oriented development.
2. To provide for a mix of housing types within walking distance of the station areas.
3. To achieve development that is appropriate in scale and intensity for the neighborhoods and sites proximate to the Metra station.

The overlay area includes properties zoned R-4 Multi-Family and C-2 Neighborhood Business District, and extends northward along both sides of Ardmore to Sunset and along both sides of the Metra tracks to approximately Douglass on the east to Michigan

on the west. The development parameters included in the district address building types, signage, parking, landscaping & streetscape, and sustainable development measures.

PUBLIC HEARING: March 14, 2013

INTERNAL STAFF REVIEW:
Staff believes that this proposal would be in the best interests of development for the area around the train station. The standards as proposed in the attached document are generally accepted TOD principles as implemented in many communities throughout the country.

SUMMARY:
The proposed amendment would provide a set of development guidelines for developers of property around the train station area. Rather than requiring a planned unit development process, which can take a significant amount of time, this amendment will provide development guidelines that, if met, would only require a building permit.

Following a public hearing on this amendment, the Planning & Zoning Commission unanimously recommended approval of a text amendment creating a TOD Overlay District surrounding the existing train station on Ardmore Avenue.

REQUESTED ACTION:
If the Village Board finds in support of the text amendments, the following motion could be entertained, along with any additional conditions or modifications as deemed appropriate following discussion:

> Approval of the attached Ordinance amending Appendix C Basic Zoning Ordinance (Village of Villa Park, Petitioner)

In recommending these amendments, the Village Board has determined that these amendments are in the public interest and a benefit to the welfare of the entire community.

PLANNING AND ZONING ACTION:
Majority of quorum.
__5__AYES, __0___NAYS

VILLAGE BOARD VOTE REQUIRED:
Two-thirds of all member of the Village Board.
____AYES, _____NAYS

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed this 8th day of July, 2013.

AYES: 5

NAYS: 1

ABSENT: 1

Approved this _____ day of _____, 2013.

Village President

Attest:

Village Clerk

VILLAGE OF VILLA PARK CORPORATE SEAL DU PAGE COUNTY, ILL.

Published in pamphlet form:

7-8, 2013