



STEERING COMMITTEE MEETING #4

Thu, September 16, 2021, 5:30 pm

Public comments received by email or in writing by the Community Development Director prior to 5:00 pm on the day of the meeting were welcome on any topic. Public comments or testimony were also allowed during the electronic meeting using the Zoom Meeting ID and Access Code that was posted on the Village's website at least 2 hours before the meeting. The meeting was conducted electronically via Zoom due to the ongoing public health emergency and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640.

MEETING MINUTES

Virtual Zoom Meeting

1. **Call to Order:** The Regular Meeting of the Village of Riverside TOD Supportive Zoning Code Update Steering Committee was held on Thursday, September 16, 2021, electronically via Zoom. Chairperson Mateo called the Regular Meeting to order at 5:34 pm.

2. **Roll Call:**

Present: Chairperson Jill Mateo
Committee Member Jeff Cermak
Committee Member Jennifer Henaghan
Committee Member Doug Pollock

Also Present: Assistant Village Manager Ashley Monroe
Village Planner Francisco Jimenez

Also on the Meeting: Planning Consultant Todd Vanadilok, Egret & Ox Planning
Planning Consultant Konstantine Savoy, Savoy Consulting Group
Project Manager Michael Horsting, RTA

3. **Approval of Meeting Minutes:** TOD Supportive Zoning Code Update Steering Committee Regular Meeting minutes of January 25, 2021. The meeting minutes from this meeting were not readily available prior to this meeting, so the approval of these meeting minutes was tabled for the time being and will be approved at the next meeting.



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4. **Discussion:** Consultants Vanadilok and Savoy led the Steering Committee through a discussion of the draft Zoning Code amendments that impact the Central Business District and Harlem Avenue Corridor, particularly with respect to improving walkability and supporting transit. The draft Zoning Code amendments were summarized in a pair of summary memos, dated May 25, 2021, covering draft amendments for the Zoning Code and Sign Code. The draft Zoning Code amendments include:

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- Signs
- Revised set of zoning districts
- Transit-supportive standards
- Building heights, bulk standards, and encroachments
- Permitted and special uses
- Ground floor uses
- Parking
- Miscellaneous

Kon Savoy led the discussion on signs, while Todd Vanadilok led discussion on all other topics. As summarized below, the proposed amendments are listed first, followed by committee comments regarding the draft changes. A complete summary of the draft code amendments and redline code edits are provided on the May 25th [Zoning Code Summary Memo](#) and [Sign Code Summary Memo](#).

Discussion: Signs**PROPOSED AMENDMENTS**

- Updated Sign Code to ensure compliance with Reed v. Town of Gilbert Supreme Court decision on content-based restrictions on signs
- Revised language to remove regulations based on specific content and ensure signs are content neutral
- Recommended the specific timeframe for removal of a nonconforming sign
- Added projecting signs to list of allowable signs in B2 District right-of-way
- Updated standards for projecting signs in the B1 District
- Clarified, consolidated, or added definitions of common signage terms, including the suggestion to add graphics to illustrate certain signage concepts
- Clarified method to measure sign height
- Updated lighting standards for canopy signs
- Updated Table 2: B1 Zoning District Sign Standards

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COMMENTS

- Best practices for appropriate timeframe for removal of a nonconforming sign relating to change in business or ownership; not related to amortization of bringing a nonconforming sign up to code; code generally states conformity should occur within X days (e.g., 30, days, 60 days, etc.)
- Temporary signage: how to handle exceeding a 7-day time period for standard temporary signage; when does a temporary sign become a permanent sign (e.g., look, construction, etc.); month-to-month occupancy of certain uses of property; pop-up business like Halloween and holiday stores that are only up for a short time
- Clarify difference between blade sign vs. projecting sign
- Clarify difference between pylon sign vs. pole sign (eliminate pole signs in B1)

Discussion: Revised set of zoning districts

PROPOSED AMENDMENTS

- Added B1-TOD Retail Business District – Transit Oriented Development (TOD), located along Harlem Avenue between Addison Road and Lawton Road

COMMENTS

- New B1-TOD district covers about 16 parcels and their property owners
- Consider extending B1-TOD district further north to Shenstone Road (or at least the multi-family building on the parcel just north of Addison Road); Village recently designated a new business district along Harlem Avenue extending from Shenstone Road to Lawton Road
- Provide greater distinction between the various B2 red map colors

Discussion: Transit-supportive standards

PROPOSED AMENDMENTS

- Revised purpose statements to emphasize greater walkability/ bikeability, enhanced access to transit, and adherence to Complete Streets principles
- Added language regarding the protection of a safe and accessible environment for pedestrians and bicyclists, as well as access to transit

COMMENTS



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Discussion: Building heights, bulk standards, and encroachments**PROPOSED AMENDMENTS**

- Added minimum building heights and increased maximum building heights to provide for a more adaptable height range with the existing maximum height
- Clarified how bulk requirements for schools, religious institutions, and other places of assembly may necessitate a greater level of review
- Clarified permitted encroachments in front, side, and rear yards
- Provided a provision that a maximum front yard in Business Districts may provide up to an additional 5 ft for restaurants that offer outdoor dining

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COMMENTS

- Switch minimum heights from 2 stories to 24 ft; second story is the “kiss of death” for retailers, as it is difficult to lease or fill the second floor, but restating the minimum height measured in feet is more workable to developers; a higher minimum height makes for a greater urban design aesthetic and consistent look (Hinsdale example); potential to incentivize a second story
- Why state a maximum height for a PUD? Some B2 districts are adjacent to residential districts with 2- and 3-story homes; codifying a maximum height indicates that the Village has established an acceptable height
- Mechanism for enforcement for the additional level of review for bulk requirements for schools, religious institutions, and other places of assembly
- Define where the additional 5 ft front yard could go to avoid conflicts with pedestrian and ADA-accessible spaces, as well as avoid creating excessively meandering paths

Discussion: Permitted and special uses**PROPOSED AMENDMENTS**

- Added language to emphasize employment- generating uses, which are critical to transit-supportive development
- Updated district use tables by adding new uses and removing others

COMMENTS

- Remove differentiation between live/work spaces and coworking spaces (just identify as general office spaces)
- Reword to “employment-generating” in the 10-1-2: Purpose and Intent statement

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Discussion: Ground floor uses

Tabled for discussion at next meeting

Discussion: Parking

Tabled for discussion at next meeting

Discussion: Miscellaneous

Tabled for discussion at next meeting

5. **Public Comment:** No members of the general public were present and no written comments were submitted.
6. **Next Steps:** Today's discussion of the draft Zoning Code amendments will be continued discussion at the next meeting (date TBD).
7. **Adjourn:** Chairperson Mateo asked for a motion and second to adjourn the Regular Meeting. Committee Member Henaghan made a motion to adjourn. Committee Member Cermak seconded.
AYES: Cermak, Henaghan, Mateo.
NAYES: None.
Motion passed.
Meeting adjourned at 7:03 pm.

