



Village of Lemont
Planning and Zoning Commission

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

PLANNING & ZONING COMMISSION
Regular Meeting
Wednesday, September 21, 2011
6:30 p.m.

**Planning and Zoning
Commission**

Dennis Schubert,
Chairman

Commission Members:
Ryan Kwasneski
David Maher
Gregory Messer
Katherine Murphy
Jason Sanderson
Anthony Spinelli

I. CALL TO ORDER

A. Pledge of Allegiance

B. Verify Quorum

C. Approval of Minutes: August 17, 2011 meeting

II. CHAIRMAN'S COMMENTS

**III. PUBLIC HEARING – Proposed Amendments to the
Unified Development Ordinance**

IV. STAFF REPORT

V. ADJOURNMENT

**Community Development
Department Staff**

James A. Brown, Director

Charity Jones, AICP Planner

Village of Lemont
Planning and Zoning Commission
Regular Meeting of August 17, 2011

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, August 17, 2011, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Schubert led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, Maher, Messer, Sanderson, Spinelli

Absent: Murphy

Mayor Brian Reaves, Economic Development Director Jim Brown, Village Planner Charity Jones, Village Trustee Ron Stapleton, and Village Attorney Dan Blondin were also present.

C. Approve Minutes

Commissioner Spinelli made a motion, seconded by Commissioner Murphy to approve the minutes of the July 20, 2011 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Schubert introduced and welcomed the new Commissioners to the Board.

Mayor Brian Reaves then came up to speak to the Board. He also welcomed the new Commissioners to the Board. He stated that the biggest task before the Board is creating a new Comprehensive Plan. He said that this will be the framework to work through for the next 10 years. He stated that what the Comprehensive Plan was 10 years ago has changed today, because times have changed. Mayor Reaves stated that he his willing to come to the meetings to help provide any input he could for the Plan.

He stated that the type of development they have seen in the past for Lemont, is not what they will see in the future of Lemont. He said that 12,500 square foot lots are currently our minimum; these will most likely not be the norm in the future. He stated that subdivisions that they are working on right now, with mixed uses and/or product types inside the subdivisions, are going to be the norm coming up. Mayor Reaves stated

that in the future the Village may be giving entitlements to land that would eventually be built on, as opposed to requiring specific development plans like it has in the past. These entitlements would secure the community's borders and lock in the growth for Lemont. He said on certain properties, Palos Park could grant individual land owners the entitlements and not care what they build on the property, because it does not affect them and they get the tax money.

Commissioner Murphy arrived for the meeting at 6:40 p.m.

Mayor Reaves stated that he has been working on the junk yard land pieces on route 83 and are currently working on a concept plan. He stated that there is still a lot of work that needs to be done, but is excited about these future plans.

Mayor Reaves stated that Lemont has held a very high home value even in the downturn of the economy. He stated that Lemont is on the "at risk level" of not having enough affordable housing. He said this was based upon demographics, selling price, and available housing. He said the Village will have to deal with issue in the future.

Mayor Reaves stated that he would do whatever it takes to bring quality businesses and residencies into Lemont. He stated that the new Commissioners are extremely qualified and he is excited to work with them.

Chairman Schubert stated that there were a lot of interviews for the open spots on the Board. He said that they have chosen three top people and he is excited that they are now on the Board.

III. COMMISSIONER TRAINING

Dan Blondin, Village Attorney, provided a slide presentation that covered land use matters, statutory highlights, planning and zoning jurisdiction, and due process.

Mrs. Jones gave each Board member a copy of the Ethical Principles in Planning from the American Planning Association.

Mrs. Jones asked if anyone from the Planning and Zoning Commission wanted to be on the steering committee for the Active Transportation Plan.

Commissioner Maher stated that he would be interested.

Mrs. Jones stated that on September 27, 2011 Mark Fenton would be coming to speak about Active Transportation.

Discussion continued about what the next steps were with the new Comprehensive Plan and zoning for the Plan.

IV. ADJOURNMENT

Commissioner Spinelli made a motion, seconded by Commissioner Messer to adjourn the meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper



Village of Lemont
Community Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Planning & Zoning Commission #095-11

FROM: James A. Brown, Planning & Economic Development Director

THRU:

SUBJECT: **CASE 11-12 – UDO Amendments**

DATE: 15 September 2011

Staff has been compiling a list of potential amendments to the Unified Development Ordinance. See the attached sheet which provides the text of the proposed amendments and comments. Please note that in one instance—the change to the 30% threshold for impervious surface coverage—I have not completed research or formed a recommendation. I will provide a summary of the research and a recommendation at the meeting on Wednesday.

Case 11-12 UDO (Proposed) Amendments, September 2011

OUTDOOR DINING AMENDMENTS		
UDO Reference	Proposed Changes <i>(words <u>underlined</u> are additions and words stricken are deletions)</i>	Comments
Chapter 2	<u>OUTDOOR DINING AREA</u> An area used for the sale, service, or consumption of food and beverages that is located outdoors of any type of eating or drinking establishment and which is either (1) entirely outside the walls of a building, or (2) enclosed on two sides or less by the walls of a building, with or without a solid roof cover, or (3) enclosed on three sides by the walls of a building without a solid roof cover.	Definitions added for clarity.
Chapter 6 Table 17-06-01	Delete the two entries "Outdoor dining, ground level" and "Outdoor dining, upper level"	Outdoor dining provisions warrant their own section; a new section covering outdoor dining is being added
§17.06.120.B	Outdoor Dining and Drinking. Outdoor dining and drinking areas at the ground level, whether on site or on adjacent public right-of-ways, may be allowed as an accessory use, so long as the establishment complies with any permitting requirements that the Village may ordain or adopt <u>§17.06.170 of this ordinance</u> . Outdoor dining and drinking areas on balconies, decks, or otherwise in areas above ground level shall be approved as a special use (see Table 17-06-01). See Chapter 5.71 of the Lemont Municipal Code for provisions on sidewalk cafes.	
§17.06.170	<u>OUTDOOR DINING</u> A. <u>Special Use Approval.</u> <u>The operation of outdoor dining areas on private property in all zoning districts shall be approved by the Village Board as a special use. The standards for the operation of outdoor dining areas and for the consumption of alcoholic beverages in outdoor dining areas, as promulgated in this section, shall be adhered to. The operation of outdoor dining areas, i.e. sidewalk cafés, on public property shall be licensed by the Village in accordance with the provisions of Chapter 5.71 of the Village’s Municipal Code; no special use approval shall be required.</u> B. <u>Operation of Outdoor Dining Areas.</u> <u>Outdoor dining areas shall operate in accordance with the following provisions:</u> a. <u>The outdoor dining area shall be operated under the same name as the establishment to which it is attached.</u> b. <u>The outdoor dining area shall share the same management and same food preparation facilities as the food and drinking establishment to which it is attached.</u>	This is a new section covering outdoor dining.

- c. The operation of the outdoor dining area shall be clearly incidental to the associated establishment.
- d. The operation of outdoor dining area shall be limited to times between the hours of: 10:00 a.m. and 10:00 p.m. on Sunday through Thursday and 11:00 am to 10:00 p.m. Friday through Saturday unless expressly stated otherwise in the ordinance approving the special use.
- e. The outdoor dining area shall not be open or operated at any time when the establishment to which it is attached is not open for business.
- f. The area in and near the outdoor dining area shall be kept clean and free of refuse and clutter at all times by the establishment holder regardless of the source of such refuse and clutter.
- g. The placement of tables, chairs, and other furnishings shall leave at least four feet of an unobstructed, accessible route along the sidewalk or other pedestrian way, and at least 36 inches of accessible route between tables with chairs. [How measured?]

C. Consumption of Alcoholic Beverages in Outdoor Dining Areas

- a. The consumption of alcoholic beverages in compliance with all state and local laws and regulations shall be permitted in accordance with the provisions of this section, and this shall be an exception to the general prohibition of such consumption on public sidewalks as provided in [insert section] of the Lemont Municipal Code.
- b. The consumption of alcoholic beverages in the outdoor dining shall be prohibited unless approval is expressly granted by the Lemont Liquor Commission. To be eligible for such approval, the establishment must derive a minimum of sixty percent of its gross sales from food service. For new establishments, the applicant must be able to demonstrate that a minimum of sixty percent of its gross sales will be from food service.
- c. Patrons consuming alcoholic beverages in the outdoor dining area must be seated at a table and receiving food service.

SIGN & AWNING AMENDMENTS		
UDO Reference	Proposed Changes <i>(words <u>underlined</u> are additions and words stricken are deletions)</i>	Comments
Chapter 2	<p><u>CHANNEL LETTER, SYMBOL OR GRAPHIC</u> A fabricated or formed three-dimensional letter, symbol or graphic that is capable of accommodating an internal light source. Includes open faced and reverse channel letters in addition to standard channel letters.</p> <p><u>SIGN, ABANDONED</u> A sign which for a period of at least 180 consecutive days no longer advertises or identifies a legal business establishment, product, service, idea or activity conducted on the premises on which the sign is located.</p> <p><u>SIGN, CABINET</u> A flat sign face, typically plastic, mounted in a cabinet, capable of accommodating an internal light source.</p> <p><u>SIGN, DIMENSIONAL</u> A sign consisting of 1) letters, symbols, graphics or borders routed into a sign board, 2) three dimensional letters, symbols, graphics, or borders mounted onto a sign board or 3) letters, symbols, graphics, or borders projecting from a sign board that has recessed by sandblasting or a similar process.</p> <p><u>SIGN, PAN FACE</u> A plastic sign face molded into a three-dimensional shape. Includes smooth, embossed, and debossed sign faces.</p>	Definitions added to specify particular sign types/constructions referenced in later sections.
Chapter 9 Table 17-09-01	<p><u>Awnings.</u> Awnings shall not be backlit or finished with glossy colors. Awnings shall provide a clearance above the sidewalk of at least 8 ft and a protrude from the building at least 6 ft. For properties subject to the Esplanade Street standards (Table 17-09-03), awnings shall project a minimum of 5 ft from the building. For all other properties, awnings shall project a minimum of 3 ft from the building.</p>	Staff has received numerous comments from businesses & the HPC that the current awning requirement for an eight-ft protrusion is excessive. The Esplanade standards apply to properties on Front Street. The HPC has also recommended a maximum projection; staff is researching any guidelines for a maximum.
§17.11.040	<p><u>Prohibited Signs</u></p> <p><u>N. Abandoned signs.</u></p>	Adding abandoned signs as a prohibited sign type. This is intended to give the Village the authority to compel property owners to remove outdated and dilapidated signs.

<p>§17.11.090.C</p>	<p>Awning Signs. Unless otherwise specified under the provisions of this chapter, the following shall apply:</p> <ol style="list-style-type: none"> 1. Awning signs shall be allowed only directly above ground floor windows and entrances that face a public right of way; and 2. Awning signs shall be a minimum of eight feet above the sidewalk; and 3. Awning signs shall be located below the lowest sill of the second floor or below the cornice or eave of a one-story building; and 4. Awning signs shall not be internally illuminated; and 5. Awning signs shall be constructed of canvas or cloth with metal or wood supports; and 6. Awning signs shall display a single copy color or a single logo over a single background color; the sign copy and/or logo shall be limited to 50% of the awning surface on which it appears. 	<p>Staff propose deleting this requirement, as it has not been enforced in the past (e.g. Martellen's). HPC is in agreement.</p>
<p>§17.11.090.D</p>	<p>Projecting Signs. Unless otherwise specified under the provisions of this chapter, the following shall apply:</p> <ol style="list-style-type: none"> 1. Projecting signs shall be mounted on the street-side, of buildings; and 2. Projecting signs shall be a minimum of eight feet above the sidewalk; and 3. Projecting signs shall be located below the lowest sill of the second floor level or below the cornice or eave on a one-story building, and in no case shall they have a maximum height above grade that exceeds 13 feet; and 4. Projecting signs shall be a maximum of eight square feet in size; and 5. Projecting signs shall have a maximum of two faces; and 6. Projecting signs shall be constructed of wood or metal and shall not be constructed of plastic or synthetic materials. 	<p>This section of the UDO sets general standards that apply to all zoning districts. Requirement six is overly restrictive for the general B zoning districts.</p>

§17.11.120	<p>Maximum sign dimensions as specified in this chapter shall be measured in conformance with Figure 17-11-02 of this chapter, except for the maximum sign dimensions of wall signs in the B-3 zoning district, which shall be measured in accordance with Figure 17-11-03 of this chapter. <u>When measuring signs consisting of only mixed case lettering with no background, either the ascenders or descenders of the text shall be included as part of the sign area, but not both.</u></p>	<p>This amendment to how staff measures total sign area will allow businesses a little more sign area. It will also make sign area a little more equitable between businesses that choose to use a mix of upper and lower case lettering and businesses that choose to use all capital letters.</p>
§17.11.160.C	<p>Permitted Signs. The following signs are permitted in the downtown district:</p> <ol style="list-style-type: none"> 1. Monument signs, provided that they do not exceed four feet in height and twenty-four feet in sign area. 2. Projecting signs—one per establishment shall be permitted. 3. Sandwich signs—one per establishment shall be permitted. 4. Wall Signs. 5. Window signs, provided that they do not exceed one per window. Window signs may be painted directly on the window glass. 6. <u>Awning Signs.</u> 	<p>Clarifies that awning signs are allowed in the DD.</p>
§17.11.160.D	<p>Aggregate Sign Area Allowance. Each establishment within the Downtown District shall be allowed a maximum aggregate sign area for all permitted signs according to the following formula: linear feet of storefront x 2 = total square footage of all signs. Projecting <u>signs</u> shall be exempt from this allowance limitation. Additionally, all individual signs shall be subject to the provisions in paragraphs C thru G of this section.</p>	<p>Corrects scrivener's error.</p>
§17.11.160.F	<p>Sign Materials and Colors.</p> <ol style="list-style-type: none"> 1. Signs of plastic or similar synthetic materials are prohibited. However, individual channel letters or letters and characters routed in otherwise opaque metal sign faces may be plastic. <u>The following sign constructions are prohibited: channel letters, symbols and graphics; pan face signs; and cabinet signs.</u> 2. No part of a sign shall consist of clear anodized or bronze aluminum finish. 3. Awning signs shall be of canvas. Awning frame members shall be a maximum of one inch in diameter and shall be colored and not of clear aluminum. 4. Neon tubing is permitted. 	<p>This section sets the sign materials and colors for the DD. The types of sign construction listed in item one are considered by staff to be inherently incompatible with the downtown.</p> <p>The HPC saw no need to prohibit clear anodized or bronze aluminum finish in the DD or historic district.</p> <p>Awning frames are not highly visible when supporting an awning; therefore staff proposes to remove restrictions on their color.</p>

	5. Fluorescent materials and/or paints are prohibited.	
§17.17.060	<p>SIGN STANDARDS</p> <p>The provisions of this section apply to signs in the historic district and are in addition to the provisions found in Chapter 17.11 of this ordinance. Where these provisions conflict with another provision of this ordinance, the stricter, or more restrictive, provision shall apply.</p> <p>A. Wall Signs</p> <ol style="list-style-type: none"> 1. Wall signs shall not project more than eight inches from the wall. 2. Wall signs <u>on the front façade of a building</u> shall not project higher than the bottom of the window sills of the second floor or other second floor architectural features of the building, whichever is less. 3. Wall signs shall not extend with two feet of the edge of a wall. Murals are prohibited on facades. 4. Wall signs shall be limited to a maximum of two square feet of sign area for every one linear foot of entrance-side building width. 5. <u>Wall signs on facades must be dimensional signs. Wall signs on other elevations may be flat if they are constructed of wood or metal.</u> <p>B. Projecting Signs. Projecting signs shall have only two faces and their maximum size shall be based upon the linear footage of the façade:</p> <ol style="list-style-type: none"> 1. If less than 30 feet or more, the sign area shall be a maximum of eight square feet <u>Projecting signs shall have only two faces;</u> 2. If 30-50 feet or more, the sign area shall be a maximum of 16 square feet <u>Projecting signs shall be a maximum of eight square feet in size;</u> <p>If more than 50 feet, the sign area shall be a maximum of 32 square feet <u>Projecting Signs shall be dimensional signs.</u></p> <p>C. Sign Materials and Colors.</p> <ol style="list-style-type: none"> 1. <u>The following sign constructions are prohibited: channel letters, symbols and graphics; pan face signs; and cabinet signs.</u> 2. <u>Awning signs shall be of canvas. Awning frame members shall be a maximum</u> 	<p>This section is the sign standards for the Historic District. The DD and the Historic District cover much of the same area, but are not identical. Therefore, many of the sign standards contained within this section are the same as those for the DD, but there are also additional standards that are unique to the historic district.</p> <p>Staff propose amending item two because typically the Village has allowed signs on the side of buildings in the downtown to be placed on the second floor of the building (e.g. Centennial Building, The Vault, This Must be the Place).</p> <p>Staff propose amending the Historic District projecting sign size limits to be consistent with the UDO's general size limits for projecting signs. The UDO's general size limit is currently applied, as it is the more restrictive of the two.</p>

	<p><u>of one inch in diameter.</u></p> <p>3. <u>Neon tubing is permitted.</u></p> <p>4. <u>Fluorescent and/or reflective materials and/or paints are prohibited.</u></p> <p><u>D. General Sign Guidelines</u></p> <p>1. <u>Signs shall complement and enhance the architecture of the building on which they are located and not be in conflict with the building architecture. They should not obscure, cover or be inharmonious with existing architectural features and proportions.</u></p> <p>2. <u>Generally, serif fonts are recommended but are not required.</u></p> <p>3. <u>Wood or metal sign boards, or modern materials simulating wood or metal, are recommended.</u></p>	<p>Serif fonts are more appropriate to the age of most buildings in the historic district, but not all, which is one reason why this is a proposed recommendation rather than a requirement.</p>
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OTHER AMENDMENTS (GENERAL)		
UDO Reference	Proposed Changes <i>(words <u>underlined</u> are additions and words stricken are deletions)</i>	Comments
Chapter 2	<p>FAÇADE That exterior side of a building that faces and is most closely parallel to a public or private street; <u>the exterior side of a building that is primarily oriented toward the public street by means of the main entrance, fenestration, and architectural features.</u> The façade includes the entire building walls, wall faces, parapets dormers, fascia, windows, doors, and canopies of one complete elevation. see also "ELEVATION."</p> <p>LOT LINE, FRONT The boundary of a lot abutting a street. On a corner lot either lot line abutting a street may be considered the front lot line unless the placement of accessory structures in the yards is such that the front yard is otherwise established. <u>the front lot line shall be that lot line that more closely parallels the façade of the primary structure on the lot.</u></p> <p>ROW HOUSE Three to five <u>Six or more</u> dwelling units that are attached to each other by vertical party walls, and where the part walls extend from the uppermost ceiling or roof to the ground, or to the roof of a common garage if one is located below the units.</p>	Definitions added or altered for clarity.

	<p>The front and rear walls are typically perpendicular to the party walls, are totally exposed to the outside, provide direct access to the outside, and provide light and ventilation. See also “TOWN HOUSE”</p> <p><u>SIDEWALK</u> A paved surface adjacent to a street and set apart by curbs, barriers, markings, or other deliniations and intended for pedestrian use.</p> <p><u>TREE, CANOPY</u> Any self-supporting, leafy, woody plant of a species that normally attains a full height at maturity of 30 feet or more.</p> <p><u>TREE, ORNAMENTAL</u> Any self-supporting, leafy, woody plant of a species that normally attains a full height at maturity of less than 30 feet.</p>	
Chapter 6 Table 17-06-01	Add “Office with GFA less than/equal to 7,500 sq ft” and “Office with GFA over 7,500 sq ft” as permitted uses in the M-1 zoning district.	
§17.06.030.D	<p>Location.— Accessory structures shall be a minimum of 10 feet from the principal structure, unless otherwise:—The location of accessory structures shall be governed by</p> <ol style="list-style-type: none"> 1. Stated in Table 17-06-02; or and 2. Stated in Paragraph E of this section; or and <p>Provided for in §17.07.02 of this ordinance, which covers standards for the R-4A district, and Chapter 17.09 of this ordinance, which covers standards for the DD district.</p>	Staff believes the 10-ft separation requirement is unnecessary, and in some cases, impractical. For example, decks are attached to residences. As outdoor entertaining becomes more popular, the placement of fireplaces, grills, pool areas, etc. near the home becomes increasingly common as well. Note that the referenced paragraph H covers the placement of garages and sheds, and the 10-ft separation standard will be maintained for these two types of accessory structures.
§17.06.030.H	<p>Lot Coverage. The combined square footage of all accessory structures, driveways, sidewalks, or other areas with an impervious surface shall not exceed 30% [TBD] of the area of a required yard except:</p> <ol style="list-style-type: none"> 1. As provided for in §17.07.02 of this ordinance, which covers specific standards for the R-4A zoning district; and 2. Within the DD district <u>all non-R districts.</u> (Ordinance O-36-08, 2008) 	More information on this proposed change will be provided by staff at the public hearing.
§17.06.060	<p>Manufactured Homes, Trailers, Tents and Boats</p> <p><u>C. In the B-4 zoning district, manufactured homes and trailers may be used to provide office space and employee break facilities only. The structures shall be for employee use only and shall not permit any overnight accommodations.</u></p>	In the B-4 mobile homes have recently been permitted on a temporary (2 yr.) basis. The Board has expressed general support for such facilities, if they are servicing employees of existing businesses along the Sanitary Ship Canal.

§17.07.020.F.6	Detached garages shall be at least five <u>three</u> feet from the rear property line and at least five three feet from all side property lines.	This paragraph governs garage placement in the R-4A. The setback is currently five feet in the R-4A, but only three feet in other districts. This change will make the garage setbacks consistently three feet.
§17.09.060	<p>A. Type II Thresholds. New construction, or any remodeling or reconstruction of an existing <u>building</u> which meets one or more of the following criteria shall be subject to Type II review and approval if:</p> <ol style="list-style-type: none"> 1. It is to occur on lots adjacent to the I&M Canal <u>or the Canal Reserve Strip</u>; or 2. It is to occur on lots 10,000 square feet or more; or 3. The development will include more than 20 dwelling units; or 4. The development will include 7,500 square feet or more of commercial gross floor area; or 5. The building will be 35 feet or more in height or more than three stories tall. 	This section covers thresholds for PUDs in the DD zoning district. A word, “building,” has been added for clarity.
17.12.040.D	Permitted Materials. Fences in B-1, B-3 or INT districts shall be constructed of the following materials only: wood or wood laminate, wrought iron, aluminum or vinyl. <u>Fences in the B-4 district shall be constructed of wood or wood laminate, wrought iron, aluminum, vinyl, or chain link.</u>	
§17.18.040	<p>APPLICABILITY</p> <p>This Land Cash Ordinance and any future amendments to it shall apply to all new developments <u>Final Plats of Subdivision and special use approvals for planned unit developments</u> within the boundaries of the Village of Lemont and to areas within the Village’s 1.5-mile planning review area. Other fees required of developers outside this ordinance may apply. The dedications of land or cash contribution in lieu of land required by this ordinance shall also be required as a condition to the annexation of land, or as a condition to the subdivision of land either within the Village or within 1.5</p>	Impact fees are meant to pay for the anticipated impacts of development on government facilities and services. “Development” is stricken because the UDO’s definition of development includes many scenarios where impact fees should not be collected, i.e. the impact of development would have little effect on government facilities or services. For example, adding a swimming pool to a residential lot is considered development by the UDO; however, such

	<p>miles of the Village limits, and such provisions shall be incorporated into any pre-annexation agreement or annexation agreement governing such land. Any required cash contribution shall be submitted to the Village prior to the approval of a Final Plat of Subdivision. In instances where development occurs without the need to subdivide land, required cash contributions shall be paid at time of site development or building permit application, whichever occurs first. (Ordinance O-36-08)</p>	<p>an addition would not have any impact on government facilities or services. The amendment clarifies when impact fees should be paid.</p>
<p>§17.18.060.F</p>	<p>Improvements.</p> <p>1. Prior to conveyance, all sites shall be prepared in accordance with the Village’s subdivision code and water retention/detention requirements, except as varied by the specific terms of this Ordinance, <u>an annexation agreement or planned unit development ordinance</u>. In addition, in the event that a park site includes retention/detention areas, slopes must be mowable and shall not exceed a five to one slope. Those areas, where by necessity and subject to the approval of the Village Engineer, the grade exceeds five to one, must have a covering of flagstone or crown vetch suitable vegetative cover which eliminates the need to mow. All areas must be final graded and seeded to meet Park District specification as to seed mixture.</p>	<p>The Village is encouraging naturalized detention, and therefore the requirement for “mowable” detention areas is inconsistent with such a goal. Additionally, crown vetch is regarded as an invasive species (and is listed as such in an appendix to the UDO).</p>
<p>Chapter 20 Table 17-20-01</p>	<p>for the B districts entry in the table, change 2.0 plant units / 100 ft to 1.5 plant units per 100 ft</p>	<p>This table covers plant units, i.e. the required number of trees and shrubs for all types and locations of development. The current standard of 2.0 plant units along arterial roads has proven to be more than adequate. A standard of 1.5 is probably more appropriate, since it will balance desires for visibility of the commercial establishments with aesthetic concerns over landscaping.</p> <p><i>One plant unit = 0.5 canopy trees + 1.0 evergreen trees + 1.5 ornamental trees + 6.0 shrubs</i></p>

<p>§17.20.090</p>	<p>A. Foundation Beds and Plantings. All multi-family residential, commercial, and institutional buildings shall have foundation landscaping in accordance with this section.</p> <ol style="list-style-type: none"> 1. A landscaped area a minimum of eight feet in width, except for those areas used for building entrances and pedestrian ways shall be located along the front of the building or the side of the building containing the main entrance. 2. Foundation landscaping may shall consist of large and small shrubs, ornamental grasses, perennials, and annuals, or some combination of these plants. 3. Except where occupied by planting beds, foundation planting areas may be sodded, mulched, or contain decorative stone. 4. Trellises or other such devices that allow vertical coverage of the structure by vines, groundcover, or other plants may substitute for foundation beds and plantings, as approved by the Community Development Director. 	
<p>§17.11.100.B.3</p>	<p>Political campaign signs may be erected and displayed not more than 30 days prior to the date of the election and shall be removed at later than five days following the election. <u>There shall be no time limit to the display of political signs.</u></p>	<p>This change will bring our ordinance in compliance with a recently approved state law concerning the display of political signs.</p>