#2015-45
City of Crystal Lake
Project Review for Planning and Zoning Commission

Meeting Date:	February 3, 2016
Zoning Requests:	UDO Text Amendment from various provisions of the Unified Development Ordinance
Staff Contacts:	Liz Maxwell, 815-356-3605

Background:

- When the City Council adopted the Unified Development Ordinance (UDO) in 2009, it was intended to be a dynamic document that would be updated periodically. Accordingly, reviews were completed at 6 months and 1 year after the adoption of the Ordinance. Additional text amendments were also approved by the City Council based on Planning and Zoning Commission and staff recommendations.
- The proposed text amendments would address issues observed by staff based on their day-to-day application of the UDO and would simplify the requirements and procedures for businesses and residents.
- Additions to the Ordinance are depicted as **bolded.** Provisions to be deleted are marked with a ~~strikethrough.~~

Discussion:

The amendments to the UDO are attached to this report and are in Articles 2, 3, 4, 5, 7, 9, 10 and the Appendices.

Recommendation:

If the PZC's direction is to approve these changes, the following changes to the UDO are recommended.

ARTICLE 2

2-300

	F	E	RE	R-1	R-2	R-3a	O	B-1	B-2	B-4	M-L	M	W
Internet Auto Sales							**P**	**P**	**P**	**P**	**P**	**P**	**P**

2-300 / 2-400C-68

	F	E	RE	R-1	R-2	R-3a	O	B-1	B-2	B-4	M-L	M	W
Home Kitchen and Cottage Food Operations	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**

2-400C-68. Home Kitchen and Cottage Food Operations. Home kitchen and cottage food operations must comply with the following criteria:

- **a. The City of Crystal Lake hereby adopts and incorporates the provisions of the Food Handling Regulation Enforcement Act (410 ILCS 625/1 et seq.), as amended.**
- **b. Home kitchen operations and cottage food operations, as defined by Food Handling Regulation Enforcement Act, as amended, are permitted within the City of Crystal Lake. The sale of non-potentially hazardous food by home kitchen operations and by cottage food operations is also permitted in accordance with the Food Handling Regulation Enforcement Act.**
- **c. The City of Crystal Lake hereby authorizes the direct sale of baked goods as described in Section 4 of the Food Handling Regulation Enforcement.**
- **d. Demonstrate compliance with the limited use criteria for a Home Occupation (Article 2-400C-3).**

2-300 / 2-400C-69

	F	E	RE	R-1	R-2	R-3a	O	B-1	B-2	B-4	M-L	M	W
Electric vehicle charging stations	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**

2-400C-69. Charging stations are permitted to utilize existing parking spaces without affecting a property's ability to meet parking requirements. Electric vehicle charge stations shall comply with the following criteria:

- **A. A maximum of 2 charging stations per property are permitted.**
- **B. Charging stations shall not be located in front or side yards abutting a street.**
- **C. Charging stations cannot block access to handicapped accessible spaces.**
- **D. Each charging station is permitted a maximum of 1 square foot of signage.**

2-400C-60

60. Park and recreation facilities. Park and recreation facilities must comply with the following standards: [Amended 1-18-2011 by Ord. No. 6641]

~~a. Pocket parks, neighborhood parks and natural open space areas are permitted with the approval of a limited use permit. All other parks (regional, special use or community) require the approval of a special use permit.~~

b. A special use permit is required where structures such as lighting standards in excess of 20 feet in height for sports fields are installed or where any building or buildings in excess of ~~100~~ **900** square feet are proposed.

c. Structures shall be constructed of complementary building materials of the existing structures and be similar in architectural style.

ARTICLE 3

3-300B-3

3-300. Measurements and exceptions

B. Front Yard Setback

For residential properties only:
~~a. In cases of varying setbacks of existing dwellings, the proposed dwelling or an addition shall be setback no less than the average setback of the dwellings on the two closest lots.~~

a. Where the established dwellings on the same side of a block, or measuring a total distance of 400 feet from the lot in question, whichever is less, have an average setback that is 10 feet greater or less than the required setback, the setback for the lot in question shall be the average of the established dwellings.

b. For lots abutting Crystal Lake the front yard setback shall be calculated by measuring the setback of the established dwellings for a total distance of 400 feet from the lot in question and shall be the average of the established dwellings.

3-300C-1c

C. Exceptions.

1. Height exceptions. The following buildings, structures or parts thereof are exempt from the height limitations set forth in the zoning districts except as limited by any height restriction imposed by the FAA, or as herein stated:

c. Public utility poles and wires, radio and television antennae and towers, except that a special use permit shall be obtained for any public transmitting tower, subject to the standards and procedures of this Ordinance. For residential uses, a television, citizen's band or short-wave radio antennas, not exceeding 10 feet in height, and attached to the roof, shall be exempted from consideration when determining the maximum height for the principal building. For a separate television, citizen's band or short-wave radio tower/antennae, not attached to the roof of the principal structure, the maximum height shall be the allowable maximum height requirement for a principal building of that zoning district plus 10 feet. Receive-only "dish" antennas with a diameter of 39 inches or ~~less~~ **more** located in a residential district and 80 inches or ~~less~~ **more** located in nonresidential districts, **are** subject to the accessory use standards in this Ordinance.

ARTICLE 4

4-100-C (Street Standards)

C. Functional classification of streets

2. Minor arterial. These routes interconnect and supplement the major arterial routes, accommodate moderate trip lengths, and service activity centers. Refer to the City's standard cross section details in the Appendix. Examples: Ackman Road, ~~Lucas Road.~~**Crystal Lake Avenue, McHenry Avenue, Main Street.**

3. Major collector. These routes serve as intermediate links between major arterials and points of origin or destination by providing access and traffic circulation within residential neighborhoods and commercial areas. Refer to the City's standard cross section details in the Appendix. Examples: ~~Barlina Road,~~ Golf Course Road**, Huntley Road, Pingree Road.**

4. Minor collector. These roads connect smaller access streets and residences to the main roadway network (major collectors and arterials). Refer to the City's standard cross section details in the Appendix. Examples: ~~Crystal Ridge Drive, Barlina Road.~~**Alexandra Boulevard, Village Road**

4-100-D (Street Standards)

D. Design Standards

1. Street Design Standards

c. Street layout and alignment

(v) Horizontal curve radius: Where there is a deflection in horizontal center lines in excess of 5° within a given block at any given point, a horizontal curve shall be inserted with a center line radius of not less than:

I. Arterial/Major collector streets = 350 feet

II. Minor collector/local streets/alleys = ~~200~~ **150** feet

(vi) Vertical curve radius: Where there is a deflection in vertical center-lines within a given block at any point in excess of **6%** ~~6°,~~ a curve shall be inserted with a radius of not less than:

I. Arterial/Major collector streets = 300 feet.

II. Minor collector/local streets/alleys = 150 feet.

III. Where there is a deflection in a vertical centerline within a given block at any point in excess of 2.5%, a curve shall be inserted with a radius of not less than 100 feet.

d. Clear sight triangle

Table 4-100D-1 Clear Sight Triangle Dimensions	
a.	All-Way Stop Controlled Intersections ~~Design Speed = Posted Speed Limit + 5 mph~~

Table 4-100D-1 Clear Sight Triangle Dimensions	
Posted Speed Limit (mph)	**Dimension "X" Stopping Sight Distance (SSD), feet**
25	200
30	250
35	305
40	360
45	425
50	495
55	570
b.	Partially Controlled Intersection (Stop Controlled on Minor Road) ~~Design Speed = Posted Speed Limit + 5 mph~~
Posted Speed Limit (mph)	**Dimension "X" Stopping Sight Distance (SSD), feet**
25	335
30	390
35	445
40	500
45	555
50	610
55	665

i. Curb and gutter:

(i) Barrier curbs and gutters shall be required on streets unless otherwise approved by the City Engineer.

(ii) Barrier curbs and gutters on streets shall be not less than 19 inches in overall width with a curb height of not less than six inches. IDOT STD B6-12 and M6-12 are acceptable standards.

~~(iii) Ribbon curb: In areas where barrier curbs and gutters have been waived, the rural cross section shall incorporate a ribbon curb, per the City's Standard Details in the Appendix. Barrier curb shall be used in the radius returns for all intersections per the Standard Detail, even where ribbon curb has been approved for each intersecting roadway.~~

4-200 Off-street parking and loading

C. General standards for off-street parking, stacking and loading spaces

5. Drainage. All off-street parking and loading areas must provide a **1**~~2~~% cross slope on pavement surface and must be properly drained so as not to cause any nuisance on adjacent land.

F. Use of residential parking areas. The parking and storage of **construction equipment,** trucks, trailers and commercial vehicles in any residential district must be in a fully enclosed structure. If not, the vehicle standards listed below must be met. All vehicles as provided herein are allowed to be parked only on an approved surface ("Approved surface" shall mean asphalt/bituminous, concrete/PCC, brick pavers, and any surface that is approved by the ~~City's Engineering and Building Department~~ **City Engineer**).

4-400-C(3)

Landscape plan. Where required, the landscape plan shall conform to the following requirements:

3. All plant materials, trees, shrubs, and vegetation illustrated on approved landscaping plans must be planted and subsequently maintained in perpetuity. Replacements of plant materials, trees, shrubs, and vegetation shall be approved by the Community Development Department.

4-600C-D

C. ***Eliminate the duplicate/conflicting commentary box and bring the language into the Ordinance, as listed below…***

D. Special use permit required: Any individual structure or accessory to a single-family detached, single-family attached or a two-family dwelling , ~~greater than 600 square feet, but less than 900 square feet are required to meet principal structure setbacks. Any structures~~ greater than 900 square feet in area ~~are~~ **is** required to obtain a special use permit.

1. Residential uses:

- **Any enclosed, detached, accessory structure greater than 900 square feet in area is required to obtain a special use permit.**

  Residential enclosed, detached accessory structures include, but are not limited to garages, sheds, greenhouses, playhouses, or any other applicable accessory structure as determined by the Zoning Administrator.

- **The requirement to obtain a special use permit does not apply to attached accessory structures including gazebos, decks, porches, terraces, pergola**

or patio covers that are greater than 900 square feet in area, as long as the applicable principal structure setback requirements are met.

- **This requirement also does not apply to above-ground or in-ground swimming pools or above-ground swimming pool and deck combinations, attached or detached, as long as the applicable setback requirements are met.**

2. Non-residential uses: Accessory structures for a non-residential use that are located in a residential zoning district and greater than 900 square feet in area are required to obtain a Special Use Permit.

4-600E

E. Location of accessory structures.

1. Front yard and corner side yard: Accessory structures are not permitted within the front yard and corner side yard setback, with the following exceptions:
    a. For all residential uses: Signs (in compliance with Section 4-1000, Signs); fences, walls, hedges (in compliance with Section 4-700, Fences, walls and screening); mailboxes; flagpoles; play equipment permanently affixed to the wall of the principal structure; freestanding basketball hoops on poles and off-street parking areas for multifamily developments
    b. For residential uses fronting Crystal Lake: ~~boat docks~~, ~~boat houses~~, ~~piers~~, ~~seawalls~~, benches, decks, any other related structures, children's play house, and play equipment. [Amended 11-19-2013 by Ord. No. 6972]

All detached accessory structures**, with the exception of boat docks, boat houses, piers, and seawalls,** must comply with the following limited use standards:

2. Side and rear yards
    a. For residential uses (not including residential uses fronting Crystal Lake):
        - Accessory buildings or structures are permitted to be located within five feet of a side lot line and five feet of a rear lot line, provided the accessory structure is not located on a recorded utility, drainage or municipal easement and provided the wall of the accessory structure adjacent to the rear lot line contains no openings.
        - Fences, walls and hedges are permitted to be closer than five feet to a side or rear lot line, provided they meet the requirements of Section 4-700, Fences, walls and screening.
        - Accessory structures on lots in residential subdivisions ~~platted after the effective date of this Ordinance~~, that are greater than 600 square feet in area are required to meet the ~~side and rear yard setbacks for~~ principal structure**s setbacks**.

c. Attached or detached above-ground or in-ground swimming pools or above-ground swimming pool and deck combinations must meet the 5-foot required accessory structure setback requirements.

d. ~~c.~~ For nonresidential uses: Accessory building**s** or structures may be located adjacent to a railroad right-of-way, but only for the purpose of providing a rail loading dock. Accessory structures must meet the setback requirements listed in Article 3, Density and Dimensional Standards. Exceptions include fences, walls or screening in accordance with the provisions of Section 4-700, Fences, walls and screening, and waste disposal containers.

4-800

A. Purpose. The purpose of the exterior lighting standards is:

1. To provide for and control lighting in outdoor public places where public health, safety and welfare are potential concerns.
2. To protect pedestrians, cyclists and motorists from the ~~glare~~ **excessive illumination** of non-vehicular light sources.
3. To reduce the distribution of stray light upon neighboring properties and protect neighbors, the environment and the night sky from nuisance **illumination** ~~glare~~ and light trespass from improperly selected or poorly placed, aimed, applied, maintained or shielded light sources.
4. To promote conservation of energy through energy-efficient lighting design and operation.
5. To protect and retain the intended visual character of the various venues of the City and to maintain and improve nighttime aesthetics of Crystal Lake, including preservation of the night sky.

C. Conformance. **[Amended 1-18-2011 by Ord. No. 6641]**

1. Any existing luminaire or lighting installation used for outdoor lighting in any zoning district on the effective date of this Ordinance that does not comply with the requirements of this section shall be considered a nonconforming use. Existing nonconforming luminaires or light installations legally installed and operative before the effective date of this Ordinance are exempt from compliance with the requirements of this section, unless such fixtures are deemed a safety hazard by the ~~City Engineer~~ **Zoning Enforcement Officer** or his/her designated appointee.
2. ~~ANY~~ **Any** nonconforming luminaire or light installation is required to comply with the requirements of this Ordinance or be removed within 30 days if any of the following are met:

    a. The luminaire is producing ~~glare~~ **light tresspass** that is deemed by the City to create a hazard or nuisance.
    b. The height or location of the luminaire is changed.
    c. The luminaire is changed or replaced (except routine maintenance and bulb

replacement of equal light output), except if it is a part of a parking lot lighting installation consisting of an array of three or more identical luminaires and poles or supporting structures.

d. The supporting structure for the luminaire is changed or replaced except if it is part of a parking lot lighting installation consisting of an array of three or more identical luminaires and poles or supporting structures

D. Illumination standards.

3. Light direction and control.

a. Residential lighting zones and commercial lighting zones.

(i) The use of luminaires for uplighting on any zoning lot in a residential or commercial lighting zone is permitted only for landscape lighting, architectural lighting, flag pole/statues/similar monuments or the lighting of ground-mounted signs that are not internally illuminated in a manner outlined below:

I. Landscape lighting: Any single luminaire used for landscaping and foliage illumination shall not exceed 1,100 lumens† up to 45° maximum inclination or 800 lumens‡ up to 60° maximum inclination.

II. Architectural lighting: Lighting may be used only to accentuate an architectural or aesthetic element of the building, not illuminate the entire building or portions of building(s). Architectural lighting of any portion of a building or structure with a polished or glass exterior surface that uses uplighting is not permitted. Any single luminaire shall not exceed 1,100 lumens† (up to 45° maximum inclination).

III. Flag poles, statues, monuments: Luminaires shall be setback no more than 30% of the object height nor closer than 15% of the object height unless it can be demonstrated that a closer mounting will result in less sky illumination. Any single luminaire shall not exceed 1,100 lumens† up to 45° maximum inclination or 800 lumens‡ up to 60° maximum inclination and collectively not exceed 12,000 lumens. The tradition of lowering flags at sunset is encouraged to avoid the need for lighting.

IV. Sign lighting: Any single luminaire used for lighting of a ground mounted sign that is not internally illuminated shall not exceed 1,100 lumens† (up to 45° maximum inclination). Internally illuminated signage shall be designed to minimize the amount of light transmitted through the sign panel and not cause excessive ~~glare~~ **light trespass**. The display of light should be limited to the copy area. **[Amended by Ord. No. 6543]**

† Typical 75W incandescent bulb or 50W low-voltage halogen landscape bulb

‡ Typical 60W incandescent bulb or 35W low-voltage halogen landscape bulb

(ii) All uplighting shall have the necessary shielding and/or beam-angle control

and/or shall be aimed to substantially confine the directed light to the object intended to be illuminated.

b. Residential lighting zones. Any luminaire with a light output exceeding 2,200 lumens which is used for outdoor lighting on any zoning lot in a residential lighting zone shall have the necessary shielding and/or beam-angle control and/ or shall be aimed so that the light source is not visible along any property line, as viewed at a height of five feet above grade.

c. Commercial lighting zones. Except as stated herein, any luminaire on any zoning lot in a commercial lighting zone which emits light directed at a building, sign, billboard or other outdoor feature shall be located at or above the top of the said object and aimed and controlled so that the direction of all emitted light is at or below horizontal and the directed light is substantially confined to the object intending to be illuminated.

5. Permitted hours for outdoor lighting.

a. Commercial lighting zones. Except for streetlighting and sign lighting, outdoor lighting on any zoning lot in a commercial lighting zone is permitted to be lighted **15 minutes prior to the normal hours of operation of the business and is permitted to be lighted** between 1/2 hour before sunset and 10:00 p.m. or one hour after the close of business based on normal hours of operation of the business, whichever is later (Refer to Section 4-1000L for internally illuminated signs). Thereafter, for security and safety purposes, security lighting is permissible at a total light output from all outdoor lighting not greater than 50% of the total light output from all outdoor lighting located on the zoning lot during permitted outdoor lighting hours. Lighting for security and safety purposes shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways or to illuminate outdoor storage areas. During security lighting hours, no luminaire may exceed its light output exhibited during permitted outdoor lighting hours.

[Amended 1-18-2011 by Ord. 6641]

b. Property used for public purposes. Any zoning lot in any zoning district used for public purposes, except streetlighting, shall comply with the permitted hours and security lighting limitations for commercial lighting zones. In addition, outdoor lighting of a playing field of an organized sporting event on public property that is in progress at the close of permitted outdoor lighting hours shall be allowed to remain illuminated until 30 minutes after the conclusion of the event but no later than 11:30 p.m. No outdoor lighting of the playing field for any sport or recreational purpose shall be initiated after 10:00 p.m.

E. Luminaire standards.

1. Full-cutoff requirement.

a. Residential lighting zones and commercial lighting zones. Except for uplighting applications permitted within this section, any luminaire used for outdoor lighting shall be a full-cut-off luminaire and shall be installed in the proper orientation to achieve full-cutoff performance with respect to a horizontal plane. This requirement does not apply to any luminaire with a light output not exceeding 2,200 lumens in residential lighting zones.

F. Prohibited lighting. The following outdoor lighting applications are prohibited in all zoning districts:

1. Lighting that could be confused for a traffic control device;
2. Lighting that is oriented upwards, except as provided for in this Ordinance;
3. Laser source lights or any similar high-intensity light except for those used in emergencies by police or fire personnel or at their direction, or for approved temporary lighting through a temporary use permit, issued by the City. Searchlights for advertising purposes are permitted on any property for no more than four three-day periods in a calendar year. These lighting installations can only be operated between the hours of sunrise and 11:30 p.m. **[Amended 1-18-2011 by Ord. No. 6641]**
4. Blinking, flashing, moving, scintillating, flickering, changing intensity and changing colors light fixtures not otherwise permitted by Section 4-1000, Signs;
5. Mercury vapor light fixtures;
6. ~~LED/Neon lights~~, **Lighting** ~~including but not limited to those~~ used for outlining windows, doors, rooflines or buildings, unless used as part of signage per the provisions of Section 4-1000, Signs; **[Amended 1-18-2011 by Ord. No. 6641]**
7. Any lighting fixture or device that is operated in such a manner as to constitute a hazard**, nuisance** or danger to persons or to safe vehicular operation, as determined by the ~~City Engineer~~ **Zoning Enforcement Officer** or his/her assigned designee. **[Amended 1-18-2011 by Ord. No. 6641]**

H. Procedures. **[Amended 1-18-2011 by Ord. No. 6641]**

1. Plan submission. For subdivision and land-development applications where outdoor lighting is required or proposed, all lighting plans, lighting installations or other requests for approval of lighting fixtures pursuant to this section shall be submitted in duplicate, in writing to, and a permit shall be obtained from, the Director of Community Development or his/her designative representative prior to installation. Plans or written requests shall include but not be limited to: **[Amended 6-3-2014 by Ord. No. 7034]**

    a. A site plan complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and all adjacent uses. The site plan shall show, by location, and identify each existing and proposed luminaire and shall specify its installed height, pole foundation details, and mounting methods.
    b. Iso-footcandle plots for individual lighting installations, or 10 feet by 10 feet illuminance grid plots for multi-fixture lighting installations, which demonstrate

compliance with all applicable requirements, set forth within this Ordinance. The plots shall indicate the location of each existing and proposed luminaire, the installed height of said luminaires, and the overall light levels in footcandles on the entire zoning lot and at the property lines.

c. A summary table identifying the maximum and minimum light levels for all parking areas, entryways, signs, and walkways.

d. A description of each luminaire identified in the site plan, including the manufacturer, model number, a photograph or catalog cut, photometric data verifying any compliance requirements specified within this Ordinance, light output in initial lumens, shielding or ~~glare~~ **illumination** reduction devices, lamp type, and on/ off control devices.

Table 4-800D(1)

Table 4-800 D (1) *(Amended per Ord. 6641, 1-18-2011)*		
Illuminated Surface	Minimum Light Level	Maximum Average Light Level
Non-internally illuminated signs (Wall and ground, light color)	---	5.0 foot-candles
Non-internally illuminated signs (Wall and ground, medium color)	---	10.0 foot-candles
Non-internally illuminated signs (Wall and ground, dark color)	---	15.0 foot-candles
Auto Dealerships: Front Row & Feature Displays Other Merchandise Areas	 --- ---	 20.0 foot-candles 10.0 foot-candles
Private or Public Parking areas*	0.25 foot-candles	4.5 foot-candles
Vehicular Entrances from Right-of-Way*	1.0 foot-candles	4.5 foot-candles
Playing Fields	---	IESNA **
Automobile Service Station/ Pumping Areas[1]	10.0 foot-candles	~~30.0~~ **50** foot-candles
Drive-in/ Drive-through Canopies[2]	---	15.0 foot-candles
Building Entrance and Exit Pedestrian Pathways*	1.0 foot-candles	5.0 foot-candles
Stairways and Steps*	1.0 foot-candles	5.0 foot-candles
* Maximum-to-minimum light level ratio shall not exceed 12:1 ** Illuminance level specified in Table 7 of IESNA document RP-6-01		

[1] Automobile service station fixtures shall be recessed into the canopy ceiling, with a lens that is flat and flush to the ceiling. No fixtures shall be mounted on the top or the side fascias of the canopy. If the canopy is located within 150 feet of a residential property, the canopy fascia shall be extended to a minimum depth of 12 inches below the canopy ceiling. Preferred light sources are high pressure sodium, metal halide or LED.
[2] All fixtures for drive-in/ drive-through shall either be recessed into the ceiling canopy or mounted such that the lowest portion of the fixture is higher than the canopy fascia.

4-1100

2. Water Service Standards

a. General: All development shall provide for the installation of a complete potable water and fire protection distribution system to supply all present and future needs. The system of water mains must be a looped ductile iron **Class 52 or PVCO C909** ~~high-density polyethylene~~ main no less than eight-inch diameter that provides a minimum of two separate sources of pressure and volume. Final design **and material type** shall meet the approval of the City Engineer and **Chief of Fire Rescue**.

5. Fire Hydrants

Fire hydrants shall be installed along all public streets and shall have a maximum distance between hydrants of 300 feet. **The distance can be increased or decreased as approved by the City Engineer and Chief of Fire Rescue.**

ARTICLE 5

5-200G-3c

(iii). A bond, letter of credit**, cash deposit, as may be designated by the City** or other security approved by the City, in a form approved by the City **(hereinafter, Performance Security)**, in the amount of 120~~%~~ **percent** of **improvements detailed on** the **approved engineer's estimate of** cost of the installation of such improvements~~, conditioned upon the installation of the required improvements within two years of the approval of the final plat~~. **Upon completion of any portion of such improvements, a reduction to the Performance Security may be requested and the City may grant a reduction at its sole discretion. If, at any time, the City determines that the funds remaining in the Performance Security are not sufficient to pay in full the remaining unpaid costs of such improvements, within 30 days of written notice, the Performance Security shall be increased to an amount determined by the City to be sufficient to pay in full the remaining costs of such improvements. Failure to increase the amount of the Performance Security shall be grounds to draw down the entire remaining balance of the Performance Security. Any Performance Security submitted to the City in the form of a bond** ~~Bonds~~ shall ~~have a good and sufficient security thereon and if provided by an insurance company, the~~ **be issued by an** insurance company ~~must have~~ **that has** a current rating of A++, A+**,** or A as rated by A.M. Best rating company. Any **Performance Security** ~~bond or instrument provided~~ must be issued by a business licensed to do business in the State of Illinois and redeemable in the State of Illinois. Any ~~bonds~~ **security** required pursuant to the provisions of the Stormwater Management Ordinance shall be in accordance with the provisions of that Ordinance.

(iv) A bond, letter of credit**, cash deposit, as may be designated by the City**, or other security approved by the City**, in a form approved by the City (hereinafter, Maintenance Security),** in the amount not less than 5~~%~~ **percent** of ~~all public improvements approved by the City Engineer~~ **the approved engineer's estimate of cost of the installation of such improvements**, providing guarantee of workmanship and materials ~~shall be delivered to the City Engineer and shall guarantee~~ for a period of two years from the ~~project's~~ final **inspection and** acceptance of **such improvements** ~~the public improvement items and improvements of a public nature that are constructed in a private development, including but not limited to streets, water mains, sewer mains, streetlights, and street trees.~~ **If, at any time, the City determines that the funds remaining in the Maintenance Security are not sufficient to pay for correcting defects and deficiencies of such improvements, within 30 days of written notice, the Maintenance Security shall be increased to an amount determined by the City to be sufficient to pay for correcting defects and deficiencies of such improvements. Failure to increase the amount of the Maintenance Security shall be grounds to draw down the entire remaining balance of the Maintenance Security. Any Maintenance Security submitted to the City in the form of a bond** ~~Bonds~~ shall ~~have a good and sufficient security thereon and if provided by an insurance company, the~~ **be issued by an** insurance company ~~must have~~ **that has** a current rating of A++,

A+, or A as rated by A.M. Best rating company. Any Maintenance Security ~~bond or instrument provided~~ must be issued by a business licensed to do business in the State of Illinois and redeemable in the State of Illinois.

Article 7

7-200B-1a

(iv) Corner side setback: The corner side setback shall not be less than 1) 70% of the required yard abutting street as listed in Article 3 of this Ordinance; or 2) ~~the average existing setback of the principal structures on the two closest lots on the block of the abutting street, whichever is greater.~~ **Where the established dwellings on the same side of a block, or measuring a total distance of 400 feet from the lot in question, whichever is less, have an average setback that is 10 feet greater or less than the required setback, the setback for the lot in question shall be the average of the established dwellings..** (Requirement also applies to yard abutting street.)

ARTICLE 10

10-200 C

~~GLARE — A visual disturbance produced by a distinct light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted~~.

10-200 E

ELECTRIC VEHICLE CHARING STATIONS - A device or station that provides power to charge the batteries of an electric vehicle.

INTERNET AUTO SALES - An automobile dealer, which conducts business over the internet and does not have an outdoor display area.

OUTSIDE STORAGE — The keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours, except areas solely designated for garbage and trash for a specific use.

Commentary:
For non-residential zoning districts where outside storage is allowed as a limited use, please refer to the handout on outdoor sales, service, storage and display available through the Community Development Department for further clarification.

PARK/PRIVATE PARK AND RECREATION FACILITIES FIELD – A noncommercial open space area with active or passive recreational facilities such as, playing fields, community centers, playground equipment, picnic shelters, paths/trails, benches, fences and parking lots managed by a public taxing body. Structures, such as lighting standards and buildings in excess of 100 square feet, shall require a special use permit.

PRIVATE RECREATION FIELD – A commercial park, playing fields, playground or other recreation facility, and/or open space which is not operated by a public taxing body.

10-200 G

DRIVEWAY - An access point to the street.

A-400 Access Management Manual

C. Required spacing. Spacing between adjacent access locations or a proposed access location and an adjacent street intersection shall be consistent with the **following**~~Table below~~. Where the indicated spacing is met, there is a presumption that access will be permitted subject to satisfying the design objectives of Section A-**400D**~~500D~~ below.

1. Access separation between driveways shall be measured from inside edge to inside edge of driveway and is measured at the point where both driveways' nearest point to each other meet the back of curb or edge of pavement.

2. ~~Access~~ **The** separation between a driveway and intersecting street shall be **30 feet and be** measured from the nearest edge of the driveway **at the back of curb or edge of pavement** to the ~~intersecting street right-of-way~~ **edge of the cross-street pavement.**

3. For individual residential properties, the following limitation on the number of driveways applies:

a. 1 driveway for 70 feet or less of lot width frontage

b. 2 driveways for greater than 70 feet of lot width frontage

~~**5.** The City Engineer at his/her discretion may waive the required spacing requirement for nonconforming lots. Where the application of this subsection would preclude a driveway on a lot which was platted as of the effective date of this Ordinance, one driveway shall be permitted. Such driveways shall be spaced as far from an existing driveway or intersection as possible without creating turning conflicts or other traffic hazards.~~

~~**6.** Illinois Department of Transportation (IDOT) Strategic Regional Arterial (SRA) requirements for minimum spacing between full-access drives may supersede the drive spacing standards in the table above for major arterials.~~

~~Table A-400-1 Driveway Spacing~~

~~Street Classifications~~	~~Minimum Spacing Between Driveways on Individual Properties~~	~~Minimum Spacing Between Driveways and Intersecting Streets~~
~~Local Street/Minor Collector~~	~~40 feet~~	~~60 feet~~
~~Major Collector~~	~~120 feet~~	~~120 feet~~
~~Major Arterial/Minor Arterial~~	~~400 feet~~	~~250 feet~~

~~Where the application of this subsection would preclude a driveway on a lot which was platted as of the effective date of this Ordinance, one driveway shall be permitted. Such driveways shall be spaced as far from an existing driveway or intersection as possible without creating turning conflicts or other traffic hazards. Illinois Department of Transportation (IDOT) Strategic Regional Arterial (SRA) requirements for minimum spacing between full-access drives may supersede the drive spacing standards in the table above for major arterials.~~

E. Driveway Design

3. The curb return radii for driveways intersecting at right angles with the roadway and without a deceleration lane shall be as follows:

~~a. Curb return radii for residential (single-family and duplex) driveways located on local or collector streets shall be between 2.5 feet and 10.0 feet as shown in Figure XX. Flare-type residential driveways must also adhere to these dimensional criteria. Residential driveways located on arterial streets must adhere to the specifications set forth in this Appendix Section.~~

~~b.~~**a.** Curb return radii for commercial and multifamily driveways shall vary between 15 feet and 30 feet as shown ~~in the figure below~~**on the City standard detail in section A-600**.

~~c.~~**b.** Curb return radii for driveway types not included in ~~(a) or (b)~~ **the** above shall be determined by the City Engineer.

F. Driveway width.

1. Residential.

a. The maximum width of residential driveway approach measured at the property line shall not exceed 20 feet in width **and 25 feet at the street**.

b. The minimum width of the residential driveway approach measured at the property line shall not be less than nine feet in width.

c. The minimum width for the driveway anywhere outside the public right-of-way is nine feet. **Alternate widths may be approved by the City Engineer in cases of a legal nonconforming lot.**

2. Nonresidential.

a. The maximum width of a nonresidential driveway approach **measured at the property line** for two-way operation shall not exceed 36 feet **or one-way operation shall not exceed 24 feet** except that the City Engineer may issue permits for driveway approaches greater than 36 feet in width on arterial or major collector streets to handle special traffic conditions

b. The minimum width of a nonresidential driveway approach **measured at the property line** for two-way operation shall not be less than 24 feet **or one-way operation shall not be less than 14 feet.**

A-700 Pavement design and construction

A. Pavement design and construction

1. Pavement thickness design

Standard Pavement Sections – Hot Mix Asphalt (HMA)									
	Major/Minor Arterial	Major Collector		Minor Collector		Local/Alley		**Parking Lots**	**Parking Lots – Heavy Duty**
HMA Surface Course	1.5” Mix D, N70	1.5” Mix C, N50		1.5” Mix C, N50		1.5” Mix C, N50		**1.5” Mix C, N50**	**1.5” Mix C, N50**
HMA Binder Course	2.5” IL 19, N70	4.5” IL 19, N50	2.5” IL 19, N50	4” IL 19, N50	2.5” IL 19, N60	2.5” IL 19, N50	2.5” IL 19, N50	**2.5” IL 19, N50**	**2.5” IL 19, N50**

Standard Pavement Sections – Hot Mix Asphalt (HMA)									
	Major/Minor Arterial	Major Collector		Minor Collector		Local/Alley		**Parking Lots**	**Parking Lots – Heavy Duty**
~~Bituminous Aggregate Mixture (BAM)~~**HMA Base Course**	8"	—	7"	—	6"	—	4"	**--**	**--**
Aggregate Base Course (CA-6, Grade #9)	4"	12"	4"	12"	4"	12"	4"	**8”**	**10”**

Standard Pavement Sections - Portland Cement Concrete					
	Major/Minor Arterial	Major Collector	Minor Collector	Local/Alley	**Parking Lot (including heavy duty)**
Portland Cement Concrete, Class PV	8”	8”	6”	6”	**6”**
Aggregate Base Course (CA-6, Grade #9)	8"	8"	8"	4"	**4”**

2. Alternate pavement design: The designer also has the option, with City Engineer approval, to utilize an alternate pavement structure with a structural number that meets or exceeds the standard designs established by the Engineering Division. The following Pavement Design Chart is intended to show the minimum structural number allowable for a particular street classification **and parking lots** if an alternate hot mix asphalt pavement design is utilized. A higher structural number may be required for those streets in manufacturing, business, and/or office areas.

Pavement Design Chart	
Street Classification	Minimum Structural Number (HMA)
Major/Minor Arterial	4.0
Major Collector	3.7
Minor Collector	3.5
Local/Alley	3.0
Parking Lot – Heavy Duty	**2.7**
Parking Lot	**2.2**

6. Minimum ~~asphalt~~ thickness:

a. Surface course thickness: The minimum thickness for hot mix asphalt surface course shall ~~be at least 1 1/2 inches~~ **meet the latest Illinois Department of Transportation specifications**.

b. Binder lift thickness: The minimum lift thickness for hot mix asphalt binder shall ~~be at least 2 1/4 inches~~ **meet the latest Illinois Department of Transportation specifications**.

c. Aggregate base course thickness: The minimum thickness for aggregate base course shall be 4 inches.

A-800 Sidewalk design and construction

A. Sidewalk design and construction: Sidewalk design and construction shall be to the following standards:

1. Sidewalk materials.

a. No walk shall be poured unless the subgrade, compacted granular base, forms, grade and alignment have been inspected and approved by the ~~Engineering and Building~~ **Community Development** Department.

2. Sidewalk design

c. Water service boxes shall not be located in the sidewalk slab. In the event of a conflict, the contractor shall contact the **Public Works Department** ~~Engineering Division~~ for further instructions.

4. Private sidewalks: The same material and construction specifications apply to sidewalks erected on private property. ~~The minimum cross section of all private sidewalks shall be 30 inches in width and four inches in thickness.~~

A-1300

Signs in the Downtown District shall follow the following dimensional guidelines. Internal sign illumination will require a Special Use Permit.

