



TOD Zoning Code Update

Steering Committee Meeting #3

November 12, 2025

PROJECT CONSULTANT:



Agenda

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

Project Progress

Project Progress

Project Schedule | ALL DATES SUBJECT TO CHANGE

WE ARE HERE

PHASE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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**

DRAFT, 2ND ROUND

TOD Zoning Code Amendments

TOD Zoning Code Amendments

DRAFT, 2ND ROUND

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Mostly minor amendments in second round of review

PROPOSED CODE AMENDMENTS:

- Minor grammatical and formatting revisions
- New or updated zoning definitions

TOD Zoning Code Amendments

DRAFT, 2ND ROUND

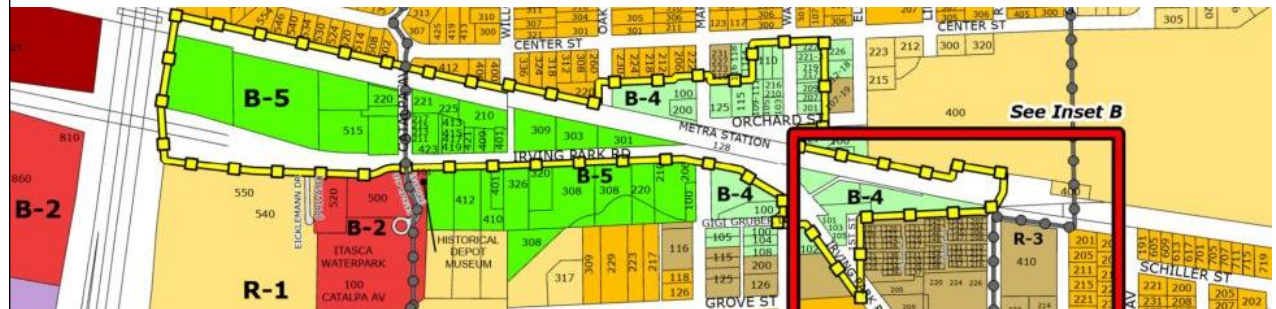
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Section 6: Zoning Districts

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

DRAFT, 2ND 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 (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-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-1: Downtown TOD 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

Next Steps

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- :: **November 18:** Present draft Zoning Code amendments to Village Board
- :: **November 19:** Present draft Zoning Code amendments to Plan Commission
- :: **November:** Finalize Zoning Code amendments
- :: **December:** Conduct Public Hearing for final Zoning Code amendments
- :: **December:** Present final Zoning Code amendments for Village Board adoption

ALL DATES ARE SUBJECT TO CHANGE