#2026-005
UDO Text Amendment – Various
Project Review for Planning and Zoning Commission

Meeting Date: January 21, 2026

Request: Amend the Unified Development Ordinance Article 2, 3, 4 and 10.

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Background:

- The Unified Development Ordinance was adopted in 2009. It is a living document that has been amended throughout the years.
- The following proposed amendments to the UDO reflect changes for best practices, new trends and to better improve the clarity of the UDO.

Recommendation:

The following revisions and additions are recommended based on recent discussions with the Planning and Zoning Commission, City Council and city staff's observances of common sections that need attention.

ACCESSORY DWELLING UNITS – The addition of allowing ADUs in residential zoning districts with restrictions.

ARTICLE 2-300

P = Permitted Use L = Limited Use Permit S = Special Use Permit

		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria
Overnight Lodging																	
	Accessory Dwelling Unit (ADU)	**L**	**L**	**L**	**L**	**L**	**L**										**2-400C-80**

ARTICLE 2-400 C

80. Accessory Dwelling Units shall comply with the following criteria:

a) General: An Accessory Dwelling Unit (ADU) must be accessory to a principal dwelling unit and located on the same zoning lot as the principal structure.

b) Size: An ADU cannot exceed the lesser of the square footage of the principal structure or 800 square feet in total area.

c) An ADU must be attached to or within the principal structure.

d) An ADU must have a dedicated exterior entrance, separate from the principal dwelling unit..

e) A maximum of one ADU per zoning lot.

f) ADUs may not be used for Tourist Homes.

ACCESSORY DWELLING UNIT – an independent residential dwelling unit which is an accessory use to a principal residential structure and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

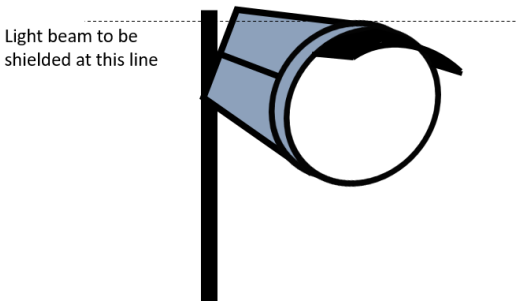
CANNABIS WINDOWS CLARIFICATION – An addition to define window coverage, this is a result of the State of Illinois not enforcing their requirements. Article 2-400C shall be amended as follows:

67.d. Exterior display. A medical cannabis dispensary shall be maintained or operated in a manner so that the public viewing of cannabis, cannabis products, cannabis paraphernalia or similar products or packaging from any sidewalk, public or private right-of-way or from outside of the cannabis dispensing organization is not allowed. **Exterior windows must be covered with an opaque film which may be frosted, or solid gray or white.**

76.d. Exterior display: A cannabis dispensary shall be maintained or operated in a manner so that the public viewing of cannabis, cannabis products, cannabis paraphernalia or similar products or packaging from any sidewalk, public or private right-of-way or from outside of the cannabis dispensing organization is not allowed. **Exterior windows must be covered with an opaque film which may be frosted, or solid gray or white.**

PLAYING FIELD LIGHTING CLARIFICATION – An addition to the lighting section to define how playing field lighting meets the ‘full cut-off’ requirement. This is a clarification and follows current policy. Article 4-800E.1 would be amended to add:

c. Playing fields on public property. Playing field lighting must be a full-cutoff luminaire or include a shield affixed to the top of the luminaire so the light beam will not exceed the plain of the luminaire. See example below.



ART MURALS – An addition to the UDO to allow for art murals that are not signage to go through an approval process and distinguish murals separately from wall signage. This proposal is a result of the City Council's direction to distinguish murals and signs separately.

SIGN; SIGNS—Any object, device, landscape, lighting, painting or structure used for identification, description, illustration, announcement, declaration, or display either illuminated or non-illuminated, located inside or outside an establishment used to advertise, identify, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, characters, colors, designs, illumination, images, landscaping, motion, painting, pictures or symbols which is constructed of permanent, temporary, solid, flexible or living materials. **An art mural is not a sign.**

ART MURAL—An image that is tiled, painted by hand, or otherwise applied directly upon or affixed directly to an exterior wall of a building or structure with the consent of the owner of the subject property on which the building is located, and does not advertise or promote any brand or business. Art Murals may be mechanically produced or computer-generated prints or images, including, but not limited to, digitally printed vinyl. Art Murals may not have or include electrical or mechanical components.

ART MURAL ALTERATION—Any change to an Art Mural previously permitted and installed in compliance with said permit, including, but not limited to, any change to the image, materials, colors, or size of the Art Mural. "Alteration" does not include: (i) naturally occurring changes to the Art Mural caused by exposure to the elements or the passage of time; (ii) minor changes to the Art Mural which result from the maintenance or repair of the Art Mural; (iii) slight and unintended deviations from the original image, colors, or materials that occur when the Art Mural is repaired due to the passage of time; or (iv) as a result of vandalism, such as graffiti.

		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria
Information	**Art Mural**	**L**						**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**L**	**2-400C-81**

Section 2-400C. 81. Art Murals. Art Murals must comply with the following standards, which are separate and distinct from Signs.

a. *Purpose and intent.* It is the intent of this Section to permit and encourage Art Murals on a content-neutral basis consistent with the terms and conditions of this Section. Art Murals increase community identity, foster a sense of place, and comprise an important medium of expression which serves the public interest. The benefits of Art Murals include: improved aesthetics; avenues for artistic expression; public access to works of art; community participation in the creation of works of art; community building through the presence of and identification with works of art; and, a reduction in the incidence of graffiti and other crime.

b. *Application Process.* No Art Mural installation may commence without first obtaining approval as provided in this Section. Art Mural applications shall be submitted to the Department of Community Development. Upon determining the application submittal to be complete, and that any proposed structural elements comply with the City's building code, the application submittal shall be distributed to the Public Arts Commission. The Public Arts Commission shall hold a public meeting to consider whether the application submittal complies with the general standards set forth in this Section.

c. *Recommendations.* Within 45 days of conducting the public meeting, excluding any continuances requested by the applicant, the Public Arts Commission shall forward its report and recommendation as to whether the submittal by the applicant complies with the standards set forth in this section. Failure of the Public Arts Commission to forward its report within such time as provided in this paragraph shall be deemed a negative recommendation by the Public Arts Commission.

d. *Action by City Council*. Following receipt of the report and recommendation of the Public Arts Commission, the City Council may determine whether the general standards of this section have been met. If it determines that such standards have been met, it may vote to approve the application and a limited use permit for the Art Mural shall be issued. If the City Council determines that such standards have not been met it may either vote to deny the application or request the applicant revise the application submittal and reappear before the Council.

e. *Application Submittal.* The following information shall be submitted as part of a permit application:
   (i) Photos or renderings of the structure upon which the Art Mural will be placed, including each perspective from which the Art Mural will be visible by the public, showing a rendering or outline of the Art Mural.
   (ii) A rendering of the Art Mural—in final design or in concept—with an artist's statement on the work and its title, if applicable.
   (iii) A description of the Art Mural, including its dimensions, medium (painted, mosaic, etc.), anticipated lifespan, and a maintenance schedule. Also include a description of the building or structure upon which it will be located, noting its material, construction, and its suitability to hold the Art Mural.
   (iii) Written approval to by the owner allowing the applicant to place the Art Mural upon the building or structure.
   (iv) With respect to Art Murals placed upon public property, a written release signed by the Art Mural's artist, stating that they retain no intellectual property interests in the Art Mural, waiving any rights they may have over the Art Mural, and attesting that the Art Mural may be removed or destroyed without their permission.

e. *General standards.* No Art Mural may be installed in the City except in accordance with the provisions of this Section, including the following general standards:
   (i) No Art Mural may be installed within (i) any residential zoning district, or (ii) on multi-family buildings with fewer than five residential dwellings that are located in any zoning district; provided, however, that Art Murals may be installed in any Zoning District on privately-owned railroad underpasses or on buildings or structures owned by a governmental body and used for government purposes.

   (ii) No Art Mural may be installed on a designated Historic Landmark property without obtaining a Certificate of Appropriateness.

   (iii) Projection. No portion of an Art Mural, including any supporting frames, mounting hardware, or protective coatings, shall project more than six (6) inches from the vertical plane of the exterior wall surface upon which it is installed.

   (iv) Vertical Limitation (Height). An Art Mural shall be contained entirely within the vertical limits of the wall. No part of an Art Mural shall extend above the roofline of the structure on which it is placed, defined as: 1) The top of the parapet or coping on a flat-roofed building; or 2) The eave line (where the roof meets the wall) on a pitched or sloped-roofed building.

   (v) Horizontal Limitation (Width). An Art Mural shall be contained entirely within the horizontal limits of the wall on which it is installed. An Art Mural shall not extend beyond the vertical edges (lateral termini) of the specific wall segment upon which it is installed

   (vi) No Art Mural may be installed in a manner that would result in a property becoming out of compliance with the provisions of this Ordinance.

(vii) No Art Mural may, through the use of moving structural elements, flashing or sequential lights, lighting elements, or other automated method, contain movement, the appearance of movement, or change of mural image or message.

(vi) All Art Murals must be installed and maintained in compliance with all applicable regulations of the City Code, including the provisions of the City's building code, as determined applicable by the Director of Community Development to ensure structural safety.

(vii) Content restrictions.

(1) No Art Mural shall be permitted which, taken as a whole, predominantly appeals to the prurient interest in sex, which, portrays sexual conduct in a patently offensive way, and which, taken as a whole, lacks serious literary or artistic political or scientific value.

(2) No Art Mural shall be permitted that serves the purpose of being a Sign, as defined in this Ordinance.

f. *Maintenance.* Property owners are responsible for ensuring that the Art Mural, as approved by permit, is maintained in good condition and is repaired in the case of vandalism or accidental destruction. Muralists and property owners are strongly recommended to use protective clear top coatings, cleanable surfaces, and to take other measures that will preserve the Art Mural, allow for ease in repair, and discourage vandalism and other damage.

g. *Alteration Prohibited.* No person may commence or complete an Art Mural Alteration except in accordance with a new permit issued pursuant to this Section.

TABLE 4-1000C(1) NON-SIGNS					
Item	**Size**	**Height**	**Quantity**	**Notes**	
Art Mural	Unlimited (see notes)	May not extend above the roofline (see notes)	Unlimited (see notes)	Requires limited use permit, see 2-400C-81	

OFF STREET PARKING REQUIREMENTS – As a result of recent State legislation, the UDO must be updated to eliminate parking requirements for projects within a half mile radius of a “public transportation hub”. This correlates to the Downtown Metra Station and Pingree Road Metra Station.

8. Effective June 1, 2026, development projects within one-half mile of a "public transportation hub" shall be exempt from the from the minimum on-site automobile parking requirements in accordance with P.A. 104-0457. Development projects shall be defined as (i) a project involving the issuance of a permit for construction or reconstruction, (ii) a housing development project, or (iii) a commercial development project. This definition shall not include a hotel, motel, bed-and-breakfast or other transient lodging, except where a portion of a housing development is designated for use as a residential hotel. A "public transportation hub" is defined as the Downtown and Pingree Road Metra Stations and more specifically illustrated in the maps below. The exemption set forth in this section shall not apply to any site plans, developments or annexation agreements approved or entered into prior to June 1, 2026.

ADMINISTRATIVE VARIATION – At the last joint workshop there was a discussion about allowing the removal of a detached garage and not requiring a replacement garage be constructed. The administrative variation section would be amended to allow for an administrative variation and Article 9-200I.2.a shall be amended as follows:

(x) The removal of an existing detached garage without the replacement of an enclosed garage for single-family detached, two-family and single-family attached dwelling units.

THOROUGHFARE MAP – This map is outdated and it is better served to be a public GIS layer than a part of the UDO. City staff recommends removing Appendix A-17.