

Form-Based Codes WORKSHOP

Applicability to our Region

Leslie Oberholtzer, AICP, RLA, LEED AP

Principal

CODAMETRICS

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Leslie Oberholtzer, AICP, RLA, LEED AP

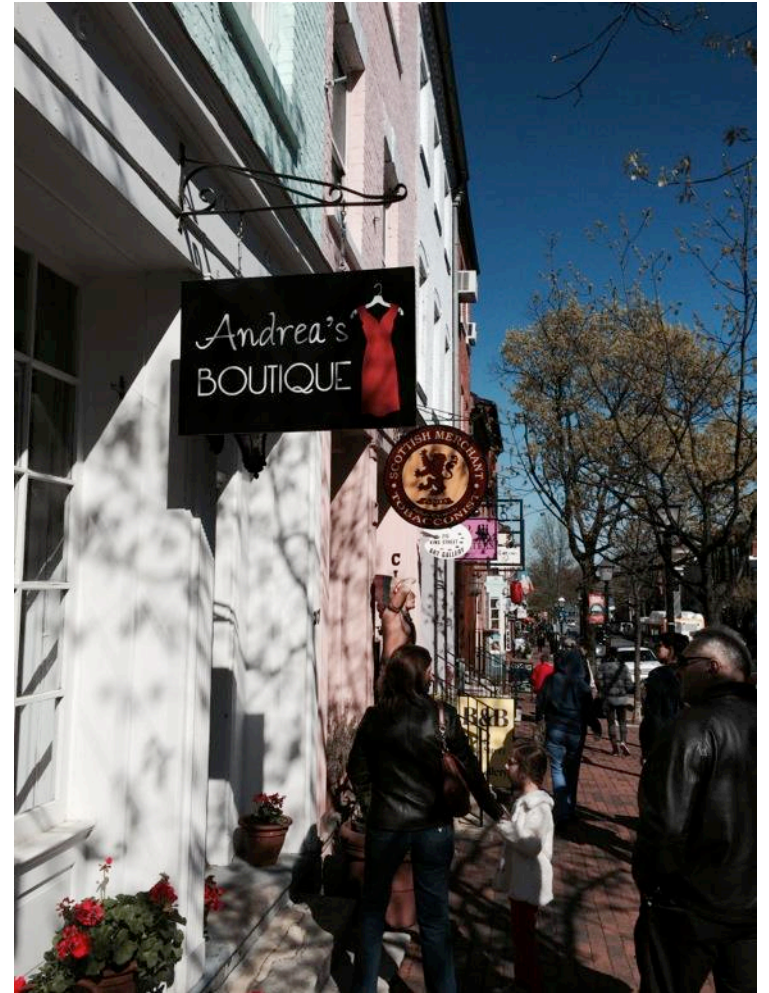
Principal

- Over 25 years experience
- Developing form-based codes and supporting master plans since 2002
- Focus on sustainable development in existing communities

- Resource Council of the Form-Based Codes Institute (FBCI)
- National Charrette Institute certified (NCI)
- USGBC LEED Location & Planning Technical Advisory Group (LP TAG)
- Star Communities Technical Advisory Group

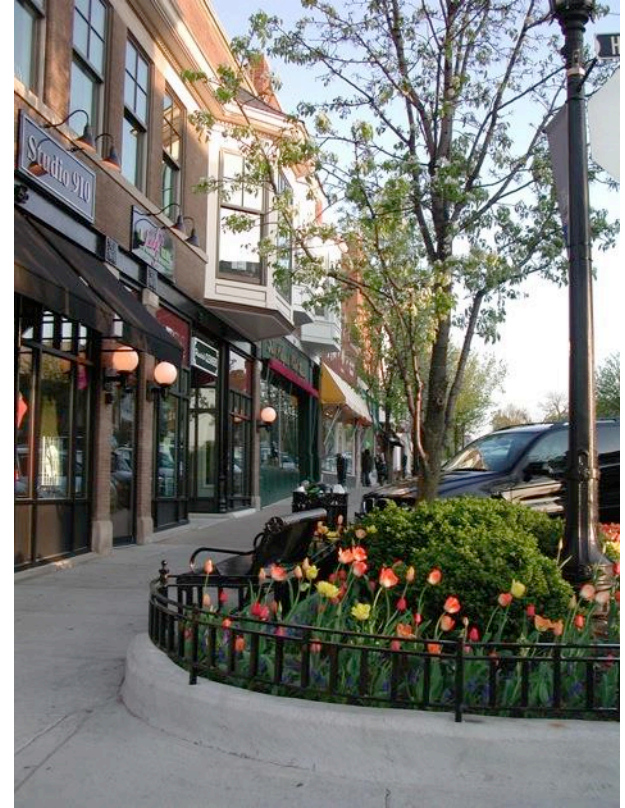


- 1 Clear vision
- 2 Walkability/bikeability
- 3 Mix of uses



considerations
best applications

- 1 Downtowns
- 2 Station Areas
- 3 Commercial Corridors
- 4 Redevelopment Areas
- 5 Neighborhoods
- 6 [Greenfield Development]



considerations
applicable areas

- 1 Citywide Code
- 2 Series of New Form-Based Districts, Integrated
- 3 Single Zoning District with sub-districts requirements
- 4 Overlay
 - A Mandatory
 - B Parallel Optional



considerations

structure/integration

- 1 Building Type Based
- 2 Frontage Type Based
- 3 Context Zone Based
- 4 Street Type Based



considerations
organization of code

- 1 DOWNTOWNS
- 2 Station Areas
- 3 Commercial Corridors
- 4 Redevelopment Areas
- 5 Neighborhoods

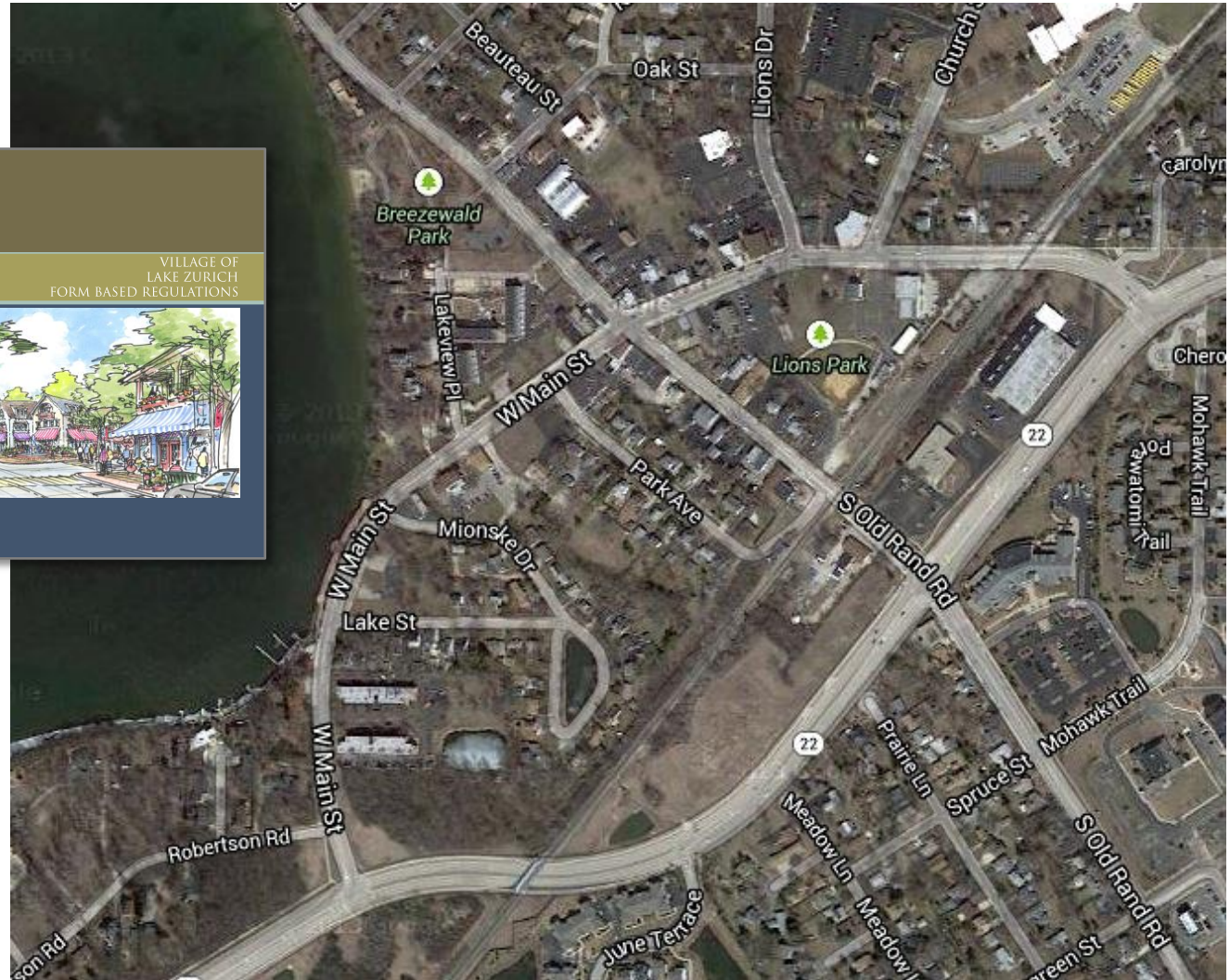
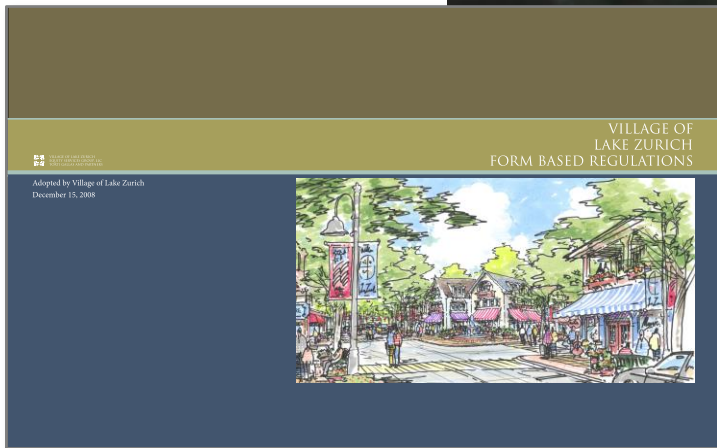


considerations
applicable areas

DOWNTOWN LAKE ZURICH

Torti Gallas + Partners

Overlay
Mandatory, Integrated
Frontage Type Based



DOWNTOWN LAKE ZURICH



U-66E1 | E-3 6663 à 778-a

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DOWNTOWN LAKE ZURICH



Blocks Overlaid onto Existing Zoning Map



Village Regulating Plan

DOWNTOWN LAKE ZURICH

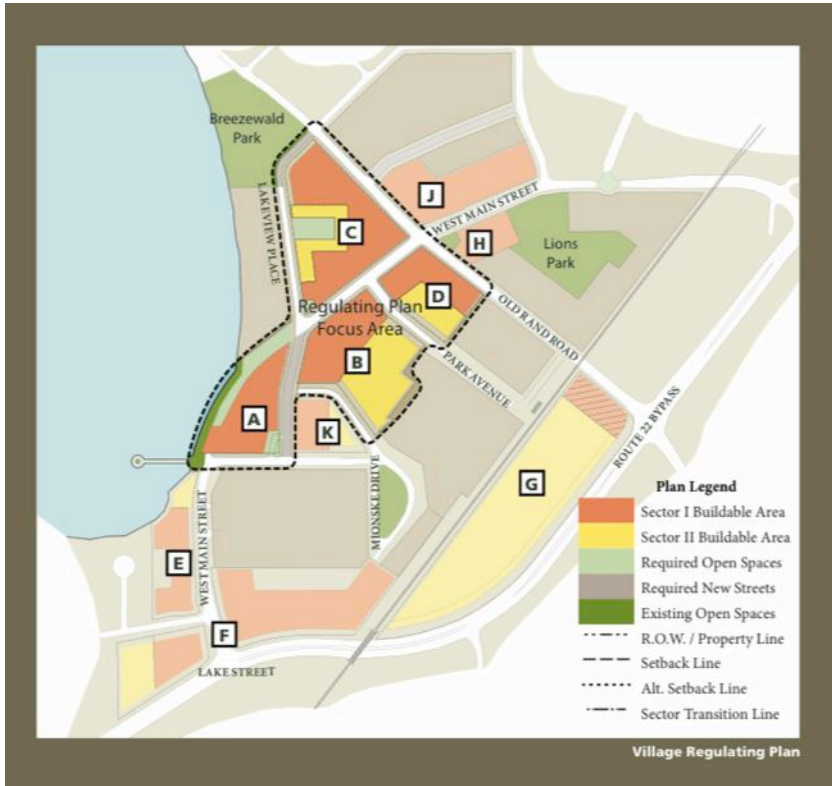


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Frontages

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DOWNTOWN LAKE ZURICH

Regulating Plan: Block C

The regulatory intent for this block is to create residential presence on Breezewald Park, to create a mixed-use environment on Main Street reflected in a diverse streetscape composed of multi-story buildings with retail on the ground floor and either residential or office above. The intent should create a very diverse mixed-use, and possibly mixed-building, typology on Old Rand Road with a mix of residential and commercial uses on the ground floor.

The street edge is predominantly three stories. When the building (or buildings) becomes 3+1 or four stories, architectural devices such as string courses, continuous cornices or setbacks may be employed to maintain a consistent three story appearance. Elements of the building may be stepped up or down to create variation in massing and compositional interest. However the area adjacent to

Breezewald Park should be dominated by true four story buildings.

To this end;

- The Breezewald Park site calls for one or two residential buildings that are three and four stories tall. Primary entrances should front onto Lakeview Place adjacent to Breezewald Park. Stacked porches are encouraged. Parking is underground.
- The Main Street frontage calls for mixed-use buildings with residential or office above retail. These buildings can be two, three or 3+1 stories tall with respect to the areas shown on the plan and percentages shown in the table.
- The Old Rand frontage can be either mixed use buildings like those on Main Street or it may have residential-only building types.

Buildable Area

Build-to Lines (Setback from Property Line) ¹⁾

Primary Frontage (at Main, Lakeview, and Old Rand Road)	1'	A
Portion of Building Facade Required to be Built to BTL	80% min.	
Secondary Frontage (at Lakeview Place)	12'	B
Portion of Building Facade Required to be Built to BTL	60% min.	

Setbacks (From Adjacent Property)

none required		
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1) Assumes consolidated ownership.

Building Character

Sector 1		
Building Height (maximum)		4 Stories
3-Story Site Coverage (Percentage of site area)		50% max.
4-Story and 3-Story + Penthouse Site Coverage (Percentage of site area)		40% max.
Sector 2		
Building Height (maximum)		3 Stories
3-Story Site Coverage (Percentage of site area)		no limit
Ground Floor Uses (Both Sector Areas)		
Residential (Lakeview Place and Old Rand Road)		no limit
Commercial/Flex (Main Street and Old Rand Road)		no limit
Access Lobbies on Main Street for Residential or Office Above		15%
Upper Floor Uses (Both Sector Areas)		
Residential/Office/Lodging		no limit

Please see the Open Space Standard for the required open space at Main Street and Lakeview Place.

All structures will be reviewed for compliance with International Building and Fire Codes to ensure construction types, building separation and penetration requirements and fire safety concerns.



DOWNTOWN LAKE ZURICH

Frontages

This section provides standards on how buildings engage the street and how sidewalks are configured between the face of the building and the curb of the street. Frontage standards also provide information on ground floor use occupancy, typical floor-to-ceiling clearance heights, ground floor finish floor levels, and the use and furnishings permitted on the sidewalk.

Frontages divide into two general categories, Primary and Secondary. For purposes of these regulations, all Commercial Frontages are Primary. Residential Frontages can be either Primary or Secondary, as indicated on the adjacent Frontage Diagram.

The frontage standards provided here include a number of dimensional specifications based on plan information available to this process

which lacks the specificity of a full Village civil survey plan. Furthermore, particular frontage types may be applicable to multiple right-of-ways with marginal differences in width. Consequently, each frontage type has been developed with components of variable dimension to allow ready adaptation to these varying circumstances. The variable components have been specifically chosen for their ability to expand and contract with minimal impact on the quality and intended character of the frontage design.



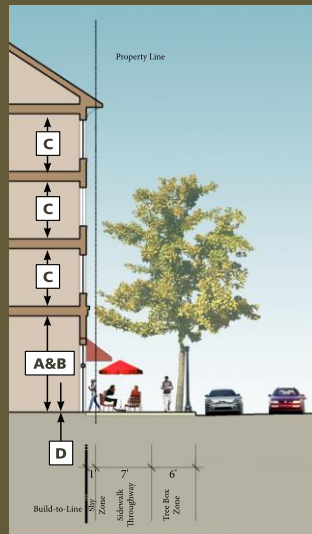
Because Lake Zurich has significant topography in some areas, the maximum first floor height for commercial buildings has been increased to a maximum of 25' to reduce the need to step slabs within larger buildings.



Frontage Diagram

DOWNTOWN LAKE ZURICH

Commercial/ Flex Frontage



- Entries: Shall be barrier free.
- Ground Plane: Shall be scored concrete or pavers from curb to face of building.
- Furnishing Location: A six-foot furnishing zone shall be established contiguous with the curb where street furniture shall be located (see Landscape Standards).
- Uses: Cafe seating may be approved through a special use permit.
- Street trees shall be planted in tree pits with tree grates.
- Product displays (flowers, food, etc.) are encouraged.

Ceiling Height Clearance

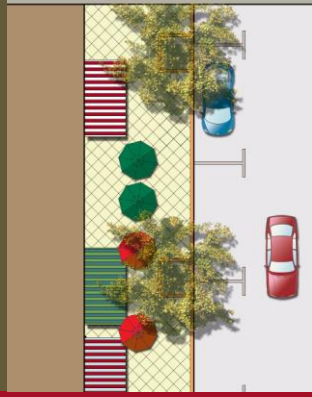
Minimum	15'-0"	A
Maximum	25'-0"	B
Minimum	9'-0"	C

First Floor Finish Level (Street Frontage Only)

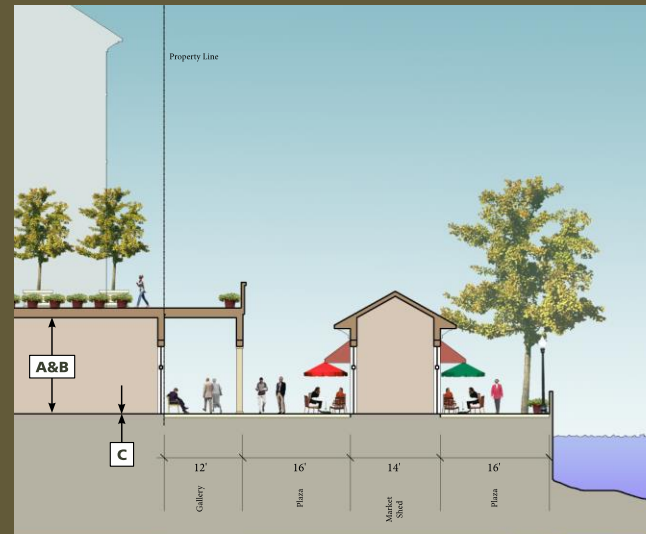
Maximum Floor Finish Level Above Sidewalk	0'-0"	D
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Notes:

- 1) Minimum Sidewalk Throughway is 5 ft.



Lake Frontage



- Entries: Shall be barrier free.
- Ground Plane: Shall be scored concrete or pavers from curb to face of building.
- Uses: Market Sheds are permitted. Cafe seating may be approved through a special use permit.
- Lake edge trees shall be planted in tree pits with tree grates.
- Product displays (flowers, food, etc.) are encouraged.

Ceiling Height Clearance

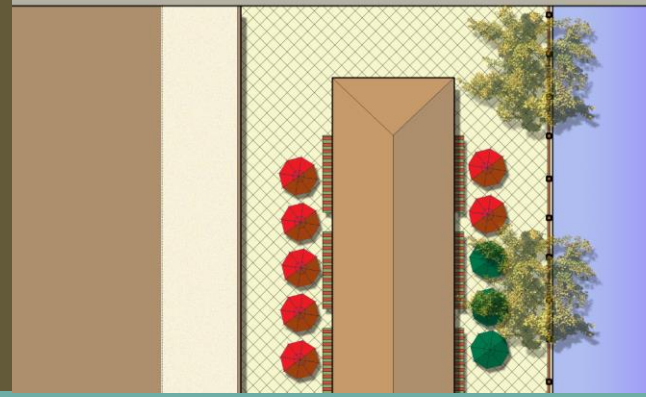
Minimum	15'-0"	A
Maximum	25'-0"	B

First Floor Finish Level (Street Frontage Only)

Maximum Floor Finish Level Above Sidewalk	0'-0"	C
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Notes:

- 1) Attached Galleries and Market Sheds are permitted to encroach into open space; see General Development and Design Standards.



DOWNTOWN LAKE ZURICH

Open Space Standards

Open Space Standards



Lake Front Promenade

The Lake Front Promenade is intended to remain publicly accessible as true Civic Space where the community can gather to enjoy the lake.

The upper portion of the Promenade is called "The Slope" and gracefully connects The Promenade to Main Street and also serves as a visual extension of Main Street. Fountain Square is the transition point between The Slope and The Promenade. It is the visual terminus for the Main Street view shed down to the lake.

The Promenade will offer a number of retail and restaurant opportunities. It will provide a motivation for people to linger and contribute to the dynamic atmosphere of the space. The Promenade and the Village Pier will be partially cantilevered wood decking on piers, similar construction to their current conditions, and is subject to review.

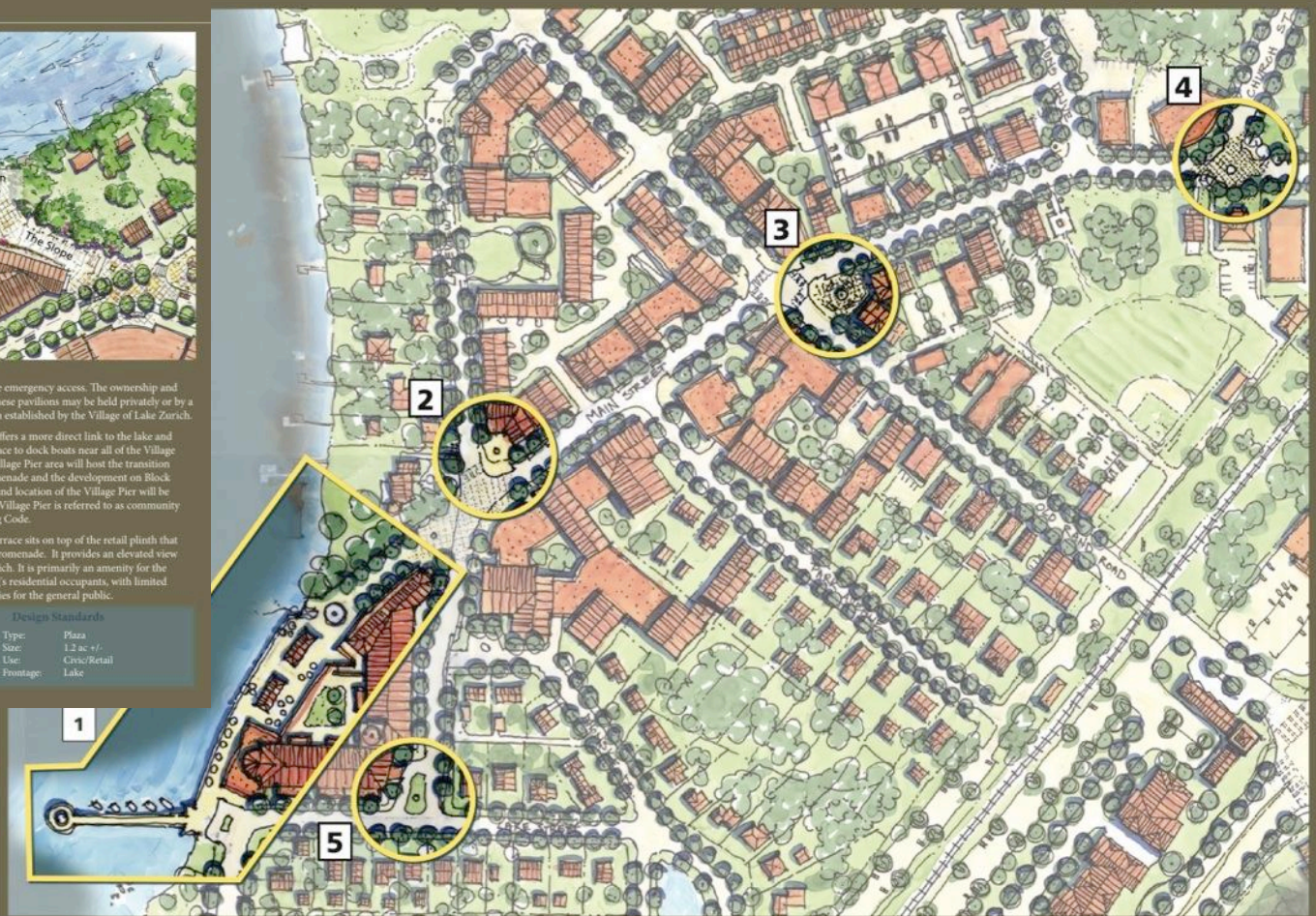
Market Pavilions, or small open-air retail structures, serving as market booths for festivals and farmer's markets, are permitted to occupy the space between the principal building frontage and the lake edge. These structures should be able to close overnight or when called for, and

allow for adequate emergency access. The ownership and management of these pavilions may be held privately or by a public mechanism established by the Village of Lake Zurich.

The Village Pier offers a more direct link to the lake and also provides a place to dock boats near all of the Village amenities. The Village Pier area will host the transition between the Promenade and the development on Block E. The exact size and location of the Village Pier will be determined. The Village Pier is referred to as community pier in the Zoning Code.

The Lake View Terrace sits on top of the retail plinth that fronts on to the Promenade. It provides an elevated view towards Lake Zurich. It is primarily an amenity for the principal building's residential occupants, with limited access opportunities for the general public.

Design Standards	
Type:	Plaza
Size:	1.2 ac +/-
Use:	Civic/Retail
Frontage:	Lake



DOWNTOWN LAKE ZURICH: Downtown Redevelopment (DR) Overlay

Special Districts

PART IV: DR DOWNTOWN REDEVELOPMENT OVERLAY DISTRICT

7-401 BACKGROUND; GOAL; PURPOSES

The downtown center of the Village of Lake Zurich is an important meeting place where residents and visitors greet neighbors, shop, stroll, picnic, visit public buildings, and enjoy the beauty of the lake. The Village has continued to prosper, but the vitality of Downtown Lake Zurich has diminished over the years. Because the downtown is critical to the wellbeing of the community, the Village undertook extensive planning, study, and analyses regarding how to restore the downtown's vitality.

The result of the Village's efforts was the adoption of carefully crafted master plans, redevelopment guidelines, the Tax Increment Financing ("TIF") Redevelopment Plan, and other standards for all new development throughout the downtown. Those plans and standards establish a distinct character for the downtown that is necessary for its success. That character can be achieved only by the comprehensive and consistent application of the regulations of the DR Downtown Redevelopment Overlay District to all new construction, redevelopment, exterior remodeling, and exterior alteration of downtown buildings, structures, and amenities.

The Village's overarching goal for Downtown Lake Zurich is to create and sustain a thriving residential and retail environment that will:

- ◆ Make Downtown Lake Zurich a desired destination for residents of the Village and nearby communities,
- ◆ Improve the quality of life in the community by creating a new and vibrant retail and residential district, complete with gathering places and improved traffic flow,
- ◆ Protect and enhance the value of property within the downtown and throughout the Village,
- ◆ Strengthen the economy of the Village, and
- ◆ Enhance the Village's overall ability to deliver quality services and support to its residents.

The Village has determined that it is essential that the downtown include:

- ◆ Buildings of consistent architectural style and of scale, height, design, and materials conforming to the Village's master plans and the high standards set in those plans,
- ◆ Use of the buildings and all other property within the DR Overlay District only in a manner consistent with the master plans, to achieve the proper balance of high quality retail shops, office spaces, and residential dwellings, and
- ◆ Pedestrian-friendly features such as inviting storefronts, landscaped walkways, comfortable street furniture, plazas and other gathering places, aesthetically pleasing signage, convenient passage from building to building and to parking, and similar thoughtful design features.

The regulations of this Part IV are intended to govern all development; redevelopment; building construction, exterior alteration, and exterior modification; all related physical

Special Districts

activity; and all uses, all to promote the important goals and purposes set forth above and to protect against the use or maintenance of any property within the DR Overlay District inconsistent with the Village's master plans and standards.

7-402 OVERLAY DISTRICT FUNCTION; APPLICATION OF BASE DISTRICT REGULATIONS

The DR Downtown Redevelopment Overlay District appears on the Zoning Map as an "overlay district," imposed on top of other districts created by this Code and referred to in this Part IV as "base districts." Development of property in the DR Overlay District must comply with the regulations of the DR Overlay District, with the regulations of the base district in which they are located, and, in certain instances, with the regulations of the Lake Protection District.

In many instances, the regulations of the DR Overlay District are more restrictive than, and preemptive of, the regulations of the base district, particularly in regard to building design and location and with what uses may be established.

When there is any conflict between the regulations of the DR Overlay District and the regulations of the base district or any other regulation of this Code, the regulations of the DR Overlay District shall control.

7-403 MAPPING LOCATION AND STANDARDS

The DR Downtown Redevelopment Overlay District shall be mapped as provided on the Zoning Map as of March 1, 2004, which includes, principally, the property in the central business district area of the Village along Main Street and Old Rand Road as well as certain adjacent property. Most of the property within the DR Overlay District is included within the Village's Downtown TIF District. The DR Overlay District may be mapped on such additional property as the Board of Trustees determines is appropriate based on the Board of Trustees' sound legislative judgment that such property is properly a part of the Village's Downtown Redevelopment Master Plans defined in Section 7-407 of this Code and should be regulated in the same manner as other property within the DR Overlay District.

7-404 PERMITTED USES

A. Permitted Uses On First Story Abutting Main Street Or Old Rand Road. The following uses and no others shall be permitted as of right on the first story (street level) of any building in the DR Overlay District on property that abuts Main Street or Old Rand Road:

1. Those retail trade uses listed in Subsection 4-102C of this Code as permitted in the B-2 Central Business District, but not including any of the following uses: any use that does not generate retail sales taxes except as otherwise specifically authorized in this Part IV; drinking places (5813); drug stores and proprietary stores (591); used merchandise stores (593) except that antique stores,

DOWNTOWN LAKE ZURICH: Downtown Redevelopment (DR) Overlay

Special Districts

regulations applicable in the base districts set forth in the Lake Zurich Municipal Code shall apply on the DR Overlay District only to the extent that they are consistent with the Downtown Redevelopment Master Plans. The Board of Trustees shall have the authority to change, alter, vary, modify, or waive any sign regulation if the Board of Trustees finds that a proposed sign will be consistent with the goals and purposes set forth in Section 7-401 of this Code, will comply with the standards set forth in Section 7-407 of this Code, and will be consistent with and promote the intent of the Downtown Redevelopment Master Plans. Signs that are not authorized by the Lake Zurich Municipal Code shall not be permitted in the DR Overlay District except only as approved in advance by ordinance duly adopted by the Board of Trustees.

7-411 BULK, YARD, AND SPACE STANDARDS

The bulk, yard, and space standards of the applicable base district shall apply to development within the DR Downtown Redevelopment Overlay District except as may be specifically modified by ordinance duly adopted by the Board of Trustees. The Board of Trustees shall have the authority to change, alter, vary, modify, or waive any bulk, yard, or space regulation as it applies to a development approved by the Board of Trustees, but only if the Board of Trustees finds that the proposed development will be consistent with the goals and purposes set forth in Section 7-401 of this Code, will comply with the standards set forth in Section 7-407 of this Code, and will be consistent with and promote the intent of the Downtown Redevelopment Master Plans.

In addition, the following standards shall apply unless changed, altered, varied, modified, or waived by the Board of Trustees:

A.	Minimum lot area:	18,000 square feet
B.	Minimum lot width:	100 feet
C.	Maximum height:	District maximum except only as otherwise specifically approved by ordinance of the Board of Trustees, but in no event more than five stories
D.	Minimum number of off-street parking spaces for residential uses:	1.2 spaces per dwelling unit
E.	Minimum number of parking spaces for retail and office uses:	1 space for each 250 feet net floor area

Business Districts

- D. Compliance with DR Downtown Redevelopment Overlay District. All construction and development on property within the DR Downtown Redevelopment Overlay District (see Section 7-401 of this Code) shall comply with all standards and requirements set forth in that overlay district.

4-110 BULK, SPACE AND YARD REQUIREMENTS

The building height, lot, yard, floor area ratio, and landscaped surface requirements applicable in the business districts are set forth in the following table. Footnote references appear in Subsection F of this Section at the end of the table.

	B-1	B-2	B-3
A. <u>Maximum Height</u>			
1. <u>Principal Structures</u>			
a. Feet (whichever)	35	35	35
b. Stories (is less)	2	3	3
2. <u>Accessory Structures</u>			
	25	25	25
B. <u>Minimum Lot Area and Dimensions</u> ^{(1) (2)}			
1. <u>Minimum Lot Area</u> (square feet)			
	20,000	N/A	43,560
2. <u>Minimum Lot Width</u> (feet)			
	100	N/A	150
C. <u>Minimum Yards</u> ^{(1) (3) (4) (5) (6) (7) (8)}			
1. <u>Front and Corner Side</u> (feet)			
	25	N/A	50
2. <u>Side</u> (feet)			
	10	N/A	15
3. <u>Rear</u> (feet)			
	25	N/A	30
D. <u>Maximum Floor Area Ratio</u>			
1. <u>Retail Uses</u>			
a. One Story	0.18	1.0	0.22
b. More Than One Story	0.18	1.0	0.27
	B-1	B-2	B-3
2. <u>Office Uses</u>			
a. One Story	0.25	1.0	0.27
b. More Than One Story	0.25	1.0	0.34
3. <u>Combined Retail and Office Uses</u>			
a. One Story	0.22	1.0	0.24
b. More Than One Story	0.27	1.8	0.35

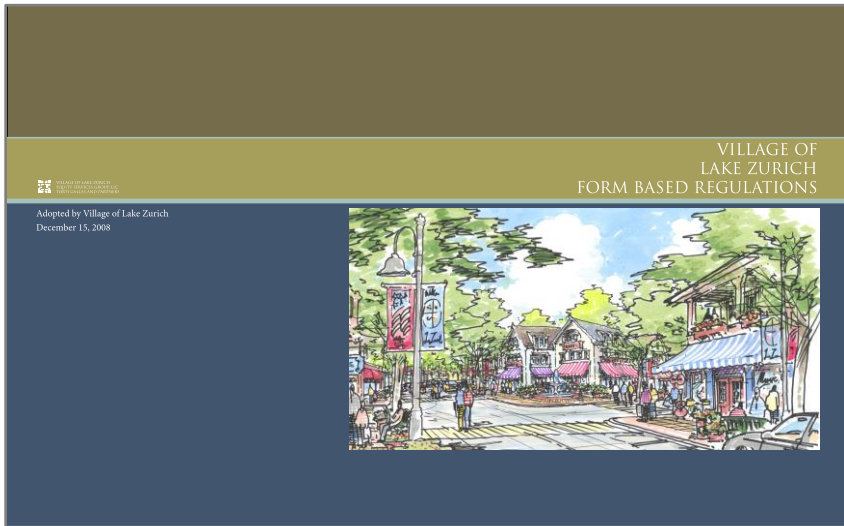
DOWNTOWN LAKE ZURICH

Torti Gallas + Partners

Overlay

Guidelines

Frontage Type Based



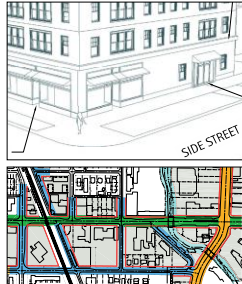
- HIGHLY DETAILED BASED ON A RIGOROUS PLAN
- LESS FLEXIBLE WITH MARKET CHANGES
- ULTIMATELY USED AS GUIDELINES

key points

DOWNTOWN GLENVIEW

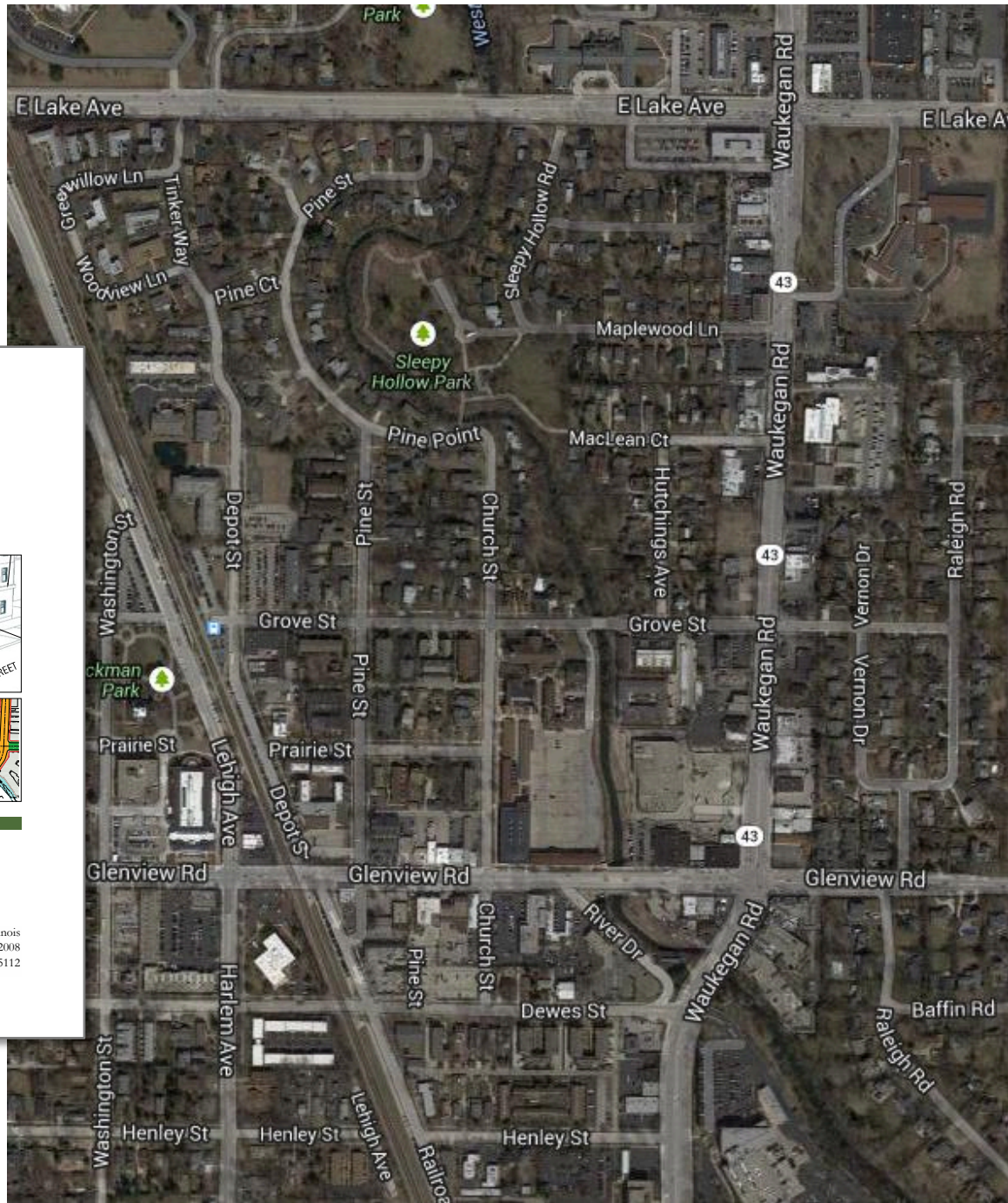
Lakota Group

Village of Glenview Downtown Development Code



THE LAKOTA GROUP

Glenview, Illinois
June 17, 2008
Ordinance Number: 5112



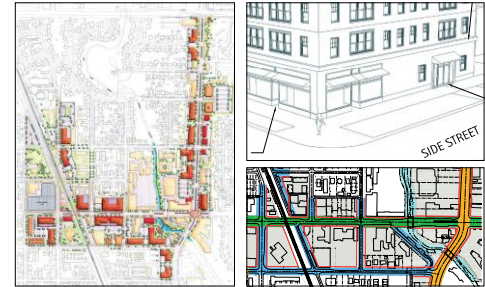
DOWNTOWN GLENVIEW

Lakota Group



New Form-Based Districts
Mandatory, Integrated
Frontage Type Based

Village of Glenview Downtown Development Code



THE LAKOTA GROUP

Glenview, Illinois
June 17, 2008
Ordinance Number: 5112

DOWNTOWN GLENVIEW

Glenview Downtown Development Code

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Glenview Downtown Development Code

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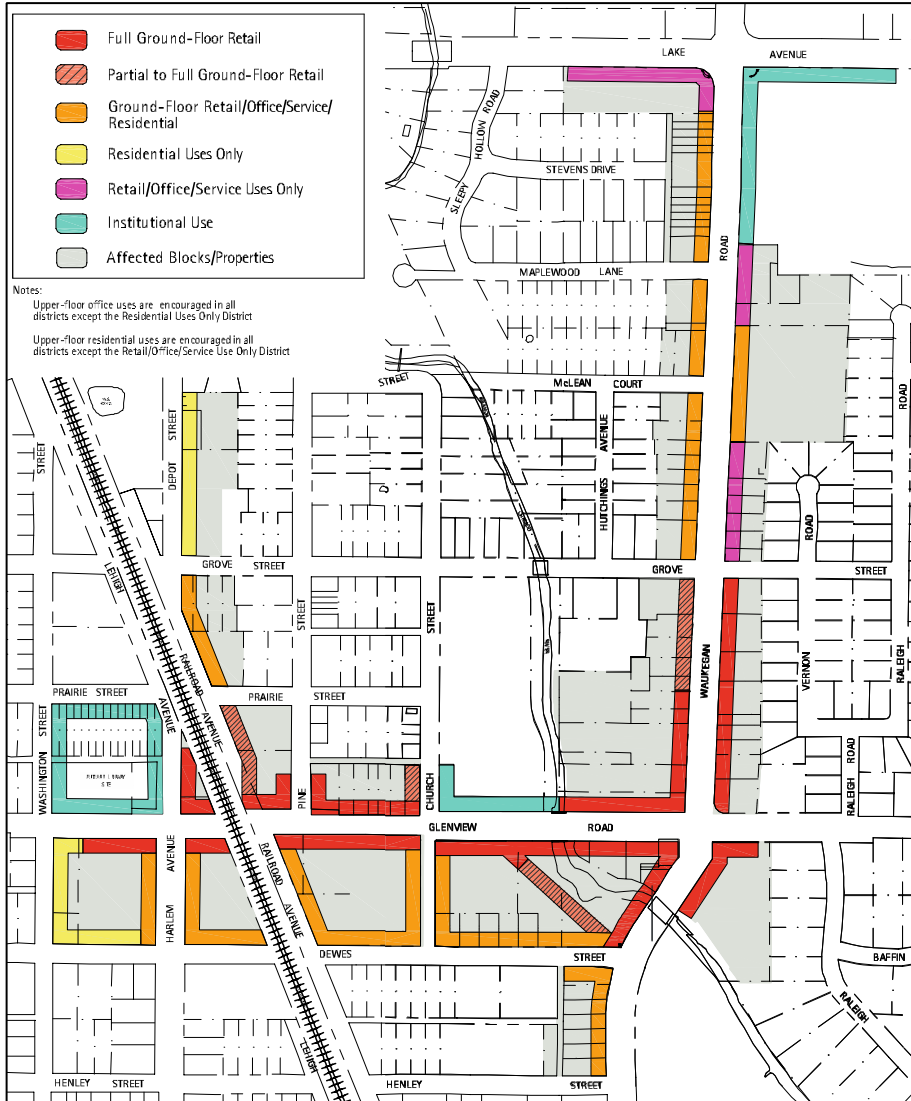
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DOWNTOWN GLENVIEW: Regulating Framework

Figure 2.5: Downtown Uses (Based on Downtown Revitalization Plan)

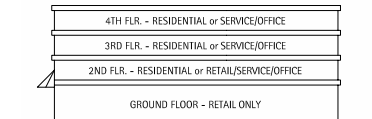


2.2. Permitted Uses

The following is a description of land uses allowed in the Downtown District (see Figure 2.5 for the location of each use by block.) Also refer to tables of permitted uses for each Street Frontage.

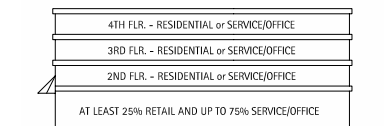
2.2.1 Full Ground-Floor Retail: These properties are required to have retail uses on the ground floor. Service and office uses are only allowed on upper floors along these blocks. Upper-floor residential uses also are allowed. (See Figure 2.2.)

Figure 2.2: Full Ground-Floor Retail



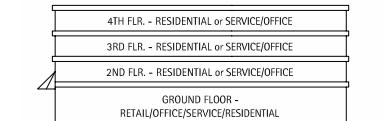
2.2.2 Partial to Full Ground-Floor Retail: Retail, service or office uses are required on the ground floor along these blocks. At least 25 percent of the property's ground floor area must be retail, while service and office uses can occupy the remaining 75 percent. Upper-floor residential and service/office uses also are allowed. (See Figure 2.3.)

Figure 2.3: Partial to Full Ground-Floor Retail



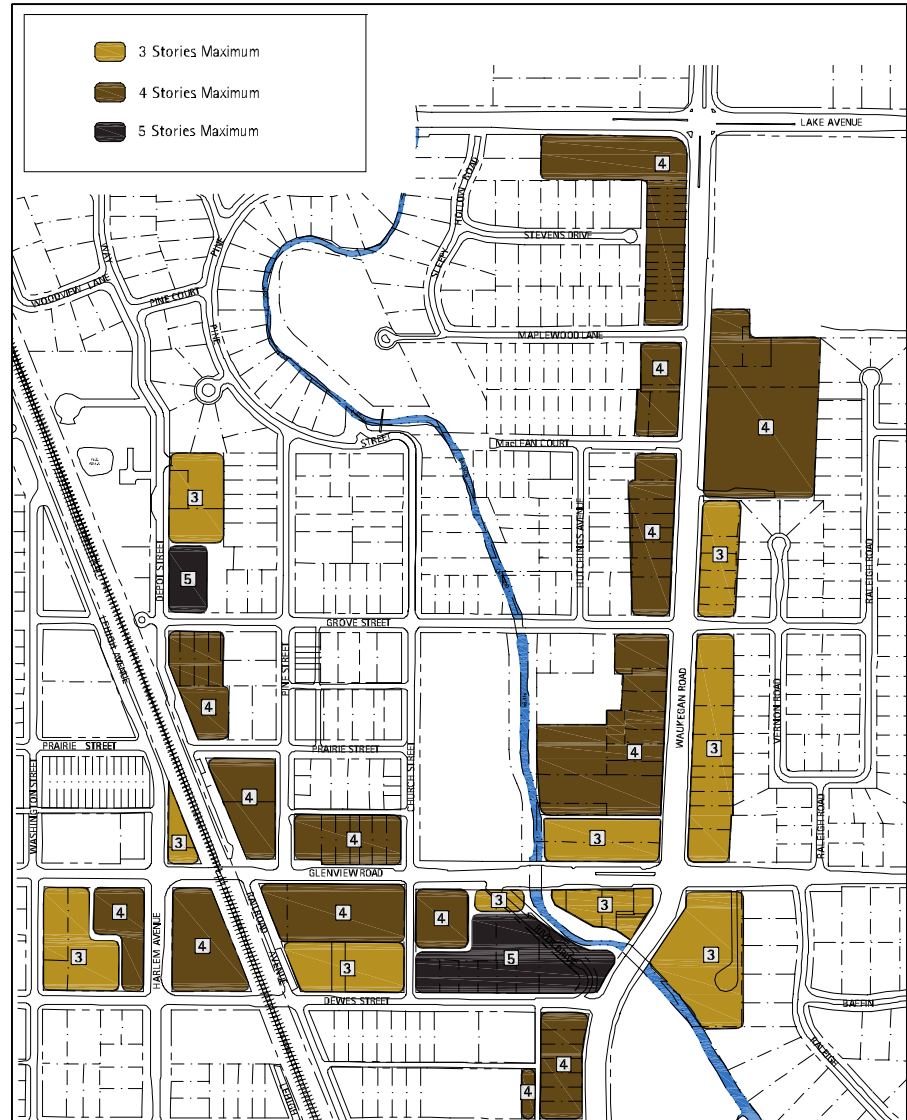
2.2.3 Ground-Floor Retail/Office/Service Encouraged: Retail, service, or office uses are encouraged if feasible on the ground floor along blocks with this designation. Residential, service, and office uses are allowed on upper floors. All-residential buildings also are allowed. (See Figure 2.4.)

Figure 2.4: Ground Floor Retail/Office/Service/Residential



DOWNTOWN GLENVIEW: Regulating Framework

Figure 2.9: Maximum Building Heights



DOWNTOWN GLENVIEW: Street Frontages

Figure 3.2: Street Frontages

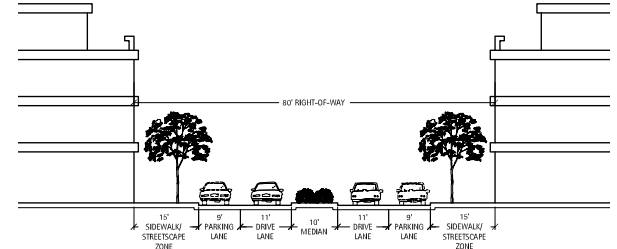
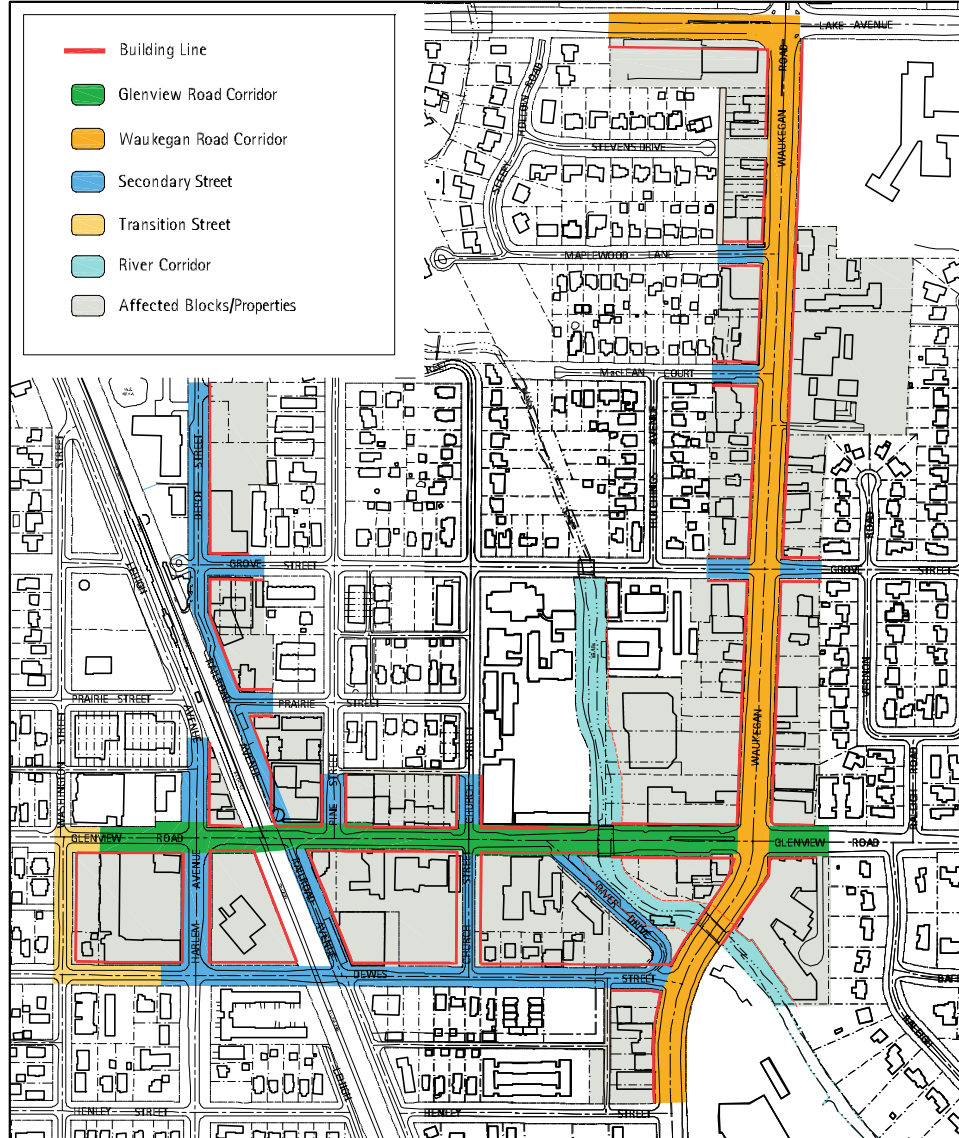
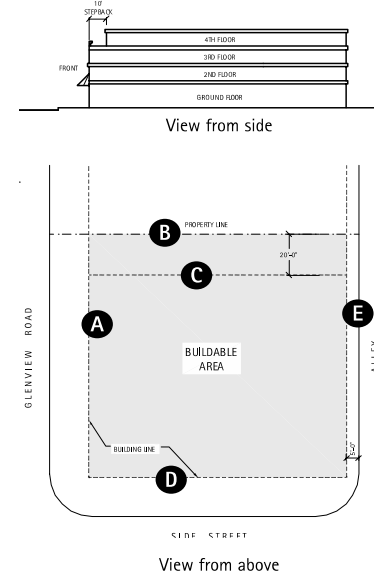


Figure 3.11: Building Setbacks/Stepbacks



DOWNTOWN GLENVIEW: Design Standards

4.6.1 Mixed Use

Figure 4.1: Mixed-use Building on Corner Lot

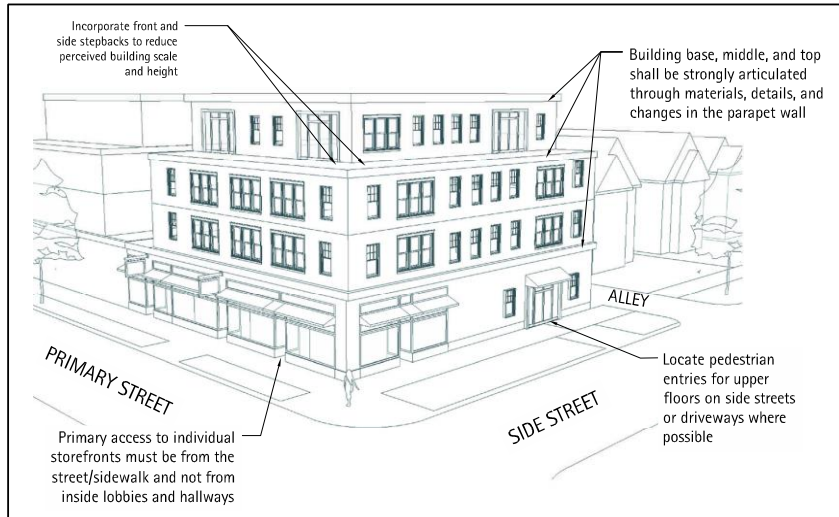


Figure 4.2: Mixed-use Building, Mid-block with Access Drive

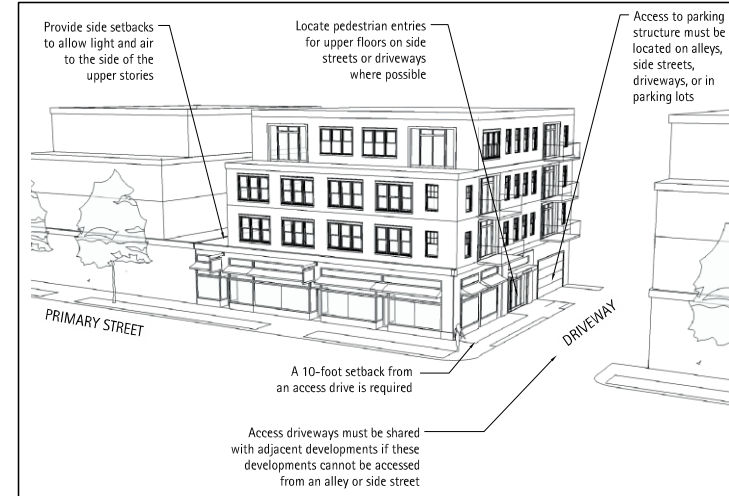
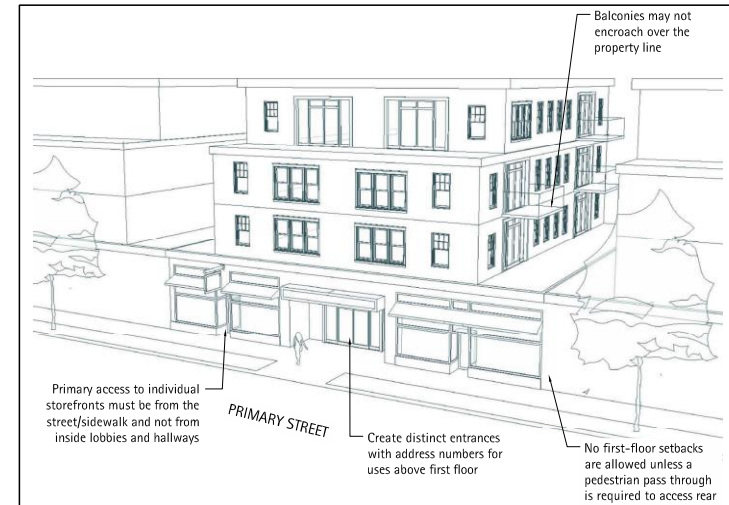


Figure 4.3: Mixed-use Building, Mid-block Without Access Drive



DOWNTOWN GLENVIEW: Design Standards

Figure 4.8: Building Articulation



Articulated building with clearly defined base, middle, and top. (4.7.2.1)

Figure 4.9: Fenestration



At least 50% of ground-floor commercial shall be clear glass windows and doors. At least 25% of every upper floor shall be glass windows. (4.7.4.3, 4.7.4.4)

NOT ACCEPTABLE



Inadequate fenestration blocks views of interior spaces. (4.7.4.7, 4.7.4.8, 4.7.4.9)

NOT ACCEPTABLE



Building with no defined base, middle, or top. (4.7.2.1)

ACCEPTABLE

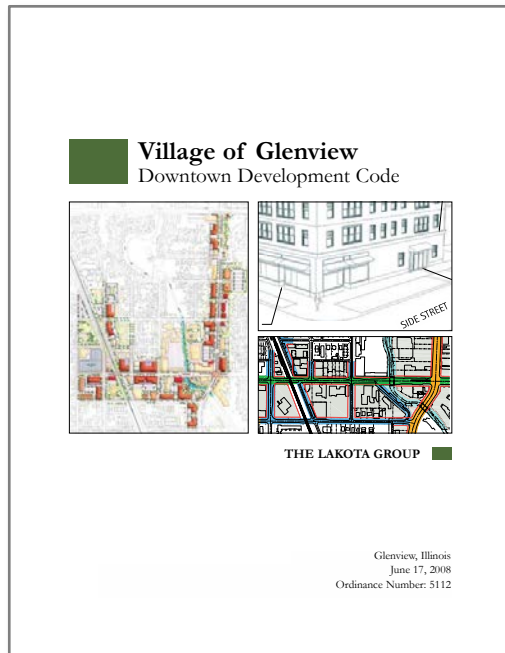


Building design should feature a balance of vertical and horizontal elements, as illustrated by the lines on the above photograph. (4.7.2.4)

DOWNTOWN GLENVIEW

Lakota Group

New Districts
Mandatory, Integrated
Frontage Type Based



- FRONTAGE BASED FOR USES
- BUILDING TYPES FOR FORM
- IMPLEMENTS MASTER PLAN FAIRLY SPECIFICALLY
- REQUIRES PLAN COMMISSION AND APPEARANCE COMMISSION APPROVALS

key points

- 1 Downtowns
- 2 Station Areas
- 3 Commercial Corridors
- 4 Redevelopment Areas
- 5 Neighborhoods



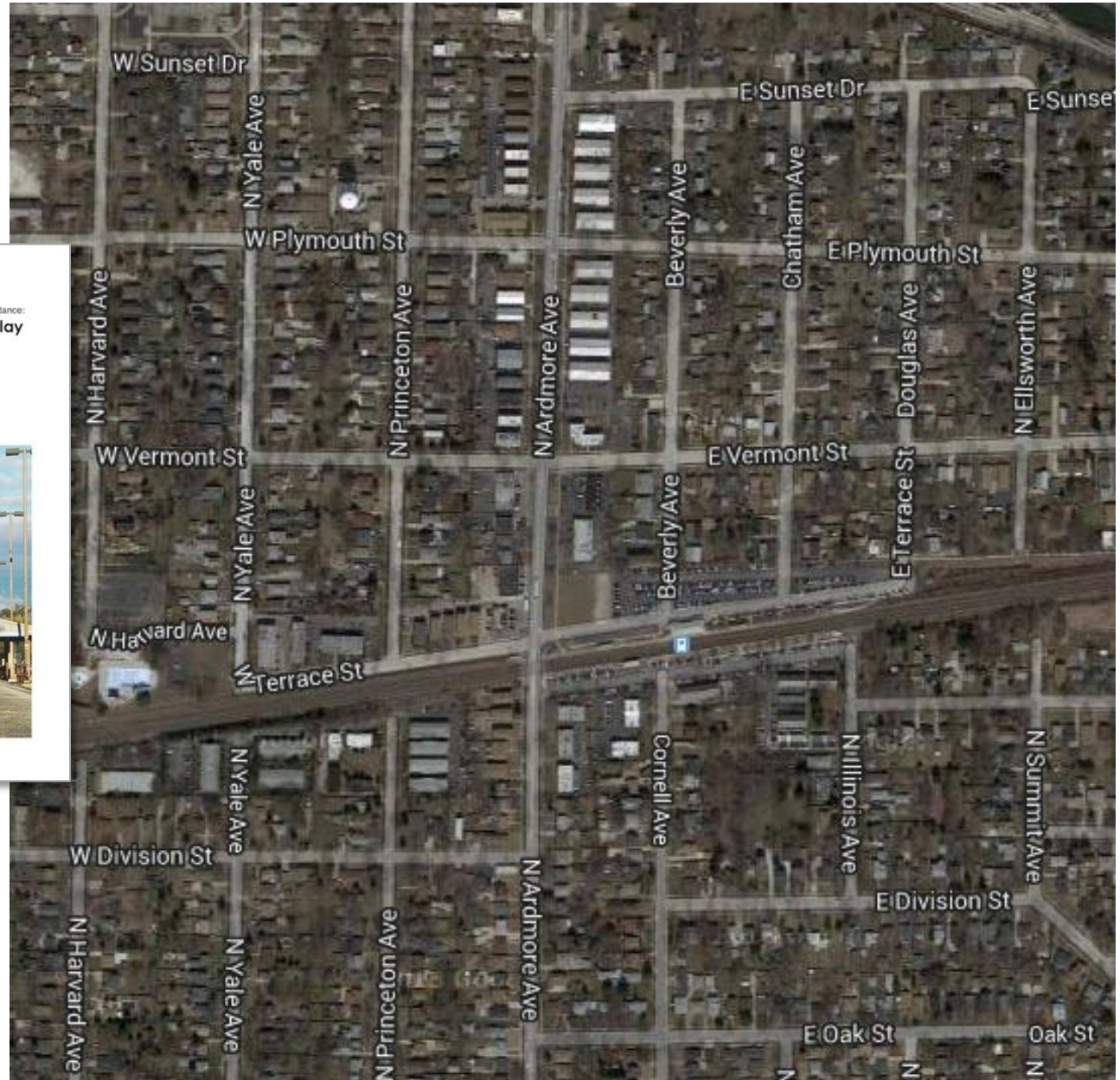
considerations
applicable areas

STATION AREA VILLA PARK

RTA Implementation Technical Assistance:
Villa Park TOD Overlay

Prepared for:
Villa Park, IL

Date: June 20, 2013



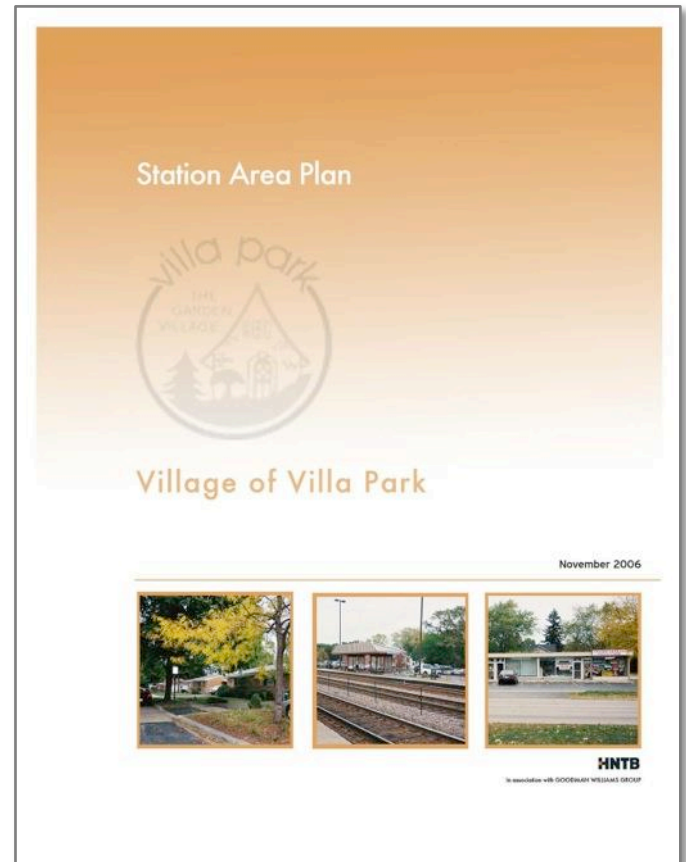
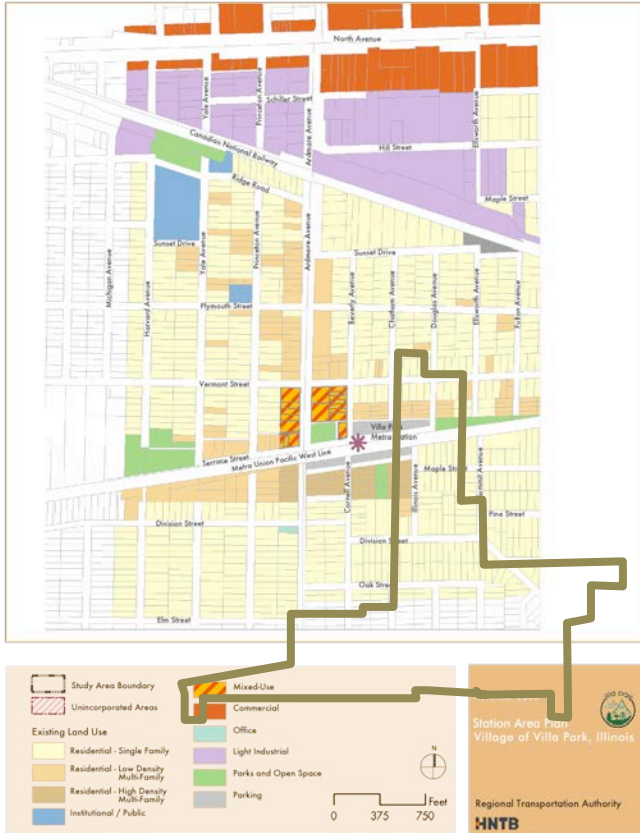
STATION AREA

VILLA PARK: Master Plan



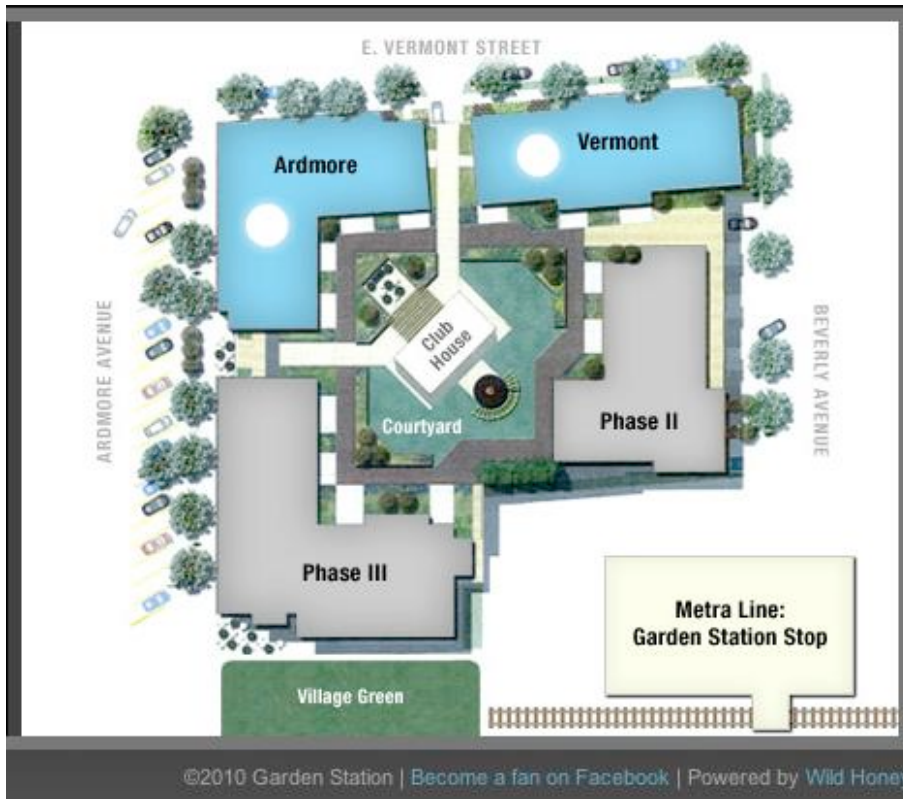
**Regional
Transportation
Authority**

Figure 6 Land Use Framework Plan



STATION AREA

VILLA PARK: Approved PUD



STATION AREA VILLA PARK

Overlay
Mandatory
Building Type Based



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



- TOD Core Overlay District
- TOD Residential Overlay District I
- TOD Residential Overlay District II
- Open Space (No Overlay included)
- Metra / Railroad
- Villa Park Metra Station
- Form-Based Districts Area

Use, Dimensional, and Design Standards
Site Development Standards

Overlay District	Each Overlay District includes a series of layered requirements from the existing Basic Zoning Ordinance as well as the new TOD Article.
Base Zoning District	
Uses	Uses from the Base Zoning District remain in place. Refer to Articles 10 and 13 for the Permitted Uses listed in the Base Zoning Districts.
Building Type	A series of permitted Building Types replace all bulk and dimensional requirements in the Base Zoning.
Signs	Signs and Landscape applicable to the Base Zoning District remain in place, with some minor modifications noted in the Overlay.
Landscape	
Parking Requirements	Parking Requirements applicable to the Base Zoning District remain in place, with a series of parking credits permitted by the Overlay.
Parking Credits	

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

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

STATION AREA VILLA PARK

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
① Front Property Line Coverage	95%
Occupation of Corner	Required
② Front Build-to-Zone	0' to 5'
③ Corner Build-to-Zone	0' to 5'
④ Minimum Side Yard Setback	0'; 5' if adjacent to other Building Type
⑤ Minimum Rear Yard Setback	5'; 40' if adjacent to existing single family
⑥ Minimum Lot Width	none
⑦ Maximum Lot Width	none
Maximum Impervious Coverage	75%
Additional Semi-Pervious Coverage	25%
⑧ Parking & Loading Location	Rear yard; garage access permitted off rear facade. Side facade garage access requires review by Plan Commission.
⑨ 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)	
① Minimum Overall Height	2 stories
② Maximum Overall Height	8 stories; 10 stories permitted with review by Plan Commission.
③ Ground Story: Minimum Height	14'
④ Maximum Height (measured floor to floor)	24'; 18' or more in height counts as two stories towards maximum building height.
⑤ Upper Stories: Minimum Height	9'
⑥ Maximum Height (measured floor to floor)	14'
(c) Uses Refer to Figure 25.2C (2)	
⑦ Ground Story	All non-residential uses, Refer to Article 13.
⑧ Upper Story	Any permitted use, Refer to Article 13.
⑨ Parking within Building	Permitted fully in any basement and in rear of upper floors.
⑩ Occupied Space	30' deep on all full floors from the front facade.
(d) Street & Civic Space Facade Requirements Refer to Figure 25.2C (3).	
① Minimum Ground Story Transparency (Measured between 2' and 8' above grade)	75%
② Minimum Transparency Upper Stories	20%
Blank Wall Limitations	Required per floor
③ Front Facade Entrance Type	Storefront, Arcade
④ 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).	
⑤ Permitted Roof Types	Parapet, Pitched, Flat
Tower	Permitted

25.2 Building Types

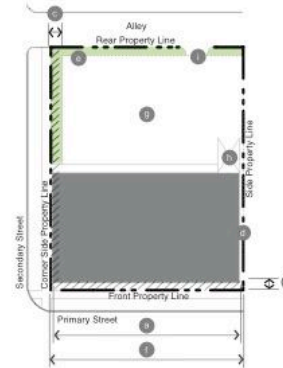


Figure 25.2C (1): Building Siting

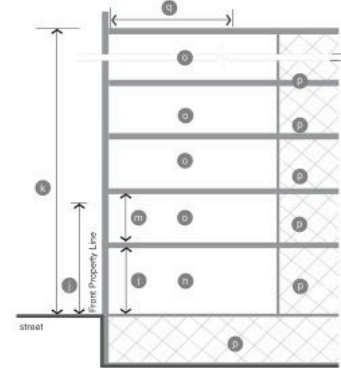


Figure 25.2C (2): Height & Use Requirements

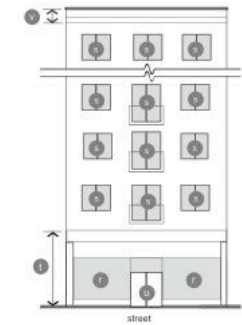


Figure 25.2C (3): Street & Civic Space Facade Requirements

Building Types by Overlay Districts		Overlay Districts		
		TOD Core	TOD Residential I	TOD Residential II
Building Types	Storefront Building	●		
	Scoop Building		●	●
	Civic Building	●	●	
	Row Building		●	●

● = Permitted within district

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

STATION AREA VILLA PARK

25.3 Site Development Standards

5. Street Configurations. The following street configurations are provided to assist in the redesign or repaving of Ardmore Avenue 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.
- 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. Parkway with trees buffer pedestrians on the sidewalks.
 - 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. Parkway with trees buffer pedestrians on sidewalks.
 - 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.
- 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. Parkway with parkway trees buffer pedestrians on sidewalks.
 - 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

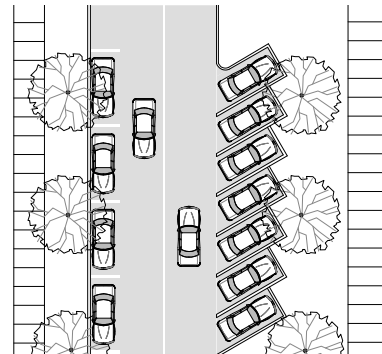
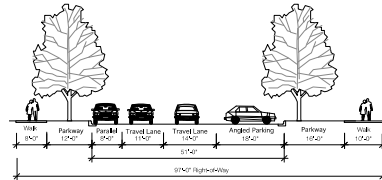


Figure 25.3C (3). Ardmore Avenue 97' ROW- Alternative 1.

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

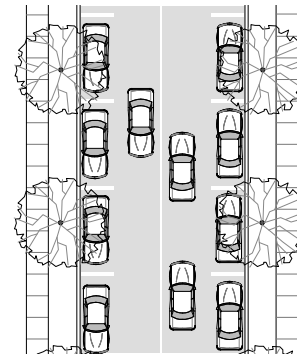
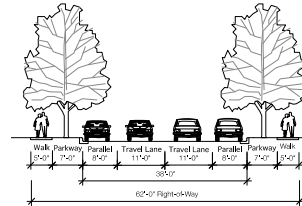


Figure 25.3C (6). Ardmore Avenue 62' ROW- Alternative 1.

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

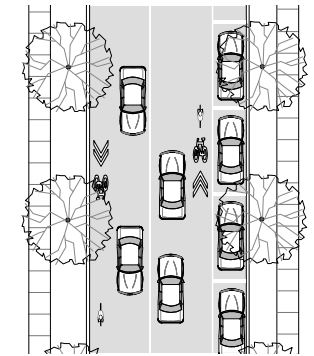
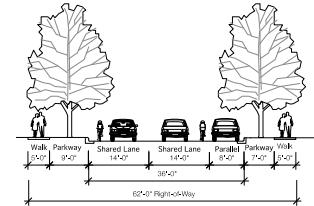
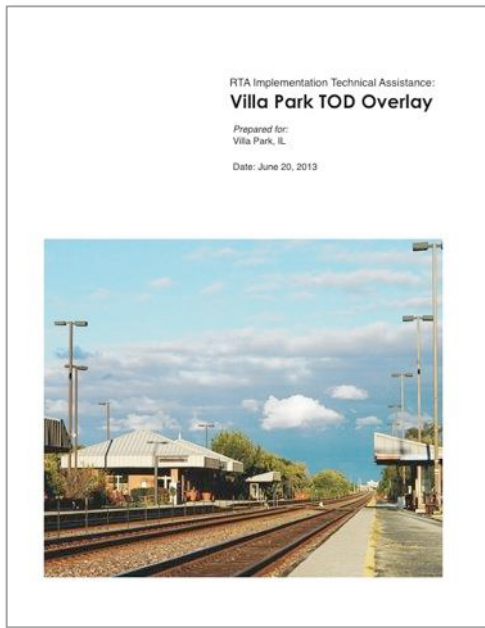


Figure 25.3C (7). Ardmore Avenue 62' ROW- Alternative 2.

STATION AREA VILLA PARK

Overlay
Mandatory, Integrated
Building Type Based



- VALUE OF HIGHLY TRAINED, ACTIVE PLAN COMMISSION
- ADMINISTRATIVE APPROVALS
- OVERLAY UTILIZES ALREADY VETTED EXISTING CODE SECTIONS (USES, PARKING)

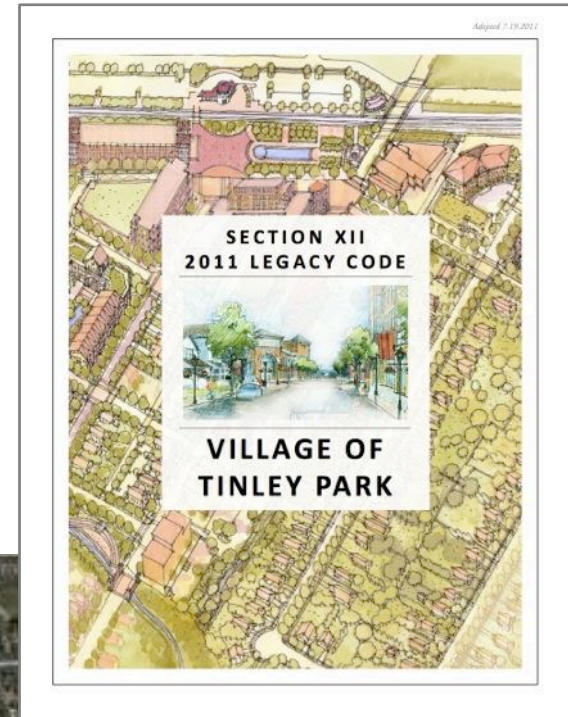
key points

- 1 Downtowns
- 2 Station Areas
- 3 Commercial Corridors**
- 4 Redevelopment Areas
- 5 Neighborhoods



considerations
applicable areas

CORRIDOR (DOWNTOWN, STATION AREA) TINLEY PARK



CORRIDOR (DOWNTOWN, STATION AREA) TINLEY PARK

Teska Associates

C. Applicability

The *Legacy Code* shall apply to the area of land along Oak Park Avenue generally between 167th Street and 183rd Street, as depicted on the Code Area Map (Figure 1.C.1) and as designated on the official Zoning Map of the Village of Tinley Park.

The standards set forth in this section shall be applied to properties, and shall officially rezone properties, within the Legacy Code Area.

Where conflicts occur between the development standards or requirements in the Village's Zoning Ordinance, Subdivision Regulations, or Building Code and this section of the Zoning Ordinance, the regulations of this section of the Zoning Ordinance supersede.

Should this section of the Zoning Ordinance be found by Village staff to be silent on any matter that is otherwise provided for in any other section of the Zoning Ordinance, Subdivision Regulations, or Building Code, the applicable provisions of those sections shall apply.

D. Severability

Should any section or provision of this section of the Zoning Ordinance be declared to be unconstitutional or invalid, such decision shall not affect the validity of any other part of this section or Zoning Ordinance, as a whole.

New Districts
Mandatory
Building Type Based

Section 1

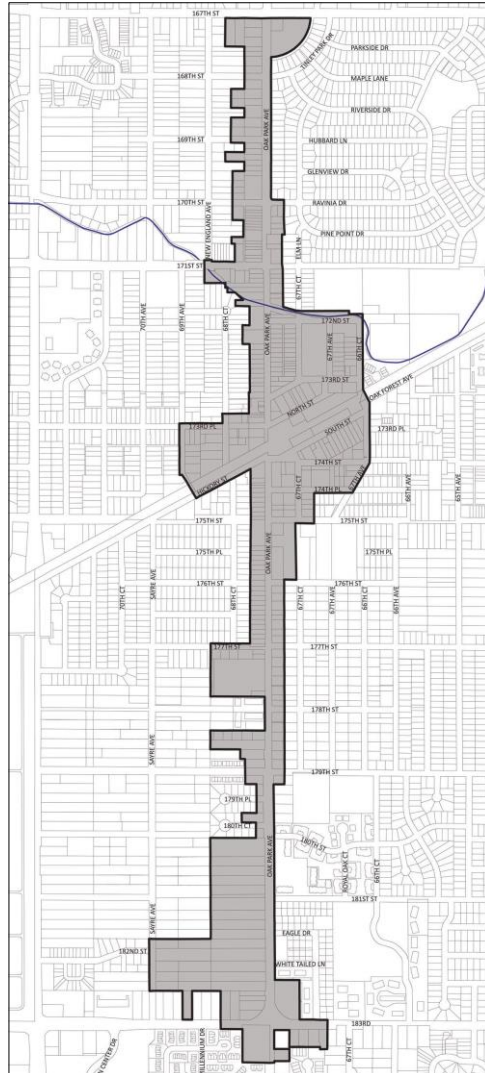
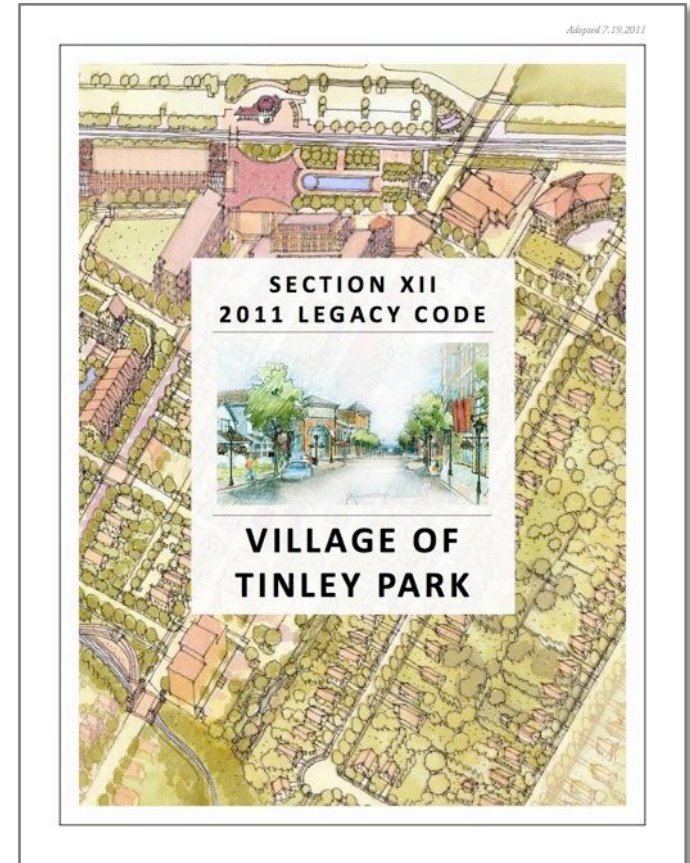


Figure 1.C.1 - Code Area Map



CORRIDOR TINLEY PARK

G. Regulating Plan

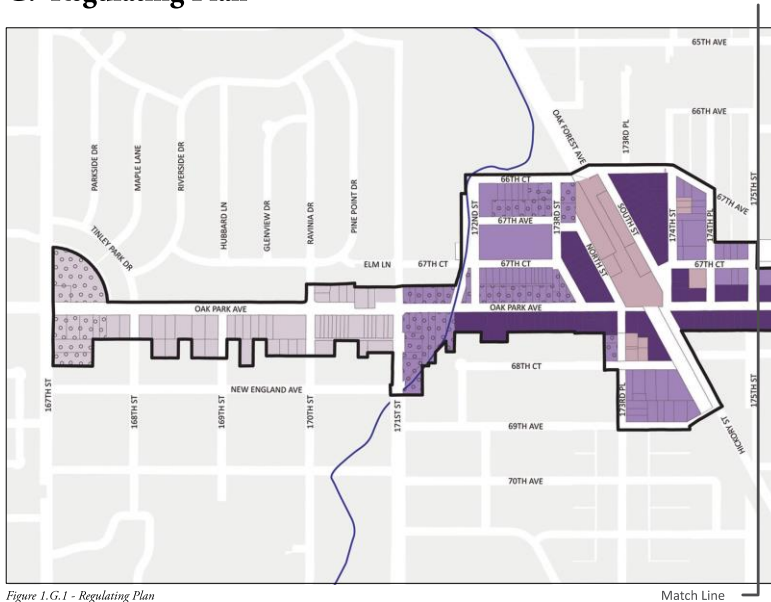
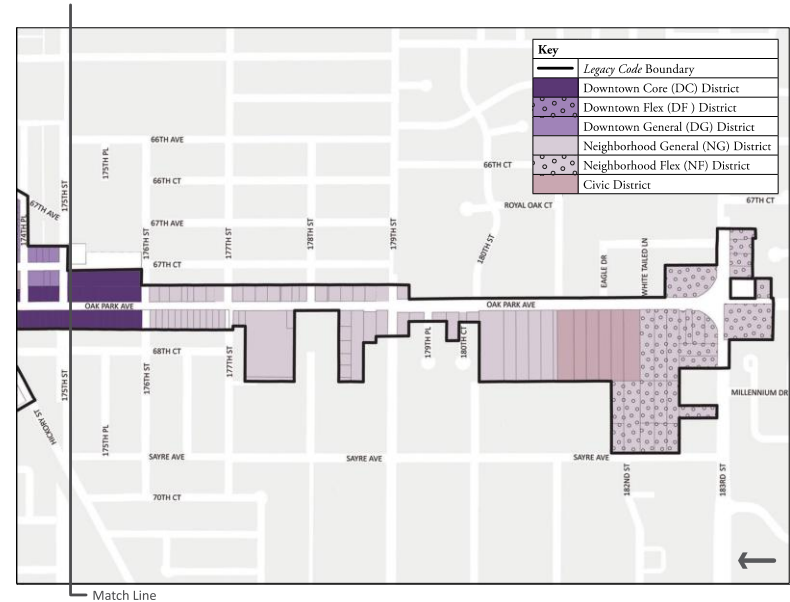


Figure 1.G.1 - Regulating Plan

Match Line



Match Line

H. Character Districts

Downtown Core	p. 11
<p>The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street tree plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks.</p>	

Downtown Flex	p. 19
<p>The Downtown Flex District consists of small lots and structures of single-family residential scale, with buildings permitted to flex between residential and commercial uses. Street frontages include trees and lawns, and buildings are separated and set back from sidewalks.</p>	

Downtown General	p. 27
<p>The Downtown General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings, and buildings form a continuous street wall set close to sidewalks.</p>	

Neighborhood General	p. 35
<p>The Neighborhood General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings and can include lawns, and buildings form a continuous street wall set close to sidewalks.</p>	

Neighborhood Flex	p. 43
<p>The Neighborhood Flex District consists of a variety of lot sizes and building scales, with buildings designed for residential or commercial uses. Street frontages have steady street tree plantings, and buildings are separated or attached to form a continuous street wall set close to sidewalks.</p>	

Civic	p. 51
<p>The Civic District consists of a variety of public buildings and uses of both local and regional importance. Street frontages have steady street tree plantings, and the sites have high pedestrian and transit activity.</p>	

CORRIDOR TINLEY PARK

Village of Tinley Park

Adopted 7.19.2011

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Adopted 7.19.2011

2011 Downtown Legacy Code

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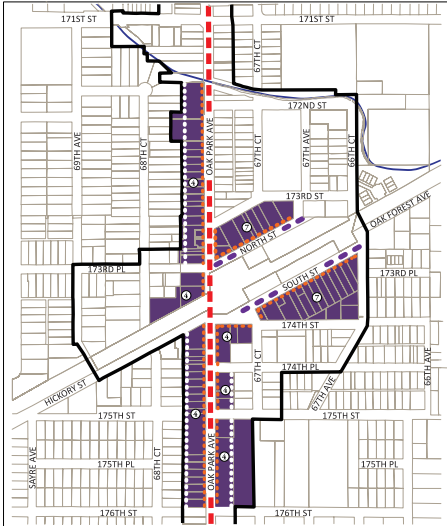
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CORRIDOR TINLEY PARK

3. Regulating Plan - Improvements > 50% (DC)



Key	
	Legacy Code Boundary
	Downtown Core (DC) District
	Corridor Type A
	Corridor Type D
	Proposed Legacy Plan Alley
	Street Level Commercial Required
	Allowable Building Height

Figure 2.A.2 - Downtown Core Regulating Plan

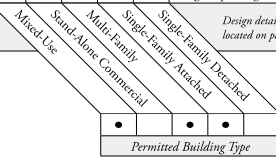
4. General Standards (DC)

Permitted Building Functionality	On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly	4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	not required	0.2 per 1,000 s.f. (2 minimum)
Residential	1 space per dwelling unit guest parking not required	1 per dwelling unit

A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55

Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59

Table 2.A.1



○ Can not occupy, individually or in aggregate, greater than 50% of a building's street level commercial space.

5. Corridor & Alley Requirements (DC)

a. Intent

The type and minimum degree of public and private improvements required within the Corridor or Alley areas shall be based upon the location and percentage of the total *lineal frontage* of a block to be assembled and/or improved as part of a project (see Table 2.A.2).

b. Applicability

This section shall apply to projects involving lot improvements greater than 50% of the market value of the property, as well as projects involving lot assemblage. Refer to page 16 for standards relating to single lot improvements less than 50% of market value (Heritage Sites).

c. Waivers

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff shall recommend to the Plan Commission to consider one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

d. Required Improvements

Site Type	Corridor			Alley		
	Thoroughfare	Public Frontage	Private Frontage	Dedication to Village	Construct On-Site	Connect to Thoroughfare
> 75% of Block	●	●	●	●	●	●
Lot Assemblage > 40% of Block	●	●	●	●	●	●
Lot Assemblage < 40% of Block		●	●	●	●	
Single Lot > 10% of Block		●	●	●	●	
Single Lot < 10% of Block		●	●	●	●	
Block End (any %)		●	●	●	●	●

Table 2.A.2

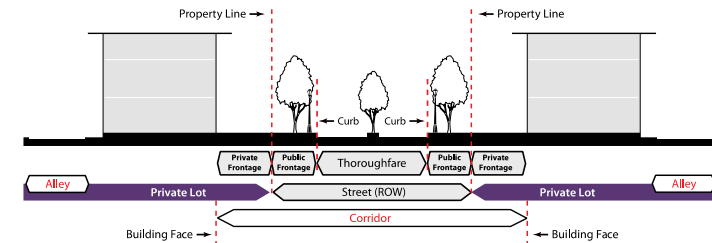


Figure 2.A.3 - Illustration of Terms

CORRIDOR TINLEY PARK

E. How to Use the Code

- Go to pages 6-7 to determine the zoning of the property
- Refer to character district inset to determine what page to start at

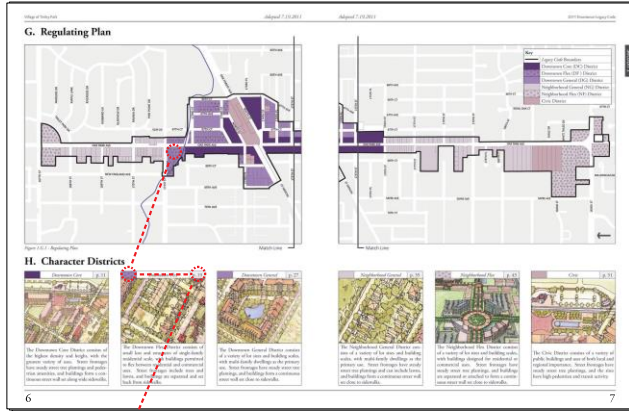


Figure 1.E.1

- Each district is divided into two sections based upon the degree of improvements proposed:

Redevelopment
Those projects involving improvements **greater than 50%** of the property's market value.

Heritage Site
Those projects involving improvements **less than 50%** of the property's market value.

- General Regulations apply to all districts:

- | | |
|--------------------------|-------------|
| Administration | Landscaping |
| Uses | Fencing |
| Building Standards | Stormwater |
| Parking Design Standards | Lighting |
| Alleys | Signage |
| Vehicle Access | |
| Lighting | |
| Signage | |
| Vehicle Access | |

Improvement Standards Within Each District

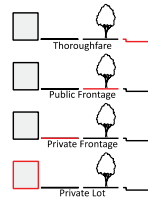


Figure 1.E.2

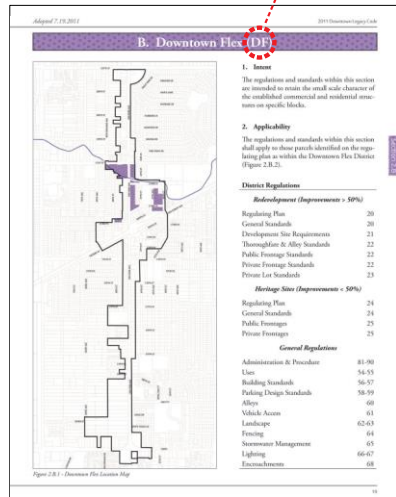
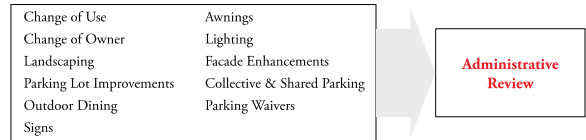


Figure 1.E.3

F. Process Overview

The following provides a concise overview of the general review process. The intent of this code is to reward those who strive to meet its standards and regulations. Therefore, the length of review time and number of meetings required to obtain project approval shall be based upon the degree of conformance to this code. Those changes involving existing structures will typically not require public meetings unless determined by Village staff that the nature of the modifications warrant review by Village Commissions and/or the Village Board. A complete description of the process and submission requirements is located on pages 81-90.

1. Existing Structures



2. New Development, Redevelopment & Special Approvals

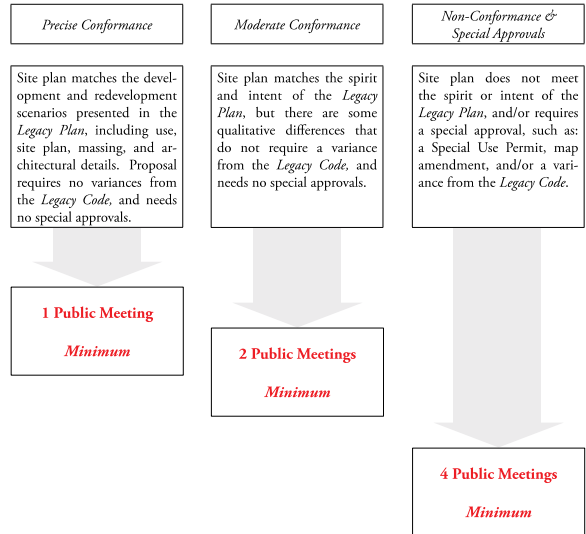
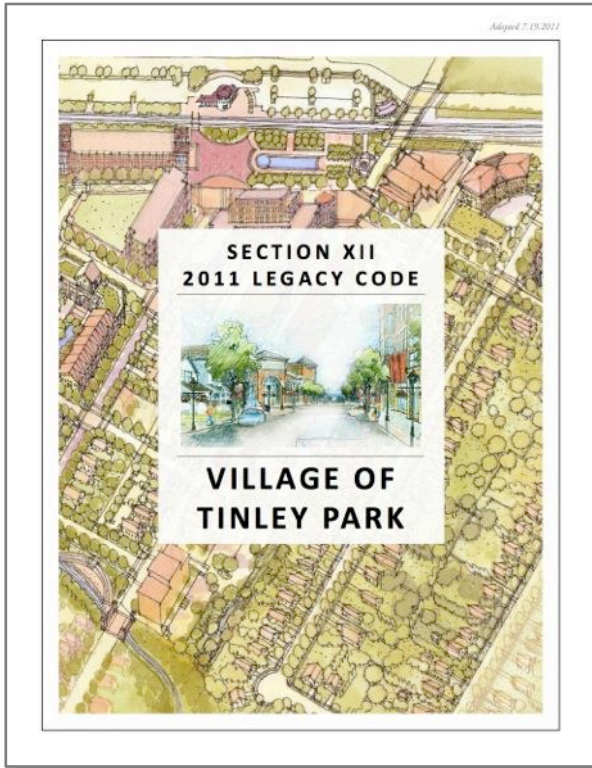


Figure 1.F.1

CORRIDOR TINLEY PARK

New Districts
Mandatory
Building Type Based



- Detailed Series of Districts
- Treatment of Existing Structures and New Development Separately
- Summary Tables per District

key points

- 1 Downtowns
- 2 Station Areas
- 3 Commercial Corridors
- 4 Redevelopment Areas**
- 5 Neighborhoods



considerations
applicable areas

REDEVELOPMENT AREA WEST EVANSTON



REDEVELOPMENT AREA WEST EVANSTON



REDEVELOPMENT AREA WEST EVANSTON

Overlay
Mandatory
Building Type Based

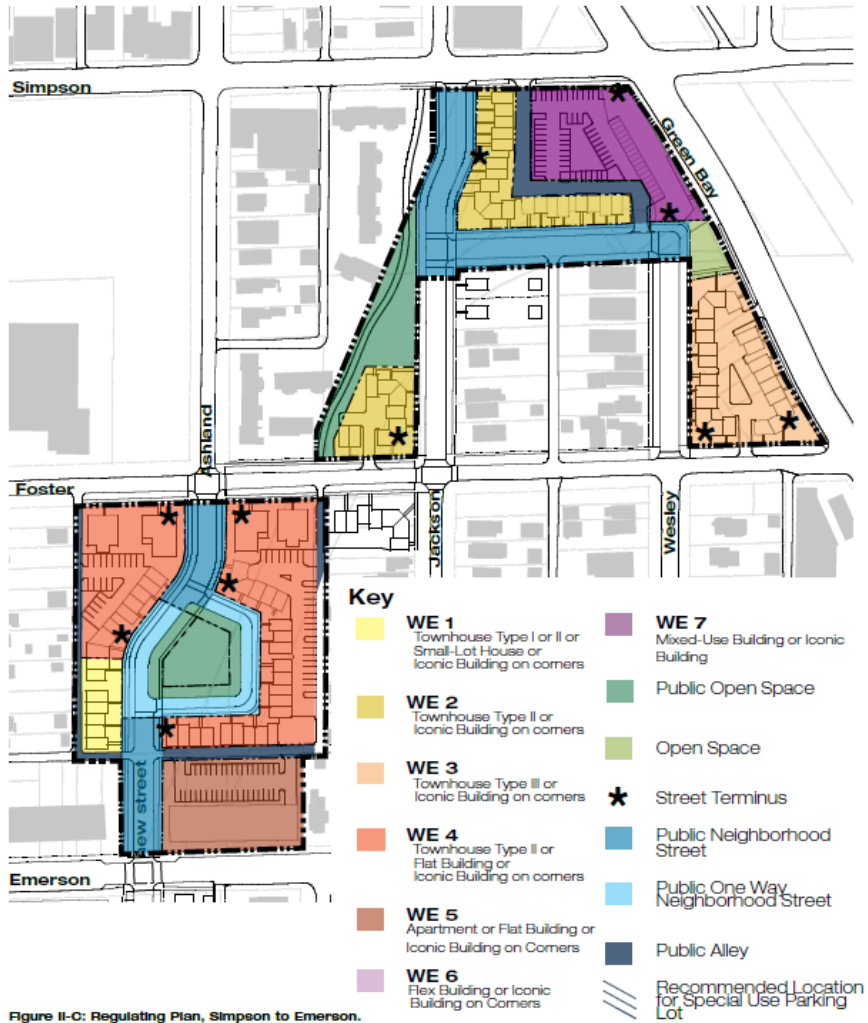


Figure II-C: Regulating Plan, Simpson to Emerson.

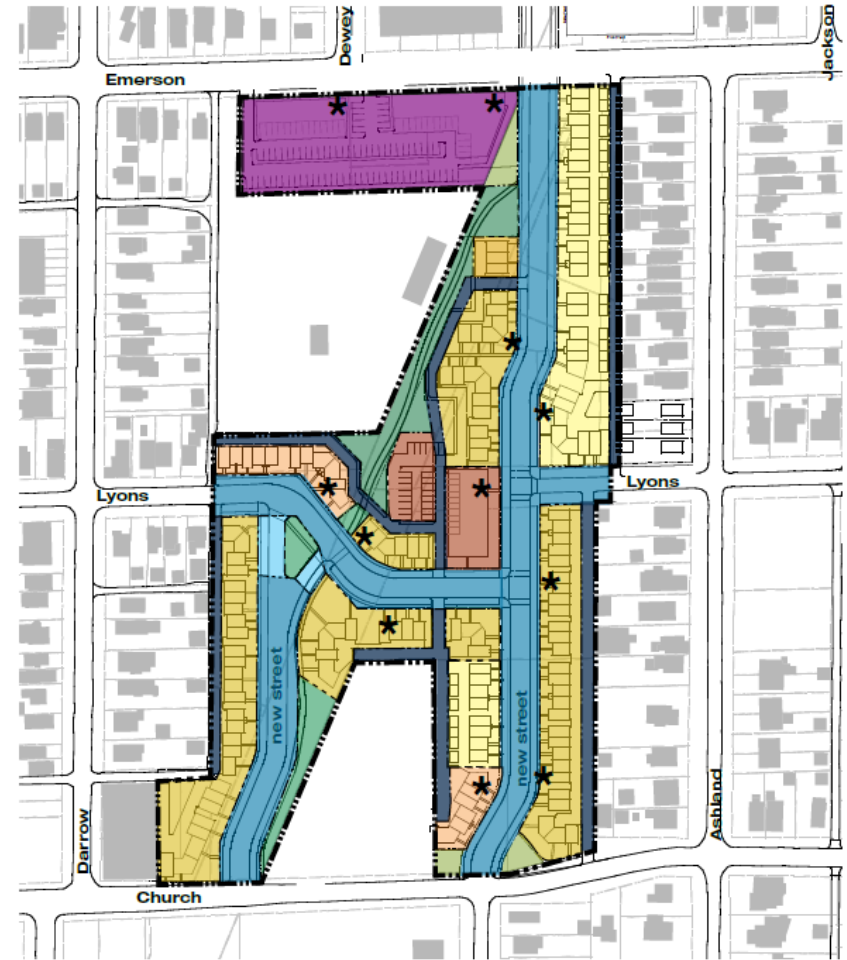


Figure II-D: Regulating Plan, Emerson to Church.

REDEVELOPMENT AREA WEST EVANSTON

West Evanston Zoning Overlay IX. Building Types: Mixed Use Building

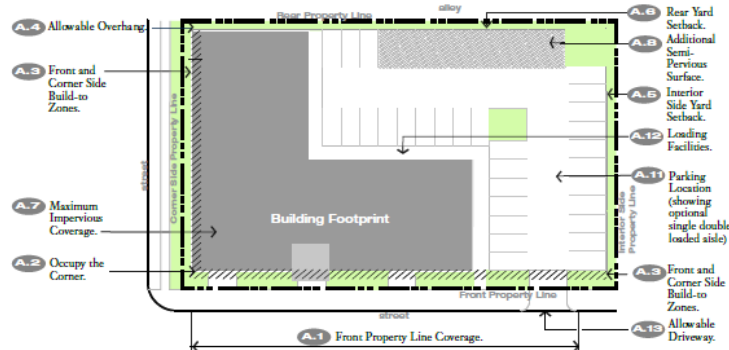


Figure IX-A: Building Siting.

A. Building Siting. (See Figure IX-A) Street Frontage.

- A-1 A minimum of 95% of the length of the front Build-to Zone, minus the allowable double loaded aisle of parking as permitted (see A-11), must be occupied by building.
- A-2 The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A-3 Front and corner side building Facades must be constructed within Build-to Zones located between five (5) and ten (10) feet from the property line with the following exception:
 - a. Build-to Zones on all new streets, Dodge Avenue, and Darrow Avenue must be between fifteen (15) and twenty (20) feet from the property line.
- A-4 Eaves, upper floor bays, and awnings are permitted to extend to the property line, maintaining a minimum of ten (10) feet of height clearance at Ground Story.

Side & Rear Yard Setbacks. Applies to both principal and accessory structures & uses.

- A-5 Interior Side yard Setback shall be a minimum of five (5) feet.
- A-6 Rear yard Setback shall be a minimum of five (5) feet.

Buildable Area.

- A-7 Maximum Impervious Site Coverage (including Building Coverage) shall be 90% of Total Lot Area.
- A-8 An additional 5% of the Total Lot Area may be Semi-Pervious.
- A-9 No minimum lot size is required.
- A-10 No maximum floor area ratio applies.

Off-Street Parking & Loading.

- A-11 Parking is permitted in the rear yard only with the following exception:

- a. Parcels located on Emerson Street, Simpson Street, or Green Bay Road with property lines longer than 200' may include double loaded aisle of parking at the property line, perpendicular to the street.

Driveways & Access.

- A-12 All loading facilities shall be located on the rear Facade.
- A-13 If no alley exists, one (1) driveway per lot is permitted with the following exceptions:
 - a. Driveways are not permitted off any new street, Green Bay Road, Church Street, Dodge Avenue, and Darrow Avenue.
 - b. Driveway location shall be at least seventy-five (75) feet from the intersection of the front and corner side property lines of the block.
 - c. Shared driveways are encouraged.
- A-14 Drive-through facilities are not permitted with the following exception:
 - a. A drive-through facility located on the rear of the building, with stacking fully in the rear, is permitted as a special use.

B. Height & Use Requirements. (See Figure IX-B) Building & Floor Heights.

- B-1 Building height shall be a minimum of two (2) stories and a maximum of four (4) stories, with a maximum overall height of fifty-seven (57) feet with the following exception:
 - a. Buildings along Church Street located within 100' from the corner of Darrow Avenue shall be a

West Evanston Zoning Overlay IX. Building Types: Mixed Use Building

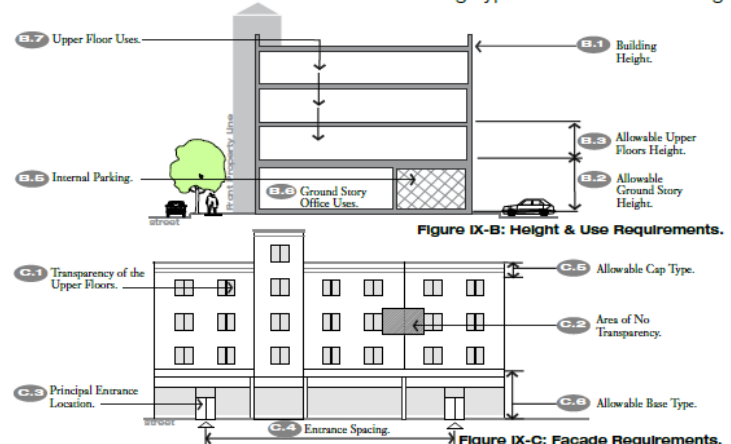


Figure IX-B: Height & Use Requirements.

- C-1 maximum of three (3) stories, with the third Story set back a minimum of eight (8) feet and overall maximum height of forty-seven (47) feet.
- C-2 Allowable Ground Story height is a minimum of fifteen (15) feet, maximum of twenty-four (24) feet. When the Ground Story is twenty (20) stories or more in height, it shall count as two (2) stories in terms of measuring the overall building height.
- C-3 Allowable upper floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.
- C-4 Accessory structures & uses shall not exceed the height of the Principal Building on the lot.
- C-5 Permitted uses and special uses are defined by the base district zoning with the following exceptions:
 - B-1 Parking is permitted internally in the rear of the building or fully below grade, a minimum of thirty (30) feet from the street Facades must be occupied by a permitted use other than parking.
 - B-2 Office uses on the Ground Story require a special use permit.
 - B-3 Home occupations are permitted per Chapter 5 of the Zoning Ordinance.
- C-6 transparent, non-reflective windows.
- C-7 On front and corner side Facades, no rectangular area greater than 30% of the Facade per floor may be blank, without Transparency.

Building Entrance.

- C-8 The building's principal entrance must be on the front or corner side Facade. Entrances at the corner of a building satisfy this requirement.
- C-9 Provide a minimum of one (1) entrance for every seventy-five (75) feet of building frontage on the Front Facade.

Allowable Cap & Base Types. (See Sections V and VI)

- C-10 Allowable Cap Types are the parapet and pitched roof. A tower is permitted.
- C-11 Allowable Base Type is the storefront.
- C-12 Building Materials. Applicable only to street Facades or Facades visible from a street.
 - C-13 Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.
 - C-14 Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C-15 Projecting balconies are not permitted on street face Facades.

C. Facade Requirements. (See Figure IX-C) Transparency.

- C-16 A minimum of 12% of the upper Story of all street Facades, measured floor to floor, shall have

REDEVELOPMENT AREA WEST EVANSTON

West Evanston Zoning Overlay III. Street Type Standards



Figure III-1: Alley.

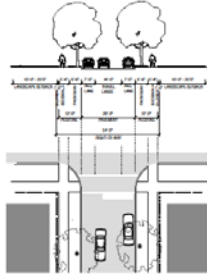


Figure III-2: Neighborhood Street.

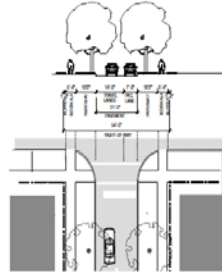


Figure III-3: One Way Neighborhood Street.

Alley Requirements	
Location	Permitted adjacent to all districts
Typical Right-of-Way Width	16-20 feet
Travel Lanes	N/A
Lane Width	N/A
Allowable Turn Lanes	none
Parking Lanes	prohibited in the right-of-way
Pavement Width	minimum 16 feet maximum 15 feet as approved by the City
Curbs	optional
Target Speed	15 mph
Permitted Median	prohibited
Bicycle Facilities	shared
Pedestrian Facilities	shared; travel lanes are shared among drivers, pedestrians, and bicyclists
Street Buffer	none required

Table III.1: Alley Requirements.

Neighborhood Street Requirements	
Location	Permitted adjacent to all districts
Typical Right-of-Way Width	54 feet
Travel Lanes	1 yield lane
Lane Width	minimum 14'
Allowable Turn Lanes	permitted in place of parking at intersections
Parking Lanes	both sides of the street
Pavement Width	minimum 28 feet
Curbs	required
Permitted Median	prohibited
Bicycle Facilities	shared
Pedestrian Facilities	minimum 5'4" wide clear sidewalk on both sides
Street Buffer	6'9" wide parkway

Table III.2: Neighborhood Street Requirements.

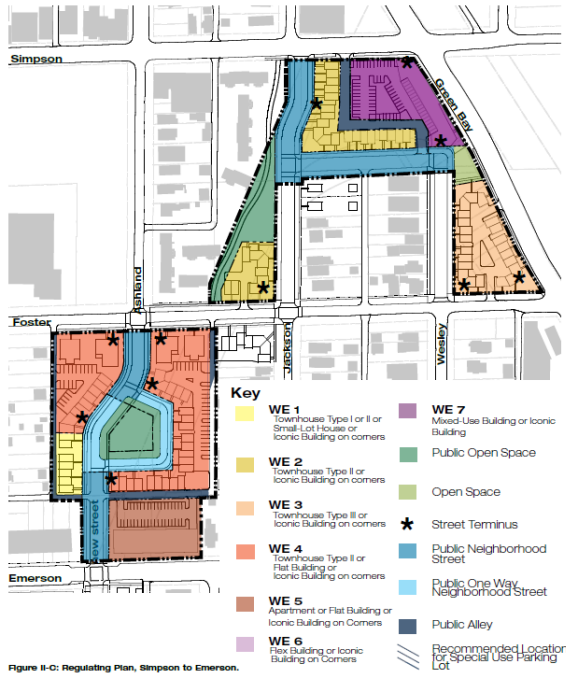
One Way Street Requirements	
Location	Permitted adjacent to all districts
Typical Right-of-Way Width	54 feet
Travel Lanes	1 lane in one direction
Lane Width	minimum 14'
Allowable Turn Lanes	permitted in place of parking at intersections
Parking Lanes	optional, one or both sides of street, parallel only
Pavement Width	minimum 21 feet
Curbs	required
Permitted Median	prohibited
Bicycle Facilities	shared
Pedestrian Facilities	minimum 5'4" wide clear sidewalk on both sides
Street Buffer	minimum 10'2" wide parkway

Table III.3: One Way Neighborhood Street Requirements.

1. **Alley.** The alley is a very low capacity drive located at the rear of parcels. From the alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities, is possible without a driveway interrupting the street. Alleys shall be developed pursuant to the standards set forth in Table III.1 and as illustrated in Figure III-1.
2. **Neighborhood Street.** The neighborhood street is a low capacity street that primarily serves those properties directly adjacent to it. This street allows for two way traffic and parking on both sides of the street in a reduced right-of-way. Neighborhood streets shall be developed pursuant to the standards set forth in Table III.2, and as illustrated in Figure III-2.
3. **One Way Neighborhood Street.** The one way neighborhood street is a low capacity street that primarily serves those properties directly adjacent to it. This street allows for one way traffic and parking on one or both sides of the street in a narrow right-of-way. One way neighborhood streets shall be developed pursuant to the standards set forth in Table III.3, and as illustrated in Figure III-3.

REDEVELOPMENT AREA WEST EVANSTON

Overlay
Mandatory
Building Type Based



- Rigorous planning process followed by coding
- Planned Developments explicitly not permitted
- Administrative approvals
- All developments over 24 units or 20,000sf require “presentation” at a Plan Commission meeting

key points

REDEVELOPMENT AREA

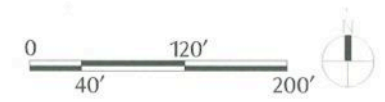
WEST EVANSTON: Pre-Code Submittal



SITE SUMMARY - SCHEME 08c - FOSTER/JEHERSON PARCEL

PROPERTY	PLANS	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
BLDG #	FLOOR	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
BLDG #1	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #2	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #3	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #4	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #5	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #6	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #7	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #8	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #9	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #10	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #11	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
BLDG #12	1ST FLOOR	10,000	10.00	10.00	10.00	10.00	10.00	10.00	10.00
GRAND TOTAL		120,000	100.00	100.00	100.00	100.00	100.00	100.00	100.00

SITE PLAN SCHEME 8c



REDEVELOPMENT AREA

WEST EVANSTON: Post-Code Submittal



① SITE PLAN / LOT BOUNDARY
scale 1 : 50

Client:
ETV III

FOSTER / EMERSON
Evanston, Illinois
January 23, 2008

Architects:
UW
URBAN Works
Planning:
Carmen Vidal Hollett
Landscape Architecture:
WOLFF LANDSCAPE ARCHITECTURE
Civil:
Manhard

REDEVELOPMENT AREA

WEST EVANSTON: Post-Code Submittal



- 1 Downtowns
- 2 Station Areas
- 3 Commercial Corridors
- 4 Redevelopment Areas
- 5 Neighborhoods



considerations
applicable areas

NEIGHBORHOODS/INFILL

GAP NEIGHBORHOOD

(Bloomington, IL)

New Form-Based Districts
Mandatory, Integrated
Building Type Based

Building Types	Districts					
	GAP 1	GAP 2	GAP 3	GAP 4	GAP 5	GAP 6
Commercial Building					X	
Cottage Commercial					X	
Warehouse Building						X
Iconic Building			X	X	X	
House		X	X	X		
Estate House	X	X				
Manor MF	X	X	X	X		
Rowhouse				X		
Apartment Building			C	C	X	

"X" Denotes Buildings Permitted within a District
"C" Denotes Buildings Permitted only on Corner Lots within a District

Table B-1 Summary of Districts by Building Types.

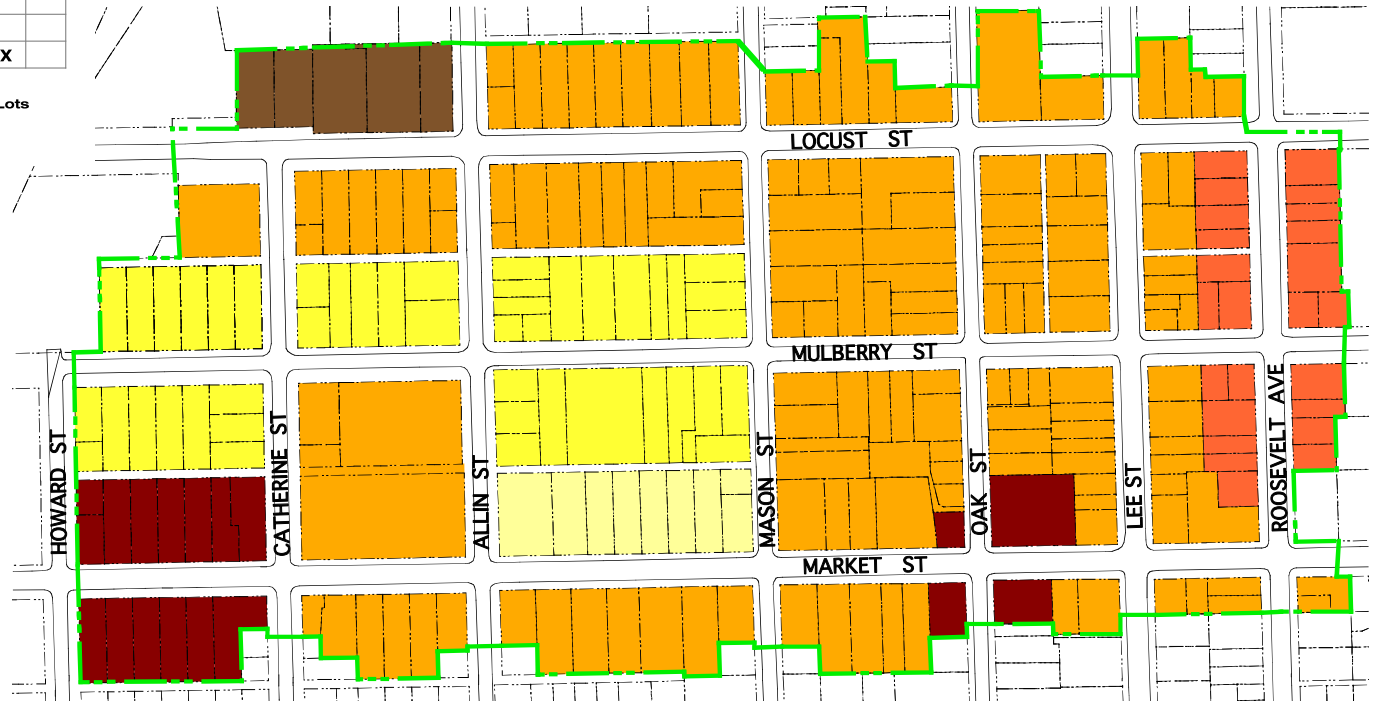
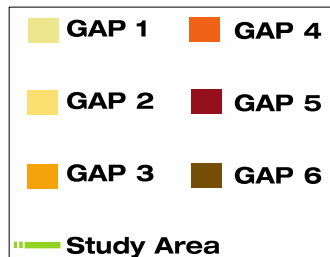


Figure B-2 GAP District Regulating Plan.

NEIGHBORHOODS/INFILL

GAP NEIGHBORHOOD

44.6-26. GAP Form-Based Code

N. Building Types: Manor MultiFamily

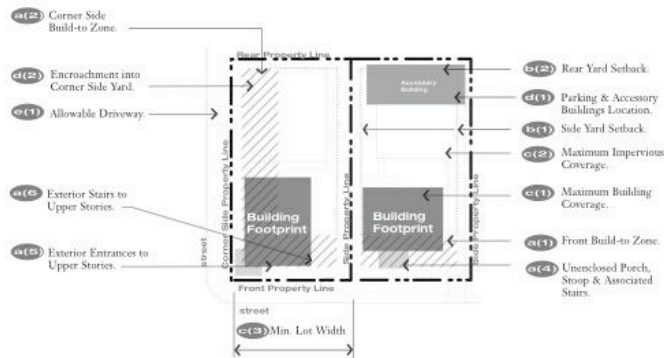


Figure N-1: Building Siting.

1. Building Siting. (Refer to Figure N-1)

- (a) Street Frontage.
 - (a)(1) Front facade of the principal building must be constructed 1 within a build-to zone, located between ten (10) and twenty-five (25) feet into the site from the property line.
 - (a)(2) In GAP 1, the front facade shall be constructed within a build-to zone located between twenty (20) and thirty-five (35) feet.
 - (a)(3) Corner side facade of the principal building must be constructed within a build-to zone, located between five (5) and fifteen (15) feet into the site from the property line.
 - (a)(4) Unenclosed porches, stoops, and their associated stairs are permitted to within five (5) feet of the front or corner side property lines.
 - (a)(5) Exterior entrances to upper stories are not permitted on the front facade.
 - (a)(5) Exterior stairs to an upper story may not extend closer to the front property line than the front facade.
- (b) Side & Rear Yard Setbacks.
 - (b)(1) Side yard setback for the building shall be a minimum of five (5) feet.
 - (b)(2) Rear yard setback for the building shall be a minimum of five (5) feet.
- (c) Buildable Area.
 - (c)(1) Maximum building coverage shall be 45% of the net site area.
 - (c)(2) Maximum impervious site coverage shall be 55% of the net site area and an additional 10% of the site may be semi-pervious.
 - (c)(3) Minimum lot width is fifty (50) feet at the front property line. A width of forty (40) feet is permitted on corner lots and lots with alley access only.
 - (c)(4) Minimum lot size is 3,000 square feet for a two (2) unit building; an additional five hundred (500) square feet are required for each additional unit.
- (d) Parking & Accessory Buildings.
 - (d)(1) Surface parking and garages are permitted in the rear yard, behind the back facade of the principal building.
 - (d)(2) Parking and garages are permitted within the corner side yard build-to zone, but may not extend beyond the face on the principal building into this yard.
- (e) Driveways & Access.
 - (e)(1) If no alley exists, one (1) driveway per lot is permitted.

44.6-26. GAP Form-Based Code

N. Building Types: Manor MultiFamily



Figure N-2: Height & Use Requirements.

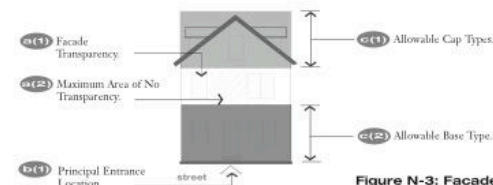


Figure N-3: Facade Requirements.

2. Height & Use Requirements. (Refer to Figure N-2)

- (a) Building & Floor Heights.
 - (a)(1) Principal building height shall be a minimum of two (2) stories and a maximum of two and a half (2.5) stories.
 - (a)(2) Accessory building height may not exceed the height of the principal building.
 - (a)(3) Allowable floor height is a minimum of eight (8) feet, maximum of fourteen (14) feet, as measured from floor to floor.
- (b) Uses.
 - (b)(1) Specific use information can be found in Section C.

3. Facade Requirements. (Refer to Figure N-3)

- (a) Transparency.
 - (a)(1) A minimum of 15% of the front and the corner side facades shall have transparent, non-reflective windows.
 - (a)(2) An area no greater than 30% of the front and side facade per floor may have no transparency.
- (b) Building Entrance.
 - (b)(1) The principal entrance must be located on the front, corner side, or side facade.
- (c) Allowable Cap & Base Types. (See Sections E and F for descriptions)
 - (c)(1) Allowable Cap Types are the pitched and low pitched roof, and tower.
 - (c)(2) Allowable Base Types are stoop, porch, and enclosed porch.

NEIGHBORHOODS/INFILL

GAP NEIGHBORHOOD

New Form-Based Districts
Mandatory, Integrated
Building Type Based

Apartment Building.

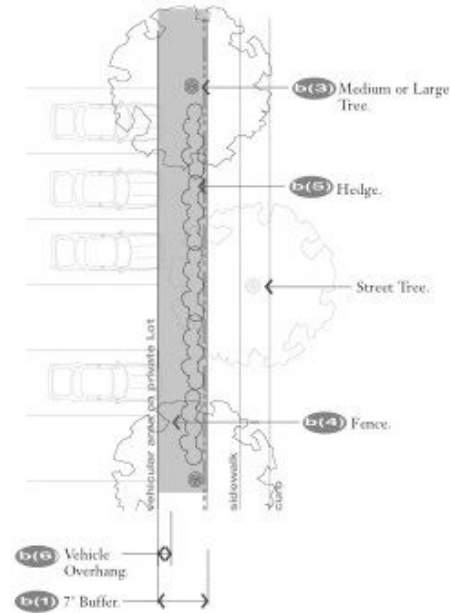
This building type blends in with the block by having a front entrance and a considerable amount of transparency on the front facade, similar to the other residential building types. The corner parcel allows for additional building entrances on the corner side facade.

House.

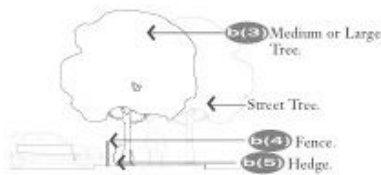
This building type may be utilized either on mid-block or corner lots. Its height falls between 1 and 2.5 stories.

Manor MultiFamily.

Similar in appearance to a house or estate building type, the manor multifamily building type consists of two or more units.



Front Buffer Plan.



Front Buffer Section.

Figure R-1: Parking Lot Frontage Buffer Plan & Section.

Manor MultiFamily on Interior Lots.

The use of this building type on a parcel not located on a corner requires a wider lot in order to allow room for additional entrances on the side or rear facades and adequate parking to the rear.

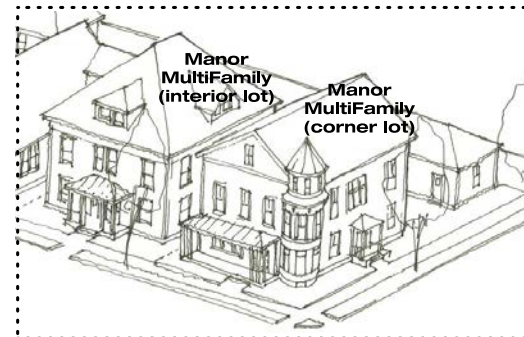
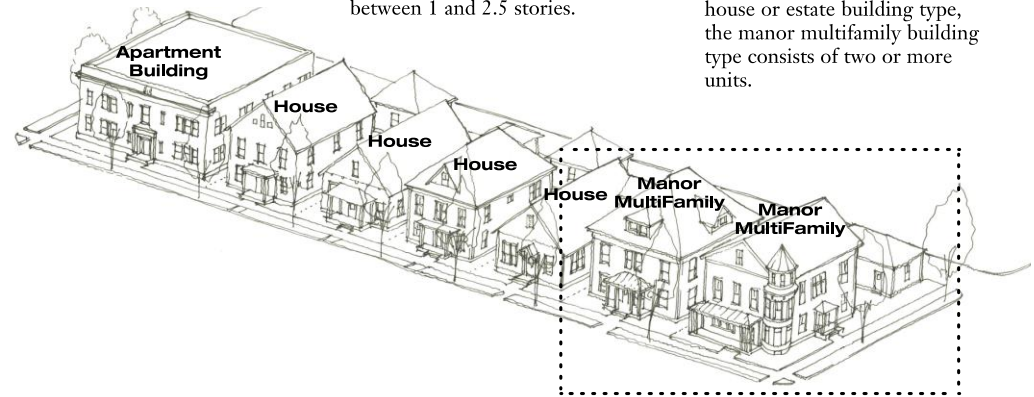


Figure D-2: Typical Block. This illustration details how the buildings types can be utilized on both mid-block and corner lots.



Manor MultiFamily on Corner Lots.

When this building type is located on a corner parcel, it is preferable to use the corner side facade for additional building entrances. On any corner building, elements such as turrets (shown above) should be utilized to catch the attention of passers-by and draw them down the block.

NEIGHBORHOODS/INFILL

SOUTH DOWNTOWN RESIDENTIAL

(Bloomington, IL)



Conventional Zoning

Form-Based Coding

- 1 Based on a rigorous master plan process
- 2 Clearly organized based on form
- 3 Focused on the public realm
- 4 Detailed coding at the geographic level
- 5 Highly illustrated
- 6 Simplified uses
- 7 Highly predictable outcomes (flexibility?)
- 8 Streamlined administrative process

considerations

lessons learned

THANK YOU!

leslie@coda-metrics.com

CODAMETRICS