

UDC ZONING CODE UPDATE

TOWN OF CICERO

STEERING COMMITTEE

MEETING #5: DRAFT ZONING
RECOMMENDATIONS

July 28, 2021



AGENDA

Draft Recommendations

1. Article 6: Planned Unit Development Standards
2. Article 7: Subdivision Development Standards
3. Article 8: Stormwater Standards



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

PROJECT WEBSITE

LINK: <https://Cicerozoning.com>

The screenshot shows the homepage of the project website. At the top is a dark navigation bar with links for HOME, WHAT IS A UDC?, PROJECT SCHEDULE, DOCUMENTS, RESOURCES, FEEDBACK, and CONTACT, along with a search icon. Below the navigation is a light gray header section featuring the Town of Cicero seal and the title "UNIFIED DEVELOPMENT CODE" with "TOWN OF CICERO, ILLINOIS" underneath. The main content area is divided into two columns. The left column has a "Home" section with introductory text about the project, followed by a "PROJECT UPDATES" section with a post titled "Welcome to the Project Website" dated October 6, 2020. The right column contains a "TRANSLATE" widget with a language dropdown, a "GET PROJECT UPDATES VIA EMAIL" widget with a "FOLLOW" button, and a "PROJECT UPDATE POSTS" section. At the bottom of the browser window, a taskbar shows various application icons including Edge, File Explorer, Chrome, OneDrive, Teams, and PowerPoint.

UDC DRAFT

ARTICLE 6: PLANNED UNIT DEVELOPMENT STANDARDS

- A. DIVISION 1: GENERAL REGULATIONS
- B. DIVISION 2: PLANNED RESIDENTIAL DEVELOPMENTS
- C. DIVISION 3: PLANNED COMMERCIAL, OFFICE OR INDUSTRIAL DEVELOPMENTS
- D. DIVISION 4: MIXED USE PLANNED UNIT DEVELOPMENTS

Objectives

- ❖ Article 6 carries forward all the specific regulations governing the creation of planned unit developments, with additions governing density bonuses.

UDC DRAFT

ARTICLE 6:

A. DIVISION 1: GENERAL REGULATIONS

- **ENERGY EFFICIENT DESIGN.** A PLANNED UNIT DEVELOPMENT SHALL BE DESIGNED WITH CONSIDERATION GIVEN TO VARIOUS METHODS OF SITE DESIGN AND BUILDING LOCATION, ARCHITECTURAL DESIGN OF INDIVIDUAL STRUCTURES, AND LANDSCAPING DESIGN CAPABLE OF REDUCING ENERGY CONSUMPTION WITHIN THE PLANNED DEVELOPMENT.
 - THE APPLICANT WILL BE ENCOURAGED, TO THE EXTENT FEASIBLE, TO OBTAIN LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN ("LEED") CERTIFICATION FOR THE PROJECT.

UDC DRAFT

ARTICLE 6:

A. DIVISION 2: PLANNED RESIDENTIAL DEVELOPMENTS

- **DETERMINATION OF PERMITTED DENSITY**

- (1) **BASE DENSITY.** THE TOTAL NUMBER OF DWELLING UNITS TO BE BUILT IN A PLANNED RESIDENTIAL DEVELOPMENT SHALL NOT EXCEED THE NUMBER THAT COULD BE DEVELOPED ON THE SAME ACREAGE AS A STANDARD SUBDIVISION, WITH THE UNDERLYING ZONING DISTRICTS' MINIMUM LOT SIZE REQUIREMENTS STRICTLY ENFORCED.

- **DENSITY BONUSES**

- IN NO CASE SHALL THE CUMULATIVE DENSITY INCREASE EXCEED TWENTY PERCENT (20%) OF THE PERMITTED BASE DENSITY.
 - LANDSCAPED BUFFER YARD. UP TO THREE PERCENT (3%)
 - LANDSCAPING. UP TO TWO PERCENT (2%); RECREATION AND OPEN SPACE (3%)
 - GREEN AND ENERGY-EFFICIENT DESIGN ELEMENTS. TO QUALIFY FOR DENSITY BONUSES, AT LEAST 50% OF THE BUILDINGS IN A DEVELOPMENT MUST MEET 1 OF 6 DESIGN ELEMENTS

UDC DRAFT

ARTICLE 6:

A. DIVISION 2: PLANNED RESIDENTIAL DEVELOPMENTS

- **USABLE OPEN SPACES**
 - **PARCEL LOCATION.** EACH PARCEL MUST BE ACCESSIBLE TO ALL THE RESIDENTS. THE PARCELS MUST BE LINKED BY SIDEWALKS, BIKE PATHS, OR PEDESTRIAN TRAILS.
 - **WATER COVERAGE.** NOT MORE THAN 70% OF THE LAND DESIGNATED AS USABLE OPEN SPACE MAY BE COVERED BY WATER PERMANENTLY. OPEN SPACE WHICH IS USED FOR WATER DRAINAGE PURPOSES SHALL NOT BE CONSIDERED FOR ACTIVE USE.
 - **SLOPE:** NOT MORE THAN 20% OF THE USABLE OPEN SPACE MAY HAVE A FINISHED GRADE EXCEEDING 10%.
- **ACCESSIBILITY OF SITE**
 - EACH PLANNED UNIT DEVELOPMENT SHOULD PROVIDE CONNECTIONS TO ALL EXISTING MODES OF TRANSPORTATION, INCLUDING SIDEWALKS, ROADWAYS AND BIKE TRAIL NETWORK, TO FACILITATE FULL INTEGRATION OF THE DEVELOPMENT WITH THE TOWN OF CICERO SO AS TO PROHIBIT ISOLATED, DISCONNECTED USES OR NEIGHBORHOODS.

UDC DRAFT

ARTICLE 6:

A. DIVISION 3: PLANNED COMMERCIAL, OFFICE OR INDUSTRIAL DEVELOPMENTS (NO CHANGE)

B. DIVISION 4: MIXED USE PLANNED UNIT DEVELOPMENTS

- ZONING DISTRICTS WHERE PERMITTED. MIXED-USE PUDS MAY BE ALLOWED BY SPECIAL USE PERMIT IN ALL ZONING DISTRICTS.
- PERMITTED AND SPECIAL USES. MIXED-USE PUDS SHALL BE DESIGNED TO PERMIT A WIDE VARIETY OF LAND USE TYPES AND MAY HAVE ONE OR A MIX OF LAND USES ON A SINGLE PARCEL, INCLUDING RESIDENTIAL (SINGLE-FAMILY DETACHED AND ATTACHED, AND MULTIPLE FAMILY), OFFICE, RETAIL COMMERCIAL, INDUSTRIAL, AND WAREHOUSE. INDIVIDUAL PERMITTED USES SHALL BE THOSE FOUND IN THE LIST OF PERMITTED AND SPECIAL USES IN THE TOWN'S EXISTING ZONING DISTRICTS.

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ARTICLE 7: SUBDIVISION DEVELOPMENT STANDARDS

- A. DIVISION 1: GENERAL, ADMINISTRATION, AND ENFORCEMENT
- B. DIVISION 2: GUIDELINES AND DEDICATIONS
- C. DIVISION 3: REQUIRED IMPROVEMENTS

Objectives

- ❖ Article 7 carries forward all the specific regulations governing the subdivision and improvement of land within the Town, including regulations for subdivision of unsuitable land and areas of special flood hazard, provision for stormwater management, and dedication of land for public use, public sites, park, school, and library district contributions. This section includes regulations for the construction and acceptance of required land improvements, and regulations for subdivision design including street standards, lots layouts, block designs, easements.

UDC DRAFT

ARTICLE 7:

A. DIVISION 1: GENERAL, ADMINISTRATION, AND ENFORCEMENT (NO CHANGE)

B. DIVISION 2: GUIDELINES AND DEDICATIONS

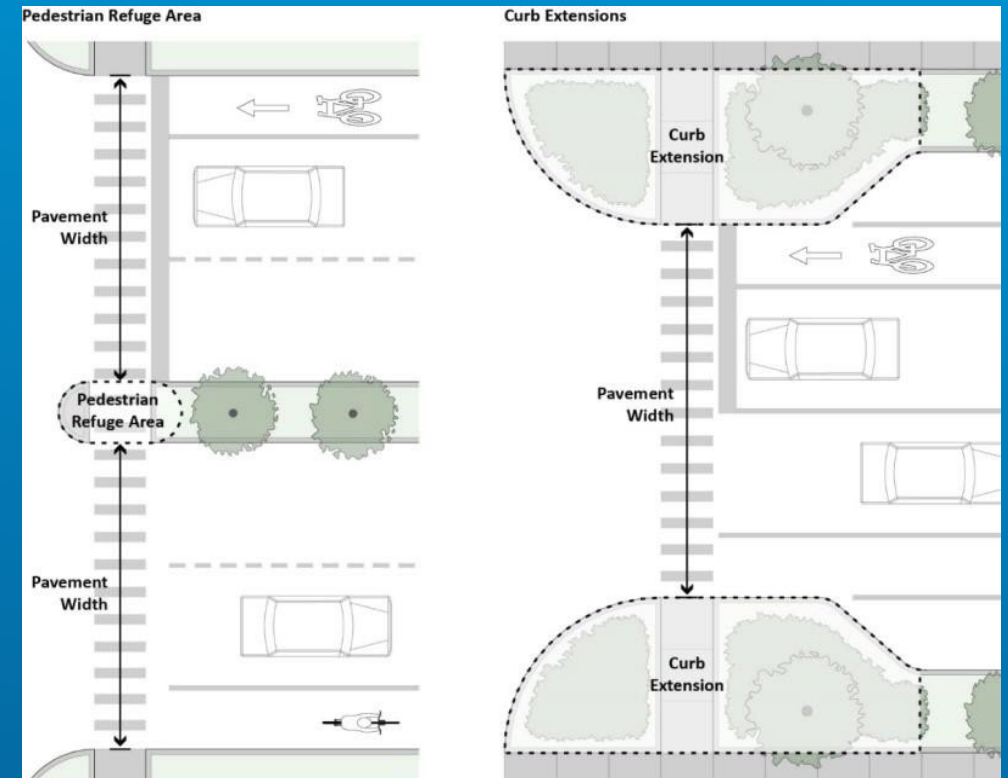
- **LOT DESIGN - LOTS ADJACENT TO ARTERIAL AND COLLECTOR STREETS.** FOR LOTS WHOSE REAR LOT LINE IS ADJACENT TO AN ARTERIAL OR COLLECTOR STREET, A LANDSCAPED MINIMUM OF 10 FEET MUST BE PROVIDED ALONG THE REAR LOT LINE.
 - **LOT ORIENTATION.** LOT ORIENTATION ALONG AN EAST-WEST LONGITUDINAL AXIS IS RECOMMENDED FOR INCREASED ENERGY EFFICIENCY.
- **BICYCLE AND PEDESTRIAN CONNECTIVITY**
 - **CONNECTIONS TO ADJACENT SYSTEMS.** DEVELOPMENTS MUST CONNECT TO ALL ADJACENT PLANNED OR EXISTING PEDESTRIAN, BICYCLE, AND MULTI-USE PATHS, AND TRAIL SYSTEMS. PATHS AND TRAILS MUST BE DEDICATED OR PLATTED IN EASEMENTS TO ENSURE PUBLIC ACCESS

UDC DRAFT

ARTICLE 7:

C. DIVISION 3: REQUIRED IMPROVEMENTS

- **PEDESTRIAN CROSSING DISTANCES.** PAVEMENT WIDTH AT CROSSWALKS MUST BE A MAXIMUM OF 38 FEET TO ENCOURAGE PEDESTRIAN SAFETY. RIGHTS-OF-WAY SHALL INCLUDE MEDIAN PEDESTRIAN REFUGE AREAS, CURB EXTENSIONS, OR OTHER ACCEPTABLE PEDESTRIAN FACILITIES TO MEET THE MAXIMUM PEDESTRIAN CROSSING DISTANCE.



UDC DRAFT

ARTICLE 8: STORMWATER STANDARDS

A. DIVISION 1: GENERAL REQUIREMENTS AND APPLICABILITY

Objectives

- ❖ Article 8 carries forward all the specific regulations governing required stormwater detention and drainage requirements in Article 5 of the Environment Chapter 38 associated with the development of land within the Town.

UDC DRAFT

ARTICLE 8:

A. DIVISION 1: GENERAL REQUIREMENTS AND APPLICABILITY

- CONSISTENCY

- ALL DEVELOPMENT MUST COMPLY WITH THE MWRDGC WATERSHED MANAGEMENT ORDINANCE OR WMO

PUBLIC COMMENT

The public is welcome to provide comment at this time



NEXT STEPS

- Part 2 Draft of Zoning Changes for Steering Committee Mtg #6 on September 22, 2021
 - ❖ Focus to be on Article 5: Site Development Standards (Parking, Landscaping and Signs)
 - ❖ August – Vacation



UDC OUTLINE/STRUCTURE

ARTICLE 4: ZONING DISTRICTS

DIVISION 1: DISTRICTS

RESIDENTIAL DISTRICTS

COMMERCIAL DISTRICTS

MANUFACTURING DISTRICTS

DIVISION 2: USES

DIVISION 3: BULK

Industrial Land Use	R-1	R-2	R-3	R-4	B-1	B-3	BT	I-1	I-2	A-1
Milk-type factory structure	-	-	-	-	-	-	-	-	-	P
Mining or extraction establishment	-	-	-	-	-	-	-	S	S	S
Mini-warehouse	-	-	-	-	-	-	-	P	P	-
Process plants (including metals, chemicals, etc.)	-	-	-	-	-	-	-	-	-	P
Recycling plant	-	-	-	-	-	-	-	-	-	P
Sanitary landfill	-	-	-	-	-	-	-	-	-	S
Stock yards or slaughterhouse	-	-	-	-	-	-	-	-	-	P
Truck parking area or yard	-	-	-	-	-	-	-	-	S	P
Warehouse or storage facility	-	-	-	-	-	-	-	P	P	S
Agricultural Land Use	R-1	R-2	R-3	R-4	B-1	B-3	BT	I-1	I-2	A-1
Agricultural buildings and structures	-	-	-	-	-	-	-	P	P	P
Greenhouses and nurseries	-	-	-	-	-	-	-	P	P	S
Milk depots	-	-	-	-	-	-	-	-	-	S
Riding academies and horse stables	-	-	-	-	-	-	-	P	P	S
Recreation Land Use	R-1	R-2	R-3	R-4	B-1	B-3	BT	I-1	I-2	A-1
Amusement, sports, or recreation establishment	-	-	-	-	-	-	-	P	-	-
Active open space (athletic fields, parks, etc.)	P	P	P	P	S	S	-	P	P	P
Auditorium, stadium, or arena	-	-	-	-	S	S	-	S	S	-
Boating alleys	-	-	-	-	-	-	-	P	-	-
Clubs and lodges, private	-	-	-	S	-	-	-	-	-	S
Fitness, recreational gym, or athletic club	-	-	-	-	P	P	-	S	-	-
Golf courses	S	S	S	S	-	-	-	-	-	S
Passive open space (trails, picnic areas, open land, etc.)	P	P	P	P	P	P	P	P	P	P
Skating rinks, indoor	-	-	-	-	-	-	-	P	-	-
Swimming pool (commercial)	S	S	S	S	S	S	-	S	-	-
Public Land Use	R-1	R-2	R-3	R-4	B-1	B-3	BT	I-1	I-2	A-1
Ambulance service	-	-	-	-	-	-	-	P	-	P
Animal pounds and shelters	-	-	-	-	-	-	-	S	-	P
Cemeteries, including crematories and mausoleums	S	S	S	S	-	-	-	-	-	S

Objectives

- ❖ Article 4 contains the specific regulations for each zoning district and provides descriptions of each district that are currently lacking. In addition, this article includes the use table, and all area, bulk, density, and setback provisions in tabular format. The overall approach is to simplify the current format by streamlining regulations and reducing redundancy or overlapping standards.

UDC OUTLINE/STRUCTURE

ARTICLE 5: SITE DEVELOPMENT STANDARDS

DIVISION 1: OFF-STREET PARKING AND LOADING

DIVISION 2: LANDSCAPING, BUFFERING, AND SCREENING (NEW SECTION INCORPORATING MANY OF THE REGULATIONS FROM THE ROOSEVELT ROAD CORRIDOR, AND OTHER RELEVANT SECTIONS OF THE TOWN CODE)

DIVISION 3: SIGNS

ARTICLE 6: PLANNED UNIT DEVELOPMENT STANDARDS

Division 1: General Regulations

Division 2: Special Regulations for specific sign types

Objectives

- ❖ This article carries forward all the specific regulations governing the development or improvement of individual multiple-family, commercial, and manufacturing properties in the Town.
- ❖ Article 6 carries forward all the specific regulations governing the creation of planned unit developments.

UDC OUTLINE/STRUCTURE

ARTICLE 8: STORMWATER STANDARDS

DIVISION 1: GENERAL AND APPLICABILITY
DIVISION 2: STORMWATER MANAGEMENT
CONSTRUCTION AND DESIGN
DIVISION 3: FLOODPLAIN AND FLOOD DAMAGE
PREVENTION

ARTICLE 9: DEFINITIONS AND RULES OF CONSTRUCTION

DIVISION 1: INTERPRETATION
DIVISION 2: DEFINITIONS

Objectives

- ❖ Article 8 carries forward all the specific regulations governing required stormwater detention and drainage requirements in Article 5 of the Environment Chapter 38 associated with the development of land within the Town.
- ❖ Article 9 includes a comprehensive list of definitions for all uses and activities within the Unified Development Ordinance including Zoning, Site Development, Subdivision, and Stormwater regulations.