



Meeting Agenda Plan Commission

Bill Fahrenwald, Chairman

Commissioners: Brad Breems, Ronda Hill, Ana Lopez-Konczal,
Jamie Tate, Earl "Chip" Nagel, and Glen Szczypka

Wednesday, March 14, 2012

6:30 PM

**City Hall East Annex
2434 W. Vermont Street**

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

February 8, 2012 Plan Commission

NEW BUSINESS

1. EZPAWN
12601 Western Avenue
Zoning Text Amendment to allow pawn use in C-2 Commercial Highway zoning district and Special Use Permit for EZPAWN
2. City of Blue Island
Western Avenue at Union, south to New, west to Artesian, south to James, Olde Western Historic District, north to Cal-Sag Channel, east to Division, north to Vermont Street, west to Hoyne, north to York, west to Metra ROW, south to Vermont, west to Irving, north to Union, west to Western.
Zoning Text and Map Amendment for Uptown-TOD zoning district

OTHER BUSINESS

ADJOURNMENT



Plan Commission _____ Meeting Minutes _____ Wed. February 8, 2012

CALL TO ORDER

The meeting was called to order by the Plan Commission's Chairman, Mr. Bill Fahrenwald at 7:09 pm

Present: Mr. Brad Breems, Mr. Bill Fahrenwald, Ms. Jamie Tate, Mr. Glen Szczypka,

Absent: Ms. Rhonda Hill, Mrs. Ana Lopez-Konczal, Mr. "Chip" Nagel,

Community Development Department: Jason Berry

Visitors: John P. Lardner; Jim Bracken.

APPROVAL OF MINUTES.

A motion was made and carried to approve minutes of January 11, 2012 Plan Commission Meeting, Commissioner Breems moving, Commissioner Tate supporting.
With one correction, under Adjournment: change not to no.

NEW BUSINESS

1. Blue Island Compost, LLC, 13601 Cleveland Ave. Special Use Permit to construct a Landscape Compost Waste Facility.

Mr. Berry introduced the plan proposal, and the requested action of the Plan Commission: to recommend (approval or denial) of a special use permit to the Blue Island Zoning Board at their next scheduled meeting.

Mr. Lardner introduced himself and his associate, Mr. Bracken, and presented their proposal to build a landscape waste composting facility on a site in the South COD area. His presentation included: an explanation of the composting process and description of the product; inputs (landscape and yard waste) key conditions involved (heat, moisture, and microbes); management of balance; odor control; inspection and checking of inputs for non-compostable or objectionable materials; plans for groundwater filtering through a bio-swale of native plants; uses and benefits (soil enhancement, water conservation, etc.); LEED credits; site grading; market and sales options; care and maintenance of wetland areas; traffic plans, especially at Cleveland and 139th St. entrance/exit; and consideration of neighboring properties and uses.



Discussion questions and answers included: Who will monitor/inspect? Illinois EPA will review plan, conduct inspections, and issue development and operating permits, but only after zoning approval. Cook County may also have monitoring responsibilities.

What about odor complaints, controls, and measurements? Air can be measured for organic compounds that cause odors, but any obnoxious ones usually indicate something wrong that must be corrected in any case. What about truck tires carrying mud or other debris onto or off the property? There should be very little or no mud generated on the property, and the gravel approach road should help prevent such issue or keep them minimized. Road dust? Water available to spray windrows, etc can be easily used to dampen roadway dust. Staging area will also be compacted gravel, not concrete or asphalt. Is there any danger of herbicide or pesticide pollution? Very little since microbial action also breaks down vast majority of compounds. Output –product will always be chemically tested. What might be left behind if company fails or moves? EPA has a closer plan, which will be backed or supported by a bond. Most serious and difficult questions had to do with narrow/tight turn areas at entrance/exit to 139th. Mr. Berry also raised some issues of concern regarding the culverts over Midlothian creek in a Com. Ed right of way, and the undersized one under the Metra tracks which seem to be the cause of flooding to the west. There was also some discussion of the jurisdictional meaning or definition of wetlands. Mr. Lardner explained that this was determined by conditions of hydrology, type of soils, and plants.

A motion was made and carried to recommend approval of a Special Permit for the Blue Island Compost, LLC's Landscape Compost Waste Facility to the Blue Island Zoning Board, with conditions of:

- no right turn west bound from 139th
- right turn only exit
- a stop sign at exit
- paving of entrance/exit pad
- landscaping around signage to be included.

Commissioner Szczypka moving, Commissioner Breems seconding. Motion carried 4-0 (unanimous).

ADJOURNMENT

There being no further business before the Plan Commission, the meeting was adjourned at 8:40 pm Commissioner Tate moving and Commissioner Szczypka seconding.

Respectfully submitted,
Perry Recker

COMMUNITY DEVELOPMENT DEPARTMENT - STAFF REPORT

DATE: MARCH 8, 2012
PROPOSED PROJECT: EZPAWN
LOCATION: 12601 WESTERN AVENUE
RE: TEXT AMENDMENT AND SPECIAL USE PERMIT

Applicant: EZPAWN

Property Owner: Blue Island Plaza, LLC

Location: 12601 Western Avenue

Zoning: C-2 Highway Commercial

Current Use: Vacant / Retail

Site Area: 5313 sq. ft.

Surrounding Zoning: C-2 Highway Commercial, R-1 Single Family Residential

I. Project Description

EZPAWN seeks to operate a pawn shop at 12601 Western Avenue. The proposed location was last occupied by Hollywood Video and is zoned C-2, Highway Commercial. See the attached schedule of use controls for the City of Blue Island.



The City of Blue Island does not presently permit pawn shop uses in any of its zoning districts. EZPAWN seeks a text amendment to the Blue Island Zoning Ordinance to permit pawn shops as a special use in the C-2 Highway Commercial zoning district, amending Section 4.4 Schedule of Use Controls. In addition, the parking and loading requirements of Section 5.8 will need to be considered. Concurrent with this request, EZPAWN seeks a special use permit to operate at 12601 Western Avenue. The City of Blue Island received authorization from Paul Tsakiris of First Western Properties, Inc. and member of Blue Island Plaza, LLC to allow for a pawn shop at this location.

The shopping center at 12601 Western Avenue presently is occupied by seven retail and service tenants. The vacant former Hollywood Video space is 5,313 sq. ft. The total square footage for the retail building is 14,634 sq. ft. 58 parking stalls are provided, which exceeds the parking minimum for retail uses (1 stall per 300 sq. feet). The center is overparked by 9 stalls.

II. ***Approvals Required***

The proposed text amendment and special use permit begins with a recommendation from the Plan Commission. A public hearing will be scheduled for the Zoning Board of Appeals, which recommends to City Council for final determination.

The ZBA makes findings for a text amendment based on five standards:

- a. Existing uses of property within the general area of the property in question.
- b. The zoning classification of property within the general area of the property in question.
- c. The suitability of the property in question to the uses permitted under the existing zoning classification.
- d. The trend of development, if any, in the general area of the property in question.
- e. Projected use of the property, as indicated in the Comprehensive Plan.

The City's last comprehensive plan was completed in 1984. Objectives for the Commercial districts include promotion of efficient redevelopment and diversifying commercial services. The City's comprehensive plan also recommends upgrading "the environmental conditions in the area including the streets, sidewalks, parking, lighting, and safety conditions."

Comprehensive Plan and Site Design

As the plan commission considers the proposed amendment and appropriate parking standards, improvements to the shopping center landscaping (which are tied to parking regulations) may be considered as a condition of approval.

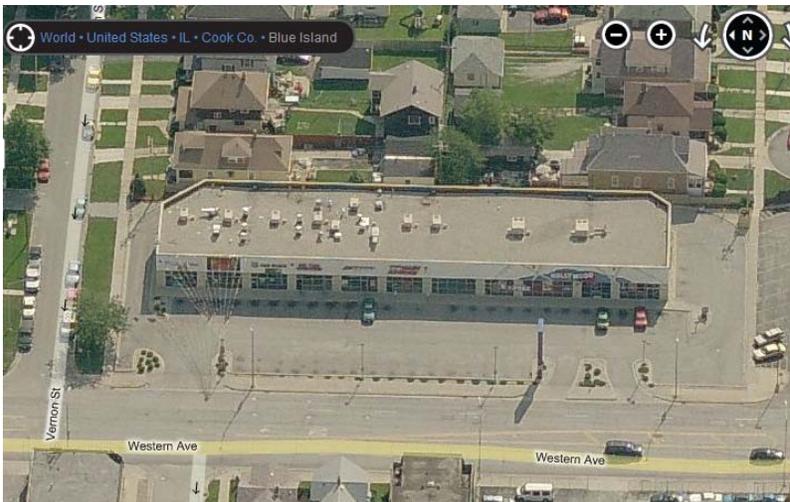


Figure 1: Existing landscaping

There is an existing 5 ft. perimeter area that is inadequately landscaped with low growth shrubs. The landscaping does not provide the buffering, safety, pedestrian comfort and aesthetic benefits intended.

New landscape guidelines for the City recommend that 5 ft. perimeter areas be protected by an ornamental fence or masonry wall. The existing perimeter bed is approximately 140 ft. long and could accommodate 5 street trees with a recommended spacing of approx. 25 feet. While practically no interior landscaping exists, new guidelines would require 12 trees and 30 shrubs at minimum.

In addition to landscaping, there are inadequate bicycle facilities at this site. Bike racks were provided by the City at the SW corner of the site. Facilities may be provided closer to the center, or additional bike racks installed for the north side of the site.

Special Use Permit

Should the EZPAWN be successful with the proposed text amendment, the City will also consider a special use permit for their occupancy at 12601 Western Avenue. The ZBA considers the following standards for a Special Use:

- a. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and
- d. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets, and
- f. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Zoning Board of Appeals.

A recommendation for special use permit and text amendment are being considered simultaneously.

III. *Attachments*

- Project Application
- Schedule of Use Controls
- Site Map
- Site Photos



REYESKURSON

February 17, 2012

VIA ELECTRONIC DELIVERY

Robert Adams
Building Commissioner
City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406

RE: 12601 S. Western Ave.
Special Use Permit Application

Dear Mr. Adams,

Please be advised that this firm represents EZPAWN Illinois, Inc (“EZPAWN”).

EZPAWN hereby requests a text amendment to the zoning ordinance to allow a pawn shop as a special use in Zoning District C2 Commercial Highway. Furthermore, EZPAWN hereby applies for a special use permit to operate a pawn shop at 12601 South Western Avenue. Please see enclosed application and materials supporting the application.

Thank you for your time and attention to this matter.

Regards,

A handwritten signature in cursive script that reads 'Amy Kurson'.

Amy Kurson
Reyes Kurson



Project # _____
(City Use Only)
Date Received: _____
(City Use Only)

CITY OF BLUE ISLAND DEVELOPMENT/CONSTRUCTION PROJECT APPLICATION

Please provide the following information in full. Missing or incorrect information may delay action by the Plan Commission.

CONTACT & REFERENCE INFORMATION

Business Name: EZPAWN

Contact Name: Amy Kurson / Ken Ormsby Phone: (312) 332-0055 / (512) 314-3400
600 W. Van Buren, Suite 909 Chicago IL 60607
Contact Address: 1901 Capital Parkway Austin TX 78746

akurson@rkchicago.com	Street	City	State	Zip
-----------------------	--------	------	-------	-----

Email: Ken_Ormsby@ezcorp.com Preferred Contact Method: Phone Email
(Please Check Applicable Box)

Property Interest of Applicant: Owner
(Please check applicable item.) Lessee
 Legal Representative
 Other: _____

Property Description:
Address 12601 S. Western Avenue, Blue Island, Illinois 60406
PIN 25-30-310-001-0000 and 25-30-310-042-0000
Size of Parcel 5,313 sq ft (sq ft (sf) or acres)
Current Zoning Designation C2

PROPERTY USAGE AND INFRASTRUCTURE NEEDS

1. Project Type: Residential Mixed-Use Mixed-Use
(Please check appropriate category.) Commercial Industrial Other Special Use

2. Intended use of proposed development:
Pawn shop.

3. Ownership:

The proposed development will: *(Please check applicable item.)*

- be built/renovated and sold to others
- be built and leased/managed by your firm
- have another type of long-term ownership; If so describe:

EZPAWN will lease the property from Blue Island Plaza, LLC.

4. End User:

The development will be built: *(Please check applicable item.)*

- speculatively for an end user to be identified; If so, please note the types of end users for which it is intended:

- to suit for a particular end user(s); If so, please identify the customer

EZPAWN

5. Describe anticipated Utility Requirements:

Electric and water. EZPAWN will be open to customers for 56 hours per week.

6. Is there any environmental contamination of the property? ___ Yes ___ X No

If yes, what is the nature of the problem? How will it be addressed?

7. What are the anticipated parking requirements of the development? How are these addressed?

EZPAWN generally has no more than 7 customers and 4 employees in a store at a time. There are 16 parking spaces adjacent to the storefront which is located in an existing retail shopping center. An additional 22 parking spaces are available across the parking lot. Please see enclosed First Western Properties Site Plan.

BUILDING OR SITE IMPROVEMENTS

1. CONSTRUCTION, RENOVATION OR DEMOLITION

a) **Type of Project** (Please check all applicable items):

New Construction Renovation of Existing Building Demolition Required

b) **Building Type** (Please check all applicable items):

Steel Frame Concrete Masonry Wood Frame

c) **Size** (Please fill-in all details):

No. of Stories 1 Total Building Area: 5,313 (sf) Area Per Floor: _____ (sf)

d) **Architect of Record:** _____

Engineers of Record: _____

2. FAÇADE IMPROVEMENTS

Does project involve any façade improvements?

NO. Project does not involve ANY façade improvements.

YES. Project involves façade improvements.

IF YES, PLEASE DESCRIBE: Moderate touch-ups and signage.

3. PROPOSED SIGNAGE

All applicants must complete this section.

a) **Type** (Please check all applicable items):

Freestanding Attached to Building Directional Other: _____

b) **Illumination** (Please check applicable item):

Illuminated Non-illuminated [Please note that the City law prohibits neon signs.]

c) **Proposed Design Elements** (Please fill-in all details):

Size (Sq. Ft.): _____ Height: _____ Colors: _____

Materials: Please see enclosed sign plan from Precision Signs.

*****REQUIRED ATTACHMENTS*****

All applicants must submit:

- EIGHT (8) copies of the application and each of the attachments listed below.**
- A CD-ROM including a digital version of your completed application and each of the required attachments.**

1. Property Description

- Survey of property within proposed development site.
- Map of existing features (streets, alleys, easements, utility lines, existing land use).
- Photos of site and surrounding properties.
- Aerial photo indicating location of development within context of City.

2. Development Plan/Site Design Plan:

A site plan detailing the location and setbacks for all proposed uses including:

- existing and proposed structures;
- parking and loading areas;
- storage and refuse collection facilities;
- existing and proposed utilities and easements;
- public or common open space (if applicable);
- existing and proposed fire hydrants (public & private);

3. Floor Plans:

- Interior plans for all of the floors of the proposed building(s) and structures, indicating dimensions.

4. Exterior Building Elevations:

- Detailed Elevations (indicating scale) of all sides of proposed buildings and structures. Elevations must note *exterior materials* and *façade elements*, including color.
- Colored, architectural renderings of all proposed buildings and structures.

***Please note development applications for properties located within the Western Avenue commercial corridor must follow Main Street/Historic District design standards.*

5. Traffic Circulation & Parking Plan

- Traffic impact study, prepared by a registered professional engineer qualified in traffic analysis.
- Proposed pedestrian and vehicular circulations.
- Parking lot layout, including landscaping and buffers (may be included as a part of landscape plan).

6. Landscape Plan:

- A landscaping plan indicating the dimensions and setbacks for all planted areas and including the approximate location, common name of species and size and number of all proposed plantings.

All commercial developments must provide a landscape buffer and decorative fencing between adjacent properties and public streets.

7. Signage Plan:

- For freestanding signs, include a scaled site plan that indicates proposed location of sign.
- For building signs, include an elevation drawing that indicates proposed location of sign on building.

8. Construction Schedule:

- An anticipated construction schedule for the proposed project.

9. Proposed Budget/Financing:

- Anticipated budget of the proposed project.
- Market Feasibility Report

10. Professional Qualifications

- A statement of professional qualifications and related development experience of the applicant and/or applicant's development team.

A presentation to the Plan Commission will be required in addition to submittal of this application for further clarification of the proposed project.

February 10, 2012

Donald E. Peloquin
Mayor
City of Blue Island
13051 South Greenwood Avenue
Blue Island, Illinois 60406

Re: 127th Street and Western Avenue
EZPAWN, Illinois, Inc.

Dear Mayor Peloquin:

On behalf of Blue Island Plaza, LLC I hereby authorize EZPAWN Illinois, Inc. to apply for a special use permit to open and operate a pawn shop at 12601 S. Western Ave. Blue Island, IL. I further authorize EZPAWN Illinois, Inc. to secure all other land use entitlements and permits required for the business.

I am the Member of Blue Island Plaza, LLC, and I have authority to grant the authorization signified by this letter.

Very truly yours,



Paul Tsakiris
First Western Properties, Inc.
1205 W. Adams, Suite 101
Chicago, IL. 60607
Phone: 773.545.2000 ext 80
Fax: 773.545.4067
paul@1stwesternproperties.com

TRUSTEE'S DEED

874232 DC
wof 2

THIS INDENTURE, made this 28th day of October, 2003, between Mark Triffler, as Trustee under Trust Agreement dated December 5, 1991 Grantor, and Blue Island Plaza, LLC, an Illinois limited liability company, Grantee,



Doc#: 0332201181
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/18/2003 10:10 AM Pg: 1 of 2

WITNESSES: The Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit: (See attachment for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General Taxes for 2003 and subsequent years and covenants, conditions, restrictions of record, building lines and easements, if any.

Permanent Real Estate Index Number: 25-30-310-001-0000 and 25-30-310-042-0000

Address of real estate: 12601 S. Western Avenue, Blue Island, IL 60406

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, hereunto set his hand and seal the day and year first above written.

By: (SEAL)
Mark Triffler, as Trustee under Trust Agreement dated December 5, 1991

State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Triffler as Trustee, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of October, 2003.

Commission expires _____

Notary Public

This instrument was prepared by Gary B. Shulman, of Levun, Goodman & Cohen, 500 Skokie Boulevard, Suite 650, Northbrook, Illinois 60062



BOX 333-CTT

LEGAL DESCRIPTION

of the premises commonly known as 12601 S. Western Avenue, Blue Island, IL 60406

LOTS 8, 9, 10 AND 11 IN BLOCK 3 (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES) IN FAIRMONT, A SUBDIVISION OF LOTS 2 AND 3 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX OCT. 31.03 # 000005894	REAL ESTATE TRANSFER TAX 014.1850 FP 102802	STATE TAX  OCT. 31.03 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000058756 REAL ESTATE TRANSFER TAX 02837.00 FP 102808
---	---	--	---	--

Mail recorded document to:

John N. Skoubis, Esq
200 W. Jackson Blvd
Suite 1050
Chicago, IL 60606

Send subsequent tax bills to:

First Western Properties, Inc.
4431 N. Milwaukee Ave
Chicago, IL 60630



FIRST WESTERN PROPERTIES

Adding value to every transaction

1205 W. Adams, Chicago, IL 60607

Office 773.545.2000 Fax: 773.545.4067 E-mail: fwp@1stwesternproperties.com

For Lease:

Size:
1,000 - 5,313 SF

Space Use:
Retail/Office Building

Zoning:
C3

Site Highlights:

Up to 116' of frontage with floor to roof deck windows on Western Ave.

Immediately adjacent to Walgreen's.

Exposure to 20,700 VPD on Western Ave.

Last vacancy in well positioned, strong co-tenancy strip center.

Join Jimmy John's, Pizza Hut, H&R Block, and more!

Demographics:

1 Mile	
Population	19,735
Households	7,376
Avg. HH Inc.	\$57,664

2 Mile	
Population	146,914
Households	51,682
Avg. HH Inc.	\$60,386

3 Mile	
Population	410,026
Households	146,126
Avg. HH Inc.	\$59,356

Traffic Count:

20,700 Vehicles per day

Retail Shopping Center with Stable Co-Tenancy

12601 S. Western Ave Blue Island, IL 60406



LEO SOLARTE // 773.545.2000 x 98 // leo@1stwesternproperties.com
PAUL TSAKIRIS // 773.545.2000 x 80 // paul@1stwesternproperties.com



FIRST WESTERN PROPERTIES

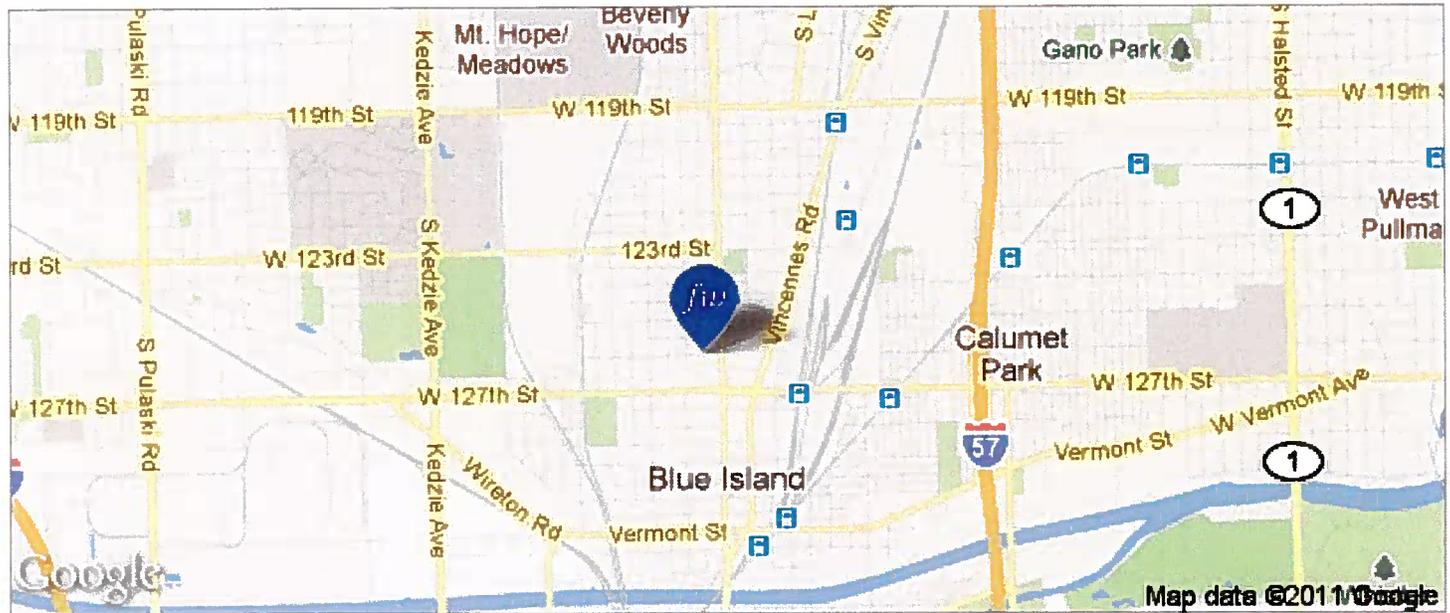
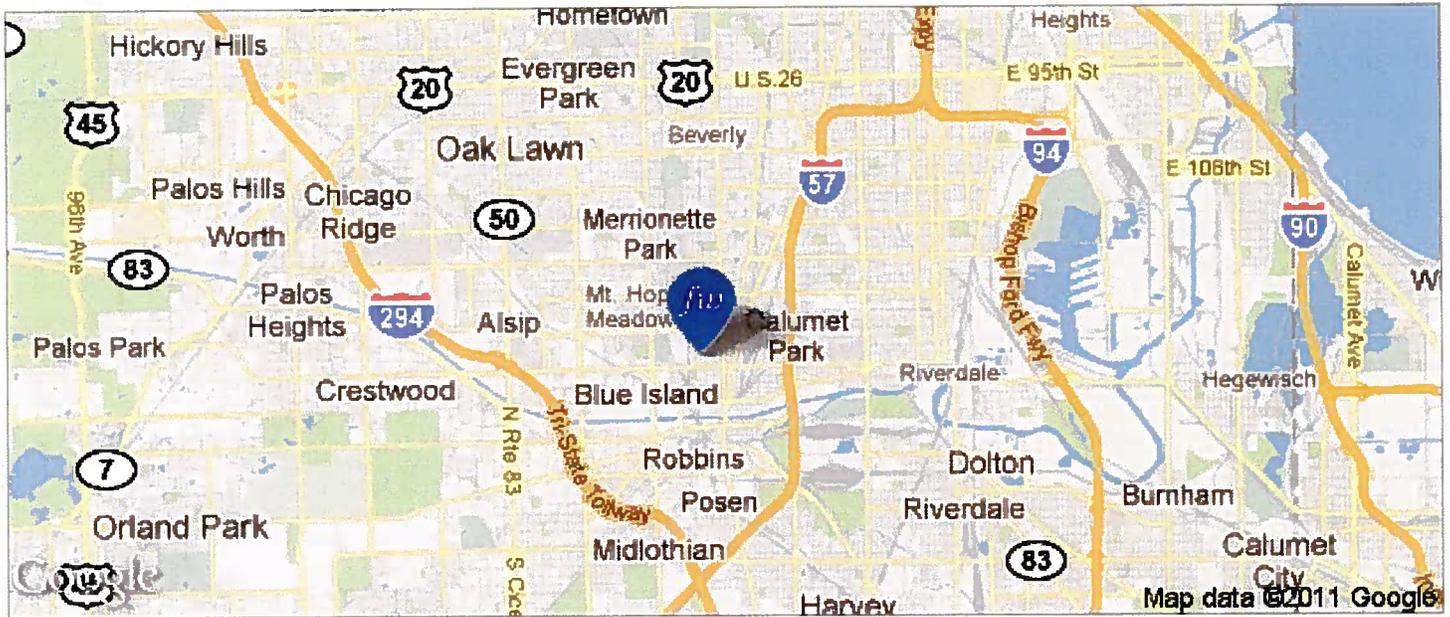
Adding value to every transaction

1205 W. Adams, Chicago, IL 60607

Office 773.545.2000 Fax: 773.545.4067 E-mail: fwp@1stwesternproperties.com

12601 S. Western Ave Blue Island, IL 60406

» Aerial & Location Maps



FIRST WESTERN PROPERTIES Adding value to every transaction

LEO SOLARTE // 773.545.2000 x 98 // leo@1stwesternproperties.com
PAUL TSAKIRIS // 773.545.2000 x 80 // paul@1stwesternproperties.com



FIRST WESTERN PROPERTIES

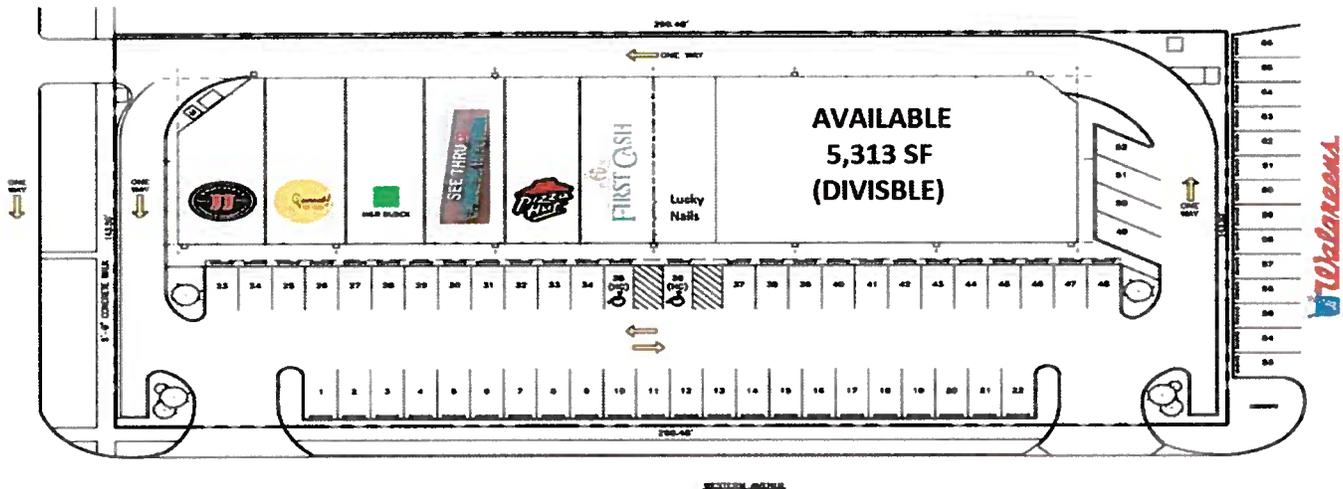
Adding value to every transaction

1205 W. Adams, Chicago, IL 60607

Office 773.545.2000 Fax: 773.545.4067 E-mail: fwp@1stwesternproperties.com

12601 S. Western Ave Blue Island, IL 60406

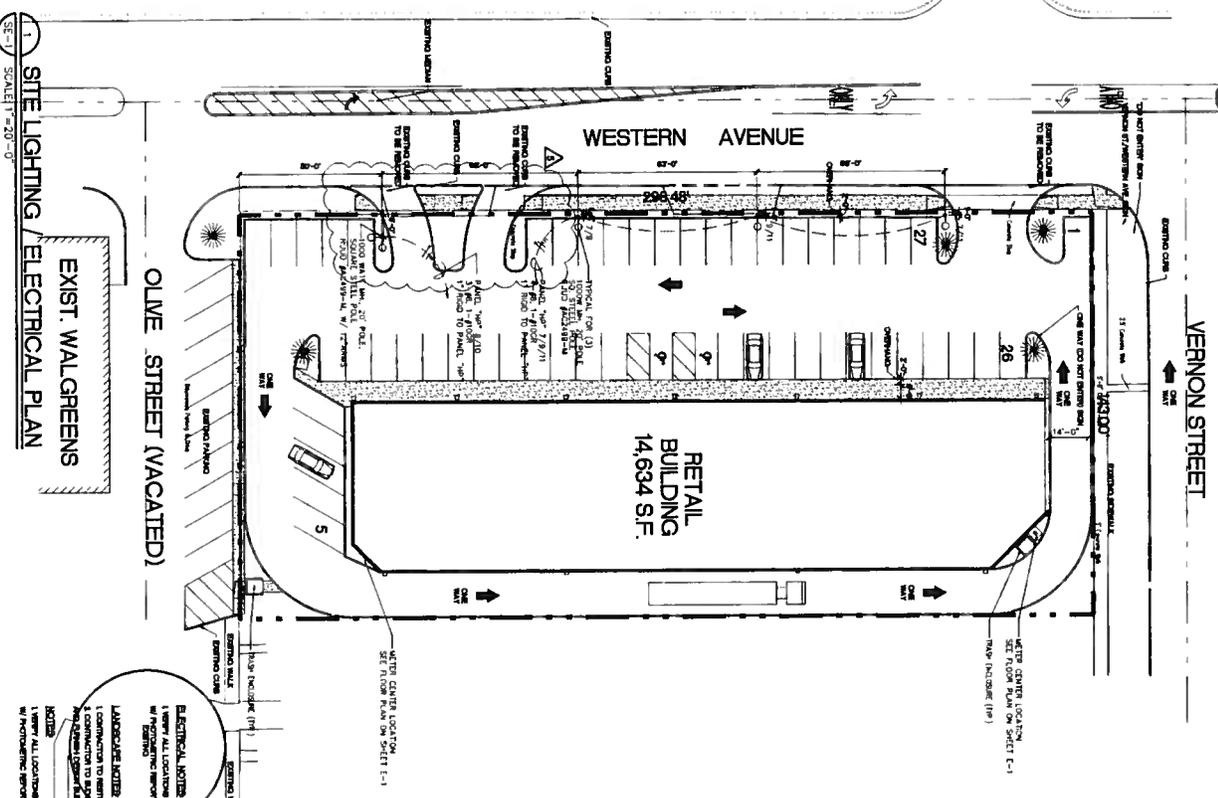
» Site Plan



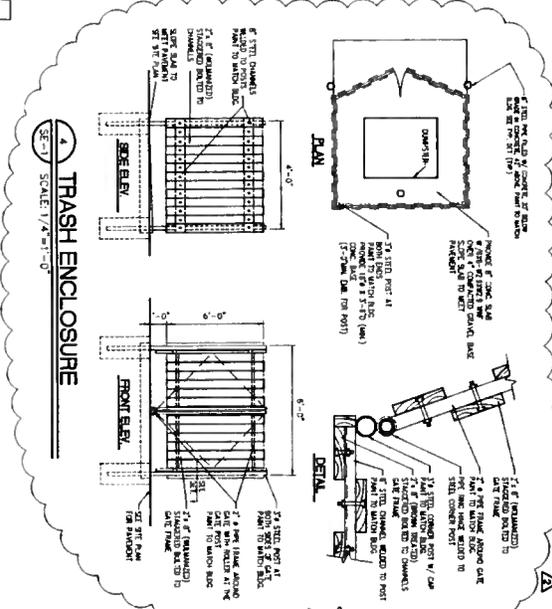
FIRST WESTERN PROPERTIES
Adding value to every transaction

LEO SOLARTE // 773.545.2000 x 98 // leo@1stwesternproperties.com
PAUL TSAKIRIS // 773.545.2000 x 80 // paul@1stwesternproperties.com

PANEL SCHEDULE		NAVIFLATE - TRIMMED PANEL	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	1" x 1" x 1/2" ALUMINUM ANGLE	1	1" x 1" x 1/2" ALUMINUM ANGLE
2	1" x 1" x 1/2" ALUMINUM ANGLE	2	1" x 1" x 1/2" ALUMINUM ANGLE
3	1" x 1" x 1/2" ALUMINUM ANGLE	3	1" x 1" x 1/2" ALUMINUM ANGLE
4	1" x 1" x 1/2" ALUMINUM ANGLE	4	1" x 1" x 1/2" ALUMINUM ANGLE
5	1" x 1" x 1/2" ALUMINUM ANGLE	5	1" x 1" x 1/2" ALUMINUM ANGLE
6	1" x 1" x 1/2" ALUMINUM ANGLE	6	1" x 1" x 1/2" ALUMINUM ANGLE
7	1" x 1" x 1/2" ALUMINUM ANGLE	7	1" x 1" x 1/2" ALUMINUM ANGLE
8	1" x 1" x 1/2" ALUMINUM ANGLE	8	1" x 1" x 1/2" ALUMINUM ANGLE
9	1" x 1" x 1/2" ALUMINUM ANGLE	9	1" x 1" x 1/2" ALUMINUM ANGLE
10	1" x 1" x 1/2" ALUMINUM ANGLE	10	1" x 1" x 1/2" ALUMINUM ANGLE
11	1" x 1" x 1/2" ALUMINUM ANGLE	11	1" x 1" x 1/2" ALUMINUM ANGLE
12	1" x 1" x 1/2" ALUMINUM ANGLE	12	1" x 1" x 1/2" ALUMINUM ANGLE
13	1" x 1" x 1/2" ALUMINUM ANGLE	13	1" x 1" x 1/2" ALUMINUM ANGLE
14	1" x 1" x 1/2" ALUMINUM ANGLE	14	1" x 1" x 1/2" ALUMINUM ANGLE
15	1" x 1" x 1/2" ALUMINUM ANGLE	15	1" x 1" x 1/2" ALUMINUM ANGLE
16	1" x 1" x 1/2" ALUMINUM ANGLE	16	1" x 1" x 1/2" ALUMINUM ANGLE
17	1" x 1" x 1/2" ALUMINUM ANGLE	17	1" x 1" x 1/2" ALUMINUM ANGLE
18	1" x 1" x 1/2" ALUMINUM ANGLE	18	1" x 1" x 1/2" ALUMINUM ANGLE
19	1" x 1" x 1/2" ALUMINUM ANGLE	19	1" x 1" x 1/2" ALUMINUM ANGLE
20	1" x 1" x 1/2" ALUMINUM ANGLE	20	1" x 1" x 1/2" ALUMINUM ANGLE
21	1" x 1" x 1/2" ALUMINUM ANGLE	21	1" x 1" x 1/2" ALUMINUM ANGLE
22	1" x 1" x 1/2" ALUMINUM ANGLE	22	1" x 1" x 1/2" ALUMINUM ANGLE
23	1" x 1" x 1/2" ALUMINUM ANGLE	23	1" x 1" x 1/2" ALUMINUM ANGLE
24	1" x 1" x 1/2" ALUMINUM ANGLE	24 <td 1" x 1" x 1/2" ALUMINUM ANGLE	
25	1" x 1" x 1/2" ALUMINUM ANGLE	25	1" x 1" x 1/2" ALUMINUM ANGLE
26	1" x 1" x 1/2" ALUMINUM ANGLE	26	1" x 1" x 1/2" ALUMINUM ANGLE
27	1" x 1" x 1/2" ALUMINUM ANGLE	27	1" x 1" x 1/2" ALUMINUM ANGLE
28	1" x 1" x 1/2" ALUMINUM ANGLE	28	1" x 1" x 1/2" ALUMINUM ANGLE
29	1" x 1" x 1/2" ALUMINUM ANGLE	29	1" x 1" x 1/2" ALUMINUM ANGLE
30	1" x 1" x 1/2" ALUMINUM ANGLE	30	1" x 1" x 1/2" ALUMINUM ANGLE
31	1" x 1" x 1/2" ALUMINUM ANGLE	31	1" x 1" x 1/2" ALUMINUM ANGLE
32	1" x 1" x 1/2" ALUMINUM ANGLE	32	1" x 1" x 1/2" ALUMINUM ANGLE
33	1" x 1" x 1/2" ALUMINUM ANGLE	33	1" x 1" x 1/2" ALUMINUM ANGLE
34	1" x 1" x 1/2" ALUMINUM ANGLE	34	1" x 1" x 1/2" ALUMINUM ANGLE
35	1" x 1" x 1/2" ALUMINUM ANGLE	35	1" x 1" x 1/2" ALUMINUM ANGLE
36	1" x 1" x 1/2" ALUMINUM ANGLE	36	1" x 1" x 1/2" ALUMINUM ANGLE
37	1" x 1" x 1/2" ALUMINUM ANGLE	37	1" x 1" x 1/2" ALUMINUM ANGLE
38	1" x 1" x 1/2" ALUMINUM ANGLE	38	1" x 1" x 1/2" ALUMINUM ANGLE
39	1" x 1" x 1/2" ALUMINUM ANGLE	39	1" x 1" x 1/2" ALUMINUM ANGLE
40	1" x 1" x 1/2" ALUMINUM ANGLE	40	1" x 1" x 1/2" ALUMINUM ANGLE
41	1" x 1" x 1/2" ALUMINUM ANGLE	41	1" x 1" x 1/2" ALUMINUM ANGLE
42	1" x 1" x 1/2" ALUMINUM ANGLE	42	1" x 1" x 1/2" ALUMINUM ANGLE
43	1" x 1" x 1/2" ALUMINUM ANGLE	43	1" x 1" x 1/2" ALUMINUM ANGLE
44	1" x 1" x 1/2" ALUMINUM ANGLE	44	1" x 1" x 1/2" ALUMINUM ANGLE
45	1" x 1" x 1/2" ALUMINUM ANGLE	45	1" x 1" x 1/2" ALUMINUM ANGLE
46	1" x 1" x 1/2" ALUMINUM ANGLE	46	1" x 1" x 1/2" ALUMINUM ANGLE
47	1" x 1" x 1/2" ALUMINUM ANGLE	47	1" x 1" x 1/2" ALUMINUM ANGLE
48	1" x 1" x 1/2" ALUMINUM ANGLE	48	1" x 1" x 1/2" ALUMINUM ANGLE
49	1" x 1" x 1/2" ALUMINUM ANGLE	49	1" x 1" x 1/2" ALUMINUM ANGLE
50	1" x 1" x 1/2" ALUMINUM ANGLE	50	1" x 1" x 1/2" ALUMINUM ANGLE



- ELECTRICAL NOTES**
1. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
 2. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
 3. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
 4. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
- LANDSCAPE NOTES**
1. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
 2. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
 3. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
 4. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
- NOTES**
1. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
 2. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
 3. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.
 4. REFER ALL LOCATIONS OF LIGHT FIXTURES TO THE ELECTRICAL PLAN.



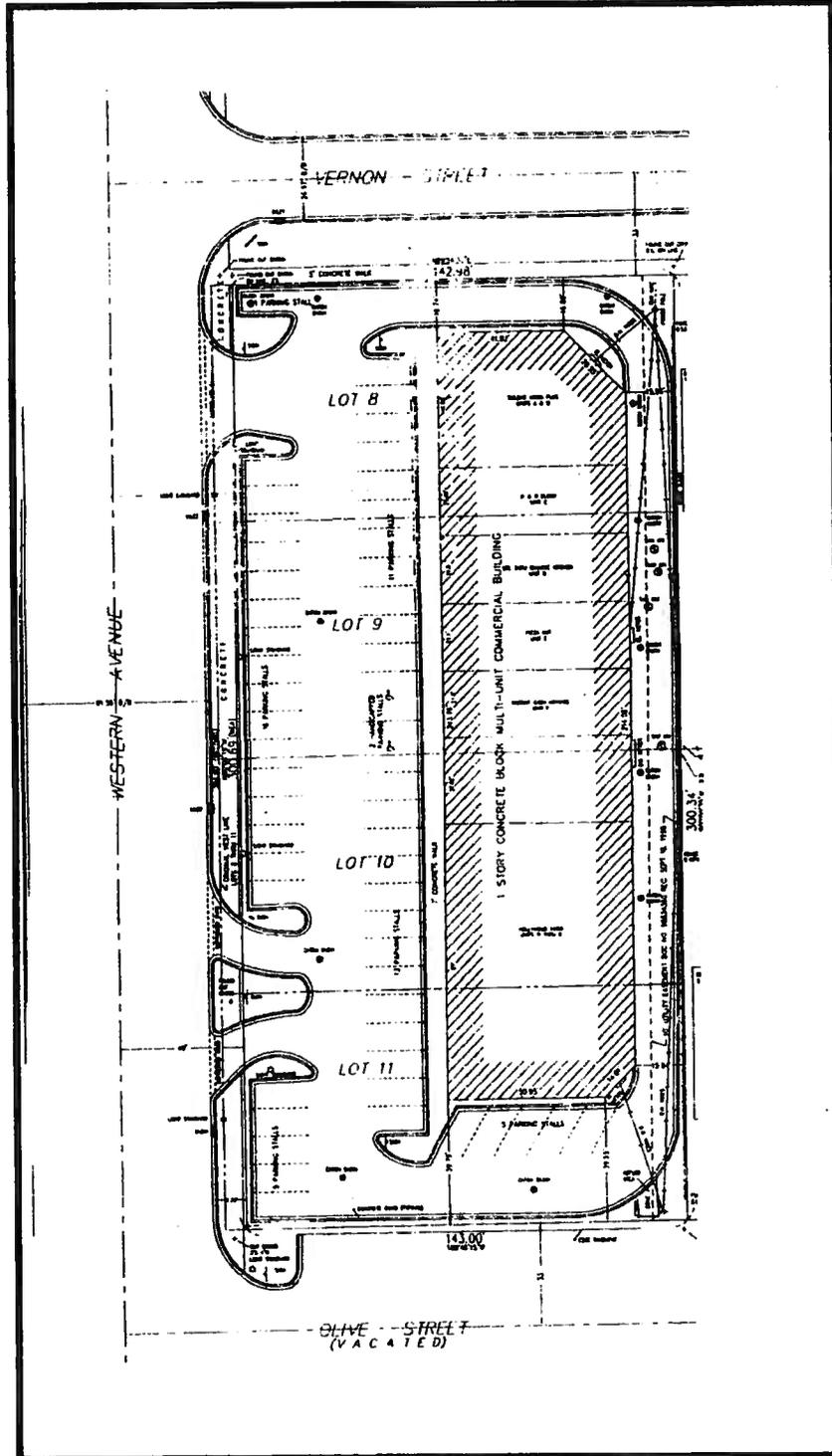
RETAIL / MEDICAL CENTER
LOCATED AT
NE CORNER OF OLIVE STREET AND WESTERN AVENUE
BLUE ISLAND, ILLINOIS

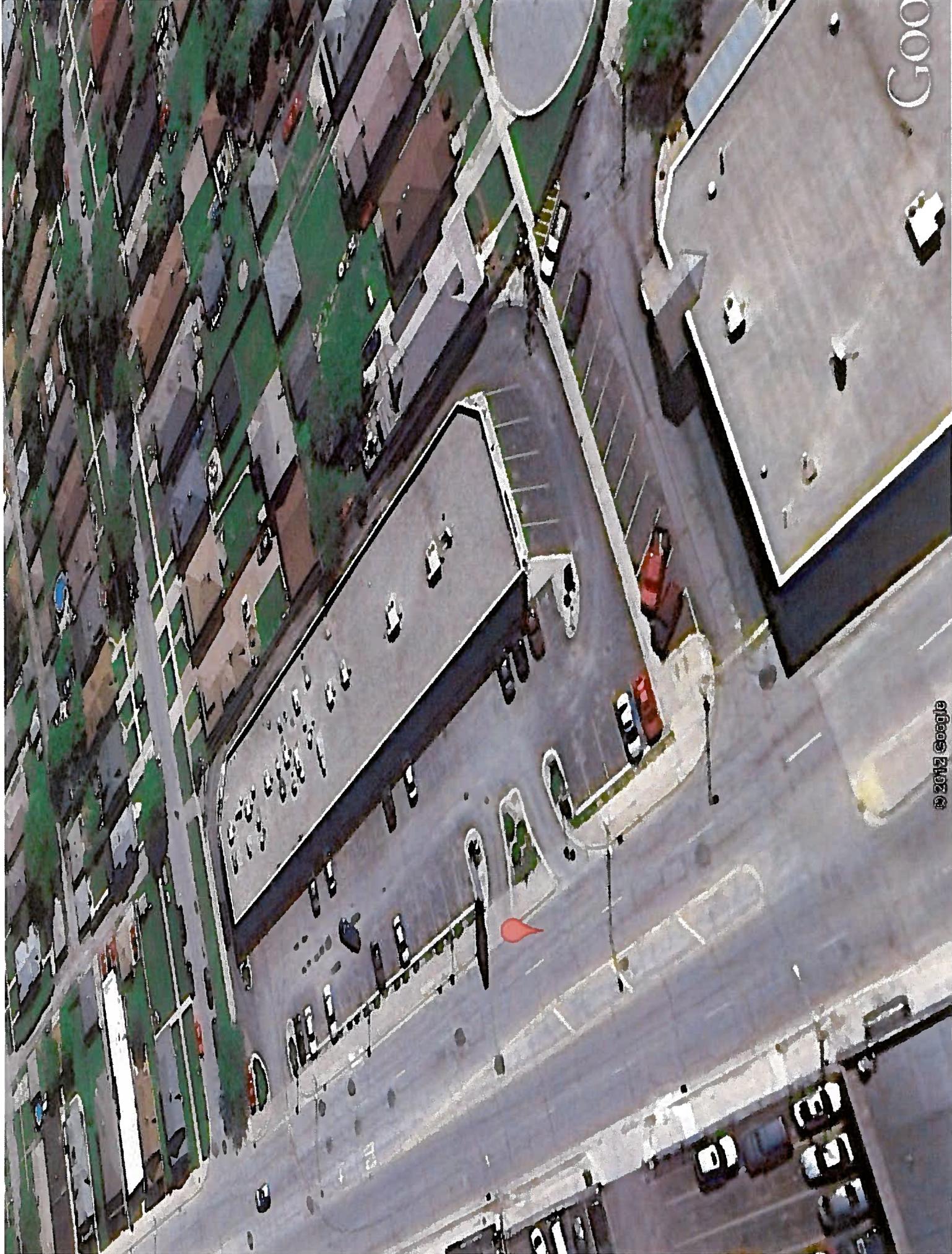


JOHN T. STAUB & ASSOCIATES P.C.
101 S. Scheller Road • Lincolnshire, IL 60069-3003
Phone (847) 634-8200 FAX (847) 634-8670

SE-1

PLAT OF SURVEY





GOO

© 2012 Google



EXISTING SIGNS



FRONT = 67.72 SF

SIDE = 67.72 SF

EZ PAWN - BLUE ISLAND OPTION 4

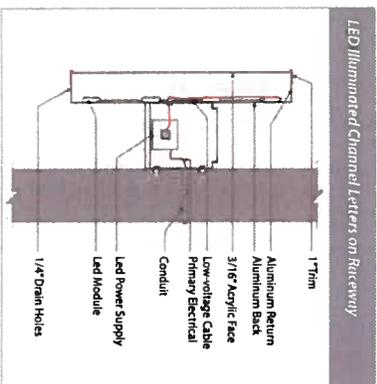
CLIENT: EZ PAWN

DRAWING: 3816_SIGN5

DATE: 12.6.11

SCALE: NOT TO SCALE

This drawing is intended for informational purposes only. It is not intended to be used for construction. All dimensions are approximate and subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for ensuring that the sign meets all applicable codes and regulations. The client is responsible for ensuring that the sign is properly installed and maintained.



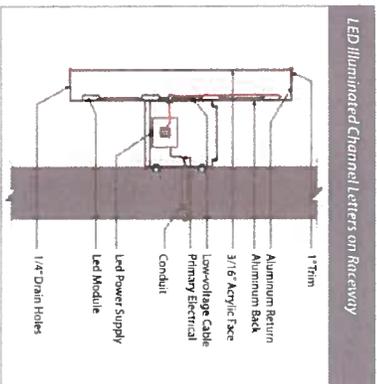
SPECIFICATIONS

CLIENT:	18026	SIGN	ILLUMINATED CHANNEL LETTERS & LOGO WITH 5" DEEP FABRICATED ALUMINUM RETURNS & BACKS AND 1" JEWELITE FACE RETAINERS.
DRAWING:	3816_CL5_A	FACES	3/16" FLAT, PIGMENTED WHITE PLEXIGLAS FACES WITH PERFORATED, TRANSLUCENT VINYL SURFACE APPLIED (SEE COLOR SCHEME).
DATE:	12.6.11	LAMPS	INTERNAL ILLUMINATION BY WHITE LED TUBING.
SCALE:	1/4"=1'-0"	OTHER	REGISTRATION MARK TO BE FLAT WHITE PLEXIGLAS WITH BLACK VINYL.
		INSTALL	LETTERS & LOGO RACEWAY MOUNTED. RACEWAYS PAINTED TO MATCH FACADE

COLORS

■ 3M DUAL - COLOR FILM WHITE. DIGITALLY PRINTED TO MATCH PMS 2945

*We do not warrant that the information contained in this drawing is correct or that the sign will be installed and maintained in accordance with the manufacturer's instructions. We do not warrant that the sign will be installed and maintained in accordance with the manufacturer's instructions. We do not warrant that the sign will be installed and maintained in accordance with the manufacturer's instructions.



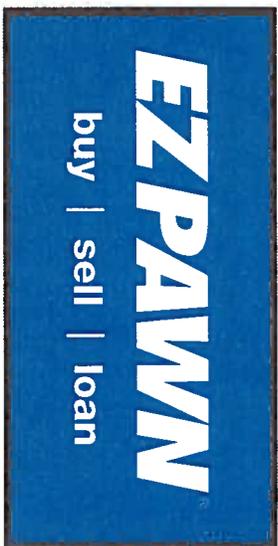
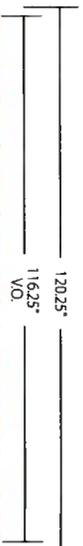
SPECIFICATIONS

CLIENT:	18026	SIGN	ILLUMINATED CHANNEL LETTERS & LOGO WITH 5\" DEEP FABRICATED ALUMINUM RETURNS & BACKS AND 1\" LED/LITE FACE RETAINERS.
DRAWING:	3816_CLA_A	FACES	3/16\" FLAT, PIGMENTED WHITE PLEXIGLAS FACES WITH PERFORATED TRANSLUCENT VINYL SURFACE APPLIED (SEE COLOR SCHEME).
DATE:	12.6.11	LAMPS	INTERNAL ILLUMINATION BY WHITE LED TUBING.
SCALE:	3/8\" = 1'-0\"	OTHER	REGISTRATION MARK TO BE FLAT WHITE PLEXIGLAS WITH BLACK VINYL.
		INSTALL	LETTERS & LOGO RACEWAY MOUNTED. RACEWAYS PAINTED TO MATCH FACADE.

COLORS

3M DUAL - COLOR FILM WHITE DIGITALLY PRINTED TO MATCH PMS 2945

PRECISION SIGNS AND LOGOS ARE THE PROPERTY OF PRECISION SIGNS. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. © 2011 PRECISION SIGNS. ALL RIGHTS RESERVED.



50 S.F.



EXISTING SIGN

SPECIFICATIONS

CLIENT: EZ PAWN
DRAWING: 3816_PV2
DATE: 10.23.11
SCALE: 3/8"=1'-0"

SIGN: EXISTING PYLON SIGN
FACES: NEW PAN-FORMED LEXAN FACES WITH TRANSLUCENT VINYL SURFACE APPLIED (SEE COLOR SCHEME).

COLORS

PMS 2945, 3M BRIGHT BLUE 3630-167

This drawing, including all related information, is the property of Precision Signs, Inc. and is to be used only for the project and location specified. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Precision Signs, Inc. © 2011 Precision Signs, Inc.



4.4 SCHEDULE OF USE CONTROLS AND BULK COVERAGE CONTROLS

No person shall use land or a building or structure, or erect, construct, reconstruct, move, enlarge or add to a building structure or part thereof except in conformity with the following Schedule of Use Controls and Schedule of Bulk and Coverage Controls. (amended by Ord. 2396, passed 4/11/78)

SCHEDULE OF USE CONTROLS

DISTRICT R-1

The intent to this designation is to preserve and establish quiet single-family home neighborhoods as desired by the area property owners, free from other uses except those which are compatible with a convenience to the residents of such a district.

DISTRICT R-1 Permitted Principal Uses

- 1) One family detached dwellings
- 2) Churches, Rectories, Parish houses and Convents
- 3) Libraries, parks and playgrounds, publicly owned and operated
- 4) Elementary schools, public and private, non-boarding, including playgrounds, incidental thereto
- 5) Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- 6) Home occupations as defined
- 7) Signs as permitted in Section 5.14 (scrivener's error corrected by Ord. 2358)
- 8) Accessory uses as defined

DISTRICT R-1 Special Uses

- 1) Public Utility and Public Service Uses including:
 - a) Bus turn around (off street)
 - b) Electric sub station
 - c) Fire stations
 - d) Police stations
 - e) Governmental Administrative offices
 - f) Railroad passenger stations
 - g) Railroad right-of-way
 - h) Telephone exchanges, microwave relay towers and telephone transmission equipment buildings
 - i) Water pumping stations
 - j) Water reservoirs

- 2) Parking lots which:
 - a) abut at a side lot in a Commercial or Industrial District or a railroad right-of-way
 - b) are separated only by an alley from property in a Commercial or Industrial District, and
 - c) are accessory to a Commercial or Industrial use located within 500 feet, the use of which is solely for the customers and employees of the use to which it is necessary, provided:
 - 1) such parking lots shall be used solely for the parking of passenger automobiles,
 - 2) that the parking lot be closed between the hours of 10:00 p.m. and 7:00 a.m. and
 - 3) that ingress to and egress from said parking lot to be located at least 20 feet in distance from any adjacent Residential property line, except such ingress and egress can be provided from a public alley or way separating the Residence areas from the parking lot.

- 3) Professional offices other than those located in a dwelling used as a private residence

- 4) Planned Unit Development

- 5) Municipally owned recreation buildings or community centers (scrivener's error corrected by Ord. 2398, passed 4/11/78)

- 6) **High Schools, public and private including playgrounds and athletic fields incidental thereto**
- 7) **Colleges, Universities and Business Colleges**
- 8) **Nursery Schools and Day Care Centers**
- 9) **Fraternal, Philanthropic and Eleemosynary uses of Institutions**
- 10) **Hospital and Convalescent, Nursing or Home for Aged**
- 11) **Private Clubs or Lodges**
- 12) **Two or three family dwellings**
- 13) **Public or private special education facilities for exceptional or handicapped persons**
- 14) **Food stores, eating and drinking establishments**
- 15) **Open or enclosed accessory off-street parking facilities, for the storage of private passenger automobiles, when located elsewhere than on the same zoning lot as the principal use served and subject to the schedule of bulk and coverage controls**
- 16) **Privately owned recreation or community centers**
- 17) **Public and private art galleries and museums**
- 18) **Mortuaries**
- 19) **Accessory Uses as defined**

(added by Ord. 06-021, passed 4/25/2006)

[R-2 and R-3 zoning districts deleted by Ord. 93-215, passed 4/13/93]

DISTRICT C-1 Permitted Principal Uses

- 1) Any retail or personal service establishment such as: eating and drinking establishments, hardware stores, food stores, clothing stores, drugstores, business and professional offices, ~~hotels~~ and essential services. **(deleted by Ord. 2397, passed 4/11/78)**
- 2) Signs as permitted in Section **5.14** (scrivener's error corrected by Ord. 2358)

- 3) Accessory uses as defined
- 4) **Automobile showrooms (added by Ord. 2397, passed 4/11/78)**

DISTRICT C-1 Special Uses

- 1) Any permitted or special use in the R-1, Residential District
- 2) Post offices
- 3) Outdoor amusement establishments
- 4) Arenas or stadium auditoriums
- 5) Public storage garage
- 6) **Hotels**
- 7) **Fabrication of metal products, paper products, cloth products, plastic products, and electronics, wood products (amended by Ord. 2404, passed 5/23/78)**
- 8) **Drive-in restaurants**
- 9) **Automobile ~~repair shops and~~ washing establishments (deleted by Ord. 99-256, passed 5/25/99)**
- 10) **Gasoline service stations**
- 11) **Used car dealers**
- 12) **Landscape nurseries, garden supplies**
- 13) **Boat sales and marinas**
- 14) **Mortuaries**
- 15) **Warehousing**
- 16) **Motels**
(added by Ord. 2397, 4/11/78)
- 17) **Within the Blue Island Downtown Business District, Four or more apartment dwellings provided they are located above the first floor, which shall remain**

commercial, and further provided that no single apartment shall contain less than 750 square feet of living space and such additional amenities and construction requirements as are included in any recommendation from the Blue Island Zoning Board of Appeals granting the special use. (added by Ord. 96-383, passed 3/26/96)

- 18) Automobile repair shop (added by Ord. 99-256, passed 5/25/99)

DISTRICT C-2 Permitted Principal Uses

- 1) Any use permitted in the C-1 Commercial District
- 2) Drive-in restaurants
- 3) Motels
- 4) Automobile showrooms
- 5) Automobile ~~repair shops and~~ washing establishments **(deleted by Ord. 99-256, passed 5/25/99)**
- 6) Gasoline service stations
- 7) Used car dealers
- 8) Warehousing
- 9) Wholesale establishments
- 10) Landscape nurseries, garden supplies
- 11) Animal hospitals, kennels and pounds
- 12) Boat sales and marinas
- 13) Trade Schools
- 14) Mortuaries
- 15) Accessory uses as defined

DISTRICT C-2 Special Uses

- 1) Any special use permitted in the C-1 Commercial District

- 2) Fabrication of metal products, wood products, paper products, cloth products, plastic products, and electronics
- 3) **Automobile body and fender shop (added Ord. 99-256, passed 5/25/99)**
- 4) **Automobile repair shop (added by Ord. 99-256, passed 5/25/99)**

DISTRICT I-1 Permitted Principal Uses

- 1) Manufacturing of light machinery
- 2) Fabrication of metal products, wood products, paper products, concrete and plastic products, glass products, electronics and cloth products
- 3) Food and associated industries
- 4) Laboratories
- 5) Warehousing with no retail sales permitted on the premises
- 6) Truck terminals
- 7) Signs as permitted in Section 5.14 (scrivener's error corrected by Ord. 2358)
- 8) Accessory uses as defined

DISTRICT I-1 Specials Uses

- 1) Any permitted or special use in the C-1 or C-2 Commercial District, provided the approval of the Planning Commission of Blue Island is also obtained
- 2) **Reduce front yard restrictions and increases lot coverage percent from that shown in the Schedule of Bulk and Coverage Controls in special or unusual cases in order to encourage industrial development. (added by Ord. 2481, passed 10/9/79)**
- 3) **Automobile body and fender shop (added Ord. 99-256, passed 5/25/99)**
- 4) **Automobile repair shop (added by Ord. 99-256, passed 5/25/99)**

DISTRICT I-2 Permitted Principal Uses

- 1) Any use permitted in the I-1 Industrial District

- 2) Any manufacturing, assembly or other industrial or research operations meeting the requirements of the performance standards of the ordinance
- 3) Warehouse for enclosed storage of goods and materials, distribution plants, wholesale business
- 4) Lumber yard or similar storage yard
- 5) Any and all railroad purposes including but not limited to railroad right-of-way, railroad freight terminal, railroad switching and classification yards, repair shops, roundhouses and TOFC (piggyback facilities)
- 6) Electric power plant
- 7) Builders supply yard, coal yard, fuel supply depot
- 8) Accessory uses as defined

DISTRICT I-2 Special Uses

- 1) Any special use permitted in the I-1 Industrial District
- 2) Sanitary Land Fill operations
- 3) Mobile home sales and park
- 4) **Refuse Transfer Station (added by Ord. 2204, 5/29/73)**
- 5) **Automobile body and fender shop (added Ord. 99-256, passed 5/25/99)**
- 6) **Automobile repair shop (added by Ord. 99-256, passed 5/25/99)**

DISTRICT L-C Permitted Principal Uses

None

DISTRICT L-C Special Uses

- 1) Farm and other agricultural operations
- 2) Parks, golf courses, athletic fields and other similar uses
- 3) Disposal facilities, sanitary land fill operations and similar uses



12601 Western Avenue
Proposed EZPAWN location



West elevation, SW corner; 1 of 11



South elevation and SW corner; 2 of 11

12601 Western Avenue
Proposed EZPAWN location



South parking; 3 of 11



East (rear) elevation; 4 of 11

12601 Western Avenue
Proposed EZPAWN location



West elevation and entrance; 5 of 11



South entrance; 6 of 11

12601 Western Avenue
Proposed EZPAWN location

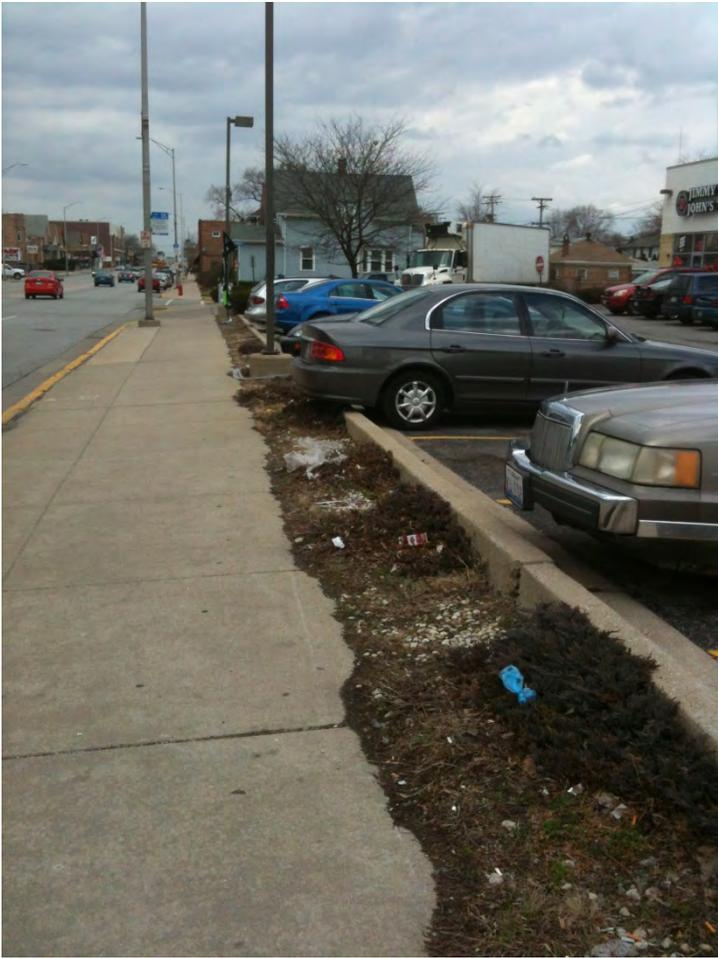


South entrance and parkway; 7 of 11



South entrance and parkway; 8 of 11

12601 Western Avenue
Proposed EZPAWN location



Parkway; 9 of 11



North entrance; 10 of 11

12601 Western Avenue
Proposed EZPAWN location



Pedestrians and Bus Stop; 11 of 11



COMMUNITY DEVELOPMENT DEPARTMENT MEMO

DATE: MARCH 9, 2012
TO: PLAN COMMISSION
FROM: JASON BERRY, SPECIAL PROJECTS MANAGER
RE: **ZONING TEXT AND MAP AMENDMENTS**

Over the course of the past year the City of Blue Island has participated in a pilot Technical Assistance program administered by the Regional Transportation Authority (RTA). The agency partnered with three communities with completed Transit-Oriented Development (TOD) studies in need of implementation. The need for a significant zoning amendment was recognized as the greatest barrier to redevelopment of the TOD areas identified in the *Blue Island Plan for Economic Development*. The RTA hired Teska Associates and Ginkgo Planning & Design, who worked with City staff to develop a zoning district that would provide the framework for Blue Island's TOD, as well as guide design for the historic Uptown business district and the Olde Western Historic District.

The result is the Uptown-TOD (UT-TOD) District, which includes all three TOD sub-districts from the *Blue Island Plan* (South Station, Hospital and Main Street, and South Main Street) as well as the Olde Western Historic District. The UT-TOD District provides an approach to infill development uniquely tailored to Blue Island's existing land use patterns, historic architecture, natural resource, and the goals of local residents as learned through public meeting and charrettes.

The Uptown-TOD District

The Blue Island Plan

Some departures from the *Blue Island Plan* were made, particularly in terms of retail development in the Vermont Street Station area. In 2005, the *Blue Island Plan* called for 37,000 sq. ft. of additional retail space. Today our efforts must be squarely focused on supporting existing businesses and helping property owners find quality tenants to fill vacant storefronts. In addition, with the massive changes the residential market witnessed over the last five years, expansion of new housing is now aimed primarily at existing vacant parcels, particularly parking lots in the station area. Provisions for preserving existing single-family housing were an important consideration, and the new UT-TOD district is divided into residential and commercial zones. In a

nod to the Cal-Sag Trail and its development potential, channel setbacks and requirements for public open space were included in the zoning draft.

Land Use Regulations

Among the most important sections to review is the Table of Uses, found at Section 4.06.5.1. Here permitted and special uses for the UT-TOD are identified. Uses not listed in this table are not permitted. In an effort to bolster redevelopment in the Uptown area, the UT-TOD ordinance would allow City staff to approve those uses permitted by-right. Additional standards are included for uses we hope to encourage in this district, included bed-and-breakfast and outdoor seating for restaurants.

Building height was carefully debated. A focus group of developers and other real estate professionals was convened by South Suburban Mayors and Managers Association, which made recommendations for height (which is often driven by unit count) based on current market trends and factors. As a result, mixed-use, multi-family housing, and commercial development is permitted up to 6 stories in the Metra station area. In deference to the historic built environment along Western Avenue, the height limit is adjusted to 3 stories. Given the geography of the station area, with the steep incline on the east side of the Island, it was felt that the additional height would not be out of context in the station area, while supporting the new realities of the residential market. From the intersection of Vermont and Western to the intersection of Vermont and the Metra ROW there is an over 30 foot drop in elevation, or the approximate height of 3 stories.

Green Design

As alternative energy grows in popularity, municipalities are searching for approaches to provide safe standards for solar and wind systems. The UT-TOD includes standard regulations for such systems. In addition, stormwater best management practices (BMPs) are encouraged by providing allowances for impervious surfaces in connection with porous pavements, bioswales (*pictured, right*), raingardens, water recycling, and green roofs.



Design Regulations

Since the death of Main Street, Blue Island's Uptown district has suffered from inconsistent design and signage. The design regulations found in the UT-TOD ordinance bring back the spirit of Main Street's own design guidelines while also providing new regulatory weight to design considerations. The UT-TOD district promotes a unique appreciation of the variety of architectural styles (to align with the rising popularity of mid-century modernism, particularly among young professionals), creating a contextual guide to infill development in harmony with our historic buildings.

Among the most stringent of the design regulations are requirements for exterior finish materials, which call for brick, stone, glass, and metals. Manufactured materials, such as EIFS (Dryvit), are limited to accent materials. Low-quality materials that lack historic character, such as vinyl siding, concrete block, and plywood, are prohibited.

Sign Standards

Signs and other environmental design standards reinforce the visual identity of the community and can enhance our sense of place. The sign standards found in the UT-TOD ordinance have been written to promote Uptown and Olde Western as both a commercial corridor and historic way. Displays are limited to those appropriate to their surroundings. Creative design is encouraged, provided it is proportionate in size and scale and integrates with the architecture of the building. Materials and lighting are carefully outlined to provide effective yet compatible signs.



Landscaping and Screening

To support the redevelopment and beautification of Uptown Blue Island, a City-wide amendment to the zoning performance standards (Article VII in the Blue Island Zoning Ordinance of 1971) is included with the UT-TOD draft. These standards, written by planning professional Marya Morris, provide for landscaping and screening for all new construction, with a particular focus on landscaping parking areas. This section was shared with members of the Urban Forestry Board and will help the City of Blue Island reach the standards set by our Complete Streets Ordinance and Active Transportation Plan.

Path to Adoption

A draft of the Uptown-TOD district was shared with both the Plan Commission and Historic Preservation Commission in June 2011 for comments. Following this feedback, RTA delivered a final draft in December, 2011. On February 14, 2012, Mayor Donald E. Peloquin informed City Council that Blue Island would apply for a zoning text amendment, pursuant to Section 8.9 of the Blue Island Zoning Ordinance.

Plan Commission is asked to make a recommendation to the Zoning Board of Appeals. The public hearing (with full legal notice) is held at the ZBA, which provides findings for City Council consideration. City Council has the final determination to adopt, amend, or deny this zoning amendment.

The UT-TOD rezones 435 parcels, including those owned by the City, IDOT, and MWRD. 107 parcels are owned by exempt agencies, leaving 328 privately-held parcels. The 1st, 2nd, 3rd, and 6th Wards are all impacted by this rezoning. A map of the UT-TOD district is found on page 12 of the zoning draft.

ATTACHMENTS

- Blue Island Uptown Transit Oriented Zoning District – Draft (December 31, 2011)
- Landscaping and Screening – New Section

Blue Island Uptown Transit Oriented Zoning District – Draft

December 1, 2011 : Teska Associates, Inc. | Ginkgo Planning & Design, Inc.



ARTICLE IV : ZONING DISTRICTS, MAP AND SCHEDULES OF USES: BULK AND COVERAGE



SECTION 4.01 Establishment of Zoning Districts



GIN K G O

Add the following under “Commercial Districts”

“UT-TOD - Uptown Transit Oriented Development District”

SECTION 4.06 (New Section)

4.06.1 Purpose Statement

4.06.2 How to Use the Uptown Transit Oriented (TOD) Zoning District

4.06.3 General Cross-reference Guide for Additional Regulations

4.06.4 General District Regulations

4.06.5 Land Use Regulations

4.06.6 Design Regulations

4.06.7 Parking Regulations

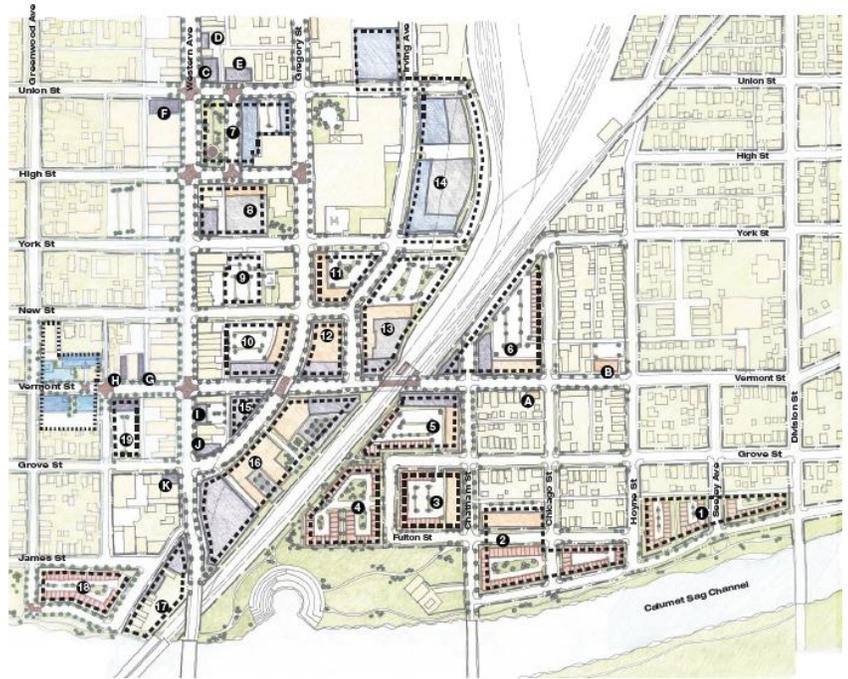
4.06.8 Application Procedures

4.06.1 Purpose Statement

The Uptown Transit Oriented (TOD) Zoning District is intended to provide for transit-supportive land use that promotes commercial, cultural, institutional, governmental, and residential uses in a compact pedestrian oriented design in accordance with the Blue Island Master Plan, or any subsequent amendment thereto, or plan for the uptown that supersedes it. The map symbol and short name for this district shall be UT-TOD.

Objectives for development within the UT-TOD include:

- A. Creating a streamlined development review process and clear standards to encourage development;
- B. Placement of dwellings, shops, and workplaces generally located in close proximity to each other, not separated by large expanses of parking;
- C. Well configured open spaces and landscaped streets dedicated to collective social activity, recreation and visual enjoyment;
- D. On-street parking and centralized parking facilities to collectively support principal uses in the Uptown; and civic buildings that act as landmarks, symbols, and activity centers for community identity.



Blue Island Plan for Economic Development

4.06.2 How to Use the Uptown Transit Oriented (UT-TOD) Zoning District

- A. Review the Table of Use Regulations to determine whether your use is permitted in the UT-TOD District (Section 4.06.5).
- B. Review the Application Procedures to determine the type of review that is required for your project (Section 4.06.8)
- C. Review the Land Use, Building Form and Design Regulations, and Parking Regulations (Sections 4.06.5, 4.06.6, 4.06.7) which contain specific rules for buildings, sites, and signs.

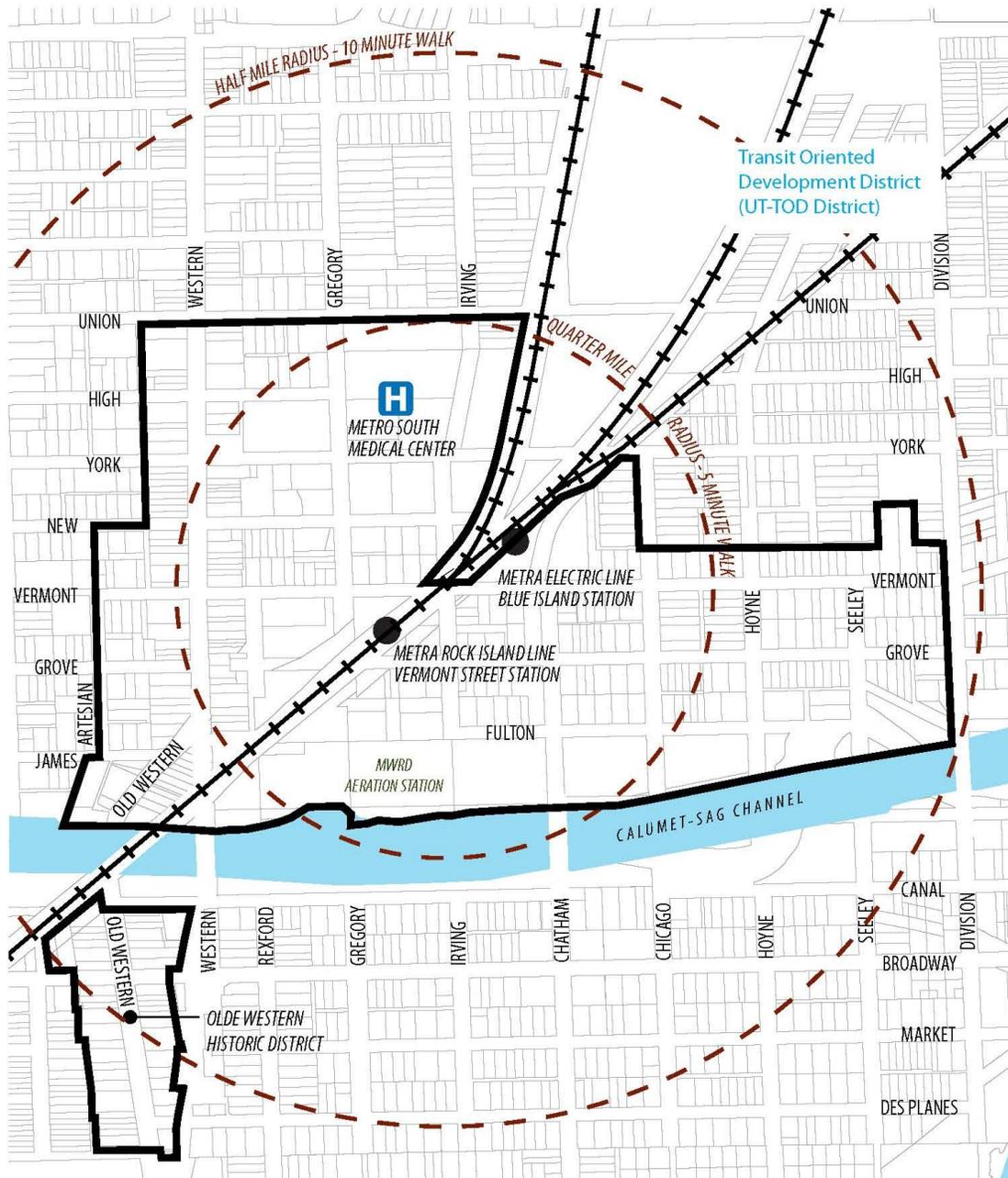
4.06.3 General Cross-reference Guide for Additional Regulations

- A. Land Use Interpretation. Reference procedures for interpretation of uses listed in Section 4.06.4.
- B. Accessory Uses. Reference permitted accessory uses in Article V, except as modified by this Chapter.
- C. Parking and Loading. Reference parking and loading requirements applicable in Article V, except as modified by this Section 4.06.
- D. Signs. Reference sign regulations in Article V, except as modified by this Section 4.06.
- E. Landscaping, Screening and Fencing. Reference requirements relating to landscaping, screening, and buffering in Article VII, except as modified by this Chapter.
- F. Nonconforming. Reference requirements relating to nonconforming uses, structures and lots in Article VI, except as modified by this Chapter.

4.06.4 General District Regulations

A. Establishment of Districts

The boundaries of the UT-TOD District and lands uses for blocks or parcels shall be as described in the Blue Island Uptown Master Plan, or any subsequent amendment thereto.



Map 1. Uptown UT-TOD District Boundary Map

B. General Use Regulations

1) New Uses of Old Structures.

If the use of any existing structure is hereafter changed to another use permitted in the applicable zoning district, then the new use shall comply with all regulations of this Ordinance; provided that the mere establishment of a new use does not by itself require the existing structure to conform to the lot size or other bulk regulations of this Ordinance.

2) Remodeling. If any structure is hereafter remodeled the following regulations shall be adhered to: (Also see Section 4.06.8 A. 2.)

- a) The entire structure, as remodeled, shall comply with all regulations of this Ordinance and all other applicable codes, or
- b) Any degree of non-conformance shall not be increased; and
- c) The off-street parking facilities provided for the structure shall not be reduced below (or if already less than, shall not be further reduced below) the requirements that would be applicable to a similar new structure or use within the zoning district.

3) Interpretation of Use Lists

Land uses (special or prohibited) which though not contained by name in the Table of Use Regulations (Section 4.06.05), and are deemed to be similar in nature and clearly compatible with the listed uses, may be allowed. Such approval for non-listed uses shall not be approved by the Zoning Administrator until the application for such use has been reviewed by the Plan Commission and approved by the City Council. All non-listed uses which are approved by the City Council shall be added to the Table of Use Regulations by ordinance.

4) Nonconforming Uses

- a) All existing uses within the UT-TOD zoning district are exempt from the nonconforming regulations in Article VI, with the exception of the following:
 - i) Single family homes that have been internally subdivided into two or more units.
 - ii) Residential building conversions to commercial use.
 - iii) Industrial uses.

4.06.5 Land Use Regulations

A. Table of Use Regulations

The Table of Use Regulations lists the uses allowed within zoning districts, according to the following:

- 1) All Special Uses permitted in the UT-TOD District are subject to the application procedures in Section 4.06.8 and Article VIII.
- 2) The “Use Standards” column contains references to the applicable standards that apply to the listed use type. The Use Standards are presented in Paragraph B of this Section 4.06.

4.06.5.1 Table of Use Regulations

Uses Uses in the Uptown TOD are organized in this table as follows:	P = Permitted Use S = Special Use	Use Standards
Residential		
Assisted living	S	
Attached single family dwelling	P	
Dwelling unit, ground floor	P	Only in live work buildings and in Use Zone B
Dwelling unit, second floor	P	
Group home	S	
Multiple family dwellings	P	Must share a common interior hallway
Nursing home	S	
Single-family residence	P	Only in Use Zone B
Two-family residence	P	

Public and Civic		
Community Center		
▪ ≤25,000 sq. ft.	P	
▪ ≥25,000 sq. ft.	S	
Communications Facilities		
▪ Broadcast and recording studio	P	
▪ Telecommunications facility	P	
Cultural Institutions	S	
Day Care Centers	P	
Educational Institutions	S	
Hospitals	S	
Places of Worship	S	
Post Office	P	
Business/Commercial		
Animal Services		
▪ Kennel	S	
▪ Veterinary clinic or hospital	S	
Building Trades/Contractor's Office	S	No outdoor storage permitted in UT TOD
Business Support Services	S	
▪ real estate sales/leasing		
Eating and Drinking Establishments		
▪ Bakery	P	Limited to sales of goods produced for sale onsite only

▪ Carryout or fast food	S	
▪ Full service	P	
▪ Tavern or bar	S	
Financial Services	P	Drive-through not allowed
▪ Bank		
Funeral & Interment Services	S	
▪ Funeral Home		
Lodging/Accommodation		
▪ Bed and breakfast	P	Section 4.06.5 B.1
Offices		
▪ Administrative, professional, general	P	
▪ Medical	P	
Personal Services	P	
▪ Dry cleaners	S	May include accessory equipment serving not more than the principal retail outlet for which this is a part
Retail Sales, Food & Beverage		
▪ Package liquor store	S	
Retail Sales, General		
▪ ≥ 50,000 sq. ft.	S	
▪ ≤ 50,000 sq. ft.	P	
▪ Art studio or gallery	P	
Sports & Recreational Facility, Indoor		
▪ Billiard and pool hall	S	

▪ Bowling alley	S	
▪ Health club/fitness	P	
▪ Movie and live theater, indoor	S	
▪ Roller rink	S	
Vehicle Sales and Service		
▪ Automobile & motorcycle sales	P	Indoor only
▪ Automobile repair service	S	Only as an accessory use to a gas station
▪ Car wash	S	
▪ Gas station	S	
Industrial		
Manufacturing		
▪ Artisan	S	
Transportation		
Commuter parking lot	P	
Commuter train station	P	
Public garages	P	
Public/municipal parking lots	P	
Transit facilities (shelters, depots)	P	
Miscellaneous and Accessory Uses		
Outdoor sales	P	If associated with a permitted principal use
Outdoor seating	P	If associated with a permitted principal use; Section 4.06.5 B.2

Shelters, gazebos, band shells	P	
Solar energy systems	P/S	Permitted use if < 60% of roof area or 100 sq. ft. if ground mounted. Special use if > 60% of roof area or >100 sq. ft. if ground mounted.
Wind energy systems	P/S	Permitted up to 35 ft.; Special use if ≥35 ft.

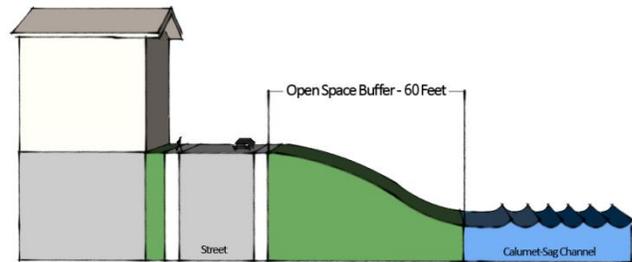
B. Additional Use Standards

- 1) Bed and Breakfast Inn. A Bed and Breakfast establishment shall be operated in accordance with the following:
 - a) One parking space shall be provided for each guest room, plus the spaces required for a single family home, if occupied by the owner. Parking spaces may be stacked in a driveway to prevent the over-paving of the property.
 - b) One flood lit identification sign is permitted, not to exceed two square feet in area and 3.5 feet in height.
 - c) The only meal to be provided to guests shall be breakfast, and it shall only be served to guests taking lodging in the facility.
 - d) New construction, additions or remodeling must be in keeping with a residential character, and is subject to review by the Blue Island Historic Preservation Commission.
- 2) Outdoor Seating Associated with a Permitted Restaurant. Outdoor seating when associated with a permitted restaurant shall only be allowed in accordance with the following:
 - a) Where seating is permitted adjacent on a public sidewalk, at least 5 feet of the sidewalk must remain unobstructed.

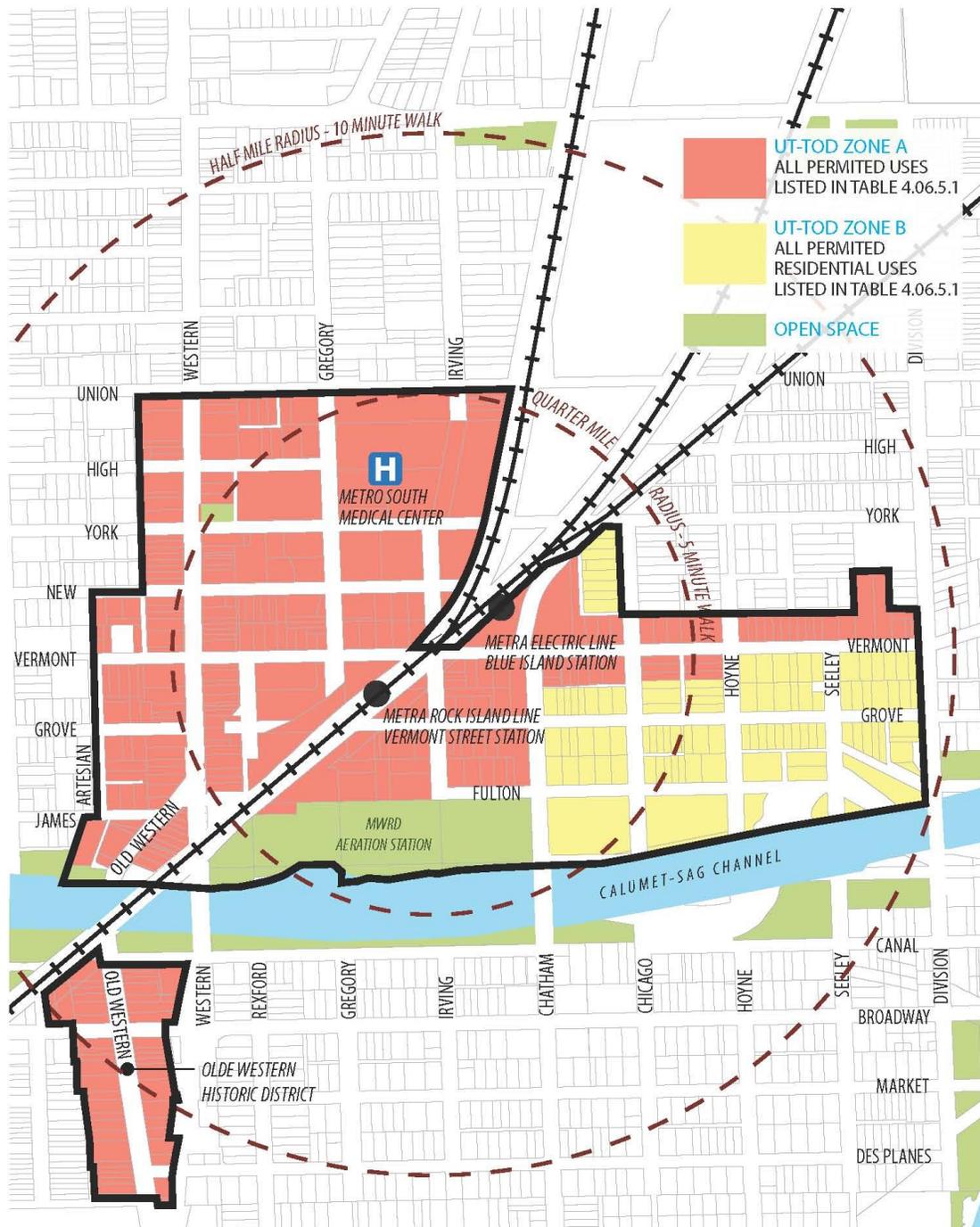
C. Land Use and Building Form Regulations

¹⁰The Land Use and Building Form Regulations list standards which apply to all structures in the UT-TOD district according to the following:

- 1) Minimum Lot Size. The minimum lot size refers to the separate ground area, herein called the zoning lot, for each structure containing a Permitted Use or a Special Use (with the exception of Planned Unit Developments).
- 2) Yard Setback Requirements. All Permitted and Special Uses shall conform to the minimum and maximum yard setback requirements. For purposes of determining the side or rear yard adjacent to residential use, the adjacent property is considered to be residential where the property is located in a residential zoning district, or occupied by an existing residential use.
- 3) Gross Floor Area. The minimum gross floor area is measured from the outside of the exterior wall, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time shall be considered in computing such floor areas.
- 4) Mixed-Use Buildings. In buildings combining commercial and residential uses, residential uses are prohibited on the ground floor, except for live/work buildings. Commercial uses are permitted on the upper floors.
- 5) Channel Set-Back. All development along the Calumet-Sag Channel must provide for public access to the waterfront. A minimum Channel open space buffer zone set-back for all buildings or streets shall be sixty feet (60'), to ensure public access, and must be open to the public between the hours of 7am to 11pm.



- 6) Building Scale. To preserve the existing character of residential neighborhoods new construction or expansion of existing single-family residential uses shall not result in the consolidation of more than two existing residential lots. Commercial and multiple family buildings cannot be more than two stories taller than adjacent existing single-family homes.



Map 2. Uptown UT- TOD District Land Use Map

4.06.5. 2: Table of Building Form Regulations

	MIXED USE	MULTI-FAMILY	ROW HOUSE	SINGLE FAMILY	COMMERCIAL
SETBACK					
FRONT	0' to 5' MAX	0'- 15' MAX	10'- 15' MAX	15'-25'	
SIDE	0'	0'	0'	10'	
REAR (LOT ABUTS ALLEY)	10'	10'	18'	35'	
REAR (LOT COMMERCIAL USE)	10'	10'	18'	35'	
REAR (LOT ABUTS RESIDENTIAL)	30'	30'	18'	35'	
HEIGHT (MAXIMUM)					
LOTS ALONG WESTERN AND OLD WESTERN	3 STORIES	3 STORIES	3 STORIES	N/A	3 STORIES
ALL OTHER LOTS IN THE DISTRICT	6 STORIES	6 STORIES	3 STORIES	2 STORIES	6 STORIES
USE					
STREET LEVEL USE	RETAIL/OFFICE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RETAIL/OFFICE
UPPER LEVEL USE	OFFICE/ RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	OFFICE
MINIMUM LOT SIZE	NA	NA	NA	25' X 125'	NA
OFF STREET PARKING	NONE	1/DU	1/DU	1/DU	NONE
OFF STREET LOADING	1	N/A	N/A	N/A	1
LOT COVERAGE	90%	90%	60%	40%	90%

4.06.6 Design Regulations

A. Applicability

Any project application requiring administrative review, site plan review or public hearing, shall be subject to the following regulations, and landscape and fencing standards contained in Article VII, except as modified below.

- 1) If any provision of this Section 4.06.6 conflicts with the requirements of Article VII “Landscape and Screening,” the standards in this Section 4.06.6 shall govern.
- 2) Existing and new single-family detached residential uses are exempt from the regulations of this Section 4.06.6.

B. Building and Site Design Standards

- 1) Building Location and Orientation. For the purpose of this Section, all elevations of street facing buildings shall be considered the front. Furthermore, all elevations of a building facing the Cal-Sag Channel shall be considered the front.
 - a) Buildings must be along the streets with parking to the rear or sides.
 - b) Front doors and main entrances must face a street and be connected to the sidewalk.
 - c) Secondary entrances from parking to the rear and side are encouraged.

2) Permitted Uses in Building Setback Areas along Streets. The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

- a) Widened sidewalks and entranceways.
- b) Plazas, outdoor gardens, patios and outdoor seating areas.
- c) Water features, including bio-swales or other stormwater management elements.
- d) Public art or outdoor architectural features like clock towers, pergolas etc.
- e) Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to ten feet (10'), including:
 - i) Canopies, marquees and other projections that create shaded and protected entrances.
 - ii) Extended roofs and eaves, and awnings and canopies over windows.
 - iii) Projecting blade signs that comply with Section 4.06.6 H.

3) Uses Not Permitted in Building Setback Areas along Streets

- a) Parking lots or structures, drive-through facilities, loading facilities or trash enclosures are not allowed within the setback area between the building facade and the street.
- b) Drive-through facilities located in the side yard must provide an enhanced landscaping buffer with pedestrian accommodation and amenities.
- c) Drop off areas or drive aisles in the setback area are strongly discouraged, and shall be allowed within the setback area with a Variance only when there are no reasonable alternatives. The following conditions shall be met if these uses are proposed in the setback area:
 - i) That these do not obstruct any direct connections between the sidewalk along the street and the entrances to the building; and
 - ii) That these are designed with special paving to appear to be extensions of the sidewalk and instead of curbs, the drive aisle is differentiated with bollards, pavers etc.

C. Architectural Style

Buildings in the Uptown TOD District of Blue Island showcase an impressive range of architectural styles from various periods over the last two centuries. This rich and eclectic collection can generally be divided into two distinct categories:



- Historic styles of the 19th century
- Modern style of the Mid-20th century

Design guidelines established in this Section acknowledge the value of both types, and that the needs and requirements of each vary. Whether designing new buildings or remodeling existing ones, the following two basic principles should be considered:

- 1) Adhere to any one style. Choose from the variety of historic, modern or contemporary styles.



A. Historic styles of the 19th century



B. Modern styles of the Mid-20th century



Fig. #.#: An eclectic street wall, where the landmark 1896 Blue Island Opera House coexist with buildings of other styles and periods.

15

- 2) Avoid randomly mixing historic elements with modern and contemporary features.

3) 19th Century Historic Styles

Like many Main Streets in Illinois, Blue Island's downtown streets showcase two to three story mixed use buildings with storefronts at the street level. These buildings incorporated the traditional components of Historic Storefronts, including the following:

- A. ARTICULATED CORNICE
- B. UPPER LEVEL BAND OF WINDOWS
- C. BUILDING NAME / SIGN BAND
- D. SPANDREL PANEL
- E. LARGE STREET LEVEL WINDOWS
- F. KICK PANEL
- G. ENTRANCE



- a) For historic buildings in the UT-TOD District, distinguishing original architectural features should be maintained.

- b) Deteriorated building elements should be repaired rather than replaced whenever possible.



- c) When replacement is required, new elements should match the original elements in composition, color and material.
- d) Whenever possible, secondary siding, false "add-on" facades, and other elements that cover the historic facade should be removed and the original façade repaired or restored.
- e) Repairs must adhere to the original scale, lines and proportions of the building.
- f) The addition of historic elements that are inappropriate and inconsistent with the style of a building is not permitted.

4) Mid-20th Century Modern Style

Like many Main Streets of Illinois, Downtown Blue Island changed dramatically in the mid-twentieth century as new buildings were constructed and older storefronts were modernized in appearance. New technologies in glass and aluminum promoted renovation. With new bold signs, glassy shopfronts, and windows, Main Street stores became modern.

Typical Mid-20th Century components include:

A. Sleek aluminum or steel surrounded smooth plate glass windows

B. Asymmetrical and angled storefronts and windows and recessed entries

C. Large and bold signage, often on upper level blank walls, proclaimed the name and was easily readable by a new fast-moving, driving customer-base.

D. Dramatic script with individual letters made out of stainless steel, painted sheet metal, aluminum or bronze, or in neon tubing, usually pinned to the wall or mounted to a canopy.

E. Bold and large projecting signs
When possible, existing modern 20th century storefronts should maintain these components and avoid the use of 19 century elements for any replacement or facade enhancements. Where large blank wall areas exist, the use of large, bold signs is encouraged to add color and interest to dull facades. See Large Signs on Blank Walls (Section 4.06.6.H.2.)



a) Asymmetrical and Angled Storefronts

- i) Asymmetrical display windows and recessed entries provided room for additional display and a small “exterior lobby.”
- ii) As the front wall of the storefront was opened up, straight, round, freestanding columns were exposed both within and outside the glassy storefront and became a design element on their own.

b) Façade Articulation

An articulated facade does not mean unnecessary and excessive ornamentation or applying fake architectural elements to create interest. It is an expression of the overall architectural style, the structural grid, the balance between wall and glass areas, and architectural details that adds shadow, depth and texture to the surfaces. Expanses of blank facades with no articulation are not allowed.



c) Facade Transparency

- i) Expanses of blank windowless walls are unattractive and not allowed.
- ii) For all street facing facades of nonresidential buildings, at least 35% of street level facade area must be transparent.
- iii) Upper levels are strongly encouraged to maximize window areas wherever possible.
- iv) Street level windows must allow views to the inside. Opaque spandrel panel areas are not allowed for street facing facades.
- v) Reflective or mirrored glass panels that restrict views to the interior are not allowed for storefronts.

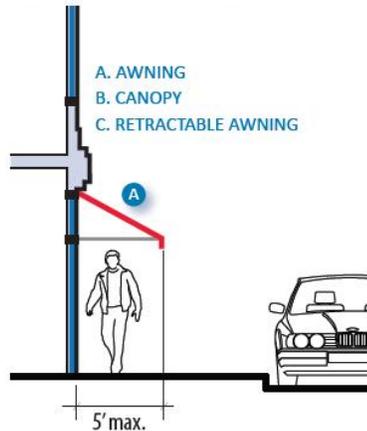
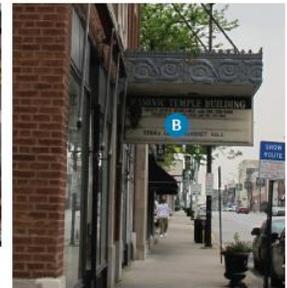
d) Entrances and Corner Features

- i) Articulated entrances and corners are simple ways to add interest and create a strong identity for a building.
- ii) Entrances at corners are especially encouraged at street intersections.
- iii) Multiple public entrances that connect to both the front sidewalk and rear or side parking area are strongly recommended.



e) Canopies and Awnings

Awnings and canopies are shading devices used over windows and doors to reduce heat gain, and to provide shelter for pedestrians from sun and rain. With the right design and placement, awnings and canopies can add great visual interest and color to buildings while creating a protected pedestrian walkway.



i) Size and Location

1. Awnings may project up to 5' into the public right of way over a sidewalk. The valance should be a minimum of 8 feet above the sidewalk.
2. Canopies may project up to 8' maximum and not extend beyond the curb.
3. Real retractable awnings are strongly encouraged.
4. Canopies can be cantilevered or supported by poles. Supports should not interfere with pedestrian traffic and leave at least 5 feet clear sidewalk area.

ii) Wrong Use of Awnings

The primary use of awnings and canopies should be to provide shade and weather protection.



D. Awnings and canopies that are used primarily as a business sign are not allowed.



E. Awnings should be over real windows, doorways or openings. The use of awnings over fake windows and doors, or over a blank wall, is strongly discouraged.



F. Awnings that are mounted too high or project too little into the sidewalk add no shade for pedestrians or windows. These are decorative or for signage only and are not allowed.

5) Exterior Finish Materials

The City of Blue Island is committed to “High Quality Materials” in all new buildings. These are materials that are long lasting, add long term value and permanence to a building, and have high energy efficiency.

a) General Requirements for All New Structures and Existing Structures undergoing Major Reconstruction. (See Section 4.06.8 A. 2 for definition of Major Reconstruction)

- i) At least 75% of all building facades shall incorporate primary materials.
- ii) The remaining 25% may incorporate other “Accent Materials” to add texture and interest.
- iii) Other new materials that meet the characteristics of high quality materials as outlined below will be considered by the City on a case by case basis.
- iv) Environmentally friendly materials that have a high LEED rating are strongly encouraged, along with materials that have high recycled content, local availability, thermal insulation, low construction waste, and potential for reuse.

- v) The natural color of masonry materials should be retained. Painted brick or stone is not allowed for any new construction.

- b) Primary Materials (75% of building facade) Primary materials are high quality materials that are characterized by; permanence and durability, low maintenance costs and energy efficiency, and include:
 - i) Brick
 - ii) Stone
 - iii) Cast Stone
 - iv) Glass and Curtain Walls
 - v) Metal Cladding
 - vi) Copper and Stainless Steel
 - vii) Fiber Cement Siding (e.g. Hardie Board)

- c) Accent Materials (25% of building facade):
 - i) Fiber Cement Siding (e.g. Hardie Board)
 - ii) EIFS (Exterior insulation and finishing system) EIFS shall only be allowed when the application is at least 10 feet above grade
 - iii) Stucco
 - iv) Wood (not plywood)
 - v) Decorative block
 - vi) Concrete panels, smooth or textured
 - vii) Synthetic plaster
 - viii) Standing seam roof (muted tones)

- d) Prohibited Materials:
 - i) Vinyl siding
 - ii) Wood siding
 - iii) CMUs (Concrete masonry unit)
 - iv) Mirrored or reflective glass
 - v) Plywood

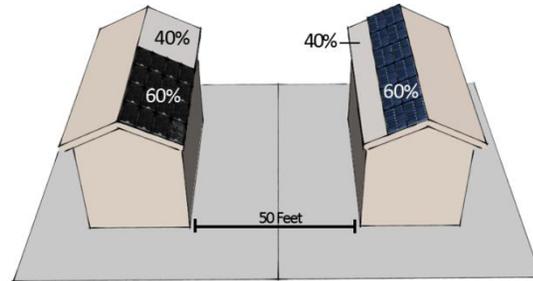
D. Lighting

- 21 1) All lighting mounted under a canopy or awning, including, but not limited to, luminaries mounted on or recessed into the lower surface of a canopy, shall be full cutoff, and shall not provide for internal illumination.

- 2) Wall lights, where used, shall be full cutoff and fully shielded.
- 3) Task focused lighting is permitted at gas stations, ATM drive-through, and similar uses as approved by the Zoning Administrator, and must include an internal louver so the light focuses directly on the task area and does not spill onto the pavement.

E. Solar Energy Systems

- 1) Solar panels shall not cover more than 60% of total roof surface of that part of pitched roofs facing a public street or within 50 feet of residential areas. This restriction shall not apply to solar shingles.



- 2) All frame and visible structural parts of a solar panel shall match the roof color. No solar panel shall be artificially lighted.
- 3) An emergency DC disconnect switch shall be provided in a location accessible outside near the electric meter to shut off the system in the event of an emergency.
- 4) Any solar panel not in service for a period of 180 days shall be removed and the property on which it is located restored to its original condition with 30 days.
- 5) The solar panels and supporting framework do not extend more than six (6) feet above the existing grade or above the roofline.

F. Wind Energy Systems

General Standards Applicable to all wind energy systems:

- 1) Sound. The wind system shall not exceed 60 dBA, as measured at the closest neighboring inhabited dwelling. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms.
- 2) Shadow Flicker. The wind system shall be installed and operated so as not to cause a shadow flicker to fall on or in any existing residential structure.
- 3) Performance and Safety Standards. At the time of application, the applicant must present a certification from the manufacturer that the system's turbine and other components equal

or exceed the standards of one of the following national certification programs such as the: National Electrical Code (NEC), American National Standards Institute (ANSI), Underwriters Laboratories (UL), or any other small wind certification program recognized by the American Wind Energy Association. Electromagnetic Interference: system shall be designed and constructed so as not to cause radio and television interference. Wind tower systems shall be compliant with all life safety and building codes.

- 4) Removal. If the system remains nonfunctional or inoperative for a continuous period of six (6) months, the system shall be deemed to be abandoned. The system owner/operator shall remove the abandoned system at their expense. Removal of the system includes the entire structure, transmission equipment and fencing from the property excluding foundations. Non-function or lack of operation may be proven by reports from the interconnected utility. For off-grid systems the City of Blue Island shall have the right to enter the property at its sole discretion to determine if the off-grid system is generating power. Such generation may be proven by use of an AC amp meter with sustained 10 mph wind as determined by the City of Blue Island.

- 5) Small Structure Wind Energy Turbine Performance Standards
 - a) Height. The maximum height of the system shall be fifteen (15) feet above the highest point of the roofline of the structure it is mounted upon.

 - b) Diameter. The maximum diameter of the blades or rotor shall be ten (10) feet.

 - c) Visual Appearance. Finished in a single non-reflective, unobtrusive color, such as off-white, light gray, or other neutral color, or match the color of the building on which it is mounted. The appearance shall be maintained throughout the life of the unit.

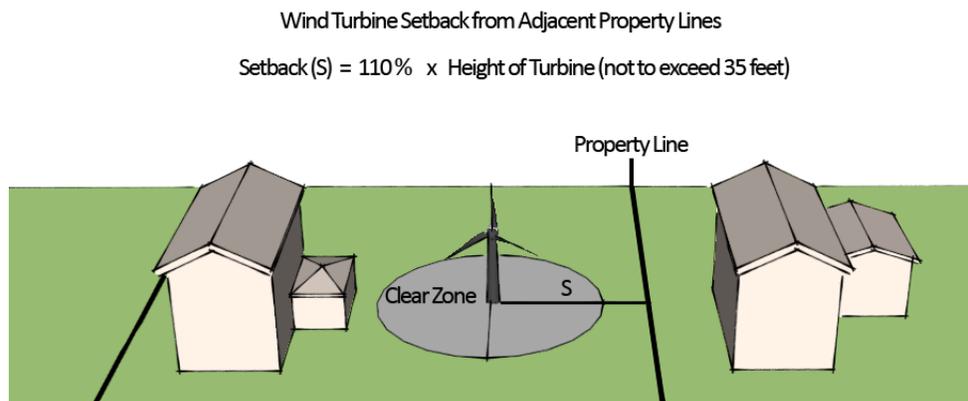
 - d) Lighting. The wind system shall not be artificially lighted with accent lighting.

- 6) Small Tower Mounted Wind Energy Turbine Performance Standards
 - a) Set-back. The wind tower system shall be set back a distance equal to 110 percent (110%) of the combined height of the tower plus the length to the tip of the blade from all adjacent property lines. Additionally, no portion of the small wind energy system, including guy wire anchors, may be located within any required setback.

 - b) Clear Zone. The wind tower system shall maintain a circular clear zone that has a radius which is equivalent to 110 percent (110%) of the combined distance of the tower height plus the length to the tip of the blade. This clear zone shall be maintained free of any

occupied structures, tanks containing combustible/ flammable liquids, and above ground utility/electrical lines.

- c) Height. The height shall not exceed 35 feet.



- d) Visual Appearance. Finished in a single non-reflective, unobtrusive color, such as off-white, light gray, or other neutral color. The appearance shall be maintained throughout the life of the unit. Only monopole towers shall be permitted.
- e) Lighting. The wind tower system shall not be artificially lighted with accent lighting. For the protection of the flight patterns of aircraft and the protection of heliports, airports and landing strips, Small Tower Mounted Wind Energy Turbine must be lighted in accordance to the regulations and guidelines of the Federal Aviation Administration (FAA) regulations or appropriate authorities.
- f) Security. Any climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.
- g) Signage. No tower should have any sign, writing, or picture that may be construed as advertising.

G. Landscaping and Screening

- 1) Applicability. Landscaping, streetscaping, screening, and paving according to the standards that follow shall be required when any of the following is proposed:

24

- a) Expansion of existing structures or lots wherein either the gross floor area or gross lot area is expanded by 25% or more.
- b) Change of use

- c) Change of owner
- d) Redevelopment
- e) Building addition or expansion
- f) New construction
- g) Special use or a rezoning
- h) Any improvement to a residential lot that is occupied by a nonconforming commercial or industrial use.

2) Streets and Public Rights-of-Way

- a) Streetscaping and plantings in the public rights-of-way shall be installed in accordance with the recommendations of the *Blue Island Plan for Economic Development*, as amended.
- b) Rear alleys should be provided for all residential lots.

3) Parking lots

Parking lots shall be landscaped in accordance with the requirements of the City’s Landscape standards in Article VII, except as modified below:

- b) No more than 75 percent (75%) of the area of the parcel may be covered with impervious surfaces. Impervious coverage will be allowed up to 80 percent (80%) when Best Management Practices (BMP), such as porous pavements, bio-swales, rain-gardens, water recycling or green roofs are used.



4) Interior Lot Landscaping

The interior of lots shall be landscaped in accordance with the requirements of the City’s landscape standards in Article VII, except as modified below:

- a) Foundation plantings are not allowed along the building frontages facing a primary commercial street. The use of planter boxes, or other landscape features, is required where it does not interfere with pedestrian access along the public walkway.

5) Screening Between Uses

Screening between incompatible uses, such as between residential and commercial uses, shall be landscaped in accordance with the requirements of the City’s Landscape standards in Article VII.

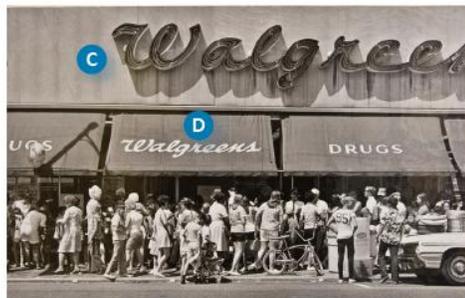
H. Sign Standards

Intent. Historically, 19th Century Main Street commercial buildings showcased a large number of a variety of signs that engaged both pedestrians on the sidewalk and motorists on the street. In the Mid-Twentieth century, main street buildings continued this tradition with new technology and the advent of the Modern Style. Large and bold signage on simple modern commercial buildings became a hallmark of commercial buildings of this time.

The Sign Standards set forth in this section build on these historic precedents and strongly encourage the use of a **variety of a large number** of well-designed and appropriately scaled signs.

This approach of **“Encourage Many Good Signs”** has the following goals:

- Allow local businesses to have more visibility towards both pedestrian and car traffic
 - Create a lively Main Street by adding color and interest to even the simplest buildings
 - Dress up blank wall areas with creative signs
 - Discourage “too little signage” that can make a building look vacant
- 26 • Encourage sign sizes that fit within the architectural scale of the building facade



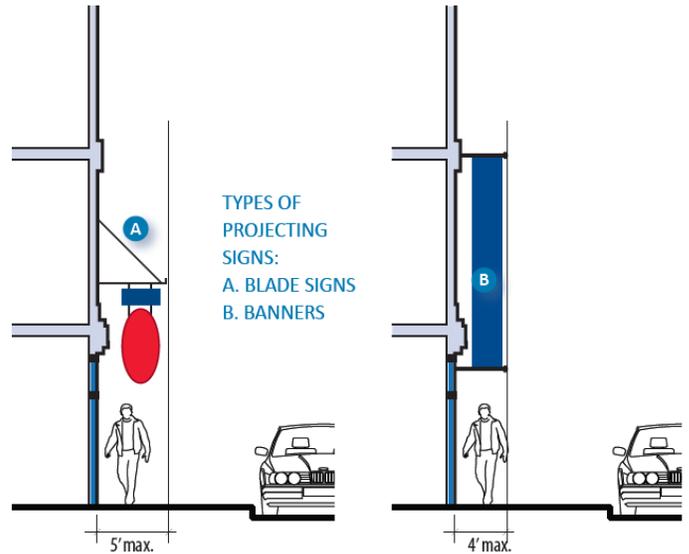
TYPES OF PERMITTED SIGNS
 A. WINDOW SIGNS
 B. PROJECTING SIGNS
 C. WALL SIGNS
 D. AWNING SIGNS
 F. LARGE SIGNS AND MURALS ON BLANK WALLS



- Allow flexibility and encourage creative and unique signage with a simple review and variance process
- Preserve Old Signs of great quality that can continue to add value to the street even after a business has departed.

1) Projecting Signs

- a) Signs must be attached to building at sign band, column or wall only. Mounting hardware and supports cannot be roof mounted. Hardware must be of high quality and be part of the overall sign design.
- b) Projecting signs must provide a minimum vertical clearance of 8 feet above the sidewalk and may project up to 5' for Blade Signs and 4' for Banners into the right of way.



- c) Signs shall be consistent with the architectural style of the building. Signs should fit within the existing features of the facade and not cover elements such as windows, transoms or cornices.
- d) Blade Signs. Well scaled, projecting blade signs that have unique designs and quality craftsmanship can add great value to both historic and modern buildings.



- e) Banner Signs. Projecting banner signs mounted to the walls and vertical columns of a building can add great interest and color street facades, and add a vertical rhythm to flat walls.

2) Large Signs and Murals on Existing Blank Walls

- a) Intent. Many existing buildings still have large expanses of blank windowless walls that can be a detriment to the streetwall, and can make the buildings look dull and vacant. These blank areas, however, do provide an opportunity for unique large signs and murals that can add interest and variety to the street.

Historically, Main Streets boasted a variety of large signs, especially in the Mid-20th Century Storefronts. As upper floors often went unused, the whole facade sometimes became an advertising “billboard” for the store. Giant signage proclaimed the name and was easily readable by a new fast moving, driving customer-base.

These unique signs will be permitted by the Plan Commission on a case by case basis, after review and recommendation by the City Staff, provided the following requirements are met:



Existing large blank wall area



Example of Large Sign with individual letters on blank wall area



Large painted signs and murals that can enliven blank wall areas

- b) Large signs and Murals are only permitted on existing buildings that already have significant expanses of blank wall areas.
- c) Blank, windowless walls are not permitted in new buildings.

- d) Existing upper level windows are not allowed to be covered with a new fake blank facade to locate large signs.
- e) Sign and mural size cannot exceed 60% of the blank wall area. Sign types include:
 - i) Painted signs and mural.
 - ii) Large Individual Letters.
- f) These have to be located on the upper floors of buildings, or the side facades facing streets or alleys. These are not allowed at the street level.

3) Sign Design Standards

a) Size

- i) Blade signs: Up to 8 sq. ft. maximum. Blade signs are limited to one per storefront.
- ii) Banner signs: Up to 12 sq. ft. maximum and may not project above the building façade. Banner signs are limited to one per storefront.
- iii) Wall signs: 1 sq. ft. of sign for each lineal foot of the primary building façade.
- iv) Window signs: 25% of the total glass area of the commercial or storefront window.

b) Lettering

- i) Signs should be simple and have a direct message. Lettering shall be consistent and harmonious with the architecture of the building and its surroundings.
- ii) Lettering shall be proportional to the relative size of the sign area; and sign lettering shall be of a professional quality.

c) Materials and Color

- i) Sign colors, shapes, materials and sizes should reinforce the overall composition of the facade.
- ii) Materials shall be in keeping with the architecture of the building and shall conform to all applicable building codes.
- iii) The following materials shall be prohibited:

1. Florescent materials (excluding lighting) and paints.

2. Paper products as a permanent sign (paper, cardboard, poster board, and construction paper).
3. Cloth, plastic, tybeck, and vinyl materials affixed to a building as a permanent sign.

d) Lighting

- i) Internally lit signs may be permitted only if approved by the Plan Commission and consistent with the historic character of Uptown Blue Island and the sign guidelines in this Section 4.06.6.
- ii) The use of gooseneck lighting and signs lit by flood lights is encouraged
- iii) Only the illumination of the cut-out letters of internally illuminated wall or projecting signs is permitted.
- iv) Signs may be backlit or illuminated by spot lights; however, all light sources shall be located or shielded to ensure that the light source is not visible to the public from the sidewalk, street, or adjacent property to prevent glare.
- ~~v) The use of exposed neon tubing shall be limited to interior hanging window signs, provided, however, that window signs that include exposed neon tubing do not exceed 10% of the total glass area of the window on which they are placed. Neon "OPEN" signs that are 2 square feet or smaller shall be excluded from the area limitation.~~

4) Prohibited Signs

- a) Flashing signs.
- b) Pennant signs.
- c) Festoon lighting.
- d) Roof signs.
- e) Beacons.
- f) Changeable copy signs.
- g) Portable signs.
- h) Electronic or LED message boards.
- i) Internally illuminated signs: plastic box wall and projecting signs, and awning signs.

30 5) Preservation of Old Signs

Great signs can become an important part of a street's identity and heritage. The Zoning Administrator shall determine if certain signs qualify for preservation and can remain after

the business has closed. Businesses and building owners shall contact the City prior to the removal of a sign to determine if the sign will qualify for preservation.

6) Temporary Signs and Displays

- a) Temporary window signs and window displays can be used to dress up vacant buildings and storefronts. Creative signage/ artwork display can make a vacant storefront look occupied.
- b) Temporary signs and attention-getting devices, such as banners, pennants, valances, decorating lighting, or advertising display constructed of cloth, canvas, light, fabric, cardboard, wall board or other light materials may be permitted for promoting special community activities, special promotional sales, special events, or activities subject to the following provisions:
 - i) Seasonal (Holiday) signs and decorative Lighting;
 - ii) Winter holiday signs and decorative lighting;
 - iii) Special sale signs;
 - iv) Special event signs;
 - v) Real Estate and construction signs

7) Nonconforming Sign

- a) Pre-existing nonconforming signs shall be replaced within five years. To encourage property owners to replace non-conforming signs, the following incentives shall apply:
 - i) For signs that are replaced within two years of the effective date of this ordinance, the City shall waive all fees associated with the establishment or erection of signs.
 - ii) All non-conforming signs shall be removed and may be replaced with a conforming sign when:
 - 1. There is a change in use.
 - 2. There is a change in the name of the business.
 - 3. The sign is replaced for any reason.
 - 4. Repair of the sign exceeds 50% of more of the value of the sign.

4.06.7 Parking Regulations

A. Applicability

- 31 Any project application requiring administrative review, site plan review or public hearing, shall provide automobile and bicycle parking in off-street facilities in accordance with the minimum parking standards contained in Section 5.8 of the Blue Island Zoning Ordinance, except as modified below.

- 1) If any provision of this Section 4.06.6 conflicts with the requirements of Section 5.8 “Off-Street Parking and Loading Facilities,” the standards in this Section 4.06.6 shall govern.

B. Adaptive Reuse of Buildings

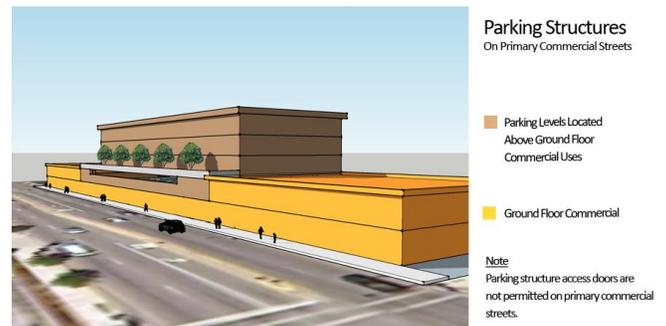
- 1) Adaptive reuse of buildings, including remodeling and expansions up to 20 percent (20%), shall be exempt from parking requirements, but must maintain existing parking.

C. Off-Street Parking Lot/Space Location

- 1) Parking lots and off-street parking spaces shall comply with the locational and setback standards for each type of building form as provided in Section 4.06.5 C “Land Use and Building Form Regulations.”
- 2) Residential Parking:
 - a) Required parking for residential uses is not allowed in the front and side yard setback areas.
 - b) Guest parking shall be required for multiple family residential uses at .25 spaces per dwelling unit.
 - c) Required guest parking for multiple family residential uses must be located on-site, or in designated owned or leased spaces off-site. On-street parking spaces can be counted to satisfying this requirement if a parking study indicates a surplus of available on-street parking within two blocks of the residential use.

D. Parking Structures

- 1) Parking structures shall be located and designed to minimize their impact on public streets and public spaces. A parking structure on an arterial commercial street shall provide for ground floor commercial space along the primary commercial street frontage.

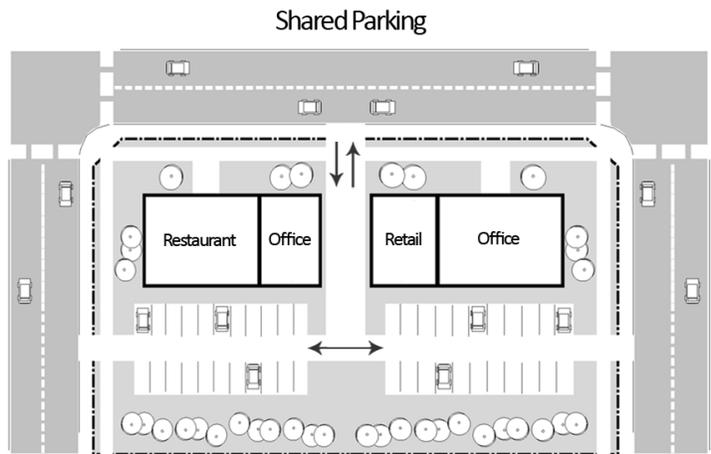


- 2) Access doors for parking structures cannot be located on arterial commercial streets.

E. Automobile Access

- 1) Curb-Cuts Prohibited. In order to minimize the disruption of pedestrian and bike pathways along streets, and to provide for the primacy of pedestrians within the UT-TOD district, curb-cuts along arterial streets shall be prohibited. Secondary streets may have curb-cuts to serve shared parking lots and parking garages only.

- 2) Required Shared Access. When parking lots adjoin each other, vehicular access shall be provided between parking areas via drive aisles and easements from neighboring properties.



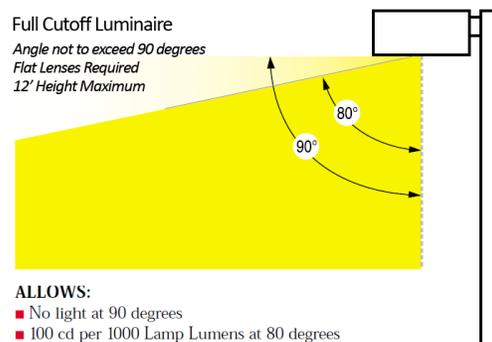
- 3) Sidewalks. Sidewalks must be constructed continuously across all driveways. Pedestrian should not be forced to change grade along a sidewalk to accommodate a driveway.

F. Lighting. Lighting must be controlled in height, intensity and design to create the desired "traditional" character of the Uptown District.

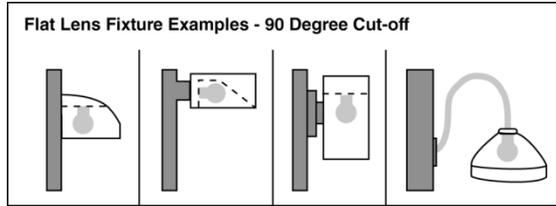
- 1) Glare. Light fixtures shall not produce glare on adjacent residential properties. To achieve this, luminaries shall be shielded to prevent light shining beyond the lot lines onto neighboring properties.

- 2) Fixtures Design. Lighting fixtures in parking lots must comply with the following standards:

- a) Where business uses and off-street parking lots abut residential uses, light fixtures shall not exceed twelve feet (12') in height.



- b) Full cutoff luminaires with a total cutoff angle of not more than ninety degrees (90°) shall be used.
- c) Flat lenses are required for all lighting fixtures.



4.06.8 Application Procedures

A. Applicability

- 1) New Construction. All construction of new structures within the UT-TOD District shall be approved in accordance with the provisions of this Section 4.06 of this Zoning Ordinance.
 - a) Single-family residences are exempt from the regulations and standards of this Section 4.06.
- 2) Major Reconstruction and Minor Remodeling
 - a) Major Reconstruction. The reconstruction or addition to any existing structure that meets one or more of the criteria below is considered a major reconstruction and shall be subject to the requirements of this Section 4.06. Major reconstruction is a project that results in:
 - i) A change in the height of the structure that is greater than five feet (5'); or
 - ii) A change in the footprint of the building greater than 10 percent (10%); or
 - iii) A change in the materials used on the elevations, exceeding 25 percent (25%); or
 - iv) A change in the site layout (e.g. a reconfiguration of parking; a reduction in the amount or change in the type or extent of landscaping exceeding 25 percent (25%) of the existing landscaped areas; or
 - v) The addition of a new land use that would increase the amount of parking.
 - b) Minor Remodeling. The remodeling or minor improvement to any existing structure that does not meet one or more of the criteria for major reconstruction as defined above, shall not be subject to the requirements of this Section 4.06. Minor remodeling or improvements may include, but is not limited to interior renovations; re-painting of exterior or interior, re-roofing of structure, or other work undertaken to maintain the

structure in good repair (e.g. replacement of gutters, tuck pointing); and changes to the exterior that do not alter the character or bulk of the structure.

- i) The addition of additional dwelling units as result of a rehabilitation of an existing interior space that does not increase the size of the building floor area shall be considered a minor remodeling.

B. How to Obtain Project Approval. The intent of the City is to reward those projects that meet the intent of the *Blue Island Plan for Economic Development*, and all the requirements of the Section 4.06, with an expedited review and approval process.

- 1) Pre-application Conference. Prior to the official submission of any application, the applicant shall meet with the Zoning Administrator or her/his designee for a preliminary review of:
 - a) The scope and nature of the proposed improvement;
 - b) The types of building forms and uses proposed; and
 - c) Any site or façade improvements proposed.

The applicant shall be prepared to present conceptual plans, sketches or any other information necessary to explain the proposed improvements, including any specific requests to deviate from the standards of this Ordinance. The Zoning Administrator or her/his designee will provide general information and direction relative to the long-range goals of the *Blue Island Plan for Economic Development* and the regulations in this Section 4.06. The Zoning Administrator will provide direction on the applications, reviews, and meetings that will be required to obtain approval.

- 2) Administrative Review and Approval. Review of permitted uses and minor changes to existing structures or sites only require administrative review and approval by the Zoning Administrator.
 - a) Administrative approvals may comprise of reviews from City staff, including Community Development Department, Building Department, Public Works and Engineering, and Police Department, and the City’s consultants. All administrative reviews and approvals will require an application be submitted to the Zoning Administrator.
 - b) The Zoning Administrator may require an improvement that qualifies for administrative review to go through site plan review if the application does not comply with the standards herein, or if the Zoning Administrator determines that the scope of the project exceed his/her administrative authority.

- 3) Site Plan/Design Review by Plan Commission. Review of permitted uses and major changes to existing structures or sites require review and approval by the Plan Commission, without further review by the City Council.
- 4) Plan Commission and City Council Review and Approval. The Plan Commission or Zoning Board of Appeals and City Council shall review all applications that involve a change in zoning, special use, variation, require a subdivision, and all Planned Development applications, and any other application requiring a public hearing before the Plan Commission, Zoning Board of Appeals, and/or City Council.

	Administrative Review	Historic Preservation Commission	Plan Commission	Zoning Board of Appeals	City Council	Estimated Approval Time
New Development/Redevelopment	R		R		D	2 months
Major reconstruction/addition	R		D			1 month
Minor remodeling	D					1 month
Change of use	D					1 month
Change of owner	D					1 month
Site improvement (landscape, parking)	D					1 month
Outdoor dining	D					2 weeks
Signs	D					2 weeks
Large Signs & Murals on existing buildings	R		D			
Internally Illuminated signs	R		D			
Awnings & canopies	D					2 weeks
Lighting	D					2 weeks
Façade Improvements	D					1 month
Collective and shared parking	D					1 month
Parking waiver	R		R		D	6 weeks
Variation	R		<R>		D	2 months

	Administrative Review	Historic Preservation Commission	Plan Commission	Zoning Board of Appeals	City Council	Estimated Approval Time
Special Use	R			<R>	D	2 months
Zoning Change/Amendment	R		<R>		D	2 months
Subdivision Plats	R		<R>		D	2 months
Local Landmark buildings	R	D				1 month

"R" = Review and recommendation; "D" = Final approval; "< >" = Public hearing

C. Information that Must be Submitted for Approval

1) Administrative Review. For those projects requiring only administrative review the following information is required to be submitted to the Zoning Administrator:

- a) Site Plan Review Application
- b) Conceptual Site Plan
- c) Plat of Survey
- d) Preliminary architectural sketch drawings, if applicable
- e) Any other information as deemed necessary by the Zoning Administrator

2) Site Plan Review. For those projects requiring site plan review the following information is required to be submitted to the Zoning Administrator:

- a) All information as required for administrative review
- b) Detailed Site Plan with topography
- c) Landscape Plan
- d) Engineering plans – utilities and stormwater management
- e) Photometric and lighting plans, including fixture cut-sheets
- f) Architectural plan and elevation drawings, indicating materials and colors
- g) Color renderings
- h) Sign plan
- i) Any other information as deemed necessary by the Zoning Administrator

37

3) Special Use, Variation, Zoning Amendments, and Subdivision Review. For those projects requiring public hearings and review by the Plan Commission, Zoning Board of Appeals, and City Council, the procedures and submittal requirements shall be as provided in Article VIII, and the City Subdivision Code.

Section 7.04 Landscaping and Screening (New Section)

7.04.01.	Purpose
7.04.02.	Applicability.....
7.04.03.	General Requirements
7.04.04.	Exemptions.....
7.04.05.	Plant Materials
7.04.06.	Design and Composition of Landscaped Areas
7.04.07.	Landscape Plan Required.....
7.04.08.	Street Trees and Parkway Planting
7.04.09.	Parking Lot Landscaping
7.04.10.	Building Foundation Plantings.....
7.04.11.	Screening of Trash Dumpsters and Bins
7.04.12.	Screening of Residential Areas
7.04.13.	Screening of Institutional Uses
7.04.14.	Additional Screening Requirements
7.04.15.	Procedures
7.04.16.	Modification by Plan Commission.....
7.04.17.	Installation and Maintenance.....
7.04.18.	Performance Guarantees

7.04.01. Purpose

This purpose of this chapter is to improve and maintain a high quality aesthetic appearance in the city and to meet the city’s sustainability objectives. Specifically this chapter is intended to:

- 7.04.01.A.** Enhance the aesthetic appearance of development in all areas of the city by providing standards relating to quality, quantity, and functional aspects of landscaping, fencing, and screening;
- 7.04.01.B.** Between residential and abutting commercial and industrial land uses;
- 7.04.01.C.** Increase compatibility and mitigate negative impacts of non-residential land uses on abutting and surrounding residential areas;
- 7.04.01.D.** Provide shade to reduce the heat and glare generated by pavement and building surfaces;
- 7.04.01.E.** Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, preserving the integrity of neighborhoods, and improving pedestrian and vehicular safety;
- 7.04.01.F.** Implement the city’s sustainability goals and framework contained in plans and ordinances; and

7.04.01.G. Provide for and promote a sustainable built and natural environment that protects, maintains, and where possible restores the essential and irreplaceable natural systems that operate with respect to land, air, and water in the city.

7.04.02. Applicability

The standards of this section apply to the following, except where noted in the list of exemptions:

7.04.02.A. Multifamily, commercial, office, institutional or industrial development where site plans, preliminary or final plats are submitted after the effective date of this ordinance;

7.04.02.B. Existing uses or structures wherein either the gross floor area or gross lot area is expanded by 1,500 square feet or 25% whichever is less;

7.04.02.C. Construction or installation of any surface parking area containing 5 or more parking spaces;

7.04.02.D. Repair, rehabilitation or expansion of a surface parking area that would increase the number of existing parking spaces by more than 25% or 5 spaces, whichever is more;

7.04.02.E. Any existing parking lot that is accessory to an existing principal building if such building or any portion thereof is repaired or rehabilitated (including interior alteration and remodeling) and the cost of such repair or rehabilitation exceeds 150% of the property's assessed value or \$10,000, whichever is greater; and

7.04.02.F. Any residential lot that is occupied by a nonconforming commercial or industrial use.

7.04.03. General Requirements

7.04.03.A. Each project must provide and maintain landscaping in compliance with the provisions of this chapter.

7.04.03.B. The provisions of this ordinance are minimum requirements.

7.04.03.C. Landscaping that is installed and maintained in excess of these requirements is encouraged and may be required by the Community Development Director when necessary to achieve the purpose of these regulations.

7.04.04. Exemptions

The requirements of this chapter do not apply to the following actions:

7.04.04.A. Construction, repair, or rehabilitation of or upon any detached house, two-flat, or three-flat (i.e., multiunit buildings containing two or three dwelling units, respectively).

7.04.04.B. Restoration of any building or portion thereof damaged by fire, explosion, flood, casualty or other calamity of any kind.

7.04.04.C. Automobile sales lots are exempt from this interior parking lot landscaping requirement.

7.04.05. Plant Materials

All plant material must comply with the provisions set forth by the American Standard for Nursery Stock, ANSI Z133.1 (most recent edition) and be healthy and free of insects and diseases,

7.04.05.A. All plant material must be in a balled and burlapped or container grown at the time of installation. No bare root material will be allowed.

7.04.05.B. Plant material must be healthy, free of insects, disease, and physical damage such as bark bruises, scrapes, or cracked branches,

7.04.05.C. Plant material used in conformance with the provisions of this ordinance must be selected to provide:

1. Climate hardiness of plant material.
2. Disease and pest resistance and stress tolerance.
3. Drought tolerance of trees and shrubs.
4. Adaptability of proposed plant material to the particular microclimate (sun, shade, dry or wet soils, etc.) in which it is to be located.
5. Inclusion of native plant material wherever possible.
6. Inclusion of plant materials that will have a mature appearance and fill in its location on the landscape plan within 6 years of planting.
7. Overall year round ornamental effect.

7.04.06. Design and Composition of Landscaped Areas

Landscaping and open spaces must be designed as an integral part of the overall site design. These elements should enhance the building appearance, enhance public views and spaces, and provide buffers, transitions, and screening.

7.04.06.A. Tree and shrub plantings should be grouped together in order to create strong unified character.

7.04.06.B. Groundcover should be planted to achieve 100% coverage within three years.

7.04.06.C. Inorganic groundcover or bark may be used in combination with live plants and must be limited to an accent feature or mulch.

7.04.06.D. All trees installed should survive for a minimum of 1 year and all shrubs installed should survive for a minimum of 3 years from the date of final approval of the

building permit of the last unit of a development. All dead plants must be replaced with like species at regular intervals.

7.04.06.E. Trees and shrubs should be planted so that at maturity they do not interfere with service lines, aqueducts, or conduits.

7.04.07. Landscape Plan Required

A landscape plan prepared and stamped by a landscape architect is required to be submitted to the Community Development Director as part of any development project that

7.04.07.A. Required Plan Elements

1. North point and scale;
2. Topographic information and proposed grades;
3. Proposed structures and pavements;
4. Existing and proposed utilities, above and below ground;
5. Location, type, size, quantity and planting condition (balled and burlapped or container) of all proposed landscape materials;
6. Common and botanical names of all proposed plant material;
7. Location, size and common/botanical name of existing vegetation to remain;
8. Standard notes as they relate to mulch, site lines, plant location, planting depths, etc.
9. All math calculations as they relate to plant units and number of plants to be provided in each specific area required as per this ordinance; and
10. Symbols representing proposed plant material must be drawn to scale showing 2/3 to full mature size and labeled as to quantity and type.

7.04.08. Street Trees and Parkway Planting

7.04.08.A. Existing parkways (the planting strip between a public street and sidewalk) adjacent to a site, or one that will be created as part of a development plan, must be planted with at least 1 street tree per [40] lineal feet. Trees are not required to be planted in precise [40]-foot intervals, however they should be installed as close to 40 feet as possible along the street frontage, allowing for utilities and intersection visibility requirements.

7.04.08.B. Parkway adjacent to parking lots of 5 or more spaces are required to have one street tree per 25 linear feet. The flexible spacing standard of Sec. 3.02.08.A. applies to street trees required in this subsection.

7.04.08.C. Street trees are not required where such installation would reduce the width of any sidewalk clearance to less than 5 feet in a manner inconsistent with federal and state requirements for access for persons with disabilities.

7.04.08.D. The tree species planted must be canopy trees to provide shade and visual relief with a clearance of 9 feet over sidewalk. Ornamental trees may also be planted where the use of canopy trees would conflict with the visibility of traffic signals. The final design of street tree plantings involving ornamental trees is subject to site plan review.

7.04.08.E. All existing parkways within the dedicated right of way or other public use areas that is disturbed due to construction must be restored with salt-tolerant sod and any required trees that have been damaged or destroyed.

7.04.08.F. Existing trees may be counted as fulfilling the requirements of this section upon approval of the Community Development Director.

7.04.09. Parking Lot Landscaping

7.04.09.A. Parking Lot Perimeter Landscaping

All parking lots containing 5 or more parking spaces must be screened from public streets and sidewalks, public open space, and adjacent properties by complying with one of the following perimeter landscaping options:

1. A perimeter-landscaped area at least 7 feet wide as measured from the property line, and encircled by a 6-inch concrete curb with no ornamental fencing, masonry wall, or wheel stops in the parking lot;
2. A 5- to 7-foot-wide, landscaped perimeter area with ornamental fencing or masonry wall and a maximum 2-foot car overhang area or no parking spaces adjacent to landscaping;
3. A perimeter-landscaped area less than 5 feet wide, provided ornamental fencing or masonry wall and wheel stops or curbing in the parking lot is installed to prevent car overhang into the landscaped area; or
4. An ornamental fence or masonry wall without landscaping, provided that a parkway exists adjacent to the site and is already planted to the minimum specifications of this section or is planted to such specifications by the applicant with the approval of the Community Development Director.

7.04.09.B. Interior Parking Lot Landscaping

The parking lot interior-landscaping requirements apply to new, private off-street parking lots of 6 spaces or more and to existing lots which are expanded by more than 25% of existing spaces to contain more than 15 spaces.

1. Minimum Standards

- (a)** Parking lots with 6 to 100 spaces must have 5% of the total interior area landscaped.
- (b)** Parking lots with more than 100 spaces must have 10% of the interior area landscaped.

2. Landscape Islands

Landscaped islands must be spaced no more than 15 parking spaces apart. Internal landscaped diamonds must be at least 50 square feet in size and all other internal, landscaped islands must be at least 100 square feet in size with a minimum width of 6 feet.

3. Required Plant Mix

Parking lots that contain 6 to 100 parking spaces must have internal plantings of at least 2 trees and 5 shrubs per 10 spaces. Parking lots that contain more than 100 parking spaces must have at least 2 trees and 5 shrubs per 15 spaces.

4. Perimeter Landscaping Credit

Perimeter landscaping in excess of the dimensions required in Section 7.04.09.A may be credited towards meeting the interior landscaping standards on a square-foot-per-square-foot basis.

7.04.10. Building Foundation Plantings

7.04.10.A. A landscaped strip must be planted at the base of any building façade that exceeds 50 lineal feet.

7.04.10.B. The foundation landscaping must be located in a planting bed of at least 5 feet in width adjacent to the building. Depth measurement will be perpendicular to building foundation.

7.04.10.C. Foundation landscaping must be provided at a quantity of 30 planted for every 1,000 square feet planting bed area which is within 5 feet of the foundation. Flowers, ornamental grasses, and groundcover may also be used. Any planting area that is not occupied by trees, shrubs, flowers, groundcover, ornamental grasses or mulch must have sod.

7.04.11. Screening of Trash Dumpsters and Bins

7.04.11.A. Trash containers, dumpsters, trash compactors, and recycling bins associated with multi-unit residential and all nonresidential uses must be screened from public view on all sides with a solid fence, wall, or gate of 6 feet in height, constructed of cedar, redwood, masonry, or other similar building material reflecting the overall design of the site. One side of the trash enclosure must contain an opaque, lockable, self-closing gate.

7.04.11.B. Dumpsters and trash bins must be located behind the front building line and located at or near the rear property line. The opening of any trash enclosure may not be oriented toward an arterial street. On corner lots, dumpsters must be located behind the front building line and setback a minimum of 20 feet from any side street right-of-way.

7.04.12. Screening of Residential Areas

All non-residential buildings and surface parking lots of 5 or more spaces, whichever is less, must provide a solid screen fence or wall not less than 6 feet in height along all rear and side property lines that abut residential zoning districts and uses. Such screening may not extend in front of the building line or in front of abutting dwellings. Such screening is not required when similar screening exists on the abutting residential property.

7.04.13. Screening of Institutional Uses

The perimeter of all parking lots of 1,000 square feet or more must be effectively screened from all abutting residentially zoned property and from all institutional uses, including hospitals, nursing homes, places of worship, community centers, schools, and colleges.

7.04.14. Additional Screening Requirements

7.04.14.A. In all commercial and industrial zoning districts all storage, with the exception of limited display of merchandise, shall be in completely enclosed buildings or obscured from public view by a solid fence or wall not less than 8 feet in height or by densely planted vegetation so designed and planted as to be 75 percent opaque when viewed horizontally between 2 feet and 8 feet above ground level.

7.04.14.B. In residential zoning districts all outdoor storage for a continuous period exceeding 15 days in length shall be enclosed or obscured from view as required for storage in commercial and industrial districts. However, the storage of such functional items as children's play structures, firewood, and operable automobile and bicycles shall be exempt from this provision.

7.04.14.C. Mechanical equipment shall be screened in all new development (other than detached single-family residences). This section shall not apply to existing uses except to the extent that an existing use is changed or expanded in such a manner as to constitute new development. This Section shall apply also to the following types of mechanical equipment:

1. Electrical and gas-powered mechanical equipment including elevator and hydraulic systems;
2. Duct work and major plumbing lines used to heat, cool, or ventilate;
3. Power systems for the building or site; and
4. Utility boxes, meters, and similar installations

7.04.14.D. For all development, the following mechanical equipment screening standards shall apply to the maximum extent practicable.

1. Roof-Mounted Mechanical Equipment

Roof-mounted mechanical equipment shall be screened by a parapet wall or similar structural feature that is an integral part of the building's architectural design. The parapet wall or similar structure feature shall be of a height equal to or greater than the height of the mechanical equipment being screened.

2. Wall-Mounted Mechanical Equipment

Wall-mounted mechanical equipment that protrudes more than 12 inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture of the subject building. Wall-mounted mechanical equipment that protrudes less than 12 inches shall be designed to blend with the primary color and architectural design of the subject building. Wall-mounted mechanical equipment shall not be permitted on the front façade of the building or any façade of the building visible from a public street.

3. Ground-Mounted Mechanical Equipment

Ground-mounted mechanical equipment shall be screened from view by a decorative wall or opaque fence that is compatible with the architecture and landscaping of a development site. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened. Ground-mounted mechanical equipment shall not be located in the front yard of a development site or visible from a public street.

7.04.15. Procedures

7.04.15.A. Any application for multifamily, commercial, industrial, or public/civic uses must include a landscape plan including each proposed plant being identified as to botanical and common name, size and installed condition (balled and burlapped or container).

7.04.15.B. When an application is made for a rezoning or a preliminary plat for a subdivision stage (if applicable), general locations and approximate quantities must be shown. A list of typical plants proposed to be used must be submitted, including common and botanical names, and approximate sizes.

7.04.15.C. At the final plat stage, exact locations and specific quantities must be shown. These quantities may not be less than what was approved at the preliminary plat stage without written justification. Each proposed plant must be identified as to botanical and common name, size at time of installation and planting condition (balled and burlapped or container). The plants proposed for the final plat stage must, for the most part, reflect the

typical plant list submitted at the preliminary plat stage. This list may be expanded upon; however, additions must be of equal or greater quality regarding hardiness, disease resistance, and ornamental characteristics.

7.04.16. Modification by Plan Commission

The Plan Commission may modify this requirement to landscape all setbacks and open space areas. The modification may only be approved if the Plan Commission finds that the project provides:

7.04.16.A. For outdoor dining activities, special paving, or other examples of exceptional architectural quality in the project's design;

7.04.16.B. A higher overall quality of landscaping design than would normally be expected for a similar development project; and

7.04.16.C. A superior landscape maintenance plan.

7.04.17. Installation and Maintenance

7.04.17.A. All landscape materials required by this chapter must be installed in accordance with standard practices of horticultural professionals and in good and workmanlike manner and must be maintained by the property owner in good condition.

7.04.17.B. All applicants for landscape plan approval must file a maintenance schedule and a scope of maintenance work with the Community Development Director.

7.04.17.C. Any damaged or dead trees, shrubs or ground cover must be promptly replaced.

7.04.17.D. Maintenance of landscaping must include continuous operations of removal of weeds; mowing; trimming; edging; cultivation; reseeding; plant replacement; appropriate fertilization; spraying; control of pests, insects and rodents by nontoxic methods whenever possible; watering and other operations necessary to assure normal plant growth.

7.04.17.E. The obligation for continuous maintenance is binding on the applicant for landscape plan approval, to any subsequent property owners or any other parties having a controlling interest in the property.

7.04.18. Performance Guarantees

7.04.18.A. Requirement

A letter of credit, escrow, performance bond or other surety in an amount equal to 125% of the value of the landscaping, or in an amount deemed adequate by the Building Commissioner, must be approved by the city attorney.

7.04.18.B. Applicability

The financial guarantee authorizes the Building Commissioner to use the funds to complete the landscaping installation and required maintenance practices if the responsible party defaults or does not properly install or maintain the landscaping.

7.04.18.C. Duration

The financial guarantee must remain in place for one year after landscape installation to insure proper maintenance of the landscaping in accordance with this section.

7.04.18.D. Conditions for Release

The director of public works may release the portion of the financial guarantee established under this section, less any costs incurred by the director of public works to complete installation of practices, upon submission of "as built plans" by an appropriate licensed professional.

7.04.18.E. Pro-Rata Release

The director of public works may make provisions for a partial pro-rata release of the financial guarantee based on the completion of various development stages.