

AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 24, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter “committees”) created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46)

4. MINUTES: Review the minutes of the May 10, 2017 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

6. OLD BUSINESS

General discussion on City of Bloomington Zoning Ordinance Update—presentation by Houseal Lavigne Associates

7. NEW BUSINESS

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

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**DRAFT MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 10, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer, Ms. Nicole Chlebek, Mr. Ryan Scritchlow, Mr. Kevin Suess, Mr. Justin Boyd, Chairman David Stanczak

MEMBERS ABSENT: Ms. Megan Headean, Mr. James Pearson, Mr. Eric Penn, Mr. John Protzman

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. Kevin Kothe, City Engineer

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:04 PM

ROLL CALL: Mr. Dabareiner called the roll. With six members in attendance, a quorum was present.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the April 26, 2017 minutes. A scrivener's error was corrected. Mr. Balmer moved to approve the minutes with stated corrections; Mr. Scritchlow seconded the motion, which was passed unanimously by a voice vote.

REGULAR AGENDA:

Z-14-17 Public hearing, review and action on the petition submitted by Andrew Streenz requesting approval of the rezoning for 611 N. Lee Street from GAP 3 to GAP 3 with the S-4 Local Historic Preservation District Zoning Overlay.

Chairman Stanczak introduced the case. Ms. Simpson presented staff's report. She provided history of the original owner of the property, Mr. Behr, and his role in the community. She noted some incompatible alterations around 1960, followed by restoration around 2000. The property is located in the GAP district, which is a form based code area, she stated, and the new zoning would add the S-4 Local Historic Preservation District Zoning Overlay status. Ms. Simpson noted that the Historic Preservation Commission enthusiastically endorsed the rezoning. She detailed the relevant architectural elements of the restored building. She affirmed that the proposal meets several of the required standards for the S-4 designation. Ms. Simpson recommended in favor of the petition.

Mr. Andrew Streenz, 611 N. Lee, was sworn in. He stated the S-4 would add a layer of protection for the house design.

Mr. Boyd motioned to approve the petition described in Z-14-17 to rezone the property at 611 N. Lee Street to add the S-4 overlay; seconded by Mr. Balmer. The following votes were cast: Mr. Boyd—yes, Mr. Balmer—yes, Ms. Chlebek—yes, Mr. Scritchlow—yes, Mr. Suess—yes, Chairman Stanczak—yes. Motion **approved** 6-0.

Z-15-17 Public hearing, review and action on the petition submitted by the Benoit Group, LLC and Kristen Lee Jones, N/K/A Kristen Lee Guillory requesting approval of an annexation agreement and rezoning from R-2, Residential (unincorporated) to R-3B, Multifamily Residential for approximately 3.12 acres located south of Greenwood Ave, commonly known as 102 Greenwood Ave.

Chairman Stanczak introduced the case. Ms. Simpson presented staff's report. She submitted an updated annexation agreement entered as Exhibit A. She stated staff recommends in favor of the annexation agreement and the rezoning, adding that the annexation itself is not part of this discussion. She provided information about the property's location. She stated the developer and the current landowner are parties to the petition. Ms. Simpson described the proposed changes to the annexation agreement, which were procedural in nature, noting this agreement expires January 1, 2018 if the developer does not acquire the property. If the developer acquires the property the annexation agreement would last the typical 20 years, she added. Chairman Stanczak clarified that this is a conditional agreement insofar as when the annexation agreement would take place.

Mr. Balmer asked what happens if the developer does not meet the requirements as indicated in the agreement; Ms. Simpson replied they would be subject to the enforcement provisions of the agreement.

Ms. Simpson provided background on the project, described the surrounding uses and whether those properties were in the city or the county. Mr. Scritchlow clarified the conditional nature of the agreement, asking if the case comes back to the Planning Commission for the rezoning; Ms. Simpson stated this is rezoning hearing and, when triggered by the annexation, the rezoning would go before the City Council.

Mr. Suess asked what school district the property is in; Ms. Simpson replied, Unit 5.

Ms. Simpson continued to describe the project, noting that the apartments would be for people with disabilities and others with an income at 60% of the median local income. She added, the developer is seeking Illinois tax credits for the project, which requires a commitment to establish the zoning in advance of the application for the tax credits; should the state turn down the project for tax credits, the project would not proceed and the annexation agreement would terminate. She stated City water was available but sewer is not, but would be required; also, on-site detention is required. She noted the adjacent R-3B zoning allows up to 70 units per acre.

Ms. Simpson brought up the project's relationship to the City's Comprehensive Plan. The property is a Tier 3 development priority because it is adjacent to incorporated part of the city but lacks the utilities, she explained. She added establishing affordable housing is also a goal in the comprehensive plan, along with providing housing to people with disabilities

and removing barriers to mixed income. She stated the current zoning is incompatible with surrounding uses and has been vacant for many years, but the plan calls for residential uses in the future. She concluded that staff recommends in favor of the agreement and the rezoning.

Mr. Boyd asked if Connect Transit is available; Ms. Simpson replied that it is a long walk to transit and the area lacks a sidewalk, which should be installed, but the area is very auto-oriented. Mr. Scritchlow asked about crime rates in the area to the east near Main Street and wondered if the new development may contribute to these higher rates. He asked if staff had spoken with the police to see if they had concerns; Ms. Simpson replied the police were not asked.

Chairman Stanczak clarified the income status of the proposed residents; Ms. Simpson replied 60% of the median income would be the upper limit; she added that the Bloomington Housing Authority has an interest in the proposed development.

Ms. Chlebek expressed concern about the residents' needs but lack of easy access to transit. She asked if the petitioner considered this; Ms. Simpson deferred to the developer for an answer.

Mr. Torian Priestly, executive vice president for the Benoit Group, was sworn in. He stated they are working to develop affordable housing in conjunction with the Illinois Housing Development Authority. He is proposing a multifamily development where ten units would be set aside for disabled residents and the rest would be subject to the 60% AMI. Rents would start at about \$625 to about \$900 depending on the number of bedrooms. He stated that they are looking at having a shuttle van to run from the development to Main Street. He noted that their proposal reaches only 17 units per acre but 70 units per acre is allowed under the zoning. He discussed the timing of the application to IHDA and its deadlines, along with the property acquisition process.

Mr. Balmer asked if there are plans for any other egress beyond Greenwood. Mr. Priestly referred to the aerial photo and stated there were no plans for other egress. Mr. Balmer stated that if there is a chance for pass-through on the property it could lead to other concerns regarding crime.

Mr. Scritchlow clarified that the petitioner has a June 23 deadline for the application.

Chairman Stanczak clarified the tax credit discussion. Mr. Priestly confirmed they would receive tax credits from IHDA, as an allocation from the state, which would be sold to investors, in addition to conventional debt. Mr. Priestly explained the concept of tax credit equity, noting it does not require a bond process.

Mr. Steve Freeland, attorney for the petitioner, was sworn in. He explained how affordable housing is financed. The federal government provides billions each year in tax credits, allocated to each state; in Illinois, IHDA makes tax credits available on a competitive process to low income housing developers. The application deadline is June 23 this year. He added, that a dollar of purchased tax credit is worth a full one dollar of tax credit.

Purchase of the tax credits is attractive to companies with taxable income, he stated, and this has been the process for the last 29 years. IHDA has certain requirements every applicant for the tax credits must meet before the basic eligibility is determined, including the questions of annexation and zoning, he said. Chairman Stanczak asked if any other local government subsidy was needed; Mr. Priestly indicated not.

Chairman Stanczak asked about the role of the Bloomington Housing Authority; Mr. Priestly stated the Housing Authority would provide vouchers for about 20 of the 54 apartment units under the Section 8 program. Mr. Priestly added that this helps with the IHDA application, noting that IHDA sees this location as an Opportunity Area for low income housing.

Chairman Stanczak asked if IHDA imposes any requirements as to where the occupants of this apartment would relocate from; Mr. Priestly stated there are no requirements and that he intends to market locally.

Mr. Scritchlow asked if a two week delay harms the project; Mr. Priestly repeated the June 23 application deadline related to the June 12 Council action as being the Council's last chance to vote on the petition.

Mr. Sues clarified about the shuttle to Main Street. He is concerned that residents will walk through properties to the east to reach Main Street. Mr. Priestly stated that the shuttle van would help and fencing would obstruct the ease of walking east. Ms. Chlebek continued with her concern about access to the bus system. Mr. Priestly stated that a majority of residents of their apartments have their own transportation. He added that the 60% AMI is in the \$32,000 to \$35,000 range and this provides the mixed income housing they intend for the property. Ms., Chlebek asked whether their other properties required a shuttle; Mr. Priestly stated not, but that he already has budgeted for the shuttle van.

Chairman Stanczak mentioned the enforcement mechanisms in the annexation agreement and the dormant special service area and confirmed that the City would activate the SSA automatically should the requirements of the agreement not be fulfilled. He asked if the Benoit company is tied to the property for the length of the agreement; Ms. Simpson stated that the agreement goes with the property and any subsequent owners. Mr. Priestly stated they are committed, due to the tax credit requirements, for 15 years.

Charles Williams, 1325 E. Empire, was sworn in. He stated he is a landlord and is concerned about the lack of direct access to the east and worried these residents would wander through the back yards to the east. Mr. Williams stated there is high crime near a property he owns in Normal and he had to fence the entire project. He stated he is concerned that the owner will abandon the property. He is also concerned with the great distance to a grocery store. He stated this is a poor location for this kind of use. He added he owns a 12-unit property along Tracy Drive. He is concerned with pedestrian cut-through.

Ms. Chlebek asked if existing neighboring residents were cutting through his Tracy Drive property; Mr. Williams answered they were not. Ms. Chlebek speculated that there is no evidence that new residents would cut-through more often than the existing neighbors.

Gwen Leavy was sworn in. She state she is concerned about pedestrian cut-through over the properties to the east. She is concerned about pedestrian cut-through because no path exists. She believes a fence will deteriorate because people find ways to get through.

Mr. Balmer moved to approve the Z-15-17 as presented; motion failed for lack of a second.

Ms. Chlebek asked whether the project will fail if no action is taken by the Planning Commission; Chairman Stanczak stated that the City Council will take action no matter what the recommendation. There was some general discussion about providing no recommendation.

Chairman Stanczak asked Commissioners to voice their concerns. Mr. Scritchlow stated he is for the project conditioned on feedback from the police for Council. Ms. Chlebek agrees that she likes the housing but has concern with the shuttle system, which would be a partial solution and also asked if there are sidewalks available. Mr. Boyd echoed what has been stated and agrees with the need to seek an opinion from the police department. Mr. Balmer believes all properties in the area have the same issues and thinks the property should have a fence, but he does not believe there will be much pedestrian cut-through because this petition is for a lower density. Mr. Suess agrees with Mr. Boyd, Ms. Chlebek and Mr. Scritchlow and added his concerns over access to public transportation and grocery stores; he reiterated the desire to check in with the police. Chairman Stanczak stated he has similar concerns and this is an unusually difficult property to develop as residential, but he is supportive of the rezoning.

Chairman Stanczak repeated that a delay by the Planning Commission would harm the project and suggested recommending approval but with conditions to the Council. He stated that the conditions would be to include information from the police department and additional information dealing with the access concerns. There was general discussion about how to word the conditions and the motion.

Chairman Stanczak motioned to recommend the City Council approve Z-15-17 on the annexation agreement and rezoning, conditioned upon the City Council being satisfied with the additional information provided related to public safety concerns and ingress/egress to the property, along with the shuttle service description; seconded by Mr. Scritchlow. The public safety question turns on whether police see this as a contributing factor to additional crime in the area. The following votes were cast: Chairman Stanczak—yes, Mr. Scritchlow—yes, Mr. Protzman—yes, Ms. Balmer—yes, Mr. Suess—no, Ms. Chlebek—yes, Mr. Boyd—yes. Motion **approved** 5-1.

OLD BUSINESS:

None

NEW BUSINSS

None

ADJOURNMENT: Mr. Balmer moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 5:24 pm.

Respectfully,

Tom Dabareiner AICP
Community Development Director

To: Planning Commission
From: Tom Dabareiner AICP, Community Development Director
Date: May 18, 2017
Subject: Zoning Ordinance attachments

Attached are two documents which, among other topics, will be discussed at your next meeting.

Use Category Crosswalk. You may recall a discussion early on about combining uses into broader categories, which will ultimately allow for more flexibility in interpreting what uses are allowed in various districts. Please review the document, marked For City Staff Internal Review Only, to gain a flavor for the direction we think we should move. The list is comprehensive, but remains in a pre-draft form. Come prepared with your questions for the consultant (who may provide an updated version of this document).

Downers Grove Downtown Subdistrict Concept. There is consensus from staff and the consultant that Bloomington's B-3 Central Business District is too large geographically and that this reduces our ability to develop a compact, energetic and walkable downtown surrounded by supportive uses defined by their own unique bulk criteria. Breaking our downtown district into 2 or 3 subdistricts could address this concern. Provided for your review is a document describing a similarly situated, but even smaller, downtown. The Downers Grove concept might work here and allow the City to develop zoning requirements to respect and grow the distinct areas within our downtown. Again, come prepared with your questions for the consultant.

Please work through these documents in advance of the meeting so we can have a highly productive discussion of these concepts.

Attachments:
Use Crosswalk
Downers Grove Subdistrict Example

| EXISTING | PROPOSED |
|---|---|
| 1. PUBLIC ASSEMBLY USES | |
| A-Amusement & Recreation | |
| Amphitheaters | Entertainment and Exhibition Venues |
| Amusement Centers | Commercial Recreation Facilities |
| Amusement Parks | Amusement Parks |
| Aquariums | Museums and Cultural Institutions |
| Arenas, Field Houses, Stadiums | Entertainment and Exhibition Venues |
| Ballrooms, Dance Halls | Commercial Recreation Facilities |
| Billiard Centers, Pool Halls | Commercial Recreation Facilities |
| Bowling Establishments | Commercial Recreation Facilities |
| Community Reception Establishments | |
| Exhibition/Exposition Halls | Entertainment and Exhibition Venues |
| Fairgrounds, Agricultural Exhibits | |
| Fishing Camps | Camp and Camping Establishments |
| Go-Cart Tracks | Amusement Parks |
| Golf Courses – Not Miniature Golf | |
| Golf Driving Ranges | Commercial Recreation Facilities |
| Group or Organized Camps, Resorts | Camps and Camping Establishments |
| Gymnasiums, Recreation Centers | Sports and Fitness Establishments |
| Health Spas, Reducing Salons | Personal Care: Barber Shop, Beauty Salon, Day Spa, etc. |
| Ice Rinks | Commercial Recreation Facilities |
| Miniature Golf Courses | |
| Parks, Playgrounds, Arboretums | Parks and Recreation Facilities |
| Penny Arcade | |
| Race Tracks, Grandstands | Amusement Parks |
| Recreation Vehicle Camps | Camps and Camping Establishments |
| Riding Stables, Riding Schools | |
| Roller Skating Rinks | Commercial Recreation Facilities |
| Shooting Galleries, Rifle Ranges | Commercial Recreation Facilities |
| Swimming Pools | |
| Tourist Camps | Boarding and Rooming Houses |
| Travel Trailer Camps | Camps and Camping Establishments |
| Zoos | |
| | |
| B-Churches & Religious Facilities | |
| Churches, Synagogues, Temples | Place of Worship |
| Funeral Parlor, Mortuary | |
| Religious Education Facility | Place of Worship |
| | |
| C-Clubs | |
| Athletic Clubs, YMCA, YWCA | Sports and Fitness Establishments |
| Country Clubs, Golf Clubs | |
| Health Clubs | Sports and Fitness Establishments |
| Non-residential College/University Student Clubs & Assoc. | College and University Facilities |
| Other Clubs Not Classified | Clubs and Lodges |
| Professional Clubs, Business Clubs | Clubs and Lodges |
| Service Clubs, Civic Clubs | Clubs and Lodges |
| Social Clubs, Lodges | Clubs and Lodges |
| Swimming Clubs | |
| | |

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|---|--|
| D - Libraries Museums, Government Uses | |
| Art Galleries, Museums | Museums and Cultural Institutions |
| Community Centers | |
| Courthouses | |
| Cultural Activities | Museums and Cultural Institutions |
| Historic Area | |
| Libraries | |
| Military Bases | Military Bases, Depots, Communication Facilities |
| Planetariums | Museums and Cultural Institutions |
| Police Stations, Fire Stations | |
| Postal Services | Government Services and Facilities |
| E-Eating, Drinking Establishments | |
| Adult Cabaret | Sexually Oriented Entertainment Businesses |
| Bars, Taverns, Nightclubs | |
| Delicatessens | Specialty Food Shops |
| Donut Shops, Ice Cream Shops | Specialty Food Shops |
| Drive-in Refreshment Stands | Drive-Through, attached to any retail, service use |
| Mobile Food and Beverage Vendor | |
| Restaurants, Cafeterias | |
| F-Passenger Terminals, Stations | |
| Airport Passenger Terminals | |
| Bus Passenger Terminals | Bus and Taxi Passenger Terminals |
| Heliports, Heliport Terminals | |
| Rail Passenger Terminals | |
| Taxi Terminals | Bus and Taxi Passenger Terminals |
| G-Theaters & Studios | |
| Adult Lingerie Modeling Studios | Sexually Oriented Businesses |
| Adult Modeling Studios | Sexually Oriented Businesses |
| Adult Motion Picture Theaters | Sexually Oriented Businesses |
| Auditoriums, Concert Halls | Theaters and Auditoriums |
| Dance Studios, Music Studios | Instructional Studios |
| Drive-in Motion Picture Theaters | |
| Legitimate Theaters | |
| Motion Picture Studios | Recording and Broadcast Studios |
| Motion Picture Theaters | Theaters and Auditoriums |
| Radio Broadcasting Studios | Recording and Broadcast Studios |
| Television Broadcasting Studios | Recording and Broadcast Studios |
| 2. EDUCATIONAL USES | |
| A-Non-Residential Schools | |
| Elementary Schools | Schools, public and private |
| Junior High Schools | Schools, public and private |
| Nursery Schools | Pre-schools |
| Pre-Schools | Pre-schools |
| Senior High Schools | Schools, public and private |
| B-Residential Schools | |
| Boarding Schools | Boarding Schools |
| C-Trade & Business Schools | |

Commented [ST1]: National Guard Armory?

Commented [ST2]: Further differentiate/add tasting rooms?

| | |
|---|---|
| Business Schools | Business and Trade Schools |
| Rehabilitation Schools | Business and Trade Schools |
| Specialty Schools | Business and Trade Schools |
| Vocational Schools | Business and Trade Schools |
| D-Colleges & Universities | |
| College-University Classrooms | College and University Classrooms |
| 3. INSTITUTIONAL USES | |
| A-Care of the Aged | |
| Home for the Aged | |
| B-Care for the Young | |
| Agency Supervised Homes | |
| Agency-Operated Family Homes | |
| Agency-Operated Group Homes | |
| Childrens' Homes, Orphanages | |
| Day Care Centers | |
| Institution for Child Care | Agency-Operated Family Homes, Agency-Operated Group Homes |
| C-Care of Handicapped, Sick, Injured | |
| Diagnostic Imaging Center | Medical or Dental Clinic |
| Domestic Violence Shelter | |
| D-Care of the Physically Restrained | |
| Adult Detention Facilities | Detention Facilities |
| Animal Detention Facilities, with no outdoor exercise areas | |
| Animal Detention Facilities, with outdoor exercise areas | |
| Juvenile Detention Facilities | Detention Facilities |
| E-Care of Poor & Homeless | |
| Food Pantry | |
| F-Care of Handicapped, Sick, Injured | |
| Ambulatory Surgical Treatment Center | |
| 4. RESIDENTIAL USES | |
| A-One & Two-Family Dwellings | |
| Dwellings, Single-Family | Single-Family Dwelling |
| Dwellings, Two-Family | Two-Family Dwelling |
| B-Multiple Family Dwellings | |
| Dwellings, Multiple Family | Multi-Family Dwelling |
| Townhouses | Single-Family Attached |
| C-Rooming Houses, Bed & Breakfast Establishments | |
| Bed & Breakfast Establishments | |
| Group Homes for Parolees | |

| | |
|---|--|
| Lodging Houses | Boarding and Rooming Houses |
| Rooming Houses | Boarding and Rooming Houses |
| D-Transient Lodging | |
| Adult Hotels/Motels | Sexually Oriented Business |
| Extended Stay Motel | Hotel or Motel |
| Hotels, Motels, Motor Hotels | Hotel or Motel |
| Motels, Hotels, Motor Hotels | Hotel or Motel |
| E-Group Quarters | |
| Barracks | |
| Convents, Monasteries | |
| Dormitory, Student Residence Hall | Dormitory |
| Fraternities, Sororities | Dormitory |
| Group Homes for Parolees | |
| Nunneries, Rectories | |
| Rooming Houses | Boarding and Rooming Houses |
| F-Manufactured Home Parks & Subdivisions | |
| Manufactured Homes | |
| Mobile Homes | |
| 5. STORE & OFFICE USES | |
| A-Food, Beverage Retail Sales | |
| Bakery Products Sales | Specialty Food Shops |
| Candy Confectionery Sales | Specialty Food Shops |
| Catering Services | |
| Dairy Products | Specialty Food Shops |
| Grocery Stores, Supermarkets | |
| Liquor Stores | |
| Roadside Markets | |
| Specialty Food Shops | Specialty Food Shops |
| B-Textiles, Apparel Retail Stores | |
| Apparel Shops | Retail Sales, General |
| Dressmaking, Tailor Shops | Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair |
| Dry Goods, Piece Goods Stores | Retail Sales, General |
| Shoe Stores | Retail Sales, General |
| C-Household Goods, Retail Stores | |
| Appliance Stores | Retail sales, General |
| Awning, Tent, Canvas Products Sales | Retail sales, Outdoor; or Building Materials and Supplies |
| Draperies, Curtains, Upholstery | Retail sales, General |
| Floor Covering Stores | Retail sales, General; or Building Materials and Supplies |
| Furniture Stores | Retail sales, General |
| Hardware Stores | Retail sales, General |
| Heating Plumbing Equipment Sales | Retail sales, General; or Building Materials and Supplies |
| Home Improvement Center | Retail sales, General |

Commented [ST3]: Redundent with highlighted term above. Rectory should be considered differently as it is typically not a group housing situation.

Bloomington – Use Category Crosswalk
 FOR CITY STAFF INTERNAL REVIEW ONLY

DRAFT 5/15/17

| | |
|---|---|
| Lumber Yards, Building Materials | Retail sales, Outdoor; or Building Materials and Supplies |
| Paint, Glass, Wallpaper Stores | Retail Sales, General; or Building Materials and Supplies |
| Radio, Television Stores | Retail sales, General |
| | |
| D-Specialty Shops-Retail Shops | |
| Adult Media Stores | Sexually Oriented Business |
| Antique Stores | Retail sales, General |
| Art Supplies, Craft Stores | Retail sales, General |
| Artisanal/Craft Production and Retail | |
| Book, Stationery Stores, Newsstands | Retail sales, General |
| Cameras, Photographic Supplies | Retail sales, General |
| Candle Shops | Retail sales, General |
| China, Glassware, Metalware Stores | Retail sales, General |
| Cigar, Tobacco Products Sales | Retail sales, General |
| Drug Stores | Drug Stores and Pharmacies |
| Electrical Supply Sales | Retail sales, General |
| Farm Supply Stores | Retail sales, General |
| Florist Shops | Retail sales, General |
| Garden Supply Stores | Retail sales, General; or Retail sales, Outdoor |
| Gift Shops | Retail sales, General |
| Greeting Card Shops | Retail sales, General |
| Gun Shops | |
| Hobby Shops, Toy Stores | Retail sales, General |
| Jewelry Stores, Watch Repair | Retail sales, General |
| Kennels, with no outdoor exercise areas | |
| Kennels, with outdoor exercise areas | |
| Knit Goods Shops | Retail sales, General |
| Leather Goods Shops | Retail sales, General |
| Linen Supply Stores | Retail sales, General |
| Media Shops | Retail sales, General |
| Medical Marijuana Dispensing Organization | |
| Merchandise Vending Machine Sales | Wholesaling, Distribution and Storage Facilities |
| Monument Sales | Retail sales, Outdoor |
| Music Stores, Record Shops | Retail sales, General |
| Optical Goods, Hearing Aids Sales | Retail sales, General |
| Other Specialty Shops, N.E.C. | Retail sales, General |
| Pet Shops | Retail sales, General |
| Pharmacy | Drug Stores and Pharmacies |
| Pottery, Ceramic Products Sales | Retail sales, General |
| Professional Office Furniture Sales | |
| Record Shops, Music Stores | Retail sales, General |
| Sex Shops | Sexually Oriented Business |
| Sexually Oriented Entertainment Business | Sexually Oriented Business |
| Sporting Goods, Bicycle Sales | Retail sales, General |
| Tree Sales, Nurseries, Greenhouses | Horticultural Services |
| Video Sales and Rental Stores | |
| | |
| E-Professional Services & Supplies | |
| Accounting, Auditing, Bookkeeping | General office, business or professional |
| Advertising Services | General office, business or professional |

Bloomington – Use Category Crosswalk
FOR CITY STAFF INTERNAL REVIEW ONLY

DRAFT 5/15/17

| | |
|---|---|
| Animal Breeding Services | |
| Auction Houses | |
| Banking Services | Financial Services |
| Barber Shops, Beauty Shops | Personal Care: Barber Shop, Beauty Salon, Day Spa, etc. |
| Blueprinting and Photocopying | Printing, Copying and Mailing Services |
| Building Construction Services | Trade and Construction Services |
| Business Management Consulting | General office, business or professional |
| Cabinet making, woodworking, furniture repair | Trade and Construction Services |
| Carpentry Services | Trade and Construction Services |
| Collection Services | General office, business or professional |
| Commercial Printing Services | Printing, Copying and Mailing Services |
| Commodity Contract Brokers | Financial Services |
| Computer Services | General office, business or professional |
| Credit Services | |
| Currency Exchanges | Financial Services |
| Dental Services | Medical and Dental Clinics |
| Detective and Protective Services | General office, business or professional |
| Diaper Services | Commercial Cleaning and Repair Services |
| Dry Cleaning Services (<i>dry cleaning plant</i>) | Commercial Cleaning and Repair Services |
| Duplicating, Mailing Services | Printing, Copying and Mailing Services |
| Educational and Research Services | General office, business or professional |
| Electrical Repair Service | Commercial Cleaning and Repair Services |
| Electrical Services | Trade and Construction Services |
| Employment Services | General office, business or professional |
| Engineering, Architectural Services | General office, business or professional |
| Equipment Rental, Leasing Services | Trade and Construction Services |
| Exterminating-Pest Control Services | Commercial Cleaning and Repair Services |
| Financial Services | Financial Services |
| Fuel Oil Service | |
| Government Services | Government Services and Facilities |
| Home Maintenance Services | Trade and Construction Services |
| Horticultural Services | |
| Insurance Services | General office, business or professional |
| Laundering Services | Commercial Cleaning and Repair Services |
| Legal Services | General office, business or professional |
| Linen Supply Services | Commercial Cleaning and Repair Services |
| Linen Supply Stores | Commercial Cleaning and Repair Services |
| Massage Therapy Studio | Personal Care: Barber Shop, Beauty Salon, Day Spa, etc. |
| Medical, Health Services | Medical and Dental Clinics |
| Miscellaneous Services N.E.C. | |
| News Syndicate Services | General office, business or professional |
| Outdoor Advertising Services | Commercial Services |
| Packing and Crating Services | |
| Painting, Decorating Services | Trade and Construction Services |
| Photofinishing Services | Printing, Copying and Mailing Services |
| Photographic Services | Photography Studio |
| Plumbing, Heating Services | Trade and Construction Services |
| Professional Supply Repair Services | Commercial Cleaning and Repair Services |
| Radio, Television Repair Services | Commercial Cleaning and Repair Services |
| Real Estate Services | General office, business or professional |
| Research and Testing Services | General office, business or professional |

Bloomington – Use Category Crosswalk
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| | |
|---|--|
| Savings and Loan Associations | Financial Services |
| Security and Commodity Services | Financial Services |
| Shoe Repair Services | Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc. |
| Sign Painting Services | Trade and Construction Services |
| Stenographic Services | |
| Tile Abstracting Services | Trade and Construction Services |
| Trade Supply Sales-Service | Trade and Construction Services |
| Trading Stamp Services | |
| Transfer Services | General office, business or professional |
| Travel Arranging Services | General office, business or professional |
| Veterinarian Services | |
| Welding Services | Trade and Construction Services |
| Well Drilling Services | Trade and Construction Services |
| Window Cleaning Services | Commercial Cleaning and Repair Services |
| | |
| F-Motor Vehicle, Boat, Aviation Sales | |
| Aircraft Sales and Service | |
| Automobile and Accessories Sales | Vehicle Sales and Service |
| Automobile Engine Electrical System Diagnostic Services | Vehicle Repair and Service |
| Automobile Rental Service | Vehicle Rental Service |
| Automobile Repair Shops | Vehicle Repair and Service |
| Automobile Service Stations | Vehicle Fueling Station |
| Boat Sales, Service, Rental | Vehicle Sales and Service |
| Bus Sales Service | Vehicle Sales and Service |
| Camping, Recreational Equipment Sales | Vehicle Sales and Service |
| Car Wash | |
| Farm Machinery Sales and Service | |
| Manufactured Home Sales | Manufactured and Mobile Home Sales |
| Marine Craft and Accessory Sales | Vehicle Sales and Service |
| Mobile Home Sales | Manufactured and Mobile Home Sales |
| Motor Vehicle Sales, Service N.E.C. | Vehicle Sales and Service |
| Motorcycle Sales and Service | Vehicle Sales and Service |
| Ski Mobile Sales, Service | Vehicle Sales and Service |
| Tires, Batteries, Accessories Sales | Retail, General |
| Truck Rental Service | Vehicle Rental Service |
| Truck Sales and Service | Vehicle Sales and Service |
| Truck Stops, Truck Plazas | |
| Truck Wash | |
| | |
| G-General Item Stores, Retail Sales | |
| Convenience Establishments | Retail, General |
| Convenience Establishments, Beer & Wine Only | Liquor Stores |
| Department Stores | Retail, General |
| General Merchandise Stores | Retail, General |
| Mail Order Houses | |
| Variety Stores | Retail, General |
| | |
| H-Office Uses | |
| Offices | General office, business or professional |
| Offices, College/University | College and University Facilities |
| | |

| | |
|---|--|
| I-Wholesale Trade | |
| Wholesale Sales Establishments | Wholesaling, Distribution and Storage Facilities |
| | |
| 6. BASIC INDUSTRY, UTILITY, DEFENSE USES | |
| A-Communication, Defense, Utilities | |
| Electricity Generation Plant | Electricity or Natural Gas Production Plant |
| Electricity Regulating Substations | Public or Private Utility Facility, Minor |
| Electronics Assembly Plants | |
| Flammable Liquid Pipelines | Public or Private Utility Facility, Minor |
| Gas Production Plants | Electricity or Natural Gas Production Plant |
| Gas Regulatory Stations | Public or Private Utility Facility, Minor |
| Irrigation Channels | Public or Private Utility Facility, Minor |
| Military Bases, Storage Depots | Military Bases, Depots, Communication Facilities |
| Military Communication Centers | Military Bases, Depots, Communication Facilities |
| Nuclear Power Plant | |
| Radio, Television Stations-Towers | |
| Refuse Disposal Services | |
| Sanitary Landfills | |
| Sewage Lift Stations | Public or Private Utility Facility, Minor |
| Sewage Treatment Plants | Public or Private Utility Facility, Minor |
| Solid Waste Disposal Area | |
| Steam and Heat Transfer Plants | Electricity or Natural Gas Production Plant |
| Telecommunication Antenna Facilities | |
| Telegraph Message Centers | |
| Telephone Exchange Stations | |
| Telephone Exchange Substations | Public or Private Utility Facility, Minor |
| Telephone Relay Towers | Public or Private Utility Facility, Minor |
| Utility Conduits, Lines, Pipelines | Public or Private Utility Facility, Minor |
| Water Pressure Control Stations | Public or Private Utility Facility, Minor |
| Water Purification Plants | Public or Private Utility Facility, Minor |
| Water Storage Reservoirs | Public or Private Utility Facility, Minor |
| | |
| B-Laboratories | |
| Laboratory, Agricultural | Research Facility or Laboratory |
| Laboratory, Chemical | Research Facility or Laboratory |
| Laboratory, Dental and Medical | Medical Laboratory |
| Laboratory, Electronics | Research Facility or Laboratory |
| Laboratory, Materials Testing | Research Facility or Laboratory |
| Laboratory, Psychological | Medical Laboratory |
| Laboratory, Radioactive Materials | Research Facility or Laboratory |
| | |

| | |
|--|--|
| C-Resources Production & Extraction | |
| Agriculture | |
| Fish Hatcheries, Poultry Hatcheries | |
| Forestry | |
| Mining, Quarrying | |
| | |
| 7. MANUFACTURING USES | |
| Apparel, Fabrics, Leather Industries | |
| Asphaltic Concrete Plants | |
| Chemicals and Allied Industries | |
| Fabricated Metal Industries | |
| Food and Kindred Industries | |
| Furniture and Fixtures Industries | |
| Lumber and Wood Industries | |
| Medical Marijuana Cultivation Center | |
| Miscellaneous Manufacturing N.E.C. | |
| Paper and Allied Products Industry | |
| Petroleum Refining, Related Uses | |
| Primary Metal Industries | |
| Printing, Publishing, Allied Uses | Printing, Copying and Mailing Services |
| Professional, Scientific Industries | |
| Rubber and Plastic Industries | |
| Secondary Manufacturing Assembly Plants | |
| Snack Food Manufacturing | Food and Kindred Industries |
| Stone, Clay, Glass Industries | |
| Textile Mill Products Industries | |
| | |
| 8. STORAGE USES | |
| Agricultural Products Storage | Wholesaling, Distribution and Storage Facilities |
| Aircraft Storage | |
| Alcoholic Beverage Storage | Wholesaling, Distribution and Storage Facilities |
| Automobile Salvage and Junk Yards | Vehicle Salvage and Wrecking Junk Yards |
| Camping Equipment Storage | Wholesaling, Distribution and Storage Facilities |
| Cemeteries | Cemeteries |
| Chemical, Plastic Products Storage | Wholesaling, Distribution and Storage Facilities |
| Columbarium | Cemeteries |
| Composting Facility | |
| Crematories | |
| Food, Tobacco Products Storage | Wholesaling, Distribution and Storage Facilities |
| Marine Craft Storage, Marinas | |

Bloomington – Use Category Crosswalk
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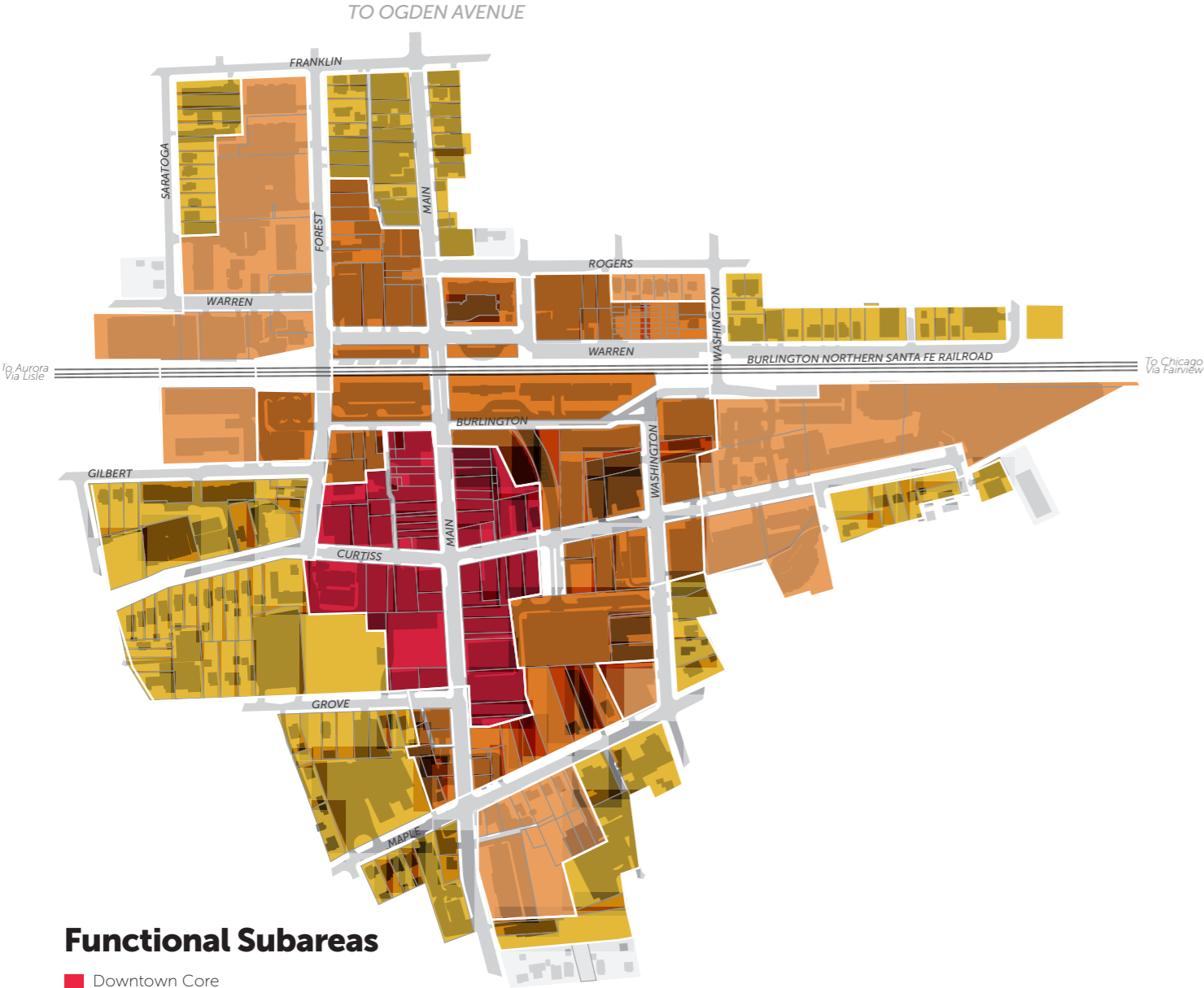
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| | |
|--|--|
| Metal Products Storage | Wholesaling, Distribution and Storage Facilities |
| Mini Warehouses | |
| Motor Vehicle Storage | Vehicle Storage |
| Non-hazardous Storage, College/University | College and University Facilities |
| Other Storage N.E.C. | |
| Parking Lot, College/University | College and University Facilities |
| Parking Lot, Commercial | |
| Parking Lot, Noncommercial | |
| Petroleum Products Storage | |
| Railroad Marshalling Yards | |
| Recreational Equipment Storage | Vehicle Storage |
| Stockyards | |
| Textile Products Storage | Wholesaling, Distribution and Storage Facilities |
| Towing Services | |
| Wood Products Storage, Including Paper | Wholesaling, Distribution and Storage Facilities |
| | |
| 9. OTHER USES, NOT ELSEWHERE COVERED | |
| Airports and Landing Fields | |
| Other Uses Not Elsewhere Classified | |
| Refractory Lined Pit Burners | |

Key Focus Areas

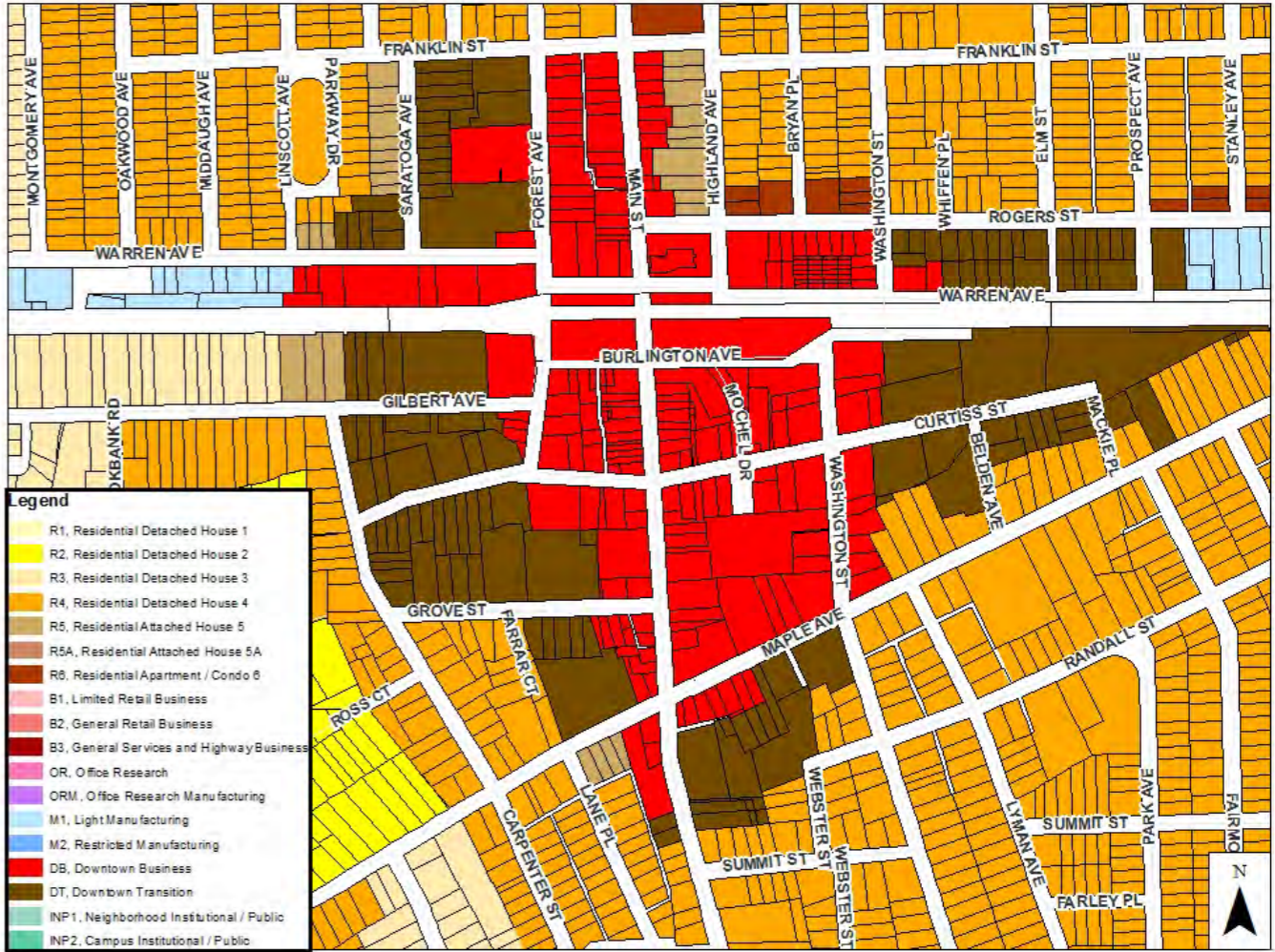
Downtown Functional Subareas

Downtown is often referred to, and treated as, a single place. While it is true that Downtown is a unique destination in the community, it is actually comprised of several distinct areas, with different form, uses, conditions, characteristics and potentials. Therefore, to better accommodate and encourage new appropriate development, new zoning districts and standards are being proposed to better align with the Downtown Plan. The new zoning addresses the specific needs of each "Functional Subarea" and establishes recommendations for the improvement and enhancement of each area in the future, including appropriate uses and intensities.



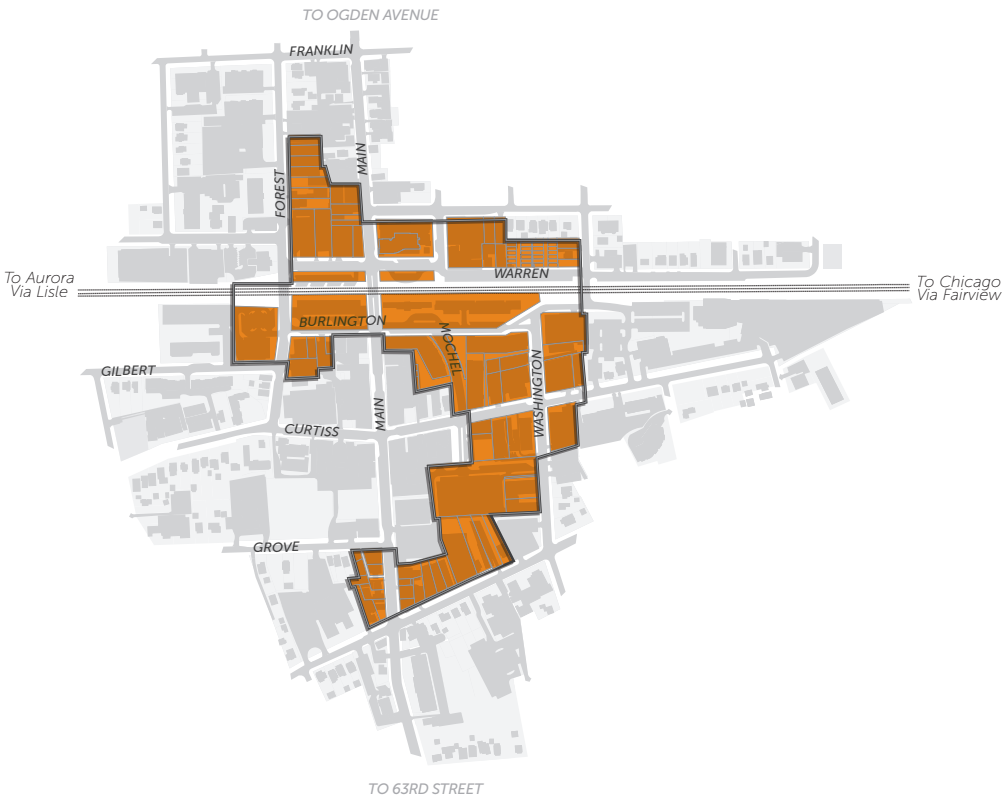
Functional Subareas

- Downtown Core
- Downtown Edge 1
- Downtown Edge 2
- Downtown Transition



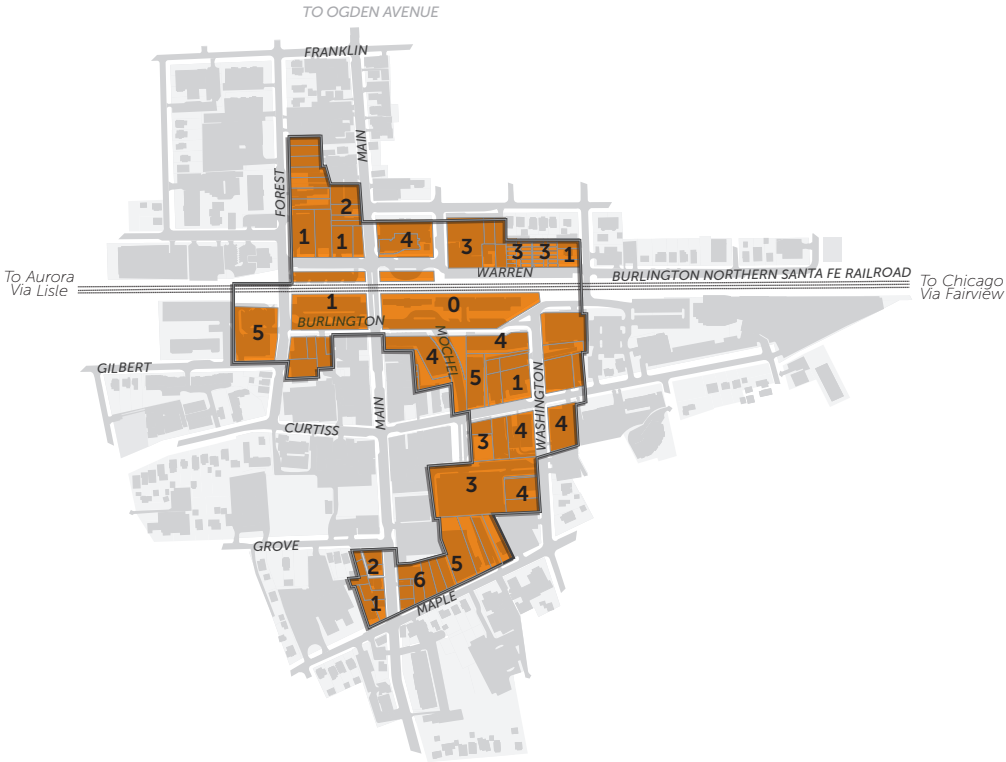
Downtown Current Zoning

Downtown Edge District (DE-1)



Existing Front Setback Requirement

0ft Front Setback



Existing Building Height Maximum

70ft Max Building Height
X Approximate Stories of Existing Buildings

Downtown Edge District (DE-1)

Desired/Planned Character:

Building Height: 1-6 stories
Setbacks: variable – proportional to height and proximity to neighborhood and downtown core
Uses: wide ranging – mixed-use, residential, commercial, office, institutional, entertainment, civic, etc.

Building Height:

- Current zoning allows maximum height of 60-70 feet depending on parcel location
- Proposed maximum 72 feet/6-stories (approx. 12' per floor)

Setbacks:

- Street Setback:*
- Majority of parcels have no street setback required, but a few sites require a 10' street setback
 - Existing street setbacks vary within the district, from 0'-20+'
 - Proposed 0' street setback throughout district
- Side Setback:*
- The majority of the existing properties have 0'-5' side yard setback
 - Proposed side yard setbacks shall be a minimum of 5' or 10% of lot width, whichever is greater
 - Proposed side yard setback for properties adjacent to the DC District and those properties along Main Street shall be 0'

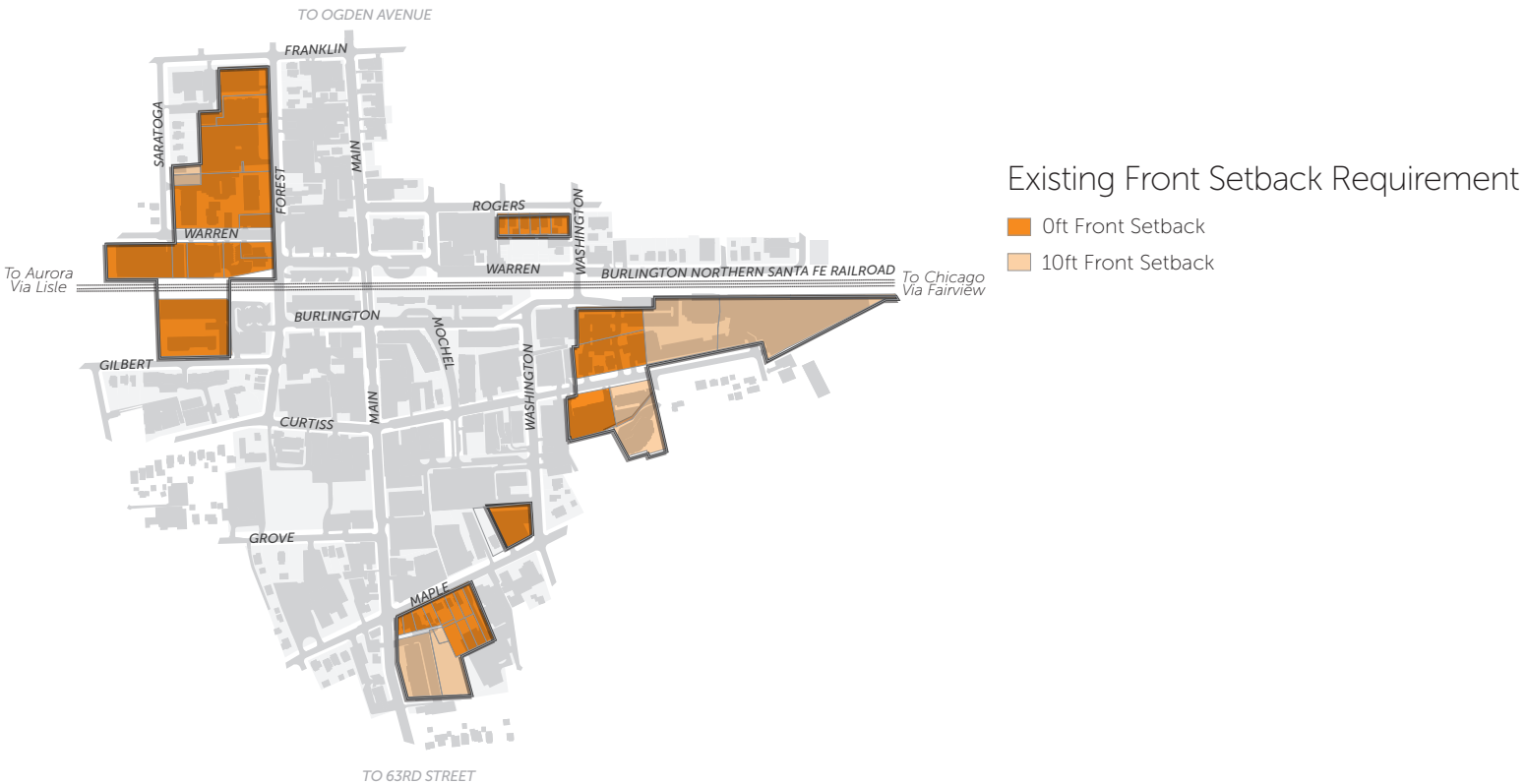
Rear Setback:

- Proposed rear setback is 10' throughout the district
- Special rear setbacks standards apply to property abutting an R zoned lot (see table).

Uses:

- Commercial, retail, office, entertainment, service, restaurant, civic, and residential (apartment, condominium, attached single-family)

Downtown Edge District (DE-2)



Downtown Edge District (DE-2)

Desired/Planned Character:

Building Height: 1-5 stories
Setbacks: variable – proportional to height and proximity to neighborhood and downtown core
Uses: wide ranging – mixed-use, residential, commercial, office, institutional, entertainment, civic, etc.

Building Height:

- Current zoning allows maximum height of 60-70 feet depending on parcel location
- Proposed maximum is 60 feet/5-stories (approx. 12’ per floor)

Setbacks:

- Street Setback:*
- Majority of parcels have no street setback required, but a few sites require a 10’ street setback
 - Existing street setbacks vary within the district, from 0’-20+’
 - Proposed 10’ street setback throughout district
- Side Setback:*
- The majority of the existing properties have 0’-5’ side yard setback
 - Proposed side yard setbacks shall be a minimum of 5’ or 10% of lot width, whichever is greater

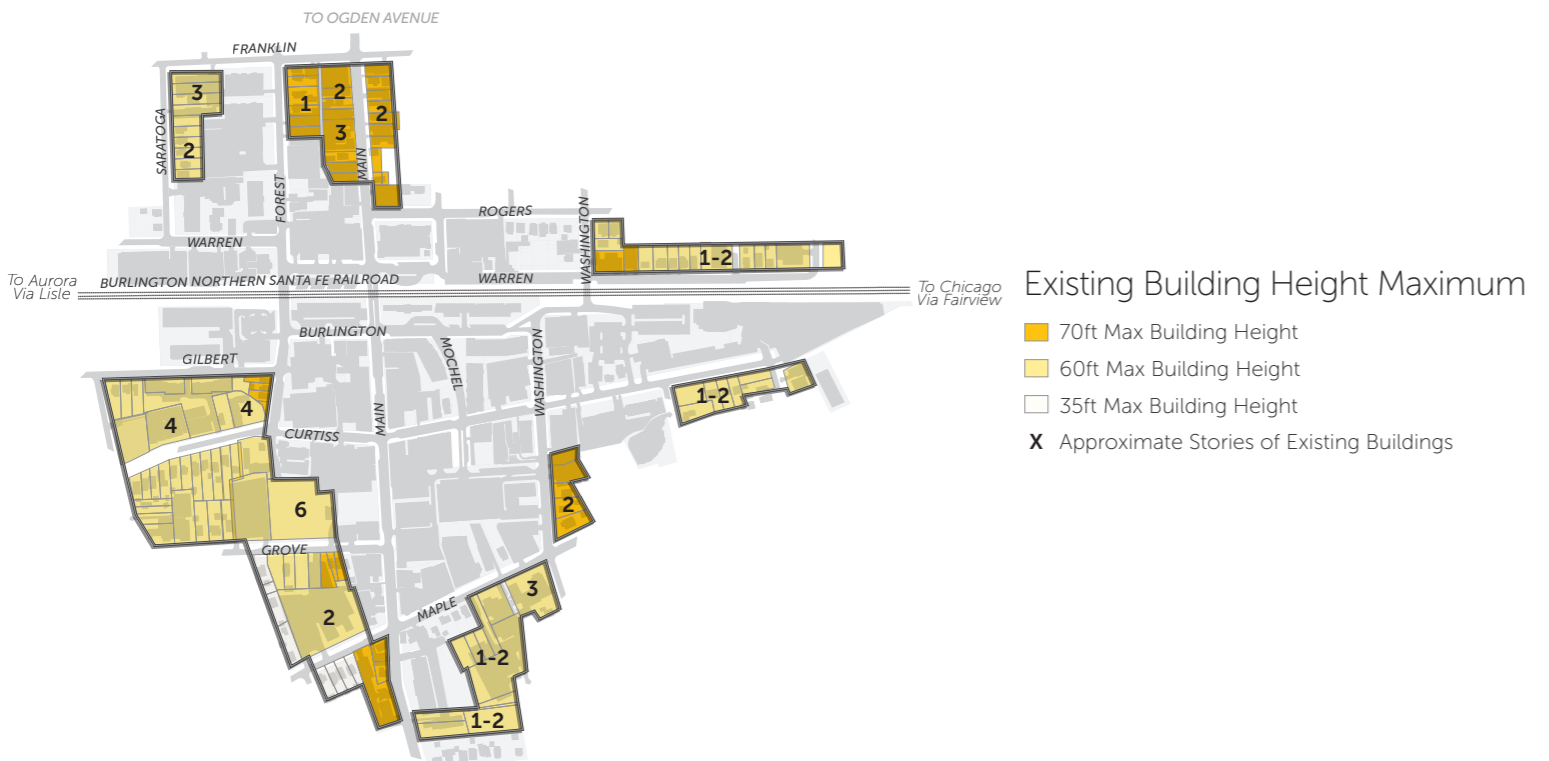
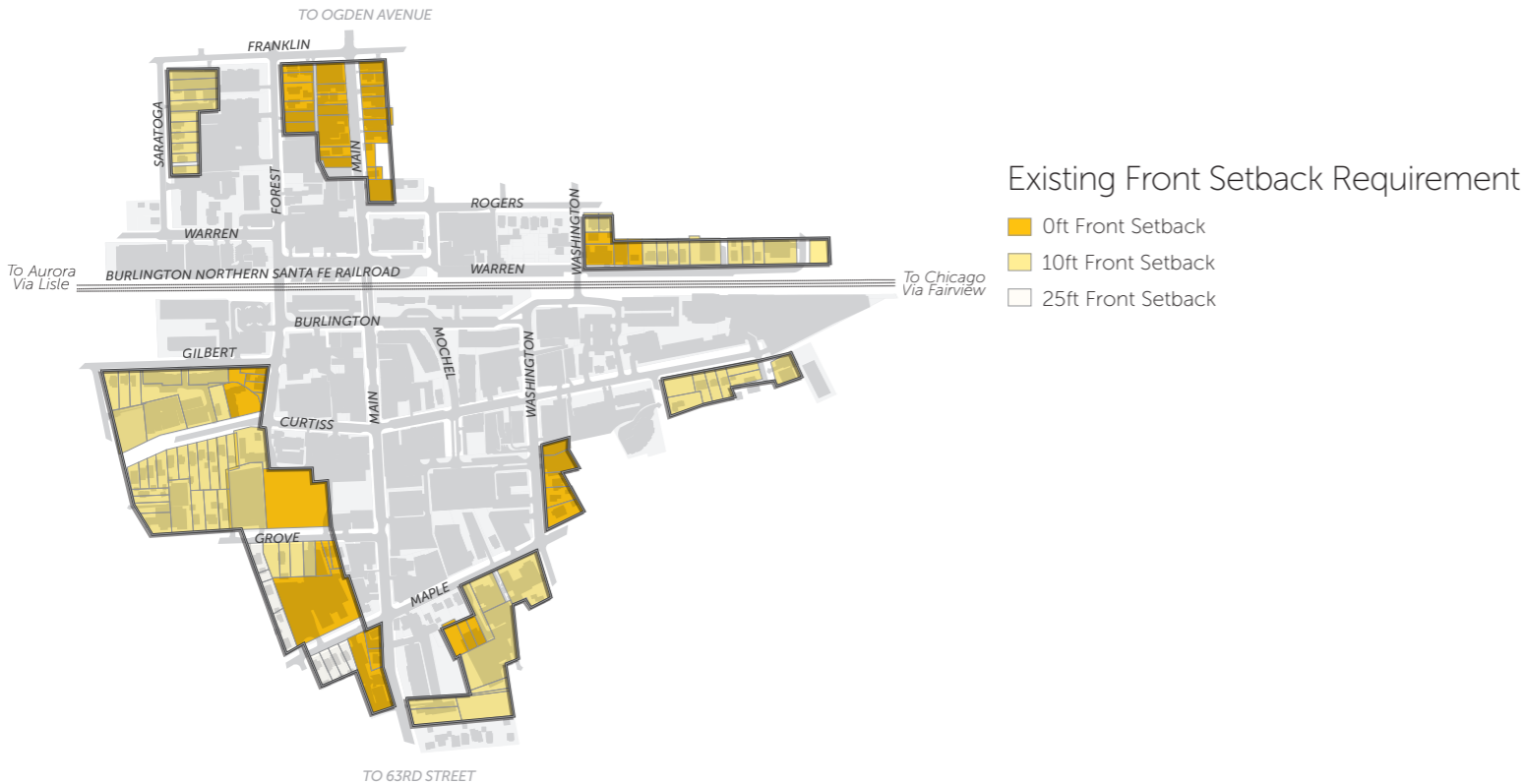
Rear Setback:

- Proposed rear setback is 10’ throughout the district
- Special rear setback standards apply to property abutting an R zoned lot (see table)

Uses:

- Commercial, retail, office, entertainment, service, restaurant, civic, and residential (apartment, condominium, attached single-family)

Downtown Transition District (DT)



Downtown Transition District (DT)

Desired/Planned Character:

Building Height: 1-3 stories (existing buildings range from 1-6 stories in height)
Setbacks: Buildings with landscaped setbacks reflective of residential districts.
Uses: residential, office, service, home occupations, institutional (residential scale and compatibility)

Building Height:

Current zoning allows maximum height of 70' or 60' for most parcels, and 35' for a few parcels. Proposed maximum is 36 feet/3-stories (approx. 12' per floor)

Setbacks:

- Street Setback:*
- Majority of parcels have no street setback required, or 10' street setback required. A few have 25' setback required.
 - Proposed 20' street setback throughout district, except for properties fronting Main Street, which will have a 10' required street setback.

Side Setback:

- The majority of the existing properties have 0' -5' side yard setback.
- Proposed side yard setbacks shall be a minimum of 5' or 10% of lot width, whichever is greater.
- Special side setbacks standards apply to property abutting an R zoned lot (see table).

Rear Setback:

- Proposed rear setback is 20' throughout the district, except for properties fronting Main Street, which will have a 10' required rear setback.
- Special rear setbacks standards apply to property abutting an R zoned lot (see table).

Uses:

- Single-family, multi-family, office, service, home occupations, institutional (residential scale and compatibility), lodging (bed and breakfast only)

Downtown Zoning Comparison Table

| Regulation | DB | DT | DC | DE-1 | DE-2 | DT |
|--|-------|----------|-------------|-------------|-------------|-------------|
| Building Height | | | | | | |
| Maximum | 70' | 60'[4] | 40'/3-story | 72'/6-story | 60'/5-story | 36'/3-story |
| Minimum | 32' | - | 24'/2-story | 24'/2-story | - | - |
| Parking (per residential unit) | | | | | | |
| | 1.4 | 2 | 1.4 | 1.4 | 1.4 | 2 |
| Minimum Lot Area per D.U. (square feet) | | | | | | |
| | 800 | 4,000[1] | 800 | 3,000[1] | 4,000[1] | 4,000[1] |
| Maximum Floor Area Ratio | | | | | | |
| Apartment/Condo | - | 2.5 | - | 2.5 | 2.5 | 2.5 |
| Non-residential | - | 2.5 | - | 2.5 | 2.5 | 2.5 |
| Minimum Lot Area (square feet) | | | | | | |
| Detached House | - | 7,500 | - | - | 7,500 | 7,500 |
| Attached House (applies to development not individual units) | - | 10,500 | - | 10,500 | 10,500 | 10,500 |
| Two -Unit House (applies to development not individual units) | - | 10,500 | - | 10,500 | 10,500 | 10,500 |
| Apartment/Condo (applies to development not individual units) | - | 10,500 | - | 10,500 | 10,500 | 10,500 |
| Other Non-residential Building Uses | - | 7,500 | - | 7,500 | 7,500 | 7,500 |
| Minimum Lot Width (feet) | | | | | | |
| | - | 50' | - | 50' | 50' | 50' |
| Minimum Building Setback (feet) | | | | | | |
| Street | 0' | 10'[2] | 0' | 10'[2] | 10' | 20'[x] |
| Side (interior) | 0' | 5' | 0' | 5'/10% | 5'/10% | 5'/10% |
| Rear | 0'[3] | 20' | 0' | 10' | 10' | 20' |
| Building to Zone | | | | | | |
| Minimum/maximum (feet) | 0/10' | - | 0/5' | - | - | - |
| Minimum percent of building in primary street Building to Zone | 80 | - | 80 | - | - | - |
| Minimum percent of building in secondary street Build to Zone | 30 | - | 30 | - | - | - |
| Maximum Building Coverage | | | | | | |
| (% of Lot, Principal + Accessory) | - | - | - | - | - | - |
| Uses | | | | | | |
| See Downtown Uses table on page 8 | | | | | | |

[1] Does not apply to detached houses or apartment/condo projects.

[2] No street setback required if street lot line abuts DC zoning districts or if front lot line is located on Main Street

[3] A rear setback is required when abutting the side or rear lot line of an R-zoned lot. When abutting the rear lot line of an R-zoned lot, the setback must be at least 20 feet in depth, plus one foot of additional setback for each foot of building height in excess of 20 feet. When abutting the side lot line of an R-zoned lot, the setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot of additional setback for each foot of building height in excess of 20 feet. See Figure 4-3.

[4] Detached houses, attached houses and two-unit houses subject to 35-foot maximum height.

[x] 10' minimum setback required for properties fronting Main Street

[xx] Only permitted as part of a mixed-use development; Residential uses not permitted on ground floor

Existing Districts: DB=Downtown Business; DT=Downtown Transition

Proposed Districts: DC=Downtown Core; DE-1=Downtown Edge 1; DE-2=Downtown Edge 2; DT=Downtown Transition

Downtown Design Guidelines

Intent:

The Design Guidelines for development within the four new Downtown zoning districts (DC, DE-1, DE-2, DT) are intended to ensure quality, compatible, attractive, and market viable development that fits the overall Downtown, as well as the character of each of the different zoning districts that comprise the greater Downtown area. The guidelines are not standards or formulas but rather principles and approaches which could be applied with understanding and sensitivity in context of the use of the site, nearby buildings and the streetscape of adjacent public rights-of-way.

The Design Guidelines are intended to promote an attractive and pedestrian-friendly Downtown. The guidelines will work cooperatively with zoning to establish a flexible and creative environment that seeks to accommodate a wide range of uses and development types.

The Design Guidelines are not intended to dictate architecture or building design, but rather guide development to ensure the desired Downtown character and sense of place while facilitating appropriate new development and exterior renovations.

The Design Guidelines shall apply to all new construction and exterior renovations of all non single-family residential development within the DC, DE-1, DE-2, and DT Districts.

When and How to Use the Design Guidelines:

The Design Guidelines should be used to guide and evaluate new construction and exterior renovations of all non-single family residential developments within the four Downtown zoning districts. The following outlines the process for use of the Design Guidelines on a proposed development.

1. The developer is provided with the Design Guidelines. The intent is for the developer to follow the Design Guidelines as the development plans and designs are created. Village staff can answer any questions the developer may have regarding the Design Guidelines.
2. A new construction development or exterior renovation is proposed. Staff will determine if the proposed development meets the zoning standards for the district in which it is located, and whether or not the proposed development complies with the Design Guidelines.
3. Staff will work with the applicant or developer to encourage compliance with the Design Guidelines, understanding that the guidelines are not standards or formulas but rather principles and approaches to be applied to design.
4. If Village staff determines that the proposed improvements comply with all zoning standards, then the development or exterior renovation can be approved 'by-right'. In this case, Village staff will work with the developer to encourage compliance with the Design Guidelines. If all zoning standards are met, the development or renovation can continue without full compliance with Design Guidelines.
5. If Village staff determines that a proposed development does NOT comply with zoning, then the proposed development will require approval as a Planned Unit Development or a variation(s) can be sought for the necessary zoning relief. A Planned Unit Development would require a public hearing with the Plan Commission and a variation would require a public hearing with the Zoning Board of Appeals. As part of either a Planned Unit Development or a variation request, the Design Guidelines could be used as a standard of review to help determine the overall appropriateness of the proposed development.

Components/Features:

The Design Guidelines will address a wide range of development and architectural components/features. Different guidelines will likely need to be developed for the different districts, as the type and intensity of development may vary wildly from one district to the next, as well as within each district.

Identified below are many of the likely components/features to be addressed in the Design Guidelines:

Building Base

- Windows - % opening
- Windows - transparency
- Knee Walls (12' - 30')
- Entry Features (articulation, elaboration, materials)
- Horizontal expression to establish ground level
- Materials - complement existing
- Materials - restore/repair existing
- Materials - discourage covering existing features and materials
- Materials - brick, manufactured stone, terra cotta, metal accents, metal panels, wood, hardiboard
- Materials - discourage EIFS, utility brick, CMU, vinyl or aluminum siding
- Materials - differentiate importance of building features

Base - Façade Elements

- Awnings
- Outdoor cafes
- Protruding light fixtures
- Landscaping
- Benches / Seating
- Balconies
- Projecting sign

Building Middle

- Windows in rhythm w/ base - % of window openings?
- Visual interest - sills, lintels, divided lights and style
- Replacement windows - fill entire historic window opening
- Fill in historic window - use different material

Middle - Façade

- Proportionate shapes and patterns
- Visually appealing w/ detailing, openings & material
- Corner buildings - articulated comers and elaborated to reflect importance of corner

Middle - Materials

- Complimentary
- Materials - brick, manufactured stone, terra cotta, metal accents, metal panels, wood, hardiboard
- Materials - discourage EIFS, utility brick, CMU, vinyl or aluminum siding
- Materials - differentiate importance of building features

Building Top

- Distinctive corner and cornices
- Screen mechanical equipment

Downtown Land Uses

| Uses Category | DB | DT | DC | DE-1 | DE-2 | DT |
|---|------|-------|-------|------|------|-------|
| Residential | | | | | | |
| Housing Household Living | | | | | | |
| Detached house | - | P | - | - | - | P |
| Attached house | - | P | - | P | P | P |
| Two-Unit house | - | P | - | P | P | P |
| Apartment/condo | S | S | P[17] | P | P | P |
| Group Living <i>(except for the following uses)</i> | - | - | - | - | - | - |
| Group home, small (8-person max. occupancy) | - | - | - | - | - | - |
| Group home, large (9 or more occupants) | - | - | - | - | - | - |
| Nursing home | - | - | - | - | - | - |
| Sheltered Care | - | - | - | - | - | - |
| Public, Civic & Institutional | | | | | | |
| Aircraft Landing Area | - | - | - | - | - | - |
| Cemetery | S[6] | - | S[6] | - | - | - |
| College or University | S | S | S | S | S | S |
| Community Center | S | S | S | S | S | S |
| Fraternal Organization | S | - | S | S | S | - |
| Governmental Facility | P | P | P | P | P | P |
| Hospital | - | - | - | - | - | - |
| Library | S | S | S | S | S | S |
| Museum or Cultural Facility | S | S | S | S | S | S |
| Natural Resource Preservation | P | P | P | P | P | P |
| Parks and Recreation | - | - | - | - | - | - |
| Religious Assembly | S[6] | S | S[6] | S | S | S |
| Safety Service | S | S | S | S | S | S |
| School | - | S | - | - | S | S |
| Utilities and Public Service Facility | | | | | | |
| Minor | P | P | P | P | P | P |
| Major | | S | S | S | S | S |
| Wireless Telecommunications | | | | | | |
| Freestanding tower | S | S | S | S | S | S |
| Building or tower-mounted antenna | P | P | P | P | P | P |
| Commercial | | | | | | |
| Adult Entertainment Establishment | - | - | - | - | - | - |
| Animal Service | | | | | | |
| Boarding or shelter | - | - | - | - | - | - |
| Grooming | P | - | P | P | P | - |
| Assembly and Entertainment <i>(except for the following)</i> | | | | | | |
| Auditorium | S | - | S | S | S | - |
| Cinema | S | - | S | S | S | - |
| Theater | S | - | S | S | S | - |
| Commercial Service | | | | | | |
| Building service | S | - | - | S | S | - |
| Business Support Services | P | - | P | P | P | - |
| Consumer maintenance and repair | P | - | P | P | P | - |
| Personal improvement service | P | P[13] | P | P | P | P[13] |
| Fortune telling or psychic service | - | - | - | - | - | - |
| Massage therapy | - | - | - | - | - | - |
| Research service | S | - | S | S | S | - |
| Day Care | | | | | | |
| Day care home | - | P | - | - | - | P |
| Day care center | S | S | - | S | S | S |
| Eating and Drinking Establishment | | | | | | |
| Restaurant | P | - | P | P | P | - |
| Wine boutique | P | - | P | P | P | - |
| Veterinary Care | S | - | S | S | S | - |

| Uses Category | DB | DT | DC | DE-1 | DE-2 | DT |
|--|---------|-------|---------|------|------|----|
| Financial Service | P | - | P | P | P | - |
| Funeral or Mortuary Service | - | - | - | - | - | - |
| Lodging | S | - | - | S | S | - |
| Bed and Breakfast | | | - | - | - | S |
| Office | | | | | | |
| Business and professional office | P | S | P | P | P | S |
| Medical, dental and health practitioner | P/S[8] | S | P/S[8] | P | P | S |
| Parking, Non-Accessory | S | S | S | S | S | S |
| Retail Sales | | | | | | |
| Convenience goods | P/S[12] | - | P/S[12] | P | P | - |
| Consumer shopping goods | P/S[12] | P[14] | P/S[12] | P | P | - |
| Guns and firearm supplies | - | - | - | - | - | - |
| Building supplies and equipment | P/S[12] | - | P/S[12] | P | P | - |
| Self-service Storage Facility | - | - | - | - | - | - |
| Studio, Instructional or Service | P | S | P | P | P | S |
| Trade School | S | - | S | S | S | - |
| Vehicle Sales and Service | | | | | | |
| Commercial vehicle repair and maintenance | - | - | - | - | - | - |
| Commercial vehicle sales and rentals | - | - | - | - | - | - |
| Fueling station | S | - | - | - | - | - |
| Personal vehicle repair and maintenance | - | - | - | - | - | - |
| Personal vehicle sales and rentals | S | - | - | - | - | - |
| Vehicle body and paint finishing shop | - | - | - | - | - | - |
| Automobile dealership off-site vehicle storage | - | - | - | - | - | - |
| Wholesale, Distribution & Storage | | | | | | |
| Equipment and Materials Storage, Outdoor | - | - | - | - | - | - |
| Trucking and Transportation Terminals | - | - | - | - | - | - |
| Warehouse | - | - | - | - | - | - |
| Wholesale Sales and Distribution | - | - | - | - | - | - |
| Industrial | | | | | | |
| Artisan Industrial | - | - | - | - | - | - |
| Limited Industrial | - | - | - | - | - | - |
| General Industrial | - | - | - | - | - | - |
| Intensive Industrial | - | - | - | - | - | - |
| Junk or Salvage Yard | - | - | - | - | - | - |
| Recycling | | | | | | |
| Recyclable Material Drop-off Facility | - | - | - | - | - | - |
| Recyclable Material Processing | - | - | - | - | - | - |
| Agriculture | | | | | | |
| Animal Agriculture <i>(except as allowed under Chapter 5 of the Downers Grove Municipal Code)</i> | - | - | - | - | - | - |
| Crop Agriculture | - | - | - | - | - | - |
| Community Garden | P | P | P | P | P | P |
| Other | | | | | | |
| Drive-in or Drive-Through Facility | - | S | - | - | - | - |
| Medical Cannabis Cultivation Center | - | - | - | - | - | - |
| Medical Cannabis Dispensing Organization | - | - | - | - | - | - |

[1] Requires minimum lot area of 40 acres. Maximum 25% building coverage.

[2] Requires minimum lot area of 10 acres.

[3] Requires minimum lot area of 25 acres. Maximum 25% building coverage.

[4] Must be within 150 feet of a B district.

[5] Requires special use approval if above one dwelling unit per 4,000 square feet of lot area.

[6] Special Use only if use was in existence on or prior to June 7, 2005.

[7] Requires minimum seating capacity of 125 persons.

[8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval.

[9] Must be in a completely enclosed building.

[10] Maximum 10,000 sq. ft. (gross floor area).

[11] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.

[12] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area); larger requires special use approval.

[13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.

[14] Art galleries and studios only; must be on ground floor and may not exceed 2,500 square feet floor area.

[15] Drive-through banks only.

[16] See Section 6.180.

[17] 2nd floor or above only as part of mixed-use development