TOD Zoning Code Update

Steering Committee Meeting #1

June 4, 2025

PROJECT CONSULTANT:

egret+ox PLANNING

Agenda

1. Introductions
2. Project Overview
3. Stakeholder Engagement
4. Initial Findings
5. Discussion: Preliminary Issues to Consider
6. Next Steps
7. Adjourn

Introductions

Todd Vanadilok AICP

URBAN PLANNING CONSULTANT

YEARS OF EXPERIENCE:
24+ years

egret+ox PLANNING

ZONING CODES & ORDINANCES

Aurora FoxWalk Overlay District Design Guidelines Update | AURORA, IL
Champaign City Center Zoning Rewrite | CHAMPAIGN, IL
Cicero Unified Development Ordinance | CICERO, IL
Downtown Form Based Code Zoning Amendments | LAKE ZURICH, IL
East Dundee Historic District Design Guidelines | EAST DUNDEE, IL
Genoa Unified Development Ordinance | GENOA, IL
Homer Glen Design & Development Guidelines Update | HOMER GLEN, IL
Homer Glen Sign Regulations Update | HOMER GLEN, IL
MPC Chicago Zoning and Land Use Assessment | CHICAGO, IL
Prairie Grove Transit Supportive Zoning | PRAIRIE GROVE, IL
Riverside TOD Supportive Zoning Code Update | RIVERSIDE, IL
Robbins TOD Zoning Code Update | ROBBINS, IL
Urban Agriculture Zoning | THE TALKING FARM, SKOKIE, IL
Waukegan Unified Development Ordinance | WAUKEGAN, IL
Zoning Analysis of Unincorporated Properties | DUPAGE COUNTY, IL

NOTE: Unless noted otherwise, all projects were completed by Todd Vanadilok while with his previous employer Teska Associates, Inc. All graphics and text shown below were created and written by Todd. Projects completed by Todd via Egret & Ox Planning, LLC are denoted with a blue tag (🔷). Award-winning projects are denoted with a blue star (★).

Project Overview

Project Overview

What is this project?

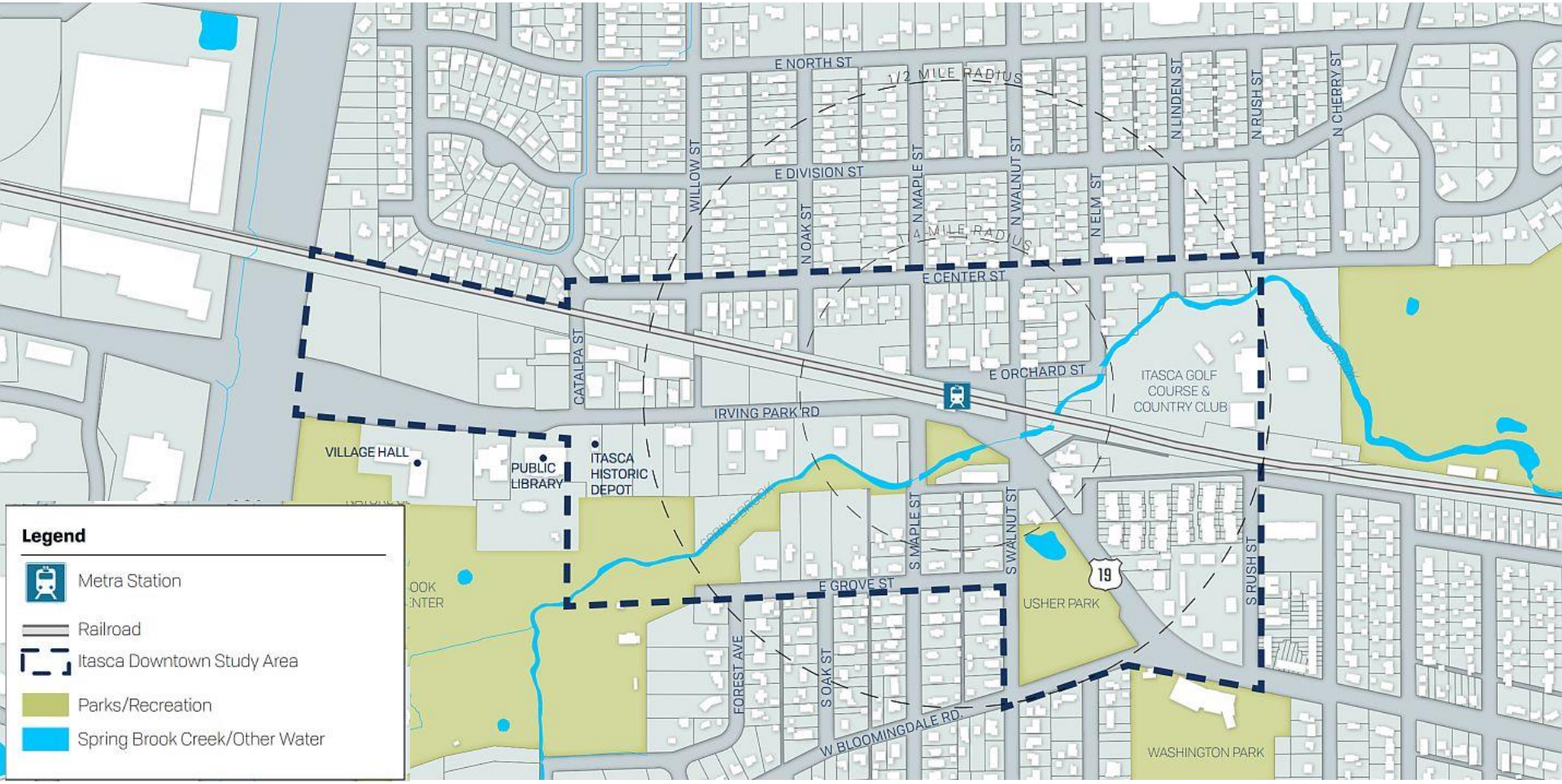
This project is intended to update Itasca's Zoning Code to support development and improve access to transit around the Metra station and overall downtown area.

How is this project funded?

This project is primarily funded by a Community Planning grant from the RTA.

Project Overview

What is this project study area?

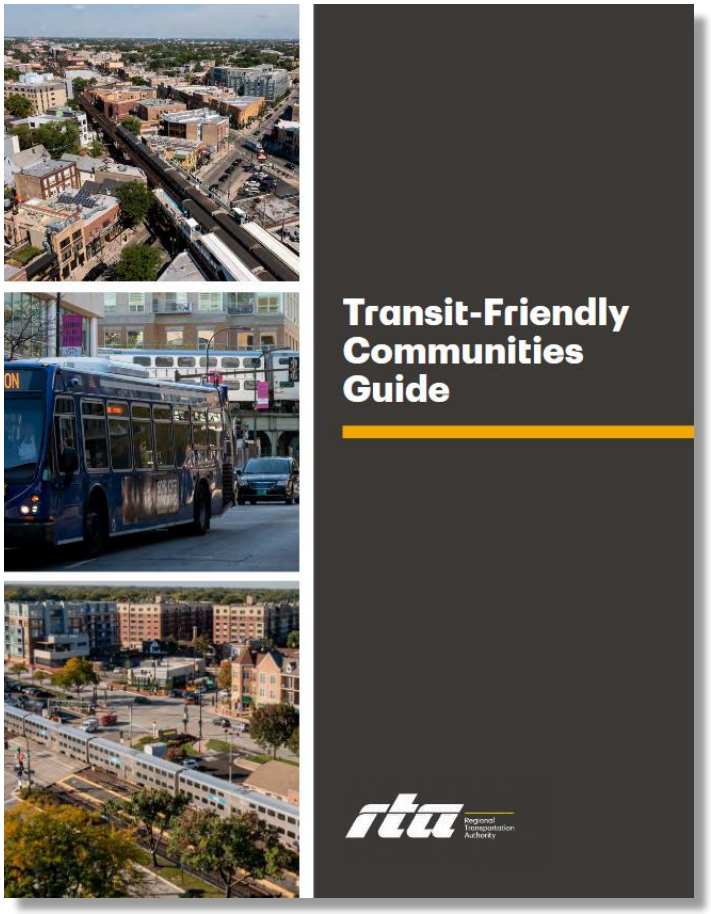


Project Overview

Why update the Zoning Code with a transit supportive approach?

The RTA partners with municipalities across the region to offer resources and technical assistance to make our communities more transit friendly. In addition to development projects around transit facilities, this includes providing for safe and accessible access to bus stops and train stations.

Zoning plays a major role in guiding development and supporting improved access to transit.



Project Overview

Project Schedule | ALL DATES SUBJECT TO CHANGE

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

★ **STEERING COMMITTEE MEETING**

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

Project Overview

Project Expectations

- Ensure the Zoning Code Update is consistent with the existing Village plans
- Address issues that Village staff and elected officials typically encounter
- Address issues that developers, property owners, and other community members typically encounter
- Provide an updated Zoning Code supports downtown development and promotes access to transit

Stakeholder Engagement

Stakeholder Engagement

- Project Website | https://tinyurl.com/itasca-tod-zoning
- Community Feedback | Web-based comment sharing on project website
- Stakeholder Interviews
- Community Survey
- Meetings w/ Village Board, Plan Commission, and Historical Commission

Initial Findings

Initial Findings

Itasca Zoning Code

PRELIMINARY CODE REVIEW

Section 1: Title

This section establishes the Zoning Ordinance as municipal policy.

PROPOSED ACTIONS:

- None anticipated

Section 2: Intent and Purpose

This section establishes the intent and purpose of the Zoning Ordinance.

PROPOSED ACTIONS:

- Update the purpose statement
- Make revisions consistent with amendments made in other code sections

Section 3: Rules and Definitions

This section establishes the rules for using the Zoning Ordinance and definitions.

PROPOSED ACTIONS:

- Update existing definitions or add new definitions

Initial Findings

Itasca Zoning Code

PRELIMINARY CODE REVIEW

Section 4: General Provisions

This section includes subsections focusing on the following code elements:

:: Ordinance administration
:: Lots standards
:: Use standards
:: Supporting standards
:: Public utilities

PROPOSED ACTIONS:

- Make revisions consistent with amendments made in other code sections

Section 5: Non-Conforming Buildings and Uses

This section is primarily related to the handling of non-conformities which occur when a lot, building, structure, or use is deemed non-compliant with the Zoning Ordinance standards.

Itasca's non-conforming use standards are consistent with common practice.

PROPOSED ACTIONS:

- None anticipated

Section 6: Zoning Districts

This section introduces the various zoning districts and describes the Zoning Map.

PROPOSED ACTIONS:

- Update the list of zoning districts consistent with amendments made in Sections 7 through 11
- Update the Zoning Map

Initial Findings

Itasca Zoning Code

PRELIMINARY CODE REVIEW

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 ACTIONS:

- Update the use lists
- Conduct a height study
- Evaluate residential development bonuses

Section 8: Business Districts

This section provides the purpose statements and zoning standards for the five Business Districts:

:: B-1: Local Business District
:: B-2: Community Business District
:: B-3: Service Business District
:: B-4: Traditional Downtown District
:: B-5: Irving Park Road District

PROPOSED ACTIONS:

- Update the use lists
- Conduct a height study
- Assess FAR standards
- Consolidate districts

Section 9: Office Research District

This section provides the purpose and zoning standards for:

:: O-R Office Research District

PROPOSED ACTIONS:

- No actions will be taken to amend this section since no parcels within the downtown study area are zoned O-R

Initial Findings

Itasca Zoning Code

PRELIMINARY CODE REVIEW

Section 10: Regional Office Center District

This section provides the purpose and zoning standards for:

:: ROC Regional Office Center District

PROPOSED ACTIONS:

- No actions will be taken to amend this section since no parcels within the downtown study area are zoned ROC

Section 11: Manufacturing District

This section provides the purpose and zoning standards for:

:: M Manufacturing District

PROPOSED ACTIONS:

- No actions will be taken to amend this section since no parcels within the downtown study area are zoned M

Section 12: Off-Street Parking and Loading

This section provides the zoning standards that regulate:

:: Off-street parking
:: ADA accessible parking
:: Loading areas
:: Vehicle limitations
:: Bicycle parking

PROPOSED ACTIONS:

- Evaluate parking requirements for certain uses
- Assess reduced parking requirements around transit
- Consider EV charging stations

Initial Findings

Itasca Zoning Code

PRELIMINARY CODE REVIEW

Section 13: Signs

This section provides the zoning standards that regulate signs.

PROPOSED ACTIONS:

- Evaluate the sign requirements for the applicable districts and update with modern best practices and other guidance, where needed

Section 14: Administration

This section is primarily administrative in nature, including the role of Village officials to:

:: Review zoning applications
:: Enforce zoning standards
:: Adjudicate approvals or denials

PROPOSED ACTIONS:

- Review procedural standards for special uses, planned development, and site plan review to ensure they are supportive of development in the downtown study area

Section 15: Telecom Towers and Antennas

This section provides general zoning requirements for telecommunications towers and antennas.

PROPOSED ACTIONS:

- None anticipated

Section 16: Illustrations

PROPOSED ACTIONS:

- None anticipated unless instructed by Village

Discussion: Preliminary Issues to Consider

Discussion

What key issues should be considered in the Zoning Code update?

Things to think about:

:: Common zoning issues that arise consistently
:: Standards that are missing and should be added
:: Types of development and uses that would be appropriate for downtown

Next Steps

:: Conduct stakeholder interviews
:: Launch community survey
:: Identify preliminary draft Zoning Code amendments

NEXT STEERING COMMITTEE MEETING

August or September 2025