

Blue Island Uptown Transit Oriented Zoning District

June 12, 2012 : BIPC | 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



Add the following under “Commercial Districts”

“U-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 Development (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

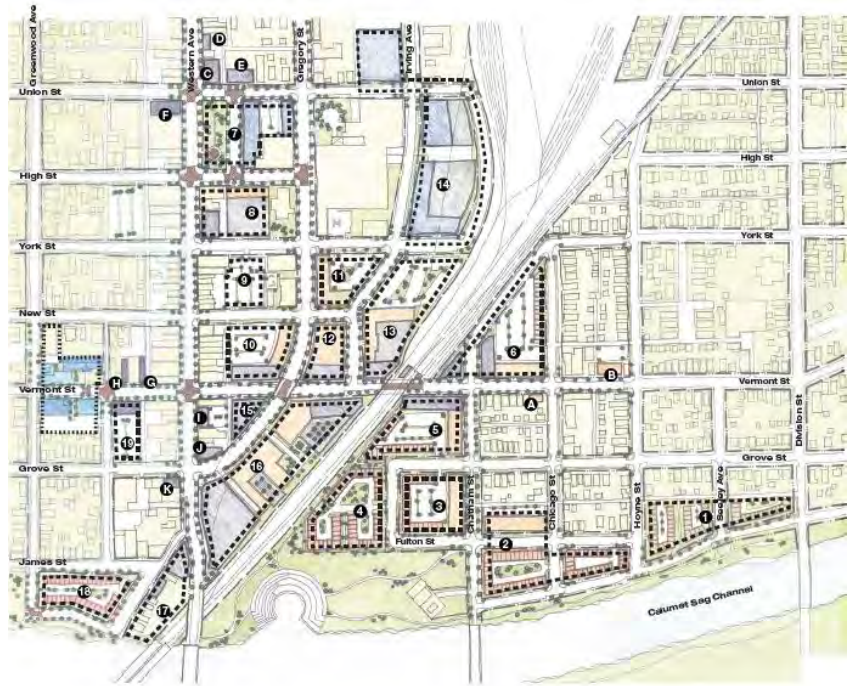
4.06.8 Application Procedures

4.06.1 Purpose Statement

The Uptown Transit Oriented Development (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 U-TOD.

Objectives for development within the U-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 Development (U-TOD) Zoning District

- A. Review the Table of Use Regulations to determine whether your use is permitted in the U-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.

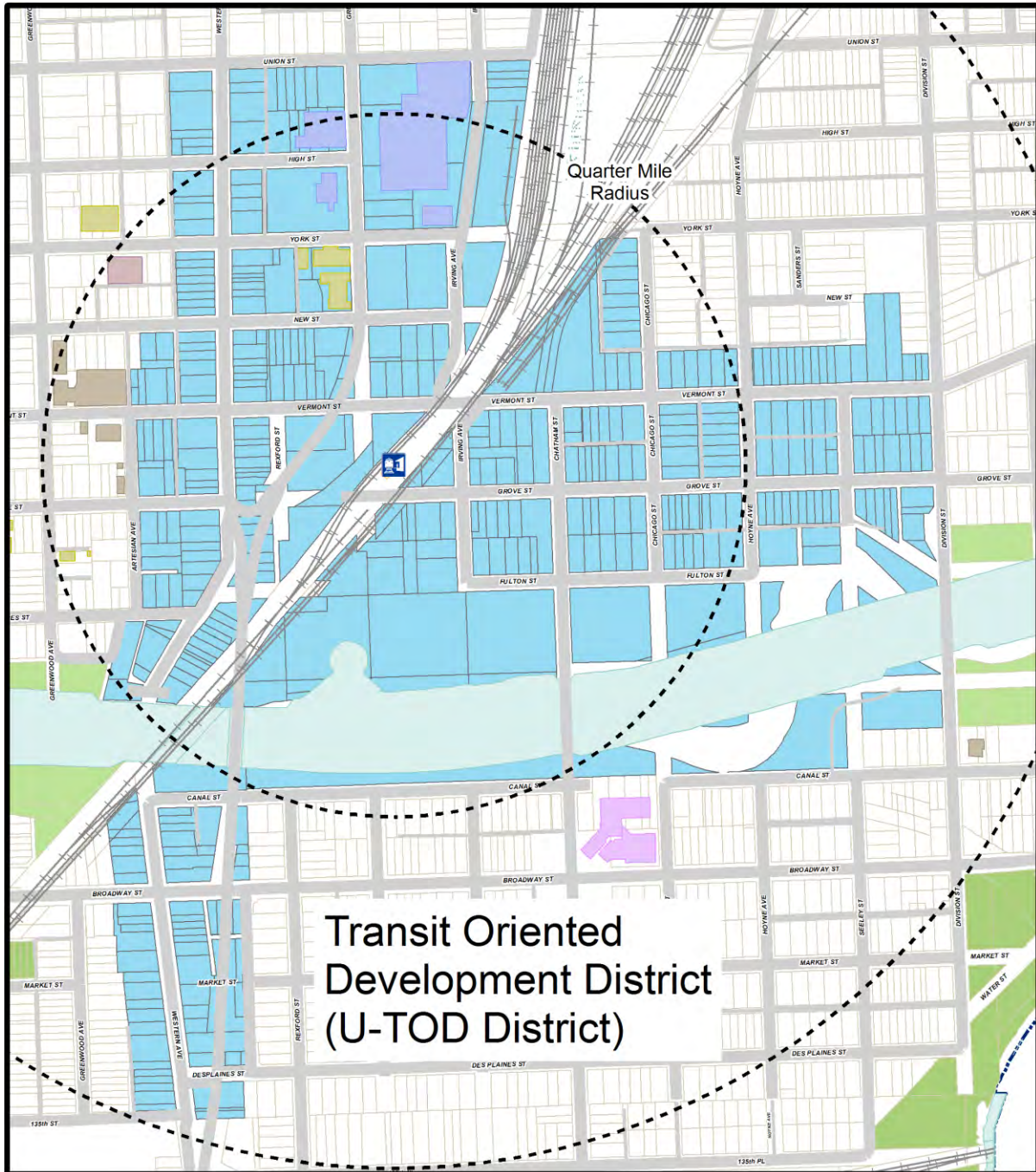
4.06.3 General Cross-reference Guide for Additional Regulations

- 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 U-TOD District and lands uses for blocks or parcels shall be as described in the Blue Island Uptown Zoning District, or any subsequent amendment thereto.



Map 1. U-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	S	
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		
▪ Bank	P	Drive-through not allowed
Funeral & Interment Services		
▪ Funeral Home	S	
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.

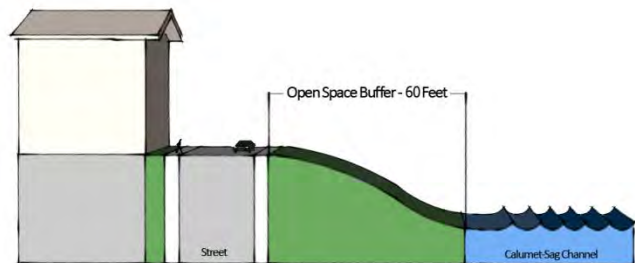
- 2) Outdoor Seating Associated with a Permitted Restaurant. Outdoor seating when associated with a permitted restaurant shall only be allowed in accordance with the following:

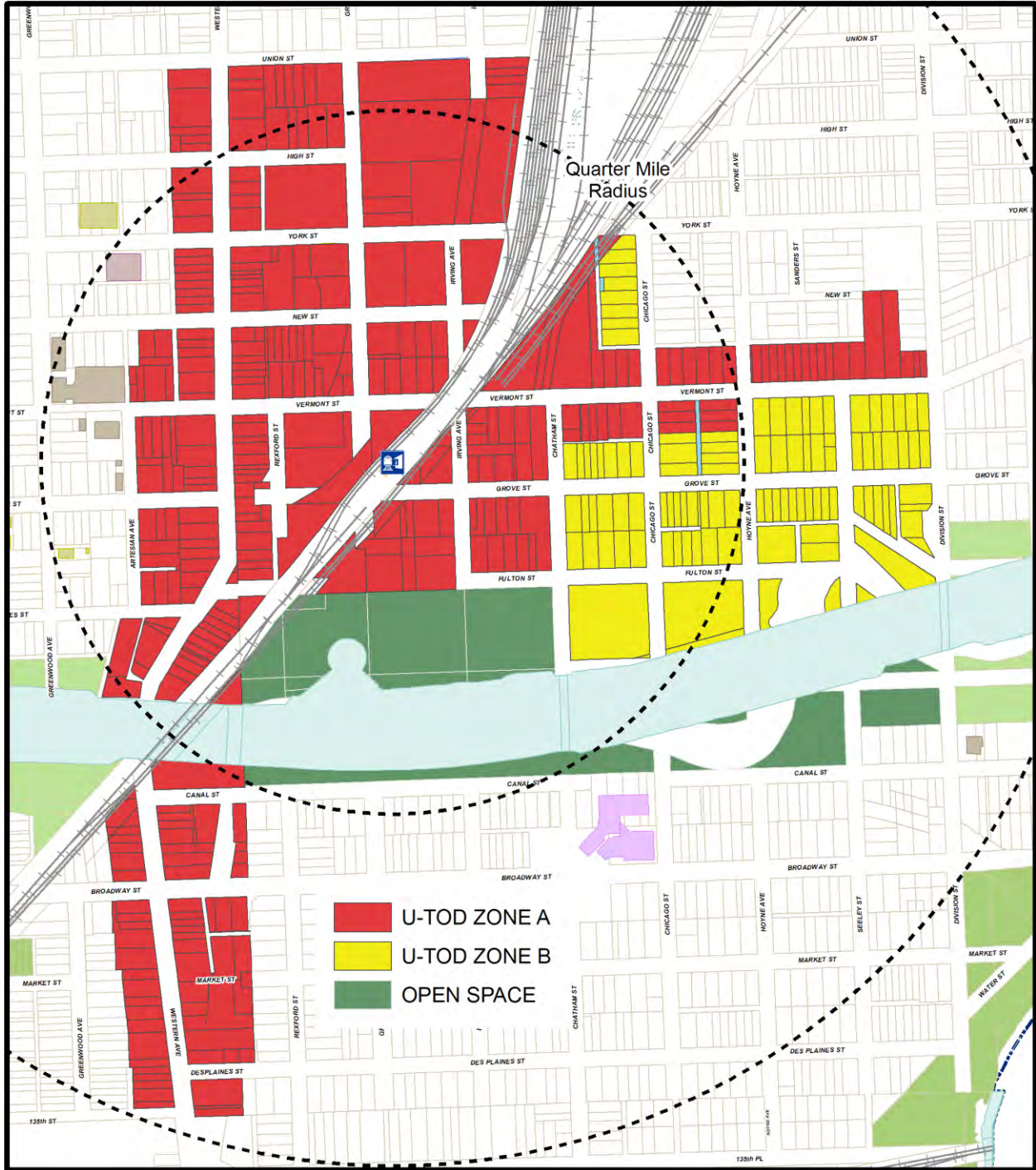
- a) Where seating is permitted adjacent on a public sidewalk, at least 5 feet of the sidewalk must remain unobstructed.

C. Land Use and Building Form Regulations

The 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. U-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.

- 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.



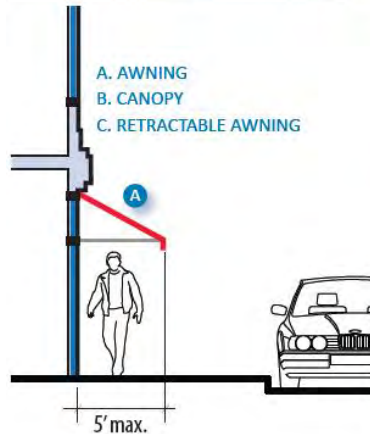
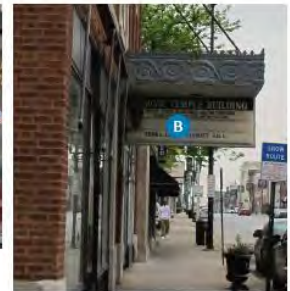
d) Entrances and Corner Features

- 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

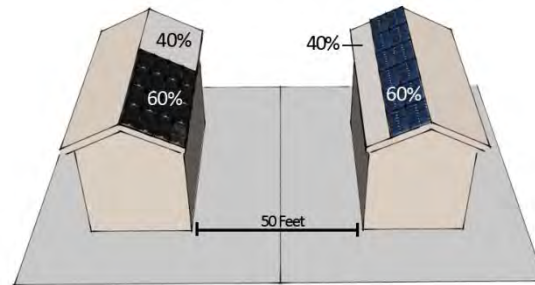
D. Lighting

- 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.

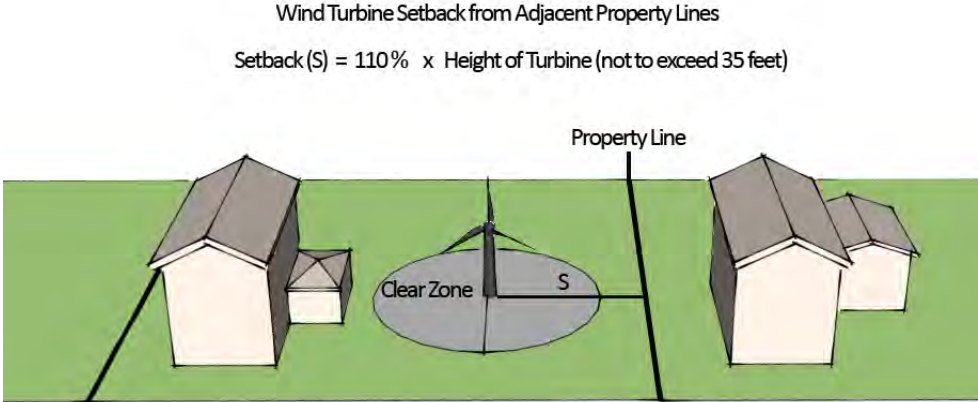
 - d) Lighting. The wind system shall not be artificially lighted with accent lighting.

- 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:
 - 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.

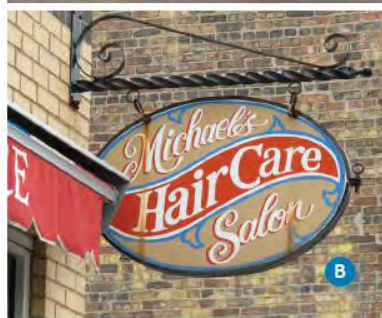
H. Sign Standards

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
- Encourage sign sizes that fit within the architectural scale of the building facade



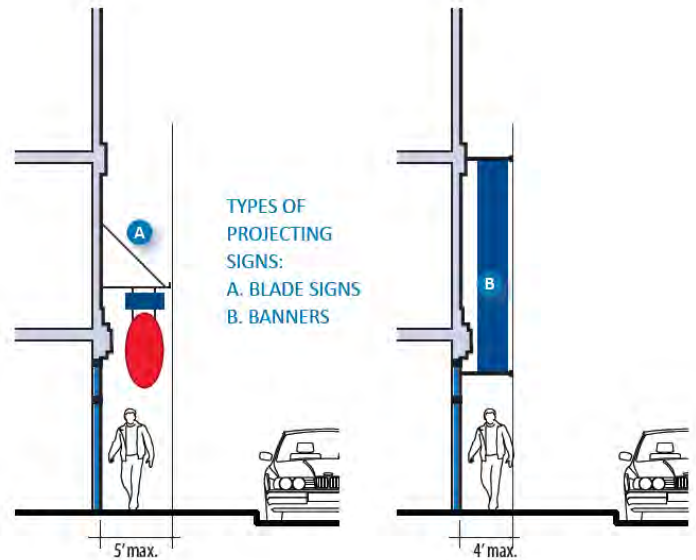
TYPES OF PERMITTED SIGNS
 A. WINDOW SIGNS
 B. PROJECTING SIGNS
 C. WALL SIGNS
 D. AWNING SIGNS
 F. LARGE SIGNS AND MURALS ON BLANK WALLS



- 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:

- 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.



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

- 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 neon lighting as an accent is permitted for projecting, window and wall signs in the U-TOD District, subject to the following:
 1. Neon lighting shall be used as an accent material on projecting and wall signs, such as for letters, logos and/or sign details. No projecting, window or wall sign may be entirely illuminated with neon.
 2. Neon lighting on projecting and wall signs shall not be illuminated during the daylight hours. When lit, neon lighting must be continuously illuminated. Flashing neon is prohibited.
 3. Neon lighting on projecting and wall signs shall not be combined with any reflective materials (e.g., mirrors, polished metal, highly-glazed tiles, or other similar materials) that would cause glare and increase the spread of light.
 4. Neon lighting to outline buildings or building elements, such as doors and windows, is prohibited.

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.

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% or more of the value of the sign.

4.06.7 Parking Regulations

A. Applicability

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

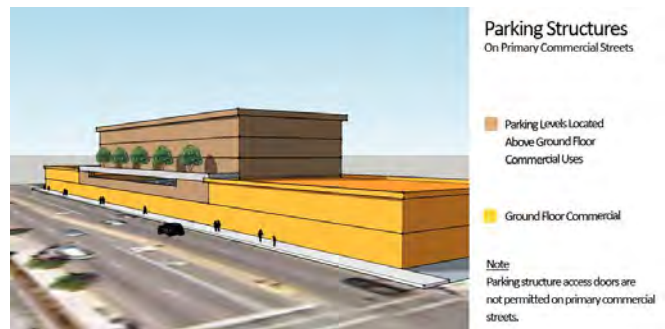
- 1) Adaptive reuse of buildings, including remodeling and expansions up to 20 percent (20%), shall be exempt from parking requirements, but must maintain existing parking.

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.

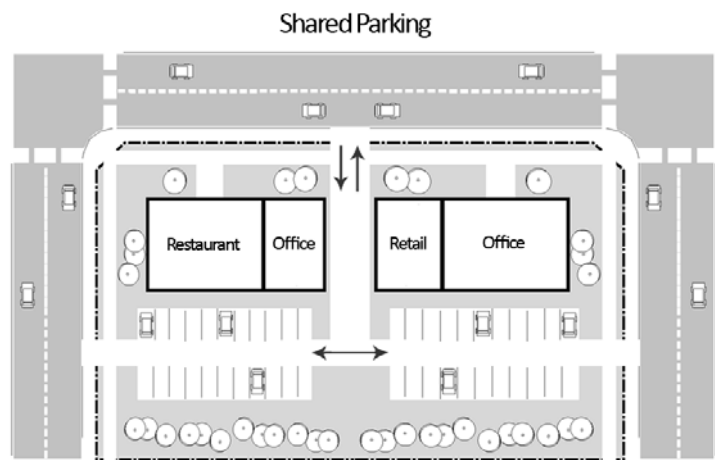


- 2) Access doors for parking structures cannot be located on arterial commercial streets.

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.



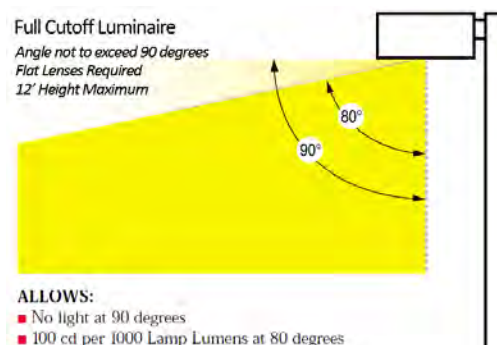
- 3) Sidewalks. Sidewalks must be constructed continuously across all driveways. Pedestrian should not be forced to change grade along a sidewalk to accommodate a driveway.

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

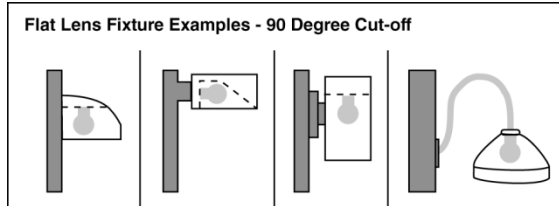
- 1) Glare. Light fixtures shall not produce glare on adjacent residential properties. To achieve this, luminaries shall be shielded to prevent light shining beyond the lot lines onto neighboring properties.

- 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 luminaries 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
Special Use	R			<R>	D	2 months

	Administrative Review	Historic Preservation Commission	Plan Commission	Zoning Board of Appeals	City Council	Estimated Approval Time
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

- 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.