



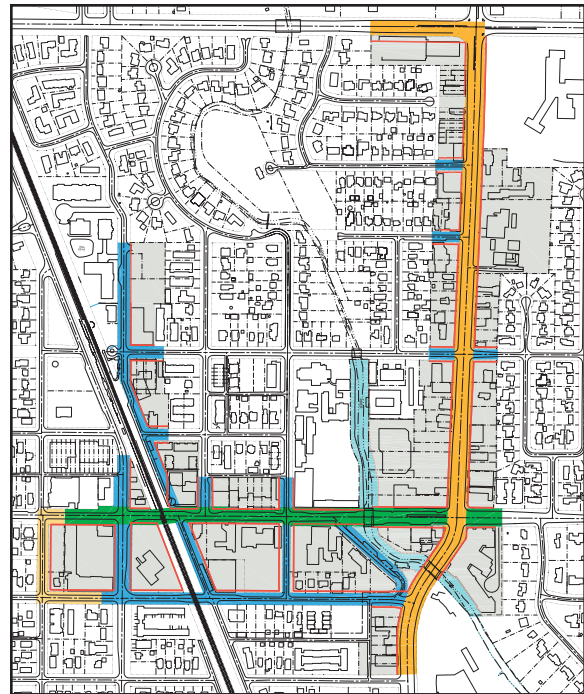
Introduction

INTRODUCTION

Code Components

The Development Code contains the following sections or articles:

- **Article 1: General Provisions:** This section describes the purpose, intent, and applicability of the Downtown Development Code in the Village of Glenview.
- **Article 2: Regulating Framework:** This section defines the community's vision for Downtown as determined by the Village's extensive public planning process. It provides regulations on land uses, building heights, and parking based on the Downtown Revitalization Plan's recommendations.
- **Article 3: Street Frontages:** This section categorizes Downtown streets according to the desired physical character recommended by the Downtown Plan. It addresses optimal building setbacks, stepbacks, and types; site access; and parking placement.
- **Article 4: Design Standards:** This section contains standards that define building, streetscape, landscape, and site design.
- **Article 5: Administration:** This section presents the application and review process for Downtown development.
- **Article 6: Definitions:** This section is a glossary of technical terms.
- **Article 7: Index**



Street Frontages

How to Use the Code

Development/Redevelopment

To modify a building or develop a new building:

1. Review **Article 2.1: Purpose** to determine the community’s preferred development direction for a particular block or parcel. Also review the full Downtown Revitalization Plan, which is available at www.glenview.il.us.
2. Review **Article 2.2: Permitted Uses** to determine allowed land uses for particular development sites.
3. Review **Article 2.5: Building Heights** to identify the range of heights allowed for the subject block.
4. Review **Article 2.6: Parking** for specific parking requirements for specific uses.
5. Review **Article 3: Street Frontages** to determine street cross-sections, building setbacks, allowed uses for each Frontage, and other requirements.
6. Review **Article 4: Design Standards** to determine the desired design approach for Downtown development. Consider each design standard as follows:
 - What is intended for the streetscape or “public realm” defined by the Building Line, which is a build-to line.
 - How a site should be designed regarding streetscape, landscape, and parking.
 - What architectural features should be incorporated into building design.

Other Processes

To change a permitted use to another permitted use in an existing building:

Appearance Commission approval will be required for any change in signage, landscaping, or external appearance of the building. See Municipal Code, Chapter 54, Article III.

For a list of permitted uses, see Article 2.2 and the use tables in each Street Frontage.

To change a zoning district:

Rezoning of property is done by the passage of an ordinance by the Village Board of Trustees, after notice and a public hearing by the Plan Commission. See Municipal Code Chapter 98-49 and check with the Development Department, Planning Division or the Village’s web site at www.glenview.il.us.

To subdivide a property:

Subdivision of property is authorized by the Board of Trustees after a recommendation from the Plan Commission. See Municipal Code Chapter 54-31 and check with the Development Department, Planning Division or the Village’s web site at www.glenview.il.us.

Non-conforming use or building:

Existing uses, buildings and sites that met the rules when they were constructed, but do not comply with this code are considered nonconforming. See Municipal Code Chapter 98, Article V, Nonconformities, or check the Village’s web site at www.glenview.il.us.

What codes or ordinances may apply to a project?

The Development Department, Planning Division should be contacted regarding the approval procedures necessary for a project. The Village's web site, at www.glenview.il.us, is also a useful source of information. The following approvals may be required or Municipal Code chapters may apply:

- **Appearance Commission Approval:** Chapter 54, Article III, required for any exterior building change or lighting, landscaping or signage change.
- **Awning Appearance Code & Design Guidelines**
- **Downtown Signs Design Guidelines**
- **Historic Preservation Commission Approval:** Chapter 98, Article XI, will be required if the property has been designated as a landmark or is within a historic district.
- **Nonconformity:** Chapter 98, Article V
- **Outdoor Dining Ordinance:** Chapter 98, Article III, Division 3, Sec. 98-131.
- **Parking Lot Landscaping Ordinance & Design Guidelines**
- **Performance Standards, including Lighting:** Chapter 98, Article VIII
- **Signs, Chapter 98, Article VII**
- **Site Plan Approval:** Chapter 54, Article IV, will be required for all development projects within the Downtown District as defined herein.
- **Subdivision Code and/or Engineering approvals:** Chapter 66
- **Zoning Board of Appeals** variances, Chapter 98.