



# WELCOME!

Downtown Development Code Orientation Meeting  
July 22, 2021

# TONIGHT'S AGENDA



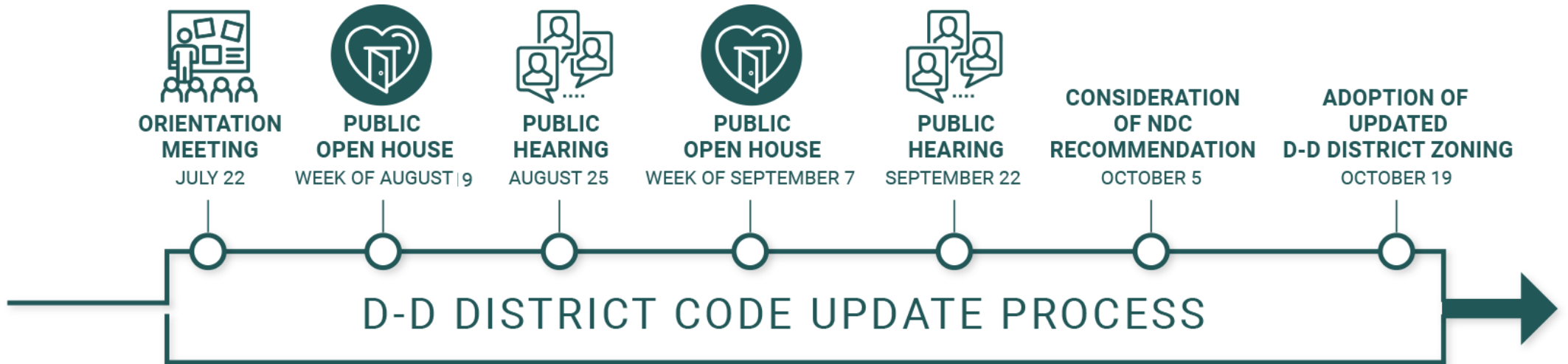
## AGENDA

1. Timeline & Process
2. What is a Form-Based Code?
3. Downtown Development Code Review & Preliminary Recommendations
  - Updates to reflect community vision based on Downtown Strategic Plan process
  - Clarifications to the code
4. Comments and Questions

# TIMELINE & PROCESS



THE DOWNTOWN  
DEVELOPMENT  
CODE UPDATE



# WHY ARE WE UPDATING THE CODE?



- The Downtown Strategic Plan process has provided additional insight into the community's vision for Downtown, which need to be incorporated into the code.
- The Downtown Development Code is over 13 years old and has seen 3 real estate cycles. This is an opportunity to address the evolution of real estate since code was first created.
- The Village has learned through application of the code that certain elements could be clarified to better define intent and to limit areas of misinterpretation.



# WHAT IS A FORM BASED CODE?



# WHAT IS A FORM-BASED CODE?

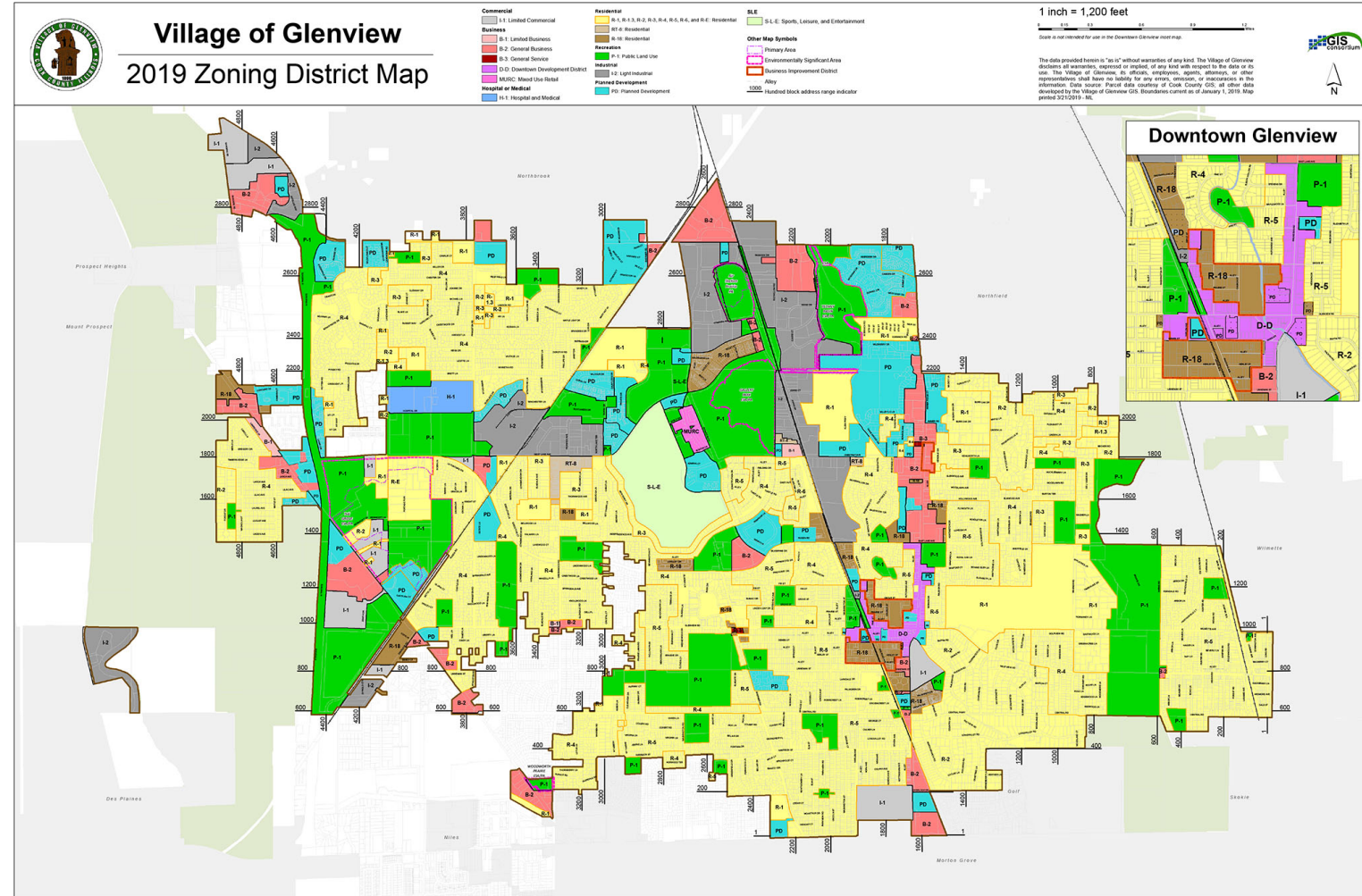


## TRADITIONAL ZONING

Traditional Zoning (Euclidean Zoning) focuses on the type of use allowed and the segregation of those uses:

- Use
- Density
- Height
- Setbacks
- Lot Coverage
- FAR (Floor Area Ratio)
- Open Space

Most of Glenview's Zoning falls into this category and is effective when regulating single uses or a range of narrowly defined uses.



# WHAT IS A FORM-BASED CODE?



## FORM-BASED CODE

Form-Based Codes focus on the building form as it relates to the street and surrounding buildings:

- Street Types
- Building Types
- Building Frontages (how buildings address the street)
- Massing & Form
- Height
- Architectural Character & Materials

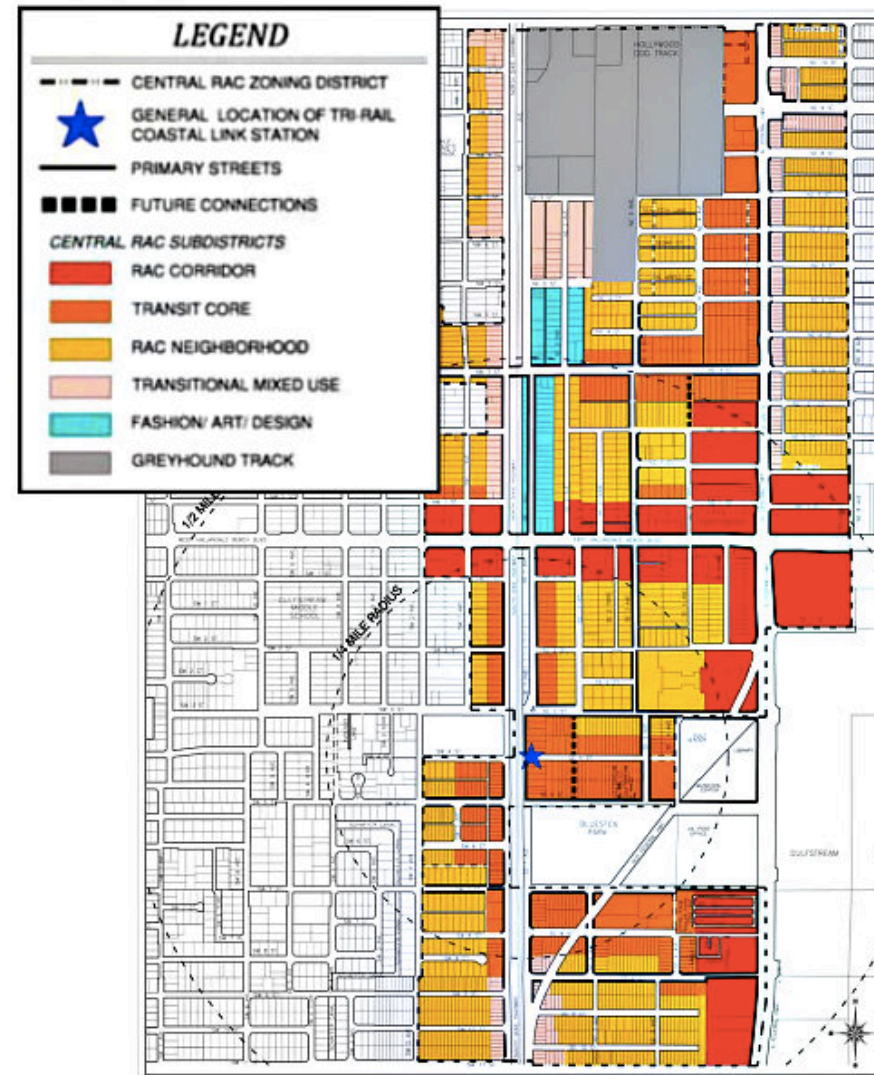
Form-Based Codes are more effective at protecting the character of a district, regulating mixed-use, and encouraging development to support a walkable district

EXHIBIT B: CENTRAL RAC FORM-BASED ZONING DISTRICT

9/2014

SECTION 32-193 ALLOWABLE USES

Figure 192 (a) - Central RAC Regulating Plan



Regulating Plan for a regional activity center in Hallandale Beach, Florida

# WHAT IS A FORM-BASED CODE?



## DEFINITION OF FORM-BASED CODE

From the Form Based Code Institute:

Form-based codes **address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.**

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form.



# WHAT IS A FORM-BASED CODE?



## TRADITIONAL ZONING

Traditional Zoning focuses on use and development intensity (height, density, etc.), but rarely regulates architecture, character, or how buildings address the street or contribute to placemaking.

### VILLAGE OF GLENVIEW ZONING DISTRICT SUMMARY

(see Zoning Code for specific requirements)

Zoning District	B-1	B-2	B-3	D-D (Downtown)	MURC (Glen Town Center)	SLE	I-1	I-2	H-1	Planned Development
<b>PERMITTED USE</b>	Limited Business District (See Code for Specifics); 2 <sup>nd</sup> Floor Residential;	General Business District (Retail - See Code for Specifics)	General Service District (Auto Oriented - See Code for Specifics)	Downtown Development District; Retail; 2 <sup>nd</sup> Floor Residential; See Code for Specifics	Mixed Use Retail Center District; Retail; 2 <sup>nd</sup> Floor Residential; See Code for Specifics	Sports Leisure Entertainment District; Museums; Golf Course; See Code for Specifics	Limited Commercial District (See Code for Specifics); Office; Labs	Light Industrial District (See Code for Specifics); Office; Manufacturing; Distribution	Hospitals; Medical Offices; Parking Structures; Hospice	Mixed Uses; Continuing Care Retirement Community, Senior Citizen Housing; Hotel
<b>DENSITY dwelling unit per acre (du/ac)</b>	18 du/ac	Not Permitted	Not Permitted	n/a	24 du/ac-36 du/ac	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Underlying district; CCRC 18 du/ac; Senior Housing 55 du /ac; Hotel 500 sf/rm
<b>MINIMUM LOT SIZE</b>	6,250 sf	6,250 sf	6,250 sf	n/a	n/a	n/a	See Code	See Code	15 acres	See Code
<b>MINIMUM LOT WIDTH</b>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>MAXIMUM HEIGHT</b>	40 ft	40 ft	40 ft	See Map in Code	45 ft	55 ft	35 ft-70 ft	35 ft-70 ft	35 ft-70 ft	35 ft-50ft
<b>MAXIMUM EAVE HEIGHT</b>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>FRONT YARD</b>	Lot Line; See Code	Lot Line; See Code	Lot Line; See Code	See Code	5 ft	50 ft	See Code	See Code	100 ft	30 ft-50 ft Perimeter Yard
<b>SIDE YARD</b>	10 ft Adjacent to Residential; See Code	10 ft Adjacent to Residential; See Code	10 ft Adjacent to Residential; See Code	See Code	n/a	25 ft-50 ft	See Code	See Code	50 ft	30 ft
<b>REAR YARD</b>	20 ft; See Code	20 ft; See Code	20 ft; See Code	See Code	n/a	25 ft	See Code	See Code	50 ft	30 ft
<b>OTHER REGULATIONS (see Zoning Code)</b>	Outdoor Dining; Parking; Detention	Outdoor Dining; Parking; Detention	Outdoor Dining; Parking; Detention	Outdoor Dining; Parking; Design Guidelines	Outdoor Dining; Parking; Detention	Parking; Detention	Lot Coverage; Parking; Detention	Lot Coverage; Parking; Detention	Lot Coverage; Parking; Detention	Impervious Lot Coverage; Lot Coverage; Parking; Detention

# WHAT IS A FORM-BASED CODE?



## HOW DOES A FORM-BASED CODE WORK?

Form-Based Codes regulate setbacks at a site level to establish an envelope where buildings can be sited and specificity about how buildings address primary and secondary streets.

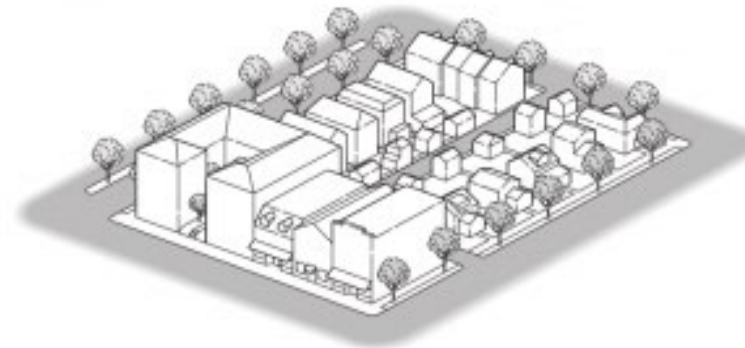
Additionally, Form-Based Codes provide guidance on:

- Allowable Building Materials
- Architectural Character
- Building Design Elements (arcades, canopies)
- Building Massing & Articulation



### Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



### Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.

# WHAT IS A FORM-BASED CODE?

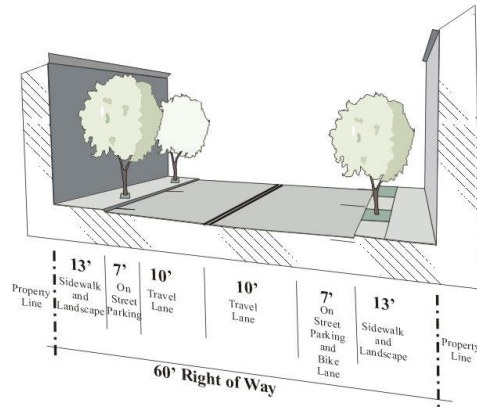


## HOW DOES A FORM-BASED CODE WORK?

Form-Based Codes rely on four key elements to form the basis of regulation:



Regulating Plan(s) & Framework



Street Frontages (elements within the street-space)



Architectural Design Standards



Administration

# WHAT IS A FORM-BASED CODE?



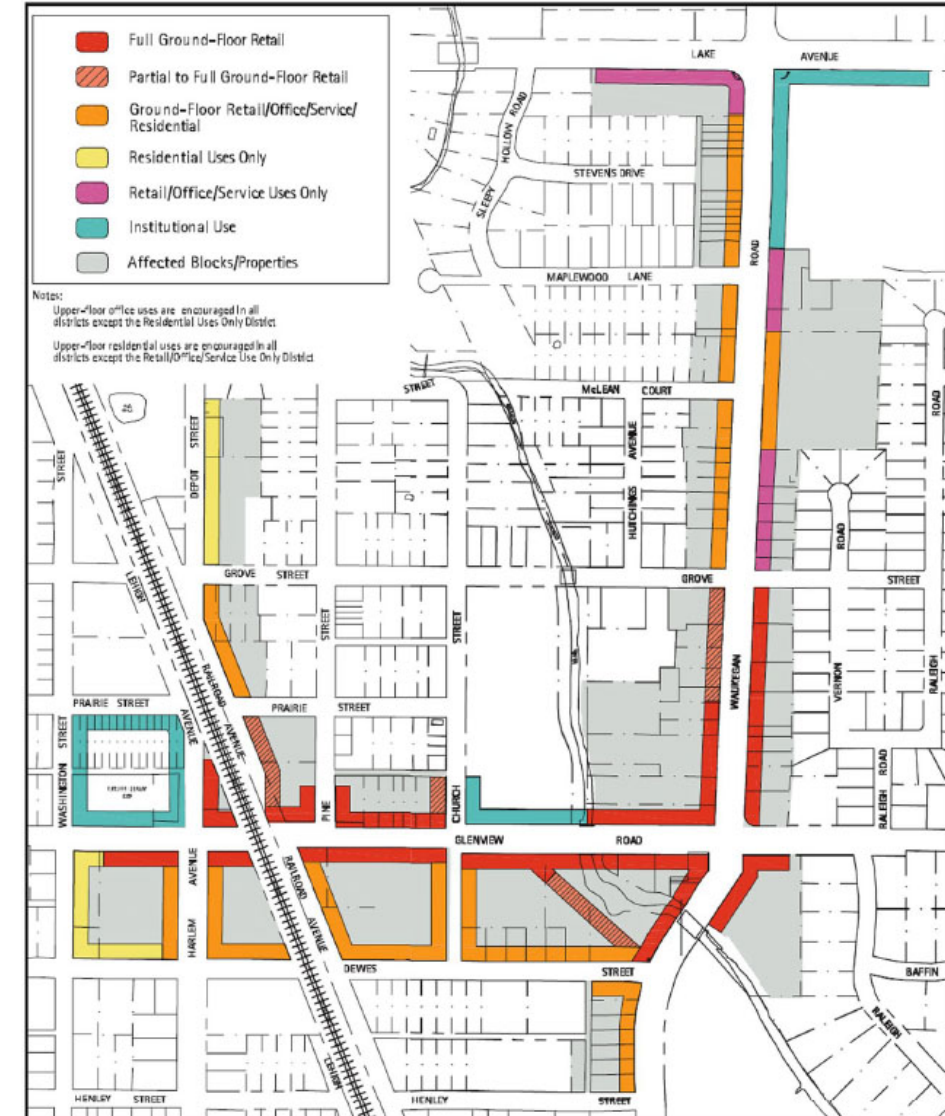
## HOW DOES A FORM-BASED CODE WORK?

### Regulating Plan

A Regulating Plan is a map or diagram that designates the locations of different building standards apply.

Each category defined in the regulating plan will refer to specific building envelope standards and architectural standards for

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



# WHAT IS A FORM-BASED CODE?



## HOW DOES A FORM-BASED CODE WORK?

### Regulating Framework

The framework defines:

- Standards for permitted use(s)
- Location of ground level commercial
- Building heights
- Location of parking

Glenview Downtown Development Code  
Article 2: Regulating Framework

### 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.)

**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.)

**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 2.2: Full Ground-Floor Retail**

4TH FLR. - RESIDENTIAL or SERVICE/OFFICE  
3RD FLR. - RESIDENTIAL or SERVICE/OFFICE  
2ND FLR. - RESIDENTIAL or RETAIL/SERVICE/OFFICE  
GROUND FLOOR - RETAIL ONLY

**Figure 2.3: Partial to Full Ground-Floor Retail**

4TH FLR. - RESIDENTIAL or SERVICE/OFFICE  
3RD FLR. - RESIDENTIAL or SERVICE/OFFICE  
2ND FLR. - RESIDENTIAL or SERVICE/OFFICE  
AT LEAST 25% RETAIL AND UP TO 75% SERVICE/OFFICE

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

4TH FLR. - RESIDENTIAL or SERVICE/OFFICE  
3RD FLR. - RESIDENTIAL or SERVICE/OFFICE  
2ND FLR. - RESIDENTIAL or SERVICE/OFFICE  
GROUND FLOOR - RETAIL/OFFICE/SERVICE/RESIDENTIAL

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Glenview Downtown Development Code  
Article 2: Regulating Framework

**Figure 2.9: Maximum Building Heights**

- 3 Stories Maximum
- 4 Stories Maximum
- 5 Stories Maximum

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# WHAT IS A FORM-BASED CODE?



## HOW DOES A FORM-BASED CODE WORK?

### Street Frontages

- Locates Building Lines (location of where the building and street meet)
- Defines Street Standards and Frontages
- Provides standards for each street type in the study area, including:
  - Sidewalks
  - Travel lanes
  - On-street parking
  - Street trees and furniture, etc.

Glenview Downtown Development Code  
Article 3: Street Frontages

of Waukegan Road to provide a "green," attractive entrance to the Downtown.

3.2.2.3 For residential buildings along Waukegan Road, the Building Line provides room for a consistent sidewalk/streetscape space that will accommodate foundation landscaping in front of buildings.

3.2.3 Where the Building Line designated in this Chapter differs from the Subdivision Code, Chapter 66, Sec 66-165, the provisions of the Downtown Development Code shall apply.

### 3.3 Street Standards

3.3.1 Purpose and intent: The Street Standards defined for each Street Frontage delineate street and sidewalk conditions that will establish a more attractive, pedestrian-oriented shopping environment.

3.3.1.1 Over time, desired or common sidewalk widths will be established to create a more regular walking experience from block to block that incorporates a minimum 5-foot "free zone" walking area and additional space for street trees, plantings in raised planters, or parkways.

3.3.1.2 Developers are required to install Village-approved streetscape elements for new developments.

3.3.2 Required: All developments within the Downtown District must comply with the Code's Street Standards.

### 3.4 Street Frontages

The five designations are (See Figure 3.2):

- **Glenview Road Corridor:** Downtown's primary pedestrian-oriented shopping street.
- **Waukegan Road Corridor:** An auto-oriented corridor where the Downtown Revitalization Plan seeks to encourage a more pedestrian-oriented character similar to Glenview Road, especially south of Grove.
- **Secondary Street:** Secondary Street Frontages are also intended to provide a walking shopping/office/service environment while allowing all-residential buildings and respecting adjacent residential uses.
- **Transition Street:** This Frontage provides a transition between commercial and residential areas (along Washington and parts of Glenview and Dewes).
- **River Corridor:** This corridor defines regulations to protect the Chicago River, increase its visibility, promote public access to the waterfront, and establish a central open space as delineated in the Downtown Revitalization Plan.

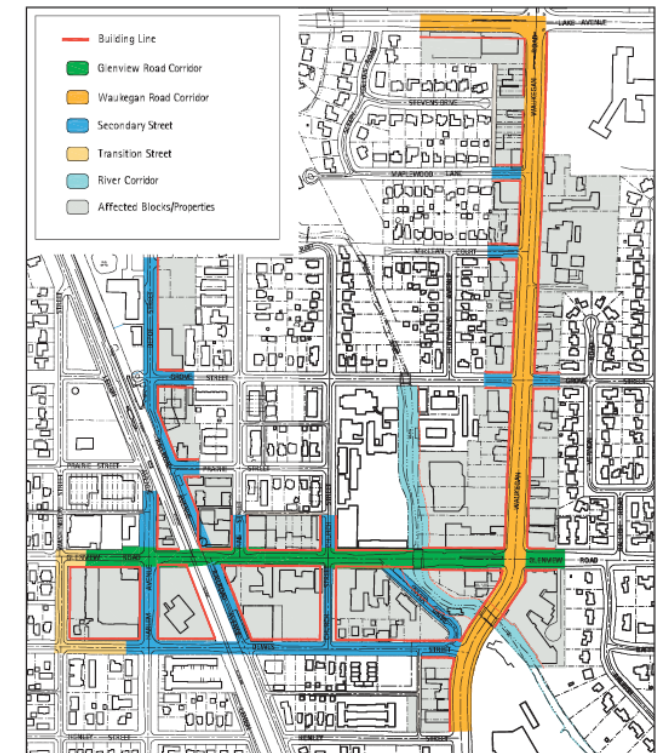
3.4.1 Where Street Frontage designations change along a street, either designation can be applied for a maximum of 75 feet in either direction along that frontage. Developments on corner lots should use standards for the building's primary street and standards for the "side street" frontage.

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### Glenview Downtown Development Code

#### Article 3: Street Frontages

Figure 3.2: Street Frontages



# WHAT IS A FORM-BASED CODE?



## HOW DOES A FORM-BASED CODE WORK?

### Design Standards

- Defines Objectives and Character
- Describes Standards for: building types, design standards, and materials
  - Building Types
  - Design Standards
  - Materials
  - Lighting
  - Outdoor Dining
  - Parking
  - Streetscape/Landscape

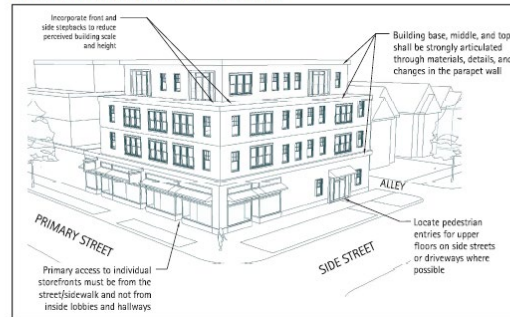
#### Glenview Downtown Development Code

Article 4: Design Standards

Building Types

#### 4.6.1 Mixed Use

Figure 4.1: Mixed-use Building on Corner Lot



Example of mixed-use building on corner lot with articulated architecture.

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#### Glenview Downtown Development Code

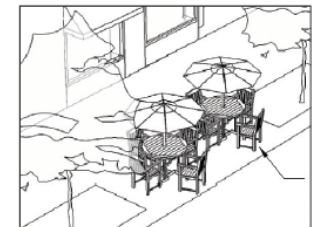
Outdoor Cafes

Article 4: Design Standards

#### 4.10 Outdoor Cafes

- 4.10.1 Outdoor cafés/seating areas are encouraged to make Downtown more active and enhance its overall pedestrian character, especially in blocks identified as key commercial/retail/restaurant locations.
- 4.10.2 Outdoor cafés shall maintain at least 5 feet of clear space for movement of pedestrians along the sidewalk.
- 4.10.3 Tables, chairs, and other equipment should be kept out of the pedestrian zone. The pedestrian zone also should be clear of street trees, tree grates, and other landscaping.
- 4.10.4 Second-story terraces for outdoor dining are encouraged where sidewalk space is limited. Second-story terraces shall be integrated into the design of restaurants and the overall building.
- 4.10.5 A temporary or seasonal barrier or edge is encouraged to define outdoor café spaces and ensure the pedestrian clear zone. The barrier should be a simple decorative railing, fence, planters, or similar element. The design of the barrier should reflect the style of the building and coordinate with the Downtown streetscape, and shall be reviewed and approved by the Village's Appearance Commission.

#### ACCEPTABLE



Outdoor cafe near curb with clear pedestrian space between building and dining area. (4.10.1, 4.10.2, 4.10.3)



#### NOT ACCEPTABLE



Outdoor cafe blocking pedestrian zone. (4.10.2)

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# WHAT IS A FORM-BASED CODE?



## HOW DOES A FORM-BASED CODE WORK?

### Administration

- Outlines process for project review and approval

Tonight's meeting will not discuss possible changes to the Administration section.

Glenview Downtown Development Code  
Article 6: Definitions

- Dewes Street from Washington Street to Waukegan Road;
- portions of Pine, Grove, Church, Prairie, Hadlem, McLean, and Maplewood that are side streets for the major roads listed above;
- all as designated on the Zoning Map, unless otherwise expressly exempted or provided in this Downtown Development Code.

**Downtown Revitalization Plan:** the plan approved by the Village Board of Trustees in November 2006, which serves as the guiding framework for this Downtown Development Code.

**Eave:** edge of a roof that projects beyond the vertical building facade.

**Front Yard:** a yard extending along the full length of a front lot line and back to a line drawn parallel to the front lot line at a distance therefrom equal to the depth of the required front yard. When a lot fronts onto two nonintersecting streets (through lot), the front yard shall be determined to be on the street to which all of the houses along that block are oriented, and the opposite yard shall be treated as a rear yard.

**Ground Floor:** the first level of a building at or above grade. The floor height of the ground floor is measured from the grade to the midpoint of the floorplate of the floor above (or, if there is no floor above, the ceiling or roof above.)

**Floor:** the space within a building and above grade that is between the midpoint of the floorplate and the midpoint of the floorplate for the floor above. Of, if there is no floor

above, the ceiling or roof above. See also Ground Floor.

**Floor area:** the area, measured at floor level, contained between the exterior wall surfaces of a building or other structure or, in the case of rooms, between the exterior wall surface of the building and the center of the enclosing partitions, or between the centerlines of partitions where no exterior wall is affected.

For the purpose of determining off-street parking and loading requirements, the term "floor area" shall be defined to be the sum of the gross horizontal areas of the several floors of a building, or portion thereof, devoted to a use requiring off-street parking or loading as provided in this article. Such area shall include accessory storage areas located within selling or working space devoted to retailing activities, the production or processing of goods, or business or professional offices. However, the term "floor area" shall not include floor space devoted primarily to the housing of mechanical or electrical equipment, or storage purposes, except as otherwise noted in the Municipal Code, nor floor space and ramps, aisles and maneuvering space devoted to off-street parking or loading facilities, nor basement floor space, other than the area devoted to merchandising activities, the production or processing of goods, business or professional offices, or dwelling uses.

**Interior Side Yard:** a yard extending along a side lot line that is not adjacent to a street and back to a line drawn parallel to the side lot line at a distance therefrom equal to the width of the required minimum side yard, but excluding any area encompassed within a front yard or rear yard. Dimensions of side yards specified in the district regulations of this chapter refer

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Glenview Downtown Development Code  
Article 6: Definitions

### ARTICLE 6: DEFINITIONS

The following words, terms and phrases, when used in this Downtown Development Code, shall have the meanings ascribed to them in Chapter 98, Section 98-4, or this section, except where the context clearly indicates a different meaning.

**Alley:** dedicated public right-of-way, other than a street, that affords a secondary means of access to abutting property, generally at the rear of the lots.

**Access drive:** dedicated public right-of-way, other than a street, that affords access from a street from the front of a lot.

**Apartment:** multi-family residential development with for-rent units.

**Awning:** a metal tubular structure over a storefront or entrance that provides a framework for a canvas covering and that provides protection from sun and inclement weather for patrons walking below.

**Balcony:** platform that is cantilevered from a building wall and is enclosed by a parapet or railing.

**Bay/Box Windows:** generally, a U-shaped enclosure that extends the building's interior space beyond the plane of the exterior wall and/or the Building Line.

**Building Line:** a line/plane indicated on the regulating plan defining the street frontage which extends vertically and at which the building facade shall be placed. The required building line for each site is shown in the Street Frontage section.

**Commercial:** Retail, service, restaurant, and office uses.

**Conditional Use:** a use which is limited to public and quasi-public uses affected with the public interest, or uses which may have unique, special or unusual impact upon the use or enjoyment of neighboring property, meeting reasonable conditions and standards, and permitted only after a public hearing.

**Condominium:** multi-family residential development with for-sale units.

**Development Code:** The Downtown Development Code

**Development project:** any use in the Downtown Development District that results in the construction of a new building or structure, major modifications to the interior dimensions of an existing building or structure (including building additions), alteration in area to a paved parking lot or the addition of or change to a curb cut.

**Drive-through facilities:** any business engaged in the sale or service of any item where the delivery of such item is to patrons remaining in a vehicle.

**District:** The Downtown Development District.

**Downtown Development District:** includes

- Glenview Road from Washington Street to one block east of Waukegan Road;
- Waukegan Road from Lake Avenue to Henley Street;
- Railroad Avenue from Dewes Street to just north of Grove Street;

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# DOWNTOWN DEVELOPMENT CODE REVIEW & PRELIMINARY RECOMMENDATIONS



# DOWNTOWN DEVELOPMENT CODE REVIEW



## INTRODUCTION

Code Components

How to Use the Code

Defines the purpose of each section

Explains how to use the code for:

- Redevelopment
- Changing permitted use within an existing building
- Rezoning of a property
- Subdividing a property
- Non-conforming uses or buildings

Lists other codes or ordinances that may apply

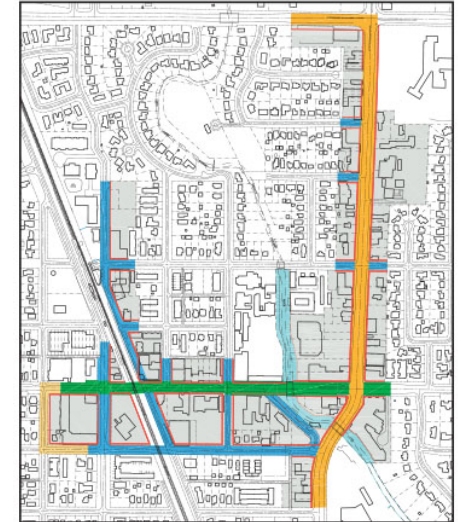
**Updates to this section will be minimal – mainly focused on formatting and updating graphics**

## INTRODUCTION

### Code Components

The Development Code contains the following sections or articles:

- **Article 1: General Provisions:** This section describes the purpose, intent, and applicability of the Downtown Development Code in the Village of Glenview.
- **Article 2: Regulating Framework:** This section defines the community's vision for Downtown as determined by the Village's extensive public planning process. It provides regulations on land uses, building heights, and parking based on the Downtown Revitalization Plan's recommendations.
- **Article 3: Street Frontages:** This section categorizes Downtown streets according to the desired physical character recommended by the Downtown Plan. It addresses optimal building setbacks, stepbacks, and types; site access; and parking placement.
- **Article 4: Design Standards:** This section contains standards that define building, streetscape, landscape, and site design.
- **Article 5: Administration:** This section presents the application and review process for Downtown development.
- **Article 6: Definitions:** This section is a glossary of technical terms.
- **Article 7: Index**



Street Frontages



## ARTICLE 1. GENERAL PROVISIONS

### 1.1 Title

### 1.2 Applicability

### 1.3 Effective Date – update to reflect updated code

### 1.4 Purpose & Authority – review to determine if Downtown Strategic Plan adds/alters purpose

### 1.5 Intent – review to determine if Downtown Strategic Plan adds/alters purpose

### 1.6 Adopted Plans – update to include Downtown Strategic Plan

### 1.7 Minimum Requirements

### 1.8 Conflicting Provisions

### 1.9 Severability

## ARTICLE 1. GENERAL PROVISIONS

### 1.1 Title

This ordinance shall be known as the “Downtown Development Code” for the Village of Glenview or the “Code.”

### 1.2 Applicability

The regulations of this code shall apply to all development, public or private, within the Downtown Development District, or “District,” as designated on the attached Zoning Map, unless otherwise expressly exempted or provided in this Downtown Development Code (see areas shaded in gray in Figures 1.1, 2.5, and 3.2).

The District generally encompasses Glenview Road from Washington Street to Waukegan Road, Waukegan Road from Lake Avenue to Henley Street, Railroad Avenue from Dewes Street to just north of Grove Street, Dewes Street from Washington to Waukegan, and portions of Pine, Grove, Church, Prairie, Harlem, McLean, and Maplewood that are side streets for the major roads in Downtown.

### 1.3 Effective Date

This code was adopted and became effective on June 17, 2008, Ordinance Number 5112.

### 1.4 Purpose + Authority

This code is adopted pursuant to the Home Rule powers of the Village of Glenview under the 1970 constitution of the State of Illinois. This code is adopted for the purpose of:

- 1.4.1 Promoting the public health, safety, and general welfare;
- 1.4.2 Improve the Village’s quality of life for residents and visitors by enhancing Downtown’s “sense of place.”

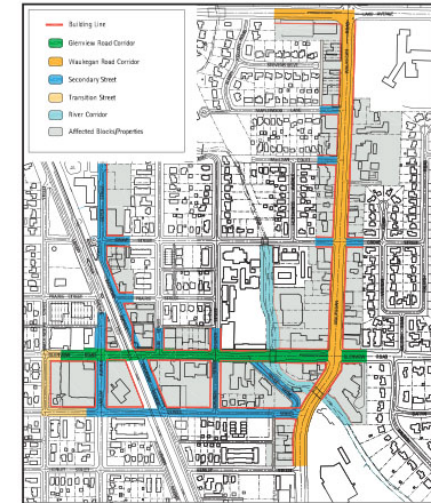


Figure 1.1 Downtown Development Code Street Frontages

- 1.4.3 Implementing the policies and goals contained within the Village’s Downtown Revitalization Plan;
- 1.4.4 Maintaining orderly and compatible land-use and development patterns;
- 1.4.5 Enhancing and expanding Downtown’s retail environment by clustering shopping opportunities;
- 1.4.6 Expanding residential opportunities, both to improve housing choice and increase foot traffic and vitality;
- 1.4.7 Promoting rehabilitation and reuse of older buildings;
- 1.4.8 Accommodating office uses in the right locations;
- 1.4.9 Ensuring adequate light, air, privacy, and access to property;

# DOWNTOWN DEVELOPMENT CODE REVIEW

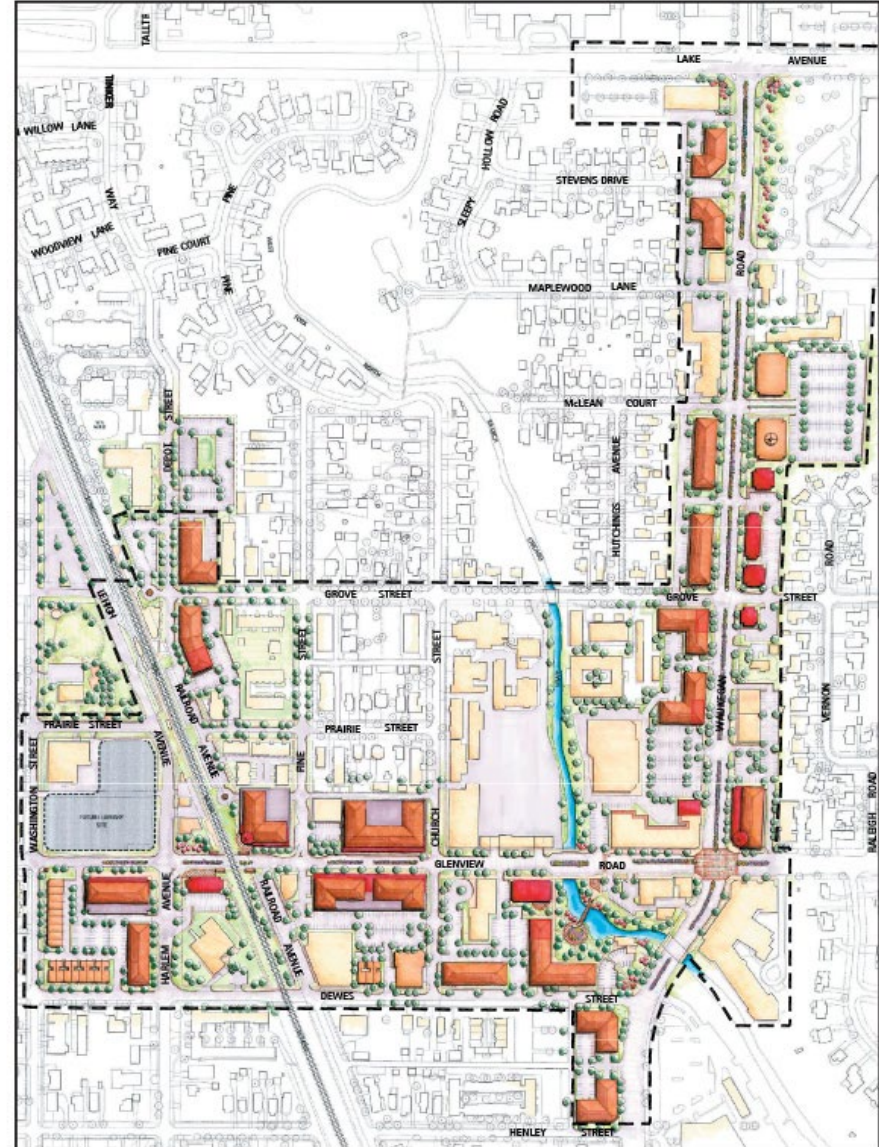


## ARTICLE 2. GENERAL PROVISIONS

### 2.1 Purpose

**Update Graphic to reflect and expand on intent of Downtown Strategic Plan**

Figure 2.1: Downtown Revitalization Plan (Approved November 2006)





## ARTICLE 2. GENERAL PROVISIONS

### 2.2 Permitted Uses

Defines allowable Land Uses within Downtown

- 2.2.1 Full Ground-Floor Retail:
- 2.2.2 Partial to Full Ground Floor Retail
- 2.2.3 Ground Floor Retail/Office/Service Encouraged
- 2.2.4 Residential Uses Only
- 2.2.5 Retail/Office/Service Uses Only
- 2.2.6 Institutional Uses
- 2.2.7 Below-Ground Uses
- 2.2.8 Depths of Use

**Review to determine applicability of standards and update uses based on Strategic Plan recommendations**

### 2.2. Permitted Uses

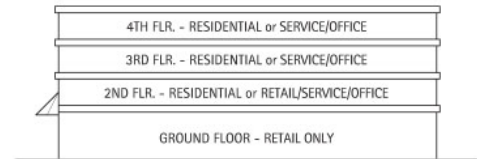
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**2.2.1 Full Ground-Floor Retail:** These properties are required to have retail uses on the ground floor. Service and office uses are only allowed on upper floors along these blocks. Upper-floor residential uses also are allowed. (See **Figure 2.2.**)

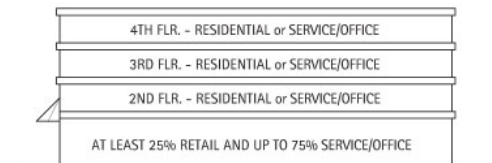
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**2.2.3 Ground-Floor Retail/Office/Service Encouraged:** Retail, service, or office uses are encouraged if feasible on the ground floor along blocks with this designation. Residential, service, and office uses are allowed on upper floors. All-residential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

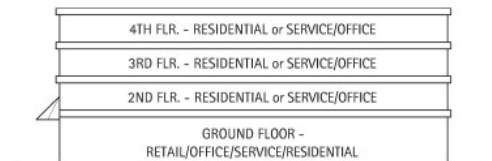
**Figure 2.2: Full Ground-Floor Retail**



**Figure 2.3: Partial to Full Ground-Floor Retail**



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






## ARTICLE 2. GENERAL PROVISIONS


### 2.2 Permitted Uses


Defines allowable Land Uses within Downtown

- 2.2.1 Full Ground-Floor Retail:
- 2.2.2 Partial to Full Ground Floor Retail
- 2.2.3 Ground Floor Retail/Office/Service Encouraged
- 2.2.4 Residential Uses Only
- 2.2.5 Retail/Office/Service Uses Only
- 2.2.6 Institutional Uses
- 2.2.7 Below-Ground Uses
- 2.2.8 Depths of Use

**Consider new standards to clearly define transition of use around corner and update uses based on Strategic Plan recommendations**

 **2.2.4 Residential Uses Only:** Only residential uses are allowed along blocks with this designation. (See Figure 2.6.)

 **2.2.5 Retail/Office/Service Uses Only:** Only retail, office, or services are allowed. (See Figure 2.7.)

 **2.2.6 Institutional Uses:** Civic or institutional uses such as libraries, churches, and schools are allowed.

**2.2.7 Below-Ground Uses:** Ancillary commercial, ancillary residential, parking, storage, and mechanical uses are allowed in basement or below-grade floors. If commercial uses are permitted on the ground floor, such uses are also permitted in the basement level as long as access to commercial space is separate from access to upper-story residential units.

**2.2.8 Depths of Use:** Depths of use requirements shown in Figure 2.5 are 50 feet minimum (see Figure 2.8). For example, at the southwest corner of Glenview and Church, at least 50 feet south along Church must be Full Ground Floor Retail before a transition to Ground Floor Retail/Office/Service/Residential is allowed.

Figure 2.6: Residential Uses Only



Figure 2.7: Retail/Office/Services Only

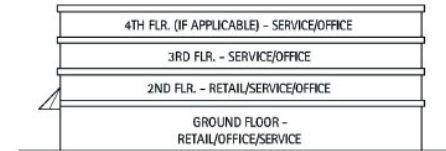


Figure 2.8: Depth of Use Requirements



# DOWNTOWN DEVELOPMENT CODE REVIEW

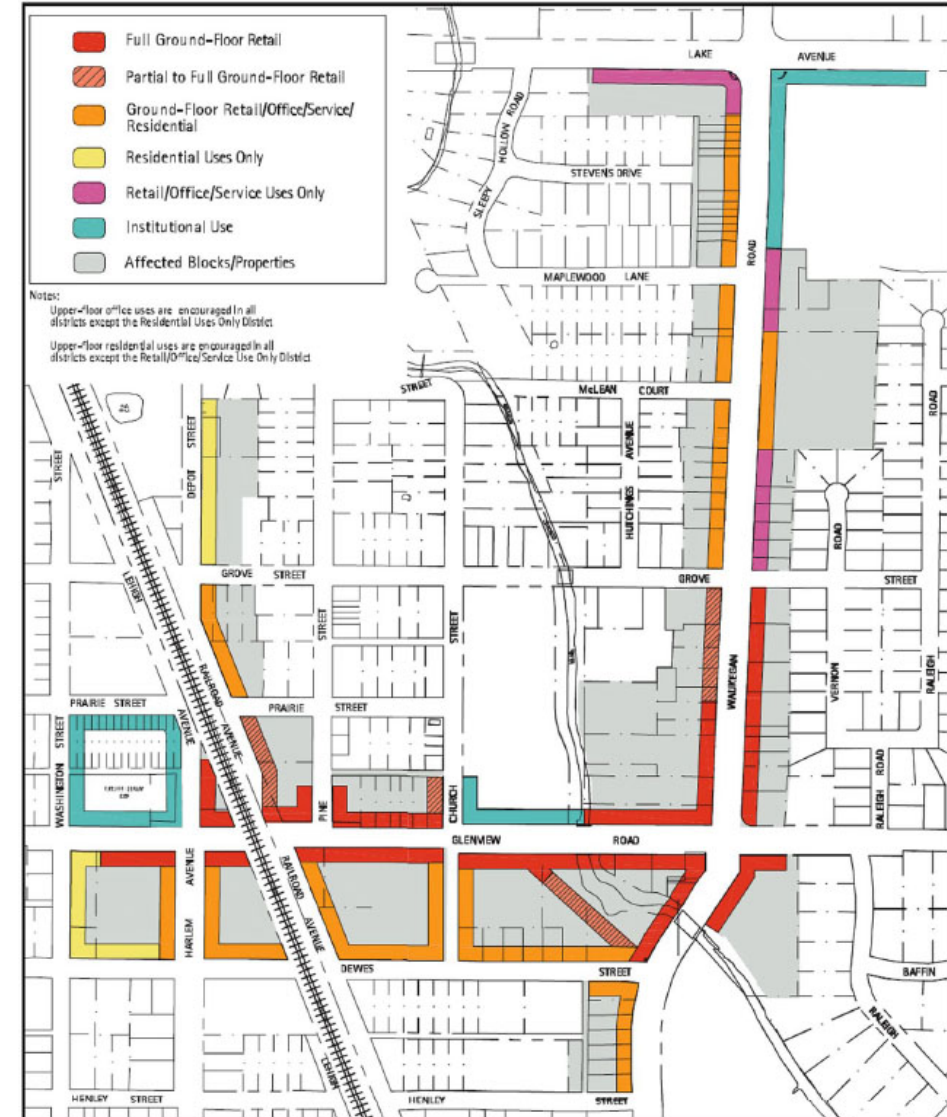


## ARTICLE 2. GENERAL PROVISIONS

Figure 2.5: Downtown Uses

Update graphic to reflect Downtown Strategic Plan

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





## ARTICLE 2. GENERAL PROVISIONS

### 2.3 Minimum Commercial Depth

Defines depth of ground floor commercial

### 2.4 Uses on Same Floor

Standards for how uses are mixed within a building

2.41 While uses can be “mixed” within buildings by floor as noted above, residential and commercial (retail, service, or office) uses cannot be mixed on the same floor in a building (i.e. a floor with housing units cannot contain retail, office or service uses.)

**Residential and Commercial might mix on the ground floor (especially on side streets). Consider adding standards to define where and how this could occur**

### 2.3 Minimum

#### Commercial Depth

Commercial uses must have a minimum depth (from the front Building Line to the rear of the retail floor area) of 50 feet. For the three parcels (#003, 012, and 014) located on the southwest corner of Glenview and Waukegan Roads commercial uses must have a minimum retail depth of 30 feet.

### 2.4 Uses on Same Floor

2.4.1 While uses can be “mixed” within buildings by floor as noted above, residential and commercial (retail, service, or office) uses cannot be mixed on the same floor in a building (i.e. a floor with housing units cannot contain retail, office or service uses.)

2.4.2 A residential lobby/elevator is required on the ground floor in all buildings with residential uses on upper floors. Commercial uses on the first floor may have a secondary entrance from this lobby as long as their primary commercial entrance is from the sidewalk on the street.

2.4.3 Parking is allowed on the ground floor behind commercial uses in buildings with retail, service, or office uses on the ground floor.

2.4.4 In addition to the use information noted above by location, See **Article 3: Street Frontages** for more specific regulations on allowed uses.

### 2.5 Building Heights

Figure 2.9 depicts the maximum number of stories allowed in specific areas of the Downtown District.

Tables 2.1 and 2.2 provide the maximum allowable height in stories and feet.

2.5.1 **Floor heights by story for multi-story commercial or mixed-use buildings:** The ground floor shall be at least 15 and no more than 17 feet tall, with the upper residential or office floors being at least 10 and no more than 12 feet tall.

2.5.2 **Floor heights by story for multi-family residential buildings:** All floors shall be at least 10 and no more than 12 feet tall.

2.5.3 **Floor heights for Waukegan Road north of Grove Street and 155’ south of Lake Avenue right-of-way (up to existing corner lot) on the west side of Waukegan:** For mixed-use buildings, the ground floor shall be 15 feet, with upper residential floors being at least 10 and no more than 11 feet tall.





## ARTICLE 2. GENERAL PROVISIONS

2.4.3 Parking is allowed on the ground floor behind commercial uses in buildings with retail, service, or office uses on the ground floor.

**Consider adding residential to list of uses with allowable ground floor parking.**

### 2.3 Minimum Commercial Depth

Commercial uses must have a minimum depth (from the front Building Line to the rear of the retail floor area) of 50 feet. For the three parcels (#003, 012, and 014) located on the southwest corner of Glenview and Waukegan Roads commercial uses must have a minimum retail depth of 30 feet.

### 2.4 Uses on Same Floor

2.4.1 While uses can be “mixed” within buildings by floor as noted above, residential and commercial (retail, service, or office) uses cannot be mixed on the same floor in a building (i.e. a floor with housing units cannot contain retail, office or service uses.)

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## ARTICLE 2. GENERAL PROVISIONS

### 2.5 Building Heights

Defines building heights for Downtown

**Building heights are regulated for mixed use buildings (Table 2.1) and Multi-family Residential (Table 2.2). Sections 2.5.4 Additional Height allows for conditions to increase heights. Consider simplifying to a maximum height to include all additional height conditions so there is clarity on permitted heights.**

#### 2.5.8 Decks/Terraces

Active use is permitted on terraces created by building stepbacks. Decks or terraces are not permitted on rooftops or above enclosed ground floor parking.

**Consider revising to allow terraces above parking. Further define terrace locations in Urban Design Elements.**

Table 2.1: Maximum Height  
– Multi-story Commercial/Mixed Use

Number of Stories	Maximum Height
5	65 feet
4	53 feet
3	41 feet
2	29 feet
1	17 feet

Table 2.2: Maximum Height –  
Multi-family Residential

Number of Stories	Maximum Height
5	60 feet
4	48 feet
3	36 feet
2	24 feet
1	12 feet

#### 2.5.4 Additional Height:

2.5.4.1 **Additional height:** In addition to the maximum height for each building type, up to 5 feet can be added to the height of a building to allow for such features as pitched roofs, and parapet walls.

This additional height is not allowed for buildings north of Grove Street and 155' south of Lake Avenue right-of-way (up to the existing corner lot) on the west side of Waukegan Road.

2.5.4.2 **Architectural features:** For all buildings, an additional 10 feet (beyond the 5 feet allowed for pitched roofs and parapet walls) may be allowed by the Appearance Commission in specific circumstances to provide space for an interesting architectural feature such as a clock tower or a cupola. The floor area of these architectural features cannot be occupied for actual use (although they can remain open to provide additional ceiling height for the floor below). The floor area of the feature also shall not constitute more than 10% of the building's ground floor area.

For buildings north of Grove Street and 155' south of Lake Avenue right-of-way (up to the existing corner lot) on the west side of Waukegan Road, this additional height for architectural features must be placed along the Waukegan Road frontage.

2.5.5 **One-story commercial buildings:** For 1-story commercial buildings, the minimum height is 20 feet and the maximum height is 22 feet to provide an increased physical presence and shopping "streetwall."

2.5.6 **Decks/terraces:** Active use is permitted on terraces created by building stepbacks. Decks or terraces are not permitted on rooftops or above enclosed ground floor parking.

# DOWNTOWN DEVELOPMENT CODE REVIEW

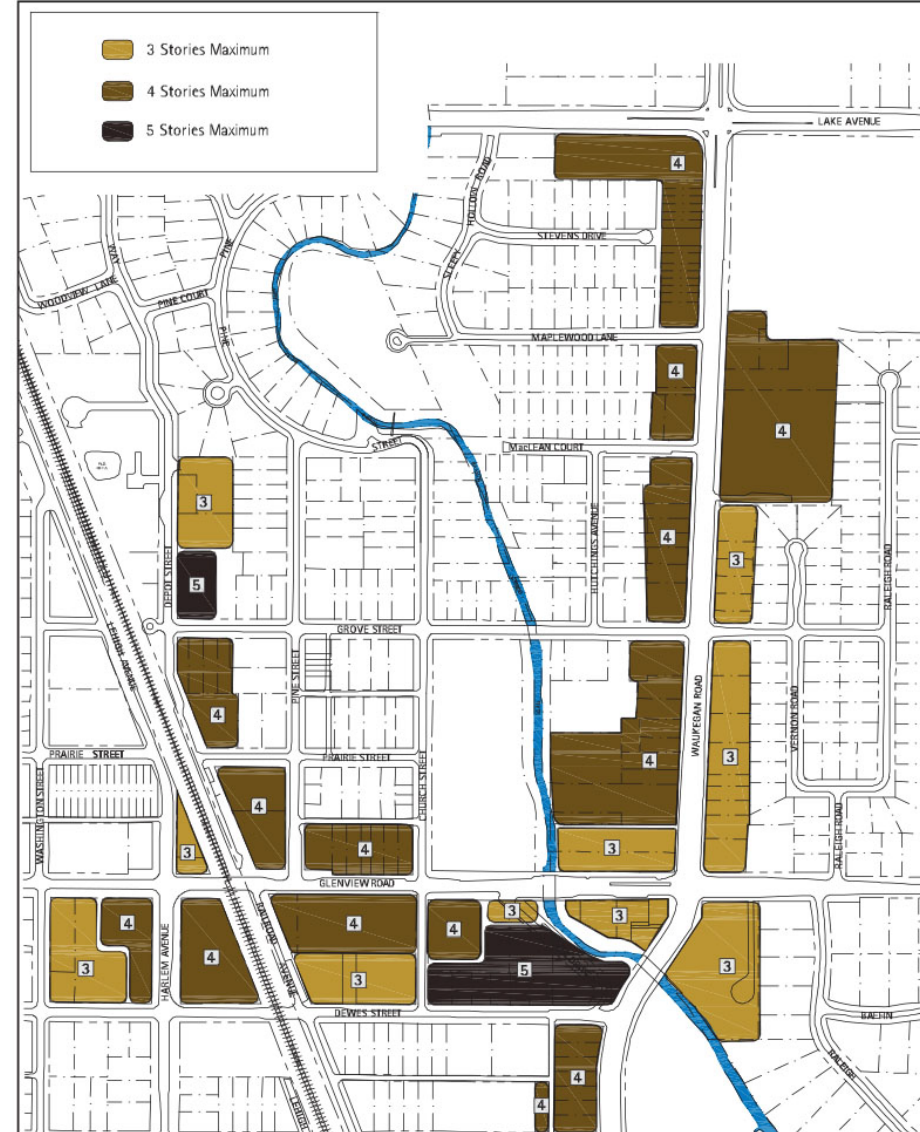


## ARTICLE 2. GENERAL PROVISIONS

Figure 2.9 Maximum Building Heights

Update to reflect Downtown Strategic Plan

Figure 2.9: Maximum Building Heights



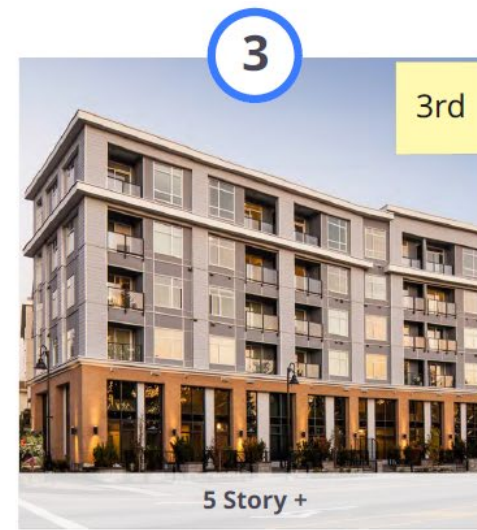
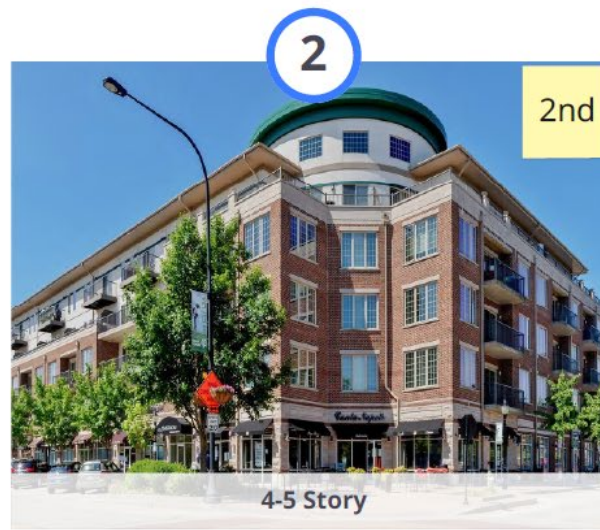
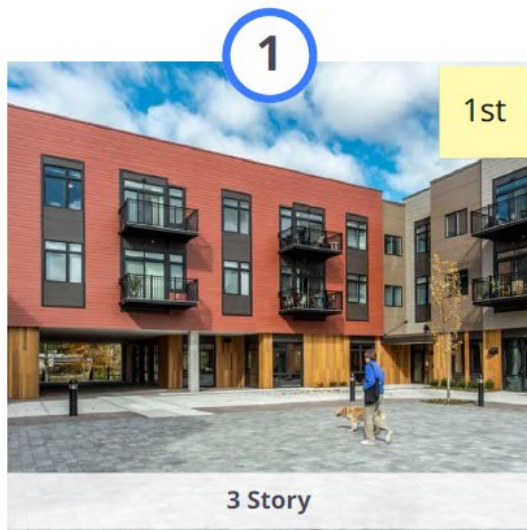
# DOWNTOWN DEVELOPMENT CODE REVIEW



## BUILDING HEIGHTS | RESIDENTIAL



Vote for your *favorite* image:





## ARTICLE 2. GENERAL PROVISIONS

### 2.6 Parking

#### 2.6.1 Minimum Parking by Use

#### 2.6.2 Exemptions from Minimum Parking

#### 2.6.3 Minimum Parking – Glenview Road Street Frontage

#### 2.6.4 Shared Parking

**Utilize ULI (Urban Land Institute) Shared Parking Standards for mixed-use developments and update residential and commercial parking requirements to match current industry standards**

### 2.6 Parking

Parking shall be provided for each use according to the following ratios:

#### 2.6.1 Minimum Parking by Use:

2.6.1.1 **Townhomes/rowhomes:** 2 spaces per unit.

2.6.1.2 **Condominiums:** 1.5 spaces per unit, with at least 1 space per unit indoors.

2.6.1.3 **Retail/service:** 1 space per 300 gross square feet (except in the Glenview Road Corridor Frontage).

2.6.1.4 **Office:** 1 space per 300 gross square feet (except in the Glenview Road Corridor Frontage).

2.6.1.5 **Restaurant:** 1 space per 160 gross square feet.

2.6.2 **Exemptions from Minimum Parking by Use:** For any new development project, the first 2,000 square feet of retail, office, or service use shall be exempt from the calculation for required parking spaces. The exemption shall be applied to the least generating use on the ground floor. Only one exemption shall be allowed per building.

#### 2.6.3 Minimum Parking - Glenview Road Street Frontage:

2.6.3.1 Retail, office, and service uses in this frontage are required to provide 1 spaces per 500 gross square feet of floor area due to the availability of street parking and commuter parking along the tracks.

2.6.3.2 Restaurants and residential uses shall provide parking according to the ratios listed in 2.6.1.

2.6.3.3 In the Glenview Road Corridor Frontage, when a new use occupies a building existing as of May 21, 1996, additional off-street spaces are not required, provided that parking serving the building was not eliminated or reduced after May 21, 1996.

#### 2.6.4 Shared Parking:

2.6.4.1 **Collective provisions:** Shared parking shall be considered to minimize the visual impact of land devoted to parking and to provide more efficient parking.

2.6.4.2 **Location:** All required parking spaces shall be on the same lot as the building or use being served or within 350 feet of the property line (see **Figure 2.10**) - provided that no off-street parking for a business use shall be in a residential district.



## ARTICLE 3. STREET FRONTAGES

### 3.1 Purpose & Intent

Street frontages define a “building envelope” that will foster new development that enhances the “Main Street” Scale of Downtown.

### 3.2 Building Line

Establishes a line that a building façade must be built to in order to create consistent “street walls”.

**Consider adding allowances for relief from building line for inclusion of existing trees, pocket parks, plazas, major building entrances, and other means of articulation (usually defined as a percentage).**

## ARTICLE 3: STREET FRONTAGES

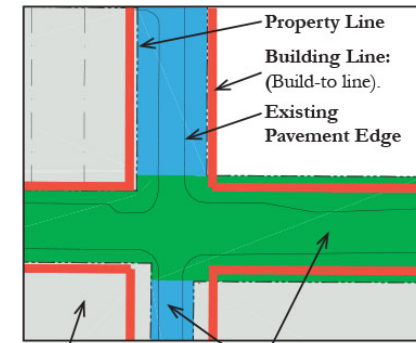
### 3.1 Purpose + Intent

Each Downtown street has been assigned a Street Frontage designation to define an optimal “building envelope” and “public realm” using setbacks, sidewalk and street widths, and other design parameters.

Along with **Article 4: Design Standards**, the required street, sidewalk and building relationships are intended to foster new development that enhances and expands the traditional “Main Street” scale of Downtown.

**Figure 3.2: Street Frontages** assigns designations to all street frontages in Downtown and establishes a Building Line for each frontage.

Figure 3.1: Frontage/Building Line Key



Affected Properties: Street Frontages: Colors indicate Street Frontage designation.

### 3.2 Building Line

3.2.1 The Building Line is a “build-to” line that will help establish consistent “streetwalls,” sidewalk widths, and streetscape zones (see **Figures 3.1** and **3.2**).

3.2.2 **Relationship of Building Line to right-of-way or property line:** The Building Line may differ from the current location of a right-of-way or property line. In these cases, because the Building Line must be “built to,” the right-of-way/property lines will need to be adjusted through dedication of property between the property owner and Village. More specifically, the property owner may need to dedicate property to the public right-of-way to create the desirable street and streetscape width, or the Village may transfer right-of-way to the buildable development site.

3.2.2.1 For Glenview Road, the Building Line is intended to eventually bring all buildings more in line with an 18-foot sidewalk width east of the river and a common 15-foot sidewalk width west of the river.

3.2.2.2 For Waukegan Road, the Building Line is intended to eventually eliminate parking lots in front of buildings and bring buildings closer to the sidewalk to better frame the street, reduce its perceived width and scale, and establish this roadway as a physical part of the traditional Downtown starting at Lake Avenue. The code also incorporates foundation landscaping in front of all-residential buildings and a landscaped median in the center



## REPRESENTATIVE IDEAS

Street Wall



Relief for Pocket Park



# DOWNTOWN DEVELOPMENT CODE REVIEW



## ARTICLE 3. STREET FRONTAGES

### 3.3 Street Standards

Standards to define consistent level of quality for the streets within Downtown

### 3.4 Street Frontages

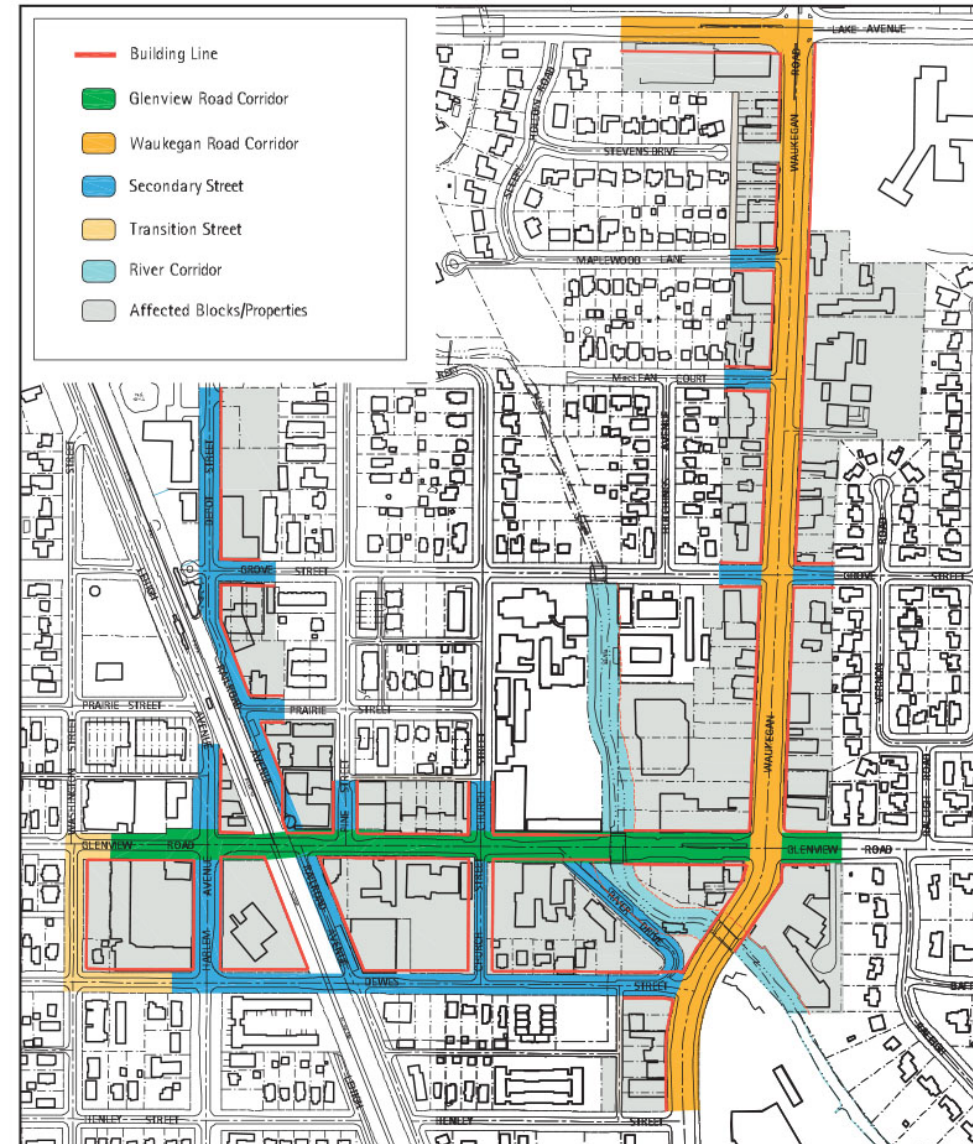
Designates Five major street types

- Glenview Road
- Waukegan Road
- Secondary Streets
- Transition Streets
- River Corridor

Figure 3.2: Street Frontages

**Update graphic to reflect Downtown Strategic Plan**

Figure 3.2: Street Frontages





# DOWNTOWN DEVELOPMENT CODE REVIEW



## ARTICLE 3. STREET FRONTAGES

3.5 – 3.9 Street Standards for each of the five frontages.

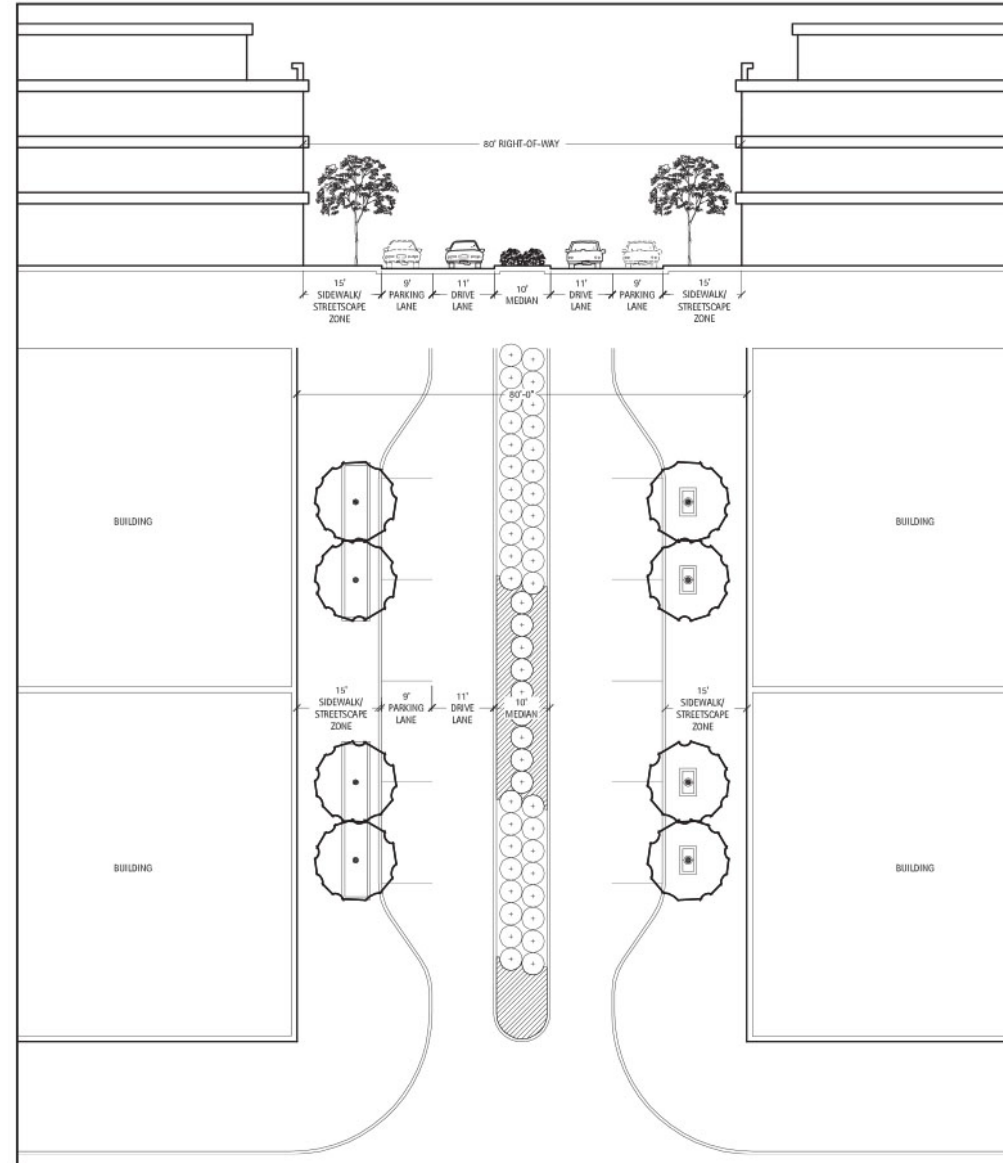
Each are organized in the same manner:

- Purpose & Intent
- Street/Sidewalk Standards
- Typical Street Sections
- Building Setbacks
- Parking Placement
- Access
- Use
- Conditional Use
- Building Types

**Purpose & Intent, Street Sidewalk Standards, & Street Sections require minimal updates.**

**Address standards for parklets, food trucks, wayfinding, and enhanced streetscape.**

Figure 3.5: Glenview Road: Optimal 80-foot Right-of-Way - West of River.





## REPRESENTATIVE IDEAS

Food Trucks



Enhanced Streetscape





## ARTICLE 3. STREET FRONTAGES

3.5 – 3.9 Street Standards for each of the five frontages.

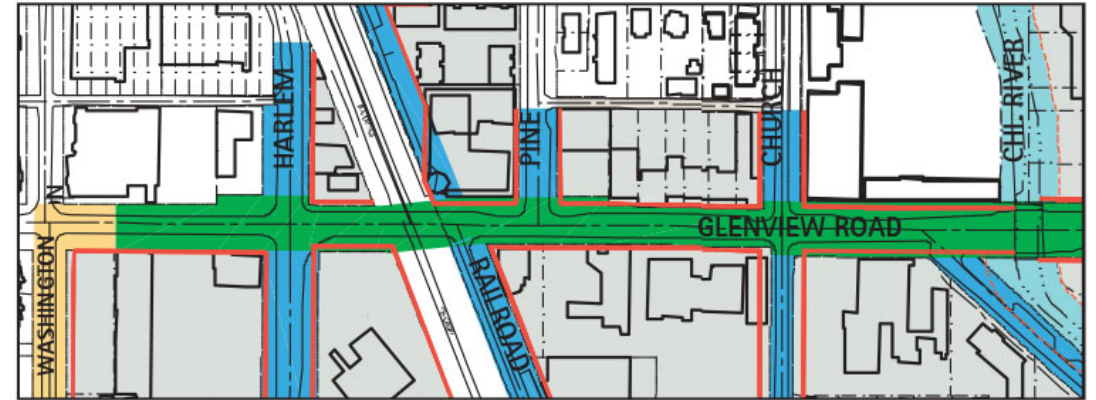
Building Setbacks define Front, Side, and Rear Setbacks

**Clarify setback standards with diagrams for each site within Building Frontages categories. There has been past confusion about which setback applies.**

**Pay special attention to corner sites that include multiple Building Frontage categories.**

**Introduce optionality for stepbacks and setbacks (pocket parks, parklets, etc.)**

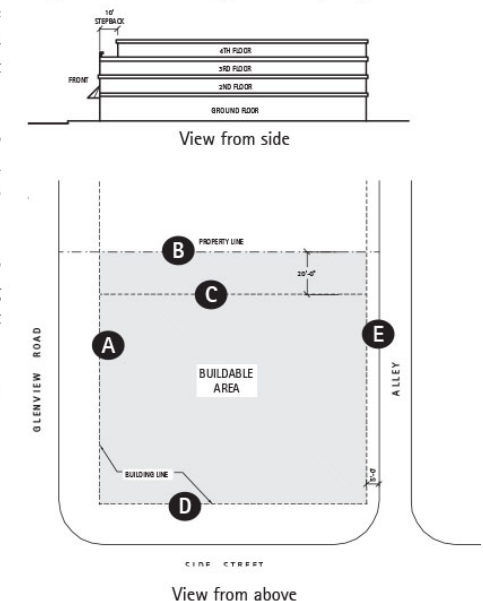
Figure 3.3: Glenview Road - Building Line West of River



### 3.5.3 Building Setbacks

- A** Front yard: Zero, build-to. At least 60% of the ground-floor front façade must be built to the Building Line, and it must be built to the Building Line at each interior side property line.
- B** Side yard, interior: Zero, build-to at ground level. A 10-foot pedestrian pass-through is allowed if necessary to access a rear parking lot.
- C** Side yard, interior adjacent to residential district (including Transitional Street Frontage): 20 feet minimum.
- D** Side yard, corner lot on side street: Zero, build-to at ground level.
- E** Rear yard: 5 feet minimum.

Figure 3.11: Building Setbacks/Stepbacks





## ARTICLE 4 DESIGN STANDARDS

Design Standards maintain and enhance the physical character of Downtown & set minimum standards of quality for new development.

4.1 Purpose

4.2 Village Character

4.3 Objectives

4.4 Context

4.5 Organization

4.6 Building Types

**Update text to relate to recommendations from Downtown Strategic Plan.**

### 4.3 Objectives

Site and building design should enhance Downtown's eclectic character by:

- Fostering a "built over time" appearance with variations in façades, building height, and rooflines.
- Articulating buildings with detailed fenestration, high-quality materials, signage, and lighting.
- Incorporating attractive, year-round streetscape/landscape elements.
- Incorporating environmentally sensitive, sustainable design where feasible.

### 4.4 Context

The design of each development, whether it consists of one or multiple buildings, will be reviewed by Village boards and commissions for its suitability for a given site, compatibility with adjacent development, and consistency with the goal of improving the design quality of Glenview's built environment. In addition, other plans and development regulations affect development in Downtown Glenview:

The Comprehensive Plan provides goals and objectives and a land-use direction for the entire Village.

The Downtown Revitalization Plan sets a new direction for the improvement and development of the area. The Downtown Development Code and its Design Standards seek to implement the Revitalization Plan by providing development regulations and design direction.



Developments are not required to use one architectural style but should enhance Downtown's existing character, which includes English Tudor Revival, English Cotswold, Georgian Revival, Federal Revival, Colonial Revival, Classical Revival and other traditional styles.



## ARTICLE 4 DESIGN STANDARDS

- 4.6.1 Mixed Use
- 4.6.2 Retail/Office
- 4.6.3 Condominium/Apartment

Visual representations of detailed design elements reflecting building siting, massing, and articulation

Sections should be reviewed for consistency and clarity and updated to reflect Downtown Strategic Plan

Glenview Downtown Development Code  
Article 4: Design Standards Building Types

### 4.6.1 Mixed Use

Figure 4.1: Mixed-use Building on Corner Lot

Example of mixed-use building on corner lot with articulated architecture.

June 17, 2008, Ordinance Number: 5112

Glenview Downtown Development Code  
Article 4: Design Standards Building Types

### 4.6.2 Retail/Office

Figure 4.5: Retail/Office-only Building

Example of a single-story, retail-only building that uses a pitched roof to provide more scale and framing to the "streetwall."

June 17, 2008, Ordinance Number: 5112

# DOWNTOWN DEVELOPMENT CODE REVIEW



## REPRESENTATIVE IDEAS

Mixed Use



Residential





## ARTICLE 4 DESIGN STANDARDS

### 4.7 Building Design

#### 4.7.1 General

#### 4.7.2 Articulation

#### 4.7.3 Entries

#### 4.7.4 Fenestration

#### 4.7.5 Service Areas

#### 4.7.6 Building Projections

#### 4.7.7 Building Colors

#### 4.7.8 Materials

#### 4.7.9 Lighting

#### 4.7.10 Outdoor Cafes

#### 4.7.11 Parking

#### 4.7.12 Streetscape/Landscape

**Sections should be reviewed for consistency and clarity and updated to reflect Downtown Strategic Plan**

Glenview Downtown Development Code  
Article 4: Design Standards

**4.7 Building Design**

**4.7.1 General**

4.7.1.1 To maintain an active pedestrian environment, buildings shall be oriented toward streets, sidewalks, and/or public plazas.

4.7.1.2 Façades shall be proportioned to respect the human scale.

4.7.1.3 Façade elements shall provide a change in plane, creating interest in light and shadow.

4.7.1.4 Standardized, formulaic, non-regional architecture and architectural features used primarily for advertising purposes are not allowed.

4.7.1.5 Developers should consider creative, adaptive reuse of high-quality existing buildings.

**4.7.2 Articulation**

**Plane/Material Changes**

4.7.2.1 A building base, middle, and top shall be strongly articulated through materials, details, and changes in the plane of the wall, including setbacks and patios on upper floors (see Figure 4.8).

4.7.2.2 Pitched roofs may project into space where upper story floors have been step-backed.

4.7.2.3 Mixed-use buildings must have a distinct ground-floor base with easily identifiable, traditional storefronts with clear glass and kneewalls.

4.7.2.4 Façades shall be articulated with vertical rhythm such as columns and bays.

4.7.2.5 Building design should be articulated with vertical and horizontal lines.

4.7.2.6 Unarticulated, flat-façade all-metal buildings are prohibited.

4.7.2.7 To prevent a "dead" ground floor, the ground floor shall be articulated with banding, or other features.

**ACCEPTABLE**

Design that incorporates material storefronts and distinct ground-floor features. (4.7.2.1, 4.7.2.2)

70 June 17, 2008, Ordinance Number: 5112

Glenview Downtown Development Code  
Article 4: Design Standards

Parking

**4.11 Parking**

Refer to Article 2: Regulating Framework, and the Village's Municipal Code and Parking Lot Landscaping and Design Guidelines for additional information on parking standards.

**Design**

4.11.1 Off-street parking spaces may be open or enclosed in a building.

4.11.2 Parking areas shall be screened with fencing and landscaping at street and sidewalk edges and adjacent to residential buildings. Fencing, walls, and landscaping shall be a maximum of 30 to 42 inches in height and shall preserve sight lines at entrances/exits to reduce conflicts between pedestrians and motorists.

4.11.3 All exposed/visible walls on freestanding parking structures, as well as on parking structures in buildings, should be screened and articulated with architectural treatment.

4.11.4 Designated parking spaces, except those within townhomes/rowhomes, shall be marked with permanent marking materials and maintained in a clearly visible condition.

4.11.5 Parking area lighting shall be designed to Village standards and minimize impact on surrounding properties.

4.11.6 Parking areas shall be designed to accommodate snow removal, such as by eliminating unnecessary obstacles and providing for temporary snow storage where feasible.

4.11.7 Off-street parking spaces shall have a vertical clearance of at least 7 feet if provided within a building.

**Figure 4.14: Parking Layout**

**NOT ACCEPTABLE**

Parking directly from street is not allowed. (4.11.8)

**Location**

4.11.8 Parking areas in front of buildings are prohibited unless otherwise specified in the Code.

4.11.9 Mid-block parking lots should be limited to avoid breaking up the shopping streetwall.

June 17, 2008, Ordinance Number: 5112 83



## REPRESENTATIVE IDEAS

Outdoor Cafes



Lighting







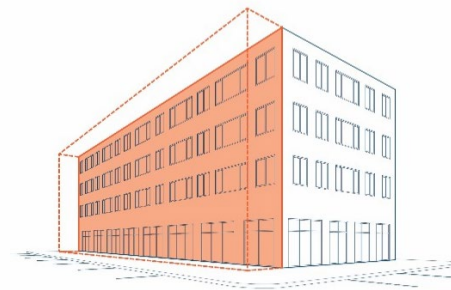
## ARTICLE 4 DESIGN STANDARDS

### 4.7.2 Articulation

**Consider integrating additional Urban Design Elements to further clarify massing and articulation strategies to lessen the impact of height on the street.**

- **Building Setbacks**
- **Terraces & Corner Terraces**
- **Wedding Cake Stepbacks**
- **Building Articulation**

**Include details regarding percentages or other minimum standards to control proportion.**





## ARTICLE 4 DESIGN STANDARDS

### 4.7.2 Articulation

4.7.2.10 Commercial and mixed-use buildings should have new facades at least every 75 feet. Long buildings should be "broken up" with articulation and contribute to a "built over time" appearance.

**Consider redefining this standard. Past experience has shown that too many changes to a building façade can create buildings that are too "busy", lacking consistency and visual harmony.**

**One strategy might be to require material changes, the addition of architectural features, or mandate articulation/terraces/setbacks in a façade.**

### Glenview Downtown Development Code

Building Design

Article 4: Design Standards

#### Visual Interest

4.7.2.8 Building orientation and design elements shall encourage overall visual continuity between developments.

4.7.2.9 To avoid a look of monotony of materials or design, buildings should be articulated, such as with projections, recesses, material changes, parapets, cornices, and varying roof heights.

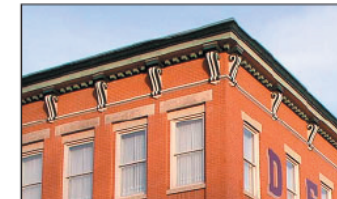
4.7.2.10 Commercial and mixed-use buildings should have new façades at least every 75 feet. Long buildings should be "broken up" with articulation and contribute to a "built over time" appearance.

4.7.2.11 Because of the prominence and visibility of corner buildings, features such as a cupola, rotunda, atrium, clock tower, pilasters, roofline balustrades, and/or varying rooflines should be considered to add visual interest to Downtown.

#### ACCEPTABLE



Facades "broken up" with articulation and roofline changes to create a "built over time" appearance. (4.7.2.9, 4.7.2.10)



Building tops should include distinct, attractive cornice lines to add visual interest. (4.7.2.9)



Corner feature. (4.7.2.11)



## REPRESENTATIVE IDEAS

“Wedding Cake” Stepbacks



Façade Articulation



# DOWNTOWN DEVELOPMENT CODE REVIEW



## ARTICLE 4 DESIGN STANDARDS

### Additional Considerations

Based on the Downtown Strategic Plan, provide standards for :

- Food Trucks
- Pop Up/Temporary Retail
- Public Art
- Paseos/Pedestrian Connections
- Urban Parks

*Visual Preference Images presented at Open House #3*

# 3 DOWNTOWN ELEMENTS

Vote for your *two highest* priority categories:

Place a dot in the box

			<b>FOOD TRUCKS/TEMPORARY RETAIL</b> 
			<b>PUBLIC ART/MURALS</b> 
			<b>STREET FURNISHINGS</b> 



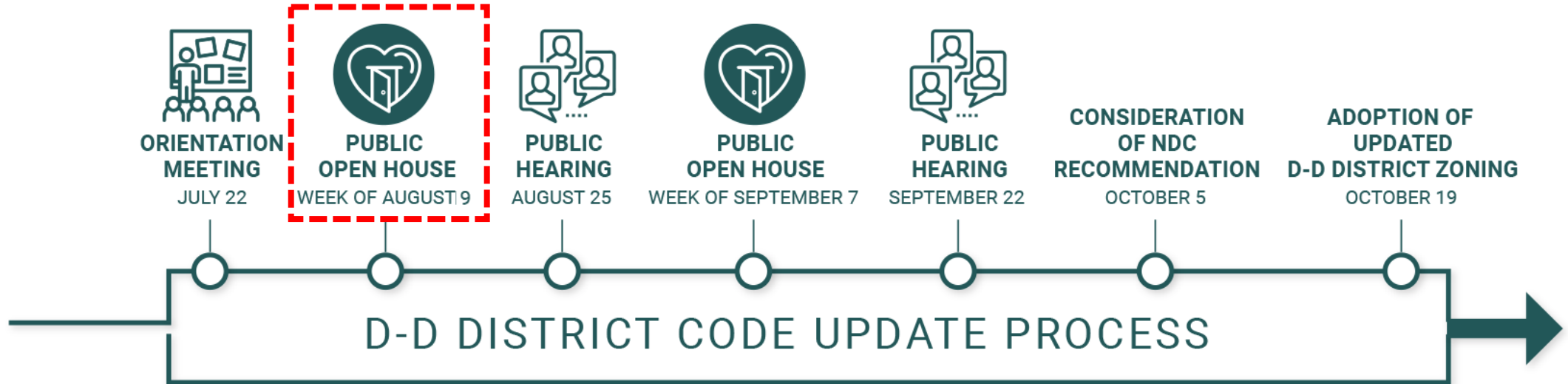
# QUESTIONS ON THE D-D CODE UPDATE PROCESS?



# NEXT STEPS



THE DOWNTOWN  
DEVELOPMENT  
CODE UPDATE



- **New Development Commission (NDC) to host Public Open House to collect feedback on potential code updates**
- **Feedback and Downtown Strategic Plan recommendations would be utilized to create updated code requirements for consideration during the August 25<sup>th</sup> NDC Public Hearing**