

# CITY OF WARRENVILLE

## MEMO

TO: Plan Commission  
FROM: Jack Maszka, Planner/GIS Technician *jm*  
SUBJECT: TEXT AMENDMENT UPDATE  
DATE: August 24, 2023

This memo provides an update on the status of text amendments completed and anticipated in accordance with the FY24 Community Development Department Work Plan (and beyond).

### **COMPLETED TEXT AMENDMENTS**

1. Chicken Coops: Revised to exclude chicken coops from the accessory structure count and area regulations in Table10A. The City Council passed Ordinance O2023-17, amending the City Code Zoning Ordinance regarding chicken coops on April 17, 2023.
2. PC/ZBA Filing Procedures: Updated the filing procedures in Table2C and Table2D to require a uniform number of hard copies. The City Council passed Ordinance O2023-17, amending the City Code Zoning Ordinance regarding application filing procedures on April 17, 2023.
3. Second-Story Additions to Existing Nonconforming Setbacks: In response to requests to add second story additions to existing legal-nonconforming setbacks, text amendments to the Code were approved that allow second-story additions to existing legal non-conforming setbacks. The City Council passed Ordinance O2023-21, amending the City Code Zoning Ordinance regarding vertical additions to non-conforming single-family dwellings (with non-conforming front or rear yard setbacks) on May 15, 2023.
4. Parking Requirements for Commercial and Residential Uses: Updated the parking regulations for new commercial and residential projects based on more current parking demand data and evolving best practices involving the regulation of parking on private property. These amendments will reduce (i) the need for private property owners to request parking variations, and (ii) the amount of unused parking pavement within the City. The City Council passed O2023-27 amending the City Code Zoning Ordinance off-street parking requirements on July 17, 2023.
5. Parking Lot Lighting Requirements: Updated the Zoning Ordinance lighting requirements to be consistent with current industry lighting standards, Dark Sky best practice recommendations, and effectively accommodate newer and emerging lighting technologies. The City Council passed O2023-28 amending the Zoning Ordinance regarding parking lot lighting on August 7, 2023.

### **TEXT AMENDMENTS IN PROGRESS**

Automotive Special Uses: Consideration of defining automotive uses presently excluded from our zoning ordinance, automobile detail shop and indoor automobile storage, as special uses in the B-4 Motorist Service District. The Public Hearing for this amendment will begin at the September 7, 2023 Plan Commission meeting.

## **AMENDMENTS - NOT YET PRESENTED AT PLAN COMMISSION**

The following is a listing of anticipated zoning text amendments staff will pursue in accordance with adopted Community Development Work Plans. Additional amendments may be added or removed in response to specific development petitions, changes in law, strategic priorities, etc.

### **Short Term (TARGET COMPLETION Fiscal Year 2024)**

1. Plan Commission/Zoning Board of Appeals Requirements:
  - a. Court Reporter/Transcribed Minutes: Consider eliminating requirement allow for a reduction in escrow requirement at time of application
  - b. Certified Mail: Consider revising notification standard to regular mail to provide for easier delivery and convenient receipt to align with comparable communities.
  - c. Fee Schedule: Consider revisions to the development (subdivision, zoning, stormwater, engineering) fee schedule to align with comparable communities, streamline processing, and enhance transparency.
2. Building on Easements: Consider allowing accessory structures on existing utility easements with signed acknowledgement of the associated risks.
3. “Clean Up” Items:
  - a. Addressing *Table 4A: Residential District Requirements* footnotes O, P, and Q which restrict French door/patio placement and defining yards in the R-5 Zoning District
  - b. Clarifying acre size in *Table 4A: Residential District Requirements*
4. Sign Ordinance Lighting: Consider amendments to the sign ordinance to require the down-lighting of all monument signs.

### **Mid Term (TARGET COMPLETION Fiscal Year 2025)**

5. Accessory Dwelling Units: Staff has received repeated interest from residents, especially those with larger lots, in building accessory dwelling units. Middle Housing zoning considerations being prepared for the Warrenville by Design project are expected to provide some context for these amendments.
6. Tree preservation: Consider amendment(s) to preserve mature trees within the City that may not be required by code regulations but add value to the community.
7. Solar Panels/Electric Vehicle (EV) Charging Stations: Review and consideration of possible text amendments to require at time of new construction while taking into consideration new IL Energy Code updates and strategic priorities established by City Council as part of FY24 Strategic Plan Update.

### **Long Term (TARGET COMPLETION Fiscal Year 2025 or 26)**

8. Cantera Parking Regulations: Similar to revisions made to minimum required off street parking in the Zoning Ordinance, updating the Cantera parking regulations presents an opportunity to incentivize infill development and begin the process of addressing the surplus parking within the Cantera development. This effort may be combined with a larger sub-area planning update to revisit and refresh the Cantera PUD in light of changes to the marketplace and infrastructure capacities.