

Willowbrook

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A G E N D A

Mayor

Frank A. Trilla

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Mark Astrella

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Umberto Davi

Michael Mistele

Gayle Neal

Gregory Ruffolo

Village Administrator

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A JOINT PLAN COMMISSION AND VILLAGE BOARD MEETING OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, JANUARY 17, 2022, AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

DUE TO THE COVID 19 PANDEMIC THE VILLAGE WILL BE UTILIZING A ZOOM WEBINAR FOR THIS MEETING.

THE PUBLIC CAN UTILIZE THE FOLLOWING CALL IN NUMBER:

Dial in Phone Number: (312) 626-6799
Meeting ID: 811 9156 4616

Written public comments can be submitted by 5:00 pm on Monday, January 17, 2022 by emailing shalloran@willowbrook.il.us.

1. CALL TO ORDER
2. ROLL CALL
3. MOTION – MOTION TO ALLOW MAYOR TRILLA TO ATTEND THE MEETING REMOTELY. (PASS)
4. VISITOR'S BUSINESS
5. DISCUSSION – ZONING CODE UPDATE
6. ADJOURNMENT



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MEMORANDUM

Date: January 17, 2022

SENT VIA EMAIL

To: Sean Halloran
Assistant Village Administrator
Village of Willowbrook

From: Houseal Lavigne Associates
Jackie Wells, AICP, Project Manager
Ruben Shell, Lead Support

Re: Existing Conditions Review and Preliminary Recommendations
Land Development Regulations Update

This report is delivered in support of the land development regulations update project for the Village of Willowbrook. The content of this report is based on information and input gathered during Step 1: Project Kick Off and Step 2: Public Engagement, as described in the project scope of work.

This report contains Houseal Lavigne's initial assessment of the Village of **Willowbrook's** zoning ordinance (Title 9) and subdivision regulations (Title 10). Best practices relating to land development regulations are identified throughout the memorandum for potential application in the update. Please note that the recommendations of this report are preliminary, based upon the information and community input available to date. Future engagement with Village staff, the Planning Commission, Village Board, and the community may result in revisions.

This report includes:

- A proposed new structure for the land development regulations.
- Preliminary recommendations for updates to the land development regulations.

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PROPOSED LAND DEVELOPMENT REGULATIONS STRUCTURE

Land development regulations are best organized in a manner that makes them intuitive to use and administer. To accomplish this, it is recommended that the Village of Willowbrook consolidate Title 9 and Title 10 into a single Title. The new Unified Development Ordinance (UDO) will offer code users a one stop shop for all development related regulations, making the codes more user friendly. The UDO should include tables, graphics, and diagrams where appropriate and order code sections based on when they are needed in the development process and how frequently they are referenced. The proposed structure for the UDO is detailed below. Additional information on where current code sections are proposed to be included in the new UDO structure is attached to this memo in a excel spreadsheet for ease of reference.

- Chapter 9-01: General Provisions
- Chapter 9-02: Establishment of Districts
- Chapter 9-03: District Specific Standards
- Chapter 9-04: Specific Use Standards
- Chapter 9-05: General Development Standards
- Chapter 9-06: Sign Standards
- Chapter 9-07: Subdivision Standards and Procedures
- Chapter 9-08: Planned Unit Development Procedures
- Chapter 9-09: Zoning Procedures
- Chapter 9-10: Nonconformities
- Chapter 9-11: Definitions

PRELIMINARY RECOMMENDATIONS

The following assessment summarizes the key issues, concerns, observations, and preliminary recommendations for revisions to the content and structure of the existing Title 9 and Title 10. Each subheading is one of the proposed articles shown on the previous page. The text under each subheading summarizes the issues and concerns with the existing Title 9 and Title 10 text, describes the best practice regulations used by similar communities, and depicts recommended changes to the existing regulations.

NOTE: The recommendations included below are not intended to be an exhaustive or limiting list of potential revisions but are rather meant to act as a starting off point for the update process.

Chapter 9-01: General Provisions

It is recommended that the new Chapter 9-01 consolidate the title, purpose, intent, jurisdiction, and separability sections of the existing Title 9 and Title 10. Other than revising the existing language to pertain to all land development regulations and to use plain English wherever possible, no major changes are recommended for this Chapter.

Chapter 9-02: Establishment of Districts

It is recommended that the new Chapter 9-02 **include the existing Title 9 sections that establish the Village's zoning districts as well as other language that sets up the UDO's relationship with the zoning map**, unclassified and annexed territory, vacations, and boundaries. Additionally, it is recommended that purpose and intent statements be established for all zoning districts. Purpose and intent statements provide a description as to the desired character and development pattern of each district and can assist the Village in its review of requests for zoning map amendments and new development. At a minimum, the purpose and intent statements should include the following:

- Density range/development intensity
- Predominant land use
- Distinguishing features

Additionally, it is recommended that the purpose and intent statements of the business, office, and manufacturing districts specify that the purpose of the districts is to generate sales tax revenue for the Village. As detailed by the Third Circuit, the equal terms provision of the Religious Land Use and Institutionalized Persons Act requires that any restriction on land use be justified by the intent and purpose of that regulation. This interpretation of the Religious Land Use and Institutionalized Persons Act allows for a municipality to protect areas intended for commercial uses and the generation of tax revenue from uses that are tax exempt. In order to comply with this interpretation of the law, it is recommended that the Village include the following language in the purpose and intent statements of the business districts:

"It is the intent and purpose of this district to protect areas for commercial development and the generation of sales tax revenue from the encroachment of nontaxable bodies including non-commercial places of assembly as defined in this Ordinance."

Business Districts

Currently, the Village has four business districts ranging from neighborhood business to highway and service business. However, there is very little difference in the types of uses and pattern of development between the districts. For example, the parcel located at the southeast corner of Plainfield Road and Adam Street is designated B3 while the parcel on the southwest corner of Plainfield Road and Madison Street is designated B2 although the building siting, bulk, mass, and uses on both lots are nearly identical. Similarly, the parcels designated as B4 are interspersed with parcels designated as B2 along Kingery Highway. The development of the B4 parcels is similar in pattern to the B2 parcels, but the uses are primarily hotels, motels, and auto dealerships. Similarly, several LOR and OR designated parcels fronting Plainfield Road and Madison Street have a similar **development pattern to the Village's commercial areas** as compared to the majority of the LOR parcels east of Adams Street.

To eliminate this redundancy and streamline the new UDO, it is recommended that the Village consolidate the B1, B3, and B4 districts into the B2 district as well as rezone 2 LOR designated parcels and 5 OR designated parcels to B2, as illustrated in the attached maps. Since the proposed consolidation would eliminate all other business districts, it is recommended that the B2 district be renamed the B district. Additional recommendations regarding the bulk and dimensional standards and allowed uses in the proposed B district are included later in the report.

Office Districts

Currently, the Village has three office districts which, like the existing business districts, are not well differentiated from one another. Many parcels that are designated OR are spot zoned in areas otherwise designated B2 or M1 or are on the periphery of large land areas designated LOR.

To eliminate this redundancy and streamline the new UDO, it is recommended that the Village eliminate the OR district. The LOP and OR district designated parcels along Kingery Highway and 75th Street as well as those on Plainfield Road west of Adams Street, should be rezoned to the B district. The OR designated parcels along Plainfield Road east of Adams Street and along Madison Street should be rezoned to the LOR district. While the OR designated parcels along Midway Drive, Quincy Street, Executive Drive, and Plaza Court should be rezoned to the M1 district.

Institutional District

Currently, public and semi-public institutions in the Village are primarily located in one of the office districts while places of worship are located in residential districts. This structure could cause conflicts with the Religious Land Use and Institutionalized Persons Act which **mandates that land use regulations grant “equal treatment” to a religious assembly or institution as compared with a nonreligious assembly or institution.** To comply with this federal regulation, it is recommended that the Village establish a new I Institutional District and rezone all governmental offices to this district. This will allow the Village to continue restricting place of worship from locating in the LOR district. Additional recommendations regarding the allowed uses in the proposed I Institutional District are included later in this report.

Chapter 9-03: District Specific Standards

Currently, each of the Village’s zoning districts has its own chapter of Title 9 that establishes that district’s permitted and special uses, bulk regulations, and standards. This organization structure can require code users to flip back and forth to compare districts, adds unnecessary length to the ordinance by repeating lists of uses, and can lead to conflicting standards if one section is amended and another is not. To address these issues, it is recommended that permitted and special uses and bulk regulations for all districts be established in Chapter 9-03: District Specific Standards.

Permitted and Special Uses

It is recommended that the lists of permitted and special uses be consolidated into a table to help code users easily compare what is allowed in one district versus another. Additionally, it is recommended that the types of uses included in the table be modernized. Many modern codes utilize general use categories that are differentiated based on scale, such as General Retail, less than 10,000 square feet and General Retail, 10,000 square feet or more, rather than list very specific uses like furriers and **hobby shops as Willowbrook’s code currently does. General use categories provide more flexibility and do not require a text amendment if a new use that falls within a defined general use category is proposed.** To ensure that the Village still has the desired level of discretion over certain types of uses, like motels and financial institutions, it is recommended that they be listed separately. Based on consensus reached by the Village Board on October 25, 2021, it is recommended that the Village allow adult use cannabis dispensaries as a special use in the B district.

Further, it is recommended that the Village consider allowing many uses that currently require a special use permit as of right. For example, restaurants and garden supply stores currently require a special use permit in the B district. These uses are desirable sales tax generators and should be permitted.

To further bring the UDO into compliance with the Religious Land Use and Institutionalized Persons Act it is recommended that the Village eliminate uses such as churches, convents, rectories, parsonages, art galleries, indoor amusement establishments, clubs, lodges, fraternal organizations, and other similar uses that could be interpreted as places of assembly. Instead, it is recommended that the Village establish the uses listed and defined below:

- Non-commercial Place of Assembly: ***“A building or outdoor area operated not for profit wherein individuals or groups of people gather for an attraction or service, such as but not limited to, community centers, fraternal or civic organizations, lodges, libraries, museums, municipal buildings, auditoriums, or religious institutions. Non-commercial place of assembly shall also include places of worship, nonprofits, or quasi-public uses such as but not limited to fellowship halls, parish halls, and similar buildings used for meetings, religious education, and similar functions, but excluding licensed child or adult daycares, playgrounds, cemeteries, public or private primary and secondary schools, colleges and universities, hospitals, sanitariums, nursing homes, public administrative offices, public service buildings, and public utility offices.”***
- Commercial Place of Assembly: ***“A building or outdoor area operated for profit wherein individuals or groups of people gather for an attraction or service such as but not limited to movie theaters, banquet halls, sports arenas, funeral parlors, health clubs, gyms, or conference centers.”***

The following table summarizes how each of the proposed uses are recommended to be allowed in the Village’s districts. A “P” in the table indicates that the use is recommended to be permitted as of right, while an “S” indicates that a use is recommended to require a special use permit.

Use	Residential Districts	B	LOR	MI	I
<i>Religious and Assembly Uses</i>					
Commercial Place of Assembly, less than 10,000 sq ft		P	P	P	
Commercial Place of Assembly, 10,000 sq ft or more		S	S	S	
Non-commercial Place of Assembly, less than 10,000 sq ft	P				P
Non-commercial Place of Assembly, 10,000 sq ft or more	S				S

Finally, it is recommended that the Village add several modern uses to the code such as short-term rentals, breweries/wineries/distilleries, micro-breweries/wineries/distilleries, indoor agriculture, and accessory dwelling units amongst others. Additional direction from Willowbrook is needed to determine how and where these uses should be allowed.

Bulk Regulations

Similarly, it is recommended that the bulk regulations of each district be consolidated into a table. The minimum lot area, minimum district area, minimum lot width, and minimum lot depth of the business, office, and manufacturing districts are recommended to be eliminated and regulated by other development standards like minimum parking and landscape requirements. This will help minimize nonconforming parcels in nonresidential areas and encourage redevelopment and reuse.

Further, it is recommended that maximum floor area ratio and minimum habitable ground floor area requirements for the residential districts be eliminated and that maximum building coverage standards be established. This will help ensure that infill residential development is more in keeping with the bulk and mass of surrounding homes. It is also recommended that the way in which bulk regulations are calculated be modernized. For example, building height is currently measured from average grade which can cause confusion. Instead, it is recommended that this be revised to the crown of the adjacent roadway or similar. Additional recommendations regarding the bulk regulations of the Village’s residential districts are detailed in the Nonconformities Analysis subsection below.

Nonconformities Analysis

A nonconformities analysis compares the existing minimum lot area and width requirements established for a zoning district with existing development within that district. The analysis provides insight on how regulations can be right-sized to better reflect existing development patterns, easing the burden on landowners as they look to reinvest in their property and on staff and elected/appointed officials as they review and consider variance requests.

The analysis first determines the number of parcels in each district that do not conform with the existing lot size and width requirements. It then determines the number of parcels in each district that would remain nonconforming if the existing lot area and width requirements were reduced.

In Willowbrook, the analysis was conducted for single-family detached properties in the R1, R1a, R2, and R3 districts. The analysis was not performed for the R4, or R5 districts because sufficient data was not available to distinguish between various housing types which have distinct standards. Many parcels also did not include sufficient data for the analysis and thus were not included. **The analysis was not performed for the Village's nonresidential districts as the minimum lot area and width requirements are proposed to be eliminated.**

Maps illustrating the analysis are included in the Appendix at the end of this memo.

R1 Residence District. **The R1 district is the Village's lowest density residential district with a minimum lot area of 30,000 square feet and lot width of 100 feet.** The initial analysis revealed that 63 percent, or 267 of the 421 eligible parcels in the R1 district, do not comply with the existing lot area minimum, while 42 percent, or 176 parcels, do not comply with the existing lot width minimum. To understand what lot area and width requirements would be most appropriate for the district, alternative minimums were tested. The results of those tests are included in the tables below.

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 30,000 sq ft	267	63%
Alternative - 25,000 sq ft	235	56%
Alternative – 20,000 sq ft	125	30%
Alternative – 15,000 sq ft	76	18%
Alternative – 10,000 sq ft	52	12%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 100 ft	176	42%
Alternative – 90 ft	124	29%
Alternative – 80 ft	88	21%
Alternative – 70 ft	42	10%

This analysis revealed that there is a wide range of lot sizes and widths in the R1 district and that in order to minimize nonconformities the lot area and width standards would need to be minimized to such an extent that it would create numerous opportunities for subdivision that could potentially alter the character of established neighborhoods. To avoid this and to establish standards that are more reflective of existing development patterns, it is recommended that some R1 neighborhoods be rezoned to the R2 district, and three R2 district parcels be rezoned to R1, as shown in the attached maps. After these parcels were removed from the R1 district, the nonconformities analysis was run again, the results of which are below.

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 30,000 sq ft	76	34%
Alternative - 25,000 sq ft	45	20%
Alternative – 20,000 sq ft	7	3%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 100 ft	67	30%
Alternative – 90 ft	31	14%
Alternative – 80 ft	15	7%

This analysis revealed that a more appropriate lot area minimum is either 25,000 square feet or 20,000 square feet and that a more appropriate lot width minimum is either 90 feet or 80 feet.

To ensure that reducing the lot area and width minimums would not alter the character of neighborhoods in the R1 district, the alternative minimums were tested to see if they would create new opportunities for subdivision. New opportunities for subdivision include lots that are at least two times greater than the alternative lot area and width minimums but cannot not be subdivided under the existing lot area or width minimums. The results of the new opportunities for subdivision analysis is detailed in the table below.

Lot Area Minimum	Lot Width Minimum	New Opportunities for Subdivision
25,000 sq ft	90 ft	8
25,000 sq ft	80 ft	18
20,000 sq ft	90 ft	14
20,000 sq ft	80 ft	34

Based on the results of this analysis, it is recommended that the R1 district lot area minimum be revised to 20,000 square feet and lot width minimum be revised to 90 feet.

R1a Residence District. The R1a residence district currently has a minimum lot area requirement of 17,000 square feet and minimum lot width requirement of 80 feet. All parcels comply with the lot area requirement and only 8 percent, or 4 of the 49 eligible parcels, do not comply with the minimum lot width requirement. Based on this high level of conformance, no revisions are proposed for the R1a district.

R2 Residence District. The R2 residence district is one of 2 single-family residence districts in the Village with a minimum lot area requirement of 13,000 square feet and minimum lot width requirement of 75 feet. Typically, districts are distinguished from one another by either the uses that are allowed or the density that is allowed. Currently, there is no such distinction between the R2 and R3 districts. The nonconformities analysis for the R2 district was conducted including those parcels recommended for rezoning from the R1 district to the R2 district as previously recommended. The initial analysis revealed that 45 percent, or 418 of the 940 eligible parcels, do not comply with the minimum lot area requirement, and that 20 percent, or 186 parcels, do not comply with the minimum lot width requirement. To understand what lot area and width requirements would be most appropriate for the district, alternative minimums were tested. The results of those tests are included in the tables below.

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
<i>Existing - 13,000 sq ft</i>	418	45%
<i>Alternative - 12,000 sq ft</i>	312	34%
<i>Alternative - 11,000 sq ft</i>	77	8%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
<i>Existing - 75 ft</i>	186	20%
<i>Alternative - 70 ft</i>	104	11%

This analysis revealed that a more appropriate lot area minimum is either 12,000 square feet or 11,000 square feet and that a more appropriate lot width minimum is 70 feet.

To ensure that reducing the lot area and width minimums would not alter the character of neighborhoods in the R2 district, the alternative minimums were tested to see if they would create new opportunities for subdivision. New opportunities for subdivision include lots that are at least two times greater than the alternative lot area and width minimums but cannot not be subdivided under the existing lot area or width minimums. The results of the new opportunities for subdivision analysis is detailed in the table below.

Lot Area Minimum	Lot Width Minimum	New Opportunities for Subdivision
<i>12,000 sq ft</i>	<i>70 ft</i>	4
<i>11,000 sq ft</i>	<i>70 ft</i>	10

Based on the results of this analysis, it is recommended that the R2 district lot area minimum be revised to 11,000 square feet and lot width minimum be revised to 70 feet.

R3 Residence District. The R3 district currently has a minimum lot area requirement of 13,000 square feet and minimum lot width requirement of 75 feet. The initial analysis revealed that 78 percent, or 175 of the 224 eligible parcels, do not comply with the minimum lot area requirement while 15 percent, or 34 eligible parcels, do not comply with the minimum lot width requirement. To understand what lot area and width requirements would be most appropriate for the district, alternative minimums were tested. The results of those tests are included in the tables below.

Lot Area Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 13,000 sq ft	175	78%
Alternative - 12,000 sq ft	168	75%
Alternative - 11,000 sq ft	146	65%
Alternative - 10,000 sq ft	113	50%
Alternative - 9,000 sq ft	5	2%

Lot Width Minimum	Number of Parcels Less Than Minimum	Percent of Parcels Less Than Minimum
Existing - 75 ft	34	15%
Alternative - 70 ft	20	9%

This analysis revealed that a more appropriate lot area minimum is 9,000 square feet and that a more appropriate lot width minimum is either 75 feet or 70 feet.

To ensure that reducing the lot area and width minimums would not alter the character of neighborhoods in the R3 district, the alternative minimums were tested to see if they would create new opportunities for subdivision. New opportunities for subdivision include lots that are at least two times greater than the alternative lot area and width minimums but cannot not be subdivided under the existing lot area or width minimums. The results of the new opportunities for subdivision analysis is detailed in the table below.

Lot Area Minimum	Lot Width Minimum	New Opportunities for Subdivision
9,000 sq ft	75 ft	1
9,000 sq ft	70 ft	2

Based on the results of this analysis, it is recommended that the R3 district lot area minimum be revised to 9,000 square feet and lot width minimum be revised to 70 feet.

Chapter 9-04: Specific Use Standards

Currently, specific use standards are located throughout Title 9 including sections 9-3-10, 9-3-14, 9-3-15, 9-3-16, 9-8-4, 9-8-5, 9-8-6, and Chapter 9-12. To ensure that UDO users are easily able to find the standards that apply to the use they are interested in establishing, it is recommended that all specific use standards be consolidated into Chapter 9-04. In addition to consolidating these sections, it is recommended that many be modernized as detailed below.

- 9-3-10: Trailers, Boats, and Vehicles: It is recommended that the standards for the temporary parking of trailers, boats, and unlicensable vehicles be updated to also address licensable vehicles and include clarified standards as to where trailers, boats, and vehicles can be parked or stored, including restricting their location to an approved driveway, garage access drive, or parking pad (as recommended later in this report) or on a paved surface in the rear of the primary building.
- 9-3-15: Antennas and Towers for Personal Wireless Services: This section was last amended in 2019. Since that time, the Federal Communications Commission (FCC) has **developed additional policy that restricts a municipality's** ability to regulate antennas and towers for personal wireless services. It is recommended that this section be updated to comply with all applicable FCC policy.
- 9-8-4: District Standards (M-1 District): This section currently includes several use specific standards that apply when said uses are located in the M-1 District. Many of the standards, such as those for outdoor storage, exterior lighting, and building façade materials should be made applicable to uses outside of the M-1 District.
- 9-8-5: Adoption of Studies and Findings as to Adult Business Uses: It is recommended that this section be updated to provide more detailed regulations for the separation and operation of adult uses.
- 9-12-2-4: Accessory Buildings, Structures, and Uses: This section currently includes an extensive list of permitted accessory uses and obstructions in a table that details their permitted location. Although permitted encroachments are essential, many of the items listed are regulated elsewhere in the ordinance. To minimize the amount of flipping back and forth a code user must do, it is recommended that the allowed location of items like signs, driveways, and parking be relocated to their respective UDO sections. Further, it is recommended that the table of permitted yard obstructions be relocated to Chapter 9-03 after district bulk regulations are established and include only those items that would not be considered accessory buildings or structures per the definitions below such as air conditioning units, bay windows, eaves, gutters, downspouts, and fire escapes. It is recommended that the current standards for the number, size, and location of accessory buildings and structures be carried forward. With the exception of the maximum allowed height of accessory buildings, which the Village should consider increasing the maximum allowed height of accessory buildings from 15 feet to 17-20 feet.
 - Accessory Building. *"A building which does require a building permit and is detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use."*
 - Accessory Structure. *"A structure which does not require a building permit and is detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use."*
- 9-12-6-9: Home Occupations: It is recommended that this section be updated to more clearly prohibit auto-repair work and landscaping businesses as home occupations and to prohibit outdoor activities and operation in addition to outdoor storage.

In addition to modernizing the Village's existing standards, it is recommended that new standards be established as detailed below.

- Single-Family Detached Dwellings and Duplexes: It is recommended that the Village establish standards for single-family detached dwellings and duplexes that require garages that are located on primary façades to be setback a minimum of 25 feet from the property line and be setback a minimum of 5 feet from the primary façade of the dwelling.
- Townhouses and Multifamily Buildings: It is recommended that the Village establish standards for townhouses and multifamily buildings that require parking lots and/or garages to be located to the side or rear of the building, restrict the number of curb cuts, and require primary building façades to face primary streets.

- **Fuel Sales:** It is recommended that the Village establish standards for fuel sale establishments that require fuel pumps to be setback a minimum of 25 feet from the property line, fuel canopies to be setback a minimum of 20 feet from the property line, both fuel pumps and fuel pump canopies to be setback a minimum of 50 feet from residential district boundary lines, restrict the height of fuel pump canopies to a maximum of 17 feet, require the bottom 4 feet of fuel pump canopy columns to be clad in masonry, stucco, fiber cement, or stone veneer systems with a minimum thickness of 3 inches, and to restrict fuel pump canopy lighting to fully recessed fixtures only.
- **Drive Throughs:** It is recommended that the Village establish standards for drive through facilities, regardless of the use to which they are accessory, that require a minimum separation of 500 feet from any residentially zoned property, require speakers or intercoms associated with the drive through to not be audible at the property line, prohibit stacking spaces and bypass lanes from impeding on- and off-street vehicular and pedestrian movement, require a bypass lane, and establish a minimum number of stacking spaces for different use types.
- **Solar Energy Collection Systems:** It is recommended that the Village establish standards for ground mounted, roof mounted, and canopy solar energy collection systems, that restrict their location, height, and number.
- **Short-Term Rentals:** It is recommended that the Village establish standards for short-term rentals that restrict the minimum and maximum duration of stay, restrict the total number of days a home can be rented out as a short-term rental per year, require the property owner to live on the property as their primary place of residence, and clarify that **the Village's hotel tax would apply.**
- **Food Trucks:** It is recommended that the Village establish standards for food trucks located on private property that require food trucks to be located in a parking lot or other paved area accessible by vehicles, restrict the amount of parking lot area that can be utilized for the food truck and associated outdoor dining, require a permit from the Village and the County, require written permission from the owner of the property on which the food truck will be parked, require a minimum separation of 500 feet from any restaurant unless otherwise approved by the restaurant owner, and prohibit food trucks and associated outdoor dining furniture from being placed overnight.
- **Outdoor Dining:** It is recommended that the Village establish standards for outdoor dining that restrict the location of outdoor dining areas to a maximum percentage of required parking or to the sidewalk area at the foundation of the principal building, require outdoor dining areas to be segregated by a wall, fence, or other such barrier with a minimum height of 4 feet, and limit the operating hours of the outdoor dining area if it is within a certain distance of residentially zoned property.
- **Outdoor Display/Sale of Merchandise:** It is recommended that the Village establish standards for outdoor dining and outdoor display/sale of merchandise that build off of current regulations that restrict the location of mulch displayed outdoors at gas stations and restrict the location of outdoor display/sale of merchandise areas to a maximum percentage of required parking or to the sidewalk area at the foundation of the principal building and restrict the sale of goods and merchandise to those associated with the existing on-site use.
- **Portable Outdoor Storage Devices:** It is recommended that the Village establish standards for portable outdoor storage devices, not including dumpsters, that limit 1 device per lot, restrict the dimensions of the device, restrict the location of where the device is allowed to be located, and restricts the maximum duration of device placement to a maximum of 30 days unless otherwise allowed through a building permit.
- **Seasonal Sales:** It is recommended that the Village establish standards for seasonal sales that clarify that seasonal sales may or may not be associated with the principal use of the lot (such as Christmas tree or pumpkin sales), limits the duration of seasonal sales displays and activities, and restrict the location of seasonal sales areas to a maximum percentage of required parking or to the sidewalk area at the foundation of the principal building.

Chapter 9-05: General Development Standards

It is recommended that Chapter 9-05: General Development Standards include standards for off-street parking and loading, driveways, landscape, screening, fences, visibility, general multifamily and nonresidential design standards, multi-building developments, outdoor lighting, performance standards, and floodplain and stormwater management. Specific recommendations for each of the proposed Chapter 9-05 sections are presented below.

Off-Street Parking and Loading

Currently, off-street parking and loading standards are located in Chapter 10 of Title 9. This Chapter includes not only requirements for the number, dimension, and allowed location of off-street parking and loading areas but also standards for lighting, landscaping, screening, maintenance, and other topics that should be applied to all aspects of a development, not just off-street parking and loading areas. It is therefore recommended that the Off-Street Parking and Loading section of the proposed Chapter 9-05 only include standards for the number, dimension, and allowed location of off-street parking and loading areas.

Additionally, it is recommended that the Village replace its existing off-street parking and loading standards with modern standards that are more user-friendly and intuitively organized. To begin, it is recommended that the section establish standards for when off-street parking areas are required to be established or expanded. It is recommended that new uses moving into existing buildings be required to expand parking areas to meet minimum requirements as necessary but also allow the Zoning Administrator to provide relief from the requirement, up to a 20 percent, if site conditions would prevent the additional parking from being built. This flexibility will promote the reuse of and reinvestment in existing commercial areas in the Village.

Then, it is recommended that the dimensional requirements of parking stalls and drive aisles be established. The standards currently included in 9-10-5(L) require larger parking stalls than is typically required in modern zoning ordinances. Excessive parking dimensional standards can result in unnecessarily large parking lots, limiting the amount of developable land and leading to stormwater and other environmental issues. It is recommended that the Village revise its parking dimensional standards to be in line with modern best practices as detailed in the table below. Additionally, it is recommended that the 75-degree parking dimensional standards be eliminated as the configuration is an inefficient use of land.

Standard Parking Stall and Aisle Dimensional Requirements						
Parking Angle (Degrees)	Space Width	Space Depth	Aisle Width (2-Way)	Aisle Width (1-Way)	Depth of Interlocking Spaces	Overhang
0	8'	22'	18'	12'	n/a	n/a
45	9'	17'	18'	12'	28.25'	1.5'
60	9'	18'	18'	16'	32'	1.5'
90	9'	18'	24'	24'	36'	n/a

Next, it is recommended that the section establish the minimum and maximum parking requirements per use. Required spaces are currently established in Section 9-10-5(K) and include many variable based requirements like number of employees, number of seats, or number of students. Variable based requirements can be difficult to enforce as the Village is typically not notified if a business hires additional employees or if a place of worship adds new seating. Instead, it is recommended that parking requirements be based on square footage of gross or net floor area. In addition to eliminating variable based requirements, it is recommended that the Village modernize the amount of parking required as a minimum per use. For example, the current requirement for grocery stores is 1 parking space for every 200 square feet of floor area. The national average, based on the Institute of Transportation Engineers is 1 parking space for every 250 square feet of floor area. Although this difference may seem marginal, when extrapolated out to a potential development, it could have big impacts on the development potential of a piece of property. For example, a grocery store with 40,000 square feet of floor area would require 200 parking spaces based on **Willowbrook's** existing minimum requirement. **Based on the Village's current dimensional requirements for parking stalls, a** minimum of 32,400 square feet of land would be required to accommodate the parking, exclusive of drive aisles, landscaping, and other parking lot features. The industry standard however would require only 160 parking spaces. Utilizing the proposed dimensional standards included in the table above, only 25,920 square feet of land would be required to meet the lower, national average requirement. The 6,480 square foot difference could create new opportunities for outlot development, outdoor dining areas, and other development and amenities that would improve the appeal and function of Willowbrook's commercial areas.

Then, it is recommended that the section establish requirements for pedestrian walkways and bicycle parking to better **accommodate multimodal transportation in the Village's nonresidential areas**. Pedestrian walkways should connect business entrances to the right of way and business entrances to parking lots, provide a safe space for pedestrians to navigate within parking lots and to walk from one business to another business on an adjacent parcels. Bicycle parking requirements should be based on a percentage of required vehicle parking.

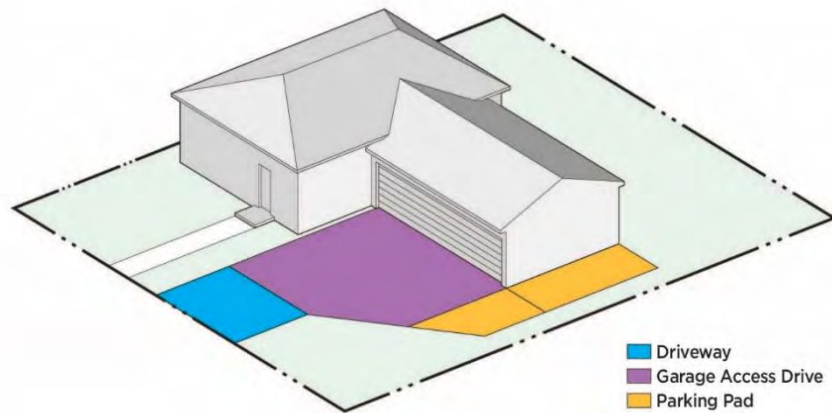
Next, it is recommended that the Village establish standards for shared parking and vehicular cross access. Shared parking should allow for a reduction in the amount of parking a specific use is required to construct if the parking can be accommodated by the lot of a neighboring use that has different peak hours of demand than the use of the lot in question. Vehicular cross access should be required between parcels, and the Zoning Administrator should have the ability to waive the requirement if site conditions would inhibit its establishment.

Lastly, it is recommended that the section establish off-street loading requirements. The **Village's current** schedule of off-street loading requirements in Section 9-10-4 details a required number of loading spaces per use based on the floor area of the establishment. This method is out of line with industry best practices which suggest that the number of loading spaces be left to the discretion of the developer provided that they are located to the interior side or rear of the principal building, do not interfere with the public use of parking circulation areas, streets, alleys, or sidewalks, and are adequately screened and buffered. It is recommended that the Village update its off-street loading requirements to be in line with best practices. Additionally, it is recommended that allowed hours of operation be restricted if the loading area is adjacent to residentially zoned parcels and that the stacking of trucks be prohibited.

Driveways

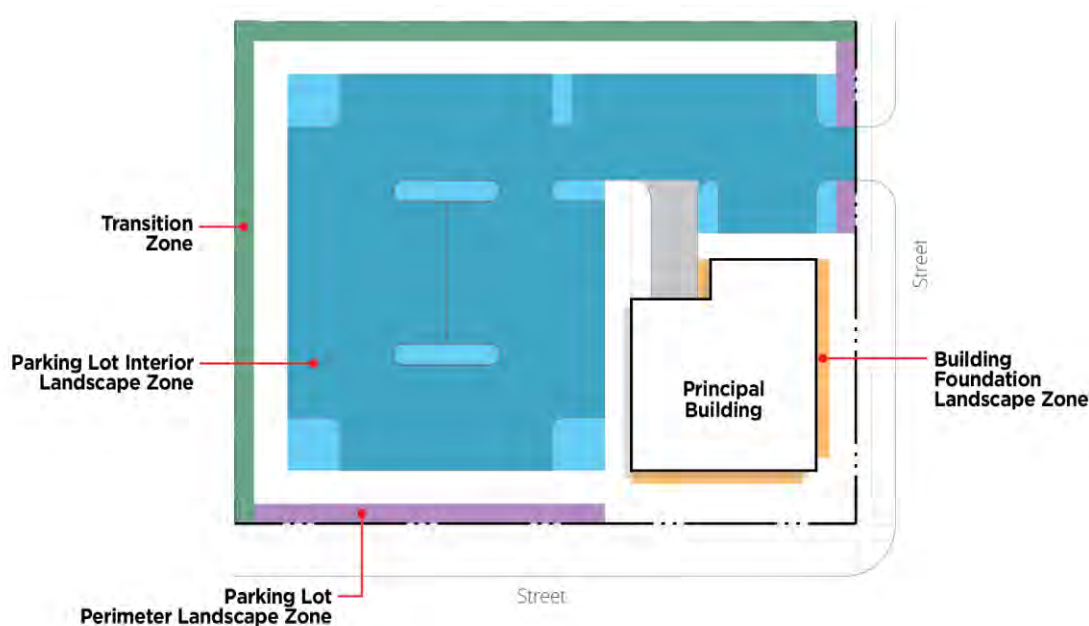
The Village's current driveway regulations are interspersed throughout Chapter 10 Off Street Parking and Loading. This organization can make it difficult for code users to determine exactly how driveways are regulated in the Village as it can be easy to miss standards that are not collocated. To improve the user experience, it is recommended that Willowbrook consolidate all driveway standards to a separate section of Chapter 9-05 General Development Standards. Since many subdivisions in Willowbrook are governed by Homeowners Associations (HOAs) which may have stricter standards regarding driveways and parking it is recommended that the Village clarify that HOA rules may further restrict the construction and use of driveways.

In addition to consolidating the standards, it is recommended that the Village update the standards to reflect modern best practices. To accomplish this, it is recommended that distinct standards be established for driveways, garage access drives, and parking pads as identified in the diagram below. These standards should require the minimum length of the combined driveway and garage access drive to be 25 feet, restrict the width of driveways at the property line, ensure adequate access to garages, and provide the opportunity for additional parking of cars, boats, recreational equipment, etc. Further, to help residents manage onsite stormwater, it is recommended that the Village establish standards for ribbon driveways, which help to reduce the amount of necessary impervious surface.



Landscape

The Village's current landscape requirements are located in Sections 9-10-5 and 9-14-2 of the zoning ordinance. This organization can make it difficult for code users to determine exactly what landscape elements are required in the Village as it can be easy to miss standards that are not collocated. To improve the user experience, it is recommended that Willowbrook consolidate all landscape standards to a separate section of Chapter 9-05 General Development Standards. In addition to consolidating the standards, it is recommended that the Village update the standards to reflect modern best practices and to incentivize **new development and redevelopment that is consistent with Willowbrook's vision for the future of its nonresidential areas**. To accomplish this, it is recommended that the Village replace its current landscape requirements with new standards for multifamily and nonresidential uses that ensure parking lots and incompatible uses are properly screened, contribute to the aesthetic value of the community, and help the Village meet its environmental protection goals. It is recommended that the Village establish landscape requirements for the zones detailed in the diagram below.



Building Foundation Landscape Zone. The building foundation landscape zone should require a minimum number of landscape elements, such as understory trees, shrubs, or native grasses, to be planted per every 10-20 feet of lineal building frontage facing rights of way. The standards should include flexibility in the placement of the landscape elements to allow for clustering and creative design that is responsive to building architecture.

Parking Lot Perimeter Landscape Zone. The parking lot perimeter landscape zone should be required wherever parking lots are adjacent to rights of way. The zone should be located between the parking lot back of curb and the sidewalk and have a minimum width of 7 feet. Shrubs or native grasses should be required to be planted every 3 lineal feet of the required landscape area and should be restricted to between 3 and 5 feet in height. This will ensure that vehicle headlights and bumpers are adequately screened as well as ensure that clear sight lines into the parking lot are maintained.

Parking Lot Interior Landscape Zone. All parking lots in the Village should be required to have interior landscape elements. However, it is recommended that the amount and type of landscape element be greater for parking lots located between the building and the right-of-way and lesser for parking lots located to the interior side or rear of the building. For parking lots located between the building and the right-of-way, it is recommended that the Village require all rows of parking to have landscape end caps, every third row of parking to have a landscape median, and all rows of parking that do not have medians to have landscape islands per every 15 parking spaces. For parking lots located to the interior side or rear of the building it is recommended that the Village require all rows of parking to have landscape end caps and require either every other row of parking to have a landscape median or landscape islands per every 15 parking spaces. These variable requirements based on

the location of the parking lot will incentivize new development and redevelopment to locate buildings adjacent to the right-of-way, creating a more pedestrian friendly environment at the sidewalk.

Transition Zone. Transition zones should be required along interior side and rear yards. The depth of the transition area and the amount of landscape required should differ based on the level of compatibility between the subject use and the adjacent use. For example, if an industrial use is adjacent to a residential use, a deeper transition zone with a high number of landscape elements should be required as compared to an industrial use adjacent to a commercial use.

In addition, it is recommended that the Village establish new landscape plan approval and revision standards that allow for administrative approval of new and revised landscape plans as a part of site plan review for permitted uses, as discussed in greater detail later in this report. Further, it is recommended that the Village replace its current landscape maintenance requirements with clarified standards that put the onus of landscape maintenance and replacement on the property owner rather than individual tenants.

Screening

It is recommended that the Village replace its current screening requirements with new standards for the screening of trash and recycling receptacles; ground, wall, and roof-mounted mechanical equipment, loading docks, service areas, and drive throughs.

Fences

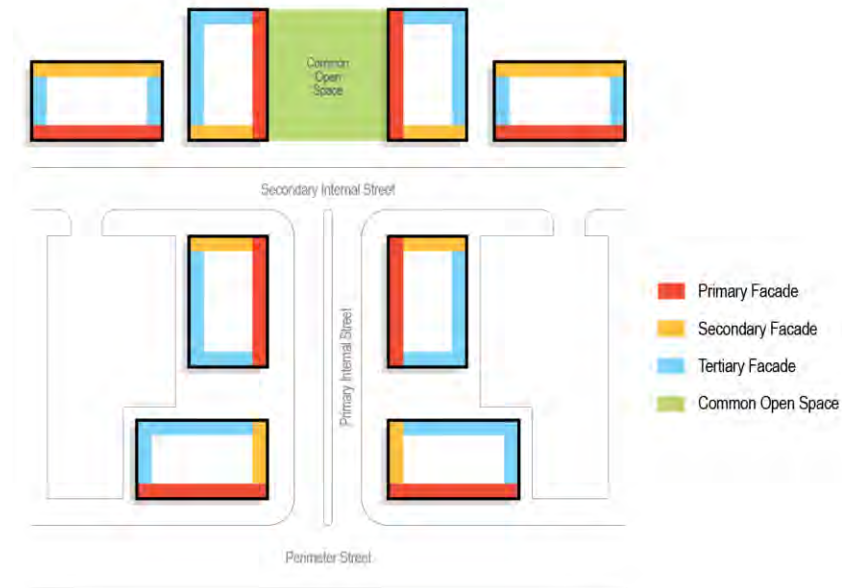
Currently, the Village regulates fences as accessory structures. Village staff have indicated that this frequently causes confusion about where fences are allowed to be located, especially as it pertains to easements. To clarify fence regulations, it is recommended that the Village replace its current fence standards with modernized regulations organized in a separate section of Chapter 9-05. It is recommended that the new section begin with general provisions on the location of fences regardless of the use type they are associated with, including standards on fences and easements. Then, it is recommended that standards be established for fences on lots with single-family and two-family uses. These standards should establish height restrictions for fences in exterior side yards, including an allowance for fences with a maximum height of 6 feet if they are setback a minimum of 7 feet from the property line. Standards should also be established for fences in interior side and rear yards, including an allowance for fences with a maximum height of 8 feet in the rear yard if the rear property line abuts a major arterial or highway. Fence material restrictions should also be established. It is recommended that fence materials be restricted to masonry, wood, wood composites, aluminum, vinyl/PVC, wrought iron, coated chain link without inserts, and other composites as approved by the Zoning Administrator.

General Multifamily and Nonresidential Design Standards

It is recommended that the Village establish objective design standards for all multifamily and nonresidential development in the Village. The standards should include requirements for exterior building cladding materials, horizontal and vertical façade articulation, transparency, building orientation, and building siting. The standards should vary based on district, with higher standards in the B district and lower level standards in the LOR, M1, and I districts. Additionally, the standards should apply differently to primary, secondary, and tertiary façades; ground floors and upper floors; and different scaled buildings.

Multi-Building Developments

It is recommended that the Village establish standards for the development of multiple buildings on a single lot including multifamily complexes, business parks, and outlot buildings. The requirements should prioritize how primary, secondary, and tertiary façades are oriented, as shown in the example diagram below.



Outdoor Lighting

Outdoor lighting standards are currently only established for parking lots. It is recommended that the Village establish outdoor lighting standards for all development in a separate section of Chapter 9-05. The standards should require the use of full cutoff fixtures, limit color rendering and color temperature, restrict the height of pole mounted outdoor lighting, include standards for wall mounted lighting, and restrict the maximum allowable light level at property lines.

Performance Standards

Performance standards are currently included in Chapter 9 of Title 9. It is recommended that they be included as a section of Chapter 9-05 to better streamline the organization of the UDO and to clarify that the standards are applicable to all development regardless of use type or district. With the exception of the hazardous materials standards, which were adopted in 2019, the performance standards were last amended before the turn of the 21st century. Many modern codes include simplified performance standards that generally restrict external impacts without specifying maximum decibel levels, K values, etc.

However, based on the Village's past experiences with negative external impacts from industrial uses, more detailed standards may be appropriate moving forward. Further discussion with the Village is necessary to determine if simplified standards for all topics except for hazardous materials are desirable. It is recommended that the Village retain the existing hazardous material standards.

Floodplain and Stormwater Standards

Floodplain regulations are established in Section 9-3-9 of the zoning ordinance and are recommended to be included in Chapter 9-05. Since floodplains and stormwater are regulated by the DuPage County Stormwater and Floodplain Ordinance, it is recommended that the title of the section be expanded to clarify that both topics are covered in the section. Aside from updating dates and references no major changes are proposed for this section.

Chapter 9-06: Sign Standards

Sign regulations currently exist in Chapter 11 of Title 9. These regulations will be required to be thoroughly revised given the Supreme Court decision of *Reed v. The Town of Gilbert, Arizona* (2015). Willowbrook is among municipalities nation-wide that are affected by the SCOTUS ruling. The Court determined that signs cannot be regulated differently based on the content of the **sign's message. This applies to the size, location, and duration of noncommercial and commercial signage.** Several instances of content-based regulations exist in the Willowbrook sign ordinance, including varying regulations for construction signs, real estate signs, and promotional signs. The Willowbrook sign ordinance will be revised in accordance with current case law.

In addition to revising the standards to comply with *Reed v. The Town of Gilbert*, it is recommended that the new sign standards chapter be organized as detailed below:

- | | |
|-------------------------------------|---------------------------------------|
| 1. Purpose and Intent | 5. Standards for Permanent Sign Types |
| 2. Limit on Sign Area | 6. Standards for Temporary Sign Types |
| 3. Sign Measurement | 7. Prohibited Signs and Content |
| 4. Permitted Sign Types by District | 8. General Requirements for all Signs |

It is recommended that the new standards:

- Limit aggregate permanent sign area for a lot to 2 square feet of sign area per lineal foot of lot frontage.
- Clarify how sign area and sign height is measured.
- Include a table indicating which permanent and temporary sign types are allowed, including which require a sign **permit, in the Village's various zoning districts.**
- Limit maximum wall sign area to a percentage of the façade upon which the sign will be affixed.
- Limit wall sign copy to individually affixed letters, raceway letters, or copy that is printed, etched, or otherwise **incorporated directly on the sign's backing plate.**
- Prohibit wall signs from covering architectural features.
- Distinguish between single-tenant monument signs and multi-tenant monument signs.
- Limit the sign area and maximum projection of projecting and awning/canopy signs.
- Establish standards for permanent window signs that restricts window coverage to a maximum of 25 percent of each individual window to preserve sight lines into buildings.
- Establish standards for additional temporary sign types including wall mounted banner signs, ground mounted banner signs, feather signs, yard signs, post signs, and temporary window signs.
- Prohibit marquee signs.
- Limit the types and amount of signage permitted in residential districts.
- Establish standards for electronic message signs.
- Establish a comprehensive sign plan process.

Chapter 9-07: Subdivision Standards and Procedures

The Village's subdivision regulations are established in Title 10 of the municipal code and are recommended to be relocated to Chapter 9-07 of the new UDO. The majority of the subdivision regulations were last updated before the turn of the 21st century, when the community was still experiencing new growth and development. As a fully built out community, the standards and processes should be updated to better accommodate the types of minor subdivisions, lots splits, and lot consolidations that the Village will likely see in the coming years. To accomplish this, it is recommended that distinct procedures be established for minor subdivisions and lot splits/consolidations rather than leaving the discretion to determine whether a subdivision qualifies as a minor subdivision to the Zoning Administrator. Additionally, it is recommended that the Village enhance its standards for street improvements and require sidewalks, parkways, street trees, and other improvements. The required improvements should vary based on street type. Further, it is recommended that the Village reduce the maximum block length from 1,400 feet to 800 feet to improve the pedestrian environment in Willowbrook.

Chapter 9-08: Planned Unit Development Procedures

The Village's current planned unit development procedures are located in Chapter 13 of Title 9. Although the process by which planned unit developments are considered and decided upon is in keeping with modern practices, the standards for review and findings are not. It is recommended that the Village replace these sections with new standards for planned unit developments as a whole as well as more stringent modification standards for site development allowances. Site development allowances are deviations from the underlying zoning regulations that are requested by the developer in exchange for tangible benefits to the community.

Chapter 9-09: Zoning Procedures

Zoning procedures are currently located in Chapters 14 and 15 of Title 9. It is recommended that these chapters be consolidated, reorganized, and clarified. To accomplish this, it is recommended that the chapter begin with administrative approval processes including site plan review, zoning and occupancy certificates, administrative exceptions, sign permits, fence permits, comprehensive signs plans, and temporary use permits. Site plan review should be required prior to the issuance of a building permit to certify compliance with all applicable provisions of the UDO. Administrative exceptions should allow for the approval of minor deviations from yard setbacks and building heights and exceptions for requirements of cross access and other standards. Then, it is recommended that the next section establish the general procedures for processes that require review and approval from elected and appointed officials including a summary table identifying the recommending and decision making body for each process, notice requirements, and general application requirements. Lastly, it is recommended that separate subsections be **established for special use permits, text and map amendments, variances, and appeals.** The Village's current processes should be carried forward, but the organization of the sections should be enhanced and streamlined, including the use of flow charts to clearly communicate process steps.

Chapter 9-10: Nonconformities

Nonconformities are currently addressed in Chapter 16 of Title 9. It is recommended that these standards be carried forward and located in Chapter 9-10.

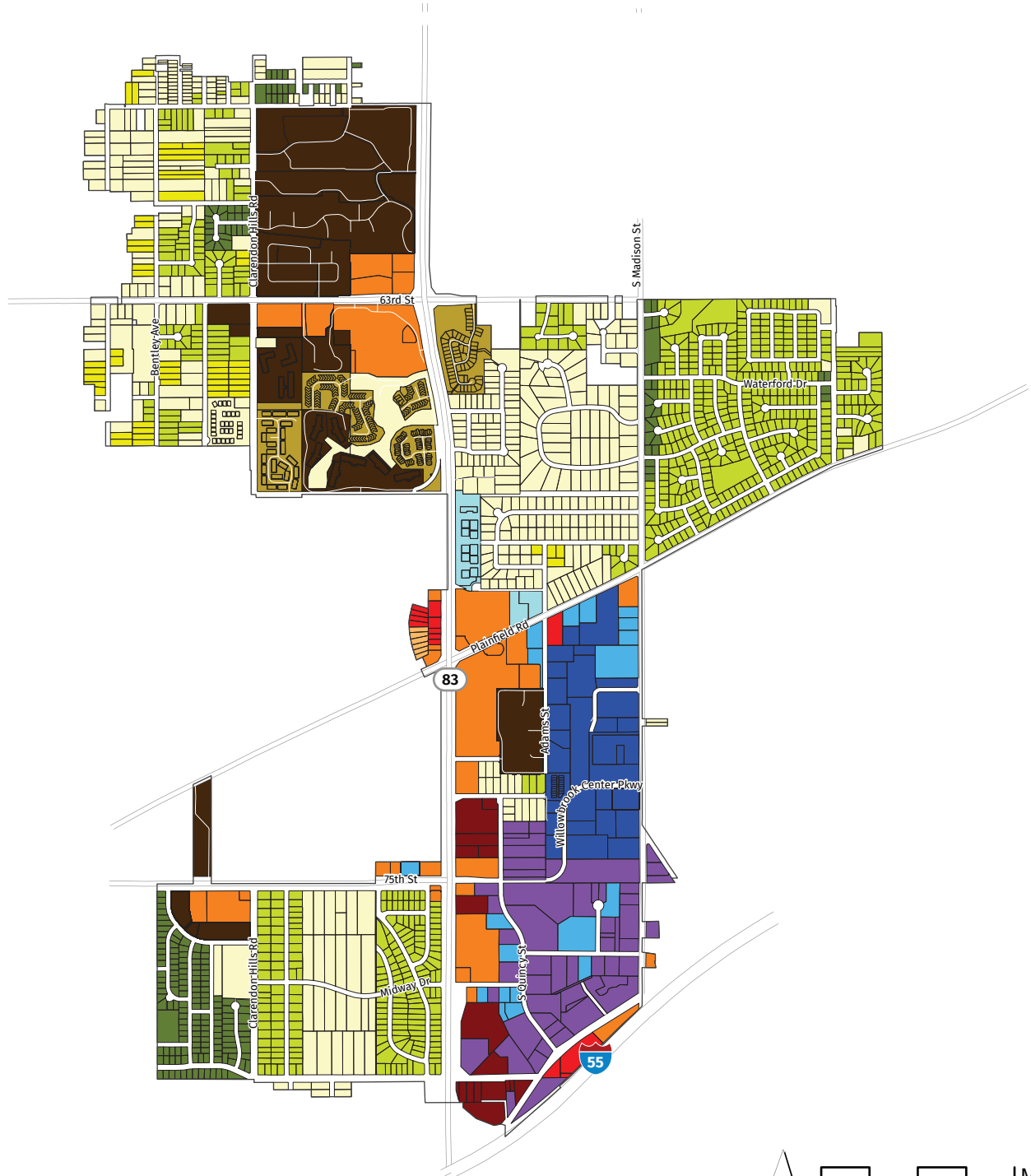
Chapter 9-11: Definitions

Definitions are currently established in Chapter 2 as well as are located throughout Title 9. It is recommended that all definitions be consolidated and relocated to the end of the UDO rather than the beginning or throughout the ordinance since definitions are typically used as a reference and are not essential for code users to read through prior to delving into more specific regulations and standards. **The following recommendations apply to the Village's definitions:**

- Establish definitions for all uses and terms of art.
- Eliminate unnecessary or outdated definitions.
- Remove all measurements and quantifiable standards from definitions and locate them in other UDO chapters as appropriate.
- Eliminate any term that is defined only in reference to another term.
- Review definitions related to adult uses, religious institutions, family, signs, and group homes against current constitutional, federal, and state legal standards and revise, as necessary.

VILLAGE OF WILLOWBROOK

Current Zoning

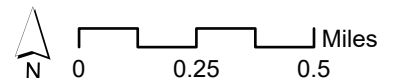


Current Zoning

- R1 Single Family Residence District
- R1A Single Family Residence District
- R2 Single Family Residence District
- R3 Single Family Residence District
- R4 Townhomes & Condominiums

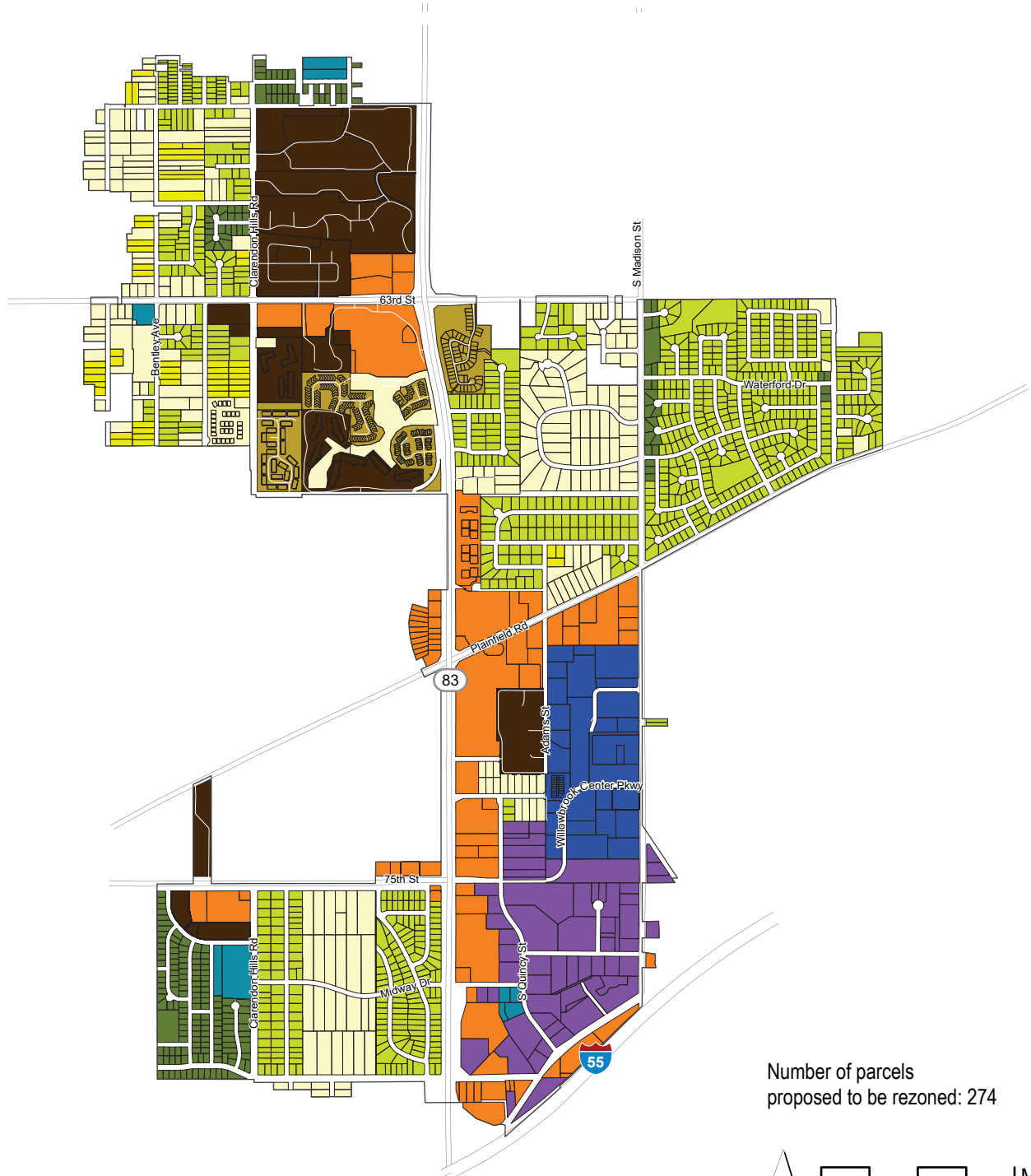
- R5 Multiple Family District
- B1 Neighborhood Shopping
- B2 Community Shopping
- B3 General Business
- B4 Highway & Service Business

- LOP Limited Office Professional
- OR Office Research
- LOR Limited Office Research
- MI Light Manufacturing

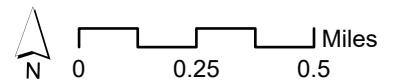


VILLAGE OF WILLOWBROOK










Proposed Zoning



Number of parcels
proposed to be rezoned: 274

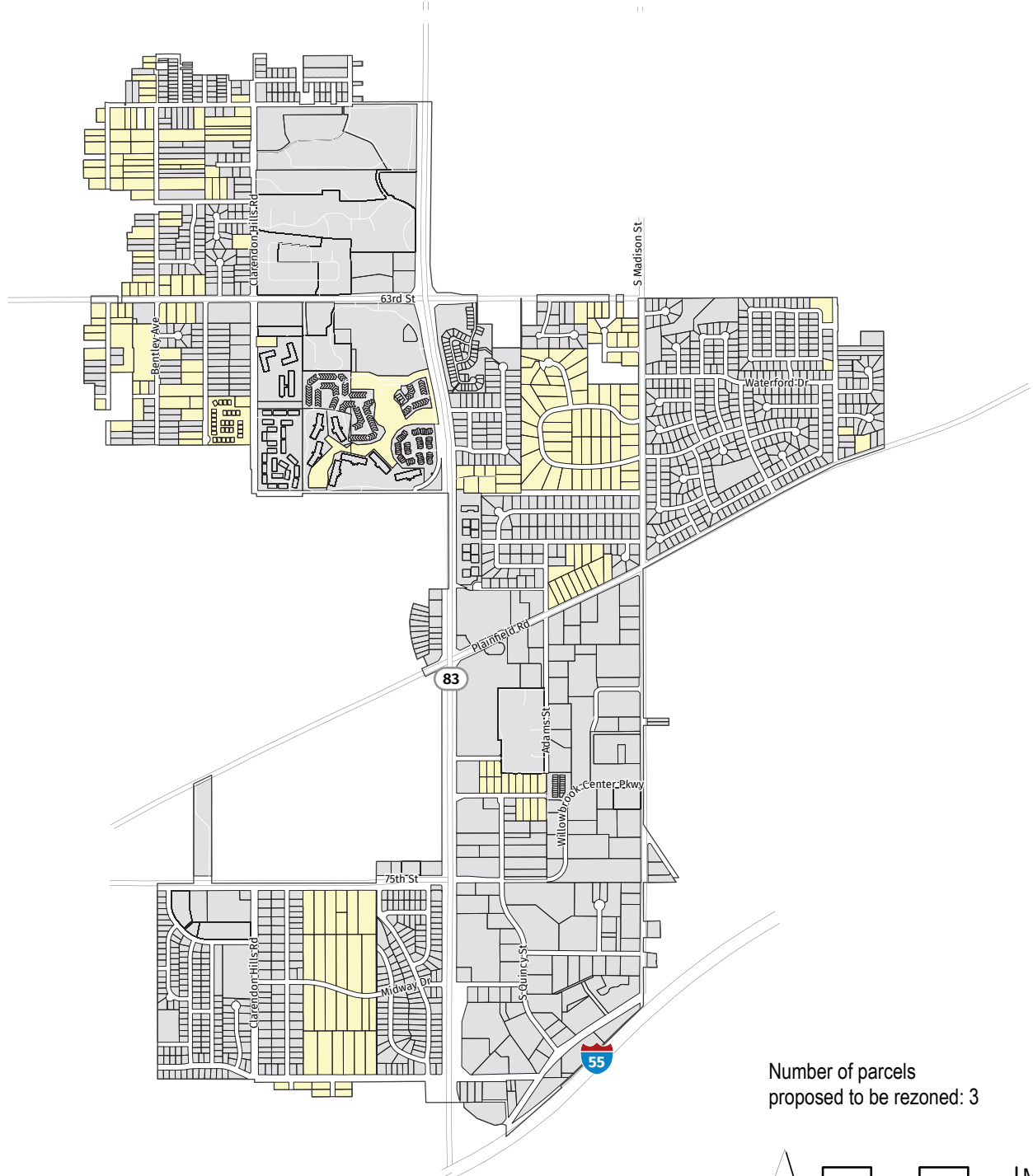


Proposed Zoning

 R1 Single Family Residence District	 R5 Multiple Family District
 R1A Single Family Residence District	 B Community Shopping
 R2 Single Family Residence District	 I Institutional District
 R3 Single Family Residence District	 LOR Limited Office Research
 R4 Townhomes & Condominiums	 MI Light Manufacturing

VILLAGE OF WILLOWBROOK

Proposed Zoning - R1 Single Family Residence District



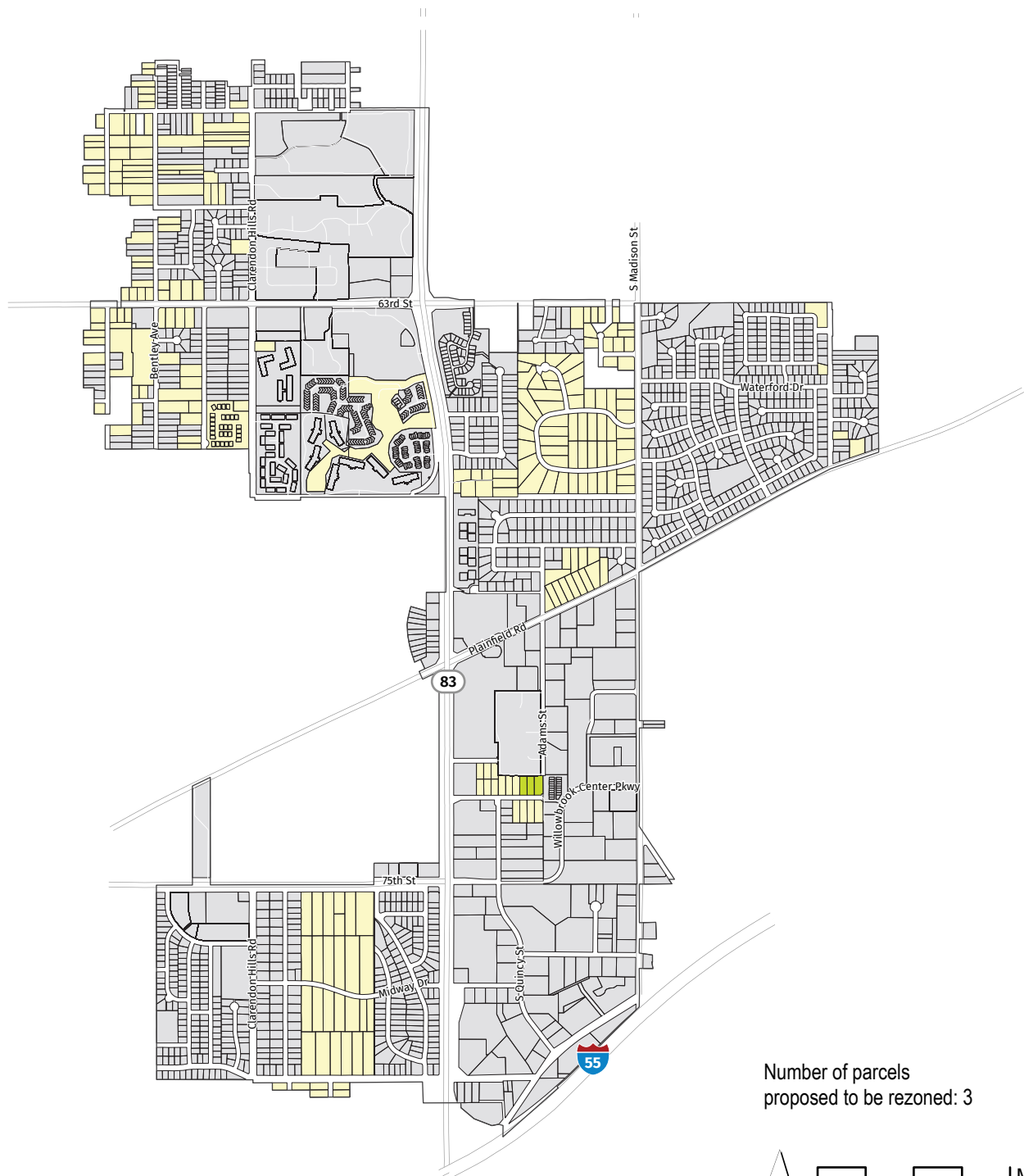
Number of parcels
proposed to be rezoned: 3

Proposed Zoning

- R1 Single Family Residence District
- All Other Districts




VILLAGE OF WILLOWBROOK

Proposed Zoning - R1 Single Family Residence District



Number of parcels
proposed to be rezoned: 3

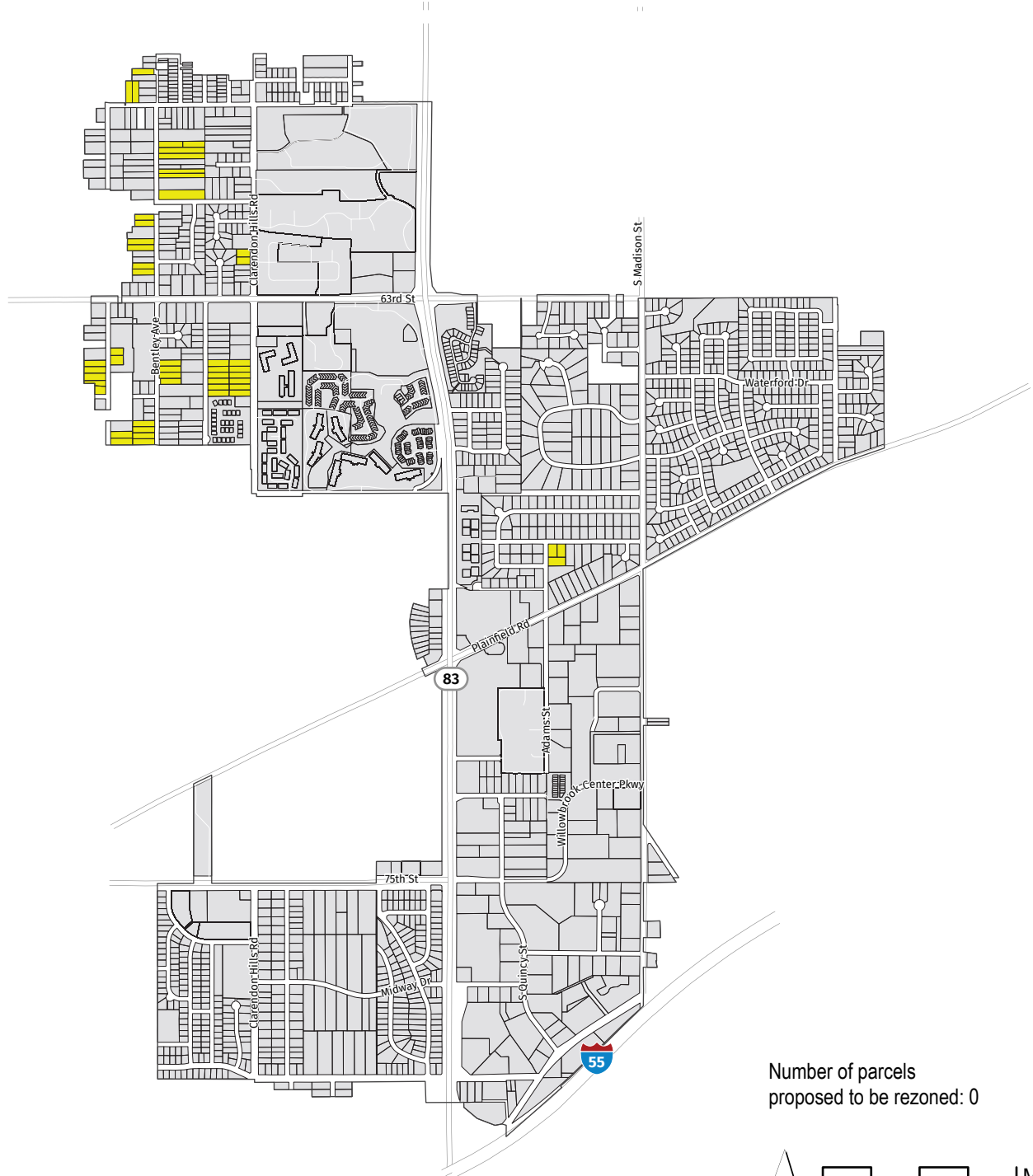
Current Zoning

-  R1 Single Family Residence District
-  R2 Single Family Residence District
-  All Other Districts



VILLAGE OF WILLOWBROOK

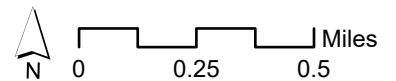
Proposed Zoning - R1A Single Family Residence District



Proposed Zoning

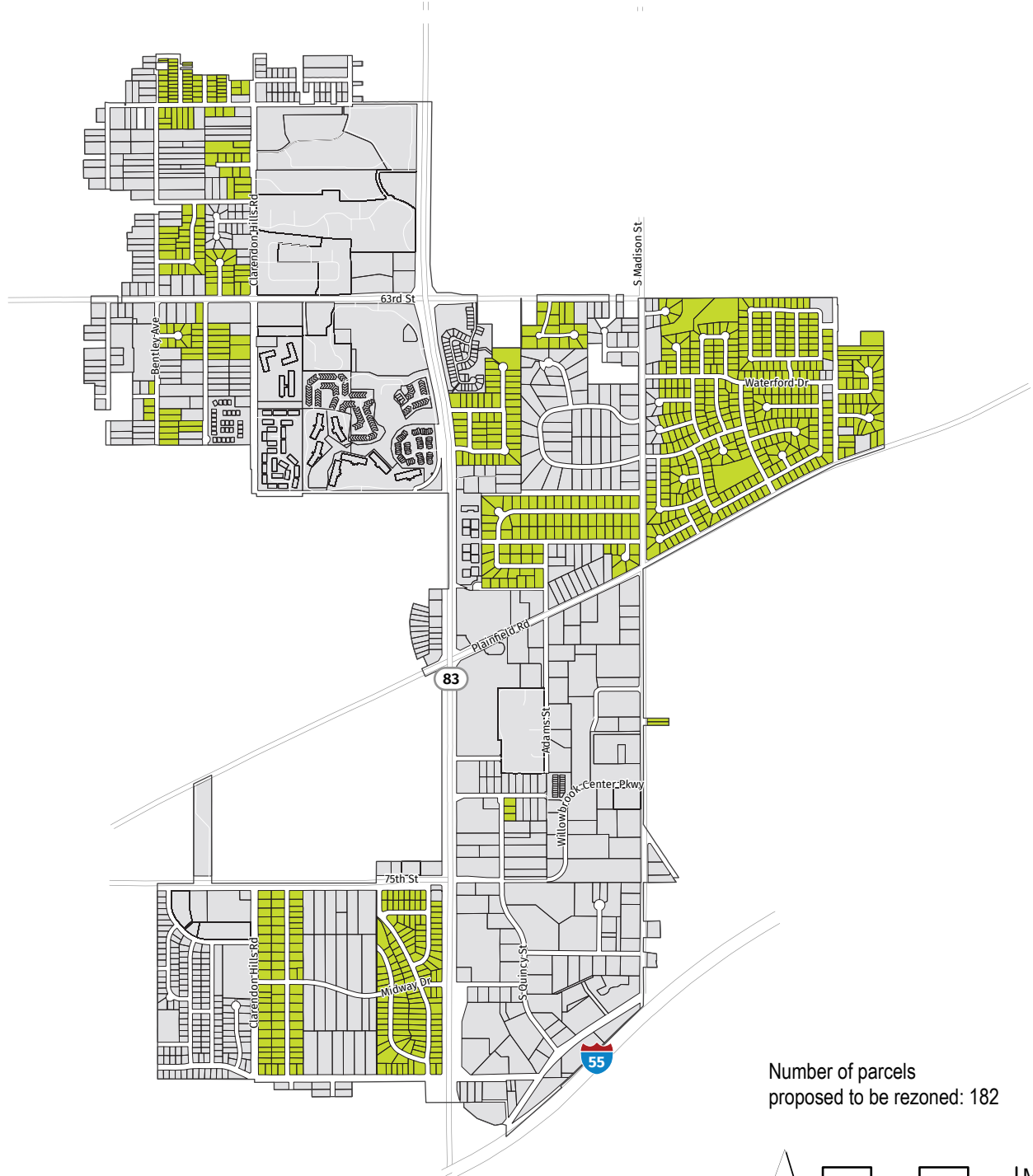
- R1A Single Family Residence District
- All Other Districts

Number of parcels
proposed to be rezoned: 0





VILLAGE OF WILLOWBROOK

Proposed Zoning - R2 Single Family Residence District



Number of parcels
proposed to be rezoned: 182

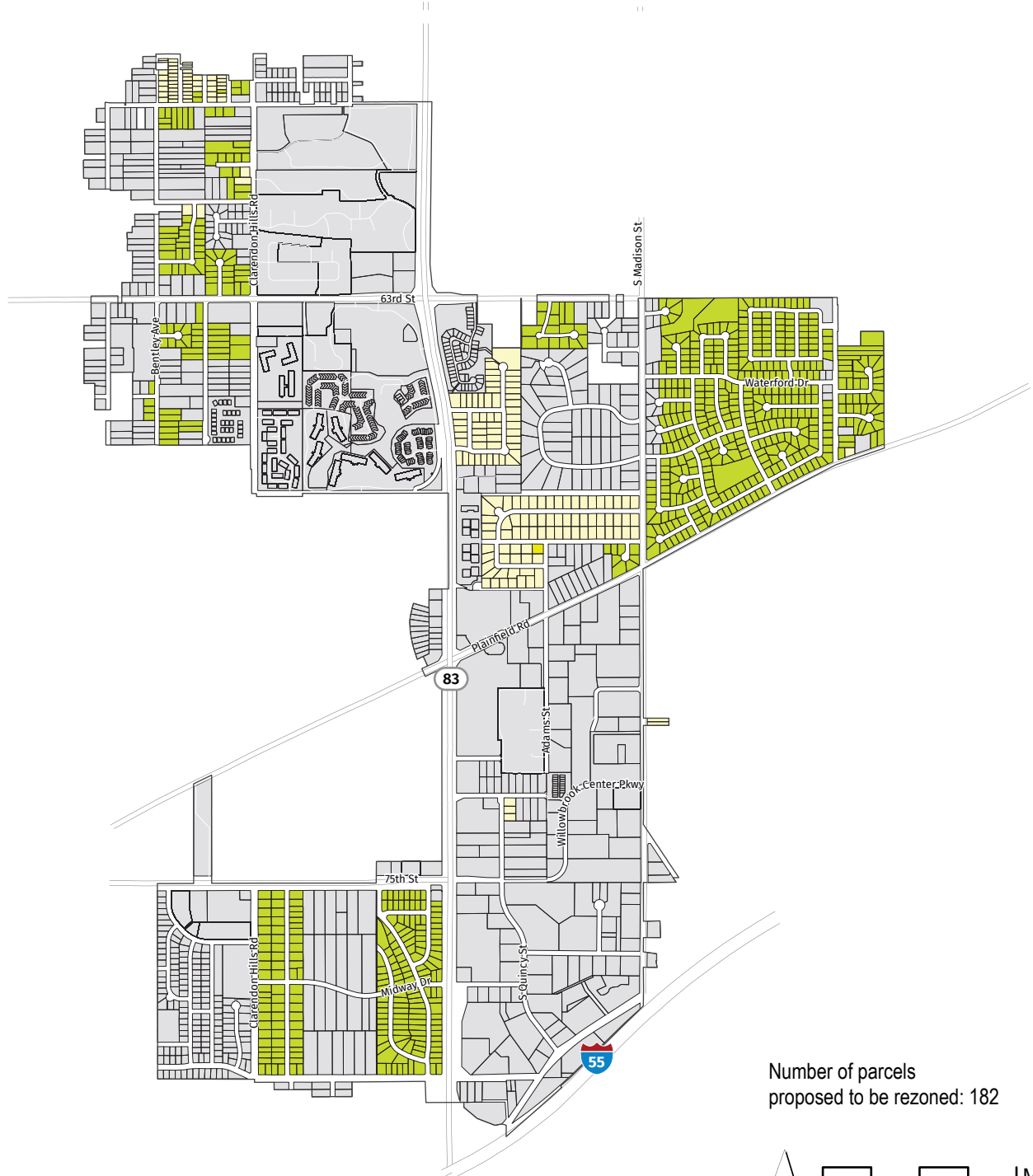
Proposed Zoning

-  R2 Single Family Residence District
-  All Other Districts



VILLAGE OF WILLOWBROOK

Proposed Zoning - R2 Single Family Residence District

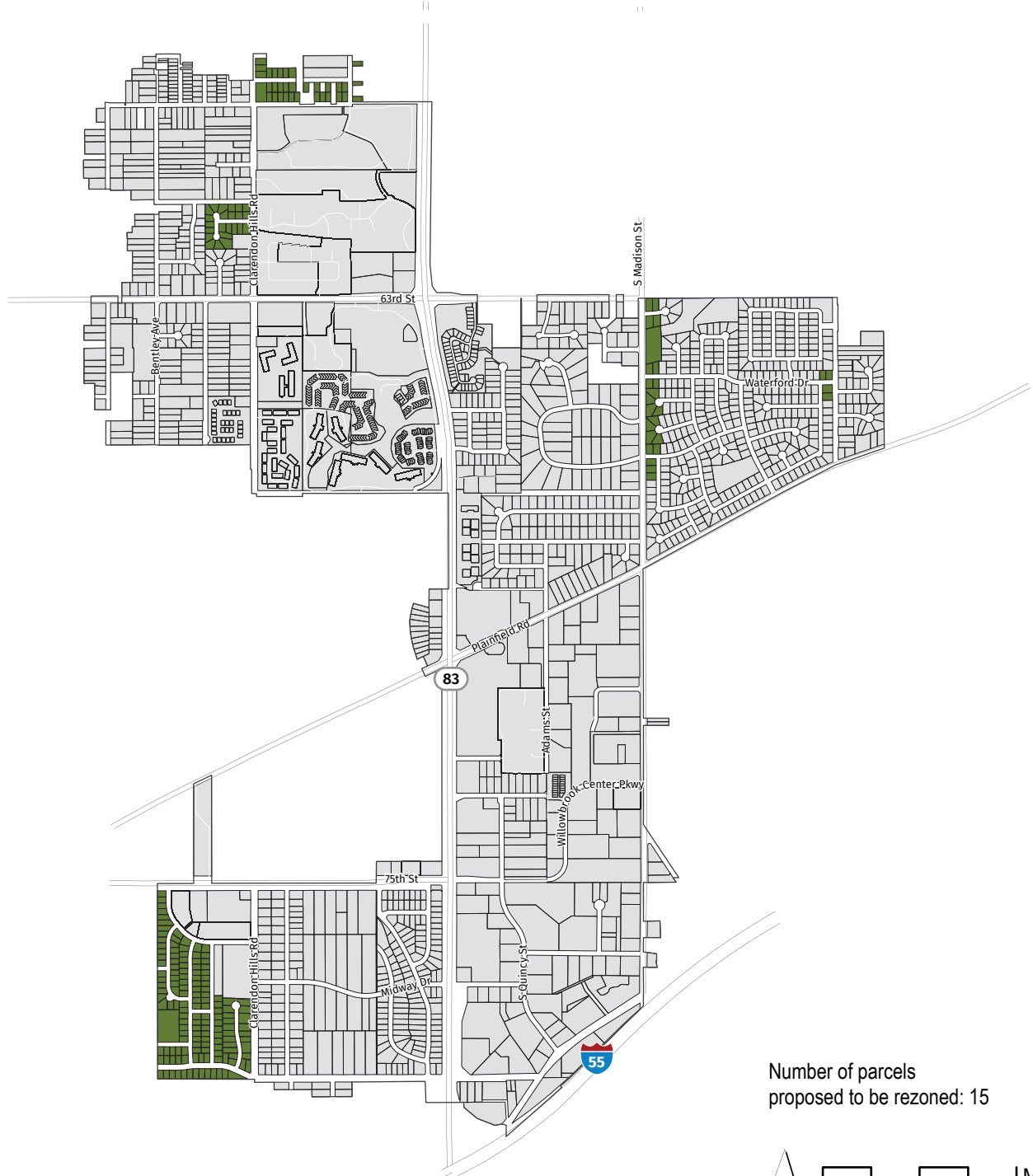


Current Zoning

- R1 Single Family Residence District
- R1A Single Family Residence District
- R2 Single Family Residence District
- All Other Districts



VILLAGE OF WILLOWBROOK

Proposed Zoning - R3 Single Family Residence District



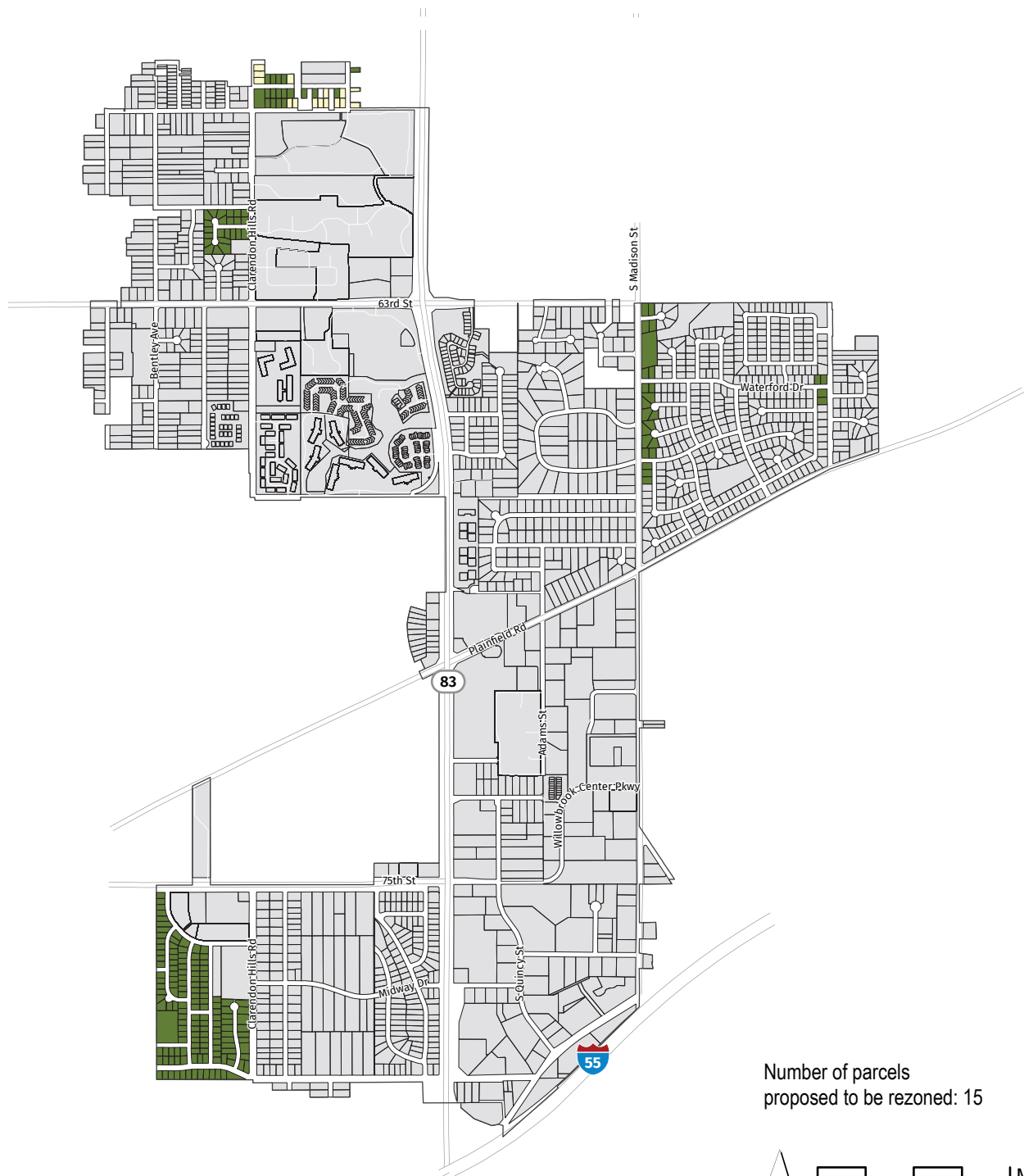
Number of parcels
proposed to be rezoned: 15

Proposed Zoning

-  R3 Single Family Residence District
-  All Other Districts

VILLAGE OF WILLOWBROOK

Proposed Zoning - R3 Single Family Residence District



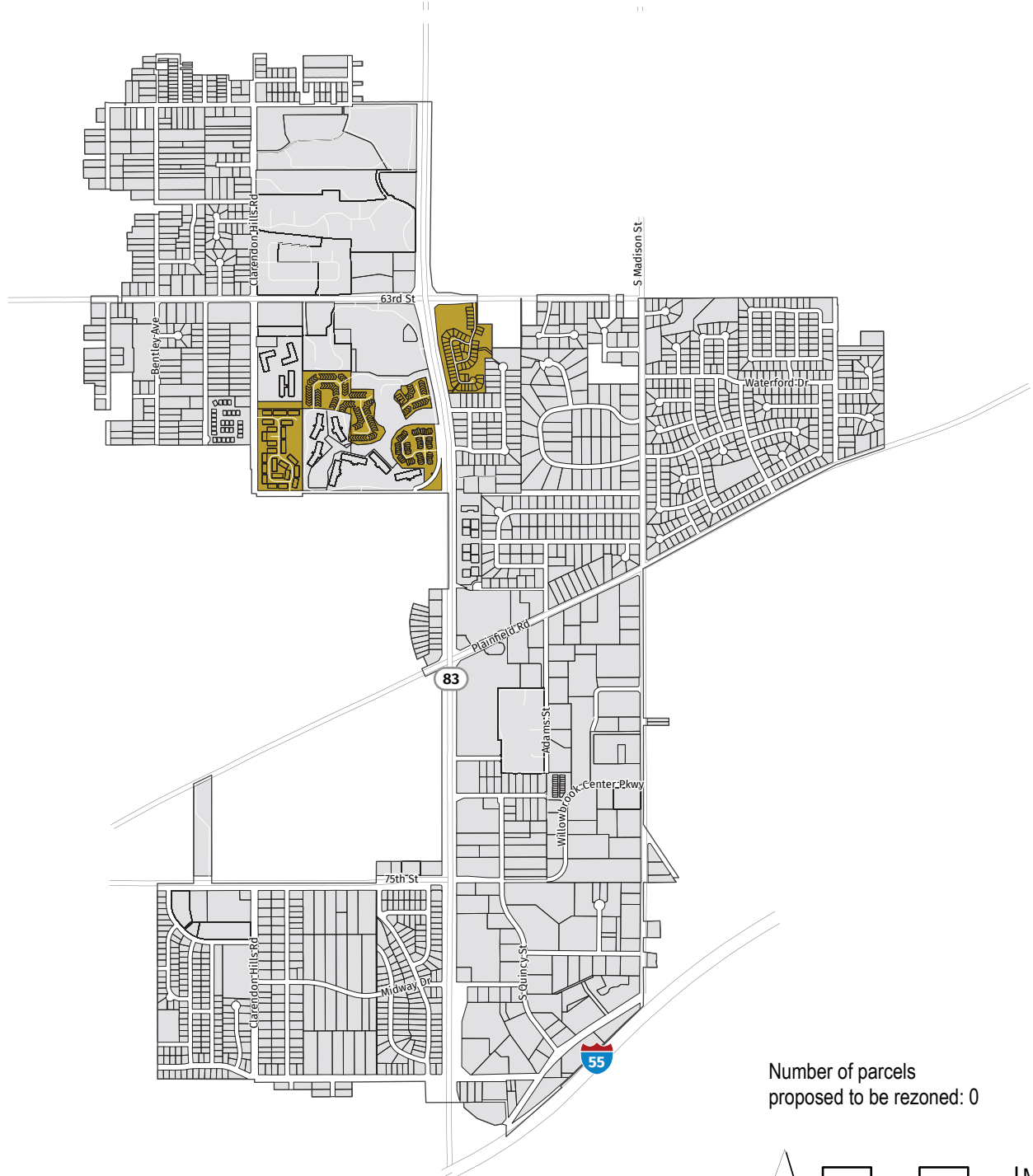
Number of parcels
proposed to be rezoned: 15

Current Zoning

- R1 Single Family Residence District
- R3 Single Family Residence District
- All Other Districts

VILLAGE OF WILLOWBROOK

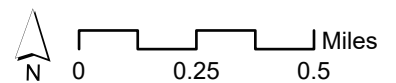
Proposed Zoning - R4 Townhomes & Condominiums



Proposed Zoning

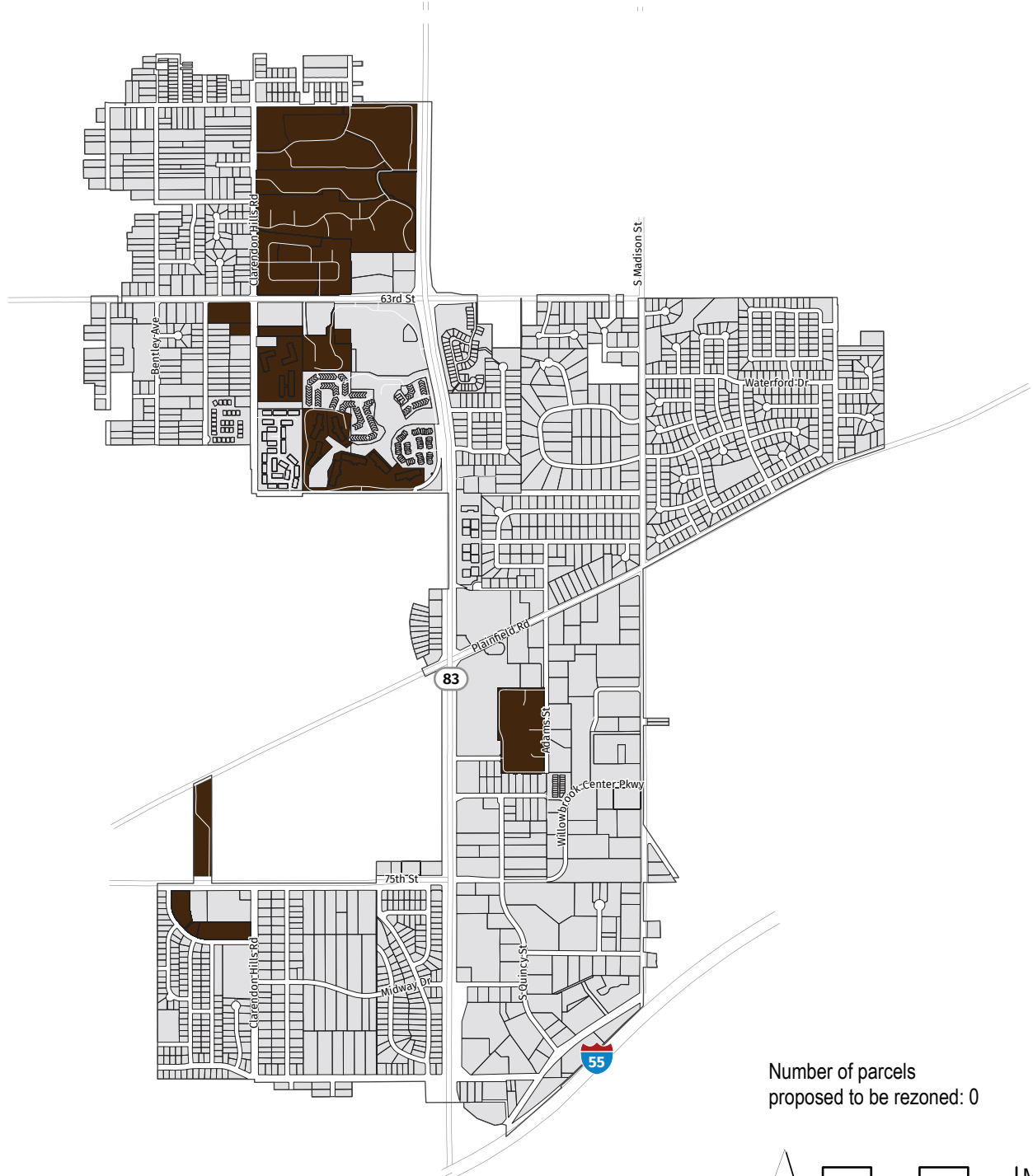
- R4 Townhomes & Condominiums
- All Other Districts

Number of parcels
proposed to be rezoned: 0





VILLAGE OF WILLOWBROOK

Proposed Zoning - R5 Multiple Family District



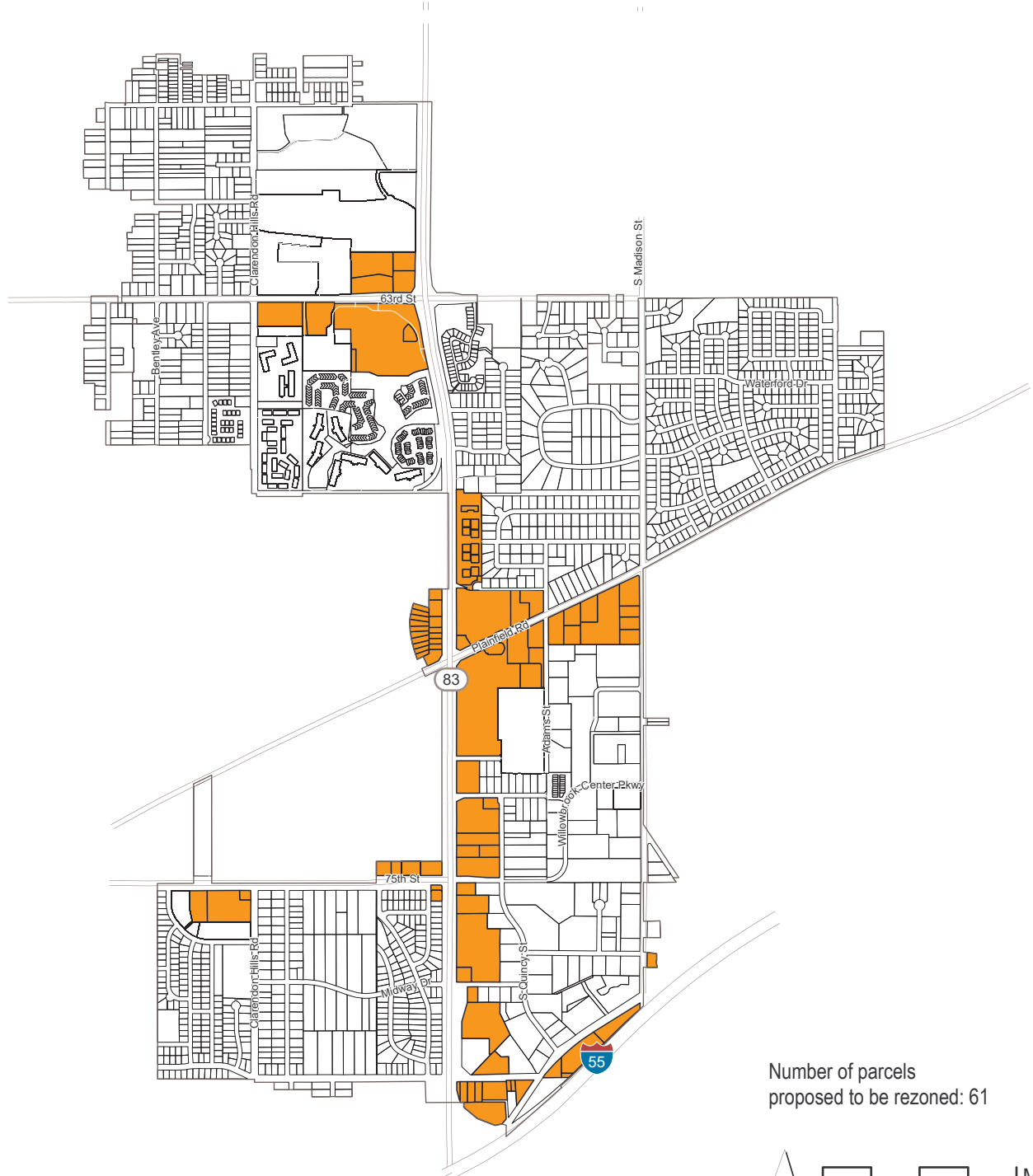
Proposed Zoning

-  R5 Multiple Family District
-  All Other Districts



VILLAGE OF WILLOWBROOK

Proposed Zoning - B Community Shopping



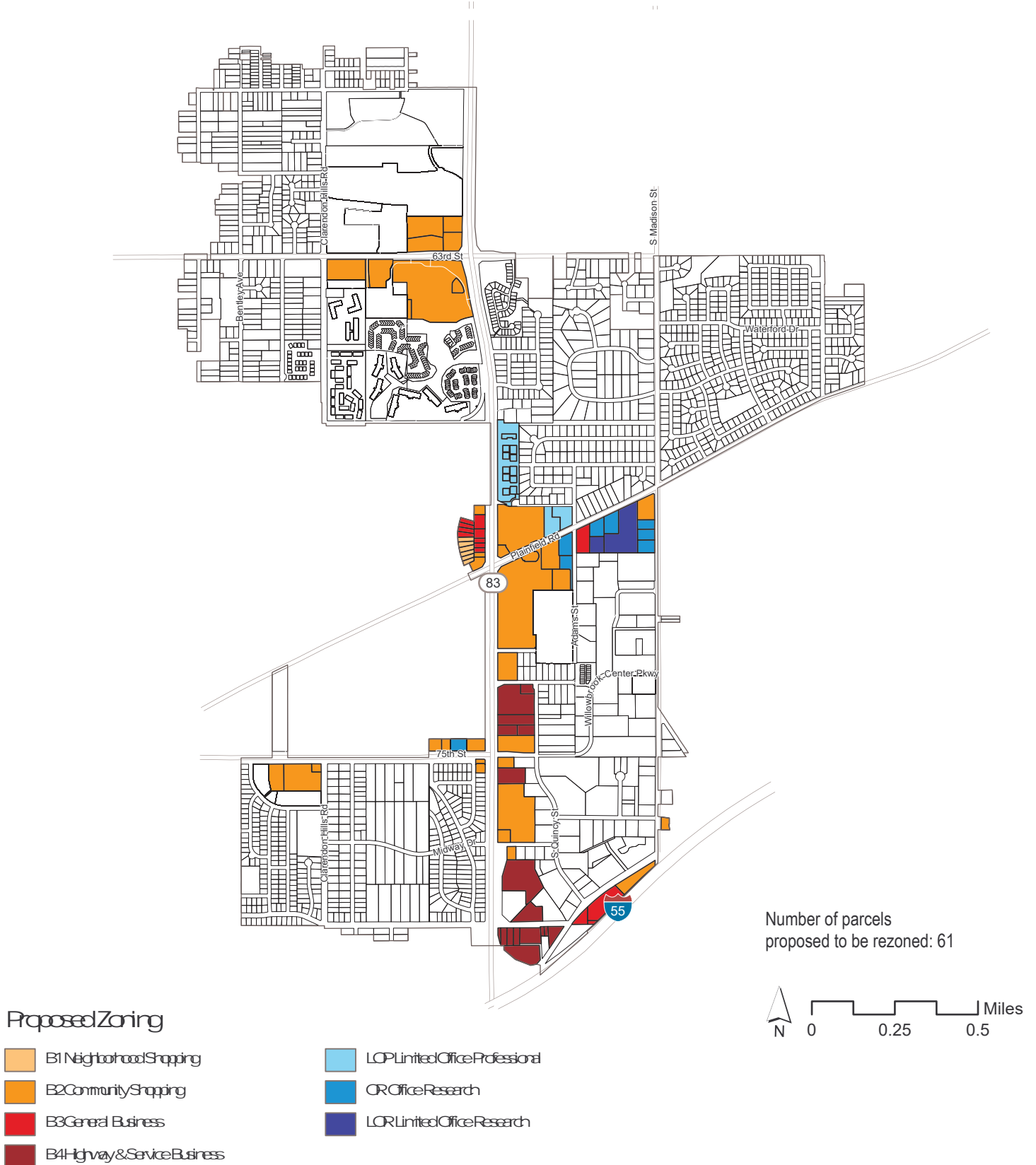
Proposed Zoning

 BCommunityShopping

Number of parcels
proposed to be rezoned: 61

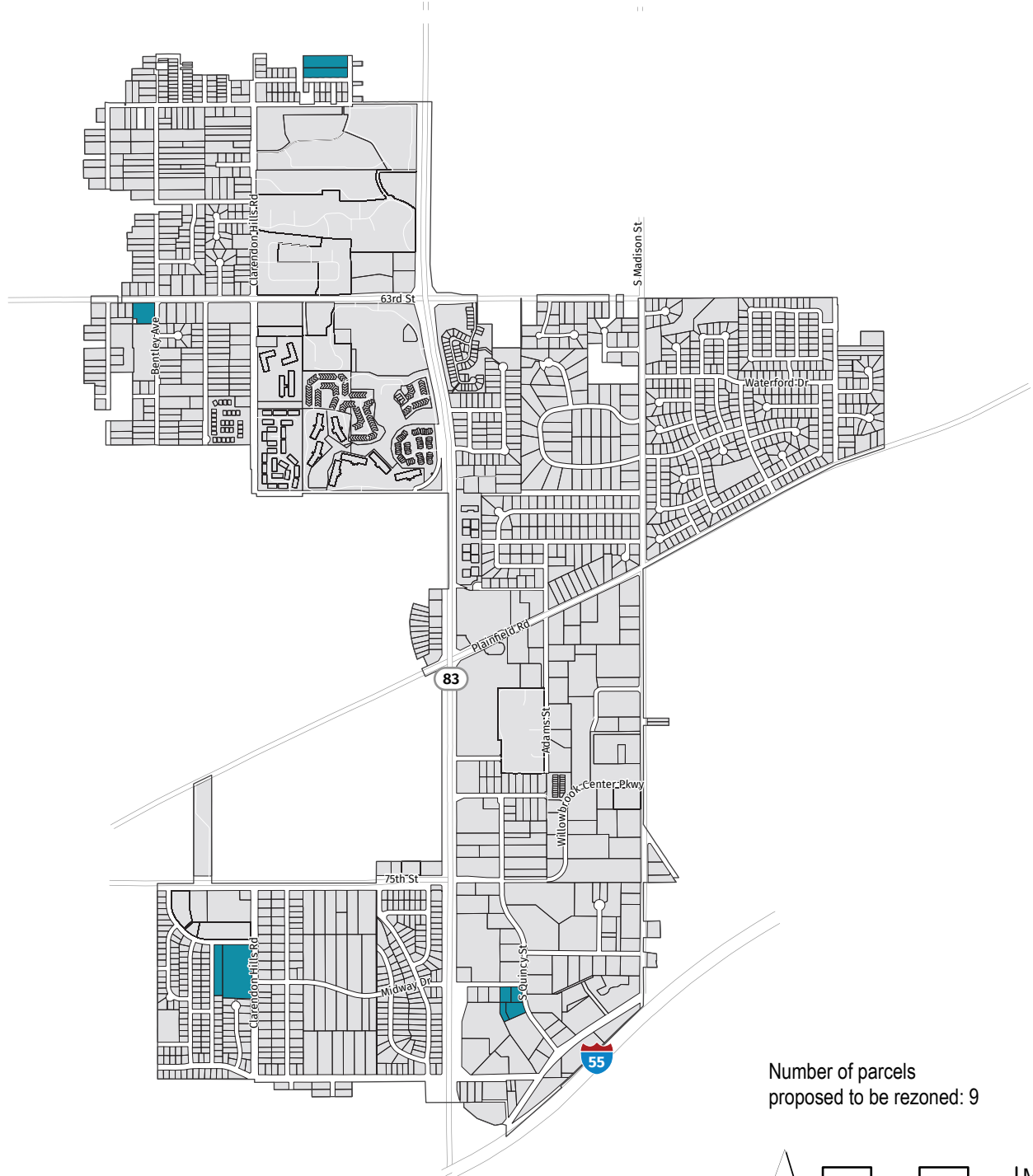


Proposed Zoning- B Community Shopping



VILLAGE OF WILLOWBROOK

Proposed Zoning - I Institutional District



Proposed Zoning

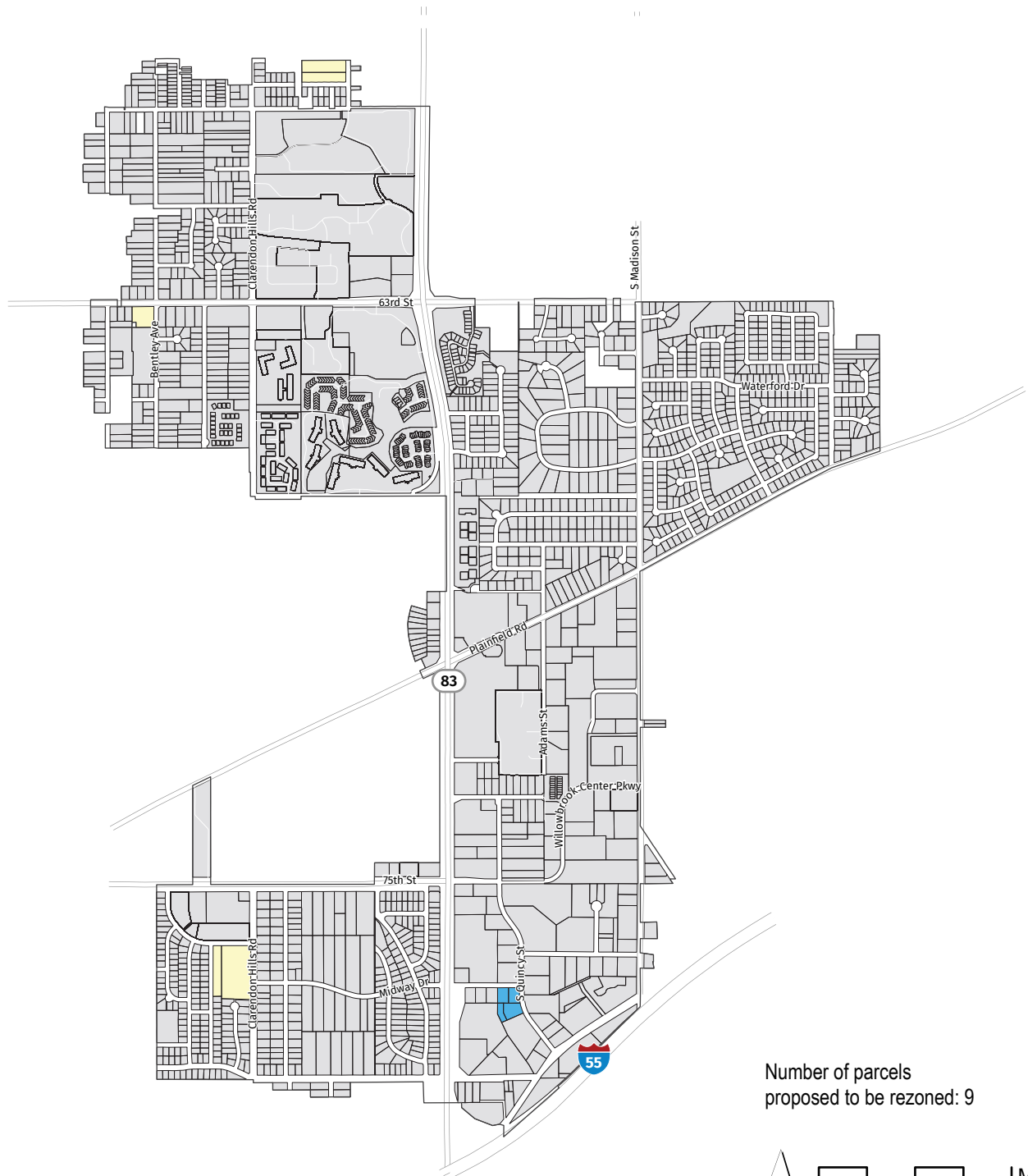
- I Institutional District
- All Other Districts

Number of parcels
proposed to be rezoned: 9






VILLAGE OF WILLOWBROOK

Proposed Zoning - I Institutional District



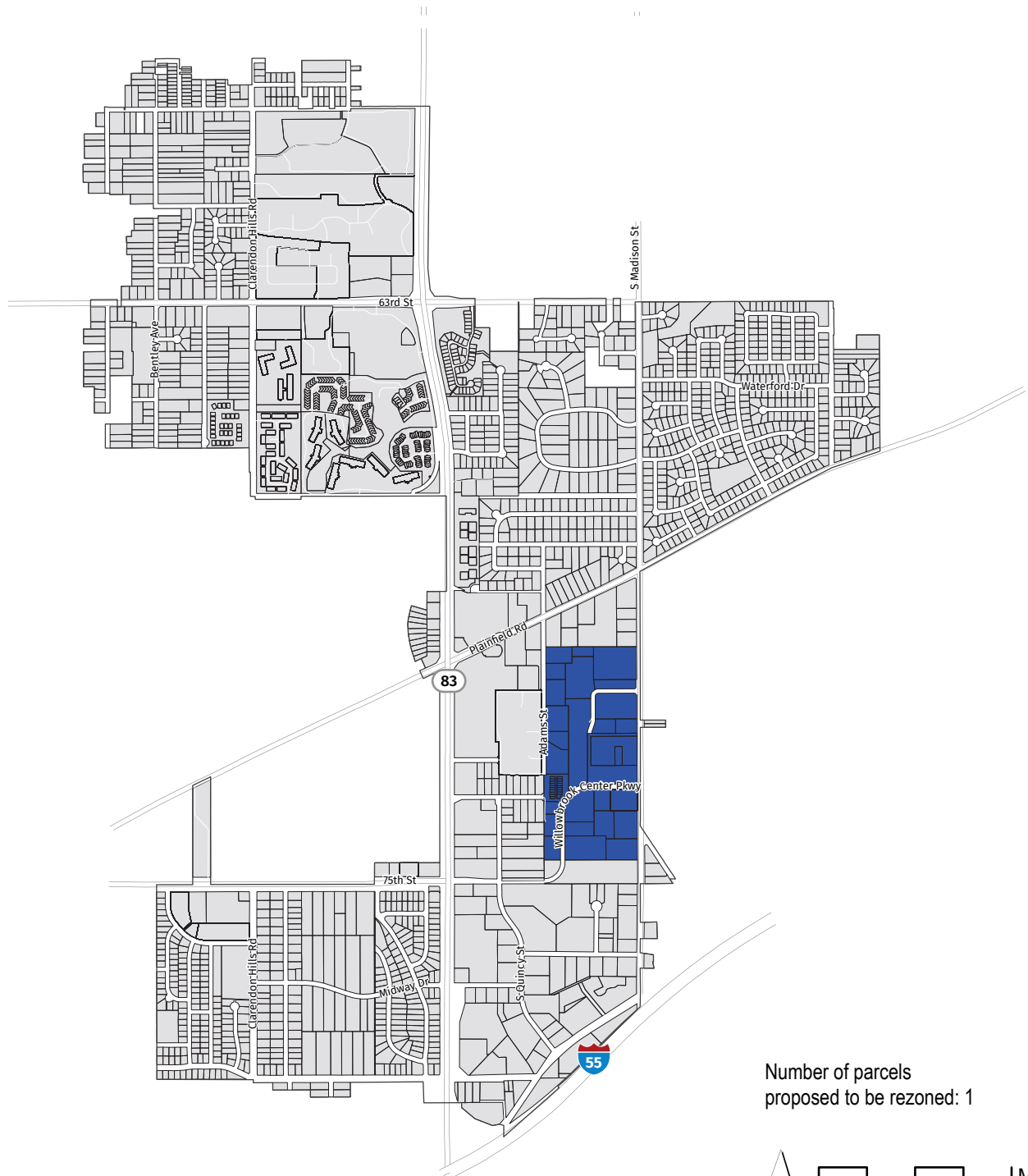
Number of parcels
proposed to be rezoned: 9

Current Zoning



-  R1 Single Family Residence District
-  OR Office Research
-  All Other Districts

VILLAGE OF WILLOWBROOK

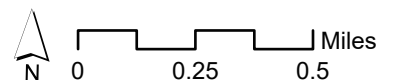
Proposed Zoning - LOR Limited Office Research



Proposed Zoning

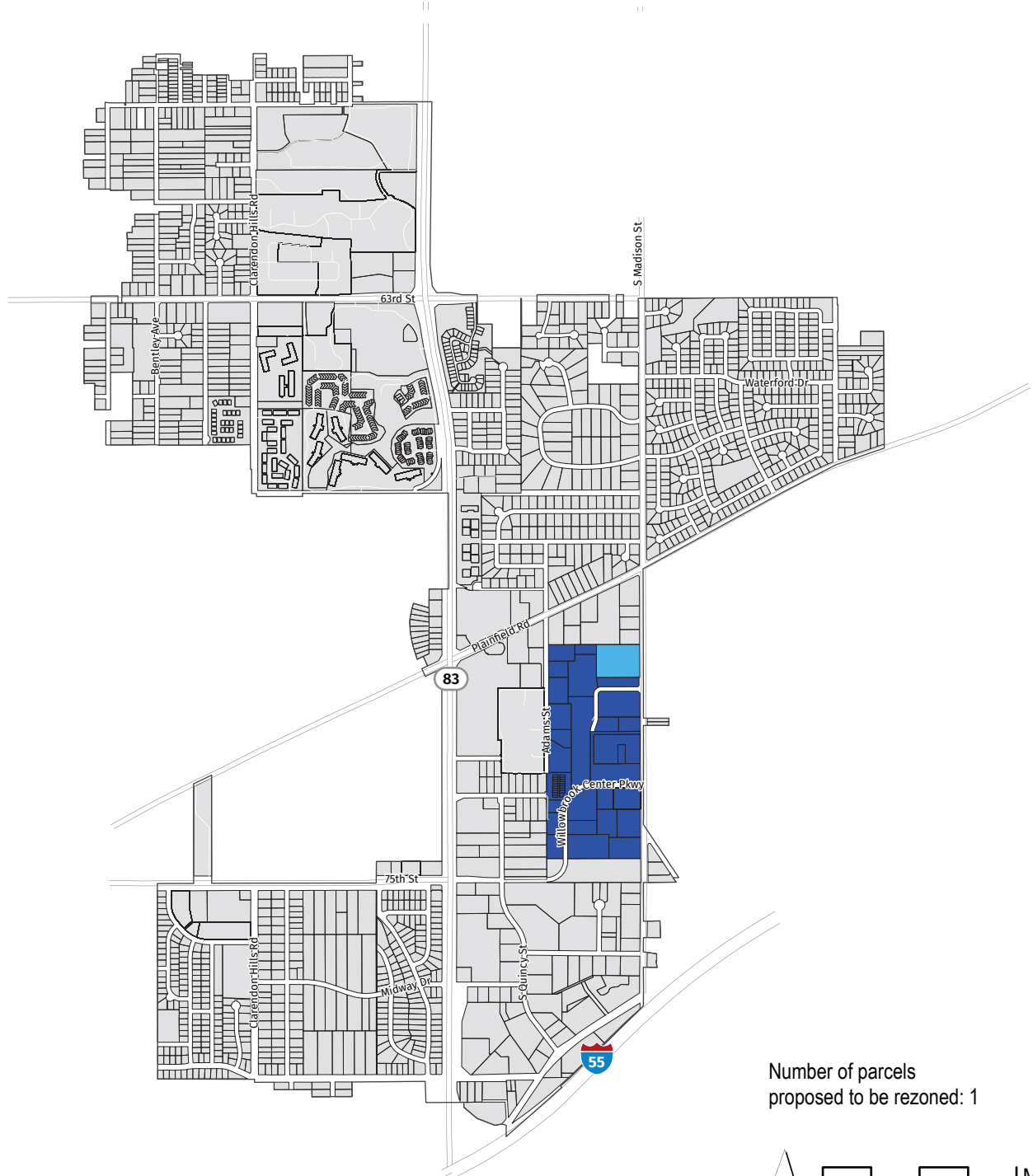
-  LOR Limited Office Research
-  All Other Districts

Number of parcels
proposed to be rezoned: 1






VILLAGE OF WILLOWBROOK

Proposed Zoning - LOR Limited Office Research



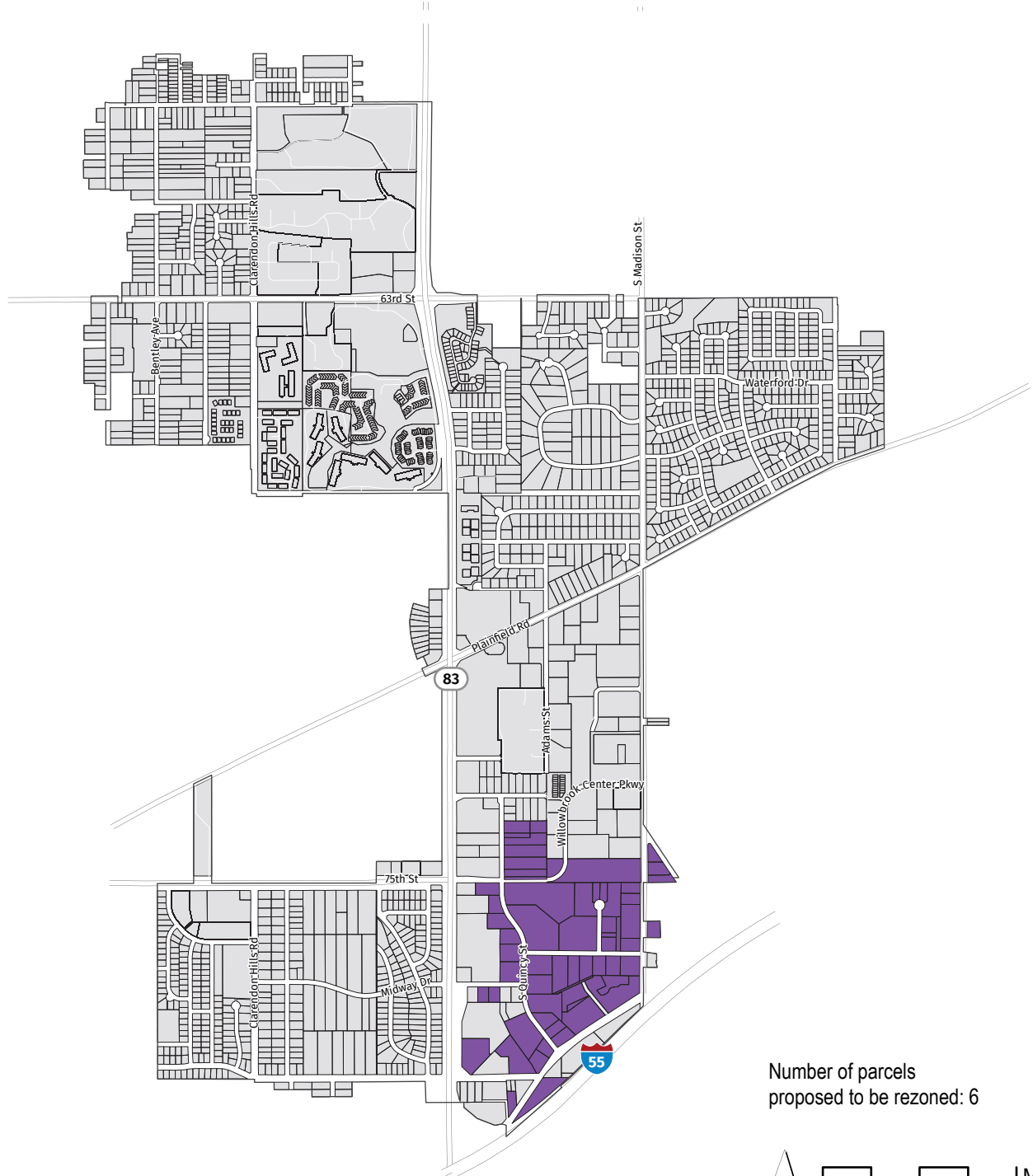
Number of parcels
proposed to be rezoned: 1

Current Zoning



-  OR Office Research
-  LOR Limited Office Research
-  All Other Districts

VILLAGE OF WILLOWBROOK

Proposed Zoning - MI Light Manufacturing



Proposed Zoning

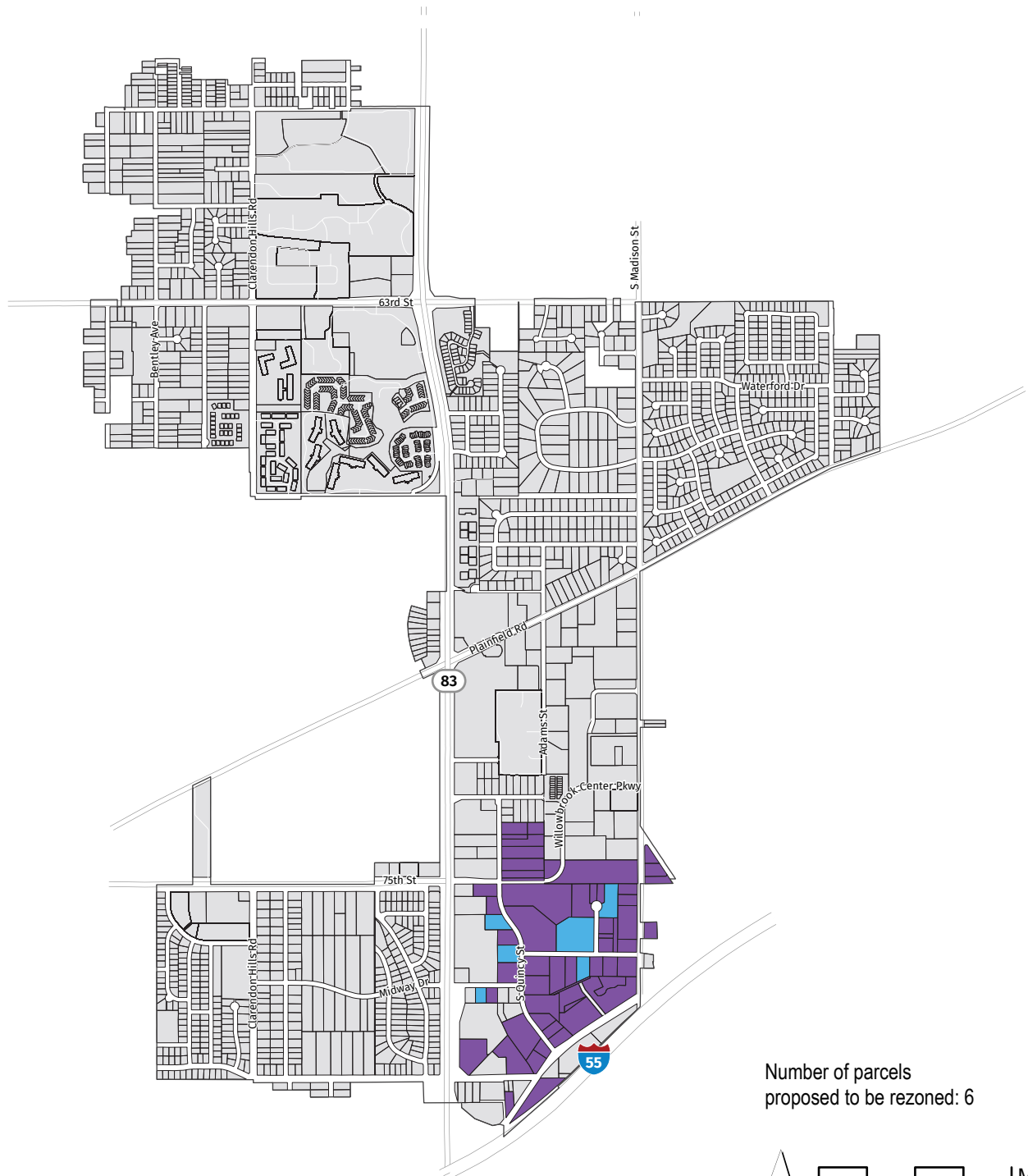
-  MI Light Manufacturing
-  All Other Districts

Number of parcels
proposed to be rezoned: 6






VILLAGE OF WILLOWBROOK

Proposed Zoning - MI Light Manufacturing



Number of parcels
proposed to be rezoned: 6

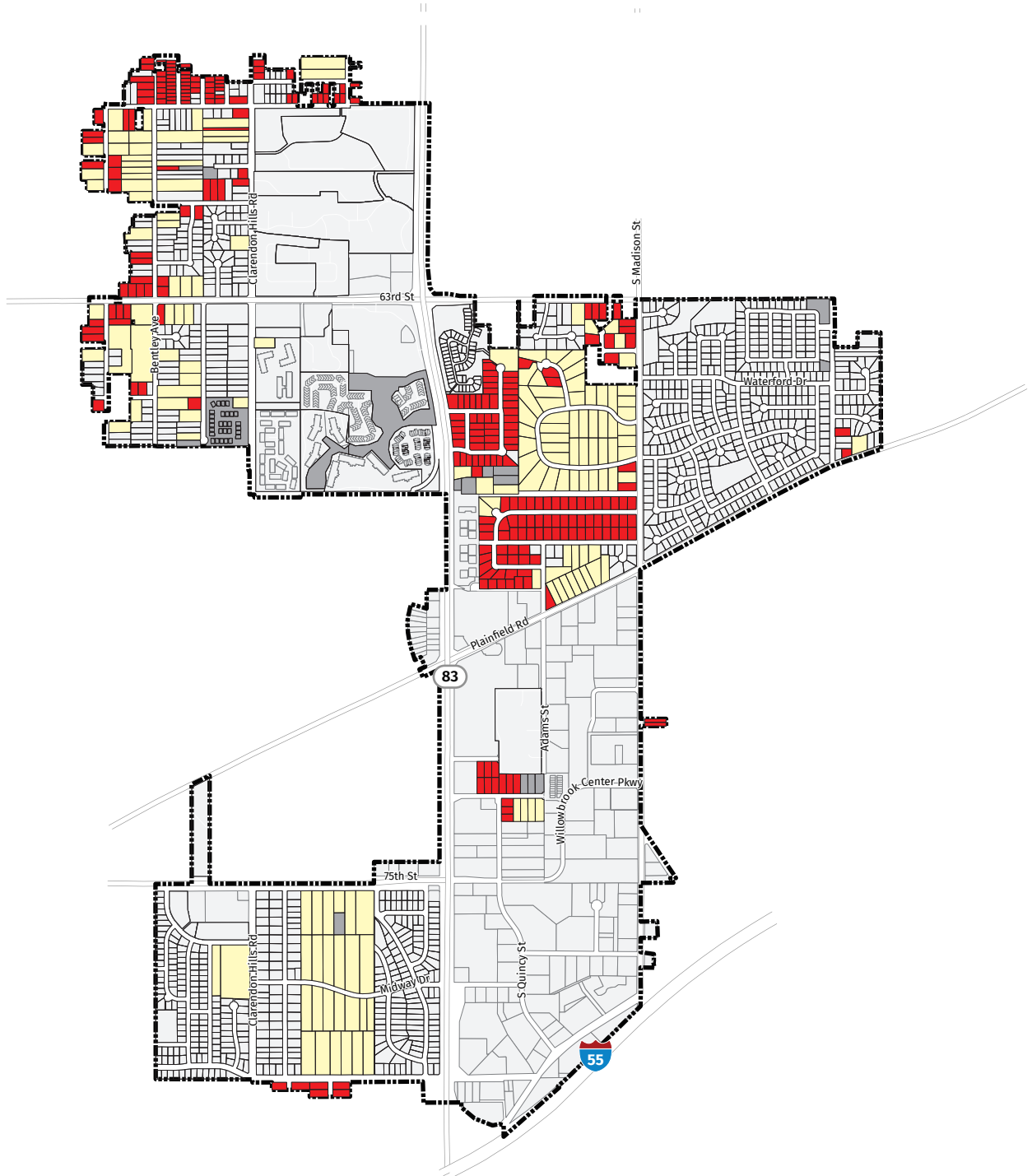
Current Zoning

-  OR Office Research
-  MI Light Manufacturing
-  All Other Districts



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Existing R1 Single Family Residence District - Lot Area Analysis

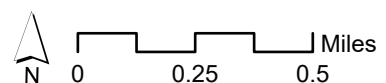
- Less than 30,000 sq.ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 30,000 sq.ft. (Conforming)

Minimum lot size: 30,000 sq.ft. (Existing minimum)

Total nonconforming lots: 267

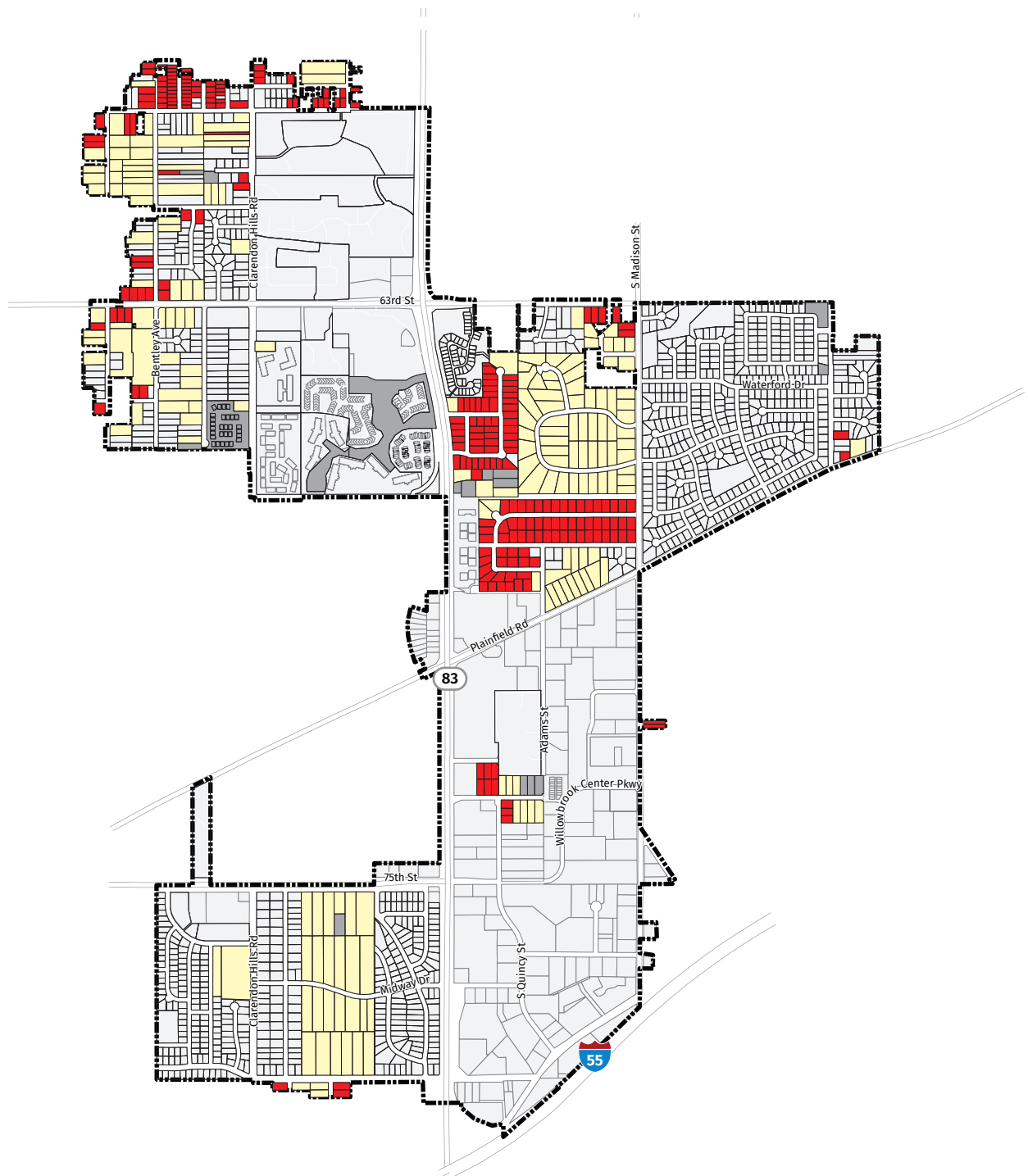
Total lots: 421

Percentage nonconforming: 63%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Existing R1 Single Family Residence District - Lot Area Analysis

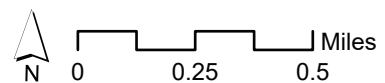
- Less than 25,000 sq.ft. (Nonconforming)
- Greater than or equal to 25,000 sq.ft. (Conforming)
- Parcels with insufficient data

Minimum lot size: 25,000 sq.ft. (Alternative Minimum)

Total nonconforming lots: 235

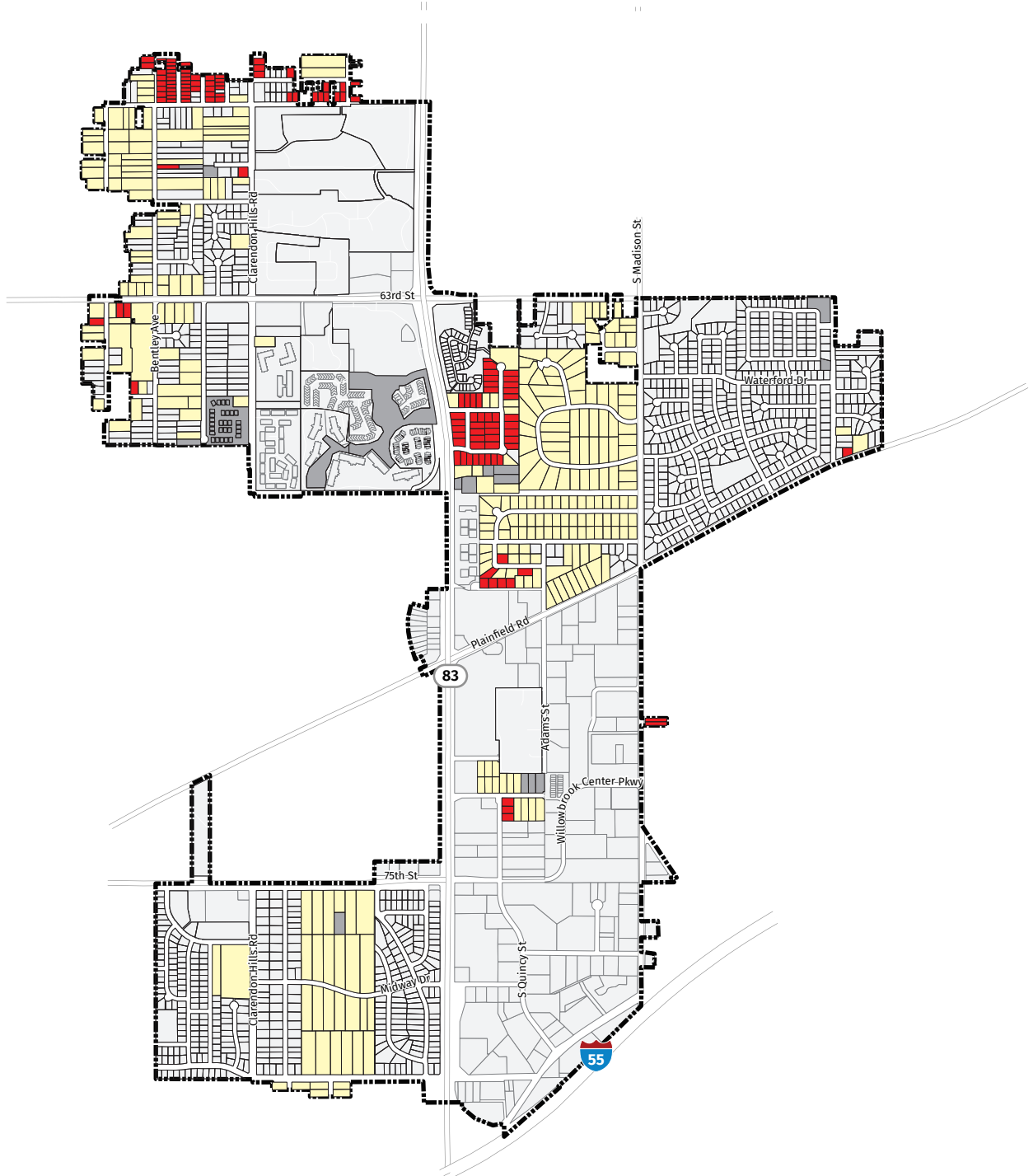
Total lots: 421

Percentage nonconforming: 56%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Existing R1 Single Family Residence District - Lot Area Analysis

- Less than 20,000 sq.ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 20,000 sq.ft. (Conforming)

Minimum lot size: 20,000 sq.ft. (Alternative Minimum)

Total nonconforming lots: 125

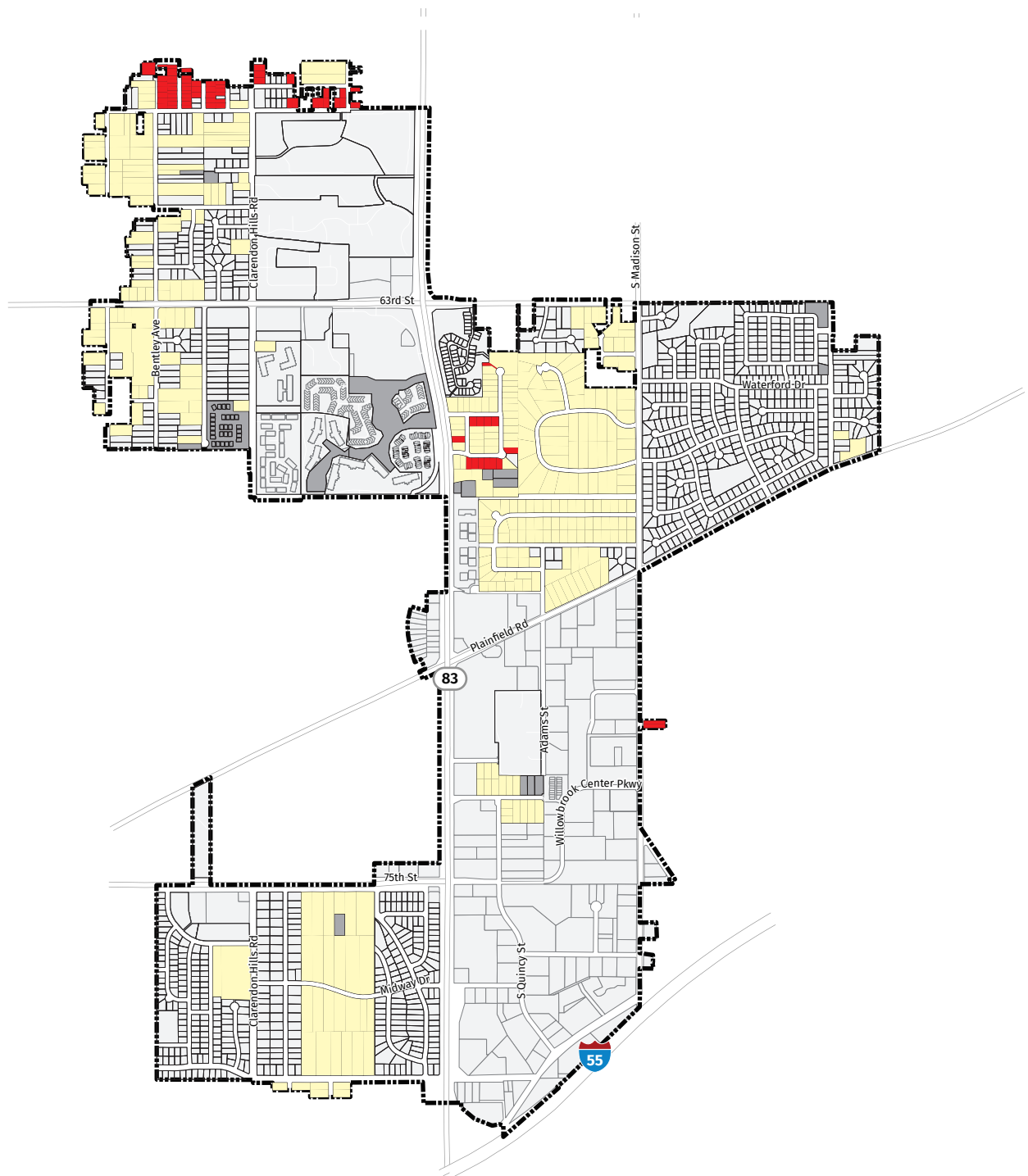
Total lots: 421

Percentage nonconforming: 30%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Existing R1 Single Family Residence District - Lot Area Analysis

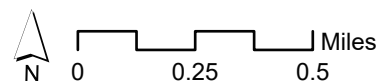
- Less than 15,000 sq.ft. (Nonconforming)
- Greater than or equal to 15,000 sq.ft. (Conforming)
- Parcels with insufficient data

Minimum lot size: 15,000 sq.ft. (Alternative Minimum)

Total nonconforming lots: 76

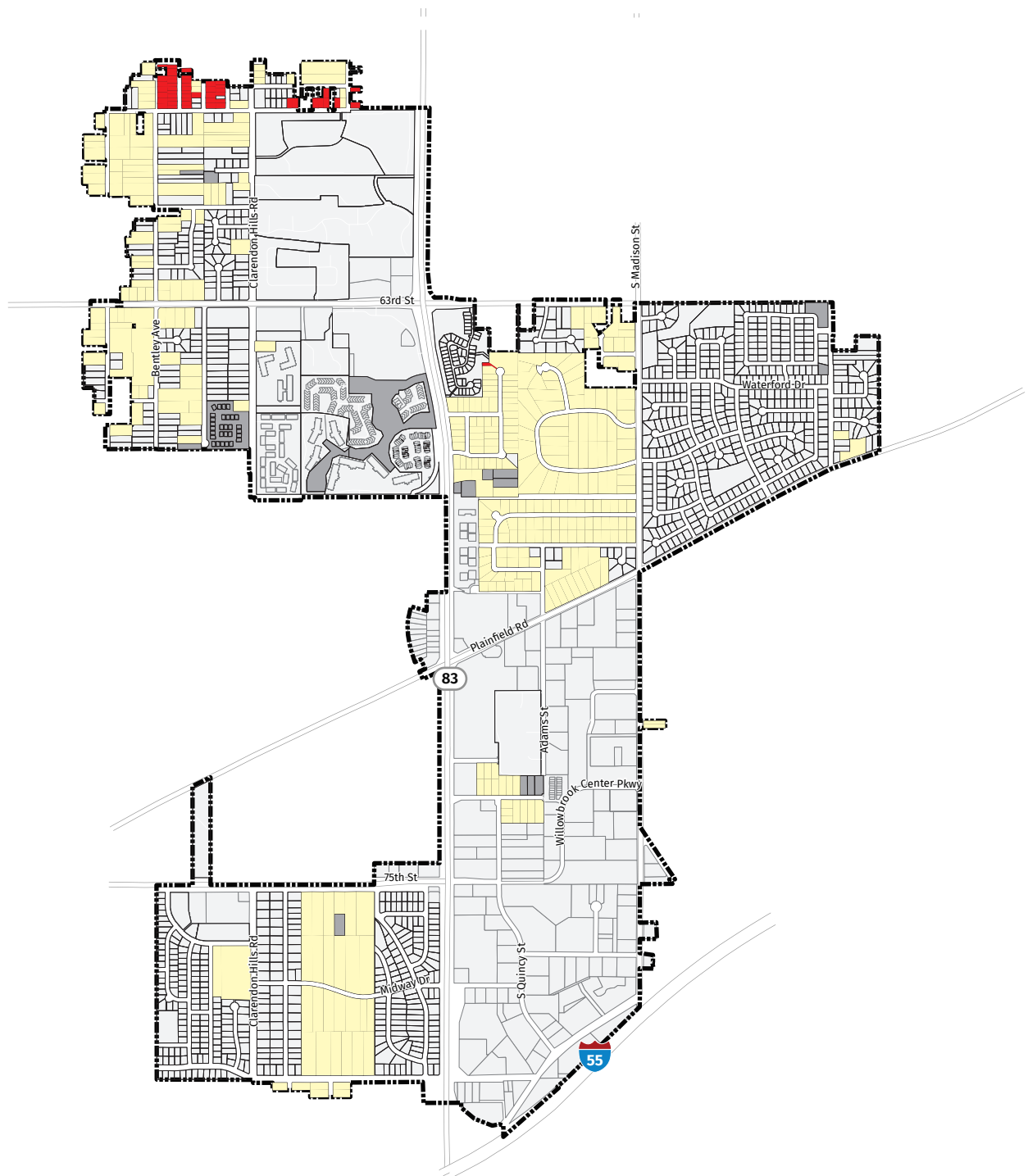
Total lots: 421

Percentage nonconforming: 18%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Existing R1 Single Family Residence District - Lot Area Analysis

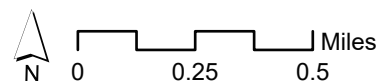
- Less than 10,000 sq.ft. (Nonconforming)
- Greater than or equal to 10,000 sq.ft. (Conforming)
- Parcels with insufficient data

Minimum lot size: 10,000 sq.ft. (Alternative Minimum)

Total nonconforming lots: 52

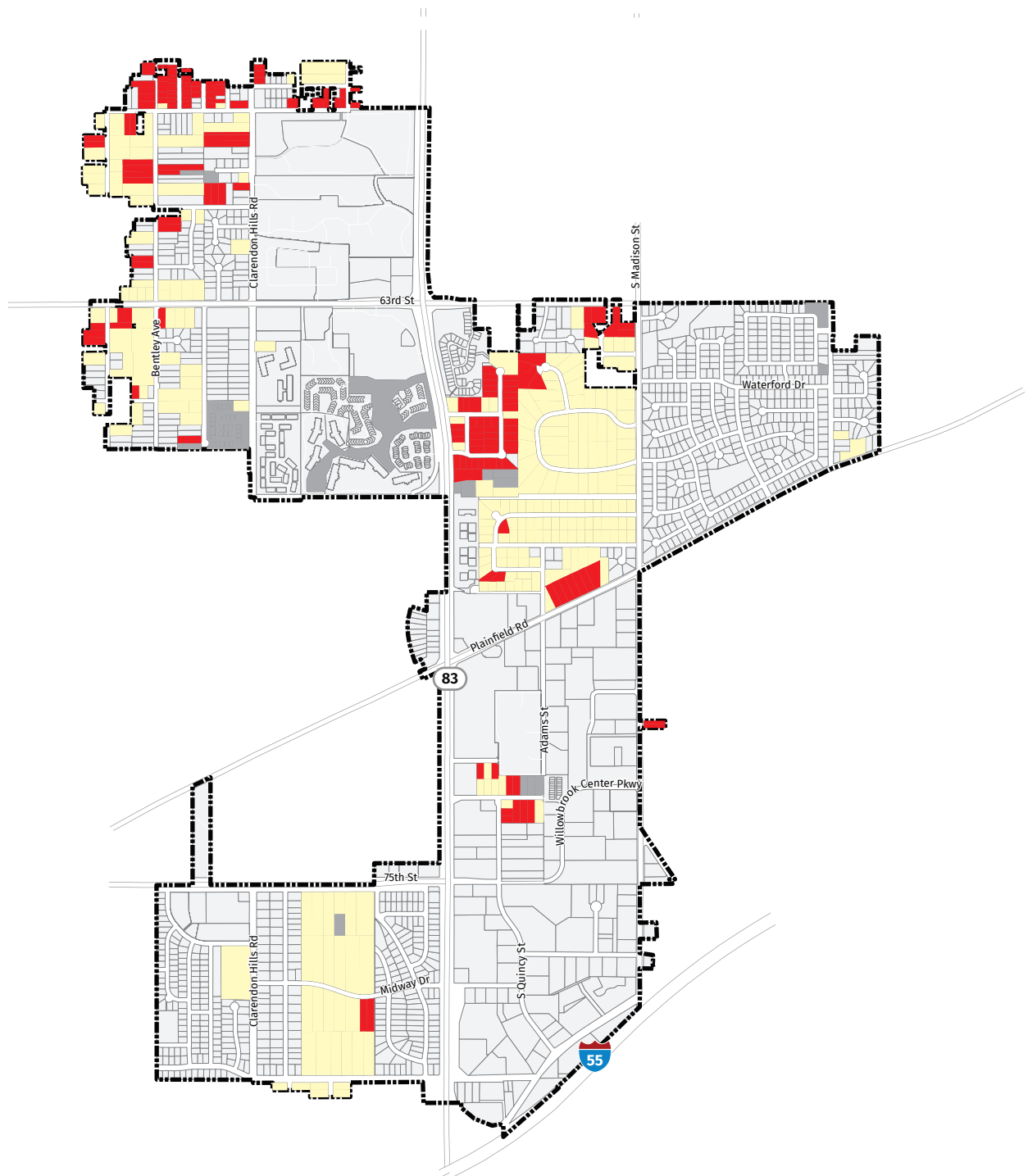
Total lots: 421

Percentage nonconforming: 12%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Existing R1 Single Family Residence District - Lot Width Analysis

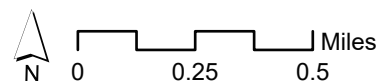
- Less than 100 ft. (Nonconforming)
- Greater than or equal to 100 ft. (Conforming)
- Parcels with insufficient data

Minimum lot width: 100 ft. (Alternative Minimum)

Total nonconforming lots: 176

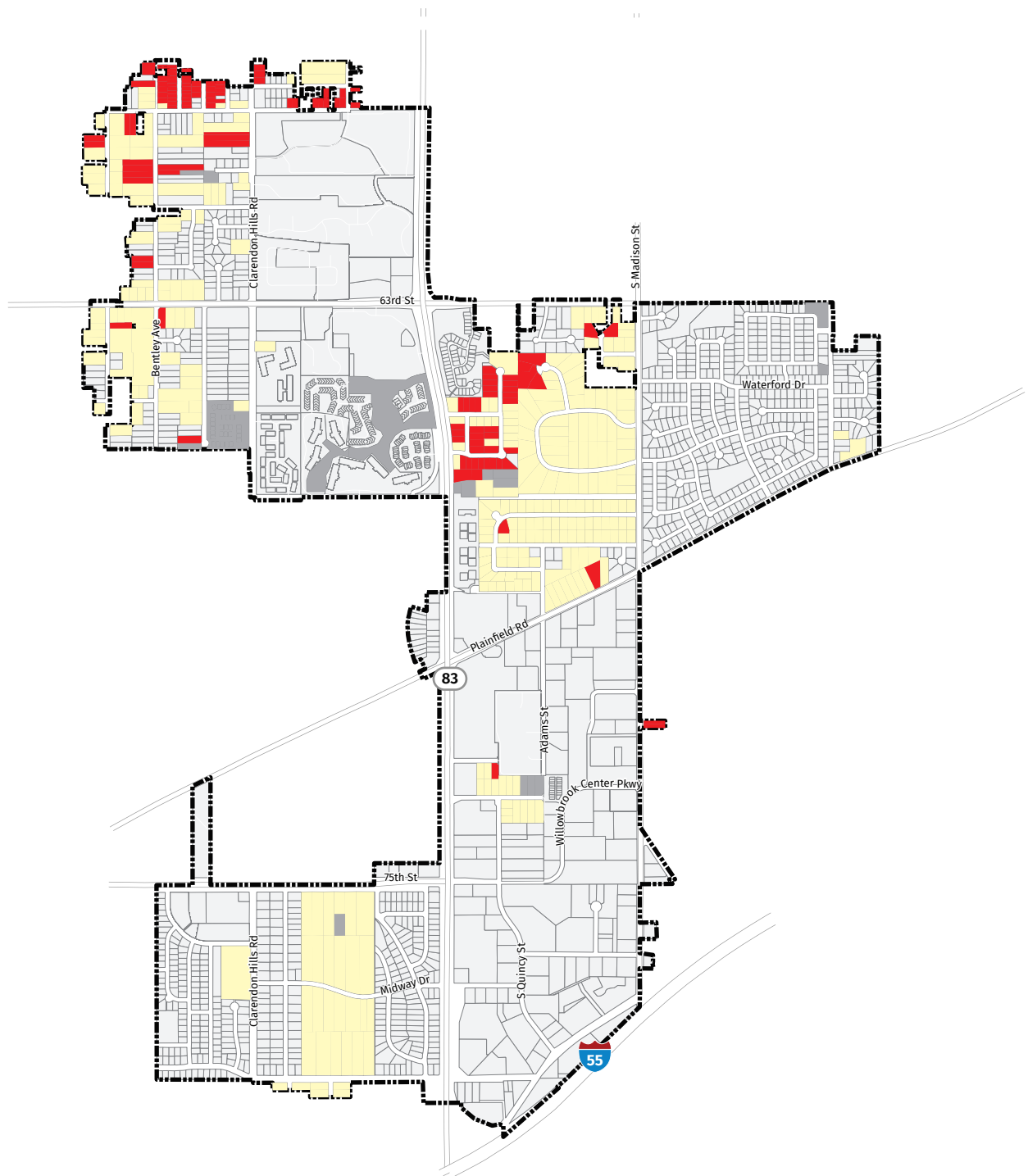
Total lots: 421

Percentage nonconforming: 42%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Existing R1 Single Family Residence District - Lot Width Analysis

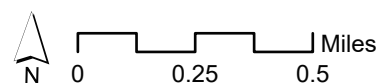
- Less than 90 ft. (Nonconforming)
- Greater than or equal to 90 ft. (Conforming)
- Parcels with insufficient data

Minimum lot width: 90 ft. (Alternative Minimum)

Total nonconforming lots: 124

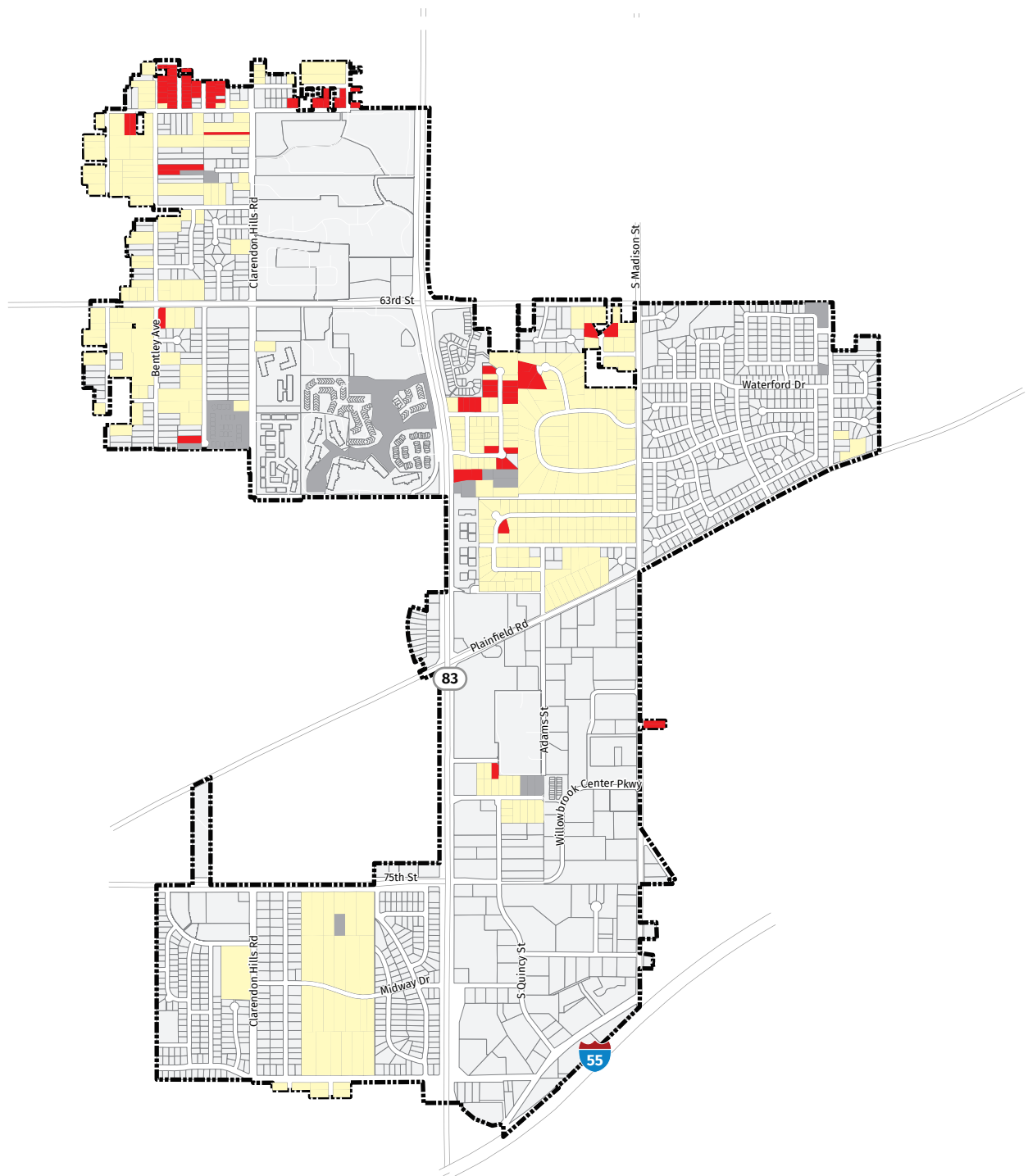
Total lots: 421

Percentage nonconforming: 42%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Existing R1 Single Family Residence District - Lot Width Analysis

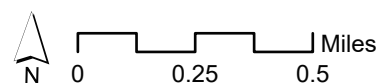
- Less than 80 ft. (Nonconforming)
- Greater than or equal to 80 ft. (Conforming)
- Parcels with insufficient data

Minimum lot width: 80 ft. (Alternative Minimum)

Total nonconforming lots: 88

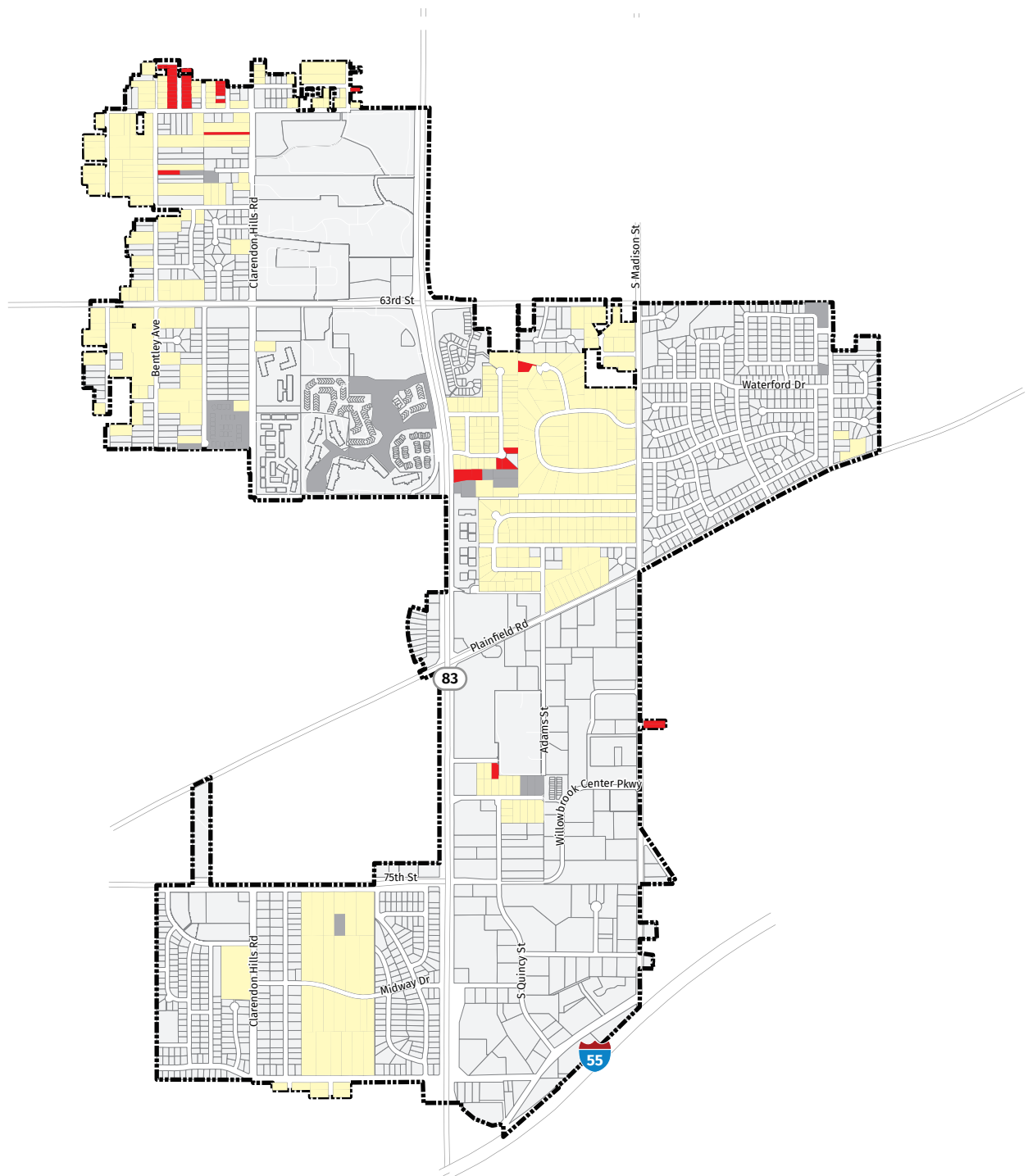
Total lots: 421

Percentage nonconforming: 21%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Existing R1 Single Family Residence District - Lot Width Analysis

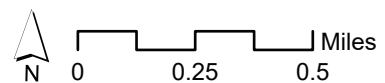
- Less than 70 ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 70 ft. (Conforming)

Minimum lot width: 70 ft. (Alternative Minimum)

Total nonconforming lots: 42

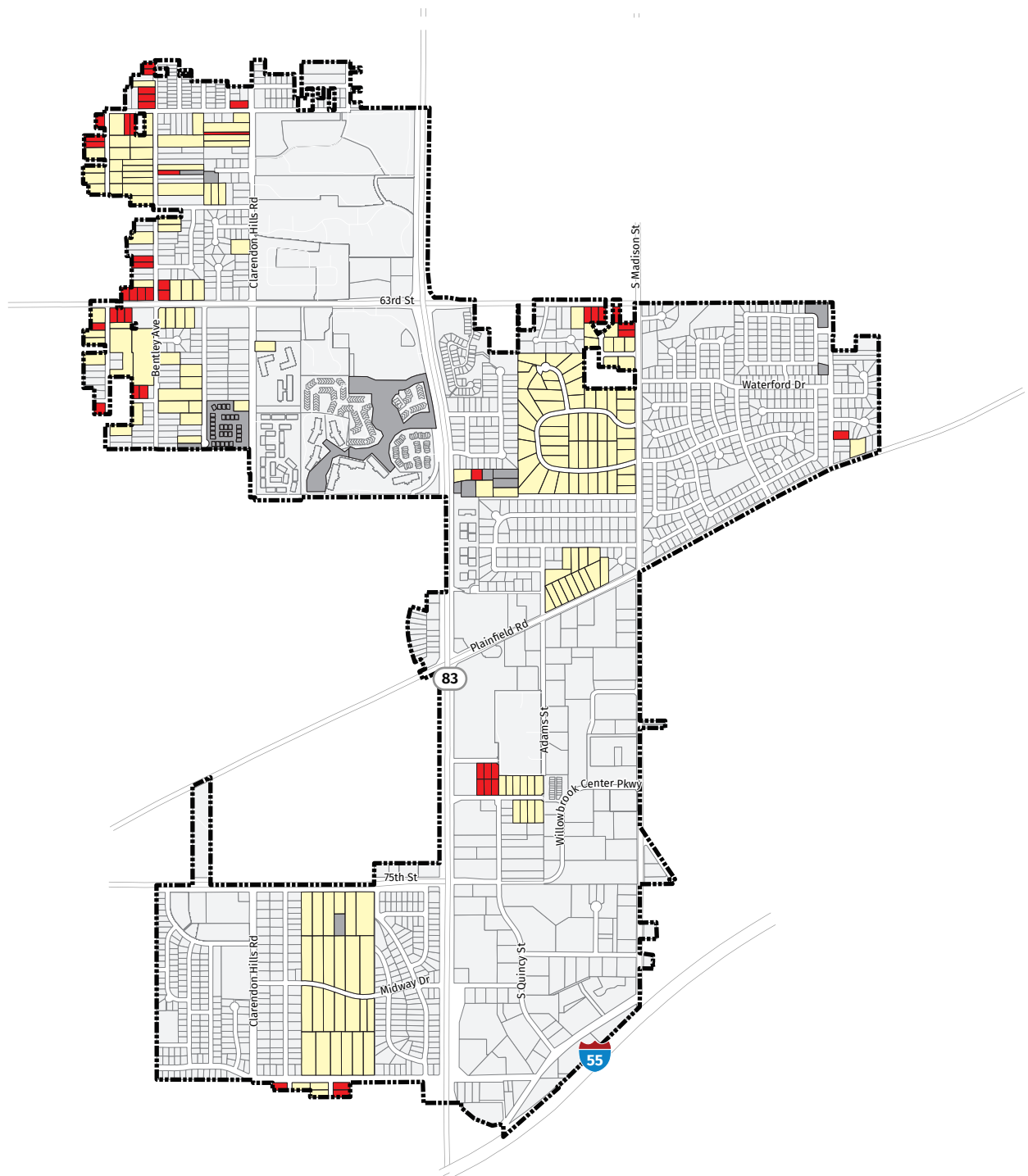
Total lots: 421

Percentage nonconforming: 10%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R1 Single Family Residence District - Lot Area Analysis

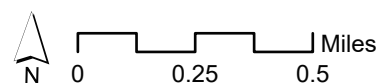
- Less than 25,000 sq.ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 25,000 sq.ft. (Conforming)

Minimum lot size: 25,000 sq.ft. (Alternative Minimum)

Total nonconforming lots: 45

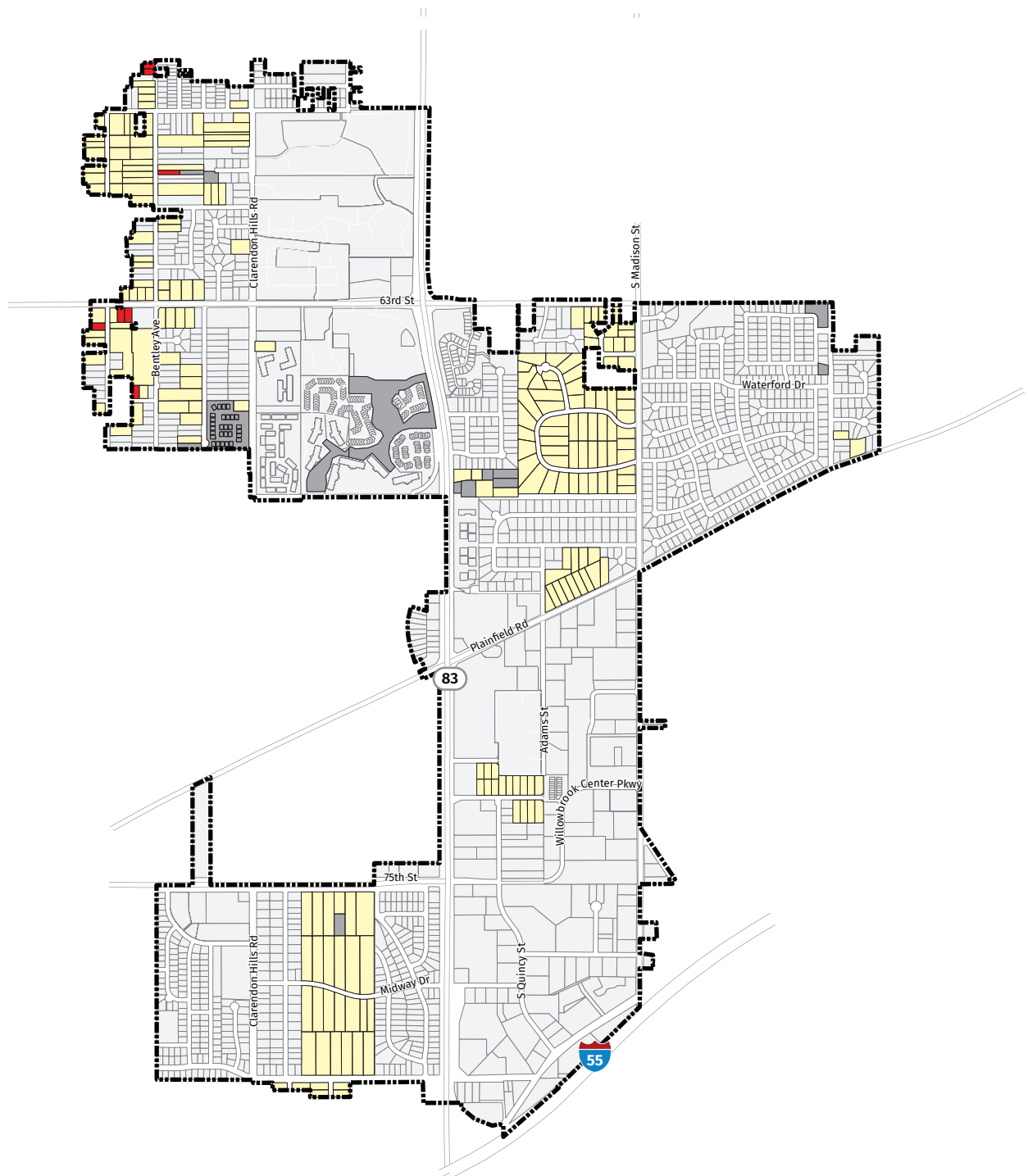
Total lots: 270

Percentage nonconforming: 20%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R1 Single Family Residence District - Lot Area Analysis

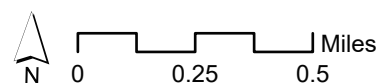
- Less than 20,000 sq.ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 20,000 sq.ft. (Conforming)

Minimum lot size: 20,000 sq.ft. (Alternative Minimum)

Total nonconforming lots: 7

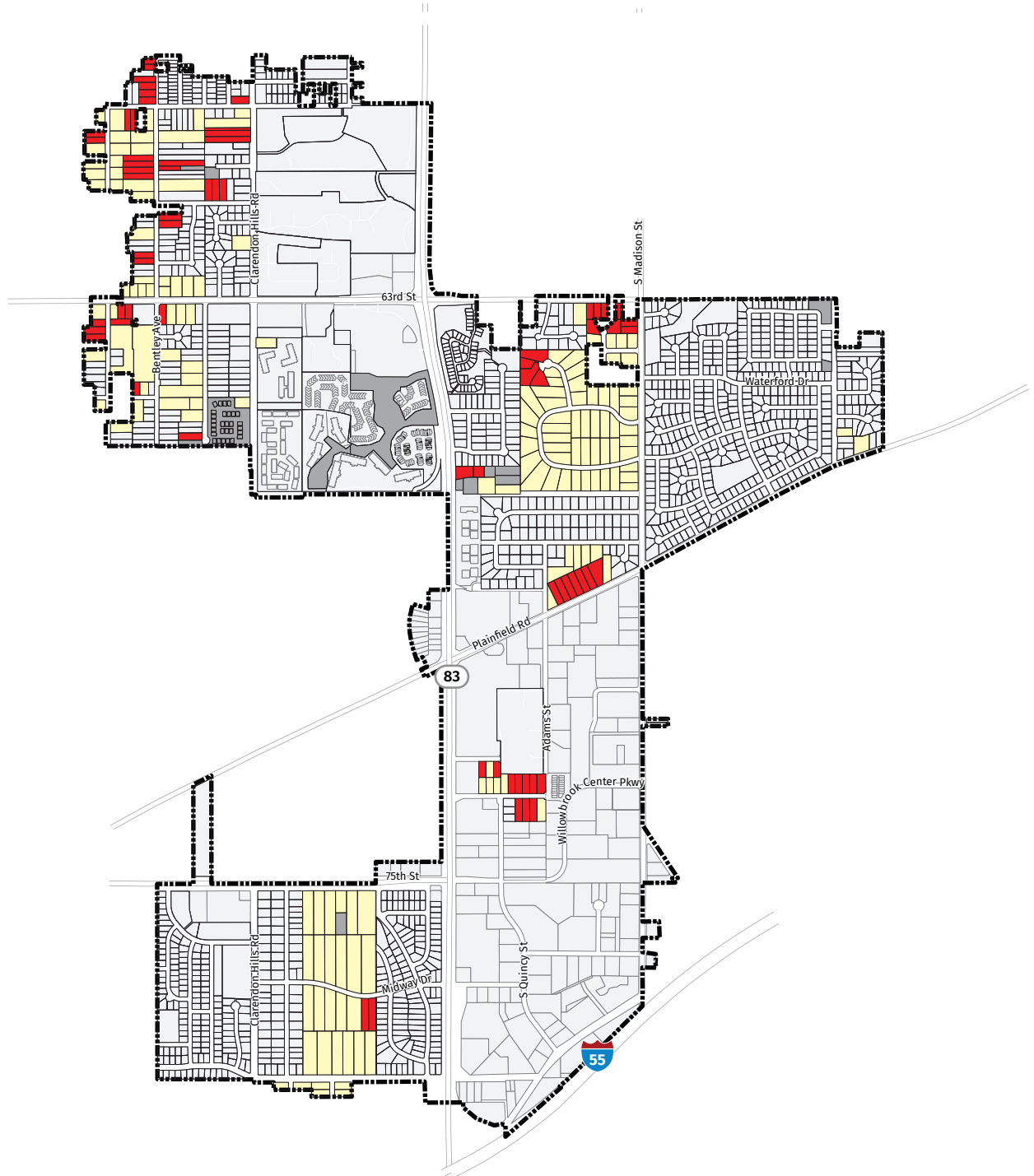
Total lots: 270

Percentage nonconforming: 3%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R1 Single Family Residence District - Lot Width Analysis

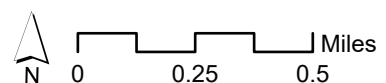
- Less than 100 ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 100 ft. (Conforming)

Minimum lot width: 100 ft. (Existing Minimum)

Total nonconforming lots: 67

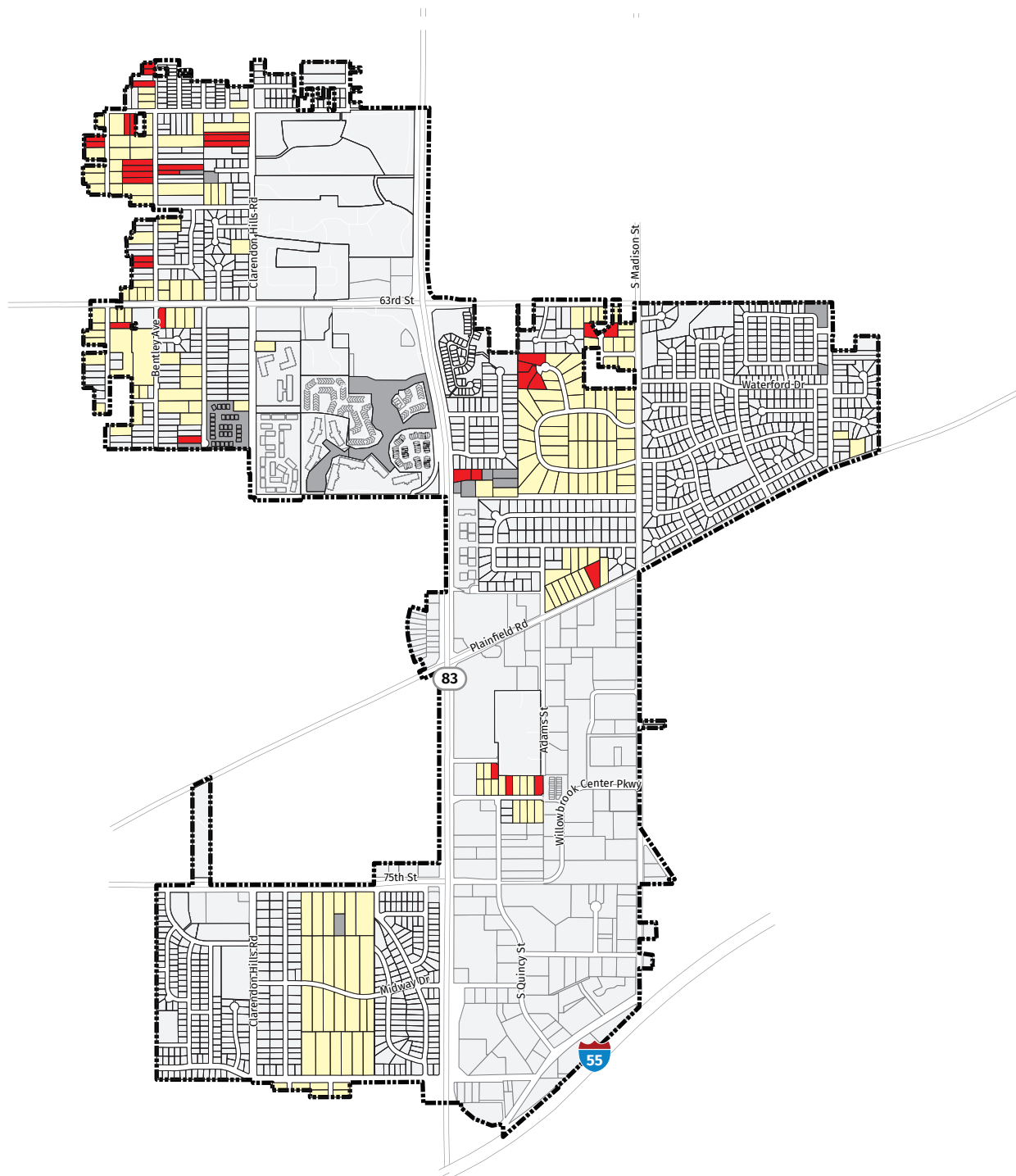
Total lots: 270

Percentage nonconforming: 30%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R1 Single Family Residence District - Lot Width Analysis

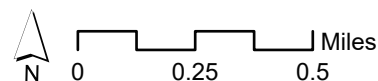
- Less than 90 ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 90 ft. (Conforming)

Minimum lot width: 90 ft. (Alternative Minimum)

Total nonconforming lots: 31

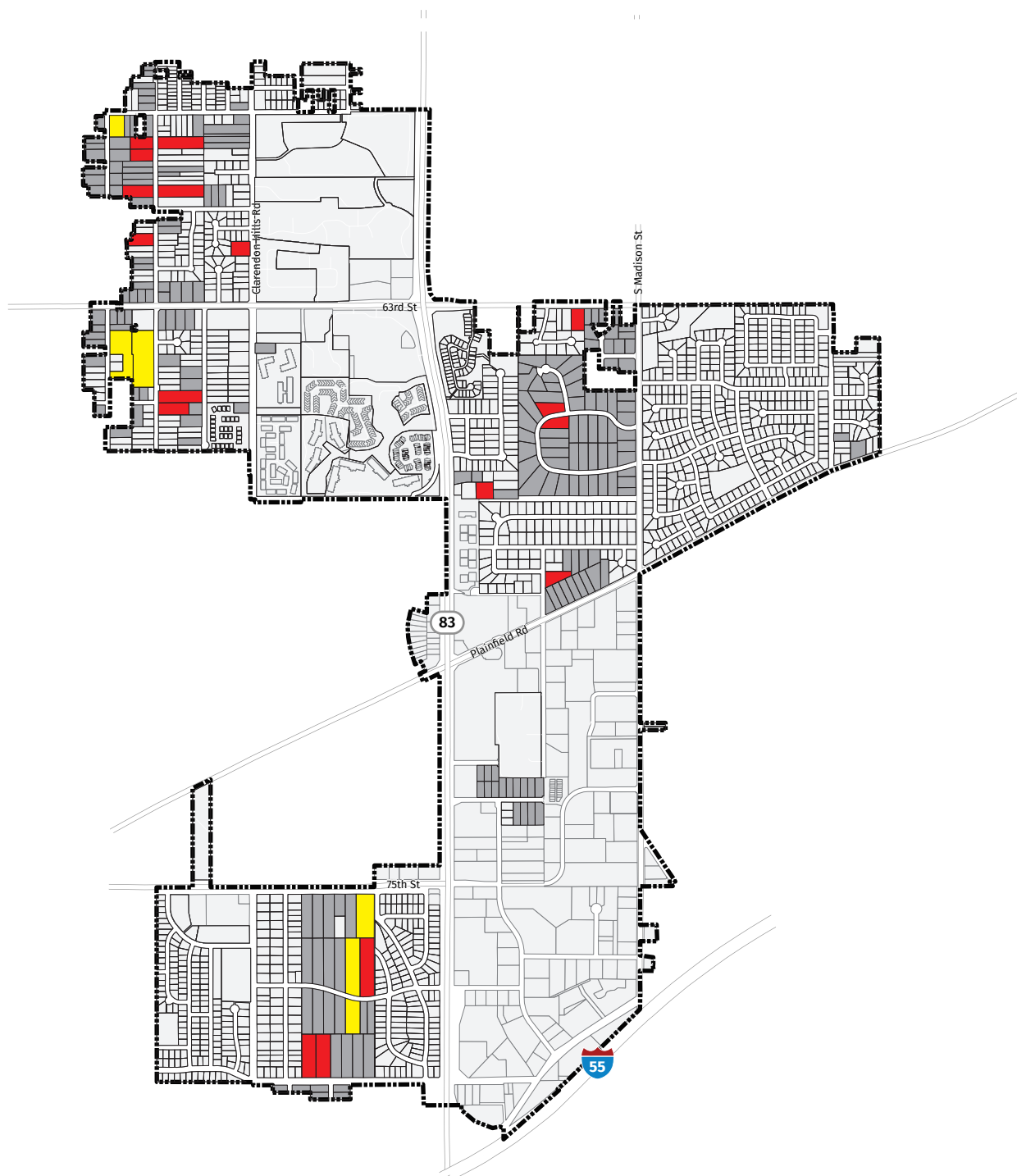
Total lots: 270

Percentage nonconforming: 14%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R1 Residential District - Subdivision Opportunity Analysis



New opportunity for subdivision (Alternative 1)

New opportunities (18) for subdivision include those lots that are 2x the proposed lot area (25,000 sq.ft.) & 2x the proposed lot width (80 ft) that cannot not be subdivided under the existing lot area or width minimums.

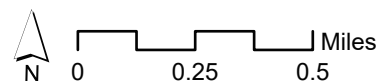


Existing opportunity for subdivision

Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (25,000 sq.ft.) & 2x the existing lot width minimum (90ft).

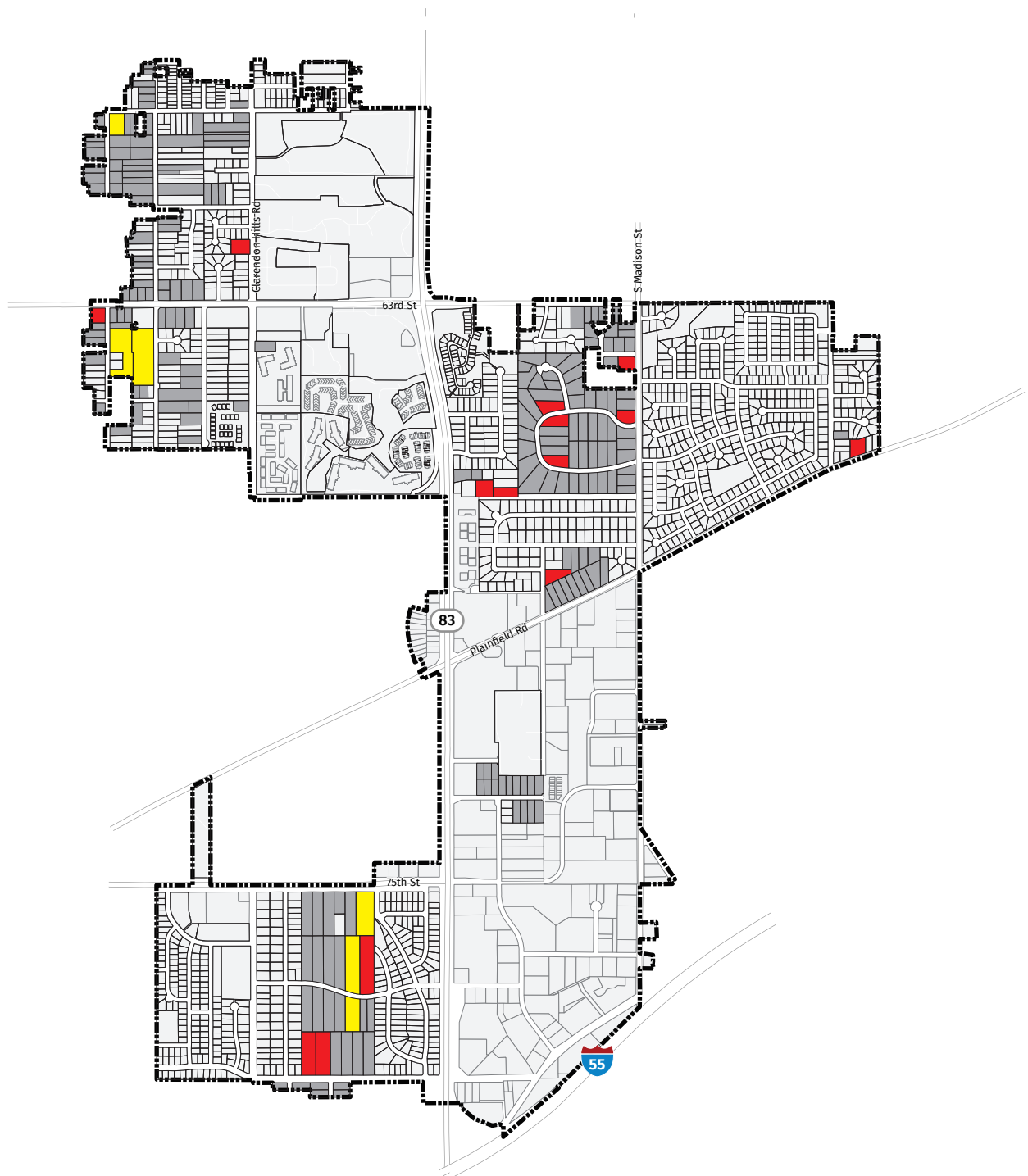


All other R-1 zoned lots



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R1 Residential District - Subdivision Opportunity Analysis

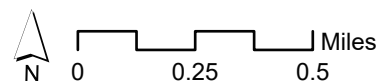
Red New opportunity for subdivision (Alternative 2)

New opportunities (14) for subdivision include those lots that are 2x the proposed lot area (20,000 sq.ft.) & 2x the proposed lot width (90 ft) that cannot not be subdivided under the existing lot area or width minimums.

Yellow Existing opportunity for subdivision

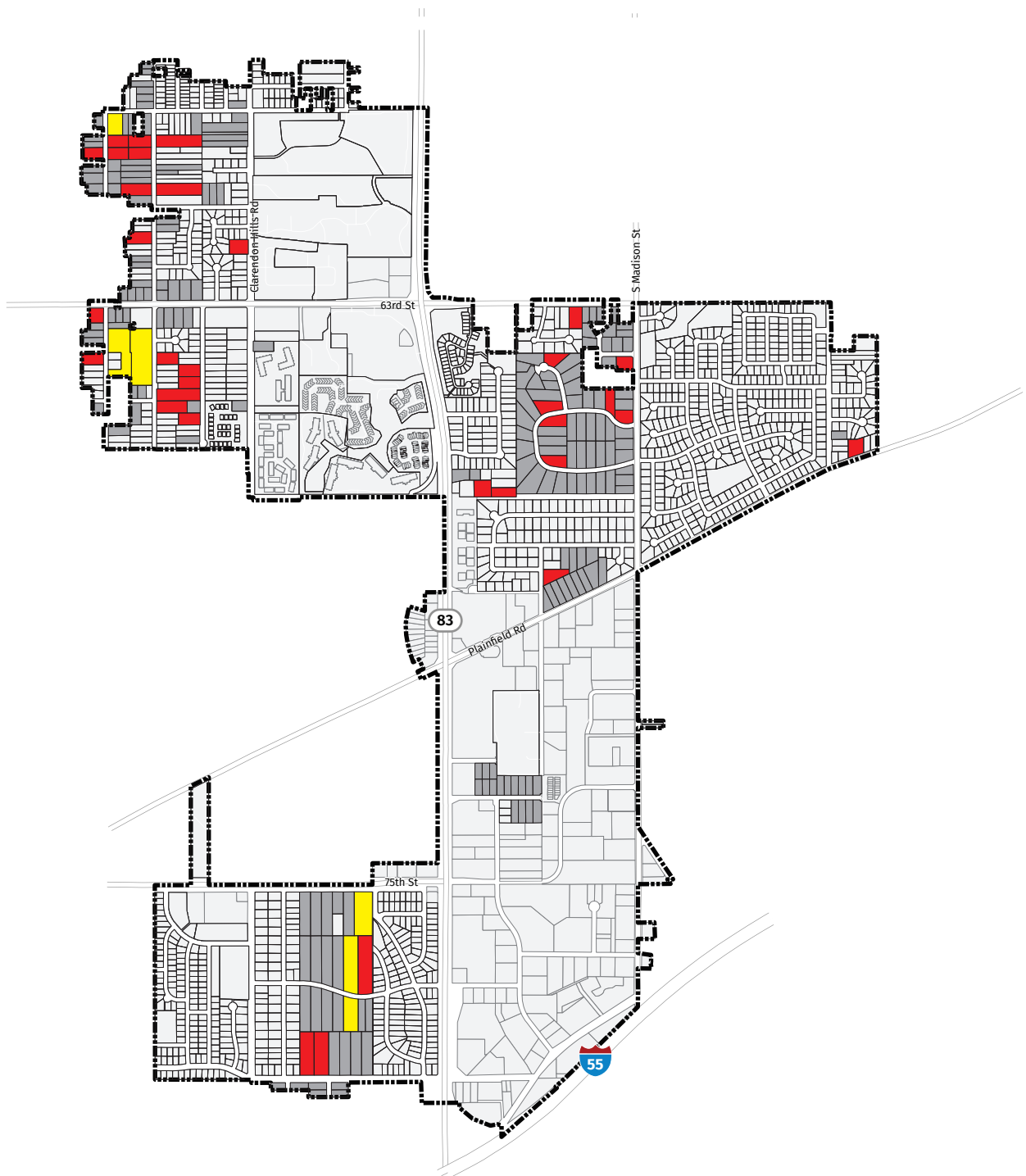
Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (25,000 sq.ft.) & 2x the existing lot width minimum (90ft).

Gray All other R-1 zoned lots



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R1 Residential District - Subdivision Opportunity Analysis

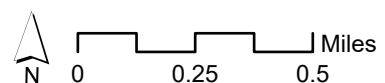
■ New opportunity for subdivision (Alternative 2)

New opportunities (34) for subdivision include those lots that are 2x the proposed lot area (20,000 sq.ft.) & 2x the proposed lot width (80 ft) that cannot not be subdivided under the existing lot area or width minimums.

■ Existing opportunity for subdivision

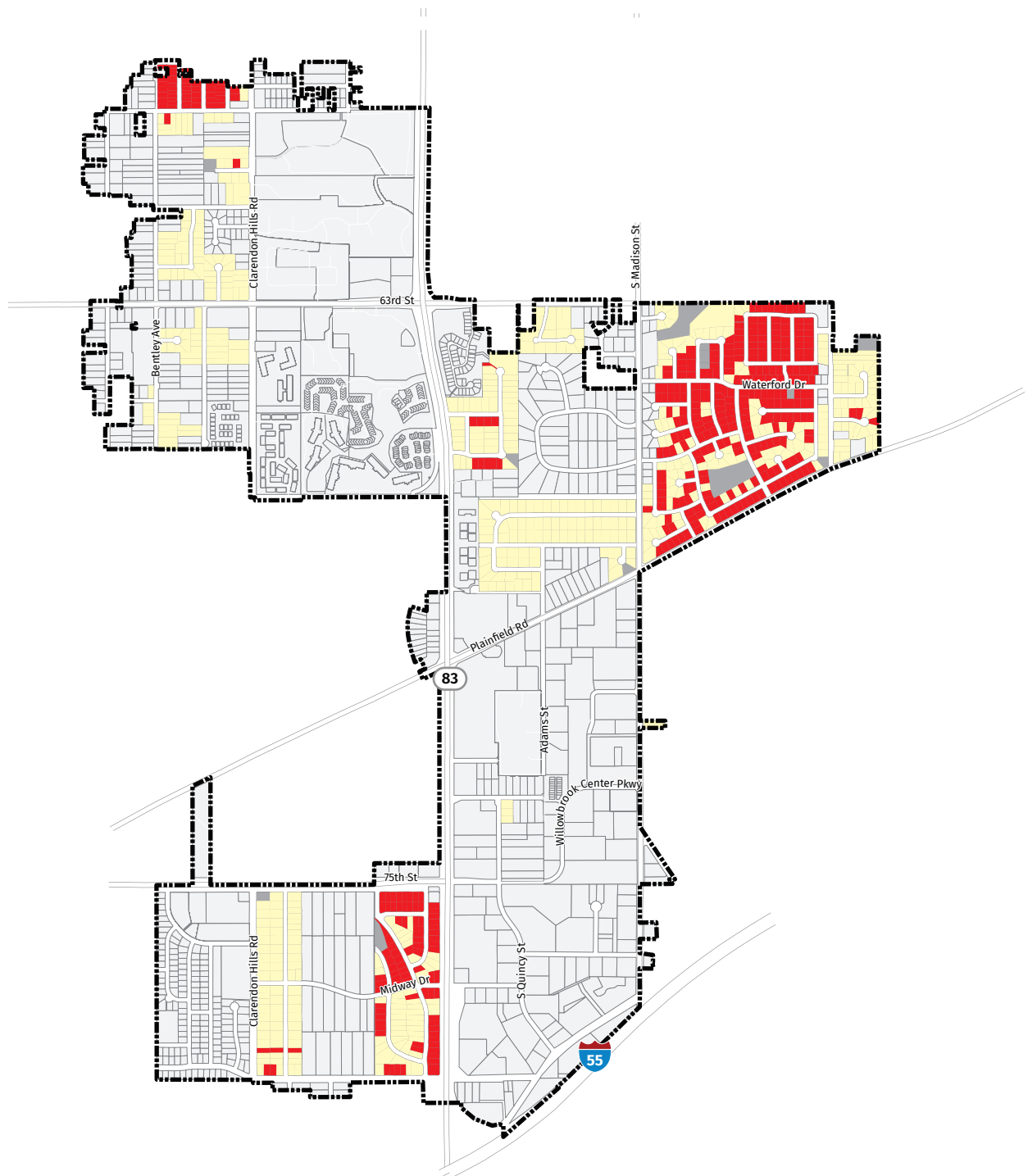
Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (25,000 sq.ft.) & 2x the existing lot width minimum (90ft).

■ All other R-1 zoned lots



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R2 Single Family Residence District - Lot Area Analysis

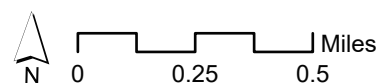
- Less than 13,000 sq.ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 13,000 sq.ft. (Conforming)

Minimum lot size: 13,000 sq.ft. (Existing Minimum)

Total nonconforming lots: 418

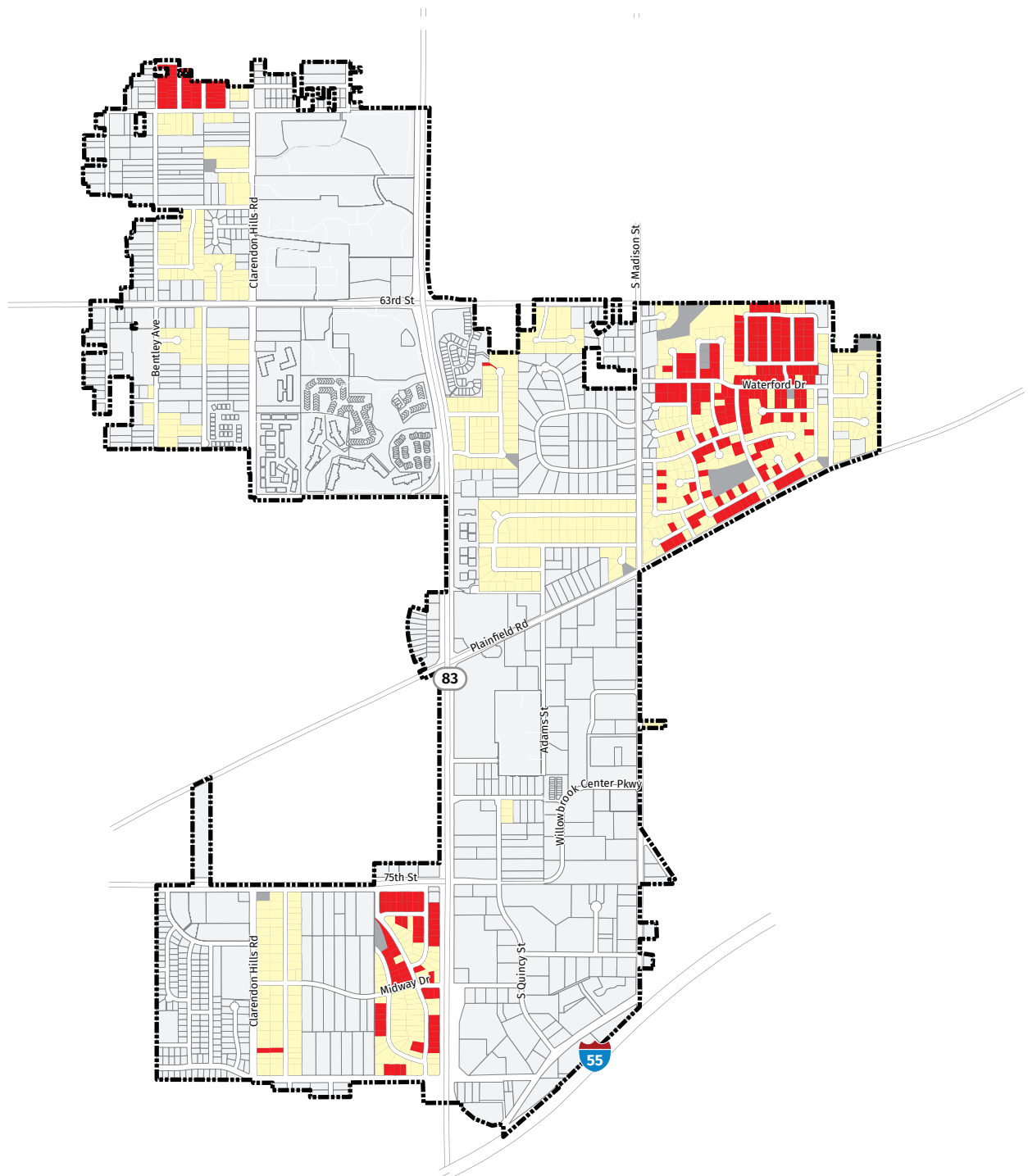
Total lots: 940

Percentage nonconforming: 45%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R2 Single Family Residence District - Lot Area Analysis

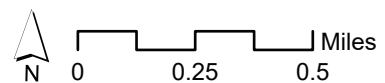
- Less than 12,000 sq.ft. (Non-Conforming)
- Parcels with insufficient data
- Greater than or equal to 12,000 sq.ft. (Conforming)

Minimum lot size: 12,000 sq.ft. (Alternative Minimum)

Total nonconforming lots: 312

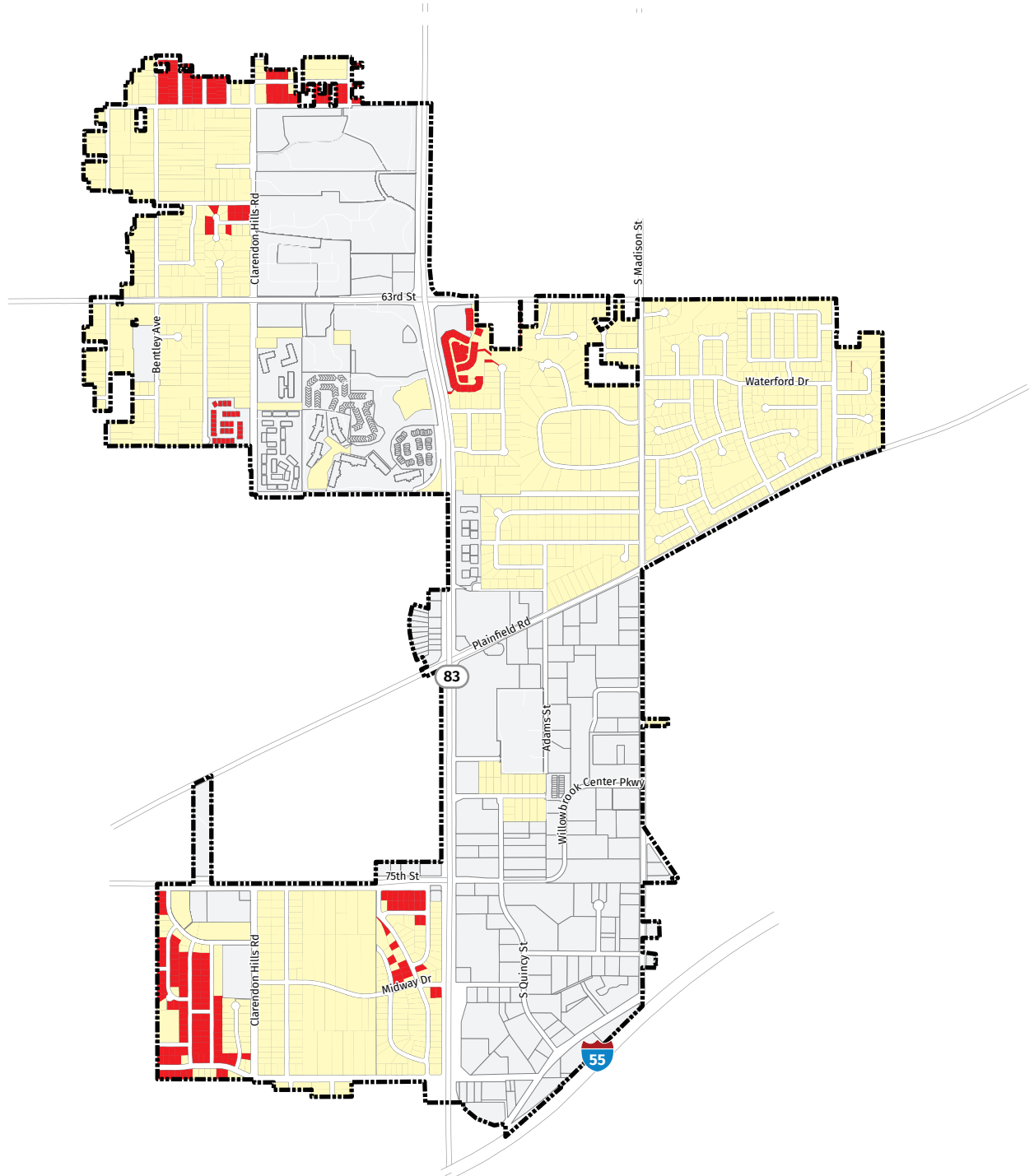
Total lots: 940

Percentage nonconforming: 34%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R2 Single Family Residence District - Lot Area Analysis

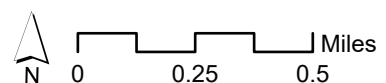
- Less than 11,000 sq.ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 11,000 sq.ft. (Conforming)

Minimum lot size: 11,000 sq.ft. (Alternative Minimum)

Total nonconforming lots: 77

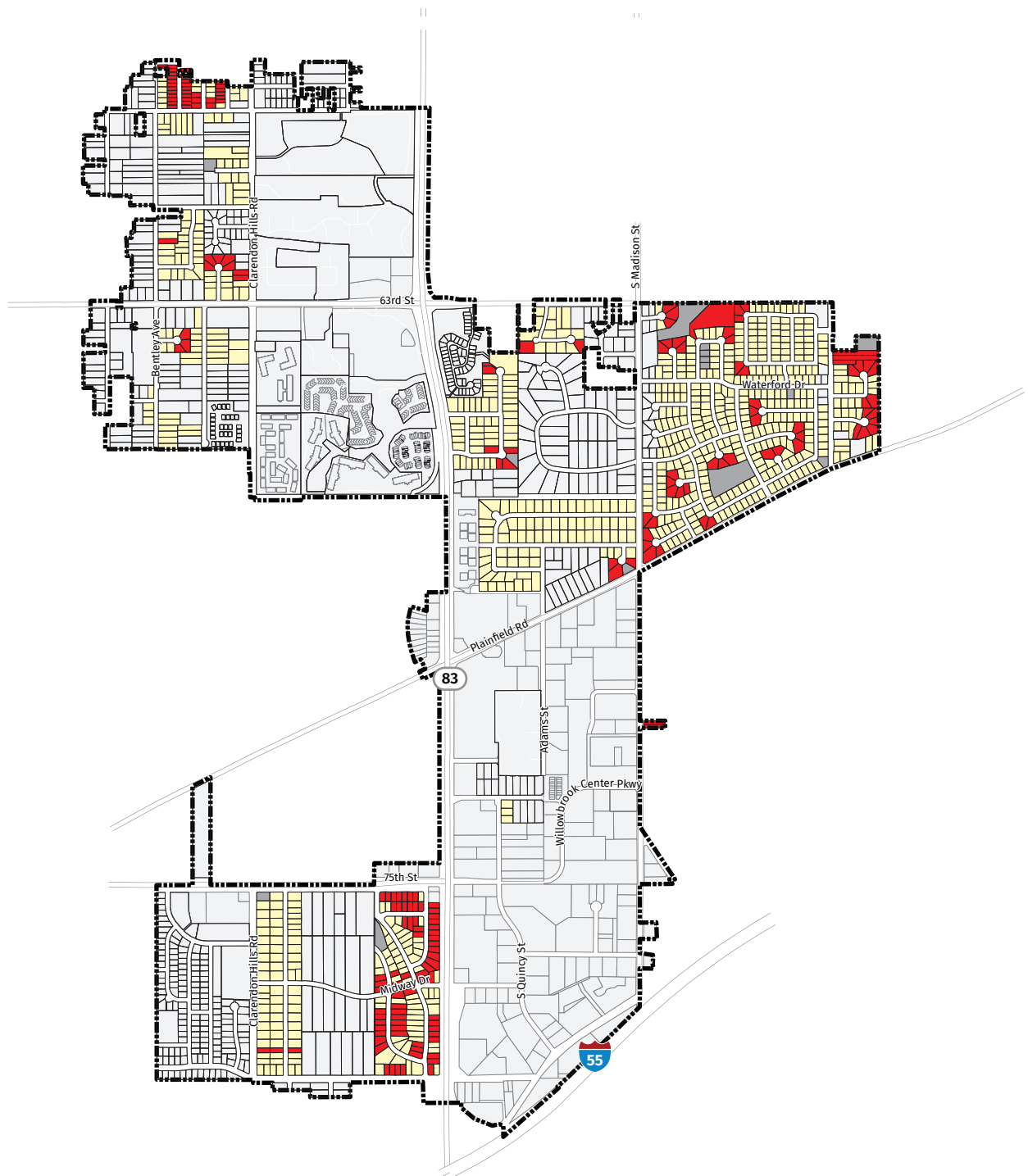
Total lots: 940

Percentage nonconforming: 8%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R2 Single Family Residence District - Lot Width Analysis

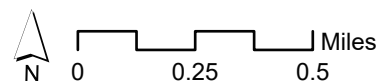
- Less than 75 ft. (Nonconforming)
- Greater than or equal to 75 ft. (Conforming)
- Parcels with insufficient data

Minimum lot width: 75 ft. (Existing Minimum)

Total nonconforming lots: 186

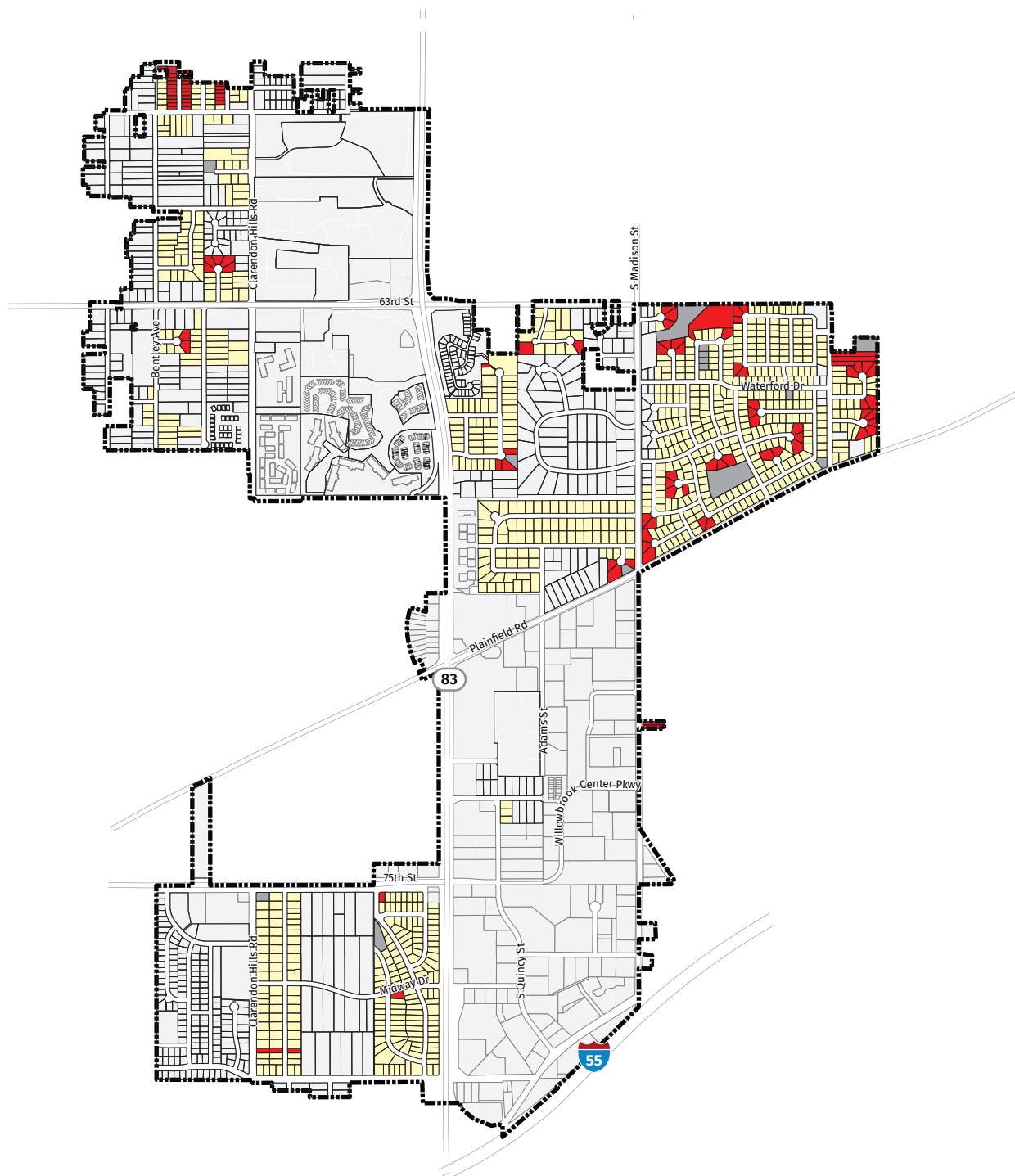
Total lots: 940

Percentage nonconforming: 20%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R2 Single Family Residence District - Lot Width Analysis

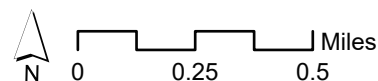
- Less than 70 ft. (Nonconforming)
- Lot width not calculated
- Greater than or equal to 70 ft. (Conforming)

Minimum lot width: 70 ft. (Existing Minimum)

Total nonconforming lots: 104

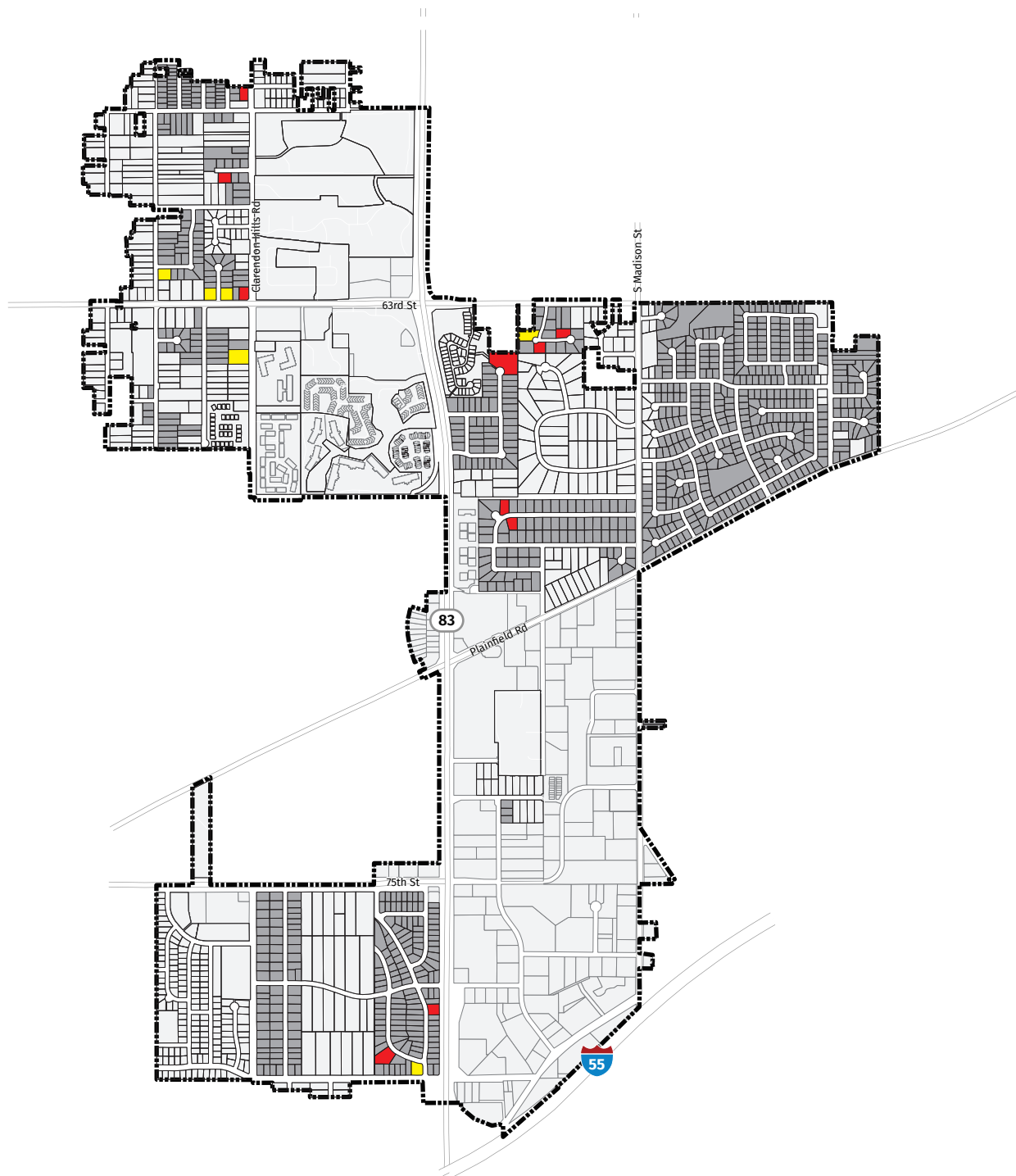
Total lots: 940

Percentage nonconforming: 11%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R2 Residential District - Subdivision Opportunity Analysis

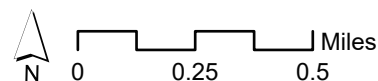
■ New opportunity for subdivision (Alternative 2)

New opportunities (10) for subdivision include those lots that are 2x the proposed lot area (11,000 sq.ft.) & 2x the proposed lot width (70 ft) that cannot not be subdivided under the existing lot area or width minimums.

■ Existing opportunity for subdivision

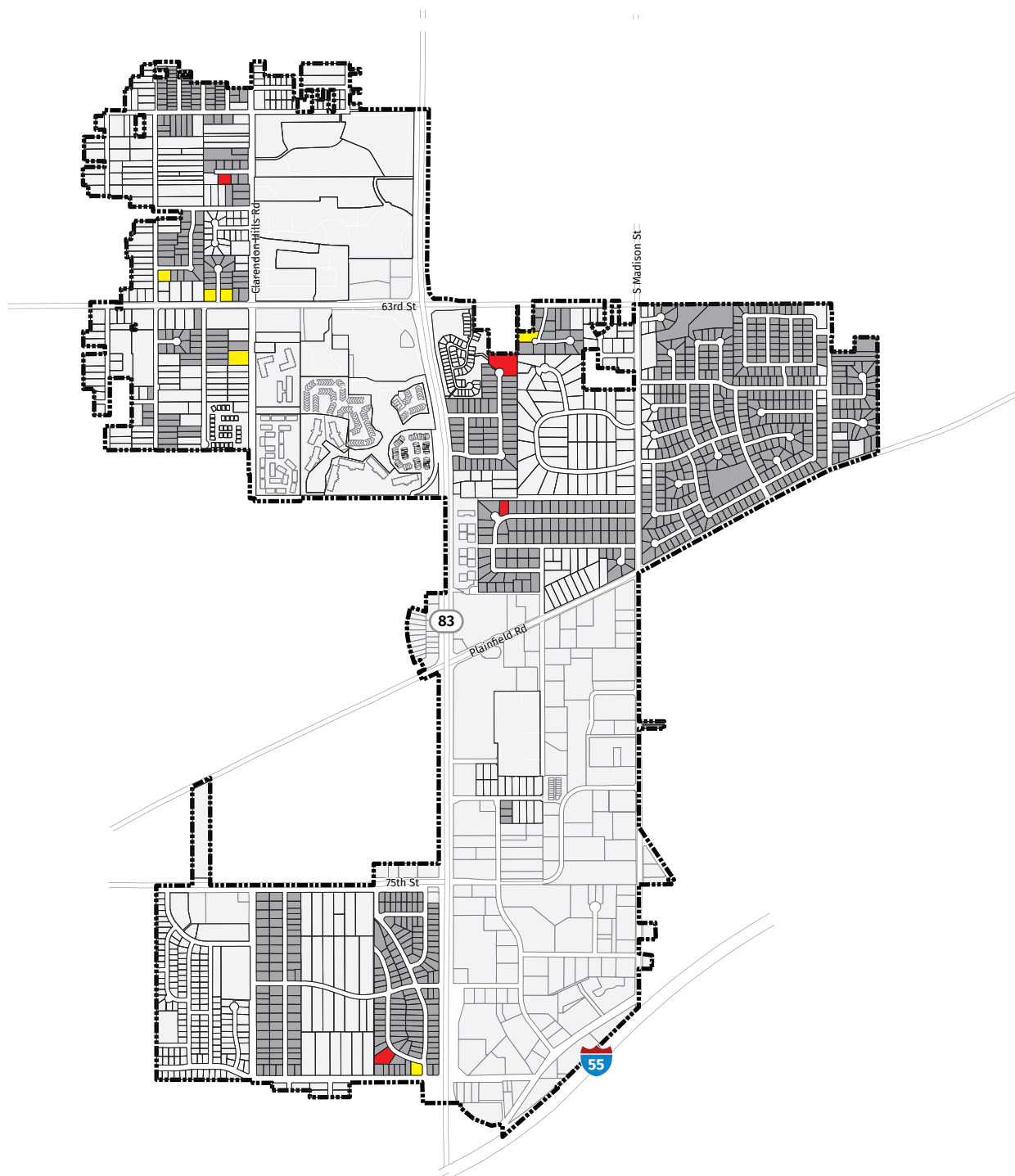
Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (13,000 sq.ft.) & 2x the existing lot width minimum (75ft).

■ All other R2 zoned lots



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R2 Residential District - Subdivision Opportunity Analysis

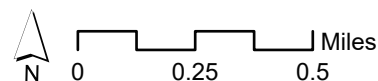
Red New opportunity for subdivision (Alternative 1)

New opportunities (4) for subdivision include those lots that are 2x the proposed lot area (12,000 sq.ft.) & 2x the proposed lot width (70 ft) that cannot not be subdivided under the existing lot area or width minimums.

Yellow Existing opportunity for subdivision

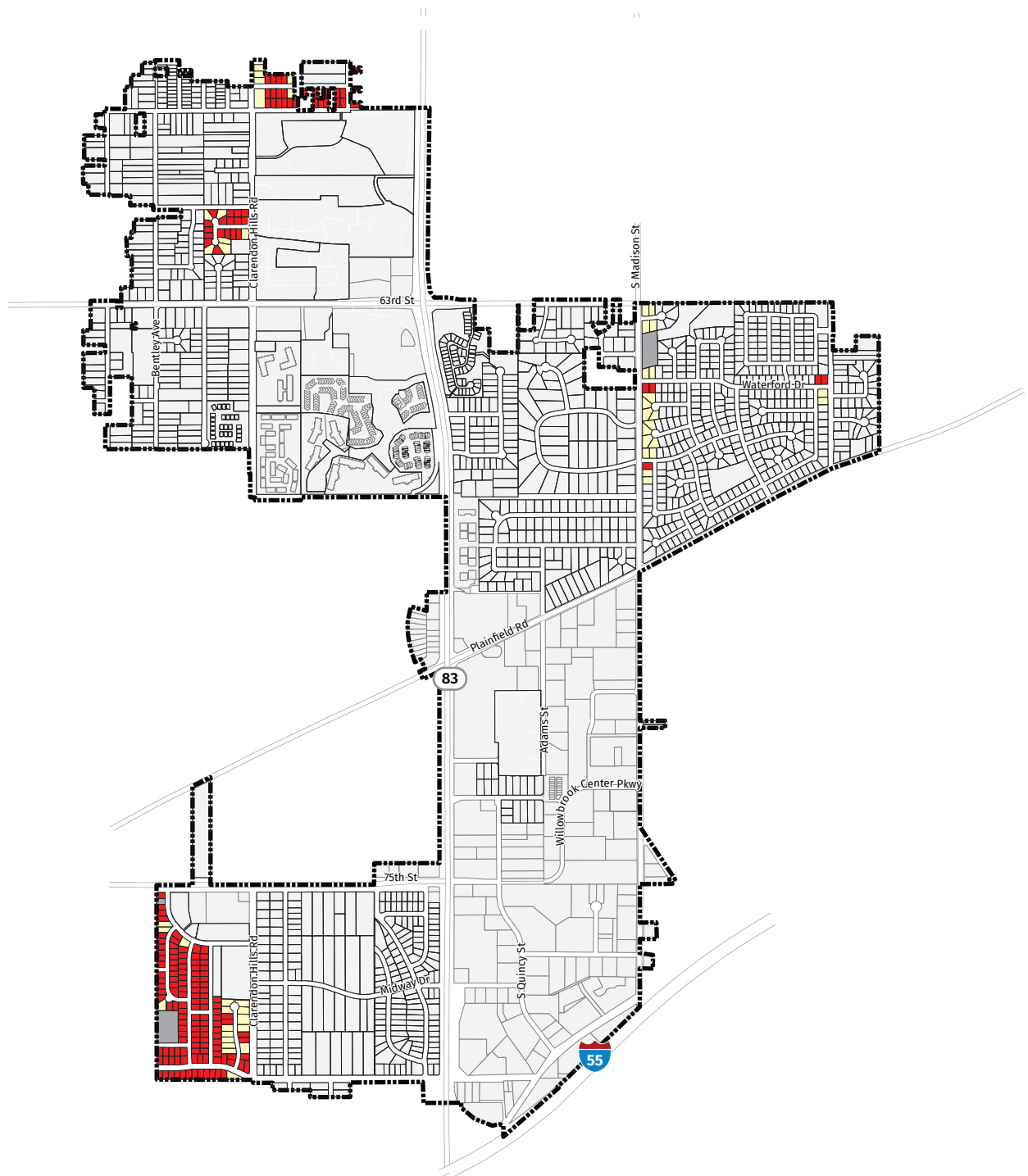
Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (13,000 sq.ft.) & 2x the existing lot width minimum (75ft).

Gray All other R2 zoned lots



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R3 Single Family Residence District - Lot Area Analysis

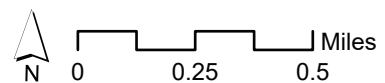
- Less than 13,000 sq.ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 13,000 sq.ft. (Conforming)

Minimum lot size: 13,000 sq.ft. (Existing Minimum)

Total nonconforming lots: 175

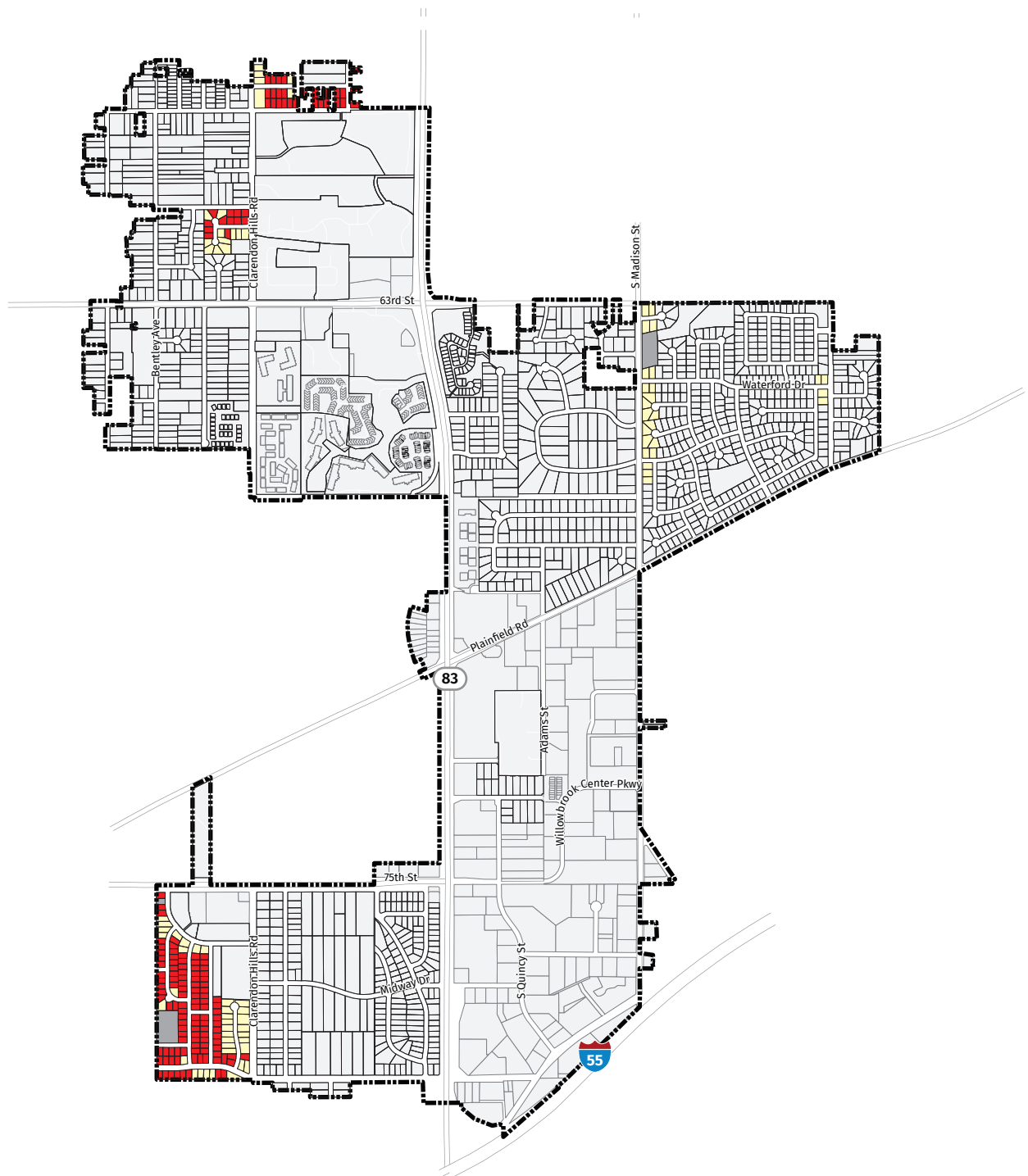
Total lots: 227

Percentage nonconforming: 78%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R3 Single Family Residence District - Lot Area Analysis

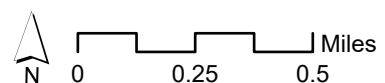
- Less than 11,000 sq.ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 11,000 sq.ft. (Conforming)

Minimum lot size: 11,000 sq.ft. (Alternative Minimum)

Total nonconforming lots: 146

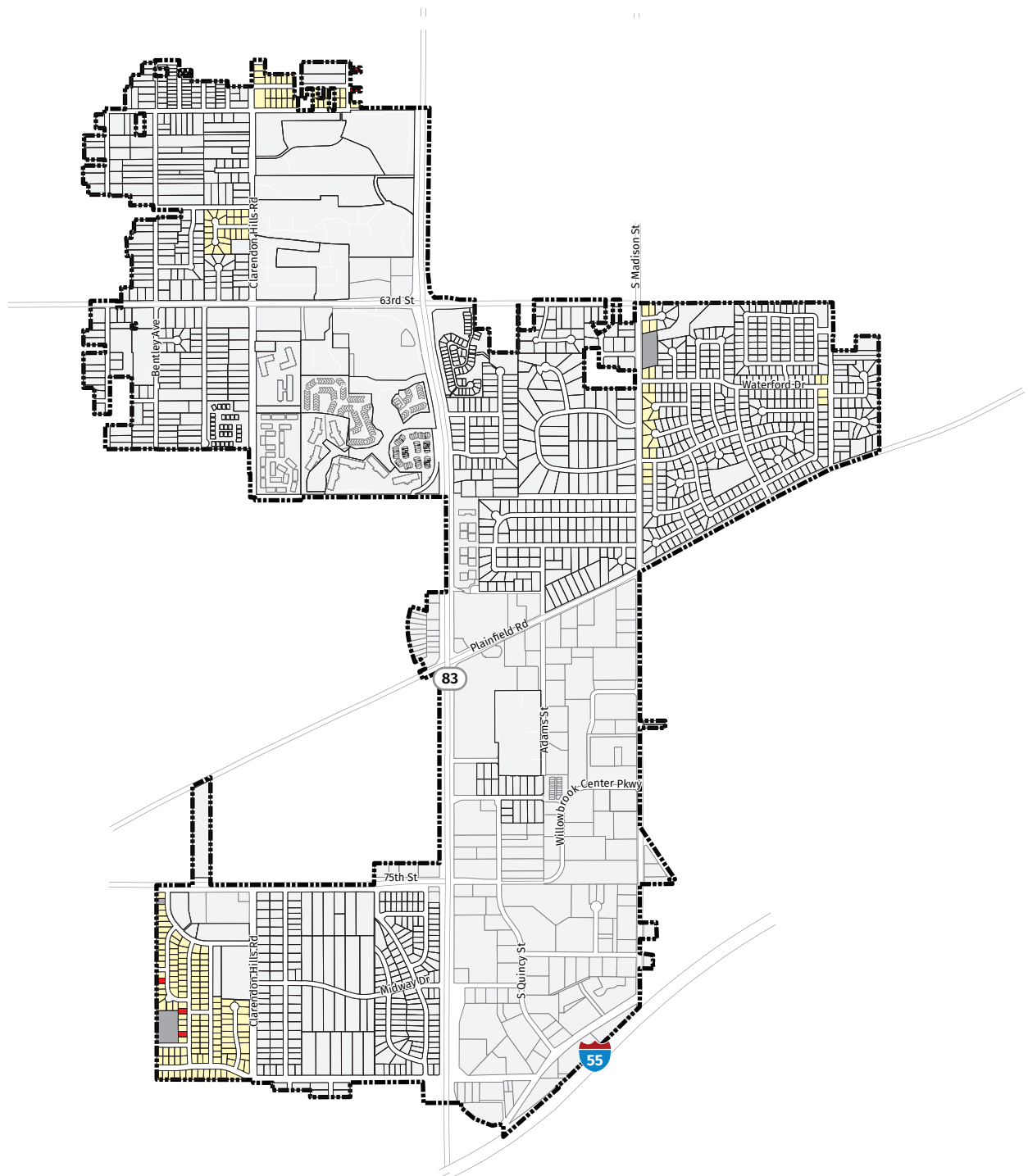
Total lots: 227

Percentage nonconforming: 65%



VILLAGE OF WILLOWBROOK

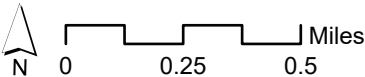
Nonconformities Analysis



Proposed R3 Single Family Residence District - Lot Area Analysis

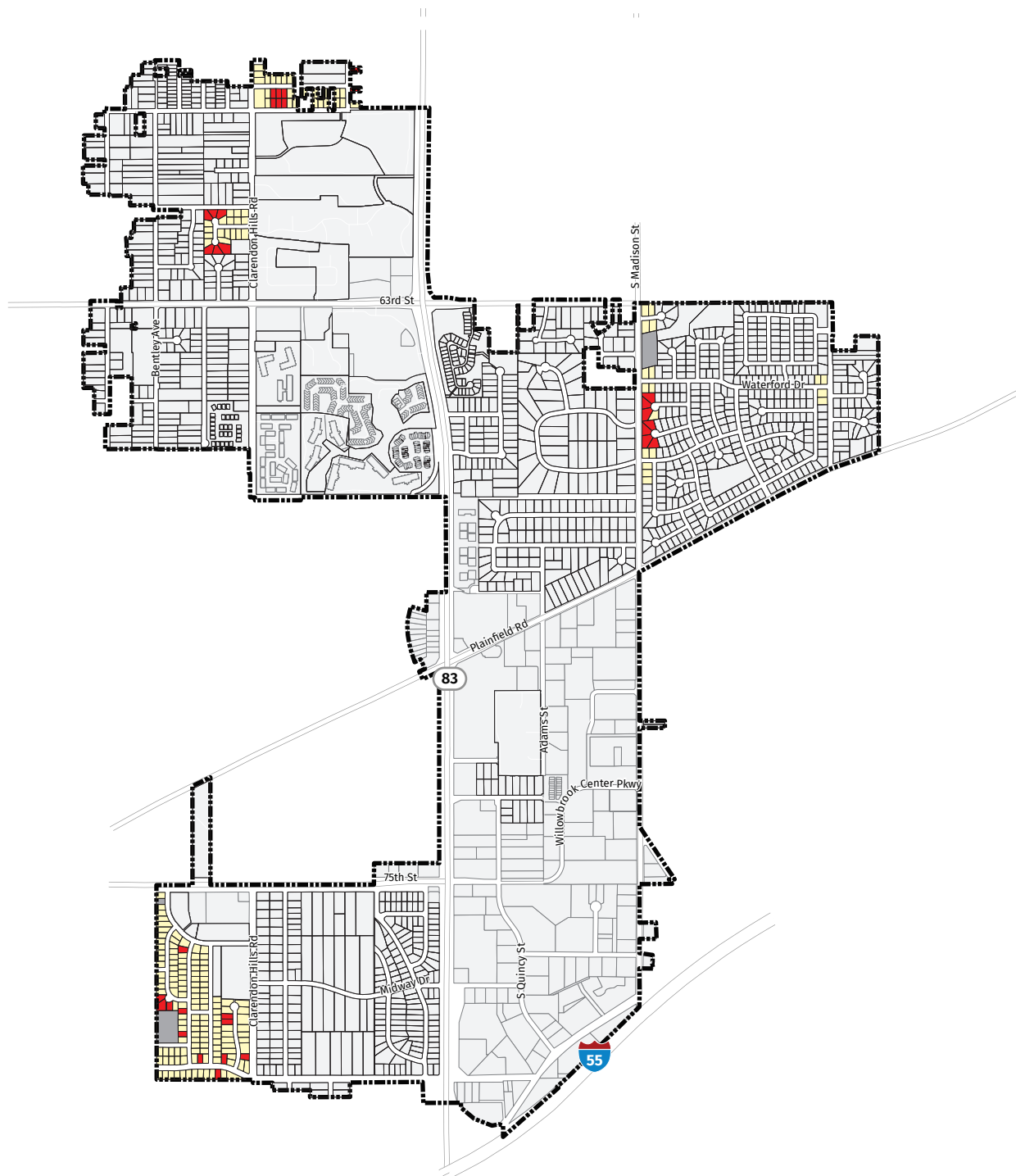
- Less than 9,000 sq.ft. (Nonconforming)
- Greater than or equal to 9,000 sq.ft. (Conforming)
- Parcels with insufficient data

Minimum lot size: 9,000 sq.ft. (Alternative Minimum)
Total nonconforming lots: 5
Total lots: 227
Percentage nonconforming: 2%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R3 Single Family Residence District - Lot Width Analysis

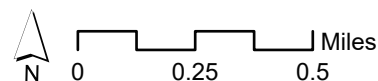
- Less than 75 ft. (Nonconforming)
- Greater than or equal to 75 ft. (Conforming)
- Parcels with insufficient data

Minimum lot width: 75 ft. (Existing Minimum)

Total nonconforming lots: 34

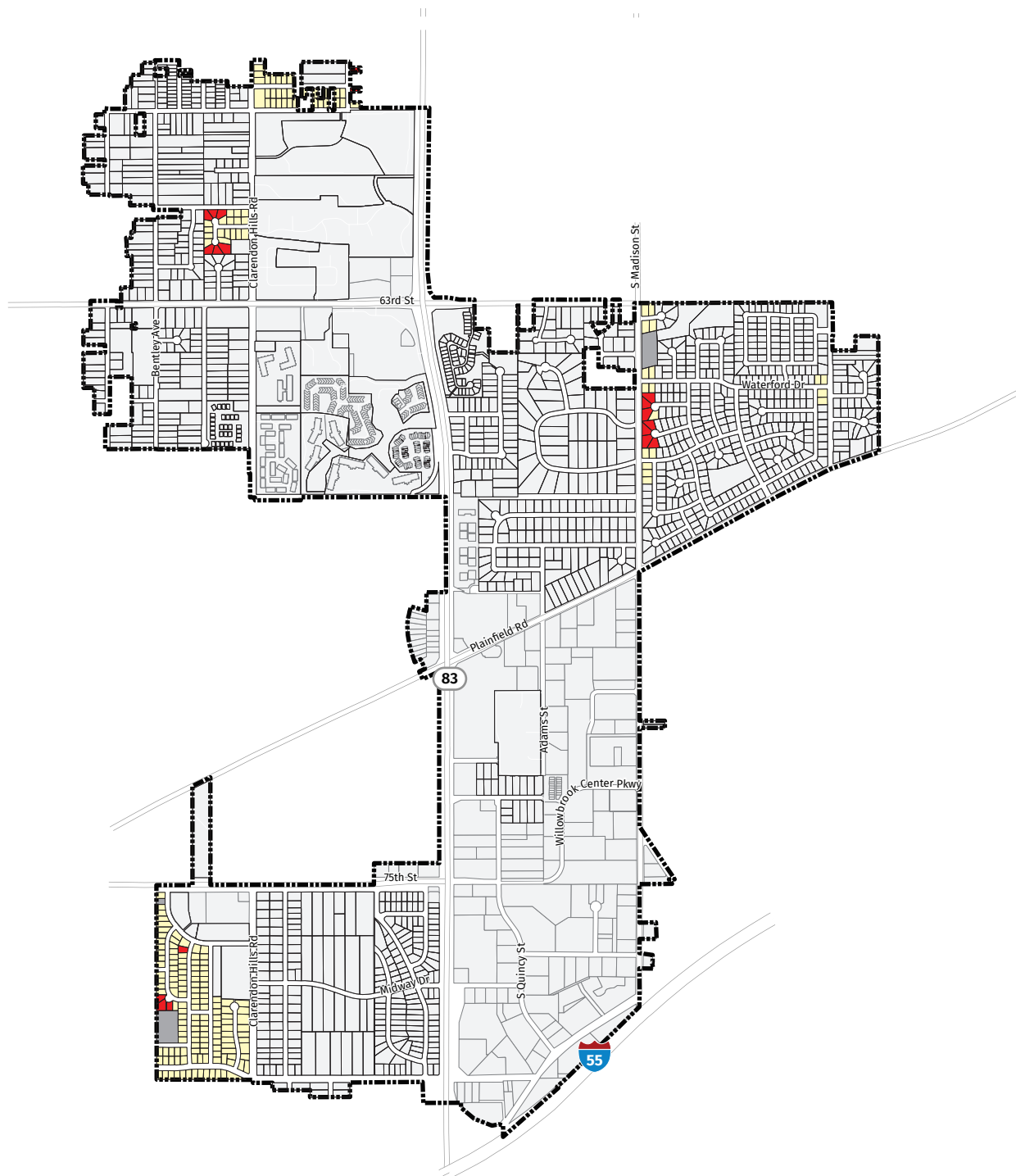
Total lots: 227

Percentage nonconforming: 15%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R3 Single Family Residence District - Lot Width Analysis

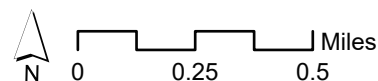
- Less than 70 ft. (Nonconforming)
- Parcels with insufficient data
- Greater than or equal to 70 ft. (Conforming)

Minimum lot width: 70 ft. (Alternative Minimum)

Total nonconforming lots: 20

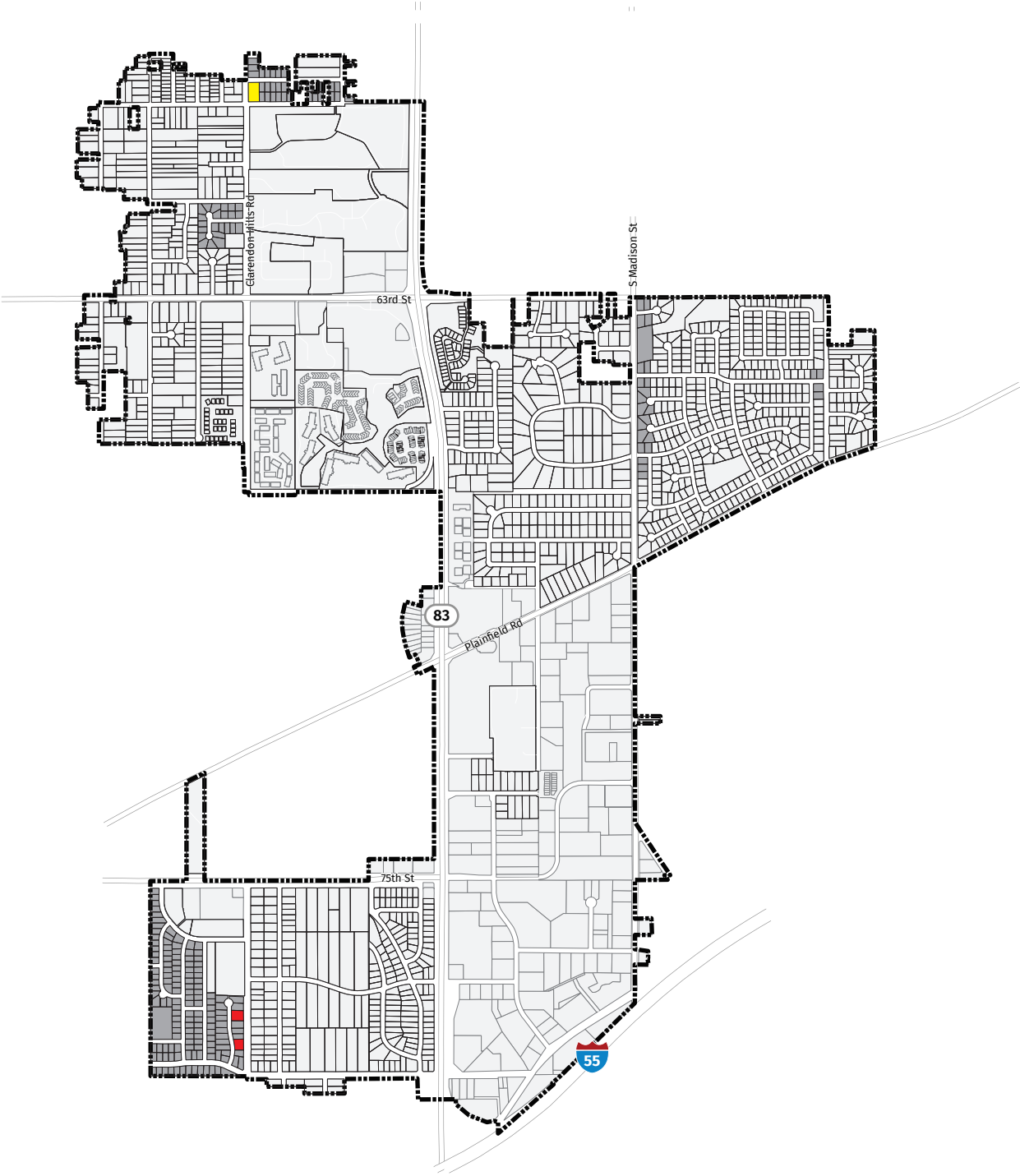
Total lots: 227

Percentage nonconforming: 9%



VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R3 Residential District - Subdivision Opportunity Analysis

New opportunity for subdivision (Alternative 1)

New opportunities (2) for subdivision include those lots that are 2x the proposed lot area (9,000 sq.ft.) & 2x the proposed lot width (70 ft) that cannot not be subdivided under the existing lot area or width minimums.

Existing opportunity for subdivision

Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (13,000 sq.ft.) & 2x the existing lot width minimum (75ft).

All other R3 zoned lots

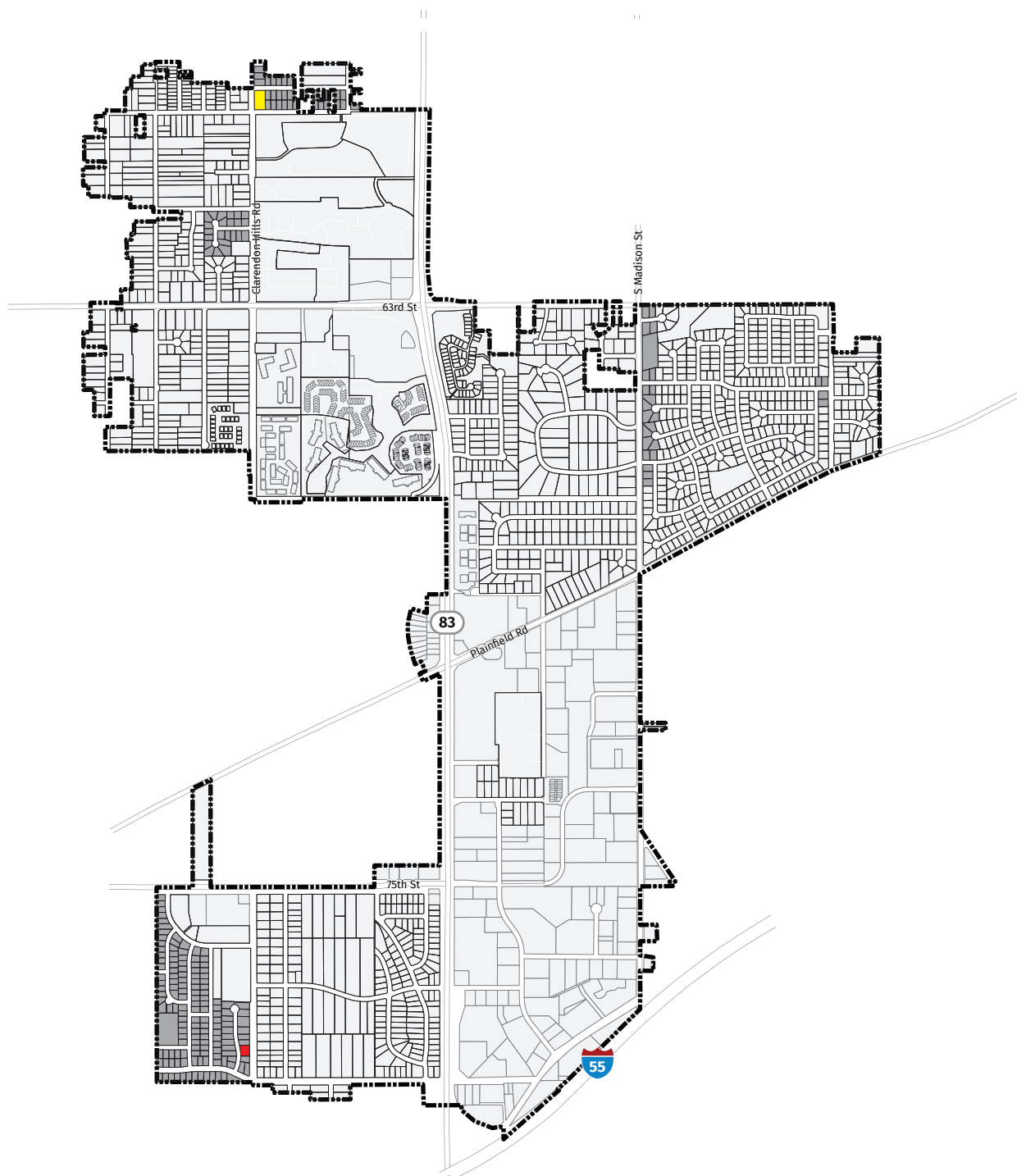
N

00.250.5

Miles

VILLAGE OF WILLOWBROOK

Nonconformities Analysis



Proposed R3 Residential District - Subdivision Opportunity Analysis

Red New opportunity for subdivision (Alternative 1)

New opportunities (1) for subdivision include those lots that are 2x the proposed lot area (9,000 sq.ft.) & 2x the proposed lot width (75 ft) that cannot not be subdivided under the existing lot area or width minimums.

Yellow Existing opportunity for subdivision

Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (13,000 sq.ft.) & 2x the existing lot width minimum (75ft).

Gray All other R3 zoned lots

