

Village of Bannockburn Policy Recommendations			
Recommendation #	Local Code Reference	Current Standard	Recommended Standard/Action
1	Article 1, 1-102, page 1	No reference to natural resources.	The Purpose section does not directly refer to natural resources. Consider adding language. A general statement could be "The establishment and proper maintenance and use of areas of high environmental value are important to the physical, aesthetic, recreational and economic well-being of present and future residents." More specific statements could include: "decrease water consumption", "reduce impervious surfaces", "increase tree and vegetation coverage and bio-diversity" and/or "avoid or lessen the hazards of flooding and storm water accumulation and run-off."
2	Article 1, 1-102, D, page 2	Public Infrastructure	Consider adding a purpose related to green infrastructure.
3	Article 3, 3-111, page 10	Bulk, Space, and Yard requirements	Minimum lot size is over 3.5 acres, resulting in low density and the wide distribution of home sites that require access and municipal utilities. Consider a lower minimum lot size or incentives to cluster home sites. [reduce cost of gray infrastructure]
4	Article 3, 3-111, E, page 11	Maximum Lot Coverage	There is no maximum lot size, so the allowable impervious site could be too large with large parcel sizes. The maximum lot coverage could be lowered and/or decrease with increasing parcel sizes, resulting in more pervious surface [improve water quality, reduce flooding, encourage alternative stormwater management]
5	Article 3, 1-111, G, page 11	Exceptions	Consider the installation of green infrastructure a requirement for density adjustment.
6	Article 3, 3-106, A, page 7	PUD's	Consider requiring clustering home sites in PUDs, preserving more and more contiguous open space [improve habitat, buffer sensitive resources]
7	Article 4, 4-109, page 22		See recommendations to preserve open space in 11-303
8	Article 4, 4-111, page 24	Bulk, space and yard, retail developments	In order to increase the density of the Retail district, and thus allow additional economic investment without expanding the number of acres zoned Retail, consider additional maximum height. Office allows 40 feet or 3 stories. [reduce cost of grey

			infrastructure, improve habitat]
9	Article 5, 5-104, page 27	Office developments	Consider making parking structures accessory uses. Structures reduce the amount of impervious surface area [improve water quality]
10	Article 9, 9-101, page 60	Accessory Structures and Uses	Consider making the following permitted accessory uses: geothermal heating (restricting that any heat pump must be located in the side or rear yards, but allowing the pipes to be installed in any yard); solar panels on all principal and accessory structures, as well as private ground-mounted structures in the rear yard; and wind energy conversion systems [reduce cost of gray infrastructure]
11	Article 9, 9-104, C, Page 82	Collective parking	When collective parking facilities serve multiple uses that have different parking peak times, consider allowing a shared parking arrangement and providing a number of spaces that is less than the sum of all uses. [improve water quality, improve habitat]
12	Article 9, 9-104 F, page 91	Residential single family dwellings	Two parking spaces per single family residences is a typical requirement in suburban locations. Considering reducing. [improve water quality]
13	Article 9, 9-108, page 122	Surface, drainage, markings	Consider utilizing alternative pavers that permit water to penetrate, reducing the overall impervious surface coverage and creating less stormwater runoff. Alternatives to concrete and asphaltic concrete include gravel, cobble, wood mulch, brick, grass pavers, turf blocks, natural stone, pervious concrete, and porous asphalt. Alternative pavers may not be ideal depending on site-specific characteristics such as climate, soil type, and traffic volume. However, they are recommended for overflow areas and can be used in cross walks and stalls to create a break in the paved area, thereby, facilitating groundwater recharge. [improve water quality]
14	Article 10, 101, page 131	General Provisions	Consider adding a section that would either or allow as a special use solar panels on all principal and accessory structures, as well as private ground-mounted structures in the rear yard. At a minimum the regulations should include

			provisions on where they may be mounted (whether on the roof or freestanding), the maximum angle at which they can be mounted on the roof, and required setbacks for panels in relation to site elements, such as neighboring properties and trees. [reduce cost of gray infrastructure]
15	Article 11, 11-104, page 152	Architectural review commission	Consider encouraging or requiring the inclusion of a landscape architect on the Architectural Review Commission, who can focus on site design concerns.
16	Article 11, Part II, page 155	Planning Documents and Procedures, Landscape development plan	Consider also requiring buffers for sensitive natural resources, wildlife habitat, and connections to adjacent trails in the landscape development plan.
17	Article 11, Part III, page 159	Identify natural resources	Consider requiring the identification of existing wildlife habitat, native plantings, sensitive natural resources
18	Article 11, Part III, page 159	Detailed Landscape plans	Consider also requiring buffers for sensitive natural resources, wildlife habitat, and connections to adjacent trails in the landscape development plan.
20	Article 11, Part III, page 159	Off street parking	Varying the design requirements for parking to preserve natural features should be encouraged, rather than a process that requires a variation.
21	Article 11, 11-603, page 199	PUD	Consider adding the preservation or creation of wildlife habitat and buffering sensitive natural resources.
22	Article 11, 11-603, page 199	PUD	Consider adding wildlife habitat and native plantings
23	Article 11, 110601, page 222	Type, texture of materials	Consider adding a requirement for buffers for sensitive natural resources.
24	Appendix A	Canopy tree species	Norway Maple has become a serious weed and should be removed from the list.
25	Appendixes	plants	Encourage native plantings and reduce/prohibit weedy invasive species.

Village of Mettawa Policy Recommendations

Recommendation #	Local Code Reference	Current Standard	Recommended Standard/Action
1	Section 15.101-B, Purpose, page 5	This Zoning Policy Statement is intended to reassert the following objectives	The Purpose section does not refer to natural resources. Consider adding language. A general statement could be "The establishment and proper maintenance and use of areas of high environmental value are important to the physical, aesthetic, recreational and economic well-being of present and future residents." More specific statements could include: "decrease water consumption", "reduce impervious surfaces", "increase tree and vegetation coverage and bio-diversity" and/or "avoid or lessen the hazards of flooding and storm water accumulation and run-off."
2	Section 15.101-B. Purpose, page 5	When and if allowed as a special use in the O/R Planned Office/Research zoning district established in this Zoning Code, Wind Energy Conversion Systems (WECS), shall conform, in addition to all other applicable municipal code provisions, to the following:	WECS could be permitted in the O/R Planned Office/Research district and/or could be special uses in other zoning districts [reduce cost of gray infrastructure]
3	Section 15.1107. Additional Regulations for Wind Energy Conversion Systems (WECS). A, page 65	Ord. 586, passed 5-15-2007	Consider adding a section that would either or allow as a special use solar panels on all principal and accessory structures, as well as private ground-mounted structures in the rear yard. At a minimum the regulations should include provisions on where they may be mounted (whether on the roof or freestanding), the maximum angle at which they can be mounted on the roof, and required setbacks for panels in relation to site elements, such as neighboring properties and trees. [reduce cost of gray infrastructure]
4	SECTION 15.1202. Permitted Uses. Page 67	Note: Manufactured homes, prefabricated buildings and wind energy conversion systems, including windmills and/or wind	WECS could be a special uses in the R-1 district [reduce cost of gray infrastructure]

		turbines, are not permitted uses and are not accessory uses in the R-1, Single-Family Residence District.	
5	Section 15.1203. Special Uses. Page 67	The following uses may be allowed by special use permit issued in accordance with the provisions of Article XI of this Chapter	Consider adding geothermal heating, restricting any heat pump to be located in the side or rear yards, but allowing the pipes to be installed in any yard. [reduce cost of gray infrastructure]
6	SECTION 15.1204. LOT AND BULK REGULATIONS. A. Page 69	Minimum Lot Size. Every single-family detached dwelling hereafter erected shall be located on a lot having an area of not less than two hundred thousand (200,000) square feet, and a width at the established front building line of not less than three hundred (300) feet.	Minimum lot size is near 5 acres, resulting in very low density and the wide distribution of home sites that require access and municipal utilities. Consider an incentive to cluster home sites. [reduce cost of gray infrastructure]
7	SECTION 15.1204. LOT AND BULK REGULATIONS. F. page 70	. Maximum Lot Coverage. Not more than fifteen (15) percent of the lot area may be occupied by buildings and structures, including accessory buildings or structures, concrete or paved walkways and/or driveways, and/or other concrete, impermeable or paved areas. While considered part of a lot-in- depth but unbuildable (except for paved driveways and walkways), no portion of a stem shall be considered a yard or be included in the calculation of maximum lot coverage.	There is no maximum lot size, so the allowable impervious site could be too large with large parcel sizes. The maximum lot coverage could be lowered and/or decrease with increasing parcel sizes, resulting in more pervious surface [improve water quality, reduce flooding, encourage alternative stormwater management]

8	<p>SECTION 15.1208. DUTY OF OWNERS TO PROVIDE FOR STORAGE, COLLECTION AND DISPOSAL.</p> <p>A., page 71</p>	<p>. It shall be the duty of the owner of any premises in the Village of Mettawa to store, collect, and dispose of all refuse produced or otherwise accumulated on said premises, or to cause the same to be done, in accordance with the provisions of this Chapter. Residential outdoor trash storage must be enclosed in a minimum six (6) foot high, sight-proof screen composed of non-deciduous planting, fence or wall.</p>	<p>Consider regulating the run-off from residential outdoor trash storage [improve water quality]</p>
9	<p>SECTION 15.1302. PERMITTED USES.</p> <p>The following uses are permitted in the R-2, Single-Family Residence district:</p> <p>Page 72</p>	<p>Note: Manufactured homes, prefabricated buildings and wind energy conversion systems, including windmills and/or wind turbines, are not permitted uses and are not accessory uses in the R-2, Single-Family Residential District.</p>	<p>WECS could be a special uses in the R-2 district [reduce cost of gray infrastructure]</p>
10	<p>SECTION 15.1303. SPECIAL USES.</p> <p>Page 72</p>	<p>The following uses may be allowed by special use permit issued in accordance with the provisions of Article XI of this chapter:</p>	<p>Consider adding geothermal heating, with restriction that any heat pump to the side and rear yards, but allowing the pipes to be installed in any yard. [reduce cost of gray infrastructure]</p>
11	<p>SECTION 15.1308. DUTY OF OWNERS TO PROVIDE FOR STORAGE, COLLECTION AND DISPOSAL.</p> <p>A. Page 74</p>	<p>It shall be the duty of the owner of any premises in the Village of Mettawa to store, collect, and dispose of all refuse produced or otherwise accumulated on said premises, or to cause the same to be done, in accordance with the</p>	<p>Consider regulating the run-off from residential outdoor trash storage [improve water quality]</p>

		<p>provisions of this Chapter. Residential outdoor trash storage must be enclosed in a minimum six (6) foot high, sight-proof screen composed of non-deciduous planting, fence or wall.</p>	
12	<p>SECTION 15.1402. PERMITTED USES.</p> <p>The following uses may be permitted only for tracts of land having at least ten (10) contiguous acres in area which are originally planned and developed in single ownership or unified control. Conveyance of portions of such a given tract of land may be accomplished provided that no construction shall take place on any such portion until the entire tract has been subdivided into lots of record, none of which lots shall be less than five (5) acres in size. Each such tract of ten (10) acres or more shall abut and have a minimum of four hundred (400) feet of frontage along a public thoroughfare. In addition, no building or land shall be used and no building or other structure shall be erected, altered, or enlarged which is arranged, intended,</p>	<p>. Uses accessory to allowable uses in this O/R, Planned Office/Research District, including off-street parking and loading facilities as permitted or required in accordance with the provisions of Article XVII of this Chapter; provided such accessory use has no sign of any type which is visible from the exterior of the building which within such accessory use is located, has no direct entrance from the exterior of the building, and is not visible from any street:</p>	<p>Accessory uses will be visited by those visiting the primary use. Do not require additional parking for accessory uses; rather, allow for shared parking. [improve water quality, improve habitat]</p>

	or designed for other than one of the following uses: Q, page 76		
13	<p>SECTION 15.1403. SPECIAL USES.</p> <p>A. The following special uses may be permitted within a principal building in the O/R Planned Office/Research District, subject to the provision of Article XI of this Chapter:</p> <p>C, page 78</p>	Wind Energy Conversion Systems (WECS).	<p>WECS could be a permitted use in the O/R district [reduce cost of gray infrastructure]</p> <p>Consider adding geothermal heating, with restriction that any heat pump to the side and rear yards, but allowing the pipes to be installed in any yard. [reduce cost of gray infrastructure]</p>
14	Section 15.1404. Lot and Bulk Regulations. C, Page 78	Maximum Lot Coverage. Not more than seventy-five (75) percent of the lot area may be covered with impervious surface. No building or structure shall occupy more than twenty (20) percent of the lot area, which twenty (20) percent shall be included in the calculated impervious surface. This subsection shall not apply to uses located on a lot in excess of ten (10) acres in area.	Establish maximum lot coverage restrictions to lots larger than 10 acres. [improve water quality, improve habitat, reduce flooding]
15	Section 15.1404. Lot and Bulk Regulations. F, page 78	Off-Street Parking and Loading Requirements. There shall be provided 3.5 off-street parking spaces for each one thousand (1,000) gross square feet of floor area. Said parking spaces shall be	Consider lowering this parking ratio to match local parking demand. Many parking generation report suggest that 3.0 parking spaces per 1,000 gross leasable area is sufficient for offices, even in locations without transit. [improve water quality, improve habitat]

		provided on a paved surface. Said parking requirements will be expanded at the request of the President and Board of Trustees but in no event shall such expansion exceed four (4) spaces per one thousand (1,000) gross square feet of floor area. The maximum truck bay requirement shall be two (2) bays per principal building. All parking facilities shall be subject to site plan approval as herein provided.	The parking provision is stated as both a parking minimum and a maximum. Clarify the ratio is a maximum, and enable applicants to provide fewer parking spaces if a lower demand can be proved. [improve water quality, improve habitat] Allow pervious parking surfaces for a portion of required parking. [reduce flooding, improve water quality]
16	Section 15.1406. Site Plan Approval. v. Page 82	Topography indicating contours at intervals of not more than two (2) feet;	Site plans should include mapping of critical environmental resources such as wetlands, quality trees, floodways and floodplain, and soil types. [reduce flooding, improve habitat, protect remnant natural areas]
17	Section 15.1406. Site Plan Approval, ix., page 82	Plans for vehicular and pedestrian circulation, parking, and loading.	Site plans should include mapping of all adjacent or nearby parks and trails. [connect parks and trails]
18	Section 15.140. Site Plan Approval, xi page 82	Conceptual landscaping, screening and outdoor lighting plans;	Consider the inclusion of incentives for native plantings [encourage native plantings]
19	Section 15.1406. Site Plan, B-3., page 83	Regarding relationship of the structure to site:	Add requirement to protect any onsite remnant natural areas and buffer sensitive onsite resources. [protect remnant natural areas, buffer sensitive resources]
20	Section 15.1406. Site Plan, B - 4., page 84	Regarding relationship of buildings and site to adjoining areas:	Add requirement to protect any off-site remnant natural areas and buffer sensitive offsite resources. [protect remnant natural areas, buffer sensitive resources]
21	Section 15.1406. Site Plan, B-5, page 84	Plant material shall be selected for interest in its structure, texture, and	List recommended and prohibited plantings for canopy trees, understory trees, hedges, shrubs, grasses, groundcovers and

		<p>color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.</p>	<p>turf. [encourage native plantings and reduce weedy invasive species]</p> <p>Consider additional regulations to conserve water and absorb surface pollutants. Possible strategies include: reduce watering (drought tolerant plants, prohibit or limit irrigation, restrictions on the use of pesticides, herbicides and fertilizers, encourage alternative products in weed management that are environmentally friendly, encourage the development, installation, maintenance, and preservation of water-efficient landscaping and irrigation systems [improve water quality]</p> <p>Prohibit invasive species. [reduce weedy invasive species]</p>
22	<p>Section 15.1502. Permitted uses.</p> <p>The following retail business and service uses are allowed as permitted uses within the H Office/Hotel District, provided they are operated entirely within a building, except for off-street parking and loading facilities</p> <p>E., page 86</p>	<p>Uses accessory to allowable uses in this H Office/Hotel District, including but not limited to off-street parking and loading facilities, as permitted or required in accordance with the provisions of Article XVII of this Chapter; and signs, as regulated by Chapter 10 of the Municipal Code. Wind energy conversion systems, including windmills and/or wind turbines, are not permitted uses and are not accessory uses in the H, Office/Hotel District.</p>	<p>Consider adding geothermal heating, with restriction that any heat pump to the side and rear yards, but allowing the pipes to be installed in any yard. [reduce cost of gray infrastructure]</p> <p>WECS could be a special use in the H district [reduce cost of gray infrastructure]</p>
23	<p>Section 15.1602. Application Procedure. 4., page 89</p>	<p>Open Space Statement. A statement is required describing why the area for usable common open space was chosen, the unique advantages it offers, and how it is envisioned that residents will utilize the space either actively or passively.</p>	<p>Expand the open space statement to indicate how remnant natural areas will be preserved. [protect remnant natural areas]</p>
24	<p>Section 15. 1602.</p>	<p>Existing Site Conditions. A map is</p>	<p>Consider requiring the mapping of wildlife habitat.</p>

	Application Procedure, section 7a, page 90	required that illustrates existing site conditions including topography, water-related features, vegetation, wetlands, ravines, floodplains, unique soils conditions, and other environmental data including a tree survey.	[improved habitat for wildlife]
25	Section 15.1603. Standards. G, page 91	That, in the case of a residential development, residential density of the Planned Unit Development shall not exceed in number of dwelling units the maximum number of lots that could be achieved through a conventional subdivision of the site as demonstrated by the subdivision sketch plan. It is understood that whenever the development is located in more than one zoning district, the number of allowable dwelling units must be separately calculated for each portion of the development that is in a separate zoning district. Thereafter the combined total of all dwelling units so calculated as allowable may be constructed and distributed within the entire Planned Unit Development without concern for the respective zoning districts within which the Planned Unit Development is located, provided there is compliance with building locations shown upon the site plan approved for such Planned Unit Development.	Allow density bonuses for implementation of green infrastructure.

	<p>SECTION 15.1604. DESIGN STANDARDS.</p> <p>A., page 92</p>	<p>Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.</p>	<p>Specify the protection of remnant natural areas and the clustering of houses to maximize the contiguous open space, particularly buffers around on-site and adjacent water bodies and sensitive resources. [reduce flooding, improve wildlife habitat protect remnant natural areas, buffer sensitive resources]</p>
26	<p>Section 15.1604. Design Standards. 3. Page 92,</p>	<p>Recreational Facilities. The only recreational facilities permitted within any common open space tract are those which are graphically shown on the face of the development plan at the time of approval by the President and Board of Trustees; provided however, that any development plan may be amended through the procedures specified in this Article.</p>	<p>Consider requiring onsite connections to off-site parks and trails. [connect parks and trails]</p>
27	<p>Section 15.1604. Design Standards 4. C. page 93</p>	<p>The topography and existing amenities of the proposed area, including trees, ground cover and other natural features;</p>	<p>Consider adding remnant natural areas [protect remnant natural areas]</p>
28	<p>Section 15.1702. General Provisions - Parking; Loading. A., 3. Page 99</p>	<p>Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use.</p> <p>(Ord. 432, passed 8-15-2000)</p>	<p>When new uses have a lower parking maximum ratio, consider requiring the removal of excess surface parking. [improve water quality, improve habitat]</p>
29	<p>Section 15.702. General</p>	<p>C. Permissive Parking</p>	<p>Consider establishing parking maximum rates, and</p>

	Provisions=- Parking; loading. C, page 99	Loading Facilities. Nothing in this ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings provided that all regulations herein governing the location, design, improvement and operation of such facilities are adhered to.	prohibiting voluntary additional parking, unless applicant proves the needs. [improve water quality, improve habitat
30	Section 15.702. General Provisions – Parking; loading. E. 2. Page 99	An applicant for off-premises parking facilities as contemplated by this Subsection E shall be required to guarantee that the off-premises parking lot shall be used solely in conjunction with the building or use served by such off-premises facilities. The guarantee shall be given and established pursuant to the following procedure:	When off-premise parking lots are proximate to two uses that have different parking peak times, consider allowing a shared parking arrangement. [improve water quality, improve habitat]
31	Section 15.1703. Additional Regulations; Parking. Page 100	Joint Parking Facilities. Off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use. Proof of ownership of land or evidence of written permission to park on said property shall be provided prior to any official action of the President and Board of Trustees.	When joint parking facilities serve multiple uses that have different parking peak times, consider allowing a shared parking arrangement and providing a number of spaces that is less than the sum of all uses. [improve water quality, improve habitat]

32	Section 15.1703. Additional Regulations; Parking. D., page 100	D. Size. A required off-street parking space shall be at least nine (9) feet in width and at least twenty (20) feet in length, exclusive of access drives or aisles, ramps, columns or office or work area. Such space shall have a vertical clearance of at least seven (7) feet.	Reducing the size of parking stall dimensions and dedicating a certain percentage of stalls to compact cars can reduce impervious surface cover. While the trend toward larger sport utility vehicles is often cited as a barrier to implementing stall minimization, stall size requirements in most local ordinances are much larger than the largest sport utility vehicles. The Ford Excursion is the longest SUV available, at 18.8 feet. The Hummer H1 was 7.2 feet wide. [improve water quality, improve habitat]
33	Section 15.1703. Additional Regulations; Parking. E. page 100	Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. Interior driveways should be of a minimum of twenty-two (22) feet in width. No driveway across public property nor curb cut shall exceed a width of forty (40) feet.	Consider making 22 feet a maximum. Interstate highway lanes are each 12 wide. (improve water quality, improve habitat]
34	Section 15.1703. Additional Regulations; Parking. G-1 . page 100	Design and Maintenance. 1. Open and Enclosed Parking Spaces. Accessory parking spaces located on the same lot as occupied by the uses served may be open to the sky or enclosed in a building. Accessory parking spaces located in a residence district elsewhere than on the same lot occupied by the use served shall be	Consider requiring stormwater management facilities within parking lot design. Common techniques to control stormwater runoff include open sections, swales, and bioretention areas. Open sections encourage sheet flow to open channels where pollutants are removed through infiltration and vegetation/soil filtering prior to discharge, as opposed to the traditional curb and gutter methods that convey stormwater runoff and associated pollutant loads into streams. Vegetative swales direct stormwater into shallow bioretention areas that temporarily detain the water,

		open to the sky except when otherwise allowed as a special use.	facilitating infiltration into the subsurface and slowing and cleaning the remaining stormwater before it is discharged into waterways. [improve water quality]
35	Section 15.1703. Additional Regulations; Parking. G -2, page 100	Surfacing. All materials and construction, including earthwork, shall be in accordance with “Standard Specifications for Road and Bridge Construction,” the Illinois Department of Transportation, latest edition and revisions, and the requirements of the Village. All open off-street parking areas and driveways shall be improved with an all weather dustless material consisting of:	Consider utilizing alternative pavers that permit water to penetrate reduces the overall impervious surface coverage and creates less stormwater runoff. Alternatives to concrete and asphaltic concrete include gravel, cobble, wood mulch, brick, grass pavers, turf blocks, natural stone, pervious concrete, and porous asphalt. Alternative pavers may not be ideal depending on site-specific characteristics such as climate, soil type, and traffic volume. However, they are recommended for overflow areas and can be used in cross walks and stalls to create a break in the paved area, thereby, facilitating groundwater recharge. [improve water quality]
36	Section 15.1705. Schedule of Loading and Parking Requirements. B., page 102	Offices, Business, Professional, and Governmental. One (1) parking space shall be provided for each two hundred (200) square feet of floor area. In addition, there shall be provided one (1) loading berth for each forty thousand (40,000) square feet of floor area.	Consider lowering this parking ratio to match local parking demand. Many parking generation reports suggest that 3.0 parking spaces per 1,000 gross leasable area (1 parking space for 333 SF) is sufficient for offices, even in locations without transit. [improve water quality, improve habitat]
37	Section 15.1705. Schedule of Loading and Parking Requirements. A, page 102	Retail and Service Uses.	Consider lowering the Retail and Service Uses parking ratio to match local parking demand. Many parking generation reports suggest that 4.0-4.5 parking spaces per 1,000 gross leasable area (1 parking space for 222-250 SF) is sufficient for retail uses. [improve water quality, improve habitat]
38	Section 15.1705. Schedule of Loading and Parking Requirements. C-7, page 102	. Mixed Uses. When two (2) or more uses are located on the same lot within the same building, parking spaces equal in number to	When parking facilities serve mixed uses that have different parking peak times, consider allowing a shared parking arrangement and providing a number of spaces that is less than the sum of all uses. [improve water quality, improve

		the sum of the separate requirements for each such use shall be provided. No parking space or portion thereof shall serve as a required space for more than one (1) use unless otherwise authorized by the Zoning, Planning and Appeals Commission.	habitat]
39	Section 16.201. Minimum Design Standards. B-3, page 181	Street construction shall conform with the State of Illinois Department of Transportation standards for roadway construction.	Consider narrower street cross-sections [reduce cost of gray infrastructure
40	Section 16.201. Minimum Design Standards. B-4, Page 181	Pedestrian access ways may be required in locations identified in the Comprehensive Plan.	Require all pedestrian access ways as identified in the Comprehensive Plan and parks and trails plans. [connect parks and trails]

Village of Lincolnshire Policy Recommendations

Recommendation #	Local Code Reference	Current Standard	Recommended Standard/Action
1	Purpose and Intent, page 3		The Purpose and Intent section does not refer to natural resources. Consider adding language. A general statement could be "The establishment and proper maintenance and use of areas of high environmental value are important to the physical, aesthetic, recreational and economic well-being of present and future residents." More specific statements could include: "decrease water consumption", "reduce impervious surfaces", "increase tree and vegetation coverage and bio-diversity" and/or "avoid or lessen the hazards of flooding and storm water accumulation and run-off."
2	6-3-11: Heating Requirements: page 48	All primary heating units shall be operated by electricity, gas, oil or solar energy. (Ord. 82-744-51),	Consider adding additional heating technologies, such as geothermal [reduce cost of gray infrastructure]
3	ARTICLE B. R2A, page 71	SINGLE-FAMILY RESIDENCE DISTRICT	The intent of the R2A should be the intent of the zoning code - the preservation of sensitive environmental resources. The plan review criteria should apply to all zoning districts. However, the extent of necessary studies during the review process is extraordinary and beyond that which is required for other zoning districts. Consider scaling back the regulatory requirements to encourage the wider use of R2A.
4	6-5B-6: SITE PLAN REVIEW PROCESS: B., page 78	Purpose: Whereas the proper maintenance and use of areas of high environmental value are important to the physical, aesthetic, recreational and economic well-being of present and future residents, and whereas each tract and its environmental resources are unique, each zoning permit application shall be reviewed on an individual basis.	Consider adding this Purpose to the Purpose section for the entire zoning code.

5	RESIDENCE DISTRICTS ARTICLE A. R1, R2 AND R3 SINGLE-FAMILY, page 111		Administrative Note: This appears to repeat the Residence Districts regulations.
6	BUSINESS DISTRICTS ARTICLE A. B1 RETAIL BUSINESS DISTRICT, page 176		Administrative Note: This appears to repeat the Business Districts regulations.
7	Parking, Commercial, Page 259		This is a high rate of parking - the space allocated to parking equals the space allocated to the intended land use. Consider 1/200 S.F.
8	Title 6-14, page 292		Planned Unit Developments are a more effective way of considering, establishing, and maintaining Green Infrastructure, when compared to Lincolnshire's standard zoning districts. Consider ways to encourage the use of PUDs, such as scaling the need for additional studies relative to the size of the PUD and the existence of natural resources.
9	Title 6-14, page 308	Designation of Permanent Common Open Space:	Consider providing more specific examples of "landscaped green space", such as buffers for sensitive natural resources and wildlife habitat.
10	CHAPTER 17, page 336	ALTERNATIVE ENERGY COLLECTION SYSTEMS	Consider allowing geothermal as a permitted or special use. Restrictions could include requiring that any heat pump must be located in the side or rear yards, but allowing the pipes to be installed in any yard.
11	7-5-7-1: page 393	LANDSCAPING STANDARDS FOR OPEN SPACE	"Landscaping Standards for Open Space" contained in another document. That document should improve habitat for wildlife, encourage native plantings and reduce weedy invasive species, protect remnant natural areas, connect parks and trails, buffer sensitive resources, and plan for the emerald ash borer.
12	7-6-3: page 396	STREET CONSTRUCTION:	Consider 24' curb-to-curb street widths for non-arterial streets [improve water quality, reduce costs of gray infrastructure]

13	7-6-3-A; chapter 6, page 3	Pavement width	Greater width may be desirable in certain instances to accommodate bike lanes.
14	7-6-3-A; 2. Street design, Chapter 6 page 3	c. The maximum grade for arterial streets shall be five per cent (0.5%)	This should be 5%
15	7-6-3-B; 2, page 5, Pavement improvements	No sidewalks in residential neighborhoods	Contradictory to the idea of walkable neighborhoods.
16	7-6-3-B; 7, page 6, Curbs	Curb and gutter construction	This provision may eliminate the possibility of a "green streets" concept unless an allowance for curb openings to terrace biofiltration areas is included.
17	7-6-4-4, page 10, Storm sewers	Traditional Storm Sewers	Consider allowance of alternative conveyance methods if conditions permit.
18	7-6-4-4, L, page 11, Storm Detention Ponds	Detention pond specs.	This appears to be outdated. The Lake Co Watershed Development Ordinance (WDO), which the Village has adopted, has more detailed standards and requires BMP's for water quality treatment. This provision should be updated for consistency with WDO requirements.
19	7-6-4-4, M, page 11	Sump connection to storm sewers	Many municipalities have successfully reduced surface water runoff volumes by eliminating direct sump pump connections to City storm sewers. This occurs by allowing infiltration to occur through overland flow from the sump pump outlet to the street. This provision eliminates consideration of a sump pump disconnection program.