



TOD Zoning Code Update

Steering Committee Meeting #2

September 16, 2025

PROJECT CONSULTANT:



Agenda

1. Welcome
2. Project Progress
3. Stakeholder Engagement
4. Draft TOD Zoning Code Amendments
5. Next Steps
6. Adjourn

Project Progress

Project Progress

Project Schedule | ALL DATES SUBJECT TO CHANGE

WE ARE HERE

PHASE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
PHASE 1								
PHASE 2								
PHASE 3								
PHASE 4								
PHASE 5								
PHASE 6								
PHASE 7								

Phase 1: Project Launch

Phase 2: Review of Existing Zoning Code and Related Plans

Phase 3: Stakeholder and Public Engagement

Phase 4: Draft TOD Zoning Code Amendments

Phase 5: Presentations to Village Board and Plan Commission

Phase 6: Final TOD Zoning Code Amendments

Phase 7: Public Hearing and Final Village Board Adoption

★ STEERING COMMITTEE MEETING

Stakeholder Engagement

Stakeholder Engagement

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 Project Website | <https://tinyurl.com/itasca-tod-zoning>

749 Visits	548 Visitors	207 Contributions	155 Contributors
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Stakeholder Interviews

- :: Gullo (Giovanni Ciaccio)
- :: Holladay Properties (Drew Mitchell, Mike Doyle)

Meetings w/ Village Officials

- :: July 16: Plan Commission
- :: August 21: Historical Commission
- :: October (TBD): Plan Commission and Village Board

Stakeholder Engagement



Comment Map

RESULTS AS OF 9/9/25



52

Posts

15 contributors

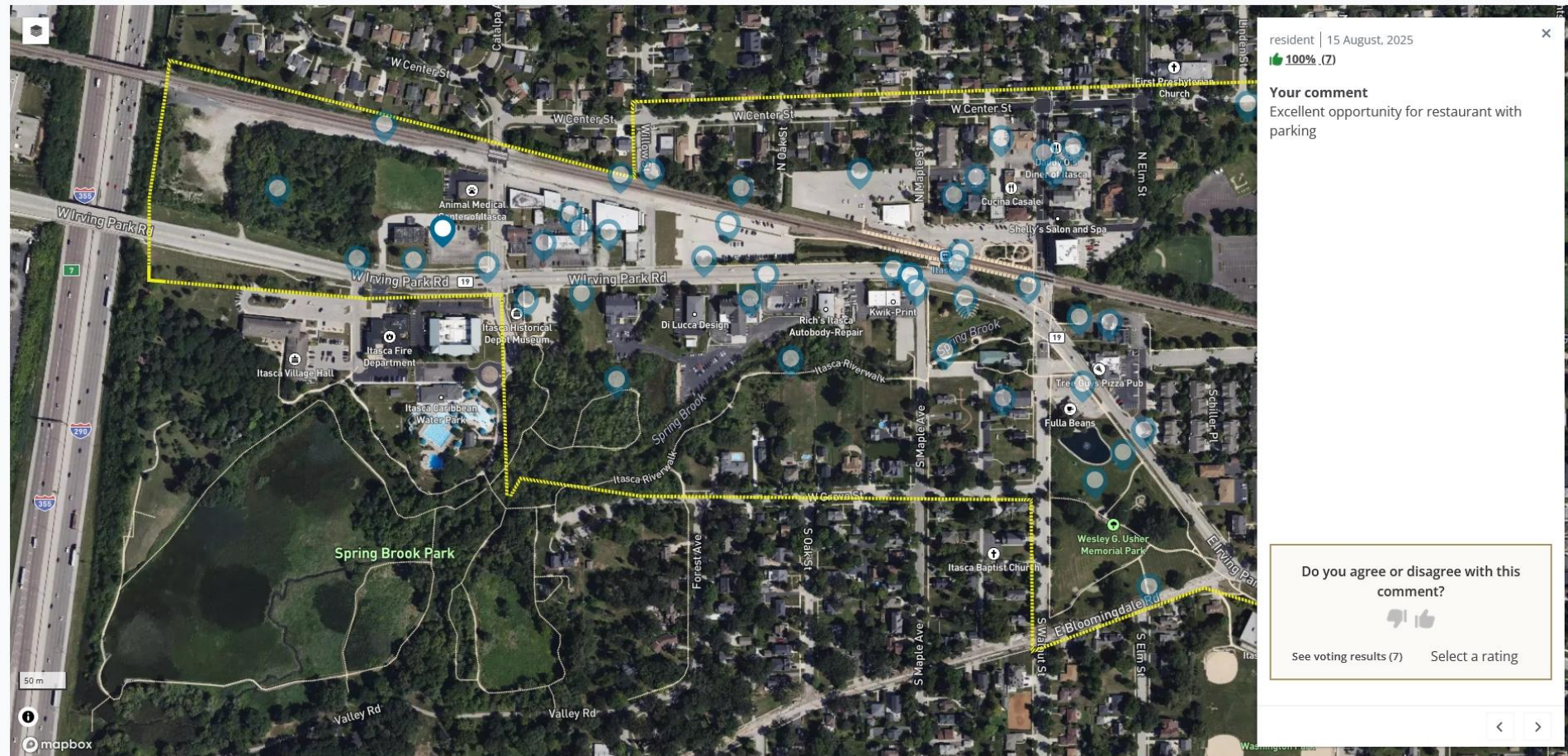


349

Total Votes

6.84 avg. votes / post

7



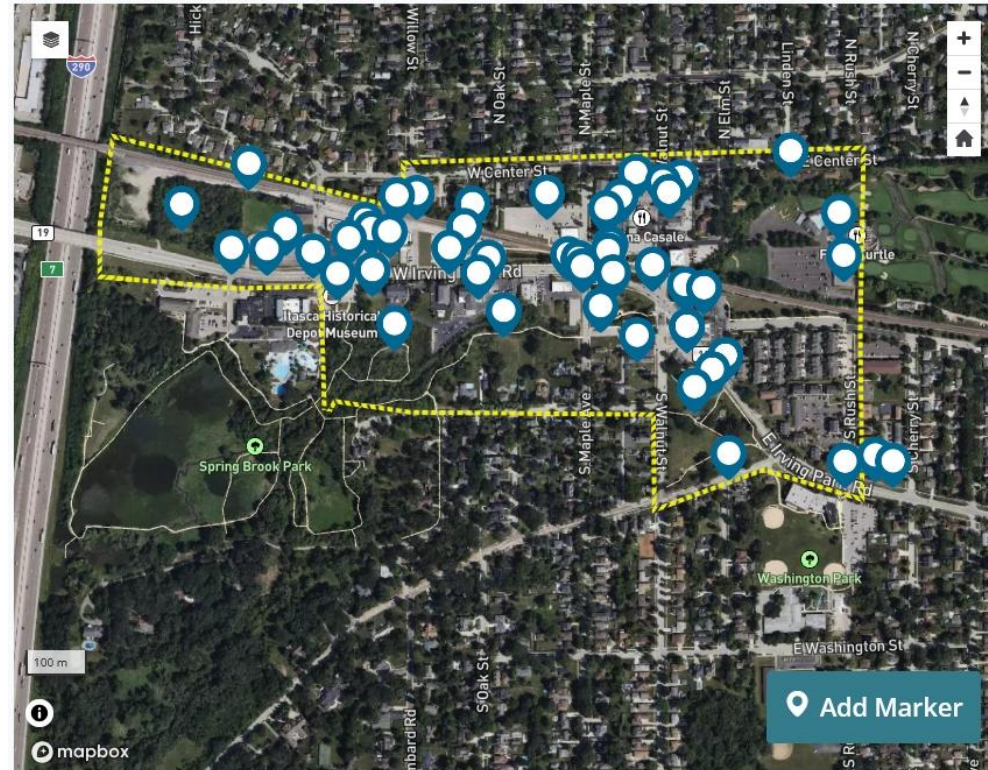
Stakeholder Engagement



Comment Map

KEY FINDINGS:

- Reduced parking standards
- Mixed use development
- Preservation of Itasca character and historic properties
- Property maintenance and appearance
- Opportunities for landscaping
- Need reasons to hang out downtown; events in the park
- Safe pedestrian/bicycle access along railroad and at crossings
- Need clearer delineation between public and private properties
- Stormwater management, e.g., flooding along Irving Park Road by fire station



Stakeholder Engagement

Community Survey

DOWNTOWN DEVELOPMENT

- **57.8%** support more housing downtown
- **66.2%** are interested in a walkable, mixed use downtown around the Metra station

BUILDING HEIGHTS AND DENSITY

- **74.8%** think the current heights of downtown buildings are appropriate
- **46.5%** agree that downtown can support increased building heights
- **54.2%** agree that downtown can support increase development intensity



155 survey responses

RESULTS AS OF 9/9/25

Stakeholder Engagement



Community Survey



155 survey responses

RESULTS AS OF 9/9/25

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HOUSING PRIORITIES

- **60.7%** feel highest priority to fit existing neighborhood character
- **27.3%** support housing in mixed use development as a high priority
- **42.4%** view homeownership opportunities as a high priority
- **27.9%** support housing options for residents looking to downsize as a high priority
- **26.6%** think starter home options are a high priority
- **21.4%** see affordable housing as a high priority
- **14.3%** view rental housing as a high priority

HOUSING TYPES

- **73.6%** support single family homes
- **61.0%** support townhouses
- **52.0%** support condos
- **42.5%** support independent senior living
- **41.2%** support duplexes
- **33.6%** support apartments

Stakeholder Engagement

Community Survey

COMMERCIAL USES

- **90%+** support retail stores, restaurants, cafés, bakeries
- **70 to 90%** support personal services, breweries, wineries
- **50 to 70%** support hardware stores, gyms, yoga, indoor recreation, arts, entertainment
- **Less than 25%** support hotels, banking, financial institutions

OFFICE USES

- **50.3%** support professional offices
- **47.1%** support education and learning centers
- **43.5%** support healthcare
- **30.7%** support ground floor offices
- **32.9%** support research and development
- **30.5%** support coworking and shared work spaces



155 survey responses

RESULTS AS OF 9/9/25

Stakeholder Engagement

Community Survey

BUSINESS GROWTH, INNOVATION, AND CREATIVE SPACES

- **57.4%** support retail or business incubator spaces
- **57.1%** support ghost kitchens
- **53.9%** support performing arts spaces
- **44.2%** support makerspaces
- **40.9%** support artist galleries and design studios

DOWNTOWN PARKING

- **50.7%** feel downtown parking is adequate
- **41.1%** support reducing or eliminating downtown parking requirements
- **61.1%** support enhanced downtown requirements for shared parking
- **3.9%** feel the availability of electric vehicle charging stations is adequate



155 survey responses

RESULTS AS OF 9/9/25

Stakeholder Engagement

Community Survey

WALKING AND BIKING

- **96.8%** feel safe walking downtown
- **77.9%** feel safe biking downtown
- **65.3%** feel downtown is accessible to people of all ages and abilities
- **32.2%** feel downtown parking for bikes is adequate
- **22.1%** feel downtown parking for scooters, motorcycles, and mopeds is adequate

ACCESSING DOWNTOWN

- **62.7%** walk
- **36.6%** drive
- **0.7%** bike



155 survey responses

RESULTS AS OF 9/9/25

Stakeholder Engagement



Community Survey

USING THE METRA STATION

- **67.0%** rarely or never take Metra
 - **20.0%** take Metra a few times per month
 - **10.3%** take Metra a few times per week
 - **2.3%** take Metra daily
-
- **50.0%** take Metra for leisure travel
 - **38.3%** take Metra to visit other suburbs
 - **24.0%** take Metra to commute to work



155 survey responses

RESULTS AS OF 9/9/25

DRAFT, 1ST ROUND

TOD Zoning Code Amendments

TOD Zoning Code Amendments

DRAFT, 1ST ROUND

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Amendments affecting various parts of the Zoning Ordinance

The following global code amendments are recommended, particularly covering a specific topic that appears at various points throughout the Zoning Ordinance.

PROPOSED CODE AMENDMENTS:

- Minor grammatical and formatting revisions
- Elimination of floor area ratio (FAR)
- Updated adoption date of the Itasca Comprehensive Plan
- Replacement of potentially offensive language with more inclusive language
 - Changed “the aged” and “elderly” to “older adults”
 - Changed “handicapped” to “people with disabilities”
 - Changed “feeble-minded or insane” to “people with intellectual disabilities or mental health issues”

TOD Zoning Code Amendments

DRAFT, 1ST ROUND

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Sections with no changes

The following sections of the Zoning Ordinance have no proposed code amendments.

NO CODE AMENDMENTS:

- Section 1: Title
- Section 9: Office Research District
- Section 10: Regional Office Center District
- Section 11: Manufacturing District
- Section 15: Telecommunications Towers and Antennas
- Section 16: Illustrations

TOD Zoning Code Amendments

DRAFT, 1ST ROUND

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Sections with minimal changes

The following sections of the Zoning Ordinance have minimal proposed code amendments.

MINIMAL CODE AMENDMENTS:

- Section 2: Intent and Purpose
 - Revised purpose statements for Residence Districts to align with TOD principles
- Section 4: General Provisions
 - Updated the zoning districts in which home occupations shall be permitted
- Section 5: Non-Conforming Buildings, Structures, and Uses
 - Updated labeling of streamlined Business Districts for consistency
- Section 14: Administration
 - Revised the purpose statement for Planned Development to include commercial areas and the transit-oriented mixed use downtown

TOD Zoning Code Amendments

DRAFT, 1ST ROUND

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Section 3: Rules and Definitions

This section establishes the rules for using the Zoning Ordinance and definitions for key terms used throughout the ordinance.

PROPOSED CODE AMENDMENTS:

- Updated the definitions list with the following new or revised definitions:
 - Coworking space
 - Dwelling, apartment, older adults
 - Electric vehicle
 - Electric vehicle charging station
 - Nursing Home
 - Traditional downtown

TOD Zoning Code Amendments

DRAFT, 1ST ROUND

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Section 6: Zoning Districts

This section lists the various zoning districts that are described in more detail in Sections 7 through 11. In addition, this section describes the Zoning Map and standards for identifying zoning district boundaries, annexations, and zoning designations for public ways (e.g., streets, alleys, waterways, railroads).

PROPOSED CODE AMENDMENTS:

- Consolidated the six Business Districts to form a streamlined set of three districts (see Section 8).
- Left the following districts as is (no changes):
 - Residence Districts (R-1, R-2, R-3)
 - Office Research District (O-R)
 - Regional Office District (ROC)
 - Manufacturing District (M)
- Recommended Zoning Map revisions include:
 - Rezone the fire station, library, and water park parcels from B-2 to B-1 Downtown TOD District
 - Relabel all parcels B-4 and B-5 to B-1 Downtown TOD District



TOD Zoning Code Amendments

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Section 7: Residence Districts

This section provides the purpose statements and zoning standards for the three Residence Districts:

R-1: Single Family Residence District

R-2: Single Family Residence District

R-3: General Residence District

PROPOSED CODE AMENDMENTS:

- Revised some of the Residence Districts purpose statements to align with TOD principles
- Added the following uses to the list of R-1 special uses:
 - Single-family attached dwellings, including group homes, rowhouses, or townhouses
 - Two-family dwellings, including duplexes
- Recommended consideration of the following R-2 bonuses for the R-1 and R-3 districts
 - Porch bonus
 - Detached garage bonus
 - Dormer bonus
 - NOTE: Applicable if located within a 1/2 mile radius of the Metra station and contributes to the overall character of this area as it would for lots zoned R-2
- Added electric vehicle charging stations to the list of R-3 special uses

TOD Zoning Code Amendments

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Section 8: Business Districts

This section provides the purpose statements and zoning standards for the Business Districts, which are recommended to be streamlined from six districts to three districts as listed below:

B-1: Downtown TOD District

B-2: Community Business District

B-3: Service Business District

PROPOSED CODE AMENDMENTS (ALL BUSINESS DISTRICTS):

- Consolidated the six Business Districts to form a streamlined set of three districts:

Current Business Districts	Proposed Business Districts
B-1: Local Business District	B-1: Downtown TOD District
B-2: Community Business District	B-2: Community Business District
B-3: Service Business District	B-3: Service Business District
B-4: Traditional Downtown North Business District	
B-5: Traditional Downtown South Business District	
B-6: Irving Park Road Business District	

- Revised the district descriptions to align with TOD principles
- Updated the permitted and special use lists
 - Recommended grouping similar uses in categories
 - Removed obsolete uses
 - Added new uses

TOD Zoning Code Amendments

DRAFT, 1ST ROUND

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Section 8: Business Districts

This section provides the purpose statements and zoning standards for the Business Districts, which are recommended to be streamlined from six districts to three districts as listed below:

B-1: Downtown TOD District

B-2: Community Business District

B-3: Service Business District

PROPOSED CODE AMENDMENTS (B-1 DOWNTOWN TOD DISTRICT):

- Recommended variable front yard setback due to the differing characters along Irving Park Road
 - West end is more auto oriented with larger lot sizes
 - East end is more dense relating more to the Metra station
 - Zero front yard setbacks are encouraged in the B-3 district
 - However, if front yards are provided, they shall not exceed ten (10) feet in all areas except the area west of Maple Street and south of the railroad, which shall have a minimum front yard setback of twenty-five (25) feet
- Updated off-street parking requirements to allow for one row of short-term parking at the front of the lot
- Added TOD zoning standard to allow for up to a 50% reduction in parking requirements for development located within 1/2 mile of the Metra station.
- Set the maximum building height standard to five stories or 65 feet, whichever is lower

Height Analysis



TOD Zoning Code Amendments

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Section 12: Off-Street Parking and Loading

This section provides the zoning standards that regulate off-street parking and loading areas across the various zoning districts. This includes standards for ADA accessible parking for people with disabilities, parking for the Itasca Historic District, limitations on certain vehicles, and the design, maintenance, and location of parking spaces and facilities. Bicycle parking standards are also provided.

PROPOSED CODE AMENDMENTS:

- Added special provision for reduced parking near transit in the B-1 Downtown TOD District, particularly allowing for up to a 50% reduction in parking requirements for development located within 1/2 mile of the Metra station
- Added parking standards for compact cars
- Added parking standards for electric vehicle charging stations
- Added parking standards for motorcycles, mopeds, and scooters

Parking Analysis | Public Parking Areas

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DOWNTOWN PARKING ON PUBLIC PROPERTY

AREA	SPACES	ON-/OFF-STREET
A	139	OFF-STREET
B	158	OFF-STREET
C	8	ON-STREET
D	3	ON-STREET
E	24	ON-STREET
F	12	ON-STREET
G	5	ON-STREET
H	8	ON-STREET
I	9	OFF-STREET
J	5	ON-STREET
K	64	ON-STREET
L	18	OFF-STREET
M	6	ON-STREET
N	12	ON-STREET
O	9	ON-STREET
P	10	OFF-STREET
Q	27	OFF-STREET

517 TOTAL SPACES

361 OFF-STREET SPACES
156 ON-STREET SPACES

A	60	OFF-STREET (LIBRARY)
B	58	OFF-STREET (WATER PARK)
C	38	OFF-STREET (FIRE DEPT)
D	85	OFF-STREET (VILLAGE HALL)
E	20	OFF-STREET (NATURE CENTER)
F	155	OFF-STREET (WASHINGTON PARK)

416 TOTAL SPACES



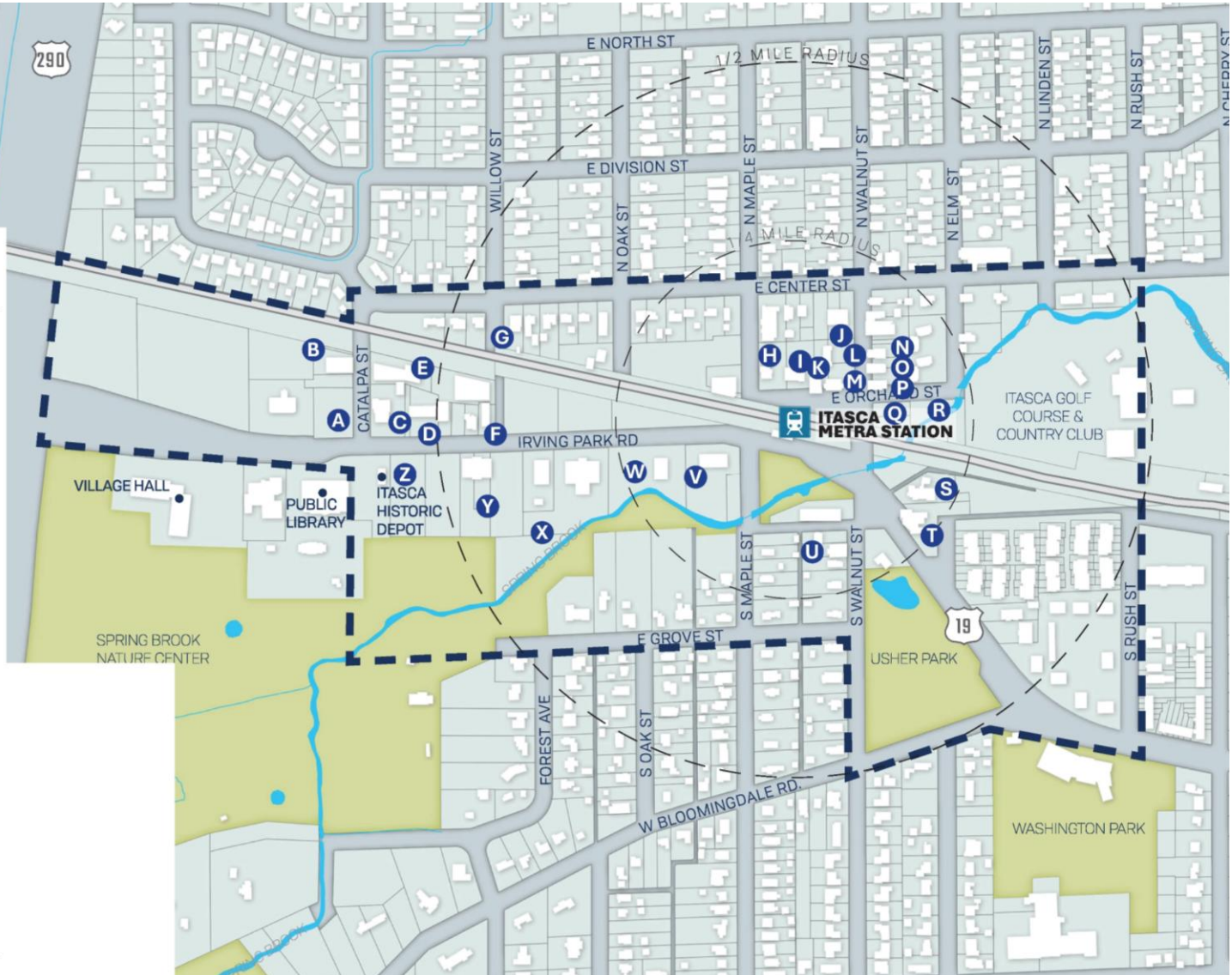
Parking Analysis | Private Parking Areas

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DOWNTOWN PARKING ON PRIVATE PROPERTY

AREA	SPACES	ON-/OFF-STREET
A	53	OFF-STREET
B	14	OFF-STREET
C	19	OFF-STREET
D	41	OFF-STREET
E	5	OFF-STREET
F	9	OFF-STREET
G	11	OFF-STREET
H	7	OFF-STREET
I	27	OFF-STREET
J	37	OFF-STREET
K	11	OFF-STREET
L	12	OFF-STREET
M	10	OFF-STREET
N	6	OFF-STREET
O	10	OFF-STREET
P	6	OFF-STREET
Q	11	OFF-STREET
R	25	OFF-STREET
S	18	OFF-STREET
T	35	OFF-STREET
U	12	OFF-STREET
V	34	OFF-STREET
W	32	OFF-STREET
X	53	OFF-STREET
Y	34	OFF-STREET
Z	16	OFF-STREET

548 TOTAL SPACES



TOD Zoning Code Amendments

DRAFT, 1ST ROUND

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Section 13: Signs

This section provides requirements for a range of signs in the various zoning districts, including the Residence and Business Districts that underly the downtown study area.

PROPOSED CODE AMENDMENTS:

- Revised Master Sign Plan to cover any development in the B-1 Downtown TOD District and update the list of information that should be submitted as part of this plan
- Deleted the sign provisions for certain Business Districts that will no longer exist due to the recommended consolidation

Next Steps

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- :: Present draft Zoning Code amendments to Plan Commission
- :: Present draft Zoning Code amendments to Village Board
- :: Refine draft Zoning Code amendments

NEXT STEERING COMMITTEE MEETING



October or November 2025 (TBD)