



# CITY OF WOOD DALE

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## **COMMUNITY DEVELOPMENT COMMISSION** **MEETING AGENDA**

Date & Time: November 19, 2018 at 7:00 PM  
Location: Wood Dale City Hall  
Council Chambers  
404 N. Wood Dale Road  
Wood Dale, IL 60191  
Members: Ron Damasco, Brad Karich, Richard Petersen, Dave  
Shimanek, Rick St. Marie, George Vant, David Woods  
Staff Liaison: Kelley Chrisse

### **I. CALL TO ORDER BY CHAIRMAN**

### **II. ROLL CALL**

### **III. BUSINESS ITEMS**

*A. Approval of Meeting Minutes from October 15, 2018*

### **IV. PUBLIC HEARINGS**

*A. Case No. 2018-CDC-07*

The City of Wood Dale is proposing multiple text amendments to the Unified Development Ordinance, Chapter 17, of the Municipal Code. The purpose of the text amendments is to clarify the regulations as follows:

1. Amend and add definitions in Sec. 17.103;
2. Amend and consolidate the use classifications related to Manufacturing Uses, Motor Vehicle Uses, Personal and Business Services, Residential Uses, Transportation and Utilities Uses and Wholesale Uses in Sec. 17.503; and
3. Amend the regulations related to the Street Transition and eliminate the reference to Americans with Disabilities Act in Sec. 17.607.

### **V. STAFF LIAISON REPORT**

### **VI. ADJOURNMENT**

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## COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: October 15, 2018  
Present: Ron Damasco, Richard Petersen, David Shimanek, Rick St. Marie, Dave Woods  
Absent: Brad Karich, George Vant  
Also Present: Patrick Bond; Kelley Chrissie; Yvonne Bergendorf of Wood Dale Public Library; Harlan Doland of IMEG Corp.; Pat Callahan and Elizabeth Veatch of StudioGC Architecture + Interiors; Mark Ritzman of Peregrine, Newman, Ritzman & Bruckner, Ltd.; Mark Winger; Ald. Eugene Wesley  
Meeting Convened at: 7:00 p.m.

### **CALL TO ORDER:**

The meeting was called to order at 7:00 P.M. Roll call was taken and a quorum was present.

Attorney Bond stated that since a permanent Chairman has not yet been appointed, that it would be necessary to appoint a Chairman Pro Tem for this meeting. To that effect, Mr. Woods made a motion, seconded by Mr. Peterson, to appoint Mr. Shaminek as Chairman Pro Tem. A roll call vote was taken with the following results:

Ayes: Mr. Woods, Mr. Damasco, Mr. Petersen, Mr. Shimanek, Mr. St. Marie  
Nays: None  
Abstain: None  
Motion: Carried

### **APPROVAL OF MEETING MINUTES:**

Mr. Shimanek made a motion, seconded by Mr. St. Marie, to approve the minutes of the September 17, 2018 meeting. The minutes were unanimously approved as presented via voice vote.

### **PUBLIC HEARINGS:**

### **CASE NO 2018-CDC-08**

The Board of Library Trustees of the Wood Dale Public Library District is requesting a Major Site Plan Review, Special Use and Planned Unit Development to construct an approximately 3,800 square foot addition to the existing public library. The subject

property is located at the southwest corner of Wood Dale Road and School Street, commonly known as 520 N Wood Dale Road.

Staff summarized the information included in its memo dated October 15, 2018, information which included the project description, compliance with the Comprehensive Plan and the Unified Development Ordinance, lot development standards, parking, lighting and landscaping plans. Ms. Chrisse noted that the City's engineer has reviewed and approved the plans as submitted as has the Wood Dale Fire Protection District.

Ms. Bergendorf, the library's Executive Director discussed the library's overall services to the community since its construction in 1979 and explained how today's changing needs and services for libraries everywhere call for more flexibility in building design. The plan as presented will provide for upgrades in services, expansion of programming for all ages and increased efficiency in operations. Mr. Callahan of StudioGC Architects briefly reviewed the engineering plans for the plan and stated that there will not be any overflow of water from the library onto adjacent residential properties and reiterated the fact that the City's engineer has reviewed and approved of the engineering plans submitted. Mr. Callahan described the outdoor lighting plans and stated that the architectural plans for the addition are consistent with the library's original design; in addition, interior renovation will enhance and incorporate the library's desire to create activity zones and areas affording privacy. There were no comments or questions from members of the public who were in attendance.

Mr. Woods made a motion, seconded by Mr. St. Marie, to close the Public hearing at 7:40 P.M. The motion was unanimously approved via voice vote.

**VOTE:**

Mr. St. Marie made a motion that based on the submitted petition and testimony presented, the proposed Special Use, Planned Unit Development and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan; and therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission and recommend to the City Council approval of Case No. 2018-CDC-08 with the following conditions:

1. The Special use, Planned Unit Development and Major Site Plan Review shall substantially conform to the staff memo dated October 15, 2018 and the attached exhibits, except as such plans may be modified to meet City code requirements. Where deviations to the codes have not been requested as part of this approval, the existing codes must be met, as applicable, at the time of permit application
2. A drainage easement shall be granted and recorded upon installation and approval by the City Engineer of the Stormwater best management (BMP). The easement shall include language to allow the City to maintain or repair the BMP in the event

that the owner fails to and the City can seek reimbursement for the cost of maintenance and/or repair.

3. A note to title shall be recorded to identify the existence of the BMP.

The motion was seconded by Mr. Peterson. A roll call vote was taken with the following results:

Ayes: Mr. Woods, Mr. St. Marie, Mr. Dimasco, Mr. Shimanek, Mr. Petersen  
Nays: None  
Abstain: None  
Motion: Carried.

**STAFF LIAISON REPORT:**

There was no report.

**ADJOURNMENT:**

Mr. Woods made a motion to adjourn the meeting at 7:45 P.M. The motion was seconded by Mr. Petersen and was unanimously approved by voice vote. Motion carried.

*Minutes taken by Marilyn Chiappetta*

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: November 19, 2018

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. 2018-CDC-07, Multiple Text Amendments to the Unified Development Ordinance

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### **OVERVIEW**

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Multiple text amendments to the Unified Development Ordinance (UDO), Chapter 17 of the Municipal Code are being proposed. The purpose of the text amendments are to clarify the regulations as follows:

1. Amend and add definitions in Sec. 17.103;
2. Amend and consolidate the use classifications related to Governmental Uses, Manufacturing Uses, Motor Vehicle Uses, Personal and Business Services, Residential Uses, Transportation and Utilities Uses and Wholesale Uses in Sec. 17.503; and
3. Amend the regulations related to the Street Transition and eliminate the reference to Americans with Disabilities Act in Sec. 17.607.

### **ANALYSIS**

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The following four (4) attachments are referenced below and included with this memo:

- Exhibit A – Red-line of Definitions Sec. 17.103
- Exhibit B – Red-line of Table of Permitted Uses Sec. 17.503
- Exhibit C – Summary for Table of Permitted Uses Sec. 17.503
- Exhibit D – Red-line of Off-Street Parking and Loading Sec. 17.607

#### *Add and amend definitions in Sec. 17.103*

Various definitions were added, revised and combined. The main intent of the amendments is to add definitions to uses which were not previously defined and to provide consistent definitions throughout the entire municipal code. *Exhibit A: Red-line of Definitions* provided with this memo lists all of the added, revised and combined definitions. New terms added include a definition for “ground floor” as is present in multiple sections throughout the UDO. Definitions related to “occupancy” were also added including “residential” and “non-residential” which differentiate between the actual use of the land, building or portion thereof. Various definitions were amended and

added related to motor vehicle and transportation uses. Lastly, definitions were added to define allowed uses in the Thorndale Corporate Corridor District.

*Amend and consolidate the use classifications in Sec. 17.503*

The purpose of the text amendments is to provide clarity by combining various similar uses into defined use groups. Where applicable, similar uses which were permitted in the same zoning districts were combined to eliminate redundancy. In certain instances, for example for dwelling units above the ground floor, the text was amended to match how the use is currently administered. *Exhibit B: Red-line of Table of Permitted Uses* provided with this memo lists all of the amended uses. Due to the number of clarifications the attached *Exhibit C* provides a summary table listing all of the uses that were combined or revised.

*Amend the regulations related to the Street Transition and eliminate the reference to Americans with Disabilities Act in Sec. 17.607*

The existing regulations require a transition space of not less than thirty feet (30') in length from the right of way to the nearest parking space, an intersecting driveway or parking aisle. While the intent of this regulation is to provide sufficient transition space from the street, currently the same requirement applies to the transition from alleys. The text amendment proposes a reduction of the required transition space to ten feet (10') along alleys. This change will allow more flexibility in the parking lot design near an alley, but will not affect the required transition from public streets ensuring traffic safety and circulation efficiency.

Another text amendment is proposed to update the handicapped parking requirements. A reference to the Americans with Disabilities Act of 1990 (ADA) was removed as it is already referenced in the newly updated Illinois Accessibility Code. The proposed text amendments to Sec. 17.607 are attached to this memo as *Exhibit D*.

*Compliance with the Comprehensive Plan*

The proposed text amendments will help the City work towards the goals listed in the Comprehensive Plan such as to “build community capacity” and “keep Wood Dale diverse” by clarifying redundant or previously undefined uses permitted within various districts. Further, the clarified regulations are intended to aid the City in enforcement of the regulations.

*Compliance with the Unified Development Ordinance*

The proposed text amendments maintain the intent of the code “to implement the goals, objectives and policies of the city of Wood Dale comprehensive plan to ensure that growth is an integral part of the community and contributes to the formation of functional neighborhoods and town centers; to increase collective security and community identity to promote civic awareness and responsibility; and, to enhance the quality of life for the entire city to ensure the greatest possible economic and social benefits for all Wood Dale residents, merchants and visitors.”

In addition to continuing to promote the public health, safety, and general welfare of the City, the proposed text amendments support the following goals of the UDO:

- To prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;
- To protect the character and stability of the residential, business, and manufacturing areas within the city and to promote the orderly and beneficial development of such areas; and
- To preserve and enhance the taxable value of land and buildings throughout the city.

The proposed text amendments are in keeping with the purpose and intent of the UDO and seek to provide clarification of its purpose and intent.

#### *Findings of Fact*

Although there is no requirement to adopt findings of fact, the proposed amendments are consistent with the Comprehensive Plan and the UDO.

### **RECOMMENDATION**

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The proposed text amendments are consistent with the Comprehensive Plan and the Unified Development Ordinance. Based on the findings listed above, staff recommends that the Community Development Commission make the following motion recommending approval of these amendments:

Based on the various proposed text amendments to the UDO, as summarized in the staff memo, I move that the Community Development Commission adopt the findings of fact included within the staff memo as the findings of the Community Development Commission, and recommend to the City Council approval of Case No. 2018-CDC-07.

**CHAPTER 17 ARTICLE I – GENERAL PROVISIONS**

**Sec. 17.103.C. Definitions:**

**BUILDING SERVICES:** Uses that provide maintenance and repairs of buildings, ~~and~~ structures, or equipment/appliances as well as the exterior spaces of a premises.

**DISPATCH SERVICES, FREIGHT:** A professional office in which a person organizes, schedules or otherwise arranges transportation of freight, including but not limited to cartage, freight forwarding, or tow services. Excludes the on-site parking of commercial motor vehicles even on short term basis.

**Commented [GP1]:** Combined definition for “Cartage services” and “Freight forwarding, without terminal.”

**DISPATCH SERVICES, PASSENGER:** A professional office in which a person organizes, schedules or otherwise arranges transportation of passengers, including but not limited to ambulance, bus, livery or taxicab services. Excludes the on-site parking of commercial motor vehicles even on short term basis.

**Commented [GP2]:** Combined definition for “Ambulance service,” “Bus office/dispatch,” “livery service operator’s office/dispatch,” and “Taxicab operator offices.”

**EATING AND DRINKING ESTABLISHMENT:** The use of a structure or land for the gathering of people for food or drink consumption.

~~**FREIGHT FORWARDING SERVICE:** See definition of terminal, motor freight.~~

**FREIGHT HANDLING FACILITY:** A building or portion thereof ~~an area~~ in which freight brought by truck is assembled and/or temporarily stored for routing or reshipment, or in which semitrailers, including tractor and/or trailer units and other trucks, are parked or stored, and may include dispatch services.

**Commented [GP3]:** Renamed from “Freight Forwarding Service, with Terminal” with slight modification of the definition.

**FREIGHT YARD:** A parcel of land or portion thereof ~~designed~~ used for the parking and/or storage of semitrailers, including truck tractors and/or trailer units, other commercial motor vehicles ~~trucks, buses~~ and recreational vehicles and storage of shipping containers.

**Commented [GP4]:** Combined definition for “Shipping Container Storage,” “Truck Freight Terminal,” and “Truck Trailer Storage.”

**FREIGHT:** Goods, wares, merchandise, substances, materials, and commodities of any kind being transported or transferred from one place to another by air, rail, or commercial motor vehicle.

**GASOLINE STATION:** Any building, land area, or other premises, or a portion thereof, used or intended to be used ~~only~~ for the retail dispensing or sale of motor vehicle fuels and fluids that may include the retail sale of other merchandise or services not related to dispensing fuel.

**Commented [GP5]:** Combined definition for “Gasoline station” and “Minimart, Motor Vehicle.”

**GROUND FLOOR:** The first floor of a building other than a basement.

**LABORATORY:** A building, or portion thereof, in which scientific research, investigation, testing, analyzing, or experimentation is conducted on a regular basis but not devoted to the manufacturing of a product or products on the premises.



LIMITED MANUFACTURING: The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products. This does not involve the assembly of large equipment and machinery and has very limited external impacts in terms of noise, vibration, odor, hours of operation and commercial motor vehicle traffic.

LODGING: The use of a structure or land for sleeping purposes on short term basis, typically less than 30 days.

MANUFACTURE/MANUFACTURING: The mechanical or chemical transformation of materials or substances into new products including the assembling of components; parts, the manufacturing of products and the blending of materials. Uses which draw, roll, extrude, cast, forge, heat treat, electroplate, plate, anodize, or color ferrous and nonferrous metals.

~~MINIMART, MOTOR VEHICLE: A gasoline station which offers or includes as an accessory use, the retail sale of merchandise or services not related to dispensing fuel, the maintenance, service or repair of motor vehicles.~~

**Commented [GP6]:** Combined with "Gasoline station" definition.

MOTOR VEHICLE REPAIR FACILITY: A building or structure in which a business, service or industry involving the maintenance, repair, servicing or painting of vehicles, or other small engines is conducted or rendered.

MOTOR VEHICLE, COMMERCIAL: Any large motor vehicle including but not limited to truck tractors and buses, and/or any vehicle required to carry commercial license plates.

MOTOR VEHICLE, PASSENGER: Any motor vehicle used, designed, or maintained for the transportation of ten persons or less, including but not limited to vans, trucks or sport utility vehicles, and not required to carry commercial license plates.

MOTOR VEHICLE: Any motor powered device in, upon or by which any person or property may be transported.

OCCUPANCY, NON-RESIDENTIAL: The occupancy for uses other than residential.

OCCUPANCY, RESIDENTIAL: The occupancy for living and sleeping purposes, that is not considered lodging.

OCCUPANCY: The actual use of land, building and/or structure, or a portion thereof.

OFFICE, ADMINISTRATIVE AND PROFESSIONAL: A room or group of rooms used for conducting the affairs of a business, profession, service industry or government, including but not limited to corporate office, law offices, architectural firms, insurance

**Commented [GP7]:** Updated definition.

companies and other executive, management or administrative offices for businesses and corporations.

OFFICE, MEDICAL: A room or group of rooms used for the diagnosis and treatment of human patients' illnesses, injuries and physical maladies that can be performed in an office setting with no overnight care. Surgical, rehabilitation and other medical centers that do not involve overnight patient stays are included in this category, as are medical and dental laboratories.

PARCEL: A tract or plot of land.

PARKING LOT/GARAGE (COMMERCIAL): A parcel of land used for the parking of motor vehicles for less than forty eight (48) consecutive hours in any seventy two (72) hour period, excluding freight yard.

PARKING, NON-ACCESSORY: A parcel of land used for parking of passenger motor vehicles as the primary use, as opposed to an accessory use to the principal use of a parcel or another adjacent property.

PERSON: As defined in section 4.106 of this Code.

PERSONAL GROOMING: Personal services related to maintenance of hair, nail, skin, including, but not limited to barber shops, beauty and nail salons, and/or day spas.

PERSONAL SERVICES: Uses that provide a variety of non-medical services associated with frequent, recurrent, and instructional needs, including but not limited to personal grooming, fitness and leisure activities, individual or group instruction or training, and/or massage therapy.

PRODUCT SHOWROOM: Corporate facility where goods are displayed that may also include assembly, light production, shipping, administrative and operational functions.

RECYCLING CENTER: A facility that is not a junkyard, in which recoverable resources from used materials and products are purchased, collected, processed to a condition for reuse, or temporarily stored prior to delivery or sale to others who will use the recovered resources to manufacture new products.

~~RECYCLING COLLECTION CENTER: A building or a portion thereof in which recoverable resources from used products and materials are collected and temporarily stored prior to delivery or sale to others who will process the recoverable resources.~~

Commented [GP8]: Eliminated duplicate use.

RESEARCH SERVICES: The conduct of research, development, and testing in various fields of science, such as but not limited to chemistry, pharmacy, medicine, electricity, transportation and engineering.

**RETAIL:** ~~To sell in quantities.~~ The use of a structure or land for the display and sale of merchandise directly to the ultimate consumer that may include stocks of goods, wares or merchandise incidental to such purpose and open and accessible to the public.

~~TERMINAL, TRUCK FREIGHT:~~ A building or an area in which freight brought by truck is assembled and/or temporarily stored for routing or reshipment, or in which semitrailers, including tractor and/or trailer units and other trucks, are parked or stored.

**Commented [GP9]:** Combined with "Freight yard" definition.

TRANSPORTATION STATION/ FACILITY~~TERMINAL, BUS OR TRAIN:~~ A building or area specifically designated for the assembly and boarding and unboarding of passengers to/from a train or bus.

TRUCK TRACTOR: As defined in section 15.153 of this Code.

~~TRUCK/TRAILER STORAGE:~~ A parcel of land or portion thereof used for the parking and/or storage of semitrailers, including tractors and/or trailer units, other trucks and recreational vehicles.

**Commented [GP10]:** Combined with "Freight yard" definition.

**WAREHOUSE AND DISTRIBUTION-CENTER:** A building used in the storage, wholesale, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.

**WAREHOUSE:** A structure, or ~~portion~~part thereof, ~~or area~~ used principally for the storage of goods and merchandise conducted within a completely enclosed building, that is not a freight handling or warehouse and distribution facility.

**WHOLESALE-ESTABLISHMENT:** ~~A business establishment principally engaged in selling~~ The sale of goods, wares, or merchandise to retailers or distributors rather than consumers.

**CHAPTER 17 ARTICLE V – DEVELOPMENT DISTRICTS**

**Sec. 17.503. Table Of Permitted Uses:**

17.503A TABLE OF PERMITTED USES

Key:	P = Permitted	S = Special use	T = Temporary
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Use Categories		Zoning Districts											
		R-1	R-2	R-3	R-4	R-G	C-1	C-2	C-3	TCB	I-1	I-2	
G.	Manufacturing uses:												
-	<del>Uses which draw, roll, extrude, cast, forge, heat treat, electroplate, plate, anodize, or color ferrous and nonferrous metals, except as specifically identified otherwise in this table</del>	-	-	-	-	-	-	-	-	-	-	<del>P</del>	<del>P</del>
	Uses which involve the manufacture, processing, production, assembly, fabrication, and/or distribution of goods, <del>provided same complies with section 17.504, "Performance Standards", of this article and conditions of use, and all lot development standards,</del> unless specifically identified otherwise in this table, and do not exceed 6,000 square feet of total floor space and basement space								P			P	P
	Uses which involve the manufacture, processing, production, assembly, fabrication, and/or distribution of goods, <del>provided same complies with section 17.504,</del>											P	P



	repair <a href="#">service</a> and body shop operations											
-	<del>Boat sales, rental, service</del>	-	-	-	-	-	-	-	<del>P</del>	-	<del>P</del>	<del>P</del>
	Car wash, automatic/mechanical, manual								P		P	P
	Gasoline station						S	S	P		P	P
	<del>Motor vehicle accessories store</del>	-	-	-	-	-	-	-	<del>P</del>	-	<del>P</del>	<del>P</del>
-	<del>Motor vehicle body shop, except trucks</del>	-	-	-	-	-	-	-	<del>S</del>	-	<del>P</del>	<del>P</del>
-	<del>Motor vehicle minimart</del>	-	-	-	-	-	<del>S</del>	<del>S</del>	<del>P</del>	-	<del>P</del>	<del>P</del>
	<a href="#">Motor vehicle repair facility for commercial motor vehicles</a>										<a href="#">P</a>	<a href="#">P</a>
	Motor vehicle repair facility <a href="#">for passenger motor vehicles</a>								P		P	P
-	<del>Motorcycle sales/service/rental</del>	-	-	-	-	-	-	-	<del>P</del>	-	<del>P</del>	<del>P</del>
	Recreational vehicle/camper sales, service, rental								S		P	P
	Service station						S	S	S		P	P
	Tire, battery store								P	S	P	P
-	<del>Towing service, with on site vehicle impoundment</del>	-	-	-	-	-	-	-	-	-	<del>S</del>	<del>S</del>
-	<del>Towing service, without on site vehicle impoundment</del>	-	-	-	-	-	-	-	<del>P</del>	-	<del>P</del>	<del>P</del>
	Truck sales, new and/or used, including accessory repair and body shop operations										P	P
-	<del>Truck service, repair</del>	-	-	-	-	-	-	-	-	-	<del>P</del>	<del>P</del>

J.	Personal and business services:											
-	<del>Establishments engaged in the provision of frequent or recurrent needed services of a personal nature, including, but not limited to, the following uses in this subsection J-</del>	-	-	-	-	-	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>
	Artist, musician, composer, sculptor studio						P					
	Auction house							P	P			
	<del>Barbershop</del> <u>Personal grooming, with tanning as an accessory use</u>						P	P	P	P		
-	<del>Beauty shops with chiropody and/or tanning facilities-</del>	-	-	-	-	-	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	-	-
	Daycare center, licensed by Illinois DCFS	S	S	S	S	S	S	S		S	S	S
	Daycare home, licensed by Illinois DCFS	P	P	P	P	P						
	<del>Doctor's, surgeon's, physician's office/clinic</del> <u>Medical office</u>						P	P	P	P	P	P
	Dressmaking, millinery, tailoring, and shoe repair shop, when conducted for retail sale on the premises only						P					
	Dry cleaning and pressing establishments, when facilities for cleaning and pressing are capable of not more than 750 pounds of dry goods per day, and when using perchlorethylene or other nonflammable solvents approved by the Fire <u>District</u> <del>Department</del>						P	P	P	P	P	P

	Employment agency						S	S	P			
	Exterminating service								P			
	Funeral home							P	P		P	P
	Laundries, automatic or hand, including drive-up pick up or deposit						P	P	P			
	Locksmith						P	P	P			
	Massage establishments											P
	Mirror, glazing, glass cutting establishment							P	P			
	Musical instrument sales and repair						P	P	P	P		
	Nursery school (see daycare center)											
	Personal instruction						P	P	P	P	P	P
	Printing (xerography) establishments							P	P		P	P
	Radio or television broadcasting studio							P	P		P	P
	Readers and advisors											P
	Tanning salons											P
	Tattoo parlor/body piercing salon											P
	Telegraph office						P					
	Travel bureau, travel agent						P					
	Upholstery shop							P	P			
L.	Residential uses:											
	Accessory dwelling unit/office					S						
	Bed and breakfast	S	S	S	S	S	S			S		



	Convalescent, nursing home				S	S	S	S	S	S		
	Convents, rectories, parish houses	S				S	P	P	P	S	P	P
	Development sales office/model home(s)	T	T	T	T	T	T	T	T	T		
	Dwelling units, attached single-family					P				S		
	Dwelling units, detached single-family	P	P	P	P	P				S		
	Dwelling units, multiple-family					P				S		
	Dwelling units, <del>when business uses occupy the ground floor of the same building</del> <u>above the ground floor</u>						P			P		
	Extended care facility	S	S	S	S	S	S	S	S	S		
	Group homes	S	S	S	S	S					S	S
	Health and welfare facility	S	S	S	S	S						
	Home based business, in accordance with section <a href="#">17.604</a> of this chapter	P	P	P	P	P				P		
	Hotel						S	P	P	S	P	P
	Mobile home parks			S								
N.	Transportation and utility uses:											
-	<del>Ambulance service</del>	-	-	-	-	-	-	<del>P</del>	<del>P</del>	-	<del>P</del>	<del>P</del>
-	<del>Bus garage</del>	-	-	-	-	-	-	-	-	-	<del>P</del>	<del>P</del>
-	<del>Bus office/dispatch</del>	-	-	-	-	-	-	<del>P</del>	<del>P</del>	-	<del>P</del>	<del>P</del>
-	<del>Bus terminal</del>	-	-	-	-	-	<del>S</del>	<del>S</del>	<del>S</del>	-	<del>P</del>	<del>P</del>
-	<del>Cartage services</del>	-	-	-	-	-	-	-	-	-	<del>P</del>	<del>P</del>

Commercial, radio, microwave antenna towers	S	S	S	S	S	S	S	S	S		P	P
<a href="#">Dispatch services, freight</a>											<a href="#">P</a>	<a href="#">P</a>
<a href="#">Dispatch services, passenger</a>							<a href="#">P</a>	<a href="#">P</a>			<a href="#">P</a>	<a href="#">P</a>
Electric substations	S	S	S	S	S	S					P	P
<del>Freight forwarding service, with terminal</del> <a href="#">Freight handling facility without freight yard on parcels smaller than 2 acres</a>											S	P
<del>Freight forwarding service, without terminal</del> <a href="#">Freight handling facility, with or without freight yard, on parcels 2 acres or larger</a>											P	P
Helipad											S	S
<del>Livery service garage</del>	-	-	-	-	-	-	-	-	-	-	<del>P</del>	<del>P</del>
<del>Livery service operator's office/dispatch</del>	-	-	-	-	-	-	<del>P</del>	<del>P</del>	-	-	<del>P</del>	<del>P</del>
Personal wireless communication facilities not on municipal property	S	S	S	S	S	S	S	S	S	S	P	P
Personal wireless communication facilities on municipal property	P	P	P	P	P	P	P	P	P	P	P	P
<del>Shipping container storage</del>	-	-	-	-	-	-	-	-	-	-	<del>P</del>	<del>P</del>
<del>Taxicab operator office with garage</del>	-	-	-	-	-	-	-	-	-	-	<del>P</del>	<del>P</del>
<del>Taxicab operator offices</del>	-	-	-	-	-	<del>P</del>	<del>P</del>	<del>P</del>	-	-	<del>P</del>	<del>P</del>
Taxicab stand, not occupying any required off street parking spaces								P	P	S	P	P
Telephone exchange, repeater stations	S	S	S	S	S	S	P				P	P

	Towing service, with on site vehicle impoundment											<del>SP</del>	<del>SP</del>
	Towing service, without on site vehicle impoundment						P	P	P			P	P
	<del>Train station (terminal)–</del> <a href="#">Transportation Station/ Facility</a>							S	S	S		S	S
	<del>Truck freight terminal–</del> <a href="#">Freight Yard</a>											S	S
-	<del>Truck trailer storage, subject to requirements of section 17.502 of this article–</del>	-	-	-	-	-	-	-	-	-		<del>P</del>	<del>P</del>
O.	Wholesale uses:												
-	<del>Enterprises engaged in the display, storage, and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, provided use and operation comply with section 17.504, "Performance Standards", of this article and conditions of use and lot development standards</del>	-	-	-	-	-	-	-	<del>P</del>	-		<del>P</del>	<del>P</del>
	<del>Wholesaling, warehousing, local cartage and express facilities, but excluding motor freight terminals–</del> <a href="#">Warehouse and distribution</a>											P	P

### Summary for Table of Permitted Uses Sec. 17.503

Below is a summary table listing all changes in uses in Table 17.503A. See exhibit B for reference.

<b>EXISTING USE</b>	<b>PROPOSED USE</b>	<b>COMMENTS</b>
Uses which draw, roll, extrude, cast, forge, heat treat, electroplate, plate, anodize, or color ferrous and nonferrous metals, except as specifically identified otherwise in this table		Removed from the Table of Permitted Uses and added to existing definition for Manufacture/Manufacturing in Sec. 17.103C.
Laboratories, provided no production or manufacturing of products takes place on the premises and subject to performance standards of the I-1 district	Laboratory	Removed reference to “production or manufacturing” as it is already present in the definition. Reference to Performance Standards is not needed, as it applies to all non-residential uses.
Recycling center Recycling collection center	Recycling center	Both uses permitted in the I-1 and I-2 districts; Combined into one use and updated the definition in Sec. 17.103.C.
Auto parts store, no repairs permitted on premises Motor vehicle accessories store	Auto parts and accessories store, no repairs permitted on premises	Both uses permitted in the C-3, I-1 and I-2 districts; Combined into one use.
Automobile rental/leasing Automobile sales and rental, new and/or used, including accessory repair and body shop operations Boat sales, rental, service Motorcycle sales/ service/ rental	Automobile, motorcycle and/or boat sales and rental/leasing, new and/or used, including accessory repair service and body shop operations	All related uses are permitted in the C-3, I-1 and I-2 districts; Combined into one use.
Gasoline station Motor vehicle minimart	Gasoline station	Both uses are permitted in C-3, I-1 and I-2 districts and special uses in C-1 and C-2; Combined into one use and updated the definition in Sec. 17.103.C.
Motor vehicle body shop, except trucks Motor vehicle repair facility Livery service garage	Motor vehicle repair facility for passenger motor vehicles	Existing definition for “body shop” referred to definition for “motor vehicle repair facility,” hence the uses were the same; “Body shop”

Taxicab operator office with garage		was a special use in C-3, for consistency changed to permitted when uses are combined into one; Livery and taxicab service garages included; Added definition for "passenger motor vehicle" in Sec. 17.103C.
Truck service, repair	Motor vehicle repair facility for commercial motor vehicles	Related uses are permitted in I-1 and I-2 district; Renamed existing use to differentiate between passenger and commercial vehicle repair facilities; Added definition for "commercial motor vehicle" in Sec. 17.103C.
Bus garage		
H. Motor Vehicle Uses: Towing service, with on site vehicle impoundment	Towing service, with on site vehicle impoundment	<p>"Towing service" uses were included under both section "H. Motor Vehicle Uses" and section "N. Transportation and Utility Uses" of the table; Combined and moved into "N. Transportation and Utility Uses"</p> <p>"Towing services with on site vehicle impoundment" was a special use under "H. Motor Vehicle Uses" but was permitted under "N. Transportation and Utility Uses," more restrictive requirement applies, therefore the uses will be categorized as special use under I-1 and I-2 district.</p>
N. Transportation and Utility Uses: Towing service, with on site vehicle impoundment		
H. Motor Vehicle Uses: Towing service, without on site vehicle impoundment	Towing service, without on site vehicle impoundment	<p>"Towing services, without on site vehicle impoundment" were permitted in both "H. Motor Vehicle Uses" and "N. Transportation and Utility Uses;"</p> <p>The uses were consolidated.</p>
N. Transportation and Utility Uses: Towing service, without on site vehicle impoundment		
Establishments engaged in the provision of frequent or recurrent needed services of a personal nature, including, but not limited to, the		Removed from the Table of Permitted Uses and added a definition for "Personal Services" in Sec. 17.103C.

following uses in this subsection J		
Barbershop	Personal grooming	Both related uses permitted in the same districts; Combined into "personal grooming;" Added definition for "personal grooming" in Sec. 17.103C.
Beauty shops with chiropody and/or tanning facilities		
Doctor's, surgeon/s physician's office/clinic	Medical office	Renamed existing use for consistency with other sections of the UDO and to match definition in Sec. 17.103C.
Ambulance service	Dispatch services, passenger	All uses related to office / dispatch operation of various passenger transportation services; All uses permitted in C-2, C-3, I-1 and I-2 districts; added definition for "dispatch services" in Sec. 17.103C.
Bus office/ dispatch		
Livery service operator's office/ dispatch		
Taxicab operator offices		
Cartage services	Dispatch services, freight	Both uses related to office / dispatch operation of various freight / cargo transportation services; Both uses permitted in I-1 and I-2; Added definition for "dispatch services" in Sec. 17.103C.
Freight forwarding service, without terminal		
Freight forwarding service with terminal	Freight handling facility without freight yard on parcels smaller than 2 acres	Use related to handling of freight shipments; Parcels smaller than 2 acres are not permitted to have freight yard; Similar to freight forwarding service with terminal, the use is special in I-1 but permitted in I-2.
Wholesaling, warehousing, local cartage and express facilities, but excluding motor freight terminals	Freight handling facility with or without freight yard on parcels 2 acres or larger	Parcels 2 acres or larger are permitted to have freight yards; Combined with wholesale use to eliminate redundancy; Use permitted in I-1 and I-2; Definition for "freight handling facility" added in Sec. 17.103C.
Shipping container storage	Freight yard	All uses related to storage of freight and trucks/trailers; While shipping container storage and truck trailer storage uses were permitted in I-1 and I-2, the truck freight terminal was a special use; when combined, the more restrictive requirement applies; Special use in I-1 and I-2; Definition for "freight yard" added in Sec. 17.103C.
Truck freight terminal		
Truck trailer storage, subject to requirements of section 17.502 of this article		

Bus terminal	Transportation station / facility	Both uses fall under the same definition, hence were combined into one; Bus terminal was a permitted use in I-1 and I-2, but when combined, the more restrictive requirement applies; Special use in C-2, C-2, TBC, I-1, and I-2; Definition updated in Sec. 17.103C.
Train station (terminal)		
Enterprises engaged in the display, storage, and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, provided use and operation comply with section 17.504, "Performance Standards", of this article and conditions of use and lot development standards		Eliminate duplicate, see below.
Wholesaling, warehousing, local cartage and express facilities, but excluding motor freight terminals	Warehouse and distribution	Renamed the use to "warehouse and distribution" and updated the definition to include "wholesale" in Sec. 17.103C.

**CHAPTER 17 ARTICLE VI – LAND USE AND DEVELOPMENT STANDARDS**

**Sec. 17.607.D - Off Street Parking And Loading: Additional Off Street Parking Standards And Requirements**

3.c.(3)(B) Street Transition: All parking facility driveways which lead to or from a public right of way shall provide a transition space ~~as follows:~~ of not less than thirty feet (30') in length from the ~~public~~-right of way fronting a street, or not less than ten feet (10') in length from an alley to the nearest parking space, an intersecting driveway or parking aisle along said driveway to ensure traffic safety and circulation efficiency.

**Sec. 17.607.D - Off Street Parking And Loading: Additional Off Street Parking Standards And Requirements**

6. Handicapped Parking: Any parking area for use by the general public shall provide parking spaces designated and located to accommodate the handicapped. Parking spaces reserved for the handicapped shall be located, designed, identified, and otherwise provided in accordance with the most restrictive requirements of the Illinois ~~A~~accessibility ~~C~~ode, 71 Illinois ~~A~~administrative ~~C~~ode, ~~P~~part 400, ~~and the~~ ~~Americans with disabilities act of 1990 (ADA) guidelines, 28 CFR part 36, appendix A, as the same are is~~ from time to time amended.
- a. Size: Each parking space reserved for handicapped use shall be at least sixteen feet (16') in width by eighteen feet (18') in length.
  - b. Enforcement: The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement by the city of the restriction of use of such spaces to handicapped motorists.

**Commented [GP1]:** The Americans with Disabilities Act of 1990 (ADA) was removed as it is already referenced in the newly updated Illinois Accessibility Code.