



Planning and Community Development Department

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Zoning Board of Appeals Meeting of May 14th, 2025

Application No. ZBA 2025-013

Applicant: N/A

Location: N/A

Requested Action: Feedback for Possible Amendment to Residential Zoning Standards and Minor Land Division Regulations.

Existing Use: N/A

Proposed Use: N/A

Existing Zoning: N/A

Adjacent Zoning: N/A

Description: This item is presented to the Zoning Board of Appeals (ZBA) for discussion and comment. Staff is seeking feedback on proposed amendments to the Village's Code of Ordinances related to residential zoning and subdivision regulations. The proposed changes fall under the following two categories:

1. Proposed Creation of a New Residential-Attached Zoning District

(Amendments to Article III of Chapter 155 – Residential District Regulations)

The proposed changes include the creation of a new residential zoning district intended specifically for attached single-family homes (townhomes). Key elements of this proposal include:

a. Purpose and Intent

While townhomes could theoretically be permitted within the existing R-2 or RM zoning districts, the creation of a dedicated Residential-Attached (RA) district would give the Village more precise control over where this housing type is permitted. It would also enable more consistent regulation of design and development standards specific to townhomes.

b. Permitted Uses and Bulk Standards

The attached single-family (townhome) use would be permitted by-right in both the new RA district and the existing Residential-Multifamily (RM) district. This approach allows parcels currently zoned RM to develop lower-density housing, enhancing flexibility for both the Village and applicants. The bulk standards for this new district have been sourced from several nearby communities and a provision for zero interior yard setbacks has been added.

c. Architectural Design Standards

The Façades standard within the residential development standards section has been streamlined to read more clearly. Façade design standards have been incorporated into the proposed RA district. These standards aim to ensure that new townhome developments are architecturally compatible with surrounding neighborhoods. Staff has considered the cost of each architectural element to help ensure these standards do not pose an undue burden on development feasibility. The standard requiring decorative trim around doors, windows, and garage doors has also been provided within the R1 and R2 façade standards. Design standards added to residential districts include:

1. Garages may not protrude further than the main plane of the front façade (R1 and R2 zoning districts).
2. The 50% high-quality materials requirement has been extended to the new RA district.
3. The 50% high-quality materials requirement now includes a 15% allotment for board-and-batten siding (all districts).
4. All windows, doors, and garage doors require decorative trim to be installed around them (all districts).
5. All gable ends of roofs to require gable brackets or corbels (RA district only).
6. All garages that protrude from the front façade of the townhome is required to have decorative cupolas installed on the roofline (RA district only).

d. Outdoor Private Space Requirement

Each townhome unit would be required to have a minimum of 100 square feet of private outdoor space—such as a yard or patio area—to accommodate decks or patios for homeowner use.

2. Proposed Modifications to Minor Land Division Regulations**(Amendments to Chapter 154 – Subdivision Regulations)**

The second component of the proposed amendment would allow the Village to approve minor land divisions of up to four parcels through the certified survey map (CSM) process, rather than requiring the more extensive tentative and final plat process. Key elements include:

- Land divisions must comply with the Village’s zoning and subdivision ordinances.
- Parcels must have access to public rights-of-way.
- No new public streets or utilities may be required as part of the division.

a. Staff Review vs. Board Review

Staff is seeking input from the ZBA on the appropriate level of review for minor land divisions. Specifically:

- Should minor land divisions be subject to review and approval by the ZBA and Village Board?
- Or should these divisions be reviewed and approved administratively by staff?

While formal review at the ZBA and Board level would provide greater oversight and public transparency, administrative approval may offer a more efficient and predictable process for applicants, staff, and developers—especially for routine or straightforward divisions.

Recommendation: Since this item is for feedback only and there is no formal approval required, there is no staff recommendation.