



REPORT TO Plan Commission

ITEM NAME:	§ 520-20. - Residential land use types.
MEETING DATE:	June 15, 2026
PRESENTING COMMITTEE:	Planning Commission
COMMITTEE CONTACT:	
STAFF CONTACT:	Greg Ulman
PREPARED BY:	Peter Wegner

ISSUE: Staff received inquiries regarding the concept of Zero-Lot-Line Residences. A zero-lot-line residence is a piece of residential real estate in which the structure comes up to, or very near to, the edge of the property line. Some of the advantages are they cost less than homes with larger lots. They offer greater privacy than a condo since they share less or no walls. They maximize the use of available space and reduce maintenance responsibilities. Being in close proximity or sharing a common wall with your neighbors gives a sense of community, as residents are more likely to interact and develop closer relationships.

On 10/21/2024, the Planning Commission reviewed example language and diagrams from other municipalities. As a result, Staff was directed to draft ordinance language. On 1/20/2025, the Planning Commission reviewed proposed language and directed staff to schedule a public hearing. On 2/17/2025, the Planning Commission held a public hearing and directed staff to forward an ordinance amendment to the Village Board for review and approval. On 2/24/2025, the Village Board considered Ordinance Amendment NO.: 25-03. The Amendment failed 5:2.

OBJECTIVES: Review language to allow Zero-Lot-Line Residences.

RECOMMENDED ACTION: To direct staff how to proceed.

ATTACHMENTS (describe briefly): Proposed ordinance language previously presented to the PC and VB 520-20 - Residential land use types.