

UDC ZONING CODE UPDATE

TOWN OF CICERO

STEERING COMMITTEE

MEETING #1: PROJECT OVERVIEW

September 27, 2021



AGENDA

1. Call to Order
2. Roll Call
3. Introductions
4. Project Overview
5. Discussion: Preliminary Zoning Issues
6. Public Comment
7. Next Steps
8. Adjourn



INTRODUCTIONS



CLIENT

Town Officials
Steering Committee
General Public



GRANT PROVIDER

RTA



CONSULTANT TEAM

Savoy Consulting Group
Egret & Ox Planning

PROJECT OVERVIEW

- Project Objectives
- Project Work Plan
- Roles and Responsibilities
- Outreach
- Project Website
- Virtual Workshop (Social Pinpoint)



PROJECT WORK PLAN

TASKS

- 1: Community Outreach Plan
- 2: Project Website
- 3: Review of Zoning Policies & Kick-Off Mtgs
- 4: Stakeholder Focus Group Interviews
- 5: Public Engagement - Virtual Workshop #1
- 6: Current Conditions Review & Steering Committee
- 7: Zoning Analysis
- 8: Zoning Map & Districts
- 9: Unified Development Code
- 10: Public Engagement - Virtual Workshop #2
- 11: Support for ZBA & Public Hearing
- 12: Support for Town Board Approval Process

ROLES & RESPONSIBILITIES



CLIENT

- Provide community insights and feedback
- Review draft documents
- Ensure zoning amendments align with Village expectations



GRANT PROVIDER

- Provide technical assistance
- Provide project oversight



CONSULTANT TEAM

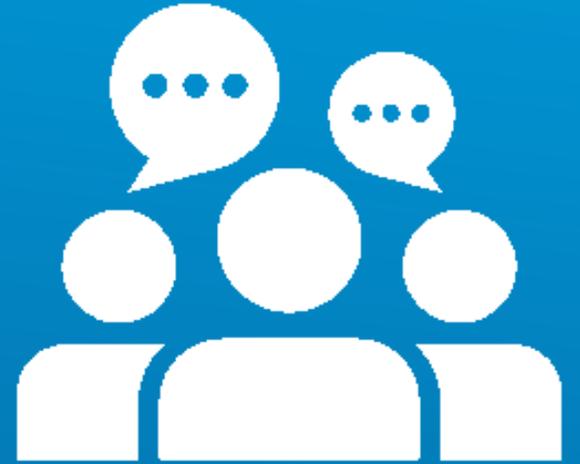
- Lead zoning code review
- Draft code amendments
- Engage the community
- Present draft deliverables for review and comment

OUTREACH

VIRTUAL PUBLIC WORKSHOP

- :: Collect public feedback on zoning and policy issues
- :: Present findings from zoning analysis
- :: Utilize a virtual format to provide a safe outreach approach

<https://egretandox.mysocialpinpoint.com/cicero-zoning-workshop-1#/>



RESIDENT MAILED SURVEY

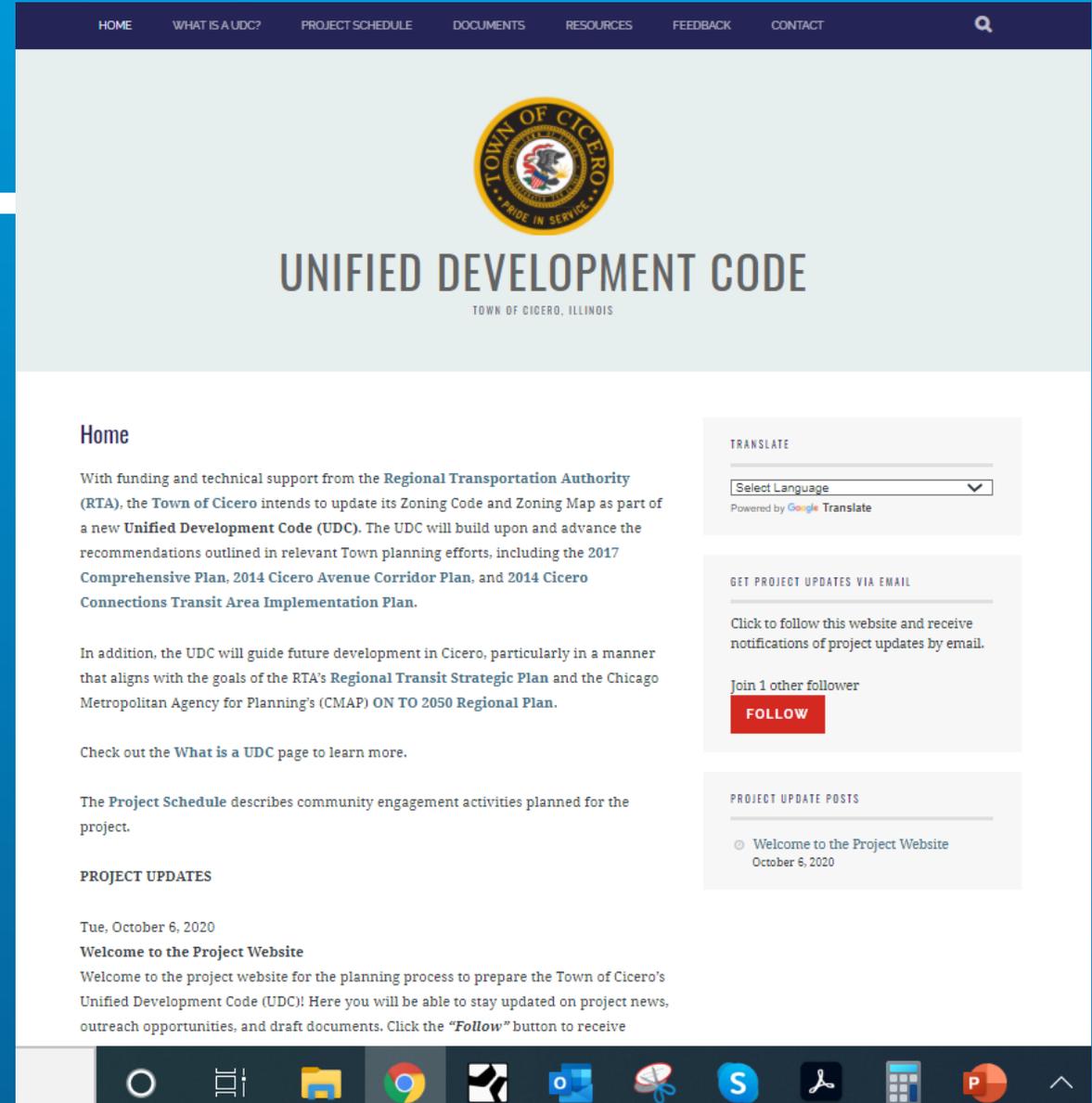
- :: Alternative for Non-digital residents

STAKEHOLDER INTERVIEWS

- :: December 2020, January 2021

PROJECT WEBSITE

LINK: <https://Cicerozoning.com>



PROJECT OBJECTIVES

Update the Zoning Code in a way that:

- *Promotes walkability and transit-oriented development (TOD) near transit stations*
- *Enhances Cicero Avenue for transit service as recommended in the 2014 Cicero Avenue Corridor Plan (SCM), and the 2014 Cicero Connections Transit Area Implementation Plan (RTA).*



PROJECT OBJECTIVES

Update the Zoning Code in a way that:

- *More User Friendly* (simplify, able to use without staff support)
- *Well Defined Zoning Districts* (conflicts between M and C Districts) – reflect comprehensive plan
- *Streamline the Development Review Process* - reduce the number of items that require ZBA approval (e.g. businesses changing ownership but use stays the same)
- *Update Parking Requirements* for various type of uses (e.g. video café's) and reductions for TOD areas
- *Green and Sustainable Incentives/ Requirements* (water filtration and alternative energy sources)
- *Improves Sign Regulations* – better definition of sign types, sizes, lighting, window displays...

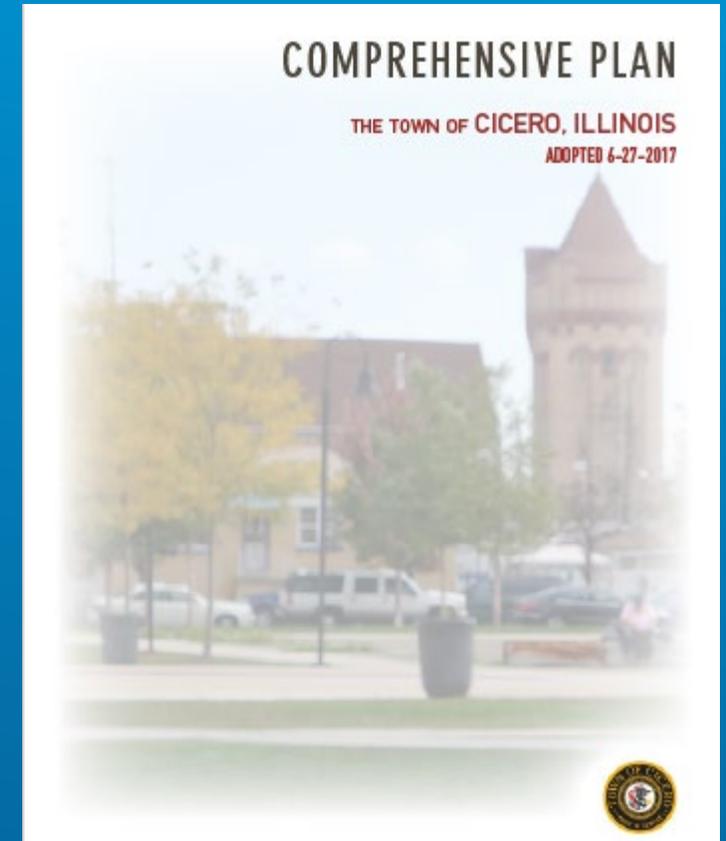
PROJECT OBJECTIVES

What is a Unified Development Code:

- A Unified Development Code (UDC) is a document in which traditional zoning and subdivision regulations are combined with other desired city regulations such as sign requirements, design guidelines and water management.
- By combining all of these regulations in a single document, a UDC is intended to streamline and coordinate the development approval processes by removing inconsistencies and eliminating outdated policies. All required permits, processes, and regulations for the development process are outlined in one place, making it easier for developers, the public, and public entities to understand the requirements.
- A UDC will help Cicero respond better to the way development occurs, removing unnecessary barriers and promote economic development.

COMPREHENSIVE PLAN

Cicero's Comprehensive Plan calls out several land use strategies and introduces several new development types, such as TOD and mixed-use categories, not accounted for in the Town's out-date Zoning Ordinance, which had a last comprehensive update in 1977.



COMPREHENSIVE PLAN

New policies and zoning provisions are needed to **protect industrial land** from conversion to commercial use, which has been occurring in certain areas of Cicero over the last several decades.

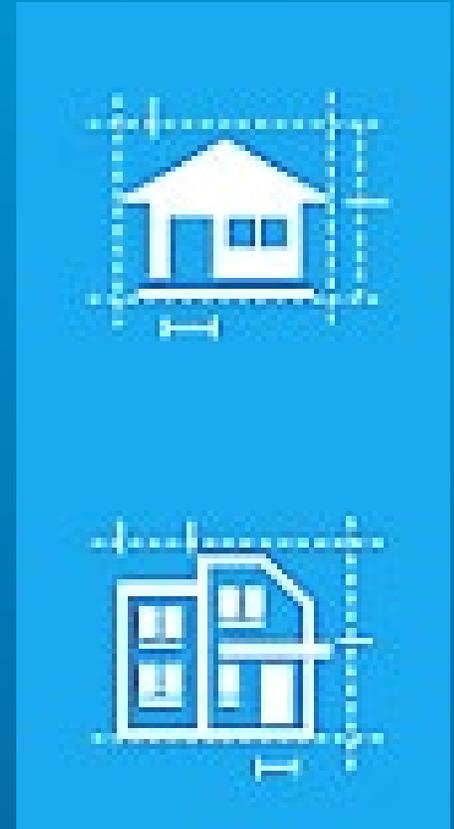
- Industrial zoning permits a variety of commercial uses, which in turn works to reduce the amount of available industrial land.
 - Currently, the M-2 districts function essentially as the zoning for the larger-scale commercial, big box areas along Cicero Avenue. All of the commercial activity along Cicero Avenue with the exception of a few blocks is currently zoned M-2.



COMPREHENSIVE PLAN

Commercial zoning districts lack **design criteria and standards for development character**, including standards for storefront treatment and configurations, appropriate materials and site layout for on-site parking.

- The Roosevelt Road Form- Based Code provides an example for Cicero on managing new development design more effectively, especially in traditional commercial corridors where appropriate pedestrian-oriented development can help strengthen and enhance the visual environment as well as enhance the attractiveness and walkability of the commercial districts.



COMPREHENSIVE PLAN

Provide a new zoning classification for **institutional uses**, schools and community facilities in order to plan for the development of such uses more efficiently and to reduce land use conflicts between such uses and those of a higher development intensity.



- Create and apply one or more new zoning classifications focused on public and quasi-public facilities, such as parks, open spaces, fire stations, schools and similar uses. This type of “Public and Institutional” zoning classification would help to ensure that the Town’s zoning map conveys an accurate message about the range of uses and activities that may occur on lands designated for public, quasi-public and civic uses.

COMPREHENSIVE PLAN

Consideration should be given to creating a new “**neighborhood mixed-use**” zoning classification which would replace the current C-1 Neighborhood Commercial District.

- By allowing a broad range of residential and neighborhood-serving commercial uses, to support efforts to reuse and rehabilitate older commercial buildings, while respecting established neighborhood character.
- Reduced or eliminated parking requirements could help support small businesses and ensure preservation of the walkable, low-impact character of such areas.
- Amending residential zoning district’s to allow reuse of older converted storefront buildings by small neighborhood-serving retail stores, subject to reasonable criteria.



COMPREHENSIVE PLAN

Update Parking Regulations - the following specific techniques should be evaluated for use in Cicero:

- Allowing the use of pervious paving materials and bio-retention areas within parking lots. Non-permeable surfaces are currently not allowed.
- Consider maximum parking ratios for defined land uses and reducing minimums for some categories, including retail, administrative/professional offices and restaurants.
- Promoting shared parking and allowing greater flexibility for meeting parking and transportation access demands, including minimum bicycle parking requirements. (See Roosevelt Road FBC)
- Incentivizing (non-motorized) travel reduction strategies; enhancements for bike, pedestrian, transit access.



DISCUSSION | PRELIMINARY ZONING ISSUES

Non-conforming Uses. The piecemeal approach to zoning often referred to as ‘spot zoning,’ has led to a significant amount of legal non-conforming uses, including commercial uses in residential blocks, higher density residential uses in primarily single-family neighborhoods, and residential uses in commercial/manufacturing areas, such as areas around 55th Court, 54th Street, 16th Street, 12th Place, and Roosevelt Road.



DISCUSSION | PRELIMINARY ZONING ISSUES

Non-conforming Uses. Review current restrictions on additions and alterations to legal non-conforming uses to provide more flexibility for owners of these buildings to make improvements.

➤ **Current Regulations:**

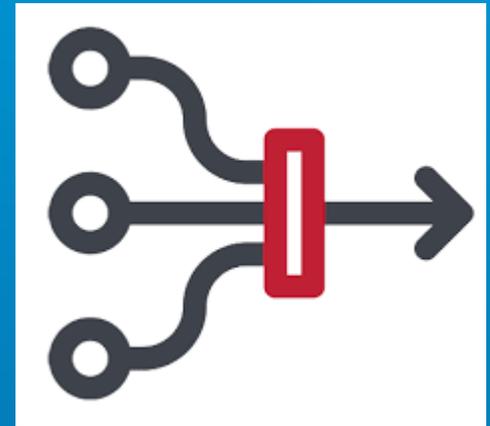
- Nonconforming buildings cannot be altered and additions are not allowed. Consider allowing minor additions if the nonconformity is not expanded or increased and is compliant with current zoning bulk restrictions.



DISCUSSION | PRELIMINARY ZONING ISSUES

Streamline the Development Approval Process.

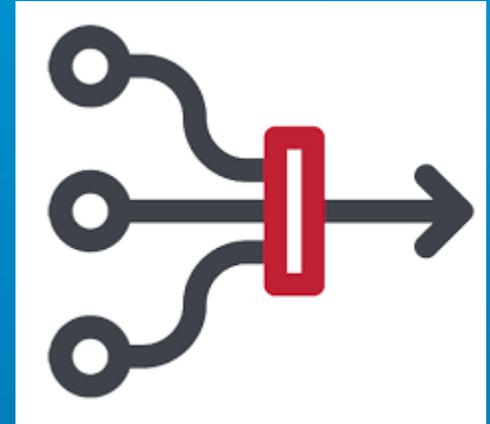
Reducing the number of building applications requiring special zoning approvals by establishing or *expanding staff authority* to approve certain permit variations administratively, and by *reducing the number of uses that require special zoning approvals* by making more uses allowed as permitted or allowed 'By-Right' without having to go through the Zoning Board of Appeals process.



DISCUSSION | PRELIMINARY ZONING ISSUES

Streamline the Development Approval Process.

- *E.g.: New business openings in existing buildings.* If an insurance business on 35th Street sells to a vitamin shop and needed parking is similar, but the zoning code requires more spaces the new business needs zoning relief. Consider eliminating the need for zoning approvals by making these cases subject to staff administrative review and approval only, with appropriate standards for staff to follow.



DISCUSSION | PRELIMINARY ZONING ISSUES

Update Parking Regulations

- Reduce parking standards in **Transit-Oriented Development (TOD)** areas (25% reduction; approved administratively).
- Require all **new businesses** (existing and/or new construction) to provide an off-street parking and loading plan. Require a *parking utilization study* for any new occupancy or significant business expansion, or encourage the Town to undertake a comprehensive parking plan for each business district to address near and long-term solutions.
- For those businesses without sufficient spaces on or off-site consider requiring a financial contribution or **payment of a fee-in-lieu** into a parking fund for the construction of additional parking and loading facilities in areas of most need.



DISCUSSION | PRELIMINARY ZONING ISSUES

Update Parking Regulations

- Adopt regulations to control the increase in **open parking pads** in the back yard, next to the garage, usually on a non-paved surface. Consider standards for types of gate, requirements for enclosure of pads on 3 sides, hard surfaces composed of pervious pavers, or similar porous material. Limit pads to not exceed the depth of the garage. Concern over long-term storage.
- Reduce the number of variances allowed for **mechanic shops**, and the number of such businesses allowed in an area through minimum separation between businesses or other zoning controls. Consider limiting the number of businesses based on parking availability, and creating specialized zoning districts for mechanic shops and hair shops.....



DISCUSSION | PRELIMINARY ZONING ISSUES

Update Parking Regulations

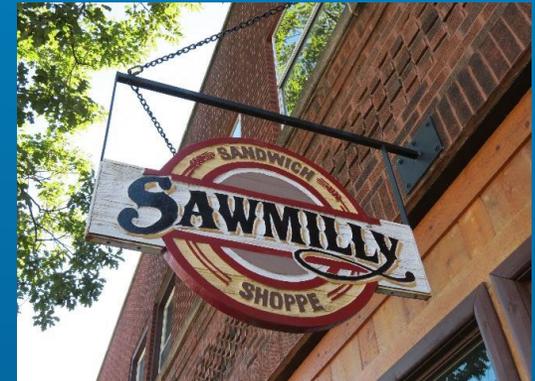
- For instance, limit mechanic shops to manufacturing areas with vacant lots. Also, do not issue a business permit without proof that a business can provide its on-site parking or prove that there is an adequate supply of available parking in the area. (25th and 26th Street)



DISCUSSION | PRELIMINARY ZONING ISSUES

Update Sign Regulations

- Prohibit **painted surfaces**, with possible exceptions to be explored for higher quality art installations. Prohibit plywood painted surfaces.
- **Projecting signs** and banners attached to buildings, should they be allowed.



PUBLIC COMMENT

The public is welcome to provide comment at this time



NEXT STEPS

- Review existing Zoning Code
- Review relevant plans and studies
- Host Virtual Public Workshop
- Continue with Public Outreach
- Create Existing Conditions Report for Steering Committee Mtg #2 in March, 2021

