



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, August 13, 2026
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Public Comment**
- C. Approval of Minutes**
 - 1) Review and Approval of the May 28, 2026, Plan Commission Meeting Minutes
 - 2) Review and Approval of the June 25, 2026, Plan Commission Meeting Minutes
- D. New Business**
 - 1) Zoning Code Discussion — Use Terms and Comprehensive Use Table
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 8/13/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2026-606)**

DOC ID: 2026-606

Review and Approval of the May 28, 2026, Plan Commission Meeting Minutes

Statement of the Issue:

Review and Approval of the May 28, 2026, Plan Commission Meeting Minutes that have been revised at the request of the Plan Commission at the June 25, 2026, meeting.

Analysis:

Review and Approval of the May 28, 2026, Plan Commission Meeting Minutes that have been revised at the request of the Plan Commission at the June 25, 2026, meeting.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the May 28, 2026, Plan Commission Meeting Minutes that have been revised at the request of the Plan Commission at the June 25, 2026, meeting.

Attachments:

1. 6-28-26 Draft PC Minutes - Updated

Draft Glen Ellyn Plan Commission Meeting
Thursday, May 28, 2026, at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

Planning Manager Daniel Harper called the meeting to order at 7:06 p.m.

Motion to appoint Commissioner Cooper as acting Chairperson by Commissioner Arango seconded by Commissioner Morisson. Motion passed by unanimous vote (5) yes (0) no.

Acting Chairperson Cooper explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol including for public comment and announced that comments would be recorded.

Roll was called.

Plan Commissioners Arango, Cooper, Dougherty, Kreuzer, Morrison and Wyant are present.

Chairperson Loftus and Commissioners Brown and Pesce are absent.

Also in attendance: Daniel Harper, Planning Manager, Village of Glen Ellyn, Steve Thompson, Trustee Liaison, Jennifer Henaghan, Community Development Director, Jordan Frahm, Associate Planner, and Adriana Ohl Zamora, Recording Secretary.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

1. Review and Approval of the April 23rd, 2026, Plan Commission Meeting Minutes

Commissioner Dougherty moved to approve the minutes, Commissioner Morisson seconded the motion, and the motion passed by voice vote.

D. New Business

1. Presentation and Review of Zoning Diagnostic Report

Mr. Harper discussed the end of step 3 of 9 total steps of the Zoning Code Update Project. The diagnostic report conducted by associates at ZoneCo seeks to see how well the existing code works with policy.

Jocelyn Gibson from ZoneCo, a consulting firm based in Ohio, focuses on land use regulation and codes. She works along with Lakota group, and the Lakota group is leading the engagement with this project. The overview of the process utilizes a three-module approach: Diagnose (assess existing code), Calibrate (propose solutions) and Codify (draft language of code).

Engagement with the public is a part of the process via surveys and focus meeting groups that are open to the public. They are currently at the Diagnose step within the 3-step module. Afterwards, they will move into Calibrate, then Codify. The Diagnostic phase takes place in March-May and Calibrate in June-August. The full code will be complete at the end of 2026, with a draft in September-December.

Regarding the findings of the Diagnostic Report, the methodology includes review of background materials, integration of stakeholder and survey feedback, comparison of existing zoning code against Comprehensive Plan goals, and development of recommendations. The background material that was reviewed included the Comprehensive Plan, Housing Assessment, Active Transportation Plan, Downtown Strategic Plan, Streetscape and Parking Study, and existing Zone Code.

Findings were separated by residential findings and commercial district findings. Residential findings include not being well calibrated to current housing needs or patterns, minimum lot width, and yard coverage. They also show that height rules often

push toward larger replacement homes, and the code favors detached single-family development on larger lots. Common improvements like additions, garages, porches, and driveways often require relief, showing that baseline standards are misaligned.

Commercial district findings show that zoning is overly dependent on special uses, layered approvals, and PUD triggers. Roosevelt Road, Butterfield Road and other corridor districts lean too auto oriented. Office, industrial, and institutional districts lack clear form and transition standards. There is too much case-by-case negotiation and not enough predictable redevelopment capacity.

Code usability recommendations note that the ordinance is lengthy, text heavy, hard to navigate. They suggest better utilization of tables, graphics, and diagrams to convey concepts. They note that key standards and definitions are scattered across chapters, and standards are often embedded in text instead of tables or graphics, thus making it harder for staff and applicants to use.

The Diagnostic Report provides a roadmap for calibration and identifies key gaps and conflicts. It can be a guide moving forward to refine the use of permissions and standards. They are currently moving into the Calibration module of project.

2. Discussion Portion

Acting Chairperson Cooper asked if in the future, the ZoneCo representative can present in person.

Commissioner Kreuzer asked why the Plan Commission is being asked to look at this and what specific recommendations they are looking for.

Mr. Harper responded that a comprehensive revamping of the code has not been done since 1989, and now that issues have been diagnosed with the first step of the process, staff are taking this to the Plan Commission to ask if this is on the right track. He asked if the Plan Commission agrees or does not agree with the suggestions in the Diagnostic Report and how staff can move forward from there. The questions that require Commissioner input are stated below:

1. "The report finds that the current code relies too heavily on complexity, exceptions, and case-by-case relief. Does the Plan Commission agree with that characterization, or are there areas where you feel that flexibility is working as intended and should be preserved?"

The Plan Commission stated that the zoning code can certainly be made simpler and reduce case-by-case relief. They stated that most of what is seen in the Plan Commission is unnecessary and includes minutia involving residents who want to simply improve their commercial and residential properties. There is concern about breadth as to what they want and don't want in this town. They should simplify everything that they can, and there needs to be flexibility. They note that there should be an easier process and agree with that proposal. Rulebooks eventually become inflexible.

2. "Of the four overarching themes (simplification, restructuring districts around housing form, recalibrating dimensional standards, and modernizing commercial corridors) which does the Plan Commission see as the highest priority? Are there any you'd approach with more caution?"

The Plan Commission responded that the highest priority is streamlining the Commercial Corridor and modernizing the economic engine to result in an increase of developers reinvesting in the community. Recalibrating dimensional standards gives them a pause, but restructuring districts is important. The Diagnostic Report is very sympathetic to people in this town that have an older home. The current code makes this difficult to modernize, and it would be great to allow residents to stay in their historic homes by simplifying the addition process. From an affordability standpoint, there should be a variety of housing types and attract young people to move to this town. High costs of new construction are making it difficult for young people to move to the Village and those with changing circumstances to stay. The need for simplification is clear, and residents are asking for that. Part of the reason people move to Glen Ellyn is that there are single-family homes on large lots. The modernization of the Commercial Corridor is important. They stated that housing is an issue that is incredibly important in Glen Ellyn and needs to be looked at seriously. Younger people are having a hard time being able to afford to move into Glen Ellyn. There is a consensus on simplification, and they are concerned about reconstructing districts about housing form and don't understand what it means. There is concern about how many teardowns have been allowed and it has affected affordability. Builders in the Village are encouraging teardowns.

Restructuring districts on housing forms is concerning as well as recalibrating dimensional standards. They don't think that APEX is fitting this town and are concerned about the CBD. They state that the biggest change of character in the Village has been the addition of multi-family housing. They note that they see more young people downtown and assume that it is a result of multi-family housing additions. The construction of affordable housing is important in the areas where it is appropriate. Office use and retail use have changed in the previous decades, and the Village should be focusing on reimagining commercial corridors with multi-family dwellings.

3. "The report was informed by community survey results, local interviews, and peer community benchmarking. Are there findings where you feel the community's voice isn't adequately reflected, or where you'd want staff to dig deeper before moving to calibration?"

The Plan Commission stated that community surveys are always difficult to read. There was not much in the case of local interviews, but they are pleased about the concerns that the stakeholders mentioned. They note that stakeholders and survey participants who mentioned maintaining the Village's historic character should be weighed more generously than selling Downtown to developers. There was a pretty good sample group, and the issue is that often, residents are not paying attention to what is going on in Glen Ellyn. They would like to hear more from non-profits in Glen Ellyn and have individual reach-outs to them. There is concern about many people showing up at the end of the process at the final board meeting once. The survey responders were not a representation of this community, and most of the population was not informed. They are unsure if the community is aware that their problems have been identified and will soon be codified. They need more solicitation to hear back from the community. The population isn't informed for many reasons, one being because of their own neglect, but also the responsibility of the Village is to put out necessary information for all residents. They state that the vast majority of people won't participate in the process, but there are touchpoint parts of the code that will end up on parent forums, and the Village should stay ahead of it. They state that people feel like they're in the dark when making decisions. People want an opportunity to be heard and are concerned when it seems like a fixed game. They note that survey questions regarding land use may confuse residents as to whether or not the decisions made during the creation of the Comprehensive Plan could change. They expressed concerns about the credibility of the Village, citing the alignment issue with the high school the previous year. They suggest staff use mailers to residents since it is unknown if residents read the website or newsletters. Staff should try to promote residential input before the Calibration step since it was not communicated adequately to the public. Hot button issues should be prioritized when promoting this input.

Mr. Pavlich, a ZBA Member, stated that repetitive issues should be eliminated. Existing nonconforming homes should be a focus.

Mr. Harper notes that setbacks and lot coverage are the two most common variation requests. He poses the question as to what the appropriate changes would be to solve these issues. His concern is that if the maximum requirements are increased, residents would then ask for greater increases. The discussion that will take place is about what lines should be put in place and what intensifications should be addressed.

The Plan Commission believes that staff could be ahead of the public and does not think that enough communication has been conducted.

Eleanor, a member of the community, stated her concern with the carbon footprint that residents are leaving behind in Glen Ellyn. She asked what the Village is doing to encourage reducing carbon footprint.

4. "The report recommends restructuring residential districts around housing types and form rather than lot size alone. How does the Plan Commission want to balance expanded housing variety with protecting the character of established neighborhoods?"

The Plan Commission does not understand form-based code and requested an explanation.

Explanation: Mr. Harper explained that in our zoning code, single-family residential districts are separated only by lot size. Rather than lot size, the Village could move towards a form-based code where lot size does not matter. What is considered in form-based code is the building size and type and how it fits in the lot. In form-based code,

what is happening in that building can be a little bit looser in terms of single-family versus duplex or triplex if it meets the residential form in terms of setbacks and heights. It touches on what the building does to the built environment versus the use of the building. For example, the zoning code will be rewritten where if you construct a building, by right or with a Special Use Permit, within a single-family district, you can build a home that looks like a single-family home but is a duplex with a special review.

The Plan Commission is concerned that within the community, there may be a consensus that there should be more multi-family housing, but there may be only certain places where these buildings are appropriate. They stated that the potential of a motel being placed in a formerly single-family district makes them uncomfortable and suggest that the community may be concerned mostly about the residential areas, not commercial.

Explanation: Ms. Henaghan explained that form-based code, she has seen it mostly be used primarily for commercial development, and it is a useful tool for plan development. There is a focus on physical form, and it gives communities a greater ability to look at the visual impact on the development and encourages what the community wants to see and discourages what the community doesn't want to see. For example, it simplifies the ability to decide how development on Roosevelt Road and Downtown should look, the feel and aesthetic. Form-based code gives the tools to accomplish this, and these tools will be especially applicable in Downtown, where build-to lines could prevent large buildings that are located right at the lot lines. This doesn't mean that it couldn't be used for residential, but she would be surprised if that's where the Village would take it. The recommendations in the Diagnostic Report are more focused on commercial development. She clarifies that form-based code is an additional tool that can be incorporated in the zoning code, not a replacement for the current zoning code. There are examples of many communities in Illinois and DuPage County to look at when it is discussed further.

The Plan Commission states that this would disrupt the character of single-family neighborhoods and downtown, but it would be a different case for Roosevelt Road. They note that the form-based code is not delineated in the report, building types may be out of place and should be specifically zoned for particular areas. Form-based code in residential is a hot-button issue, so if they go in any direction with this, they need to do deeper work with the community and do something like a focus study. It makes sense for commercial districts but not residential districts. They state that in theory, the Plan Commission knows most about land use, and they are stumped by the concept. Therefore, they say that more education should be provided since their suspicion is that most of the citizens will know less.

5. "As the Zoning Board of Appeals takes up single-family residential regulations this summer, are there specific nonconformity or dimensional issues you'd like flagged for their attention?"

The Plan Commission stated that some homes should be "grandfathered" if they were approved prior to the code changing.

6. "Transitions between commercial and residential areas are identified as a concern. What does the Plan Commission consider an acceptable level of predictability versus flexibility in how those transitions are regulated?"

There are recognized areas in this village where multi-family residential are accepted and certain areas where they are not. They encourage adaptive reuse of buildings. They stated that they have existing retail buildings that might not do well currently, so they could perhaps have different uses, such as daycare or other social services. There are too many limits in commercial areas, and greater expansion should take place where the code encourages and permits this.

7. "Several external groups are providing input on specific topics. Are there groups or perspectives you feel are missing from that list?"

The Plan Commission stated that they haven't heard a lot from those who rehab homes. There could be additional external groups to hear from, such as non-profit groups and underrepresented and under-resourced groups. The financial impact of this plan, such as property taxes, is missing. Affordability is mentioned, but property taxes go unaddressed. The multi-family homes allow for a point of entry, but the impact of property taxes when looking at

real estate should be looked at. They also state that the Oakbrook model doesn't have to charge their Village any property taxes since the mall takes care of it, and it sounds like the argument is to bring more commercial growth to Glen Ellyn. They said that when they go to dinner in Wheaton, they see Glen Ellyn's retail dollars being taken elsewhere. They also asked if there are any sustainability additions to this plan. They discuss the addition of ribbon driveways as a sustainable alternative.

Mr. Harper clarified that staff brought in those who do home rehabs and additions to the stakeholder groups. He also responded to Eleanor's previous question, stating that there are sustainable landscape requirements and incentives for both commercial and residential buildings. He gave an example of possible monetary or zoning incentives if residents install solar arrays on their homes.

8. "The Diagnostic Report is meant to link the Comprehensive Plan's vision to enforceable zoning standards. Are there areas where you feel the Comprehensive Plan itself is unclear or hasn't settled a policy question that the Zoning Code will be asked to resolve?"

The Plan Commission stated that they are impressed by what was presented today with respect to land use with respect to the R2 District. It seems that these issues are being resolved through the zoning code. This should increase appearance awareness in the Village.

Mr. Pavlich stated that the Comprehensive Plan does not address architectural stylistic choices and wants to see this included in code. He asked to what extent appearance guidelines can be regulated in the code and wants to see standardized lighting and vegetation requirements.

Mr. Harper responded that staff are currently revising the Architectural Appearance Guidelines. Guidelines are required for new commercial buildings, which go through the Architectural Appearance Commission. They are guidelines that go to the Architectural Appearance Commission, not code. He noted that adding stylistic choices to code is not good policy and hard to regulate, but lighting requirements are supplemental standards that can be included in the code.

9. "Looking ahead to the public hearing process in early 2027, what would a successful zoning update look like to you? Are there outcomes you'd consider a failure, even if the code is technically improved?"

The Plan Commission states that the recommendations outline how to get to their vision, but circumstances should be considered that might cause issues. Complaints might come up from residents that should be considered so that they accomplish the overall vision. This will impact the Village for 35 years, and they would not like to see Village stuck in time for 35 years. They would consider it a success if the Village were intentional about the ways that they can expand, modernize, and compete with local municipalities. They appreciate the alignment of simplifying where possible, but awareness should be elevated, and the Village should get people involved. There is more of an issue of process more than outcome.

The Comprehensive Plan speaks of diversifying housing and multi-family residential use projects which would allow for organic growth. In the downtown area, any new construction requires a PUD. It's essentially a black box, so they can have a roadmap for developers and facilitate the project. Heights will be spoken about during the Calibration phase, so right now, they are not advocating for any specific height or size in housing types.

Commissioner Kreuzer asked who the stakeholder groups were.

Mr. Harper stated that there were three stakeholder groups, two residential and one commercial. One of the residential groups was residential builders, developers, and architects. The other residential group consisted of professionals and other interested parties who participated, about 20 in total, and some were builders. There were 7 to 8 commercial stakeholders, which included the owners of Pickwick Plaza, office space owners to the west of I-38, some Downtown property owners, and 2-3 commercial brokers. The survey was approximately 377 people, with a 50/50 split in support of multi-family residential. The idea of the code was how to write the code to facilitate updates to older homes and disincentivize teardowns.

Acting Chairperson Cooper asked how staff communicated to ZoneCo the point of view of the Village residents.

Mr. Harper responded that staff communicated the point of view of residents through the survey which was offered.

Commissioner Kreuzer asked if the updated zoning code would decrease historic preservation roadblocks or hurdles and if it is only for landmark status homes.

Mr. Harper responded that it would decrease hurdles that prevent people from maintaining historic homes. This would be for a wide range of older homes that are worth preserving. Hundreds of homes are identified as historic, and hopefully they can be preserved by allowing flexibility in code.

Commissioner Kreuzer asked what is being done to disincentivize tear downs and if there was any consideration to develop new zones.

Mr. Harper stated that there is only so much that the zoning code can do, and some of the market forces are out of our control. Restrictions can be loosened so that residents have extra wiggle room to allow them to modernize and update the home. They have not gotten to the point of addressing the how-to.

Commissioner Kreuzer asked to what extent historic homes will be preserved in the CBD, and why staff chose ZoneCo.

Mr. Harper responded that staff did a Request for Proposal, and ZoneCo had the greatest slate of experience and were knowledgeable of the Village's issues. They have a wide breadth of experience and different communities. They also have Lakota Group and Katie Ashbaugh, former planner for the Village of Glen Ellyn, now a private zoning consultant.

Commissioner Arango noted that stakeholders are an important part of what they are hearing and seeing.

Commissioner Dougherty asked if staff have a presentation on their thoughts on the report.

Mr. Harper said that staff are not giving a presentation tonight and would like to have the Plan Commission's thoughts on this report.

Acting Chairperson Cooper asked if there were any edits done from the first report versus what is being shown to the Plan Commission.

Mr. Harper said yes. Staff asked for more graphics, for them to include public input, and overall, staff generally asked questions about where their ideas were derived from.

Commissioner Arango asked how much input from the Village itself was plugged into ZoneCo prior to this being presented so that they understood who Glen Ellyn was.

Mr. Harper stated that staff hosted members of ZoneCo, Lakota Group, and Ms. Ashbaugh, where they went through all of the Village's documents, how the Village Code is used, and how difficult the Village Code is to navigate. They also provided a tour of the Village. Staff and ZoneCo have been holding meetings every other week with ZoneCo, discussing progress, including historical value.

Commissioner Dougherty asked if there were examples of form-based codes and how they function.

Ms. Gibson of ZoneCo showed an example of form-based code used in South Bend, Indiana and Vienna, Virginia. Examples shown of transit-oriented districts would be more simplified than in Glen Ellyn. Form-based code functions similarly to normal zoning code, but it is highly graphic and contains form-based standards. The example shows pedestrian access, parking access, and different frontage types. She is not saying these are the types that will happen in Glen Ellyn but just an idea. Form-based codes are calibrated for the community and what is reflected in the Comprehensive Plan.

Commissioner Morrison asked for a copy of ZoneCo presentation. She also asked for the definition of public realm. She also asked if the Village should be doing zoning map at the same time.

Ms. Gibson stated that public realm are areas that should be pedestrian-oriented. Public realm is when you're walking on the street and what you see and experience are at street level. The zoning map and rewriting the zoning code are generally done at the same time. Changes to the zoning map are strategic.

Commissioner Morrison asked if there was a reason that they are not doing the map at the same time.

Mr. Harper stated that staff does not know if they are doing a rezoning map. Right now, that conversation is not in play because they have not gotten to that point. It is not off the table, but it's just not on the table yet. Now, staff is getting to the point of asking questions about consolidating zoning districts.

Commissioner Wyant asked Ms. Gibson if ZoneCo has prepared a financial analysis to go along with the report. He asked how the changes will impact property taxes.

Ms. Gibson said that they have not used policy documents adopted by the village like the Comprehensive Plan. Their goal is to make the code more nimble and able to accommodate investment and provide relief for those issues. There is not a companion financial report, and the report is responsive to land use.

Commissioner Wyant asked if there is financial modeling that goes along with the historic homes identified. He said that this may slow a natural evolution of a community.

Mr. Harper stated that if a property is identified as being historic, it has qualified for historic incentive programs. This code would allow residents to live in and expand their homes to accommodate for contemporary needs.

Acting Chairperson Cooper clarified the analyses and facts that were used for this report and noted that there was an onsite tour. He asked if there were other things that were considered in the diagnoses.

Ms. Gibson stated that the Development Standards were an important piece of the report. She noted past reporting on non-conformities, variance analysis, and staff interviews. She also noted Ms. Ashbaugh's experience with the code.

Acting Chairperson Cooper asked her to identify the focus groups and if 400 people from a Village of this size is a standard response.

Ms. Gibson stated that they were identified, and no groups were recommended that the Village said no to. The number of survey responses was consistent, about standard. That is a challenge in every project.

Acting Chairperson Cooper noted the diversity in views of land use, to preserve, limit, and encourage development. He asked that moving forward towards the Calibration stage, where the public will have the opportunity to express their opinion on land use.

Ms. Gibson responded that it is in the form of surveys. In theory, the conversation about land use occurred within the development of the Comprehensive Plan. The conversation now looks at what was said and responds with the language and standards that will accomplish that.

Mr. Harper added that the Comprehensive Plan was where the public discussions on land use took place. What staff are doing now is creating the technical document to meet policy goals.

Acting Chairperson Cooper stated that the public survey paralleled what was said in the Comprehensive Plan and shows the public that it is still up to discussion. His concern is that questions of land use is something that will continue to be a topic of discussion, but then, they are told that the land use discussion has already been held. He thinks it would be appropriate to disclose who was part of the stakeholders.

Commissioner Arango stated that the survey was not clear as to the point of survey, which was for land use. It was unclear as to where the direction was going. After the survey, residents are not being asked any questions. She is concerned about that and is disappointed in document itself.

Mr. Harper stated that the Comprehensive Plan is the document that shows where the Village wants to be and how we will get there. It was a multi-year process of public input and was to last for 25 years. Stakeholder Commercial Group invitees include Susan Jacobson, Jill Fource, Liz Mager, Norris Eber, Steve Horvath, Patrick Brosnan, Matt Nix, Tom Kolschowsk, John Rosch, and Tom Eilers. The first group of residential technical professionals include Ray Whelan, Steven Pateracki, Jamie Simoneit, Marv Ritter, Peter Ladesic, Dan Marshall and Mark Kollias. The second group of residential stakeholders include Chris McKnight, Penn French, Christy Truitt, John Day, Julie Evans, Cecil Barbado, Deb Ritter, and Ann Gould.

3. Public Comment

Norris Eber noted that this is a lot of work for the staff. He likes the Plan Commission's questions and approach to it. He was a stakeholder on the commercial side. One meeting of a stakeholder is not enough, and stakeholders should be coming back in. He asked if they were going to have an open and honest debate on lot coverage ratio. The Village lot coverage ratio requirement used to be 25%, and he is pushing for stakeholders to meet again.

Mark Senak, introducing themselves as a previous Village Trustee and Village President, stated that what the Village is doing in the next several of months will determine the future of what is coming to this community. His suggestion is to first listen to residents, who are people who live in this village. Trust your judgment. He stated that everyone is equally capable of making the decisions that need to be made and to lean heavily on the Comprehensive Plan. Those previously spent an enormous amount of time developing that plan and reading and understanding what the vision was for that plan. This is very important to him, and he is not going to sit by if it appears to him that the zoning code does not align with the Comprehensive Plan. He will take legal action to ensure that it does.

Craig Pavlich, introducing themselves as a Zoning Board of Appeals Member, stated that one of the challenges of being a fellow board member is that he wants to try to follow rules as much as possible. He is supportive of revising code so that it is linear. Having read this proposal, it does address some of the issues that come before the Zoning Board of Appeals.

Ann Gould, introducing themselves as a previous Village Trustee, noted that some of the prior code rewrites were very purposeful; that separated us from other communities. The same house could not be located within certain feet of the other throughout the Village, and that creates diversity in home. The overlay district of C5A for the historical section is again, very purposeful. She feels that what is missing is purpose, what our identity and brand are, and how the Village will grow in a measured way. How the Village implements the Comprehensive Plan is important.

4. Additional Commissioner Discussion

Commissioner Kreuzer notes that the Village should be careful with multi-family residential development and how it affects the integrity of this village. He noted that it is important to preserve the factors that make the Village unique.

Commissioner Arango states that the Village should do the best that they know how to inform residents. It does not matter what the zoning code rewrite looks like, if people feel they have had a part in the process. She reiterated that education should be reinforced throughout the process. There should be a consensus from the Village. This is the most important thing that can be done.

E. Trustee Liaison's Report

- Staff and Trustees state that that ZoneCo should be in person at meetings
- The Village Board approved the ADA plan on sidewalks in Glen Ellyn. It is a 25-year event horizon to get accomplished
- The Village Board discussed demolition fees and permits
- Denied a sidewalk for Cottage Ave from Forest to Main due to it being near heritage trees to protect tree canopy
- Discussing about increasing budget for the Historic Residential Program, landmark homes, plaque homes, and any home older than 50 years

- Declined a drive lane on Cottage Ave between Pleasant and Main St and are looking at other solutions

Commissioner Wyant asked if the home being developed on Church Hill Blvd is related to the school and if the construction on Glenbard West has been halted due to soil issues.

Trustee Thompson recommended that it would be best to speak to D41 to know about that project and D87 to get that question answered regarding Glenbard West.

F. Chairman's Report

N/A

G. Staff Report

- Dutch Bros application next month. IDOT has reviewed the project, and it would need general standards
- Zoning Code update will also be discussed with a similar format of 6 questions
- Environmental Commission has requested to look at more preapplications

Motion to close the Plan Commission Meeting by Commissioner Kreuzer seconded by Commissioner Dougherty. Motion passed by unanimous voice vote.

H. Other Business

I. Adjourn 10:25PM



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 8/13/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2026-607)**

DOC ID: 2026-607

Review and Approval of the June 25, 2026, Plan Commission Meeting Minutes

Statement of the Issue:

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Analysis:

Review and Approval of the June 25, 2026, Plan Commission Meeting Minutes

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the June 25, 2026, Plan Commission Meeting Minutes

Attachments:

1. Final_DRAFT_Plan_Commission_6_25_26 Minutes

DRAFT MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, June 26, 2026 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

Chairperson Loftus called the meeting to order at 7:00 p.m. and explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol including for public comment and announced that comments would be recorded.

Roll was called.

Plan Commissioners, Commissioner Brown, Commissioner Cooper, Commissioner Morrison, Commissioner Wyant, and Chairperson Loftus are present

Commissioner Arango, Dougherty, Kreuzer and Pesce are absent.

Also in attendance: Daniel Harper, Village Planning Manager, Steve Thompson, Trustee Liaison, Jennifer Henaghan, Community Development Director, and Adriana Ohl Zamora, Recording Secretary.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

1. Review and Approval of the May 28, 2026 Plan Commission Meeting Minutes

Commissioner Cooper moved to table approval the minutes to the next meeting on July 23rd requesting that more details of the meeting be included. Commissioner Morisson seconded the motion, and the motion passed by voice vote.

D. New Business

1. Public Hearing - 750 Roosevelt Road, Dutch Bros.

Commissioner Cooper made a motion to open the public hearing, seconded by Commissioner Wyant, and the motion passed by voice vote.

Daniel Harper, Village Planning Manager, is sworn in and presented on the following:

The petitioner is Adam Bell representing Core Acquisitions LLC, who has submitted a petition for approval of a Special Use Permit, Zoning Variations, and Sign Variations to construct a Dutch Bros. restaurant with a drive-thru at 750 Roosevelt Road.

The proposed project consists of the demolition of the existing 3,831 square foot building and the construction of a new one-story, 1,250 square foot Dutch Bros Restaurant building with a drive-through. The project also calls for the redevelopment of the parking lot and burial of public utilities.

The proposed building is designed in a contemporary modern style. The façade consists of brick veneer masonry colored "shale" gray. This is accented with two tower elements that are composed of Nichiha composite cladding in the brand-specific "DB Blue" color located on the north and south sides of the building. The façade also features framed canopies above the drive-through window and doorways. The proposed outdoor patio area and walk-up order window will be partially covered by a similar grey metal canopy and supported by masonry columns to match the facade. The windows are trimmed in anodized aluminum-colored grey.

The proposed restaurant will be served by 17 parking stalls, including two accessible parking spaces west of the building. In order to accommodate the parking aisle located west of the building, the applicant has requested a variation from Section 10-5-5(C)(1) to allow an impervious surface setback of one foot and six inches (1'-6") from the property line in lieu of the required

setback of six feet and nine inches (6'-9"). There will be no interior seating for the restaurant. The site plan shows an outdoor patio that can be utilized by customers. The number of seats proposed for the patio has not been provided. The applicant is also proposing a bike rack on the property located south of the building. The applicant has requested a variation from Section 10-5-5(B)(4) to allow a bike rack to be located in the required front setback.

Currently, access to the site is provided via a two-way drive on Roosevelt Road and a cross-access easement from the US Bank site and Nicoll Avenue. The petitioner plans to utilize the existing access points. The main Roosevelt Road access driveway will be restricted to a right-in/right-out only. The Illinois Department of Transportation (IDOT) has conducted a review of the proposed design for Roosevelt Road and the petitioner will be seeking final approval for the location and design of the access driveway. To utilize the proposed location of the Roosevelt Road access point, the applicant has requested a variation from Section 10-5-11(C)(2) to allow a one-hundred twelve feet and six inches (112'-6") separation between the proposed driveway approach on Roosevelt Road and the intersection of Roosevelt Road and Nicoll Avenue.

Drive-Thru: The Site Plan submitted by the petitioner shows the proposed 1,250 square foot building located in the southern portion of the property with a large two-lane drive-through making use of the north of the site and wrapping around to the service window located on the north side of the building. The new drive-through contains two lanes for ordering, merging into one lane at the service area on the north side of the building. The Zoning Code requires five stacking spaces per drive-through lane for restaurants. The stacking shown on the Site Plan would fit approximately 25 cars, which exceeds the minimum number of 10 stacking spaces required for the two drive-through lanes proposed for ordering. There will be a one-way escape lane north of the merge lane of the drive-through to allow internal circulation and an exit from the drive-through. The petitioner has submitted a traffic impact study and traffic management plan which have been reviewed by the Glen Ellyn Police Department and HLR, the Village's traffic engineering consultant. Based on the submitted plans, staff has concerns regarding peak traffic impacts due to the current popularity of this type of restaurant model. HLR noted that the Traffic Impact Study is based on drive-thru volume data from the ITE Trip Generation Manual, 12th Edition, with a comparison to a Dutch Bros. from O'Fallon, MO. The TIS data is meant to reflect normal operating conditions, while the TMP [Traffic Management Plan] is meant for higher-than-normal customer volumes. It should also be noted that there are similar coffee shops to Dutch Bros. around the Chicagoland suburbs that experience queuing issues onto the surrounding roadway network on a regular basis, requiring third-party traffic controllers frequently. The Village of Glen Ellyn would like to make sure that this will not be a problem at this location. KLOA, the preparer of the TIS, responded stating that while Dutch Bros operates a different model of coffee shops than those whose trip generation data was utilized by ITE, the trip generation rates are comparable between the two types of coffee shops. The ITE trip generation was compared with customer per hour data provided by Dutch Bros for the O'Fallon, Missouri location. The comparison showed that the ITE peak hour trips were consistent (within seven trips) or higher than the customers per-hour trips at the O'Fallon, Missouri Dutch Bros.

All proposed light fixtures will be shielded to prevent glare. Light intensity levels generated by the development will be at or below the maximum permitted amount at the property lines. The trash enclosure serving the building will be located near the center of the lot and will have landscaping around it to screen it from view from Roosevelt Road and neighboring properties. Roof-mounted mechanical units will be screened by a parapet on the building.

The applicant is requesting a variation from:

Section 10-5-5(B)(4)(20) to allow mechanical equipment to be located east of the building, eight feet and six inches (8'-6") from the property line in lieu of the required setback of thirteen feet and six inches (13'-6").

Section 10-5-5 (B) to allow for Bike Rack to be located in the required front setback.

Landscaping: The petitioner has made multiple changes to the proposed landscape plan based upon staff review. The current plan meets the Code requirement for the number of trees provided. The applicant has also made adjustments to their landscape plan to include native species of trees and grasses at the suggestion of the environmental commission.

The following signs are proposed for the development:

1. Two wall signs, including:
 - a. An illuminated 32.24 square foot "Dutch Bros" sign on the south elevation of the building
 - b. An illuminated 18.4 square foot "windmill" sign on the west elevation of the building
2. An illuminated 23.07 square foot "cup" monument sign is located at the south-west corner of the site.

3. Two drive-through menu boards that are 21.70 square feet located in the drive-through lanes and an additional two, 10.70 square foot, menu boards located next to the drive through window and walk-up window.

The following variations are being requested from the Sign Code for the proposed signage:

1. A variation from Section 4-5-6(S) to display four (4) menu boards in lieu of the maximum number of three (3).
2. A variation from Section 4-5-10(A) to allow three (3) signs in lieu of the maximum number of two (2) signs per establishment.

Attachments presented to Commissioners and provided in packet:

1. Aerial Map
2. Zoning Map
3. Submittal Memo
4. Special Use Application
5. Zoning Variation Application
6. Site Plan
7. Sign and Elevations
8. Engineering Plans
9. Photometric Plan
10. Traffic Management Plan
11. Turning Movement Diagrams
12. Traffic Impact Study

Commissioner Questions:

Commissioner Wyant asked if Danby's station is part of Village Food and Beverage Sales Tax.

Mr. Harper stated that he assumes so but does not have specific knowledge to the case.

Chairperson Loftus asked if the proposed signs meet the requirements of the sign code in terms of size, but not the number.

Mr. Harper stated that was correct.

Commissioner Cooper asked if there would be no sign off Nicoll Avenue.

Mr. Harper stated that was correct.

Commissioner Cooper asked for clarification that there is 1 special use request, 4 zoning variation requests, and 2 sign variation requests.

Mr. Harper stated that was correct.

Petitioners Sworn In: Adam Bell, Nicholas (Inaudible), Javier Milan, Jacob Antony, and Ben Barad

Adam stated that he is excited to be working in Glen Ellyn. Dutch Bros is a fantastic brand, and it's the 7th location they are breaking ground on in the Chicago metro area. Another is scheduled to open in August, and they are breaking ground in Crystal Lake this week. They have been working with all the different community groups to ensure that the openings are smooth. This site does have certain challenges, such as the rear access on Nicoll Avenue. They feel that this will be a great fixture to replace Danby's Station.

Regarding the mechanical equipment setback variation, with the way the US Bank has the transformer set, it does not look good to have it set in front of building. They are asking to set it to the side of the building to shield it and will put landscaping around it. With the narrowness of the site in regard to parking, it requires them to ask for the side yard setbacks. The bike rack variation is being asked because there is a pedestrian order board for people to walk up/bike and order, and it made sense to add this by the pedestrian area. He stated that they can't do anything about the deceleration lane as it is within IDOT jurisdiction, but they aim to improve it. It is dangerous to go in and out of that. With regards to traffic, Dutch Bros is a new-to-market user, so there is a lot of initial demand. During the opening, there is an increase in traffic, but they are proposing to cut off the right-in off of Roosevelt Road and have access from Nicoll and will serve as a double-access point. The Roosevelt access will only be an exit to Roosevelt

Road for first few weeks based on demand. They stated that they would be conscious of the traffic initially. They have live cameras on every site, and now, they are averaging about 20 cars and not over-queuing.

Commissioner Wyant clarified that there is no left turn into the site and asked if they were to cone the right in entrance off at all hours. He asked if they are expecting 700-800 cars per day.

Chairperson Loftus asked for their projections for daily for traffic impact.

Mr. Milan, KOLA Consultant, stated that the daily trips are approximately 750 trips, 375 in and 375 out. 70% is pass-by traffic, or people that are already driving by. Newly generated trips are 115 in and 115 out. He stated that the 375 amount includes the stated 115, so they should keep in mind that there is traffic driving by already.

Commissioner Wyant asked if there will be 700-800 drive up window transactions per day.

Mr. Milan answered that there would be approximately 750. Regarding driving vs. parking, about 90% of this will be driving. Not all the 375 are new to the area, and 70% of trips are already there.

Commissioner Cooper asked for clarification that if going westbound, 70% of cars will be turning into Dutch Bros. He asked that 30% of drivers would come from out of usual Roosevelt drivers.

Mr. Bell said yes. They went and got comparable traffic counts from other similar locations to get the data for the new stores' opening.

Commissioner Brown asked how many transactions occur per day.

Mr. Nicholas stated that per hour, there are anywhere from 40-50, which is equivalent to 30-40 cars per hour. The traffic is taken very seriously by the operators. The first two weeks, they do have an influx because of excitement for Dutch Bros. They will have traffic control helping during first two weeks.

Commissioner Brown asked what the store's hours will be.

Nicholas said Sunday-Thursday from 5am to 10pm, and Friday-Saturday from 5am to 11pm.

Mr. Bell described that as new business opens up, people get excited and the traffic flow increases but then dies down.

Commissioner Wyant asked how many cars they are accounting for in the queue.

Mr. Bell said 25 cars, and in high volume, about 50 cars.

Commissioner Wyant believes that they are going to blow their numbers.

Mr. Bell clarified that they provide a lot more queuing than the neighboring Starbucks.

Mr. Milan stated that he has noticed the traffic that they are talking about. Starbucks provides queuing for 9 cars, and by virtue of comparison, this is providing almost 3 times what Starbucks is providing.

Mr. Bell stated the overall efficiency of how the drive-through operates. There is no ordering at the menu board, and there are runners going out to each car and turning over orders quicker. They are all about efficiency and turning customers around from order to exit in about 90 seconds.

Chairperson Loftus asked if there were predetermined hours for runners.

Mr. Milan stated that they have runners out beginning at 5am.

Chairperson Loftus asked if other sites have utilized the traffic management plan after 3-4 months.

Mr. Milan responded that they only used it in the initial opening but not after that.

Commissioner Cooper asked what the numbers meant on pg. 18 and 19, figures 8 and 9.

Mr. Milan clarified that figure 8 is adding background growth. They know there will be growth, so they get projections and apply them to existing traffic. Figure 8 shows traffic going down 2032 to 1556. There is the highest travel time, then they can see the PM traffic hour. He stated that they must analyze the highest traffic hours.

Commissioner Cooper asked him to explain figures 6 and 7.

Mr. Milan stated that figure 6 is a pass-by element. The new trips not on Roosevelt Road are those new to area because of Dutch Bros. Figure 7 shows typical Roosevelt drivers. There is also eastbound traffic.

Commissioner Cooper stated that figure 7 looks like in the morning, they anticipated 17 cars peeling off turning right into site and 18 from Nicoll Ave

Mr. Milan said yes. At the access site, 2 more peels from there because they came in from Nicoll. They peel 2 and gain 2.

Commissioner Cooper asked if they would predict equal access from Roosevelt and Nicoll Ave.

Mr. Milan said yes; That is a result of the travel path. Figure 4 shows existing traffic volumes, and they are fairly even on Roosevelt and Nicoll Avenue. That is why the pass-by is so even.

Commissioner Cooper stated that on figure 6, they have eastbound cars, 7, 3 and 6. Eastbound past Dutch Bros. He asked if it is anticipated that they drive away from Dutch Bros and turn around.

Mr. Milan said no, and when they got to signal, 7 goes eastbound and 1 goes south.

Commissioner Brown asked if the other 10-11 parking spots are those utilized now and will remain.

Mr. Bell stated that they are not used now. They are not in their lot. It could be used for overflow and employee parking but likely not for customers.

Commissioner Brown asked if the Danby's Station sign on the Nicoll access impacts traffic now and if would be important to have a sign there.

Mr. Bell responded that they have started communication with US Bank. They are requesting to keep it and are sorting through some legal information.

Commissioner Morrison asked about the signage near the drive through window building and what the point of the menu sign is on the drive-up window.

Nicholas stated that when the volume dies down, customers have access to look at menu.

Commissioner Cooper asked what percentage is Doordash and Uber Eats.

Nicholas responded that at this time, they are not doing Doordash or Uber Eats.

Commissioner Cooper asked if crossing over and exiting traffic would clog the inbound and outbound traffic.

Mr. Milan stated that this is similar to the Raising Canes location with the signs. He said that it is much different than this, but this would be better

Mr. Bell stated that there will be additional stripping and signs. There is a decent amount of space where that exit is, so customers must be careful and look both ways.

Chairperson Loftus asked how close the monument sign would be to the ComEd switch gear.

Mr. Antony stated that the sign has been moved back, and the concern has been brought up before. They shifted the sign back behind the easement and away from switch gear, but they don't have exact measurement.

Chairperson Loftus asked if it would be visible.

Mr. Bell said that driving west is not a problem. Looking eastbound, it will not be much of a hinderance.

Chairperson Loftus asked how similar it will be to other buildings.

Mr. Bell responded that it is primarily brick with multiple towers to enhance its look and appeal. Other Dutch Bros buildings do not typically have brick and one only tower.

Commissioner Wyant asked if this is a corporate store.

Mr. Bell said yes, and that it is all done at corporate level. 800 or so locations are corporate.

Commissioner Wyant asked if all sales were off the app.

Nicholas said that they are both off the app and in-store.

Commissioner Wyant asked if app sales roll to Glen Ellyn.

Mr. Bell said yes.

Commissioner Brown asked if there is a sidewalk or easement behind US Bank and if there is room for walkers.

Mr. Bell stated that they cannot add anything there, but there is additional room on side. Pedestrians would most likely walk on grass, and generally what they do is walk on the grass along the side.

Commissioner Morrison asked if someone exits the drive through, will there only be a thank you sign. Due to many teens driving, she suggested that they add an extra sign.

Mr. Bell said that they don't add an exit this-way or that-way sign and that customers will exit either way. They do try to limit signage and compare this amount to other locations. Generally, it is just the thank you sign. They are open to adding another sign but doesn't know if they can.

Mr. Harper said that there is a limit to the number of signs that the Village has here.

Chairperson Loftus asked if there would be a no-left-turn off Roosevelt.

Mr. Milan said that IDOT will require right in/right out with no left turn signage.

Mr. Harper agreed that it will be included and that IDOT may require it.

Commissioner Cooper asked how long the east/west light is at corner of Nicoll.

Mr. Milan said that typically, SRA routes get 65 to 70 percent. When people exit and see that the light is red and see a backup, they will have options to get out.

Mr. Bell said the plan would be to cone off the right from Roosevelt so that people cannot access off Roosevelt Road. They would have to go in from Nicoll. He clarifies that the traffic flow will go back to normal after the initial opening and rush of customers during the first few weeks.

Public Comment

Sworn in Bob Deitch - Glen Ellyn Resident

Mr. Deitch stated that he has nothing against the concept of Dutch Bros but thinks that this is the worst site it can be on. One thing that is missing is what is directly across the street, which is entrance to Aldi and all the other stores. In addition, he doesn't have an issue with the right in. The traffic in the right-out at peak times will back up past the driveway. He said that there is traffic north and south, and if it backs up through Roosevelt Road, there will be bumper cars there. He is very concerned about the traffic that will be brought to the area and asks that they consider rejecting the proposal.

Commissioner Brown asked who owns the area on Taylor Ave adjacent to the pond. The GIS map has it going all the way through from Roosevelt to the dead end.

Mr. Harper stated that it is owned by the company that owns the office building there. The right-of-way stops at the pond and does not go all the way through. Taylor Ave is part of the right of way, then turns private and becomes part of the office building.

Commissioner Morrison asked if they have had onsite traffic management in their other locations.

Mr. Bell stated that it will be contemplated, but if this is approved, they will schedule a meeting with the police department and work on the best plan.

Commissioner Morrison made a Motion to close the public hearing, seconded by Commissioner Wyant. The motion passed by unanimous vote.

Deliberation

Chairperson Loftus had no problems with the variations requested. The stacking is far greater than what was proposed before, and the traffic concerns have been addressed.

Commissioner Morrison stated that the variation requests do seem to be driven by the location's size and that it seems to make sense. She appreciates the thoughtfulness that went into traffic study and that they are sensitive to the traffic and frustration that can be caused.

Commissioner Wyant asked if there is a reason why there are 8 items being considered.

Mr. Harper added the Special Use Permit as one and the other seven are the variations.

Commissioner Wyant said that this is a very exciting addition to the Village. He stated that he appreciates the concerns regarding traffic and thinks that these requests are all reasonable. The planning will brace the traffic they are concerned about, and the advantage to the community will be great.

Commissioner Brown agreed and stated that they are doing everything very carefully. If the Village can get Dutch Bros, it might attract some other concepts.

Chairperson Loftus said that once the 2nd Starbucks opens, some of those concerns will go away potentially.

Commissioner Cooper said that he has many traffic concerns but is impressed by the petitioner's presentations and closing egresses if traffic demands. He stated that it is an exciting concept and is an entity he would like to bring to the community. If it turns out that there are traffic problems, he assumes that they can come back and do something that modifies the traffic issue.

Chairperson Loftus said that he doesn't think there is any recourse once it is in.

Commissioner Wyant motioned to approve 7 variations, 10-5-5 (B)(4), 10-5-5(B)(4)(20), 10-5-11(C)(2), 10-5-5(C)(1), 10-5-8-(I), 4-5-6(S), 4-5-10(A), and the Special Use Permit granting the use of a Drive-In Commercial Facility in a C4 Office District. Commissioner Brown seconded the motion, and the motion passed with a (5) yes and (0) no vote.

Commissioner Morrison presented the Findings of Facts.

Commissioner Cooper moved to approve the Findings of Facts, and Commissioner Brown seconded the motion. The Finding of Facts passed by a (5) yes and (0) no vote.

2. Zoning Code Discussion

Director Henaghan presented to the Commissioners that there have been topics-based discussion meetings with the Chamber of Commerce, Environmental Commission, Historic Preservation Commission, and Community Relations Commission. Each group was happy to be included in the discussion. Inclusionary housing was asked to be included by the Community Relations Commission. The Environmental Commission felt that the Diagnostic Report reflected their concerns and that the only thing missing was EV chargers in community. Upcoming discussions include the Park District, environmental commission, and still looking for ways to get additional participation from the community.

Commissioner Brown asked if inclusionary housing is something that could bring on a lawsuit.

Director Henaghan responded that it is usually an income-based proposition, but that is something they would have to get input on from the Board and Village Attorney.

She stated that traditional zoning focuses on land use, while form-based code focuses on how the property looks and relates to private property. Traditional zoning separates uses, but form-based is encouraged to mix them. Examples of communities who have utilized form-based code include Antioch, Berwyn, Des Plaines, Glenview, and Oak Park. She did not find anyone that did a

wholesale form-based code and most often used a hybrid approach. Des Plains has building designs that are form-based code. Detailed examples were shown to Commissioners.

Commissioner Wyant asked if Naperville and Wheaton used form-based or traditional zoning.

Director Henaghan stated that Wheaton appears to be traditional, and she did not look into Naperville.

Commissioner Wyant stated that he is noting those two because they have reinvestment and capital investment going on.

Commissioner Cooper asked if use restrictions would disappear if the Village worked with a form-based code.

Director Henaghan responded no, they tend to be broader categories.

Commissioner Cooper asked how else form-based change would work with the zoning code.

Director Henaghan stated that the intent is to make sure new development fits in with what is currently there.

Director Henaghan also directed the Commissioners to page 56 of the Diagnostic Report. She points out the number of topics that ZoneCo was recommending and noted that some were rather ambitious. She said that the Village can look at these for longer term projects.

Chairperson Loftus- add more affordable and inclusive housing- He asked if form-based code will be expanded to the entire village or just commercial districts and if buildings will be inter-dispersed and create an urban environment verses suburban environment.

Director Henaghan responded that there has been no discussion about incorporating single family residential districts.

Commissioner Wyant stated that a lot of these things have an economic impact on our community and asked if there will be an economic impact analysis with this. If reinvestment is done right, it is good for everyone, but some of these things can become impediments to progress. He asked the impact and stated his concerns with going down these paths.

Director Henaghan responded that it is something that the Village can consider, but she doesn't think it has been done.

Commissioner Brown noted that some of the zoning code items see Glen Ellyn as an island, whereas if they look at neighboring communities, they might be able to get an idea of what they are doing.

Director Henaghan stated that regarding housing and economic development, it all depends on what people are surrounded by. It would not be a bad idea to refresh things and take another look at what demand is and get an idea of where the Village stands today.

Regarding administrative procedures, Mr. Harper pointed out that ZoneCo's analysis of Chapter 10 of the Village's Zoning Code is located in Section 6 on page 63 of the Diagnostic Report. In their findings, ZoneCo identifies strengths and gaps in the current structure of the chapter, stating that "Chapter 10 generally covers the appropriate topics and assigns authority to village bodies, but it could be more predictable, transparent, and efficient with restructuring, clearer standards, and better alignment with how staff and applicants use the code in practice." The report includes recommendations that are designed to provide greater clarity and predictability for the users of the code. A list of the recommendations can be found in Section 6 as well as the Recommendations Matrix in Section 7 of the report.

Regarding nonconforming structures and lots, Mr. Harper stated that during the public outreach and small group interviews, regulation of nonconforming lots and structures were a major topic of discussion. These regulations primarily impact existing single-family residential properties. Using GIS, staff conducted an analysis of the parcels within each of the Village's residential districts to understand how well the current lot size requirements fit the properties within each district. Maps visualizing compliance within each single-family residential zoning districts (RE, R0, R1, R2, R2B) are attached. The table illustrated the rates of compliance of single-family zoned properties to the minimum area and width requirements. Less than half of the single-family zoned lots within the Village meet the minimum lot area and/or width requirements. This mismatch between the Zoning Code and existing properties is particularly acute in the R2 District, which represents 92% of the Village's single-family residential parcels. This condition contributes to the demand for residential zoning variations as many typical additions to single-family homes cannot be approved due to non-compliant conditions.

ZoneCo performed an analysis of the 82 residential lots with approved variations from 2019 through 2025 and found that 76 of those properties were in the R2 District. They found that 41 of the 82 lots that received variations were nonconforming, and 40 of those nonconforming lots were in R2. 20 lots were nonconforming in both width and area. ZoneCo states that this pattern does not necessarily mean that all R2 dimensional standards are inappropriate, but it does show that R2 contains many older or constrained lots where current dimensional standards and related nonconformity rules regularly conflict with routine residential improvements. Examining minimum lot width and area standards could be a productive path to encourage improvements of existing single-family homes.

The report recommends that the code rewrite create a clearer by-right path for modest reinvestment on smaller or nonconforming lots where the improvement is compatible with neighborhood character and introduces a suggested "nonconformity framework," meaning an individual section in the residential portion of the code would create a clearer by-right path for maintenance, rehabilitation, reconstruction, and modest expansion of existing homes on smaller or nonconforming lots, subject to compatibility standards. A detailed analysis of nonconformities and existing residential development can be reviewed in Section 3.11 and the Recommendations Matrix in Section 7 of the Diagnostic report.

The action requested is for the Commissioners to review Sections 3 and 6 and the Recommendations Matrix of the Zoning Diagnostic Report and provide feedback to Village staff regarding its findings and conclusions. Staff is seeking the Plan Commission's direction on the following questions:

Discussion Items

1. **"The report finds that Chapter 10 is organized as a long list of procedures (certificates, appeals, variations, amendments, special uses, PUDs, fees, penalties) without a roadmap or visual process summary; stakeholders have explicitly asked for clearer, more concrete directives and removal of ambiguity. Staff is considering including visual graphics (i.e. flow charts, timelines) to better illustrate these processes. Do you think this is an appropriate solution to the stated issues?"**

Mr. Harper added that it is not unusual to have these timelines, and what it does is it establishes accountability of Village Staff.

Chairperson Loftus asked what happens if the Village doesn't have the staff to handle the applications.

Commissioner Cooper asked if they want to modify the Appeals section and add a timeline.

Mr. Harper answered yes and added that right now, the Village has an internal timeline and what they hope is to make this timeline public and remove the vagueness. The Village has not had any issue with staff meeting deadlines.

Commissioner Cooper said that conceptually, it makes sense, but they would have to see how it fits. Charts and graphics would make it easier, but he requests to see the charts and language so that the Commission can comment on it.

Mr. Harper stated that once staff have examples to show, they can show those.

2. **"The report recommends that the new code include a policy statement that repeated, similar variation approvals should trigger code amendments rather than continued case-by-case relief. Do you agree with this recommendation? If so, what thresholds of repeated zoning relief should be considered to trigger potential zoning code amendments?"**

Commissioner Cooper asked if each developer would ask for a different side yard setback once the new requirements are in place.

Mr. Harper stated that if they see the same variations coming up, there is obviously something the Village needs to look at.

Commissioner Wyant stated that not only are requests coming in, but they're approving them one off.

Mr. Harper stated that if the ZBA and Village Board have approved similar variations within a certain time frame, this provision would then trigger the consideration of adopting a change. Text amendments would then be presented to Commissioners, and then the Village can discuss the possible adoption of those changes.

Chairperson Loftus stated that he doesn't think it should be automatic.

Commissioner Morrison stated it should be considered from the standpoint of those who are trying to update their historical home, not from a builder standpoint.

Commissioner Cooper asked Mr. Harper to provide some examples.

Mr. Harper gave examples of dormer spacing, eave heights on buildings, and minor lot coverage and area requirements in terms of garages that can be reexamined through this process.

Commissioner Cooper stated that if you kept running into same issue, and you come before us with a text recommendation, it seems to me that you could come to Plan Commission, I just don't see if you get to a certain number of issues that then you must come to Plan Commission for an amendment.

Mr. Harper responded that it's an informal process for staff and that there are no guidelines.

Commissioner Brown asked if there could be a quarterly review of zoning codes, where they aggregate what they see in a few months. That might provide residents with satisfaction that this document is constantly being monitored.

Mr. Harper stated that it would be in the direction of the Village Board, but that is a possibility and could be a direction to be given to us. This would be more of a policy and procedure.

Commissioner Morrison asked if this would be a requirement or policy.

Mr. Harper stated that it sounds like Commissioners don't like the idea of a threshold triggers and instead would like a formal review of trend variations being requested at least once per year. If the Village does annual reviews, they would like to put constraints on what is reviewed and part of what is already in the code.

3. The current code has a "two-tier" criteria system for evaluating variation requests found in Section 10-10-12(E) which require that the ZBA and Village Board find evidence of:
 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or
 2. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality;

And Section 10-10-12(F) which provide the following supplemental standards when evaluating applications:

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. That the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
 - d. Diminish or impair property values within the neighborhood;
 - e. Unduly increase traffic congestion in the public streets and highways;
 - f. Create a nuisance; or
 - g. Result in an increase in public expenditures; That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure;
7. In the case of a planned unit development, that granting of the variation will not significantly compromise the character and concept of the planned unit development;

The report recommends collapsing the two-tier variation standards into a single, clearly enumerated set of plain-language criteria applicable across districts. Do you agree with this assessment? If so, how would you prioritize the variation standards being considered?

Commissioner Cooper states that the way he read it is that the first two statutes actually apply to Chicago and the Village has adopted them.

Mr. Harper responded yes.

Commissioner Cooper said that 5 or 7 have been created over time and asked for an example of the different language that is being considered. It's difficult to explain, but the Commission would need to see the example; The Village has Sections 11-13-5 and 11-13-4.

Commissioner Morrison stated that she does not like reasonable return, and if the Village can get away from this, it would be helpful in terms of clarity. She likes idea of using this as fresh start to look at all of the sections.

Mr. Harper stated that Staff like the idea and can look at some neighbors for inspiration.

Commissioner Cooper added that they should make sure litigation will not be invited in the creation.

4. **The report recommends that the new code introduce an administrative adjustment or minor variation tool for small, quantifiable deviations that the Community Development Director can approve under clear criteria. Currently, administrative variation approvals are possible under Section 10-10-12(A) of the Zoning Code for existing single-family homes that request a variation for (a) an increase in the allowable lot coverage ratio of no more than 10% for homes that are more than one story or (b) a yard setback decrease of less than 20 percent of the minimum setback requirement. However, staff is required to evaluate these requests using the same standards as the Zoning Board of Appeals when determining if the standards for variations have been met. What criteria would be considered clear and quantifiable when determining eligibility for administrative variations?**

Mr. Harper stated that the criteria are a bit nebulous regarding how stern or strict language should be. He proposed that they explore idea of clear quantifiable criteria.

Commissioner Brown asked if he is referring to the standard deviation of what zone requires.

Commissioner Cooper stated that it allows petitioners to go through notice and hearing, but the standard is still the same. If this type of threshold is shaped, it will create a de facto zoning code.

Commissioner Brown asks if the Village wants to encourage homeowners to improve their homes or if they are better off to move. She proposes that they should think about that, since it comes down to vision and mission of the Village. The direction they are leaning towards is to provide avenue to allow residents to do updates to their homes while keeping existing housing stock with their current charm.

Mr. Harper posed the question of whether an increase in administrative variations will allow older homes to remain.

Chairperson Loftus stated that the non-conforming homes were conforming at one time.

Chairperson Loftus asked if someone can't expand a house, doesn't that make it more affordable.

Mr. Harper stated that maintaining older housing stock helps maintain character of Glen Ellyn.

Commissioner Brown said that she liked the suggestions made by Mr. Harper and asked if the IL legislation could override what they are discussing.

Mr. Harper stated potentially, but he thinks a lot of the language was not palatable with many Illinoisans.

5. **The report recommends that the Village review corner-lot width premiums to determine whether they are necessary in each district or whether they create avoidable nonconformities. Currently, corner lots are required to have a large corner side yard setback along street frontages. An example is the R2 Zoning district, which requires a minimum 30-foot corner side yard setback which is the same dimension of the required minimum front yard setback. This requirement impacts improvements to existing non-conforming properties that were platted in the late 19th and early 20th century, preventing improvements to existing homes. Do you think this is appropriate in existing residentially zoned areas?**

Commissioner Brown stated that she thinks this is a big problem.

Commissioner Morrison asked if the change would be only dependent on the age of the home.

Mr. Harper responded that if there is a non-conforming corner lot, most houses are set back 10% of the lot width. He asked how they should handle older non-conforming lots with older homes.

Commissioner Cooper stated that it would be useful to show the plans and what is being proposed so that he can provide an opinion.

Mr. Harper noted that moving forward, he could maybe pose a question alongside a typical scenario and then add a possible solution. It's not address it's the front of the lot, typically the lot will not be a perfect square for addressing we try to keep on front. Address does not determine, side, or front based on zoning

Commissioner Brown asked if does Architectural get to see things before ZBA?

Mr. Harper responded no, only new buildings and commercial. He noted that he needs to provide more samples to Commission.

6. **The report recommends that the Village consider whether side-yard formulas should be simplified or whether a separate standard should apply to legally existing narrow lots. An example is in the R2 zoning district, Section 10-4-8(D) of the code requires a minimum interior side yard setback of six and one-half feet or ten percent of the lot width, whichever is greater. Because many of the residential properties in the R2 zoning district are narrower than the minimum required 66-foot width, these lots are required to provide a side setback greater than ten percent of their lot widths, unlike conforming lots. A possible equitable solution to this would be to require a minimum side yard setback of 10% of the lot width for all lots in the zoning district. This would create side yard setback standards for each individual residential property depending on their existing widths. Do you think that this would be appropriate?**

Commissioner Morrison stated that it seems reasonable.

Mr. Harper suggested that another option is to keep a minimum standard and discuss a nonconforming channel.

Commissioner Cooper said that he has no idea of the record of variances are. If there is a record of zoning variations that have been approved, then yes. He stated that the issues brought before them are issues that affect Staff and not land use and asked if that discussion will take place in the future.

Mr. Harper stated yes.

E. Trustee Liaison's Report

- Monday night, the Village Board approved the Plan Commission to go from 9 to 7 members.
- Village Board met to discuss the Strategic 5-year Plan.
- Village Board discussed business licenses, fees and deposits have not updated.

F. Chairperson's Report

- July 2nd Historical Society for the mural cutting at noon.

G. Staff Report

- Expansion of Ace Hardware on Roosevelt Road and the addition of a garden center
- The church located at 424 Forest Avenue wants to convert its annex wing to a multifamily residential building, selling the annex portion.

Motion to close the Plan Commission Meeting by Commissioner Cooper, seconded by Commissioner Morrison. The motion passed by unanimous voice vote.

H. Other Business

I. Adjourn 10:33PM



Glen Ellyn Plan
Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 8/13/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Daniel Harper

AGENDA ITEM (ID
2026-628)

DOC ID: 2026-628

Zoning Code Discussion — Use Terms and Comprehensive Use Table

Statement of the Issue:

As part of the ongoing Zoning Code rewrite project, Village Staff and ZoneCo have created an updated list of use terms and definitions. This list has also been used when creating a proposed Comprehensive Use Table for the new code. Staff is requested that the Plan Commission review these documents and conduct the requested exercise in order to discuss and provide feedback for the draft documents.

Analysis:

Proposed New Use Terms and Definitions

Staff and ZoneCo have created an updated list of use terms and definitions that more aligns with current best practices and contemporary uses. A draft of these proposed uses with their corresponding proposed definitions has been created along with its existing corresponding use in the current zoning code. Staff is requesting that the Plan Commission review this list and provide commentary and feedback on the proposed use terms and definitions. This document will also be referenced when reviewing the proposed Comprehensive Use Table.

The draft Use Terms document includes proposals for different types of uses that are not currently considered by the zoning code. Staff have included some brief explanations below regarding some commercial use terms and are seeking feedback and discussion with the Plan Commission regarding the uses and their appropriateness for the Village.

Note, the use table illustrates possible new residential housing types such as Accessory Dwelling Units and Cottage Courts. Staff is planning on having the new residential use types to be discussed at later meetings. But preliminary questions and feedback are welcome from the Plan Commission.

Commercial Use Terms

Event Space

The business concept of a for-rent private event space has been the subject of previous inquiries to Staff for locations within the downtown C5 zoning district. Currently, the Zoning Code does not have a use that fits this business model. Staff is suggesting that this is incorporated into an updated definition of “Club and Lodge” that previously was limited to “private, fraternal or religious groups”, but instead now encompasses any indoor or outdoor gathering space available for rent for events and social occasions, or for use by associations for activities that include civic, social, cultural,

religious, literary political or other activities – akin to the use of a private, fraternal or religious group. Staff would support the inclusion of this use as a Special Use for the commercially zoned districts as this type of use would be compatible with the area and would be beneficial to the surrounding businesses. Please provide feedback regarding concerns regarding this use type, specifically in the C5 zoning district and possible considerations that would need to be included when formulating conditions for Special Use consideration.

Bed and Breakfast

Proposed by ZoneCo as a “single-unit detached dwelling in which a room or rooms are provided as overnight accommodation for a fee and where which breakfast is served.” This would not be considered a hotel or home occupation. Staff have concerns about the implementation of such a program. Additionally, there are concerns about zoning district permissions, especially in consideration of the ongoing determination of the use of Short-Term Rentals. Staff do not believe that this should be included, and instead that such prospective uses require a separate text amendment be applied for by an applicant to establish this use. Please provide feedback on if this use should be considered to be included in the proposed use table and, if so, what districts should be considered?

Data Center or Data/Cryptocurrency Mining

ZoneCo has recommended the inclusion of this use definition so that a standard is established for what comprises a data center to avoid land-use disputes with potential property owners in the absence of such language in the Code. Village Staff do not believe that this should be included, and instead that such prospective uses require a separate text amendment be applied for by an applicant to establish this use. Please provide feedback regarding concerns regarding the possibility of including this use in the I1 zoning district and possible considerations that would need to be included when formulating conditions for Special Use consideration.

Adult-Oriented Establishment

ZoneCo has recommended the inclusion of the use definition “Adult Oriented Establishment”, which includes bookstores, theaters that display pictures or performances that exhibit adult-oriented materials, massage parlors, model studios, and nightclubs. This is so that a standard is established for what comprises an Adult-Oriented Establishment to avoid land-use disputes with potential property owners with the absence of such language in the Code. Staff do not believe that this should be included, and instead that such prospective uses require a separate text amendment be applied for by an applicant to establish this use. If these uses are included in a zoning code, they are typically restricted to industrial-type zoning districts with strict use and appearance conditions. Please provide feedback regarding concerns regarding this use in the I1 zoning district and possible considerations that would need to be included when formulating conditions for Special Use consideration.

Goup Homes/CILAs Topic

Group Home/CILAs

The Village has previously defined Group Homes as follows: “A residential building housing not more than four people who have a physical or mental impairment that substantially limits one or more major life activities, living with professional staff who function as surrogate parents. The group home houses individuals who are undergoing treatment or rehabilitation and constitutes a single housekeeping unit. A group home does not include a nursing home, hospital, adult day care center,

child daycare center or a dwelling unit or living quarters which serves to house persons as an alternative to incarceration for a criminal offense. Where a sponsoring agency of the group home is required to be licensed or certified by the state, that sponsoring agency must maintain at all times a current and valid Illinois State license or certification by the State to operate. Five or more residents may be permitted by special use in certain districts. In cases where a special use is required, the total number of occupants of a group home may be further limited by the conditions of the special use where lawful.”

The State of Illinois uses the verbiage Community Integrated Living Arrangement (CILA) to describe essentially the same thing as the Glen Ellyn definition of “Group Home”. The State defines CILA as follows: "a living arrangement for adults (ages 18 and older) in a group home, family home or apartment where 8 or fewer unrelated adults with developmental disabilities live under the supervision of the community developmental services agency. Residents receive complete and individualized residential habilitation, personal support services and support under the direction of a community support team within the local agency. "

The 2023 Comprehensive Plan includes a section in its Residential Framework chapter which states that "The Village of Glen Ellyn has determined that there is an unmet need for housing for people with disabilities. Supportive housing for this population is aimed at people with lifelong disabilities and low income potential who need long-term, affordable rental housing combined with social/health services. To expand housing choice in the Village for people with disabilities— and to enable people with disabilities to live as independently as possible—consideration should be given to strategies that reduce barriers to and increase solutions for supportive housing. This may include accessory dwelling units, group homes, Community Integrated Living Arrangement (CILA) housing, and affordable housing units in new developments" (pg. 14).

Within village use definitions, Staff is recommending a consolidation of the terms for small group home and large group home, while adding specific language that incorporates what the State calls a CILA. Meanwhile, the permitted use table will indicate in what districts a small (4 or less) or large (5 or more) group home will be permitted or require a special use permit. Staff has provided a recommendation in the proposed use table that group homes of 4 or less people be allowed by right in all low density residential districts. Please provide feedback regarding this use in the R0 through R2 zoning district and possible considerations that would need to be included when formulating conditions or possible Special Use considerations if needed.

Proposed Comprehensive Use Table Exercise

To update the zoning code in accordance to best practices in organization, clarity and style for zoning codes, ZoneCo has recommended that a Comprehensive Use Table laying out use permissions for all districts be created to have use permissions clearly organized and listed in one section of the code rather than having to list use permissions in each individual zoning district section. The Comprehensive Use Table will be located in Chapter 1 – Uses and Use Standards of the updated zoning code, which creates a simple table to determine if a specific land use will be permitted in each district. This table will guide conversations as to which uses shall be permitted in each zoning district. The goal of this discussion is to analyze potentially new uses and potential zoning district for those uses.

Use Table Interpretation

Use Categories. To better organize different uses, this table divides use standards by their predominant intent into five categories:

1. Residential
2. Retail and Service
3. Public and Institutional
4. Industrial
5. Automotive

How to use the comprehensive use table. Uses shall be permitted as established by Table XX: Comprehensive Use Table. To interpret the use permissions table, follow the rules below.

1. Find the desired use in the column titled “use.”
2. Find the intersection of the desired use and applicable zoning district.
3. Interpret the symbol as set forth in Table XX: Comprehensive Use Table Legend.

Comprehensive Use Table Legend

Symbol	Meaning	Approving Authority
P	Use permitted as a principal use by right, subject to compliance with applicable use standards.	Community Development Director.
S	Use is permitted as a principal use subject to compliance with applicable use standards and the approval of a Special Use Permit.	Village Board of Trustees
	Use is prohibited in the applicable zoning district.	n/a

Use Table Discussion Exercise

As a facilitator for discussion, staff has prepared a partially completed draft Use Table titled "Draft Use Table to Be Filled Out by Plan Commission for Discussion Purposes" which includes the new use terms. New uses that are being proposed for discussion are included in the table and are highlighted in **bold**. Existing uses have had their existing allowed zoning districts filled in and are not highlighted. Please use your best judgment and provide which zoning districts you think are appropriate for the new uses in bold. Also, if the Plan Commission wishes to discuss possible new zoning district designations for existing uses, that can be discussed as well.

For illustrative and discussion purposes, the Village Staff has prepared a draft use table which includes the proposed uses in their potential zoning districts based on similar existing uses, suggestions in the [Comprehensive Plan](#), and [ZoneCo recommendations](#). All recommended permissions are subject to change as the calibration process continues.

Note, the use table illustrates the possible consolidation of some existing zoning districts. This includes the R2B Residential zoning district being consolidated into the R2 zoning district, the R3 and R4 Multi-family zoning districts being consolidated together and the R5 Planned Residential district being removed. These possible changes are planned to be discussed at a later date, but preliminary questions and feedback is welcome from the Plan Commission.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Please review the attached documents and complete the comprehensive use table exercise for discussion.

Attachments:

1. Proposed Use Terms and Definitions
2. Plan Commission Table
3. Staff Completed Table

Proposed Use	Proposed Definition	Current Glen Ellyn Use Term(s)
Residential Uses		
Child Care Home (Up to 8 Children)	Child Care Home means a residence in which child care services are provided for three to eight children for compensation at any one time, for fewer than 24 hours per day, in compliance with all applicable State and County laws and regulations.	Daycare home
Cottage Court	Cottage Court means two or more dwelling units arranged around a shared courtyard on a single lot.	No existing corresponding use
Dwelling, Multi-Unit	Multi-Unit Dwelling means three or more dwelling units contained within a single building where each unit is separated from the other units. This term includes dwellings located within apartment buildings, condominiums, and cooperatives. It does not include Townhouses.	Multiple-family dwelling
Mixed-Use Building	Mixed-Use Building means a self-contained building that contains a permitted commercial use on the ground floor, and an alternative use, like residential or any other use permitted in the zoning district, on the upper floor(s).	Dwelling units: above the ground floor, but only where commercial uses are located on the ground floor.
Dwelling, Single-Unit Detached	Single-Unit Detached Dwelling means a dwelling unit that is entirely separated from any other building or structure on all sides, except for an attached accessory dwelling unit.	Dwelling, single-family detached
Dwelling, Two-Unit	Two-Unit Dwelling means a single building under a continuous roof containing two dwelling units completely separated by either: (1) a common interior wall, where the units are side by side; or (2) a common interior floor, where the units are one above the other.	Two-family dwelling

Dwelling Unit, Accessory	(ADU) means a residential living unit on the same parcel as a single-family dwelling. The ADU provides complete independent living facilities for one or more persons. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled primary dwelling.	No existing corresponding use
Group Home	Group Home means a facility that is licensed by the State and County and operates as a group home or domiciliary care home, offering residential accommodations, supervision, or assisted community living. This is to include facilities managed by certified service agencies in Community Integrated Living Arrangements (CILA). The number of residents living in a Group Home is calculated by adding the number of individuals receiving services and the number of staff members residing in the Group Home and may be limited by State or County Law. Dependent children of individuals receiving services may also live in the Group Home and are not included in this calculation.	Group home (five or more residents)
Continuum of Care Facility	Housing for Senior Adults and Persons with Disabilities means a building or buildings containing dwelling units for independent or assisted living and related services or facilities for senior adults or persons with disabilities. The use may also include facilities for such services to residents as meal preparation and service, day care, personal care, nursing, or therapy, or any service to the senior adult or disabled population of the community that is an ancillary part of any of the above operations.	Congregate housing for the elderly and sheltered care facility
Townhouse	Townhouse means one of a group of three or more attached dwelling units where each dwelling unit is separated by a vertical party wall.	Attached single-family dwelling of not more than six units, Attached single-family dwelling unit of more than four units
Retail and Service Uses		

Adult-Oriented Establishment	Adult-Oriented Establishment means any commercial establishment which devotes 250 or more square feet or five percent of its gross floor area, whichever is smaller, to the retailing, distributing, exhibiting, or storing of sexually-oriented materials, or to affording customers the opportunity to engage in sexually-oriented activities. The term includes the following establishments which meet the criteria of this definition: bookstores, theaters or arcades, massage parlors, model studios, and nightclubs. It does not include Hotels. Theaters do not meet this definition unless a predominance of the pictures or performances exhibited constitute sexually-oriented materials.	No existing corresponding use
Alcoholic Beverage Production, Limited	Limited Alcoholic Beverage Production means the production of any alcoholic beverage or neutral spirits by distilling, fermenting, brewing, or rectifying not exceeding 155,000 gallons of beer and 100,000 gallons per year of spirits.	No existing corresponding use
Alcoholic Beverage Retail Establishment	Alcoholic Beverage Retail Establishment means an entity who sells, or offers for sale, alcoholic liquor for use or consumption and not for resale in any form, where alcohol is not consumed on site.	Liquor store
Animal Boarding Establishment	Animal Boarding Establishment means the provision of housing and care of an animal or animals in the absence of the owner, except for Veterinary Services. Accessory services related to grooming of animals for which a fee is charged are included in this definition.	Animal daycare, Animal training, Kennel or cattery
Animal Grooming Establishment	Animal Grooming Establishment means the provision of grooming and care of an animal or animals for which a fee is charged. This use does not include Animal Boarding Establishments or Veterinary Services.	Animal grooming

Auctioneer or Commercial Gallery	Auctioneer or Commercial Gallery means a building, area, or areas within a building used for the public sale of goods, wares, merchandise, or equipment to the highest bidder; or where works of art are kept, displayed, and offered for sale.	No existing corresponding use
Bank or Financial Institution	Bank or Financial Institution means an establishment that provides retail banking services, mortgage lending, or similar financial services, such as credit unions and savings and loans, to individuals and businesses. This use does not include check cashing services, bail bond brokers, investment or brokerage firms, or insurance services.	Bank and financial institution, Bank or financial institution, Bank, loan office, and financial institution
Bed and Breakfast	Bed and Breakfast means a Single-Unit Detached Dwelling in which a room or rooms are provided as overnight accommodations for a fee, and in which breakfast is served. This use does not include Hotels and is not a Home Occupation.	No existing corresponding use
Adult-Use Cannabis Establishment	A seller of adult-use cannabis products, a business which allows on-site consumption of adult-use cannabis products, cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.	Prohibited in current code
Medical Cannabis Dispensary	A business regulated and authorized by the State of Illinois to sell legal quantities of cannabis derived products, including marijuana, to patients who are also authorized by the State of Illinois to purchase cannabis.	Medical Cannabis Dispensary (definition kept the same)
Eating and Drinking Establishment	Eating and Drinking Establishment means an establishment selling food or drink for consumption, including restaurants, taverns, bars, coffee shops, cafeterias, fast-casual restaurants, fast food, and similar facilities selling prepared foods and drinks for on-site or off-site consumption. Accessory drive-through facilities are reviewed as a separate accessory use.	Restaurant and eating place, Restaurant and eating place (except drive-in and carryout establishments), Restaurant and eating place (except drive-in establishments)

Event Space, Club, or Lodge	Event Space, Club, or Lodge means an indoor or outdoor gathering space available for rental to host events and social occasions or for use by associations for civic, social, cultural, religious, literary, political, or like activities.	Club and lodge, private, fraternal or religious, Club or lodge, Club or lodge, private, fraternal or religious
Food Preparation Establishment	Food Preparation Establishment means a licensed kitchen facility where raw or processed food products are used to prepare ready-to-eat foods for sale in wholesale or retail markets or for serving at events. Such uses include commercial kitchens, caterers, kitchen incubators, and ghost kitchens.	Bakery, Catering, Catering service
Funeral Home	Funeral Home means an establishment providing any of the following services: Temporary holding and transporting of human remains to and from the premises; Embalming and preparation of remains; Visiting of the premises by family members and the public for the purpose of viewing the remains and conducting funeral and memorial services; and Organizing funeral processions. A crematorium is not included in this definition.	Mortuary
Home Maintenance Service	Home Maintenance Service means an establishment or business providing for the maintenance, installation, or repair of appliances or constructed elements of a home. This includes plumber, electrician, carpenter, locksmith, appliance repair, upholstering, studio glass sales and installation, and similar services for the upkeep of the home. Items regulated separately in this Chapter are not included in this definition.	Commercial laundry, Plumbing, heating, ventilating and electrical equipment and fixtures service and repair uses, Dry cleaning and/or commercial laundry establishments, Exterminating services, Furniture upholstery, Heating equipment and fixture repair uses, Household appliance repair, Interior decorating, Laundry and dry cleaning (commercial), Locksmith, Picture framing
Hospital	Hospital means an institution licensed by the State that: Has a group of at least five physicians who are organized as a medical staff for the institution; Maintains facilities to provide, under the supervision of the medical staff, diagnostic and treatment services for two or more unrelated individuals; and Admits or retains the individuals for overnight care.	Hospital

Hotel	Hotel means a building other than a Single-Unit Detached Dwelling that provides temporary lodging to the public for compensation, with or without meals. Accessory uses such as meeting rooms, pools, indoor gyms, business centers, and restaurants may be included. This definition includes motels and inns.	Hotel or motel
Medical Clinic	Medical Clinic means a building or part of a building occupied by one or more licensed medical or health care professionals for the provision of outpatient diagnosis, consultation, treatment, or minor procedures, and that does not include inpatient services, overnight stays, or ambulance services.	Hospital, Medical Office
Instructional Facility	Instructional Facility means a facility where non-accredited educational services or instruction are provided in individual or group settings, typically on a part-time or sessional basis. Instruction may include activities such as yoga, art, music, tutoring, dance, or similar skill-based learning. This use does not include facilities that offer formal academic curricula or award diplomas or degrees, or fitness facilities.	Music and dance school
Laboratory, Medical or Dental	Medical or Dental Laboratory means a facility for the testing of blood or other clinical specimens or the fabrication of dental and orthodontic prosthetics and appliances.	No existing corresponding use
Food Truck	Food Truck means a vehicle mounted on wheels, used for the purpose of serving food and/or beverages to the public.	Food Truck
Office	Office means a room, set of rooms, or a building where administrative, clerical, professional, or managerial work is conducted. Office includes medical and dentist offices but does not include Veterinary Services.	Blueprinting establishment, Employment agency, Medical or dental clinic, Newspaper office, Newspaper office and distribution center, Office, business, medical or professional, Photocopy establishment, Professional office, Travel agency.
Outdoor Sales and Storage	Outdoor Sales and Storage means the permanent display, sale, or storage of merchandise or tangible property in a primarily outdoor location or within a storage shed. This use does not include a Junkyard or vehicle salvage yard or the display and storage of vehicles as part of an Automobile and Recreational Vehicle Sales or Rental Establishment.	Outdoor merchandise, storage, promotional activities or tents

Personal Services	Personal Services means an establishment offering specialized skilled services for the improvement or maintenance of individuals or their possessions, including a barber shop, hair stylist, aesthetician, tailor, gymnasium/fitness facility, tanning salon, body piercing establishment, tattoo parlor, dry cleaner or laundry, picture framing, and similar uses, and the accessory sale of merchandise.	Beauty and barber shop, Laundry retail, Nail salon, Service uses performed on premises for needs of a neighborhood, Dressmaking, Shoe repair, Tailoring
Recreational Facility; Indoor, Commercial	Indoor Commercial Recreational Facility means a large-scale facility providing indoor recreational activities to the public for a fee as the principal commercial activity, including sports facilities, commercial swimming pools, concert venues, bowling alleys, go-cart tracks, and amusement parks.	Indoor amusement, Indoor recreation facility, Indoor recreational facility, Private recreational facility
Recreational Facility; Outdoor, Commercial	Outdoor Commercial Recreational Facility means a facility providing outdoor active and passive recreational activities to the public for a fee as the principal commercial activity. This may include sports facilities, picnic areas, and nature preserves.	Lake, swimming pool, or tennis court (privately operated, not for profit)
Retail Establishment	Retail Establishment means an establishment serving as a point of sale of merchandise to the general public. Retail Establishment does not include Alcoholic Beverage Retail Establishments, Cannabis Dispensaries, and Tobacco and Vape Shops.	Accessory retail use associated, Antique shop, Apparel store, Art and school supplies store, Bicycle sale and repair shop, Bicycle sale, repairs, Bookstore, Camera and photographic supply store, Candy and beauty shop, Candy and ice cream store, Coin and philatelic store, Department store, Drugstore and pharmacy, retail, Electrical and household appliance sales, Electrical and household appliance sales and repair, Florist shop, Food store, Frozen food locker, Furniture, upholstery, carpet, china or glass store, Furrier shop, Furrier shop, storage and conditioning, Furrier storage, conditioning and sales, Garden supply shop, Gift shop, Hardware store, Jewelry or leather goods store, Millinery shop, Monument establishment, Musical instrument sale and repair, Musical instrument sales and repair, Office supply, Office supply store, Paint
Theater	Theater means a facility for audio and visual productions and performing arts, excluding adult motion picture theaters and adult entertainment businesses.	Indoor theater, Movie theater

Tobacco and Vape Shop	Tobacco and Vape Shop means a retail establishment primarily engaged in the selling of pre-packaged smoking and tobacco products, alternative nicotine products and/or vapor products, as defined in the Village Code and as amended from time to time, and which may include components reasonably assumed to be used for smoking and/or the inhalation or ingestion of any products or other substances. For the purposes of this definition only, "primarily engaged" means when the primary source of the establishment's revenue comes from the sale of pre-packaged smoking and tobacco products, alternative nicotine products, vapor products, related products and accessories, and in which the sale of other products is merely incidental. This definition does not include a section or department of a larger commercial establishment that sells tobacco	Tobacco, Vape and Smoke Shop is defined in 10-2-2 and appears as a special use in Village code in 10-4-15(B)21
Veterinary Service	Veterinary Service means a facility staffed by at least one veterinarian licensed by the State, dedicated to the medical treatment and care of animals. This includes facilities that provide care on both an outpatient basis and facilities that keep animals overnight exclusively for medical purposes.	Veterinarian and animal hospital
Wholesale Establishment	Wholesale Establishment means an establishment that primarily sells goods to other businesses, retailers, or resellers, rather than directly to consumers.	Cartage, express, parcel delivery or motor freight terminal, Furrier storage, Ice sales and storage, Machinery and equipment sales, service and rental, Mail order store, Retail, Wholesale merchandising and storage warehousing.
Institutional and Public Uses		
Adult Day Care	Adult Day Care means a licensed facility in which day care services are provided to four or more persons over the age of 16, for any part of a 24-hour period in accordance with all applicable State and County laws and regulations.	Adult daycare center
Charitable or Philanthropic Institution	Charitable or Philanthropic Institution means a private, non-profit, and tax-exempt organization that is not organized or operated for commercial purposes. Charitable or Philanthropic Institution includes offices to support the use.	Food pantry
Child Care Center	A Child Care Center means a licensed facility that provides care for less than 24 hours per day for more than 8 children.	Daycare center

Cultural Institution	Cultural Institution means any privately owned or operated structure and land where works of art or other objects are kept and displayed, or where books, periodicals, and other reading material are offered for reading, viewing, listening, study, or reference, but not typically offered for sale. Cultural Institution includes a museum, cultural or art exhibit, and library.	Cultural facility, Historical facility
Educational Institution, Private	Private Educational Institution means a privately operated school that provides structured academic or vocational instruction and that is staffed by regularly employed instructors and administrators. This use includes preschools, primary and secondary schools, post-secondary institutions, and trade or technical schools that offer certifications, diplomas, or degrees. This use does not include private educational institutions that are accessory to a Place of Worship or Religious Assembly.	Nursery, prekindergarten, stand alone kindergarten, play, special and other private school, Nursery, prekindergarten, stand-alone kindergarten, play, special and other private school, Private school, Public school (elementary and high) / private school with equivalent curriculum, Trade school
Park	Park means land owned or administered by a branch of government and available to the general public for recreational purposes.	Park (public), Playground (public), Public park and playground
Place of Worship or Religious Assembly	Place of Worship or Religious Assembly means a use primarily devoted to regular assembly for worship, religious instruction, religious ceremony, or similar religious practices and observance in a building, facility or a place, including, but not limited to a church, synagogue, mosque, convent, monastery, seminary, interfaith center, or religious retreat center, together with accessory uses. This definition also includes private educational institutions located on the same site as, and subordinate to, the principal use. Accessory uses on the site do not alter the principal classification of the site as a Religious Assembly use, provided that the Religious Assembly use remains the principal use of the site.	Church, Church or temple, Convent, monastery and seminary

Public Utility Structure	Public Utility Structure means buildings and structures of a public utility company for the housing of switching equipment, regulators, and stationary transformers for supplying electric service; telephone offices and exchanges; radio and television stations; and buildings and structures of similar nature and characteristics. The term Public Utility Structure does not include a Wireless Communication Facility or Publicly-Owned or -Operated Facilities.	Communication exchange, Private utility use or facility, Public utility and public service use, Public utility and public services use, Telephone exchange
Publicly-Owned or -Operated Facility	Publicly-Owned or -Operated Facility means any structure or use that is operated or funded by a governmental agency or entity for a public purpose. This use does not include sanitary landfills, utilities, or parks.	Public administrative buildings, Public office uses associated with public or private schools, Public school, Public service use, Public use, Quasi-public uses
Wireless Communication Facility (Located entirely within an existing building or on the roof or side of a building, or attached to an existing structure)	Wireless Communication Facility means one or more antennas designed for the purpose of emitting radiofrequency radiation and operating from a fixed location in accordance with Federal Communications Commission authorization, along with associated support structures and equipment, switches, wiring, cabling, power sources, shelters, or cabinets located at the same fixed location as the antenna or antennas.	Antenna attachments to existing antenna towers, buildings or other structures which do not exceed the permitted height in the zoning district or the height established by special use permit
Wireless Communication Facility (Located on a freestanding ground mounted antenna support structure)	Wireless Communication Facility means one or more antennas designed for the purpose of emitting radiofrequency radiation and operating from a fixed location in accordance with Federal Communications Commission authorization, along with associated support structures and equipment, switches, wiring, cabling, power sources, shelters, or cabinets located at the same fixed location as the antenna or antennas.	Television and radio tower / antenna support structure / towers exceeding maximum height
Industrial Uses		
Alcoholic Beverage Production	Alcoholic Beverage Production means the production of any alcoholic beverage or neutral spirits by distilling, fermenting, brewing, or rectifying under the following Illinois State manufacturer's license classifications: Classes 1 and 2.	No existing corresponding use

Artisanal Craft Production	Artisanal Craft Production means the production of specialty products by entrepreneurs which involve work by hand. Examples of such products include fine art, pottery, art glass, custom furniture, jewelry, food, drink and similar products. This does not include Alcoholic Beverage Production.	Custom woodworking uses, micro food and beverage manufacturing
Data Center or Data/Cryptocurrency Mining	Data Center or Data/Cryptocurrency Mining means a physical facility used primarily for the storage, processing, and distribution of digital data or computes the "mining" function and executes the associated administrative/accounting tasks for cryptocurrency mining.	No existing corresponding use
General Warehousing	General Warehousing means the indoor storage of goods, wares, and merchandise which will be processed, sold, transferred, or otherwise disposed of for ultimate consumption off the premises or through e-commerce.	Warehouse
Industrial, Heavy	Heavy Industrial means industrial activity where such activity generates substantial air or waste pollution, dust, noise, smoke, odors, or other potentially adverse emanations. Examples include rolling, drawing, or extruding of metals; asphalt batching plants; sawmills; meat slaughtering or packing houses; waste processing; and manufacture or packaging of cement products, fertilizer, glue, paint, petroleum products, turpentine, varnish, or charcoal. This definition does not include Alcoholic Beverage Production.	Concrete and cast stone fabrication and molding, Glass products production

Industrial, Light	Light Industrial means industrial activity where such activity does not generate substantial air or waste pollution, dust, noise, smoke, odors, or other potentially adverse emanations. Such uses include contractor's storage yards; commercial greenhouses; outdoor storage lots and lumberyards; bottling plant; dry cleaning plant; automotive body shop; light manufacturing; blacksmith; specialty trade contractors providing services to alter, remodel, repair, or replace a building or part of a building used as a residence, including roofing, flooring, tiling, windows, brick and stone masonry; and similar uses. This definition does not include Research & Development.	Compounding of cosmetics, toiletries, dyes and pharmaceutical products, Compounding of cosmetics, toiletries, dyes and pharmaceuticals, Contractor's yard for storage of vehicles and materials, Engraving establishment, Engraving, printing, publishing, lithography Engraving, printing, publishing, lithography, blueprinting and photocopying establishment, Engraving, printing, publishing, lithography, blueprinting, film processing and photocopying establishments, Greenhouse, Greenhouse, including retail and wholesale sale of plants, Light manufacturing assembly of previously manufactured part, fabricating, cleaning, testing, repairing or servicing, Light manufacturing assembly of previously manufactured parts, Light manufacturing assembly of previously manufactured parts, fabricating, cleaning, testing, assembling,
Research and Development	Research and Development means study, research, or experimentation using materials in one or more fields such as life sciences, electronics, robotics, prototype development, biology, biophysics, biochemistry, bioelectronics, biotechnology, cybernetics, nanotechnology, biomedical engineering, bioinformatics, clinical engineering, diagnostics, drug production, embryology, genetic testing, immunology, medicine, nutraceuticals, pharmacogenomics, and therapeutics. This includes the marketing of resultant products and related activities, and the use of accessory administrative offices, educational facilities, libraries, and data services. This use also includes accessory manufacturing, mixing, fermentation, treatment, assembly, packaging, and servicing of products resulting from on-site research.	Research activities, Research activities and/or laboratory, Research activity, Research laboratory
Self-Storage Facility	Self-Storage Facility means a building or group of buildings divided into separate compartments with controlled access and leased to customers for self-service storage of property. Such use may also be referred to as a mini-warehouse or ministorage facility.	Indoor self-storage facility
Automotive Uses		
Automobile Sales and Rental Establishment	Automobile and Recreational Vehicle Sales Establishment means a principal use consisting of the selling of automobiles, including cars, light trucks and SUVs, motorcycles, ATVs, motorized recreational equipment, and motorized watercraft, which may also include incidental repair or service; and/or a use consisting of the renting or leasing of automobile. This use includes accessory and incidental sales and storage areas.	Automobile and automotive sale and service use, Trailor or boat sales, Used car, trailor or boat sales, Automobile vehicle rental

Automobile Repair and Service Establishment	Automobile Repair and Service Establishment means any building, structure, or area used for automobile service activities such as routine fluid maintenance (servicing of fluids related to engine, transmission, differential, power steering, battery, brakes, cooling, and windshield washer systems), muffler repair, and tire installation.	Automobile Repair and Service
Automobile Towing Establishment	Automobile Towing Establishment means an establishment operated for the purpose of towing vehicles from one location to another.	No existing corresponding use
Car Wash	Car Wash means an establishment where the principal use is the commercial washing of vehicles either by hand or by automated/semi-automated methods. Interior detailing may be accessory.	Automobile car wash
Drive-Through Window	Drive-Through Window means a sales window where food or goods are sold or services are provided to the general public, and which faces an automobile stacking lane. This definition includes stacking lanes leading to the window or point of sale, along with any associated menu boards, speakers, or signage.	Drive-in commercial facility, Drive-in or carryout eating place
Electric Vehicle Charging	Electric Vehicle Charging means a lot or portion thereof containing one or more electric vehicle (EV) parking spaces and associated electric vehicle supply equipment (EVSE).	Electric Vehicle Charging Station
Electric Vehicle Charging, Accessory	A use and associated equipment that supplies electric energy to recharge batteries or other energy storage devices in licensed electric vehicles, located on the same lot as, and clearly incidental and subordinate to, a principal permitted use on that lot. This use includes electric vehicle supply equipment (EVSE), charging pedestals, wall-mounted chargers, related conduit, wiring, and protective bollards, and may serve occupants, customers, employees, or visitors of the principal use.	No existing corresponding use
Fueling Station	Fueling Station means a building, lot, or premises, used for the retail dispensing, sale, or charging of energy for motor vehicles, including gasoline, diesel, biodiesel, ethanol, propane, compressed natural gas, hydrogen, electricity, or other commonly used vehicular fuels or charging services.	Garage/service station

Parking Structure, Commercial	Commercial Parking Structure means a structure, or portion of a structure, other than a sales or rental lot associated with an Automobile and Recreational Vehicle Sales and Rental Establishment, used for the storage or parking of seven or more motor vehicles for compensation as the principal use of the site. This use does not include surface parking lots.	Overnight and weekend parking, Parking lot (public or private garage and parking lot), Storage garage and parking lot
Miscellaneous Uses		
Home Occupation	Home Occupation means an incidental and secondary use of a dwelling on a residential lot for business purposes. A Home Occupation does not include the following uses: Bed and Breakfast, Child Care Home or Child Care Center, Group Home, and Private Educational Institution. Work from home in connection with off-premises employment not involving any visits to the site, such as telecommuting, is not a Home-Based Business and is permitted in all residential dwellings.	Home Occupation - already exists in current code
Renewable Energy System	Renewable Energy System means free-standing equipment necessary for the on-site generation and use of energy from renewable energy sources including solar, wind, and geothermal. This use does not include solar canopies over parking facilities, or Electric Vehicle Charging.	No existing corresponding use

Draft Use Table to Be Filled Out by Plan Commission for Discussion Purposes

§ 10-1-1. Comprehensive Use Table.

Table 1-1-1: Comprehensive Use Table

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Residential	Child care home.			P	P	P	P	P							
	Continuum of care facility.							S	S		S	S	S	S	
	Cottage Court.														
	Dwelling unit, accessory.														
	Dwelling, multi-unit.							P				S	S	S	
	Dwelling, small multi-unit.														
	Dwelling, single-unit detached.			P	P	P	P	P					S		
	Dwelling, two-unit.							P				S	S	S	
	Group home, 4 or less residents.														
	Group home, 5 or more residents.														
	Mixed-use building.														
	Townhouse.							P		S	S		S	S	
Retail	Adult-oriented establishment.														

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
	Adult-use cannabis establishment.														
	Alcoholic beverage production, limited.														
	Animal boarding establishment.									S					S
	Animal grooming establishment.								P	P			P	S	
	Auctioneer or commercial gallery.														
	Bank or financial institution.								S	P	P	S	P	P	
	Bed and breakfast.														
	Eating and drinking establishment.								P	P	S	P	P	P	
	Event space, club, or lodge.														
	Food preparation establishment.								P	P		S	P	P	P
	Food truck.	P	P						P	P	P	P	P	P	
	Funeral home.								P	P		S	P		P

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
	Home maintenance service.								P	P	P	P	P	P	P
	Hospital.								S			S	S		
	Hotel.									P		S	S	P	
	Instructional facility.														
	Laboratory, medical or dental.								P	P	P	S	S	P	P
	Massage establishment.														
	Medical cannabis dispensary.										S				P
	Medical clinic.														
	Office.								P	P	P	P	P	P	P
	Outdoor sales and storage.		S						S	S	S	S	S	S	S
	Personal services.														
	Recreational facility, indoor, commercial.									P		S	S	P	S
	Recreational facility, outdoor, commercial.														
	Retail establishment.								P	P		P	P	P	
	Theater.								P	P		P	P	P	

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
	Tobacco and vape shop.														
	Veterinary service.									P		S	S	P	P
	Wholesale establishment.									S	S	S	S		S

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Public and Institutional	Adult day care.				S	S	S	S	S		S	S	S	S	
	Charitable or Philanthropic Institution						S								
	Childcare center.		S		S	S	S	S	S		S	S	S	S	
	Cultural institution.				S	S	S	S	P						
	Educational institution, private.														
	Park.	P	P		P	P	P	P	S	S	S	S	S	P	
	Religious assembly.				S	S	S	S	S	S	S	S	S	S	S
	Public utility structure.		S		S	S	S	S	S	S	S	S	S	S	S
	Publicly owned or operated facility.														
	Wireless communication facility, mounted.														
	Wireless communication facility, freestanding.														

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Industrial	Alcoholic beverage production.														
	Artisanal craft production.														
	Data center or cryptocurrency mining.														
	General warehousing.										S				S
	Industrial, heavy.														
	Industrial, light.														P
	Research and development.									P	P	S	S	P	P
	Self-storage facility.														P

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Automotive	Automobile and recreational vehicle sales establishment.								S	P		S	S	P	
	Automobile repair establishment.								S	S	S	S	S	S	P
	Automobile towing establishment														
	Car wash.								S	S		S	S	S	P
	Fueling station.								S	S				S	
	Parking structure, commercial.								S	P		S	S	P	P

Draft Use Table Filled Out by Staff Based on Existing Use Matrix and Comprehensive Plan

§ 10-1-1. Comprehensive Use Table.

Table: Comprehensive Use Table

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Residential	Child care home.			P	P	P	P	P							
	Continuum of care facility.							S	S		S	S	S	S	
	Cottage Court.							P						S	
	Dwelling unit, accessory.			S	S	S	S								
	Dwelling, multi-unit.							P		S	S	S	S	S	
	Dwelling, small multi-unit.							P		S	S	S	S	S	
	Dwelling, single-unit detached.			P	P	P	P	P					S	S	
	Dwelling, two-unit.							P				S	S	S	

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
	Group home, 4 or less more residents.			P	P	P	P	P							
	Group home, 5 or more residents.							S						S	
	Mixed-use building.											P	P	P	
	Townhouse.							P		S	S		S	S	
Retail and Service	Adult-oriented establishment.														
	Adult-use cannabis establishment.														
	Alcoholic beverage production, limited.								S	S	S	S	S	S	P

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
	Animal boarding establishment.									S					S
	Animal grooming establishment.								P	P			P	S	
	Auctioneer or commercial gallery.								S	S	S	S	S	P	P
	Bank or financial institution.								S	P	P	S	P	P	
	Bed and breakfast.				S	S	S								
	Eating and drinking establishment.								P	P	S	P	P	P	
	Event space, club, or lodge.								S	S		S	S	S	

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
	Food preparation establishment.								P	P		S	P	P	P
	Food truck.	P	P						P	P	P	P	P	P	
	Funeral home.								P	P		S	P		P
	Home maintenance service.								P	P	P	P	P	P	P
	Hospital.								S			S	S		
	Hotel.									P		S	S	P	
	Instructional facility.	P	P						P	P		S	S	P	
	Laboratory, medical or dental.								P	P	P	S	S	P	P
	Massage establishment.								P	P	P	S	S	P	
	Medical cannabis dispensary.										S				P
	Medical clinic.								S	P	P	S	S	P	
	Office.								P	P	P	P	P	P	P

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
	Outdoor sales and storage.		S						S	S	S	S	S	S	S
	Personal services.								P	P		S	P	P	
	Recreational facility, indoor, commercial.									P		S	S	P	S
	Recreational facility, outdoor, commercial.	S	S		S	S	S	S	S	S	S	S	S	S	S
	Retail establishment.								P	P		P	P	P	
	Theater.								P	P		P	P	P	
	Tobacco and vape shop.									S				S	
	Veterinary service.									P		S	S	P	P
	Wholesale establishment.									S	S	S	S		S

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Public and Institutional	Adult day care.				S	S	S	S	S		S	S	S	S	
	Charitable or Philanthropic Institution	S		S	S	S	S	S	S	S	S	S	S	S	
	Childcare center.		S		S	S	S	S	S		S	S	S	S	
	Cultural institution.				S	S	S	S	P						
	Educational institution, private.	S	S		P	P	P	P	S	S	P	S	S		
	Park.	P	P		P	P	P	P	S	S	S	S	S	P	
	Religious assembly.				S	S	S	S	S	S	S	S	S	S	S
	Public utility structure.		S		S	S	S	S	S	S	S	S	S	S	S
	Publicly owned or operated facility.	S	S	S	P	P	P	P	S	S	S	S	S	P	S
	Wireless communication facility, mounted.								P	P	P	P	P		P

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
	Wireless communication facility, freestanding.				S	S	S	S	S	S	S	S	S	S	S
Industrial	Alcoholic beverage production.														P
	Artisanal craft production.								S	S		S	S	S	P
	Data center or cryptocurrency mining.														
	General warehousing.										S				S
	Industrial, heavy.														
	Industrial, light.														P
	Research and development.									P	P	S	S	P	P

Category	Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
	Self-storage facility.														P
Automotive	Automobile and recreational vehicle sales establishment.								S	P		S	S	P	
	Automobile repair establishment.								S	S	S	S	S	S	P
	Automobile towing establishment														P
	Car wash.								S	S		S	S	S	P
	Fueling station.								S	S				S	
	Parking structure, commercial.								S	P		S	S	P	P