



Article 2: Regulating Framework

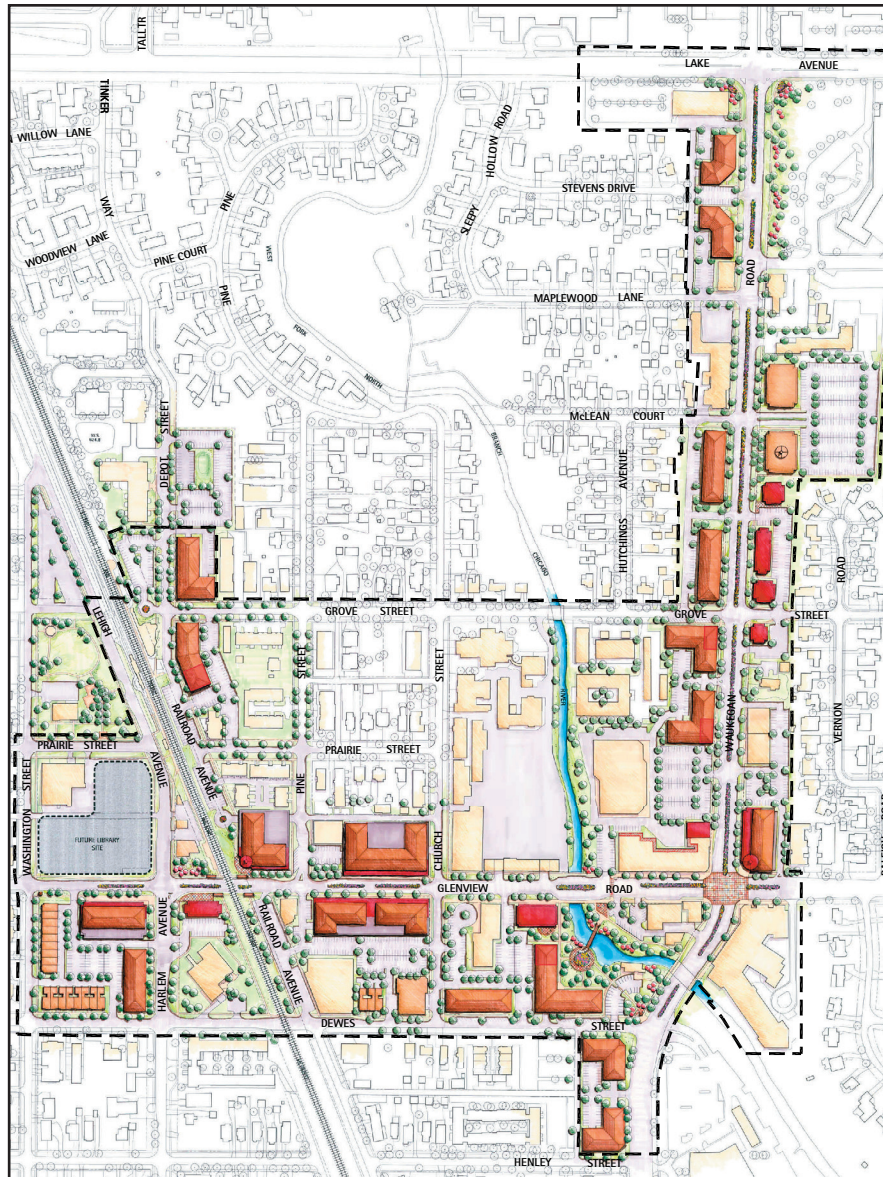
ARTICLE 2: REGULATING FRAMEWORK

2.1 Purpose

The Regulating Framework defines the desired physical form for Downtown Glenview and sets development parameters such as land use, street type, building height, siting and setbacks, and parking placement. The Development Code incorporates the Plan and also applies to, and regulates, parcels not referenced in the Plan.

Figure 2.1 shows the potential buildout of opportunity sites identified during the Downtown planning process. It reflects the goals and objectives of the Plan and serves as a guide for Village officials, property owners, and development professionals as they conceive and implement improvement and development projects within Downtown.

Figure 2.1: Downtown Revitalization Plan (Approved November 2006)



2.2. Permitted Uses

The following is a description of land uses allowed in the Downtown District (see **Figure 2.5** for the location of each use by block.) Also refer to tables of permitted uses for each Street Frontage.


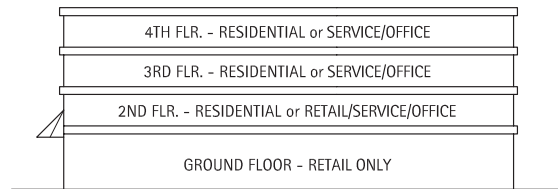
 **2.2.1 Full Ground-Floor Retail:** These properties are required to have retail uses on the ground floor. Service and office uses are only allowed on upper floors along these blocks. Upper-floor residential uses also are allowed. (See **Figure 2.2.**)

Figure 2.2: Full Ground-Floor Retail




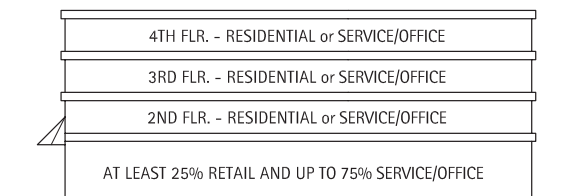
 **2.2.2 Partial to Full Ground-Floor Retail:** Retail, service or office uses are required on the ground floor along these blocks. At least 25 percent of the property’s ground floor area must be retail, while service and office uses can occupy the remaining 75 percent. Upper-floor residential and service/office uses also are allowed. (See **Figure 2.3.**)

Figure 2.3: Partial to Full Ground-Floor Retail




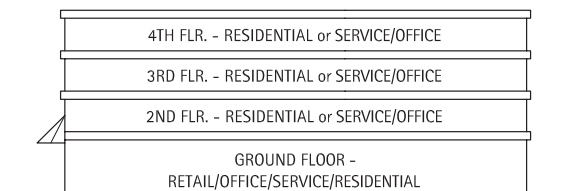
 **2.2.3 Ground-Floor Retail/Office/Service Encouraged:** Retail, service, or office uses are encouraged if feasible on the ground floor along blocks with this designation. Residential, service, and office uses are allowed on upper floors. All-residential buildings also are allowed. (See **Figure 2.4.**)

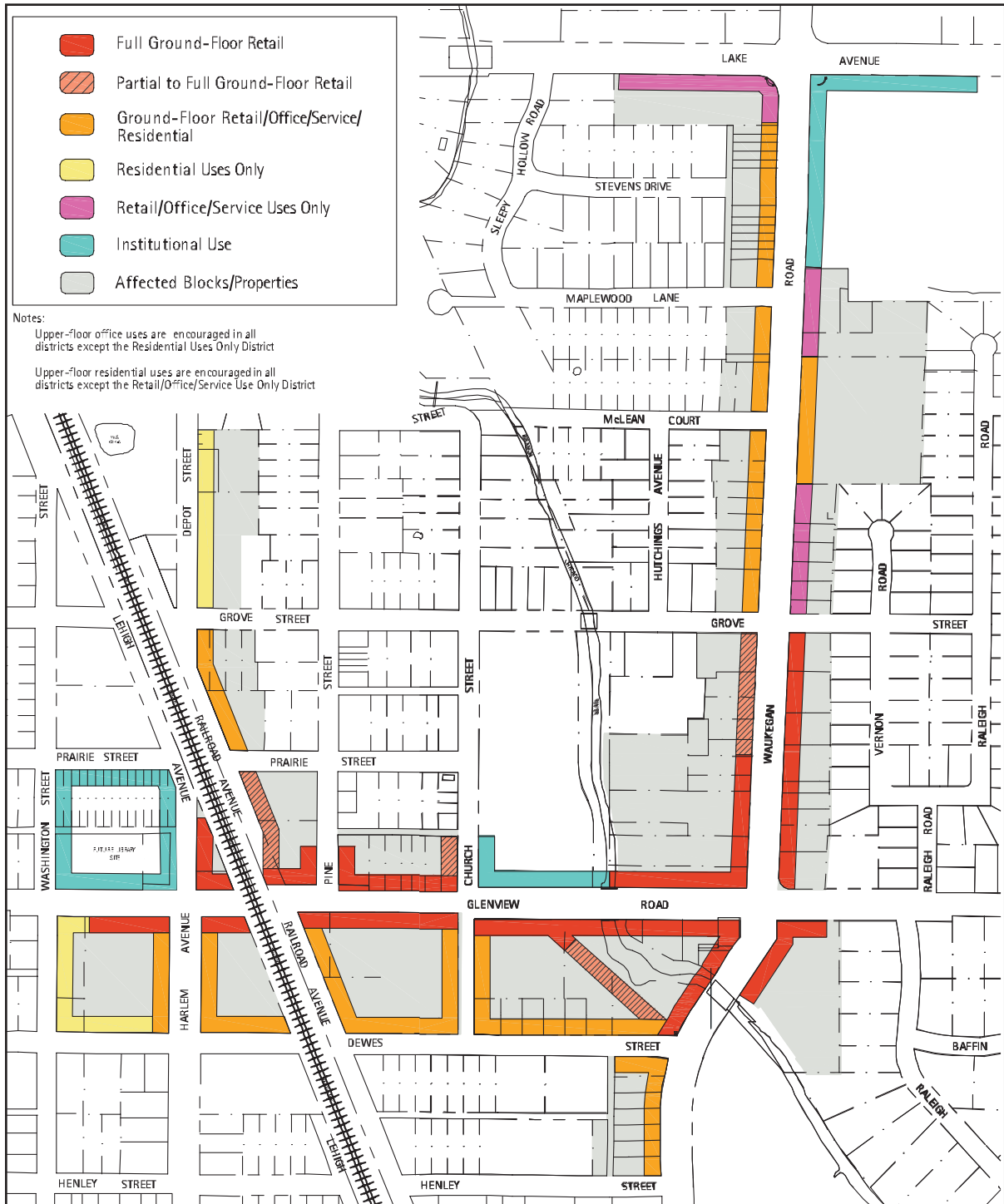
Figure 2.4: Ground Floor Retail/Office/Service/Residential



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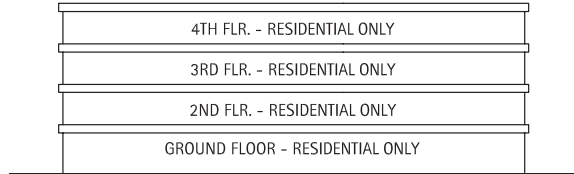
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Figure 2.5: Downtown Uses (Based on Downtown Revitalization Plan)



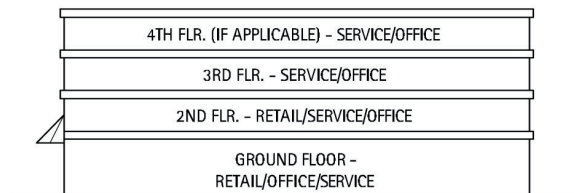
2.2.4 Residential Uses Only: Only residential uses are allowed along blocks with this designation. (See **Figure 2.6.**)

Figure 2.6: Residential Uses Only



2.2.5 Retail/Office/Service Uses Only: Only retail, office, or services are allowed. (See **Figure 2.7.**)

Figure 2.7: Retail/Office/Services Only

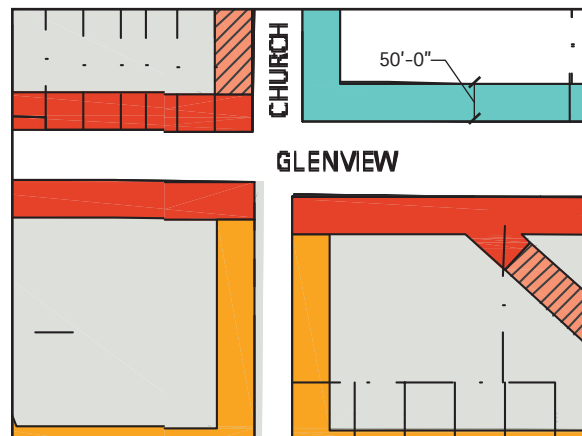


2.2.6 Institutional Uses: Civic or institutional uses such as libraries, churches, and schools are allowed.

2.2.7 Below-Ground Uses: Ancillary commercial, ancillary residential, parking, storage, and mechanical uses are allowed in basement or below-grade floors. If commercial uses are permitted on the ground floor, such uses are also permitted in the basement level as long as access to commercial space is separate from access to upper-story residential units.

2.2.8 Depths of Use: Depths of use requirements shown in **Figure 2.5** are 50 feet minimum (see **Figure 2.8**). For example, at the southwest corner of Glenview and Church, at least 50 feet south along Church must be Full Ground Floor Retail before a transition to Ground Floor Retail/Office/Service/Residential is allowed.

Figure 2.8: Depth of Use Requirements



2.3 Minimum Commercial Depth

Commercial uses must have a minimum depth (from the front Building Line to the rear of the retail floor area) of 50 feet. For the three parcels (#003, 012, and 014) located on the southwest corner of Glenview and Waukegan Roads commercial uses must have a minimum retail depth of 30 feet.

2.4 Uses on Same Floor

- 2.4.1 While uses can be “mixed” within buildings by floor as noted above, residential and commercial (retail, service, or office) uses cannot be mixed on the same floor in a building (i.e. a floor with housing units cannot contain retail, office or service uses.)
- 2.4.2 A residential lobby/elevator is required on the ground floor in all buildings with residential uses on upper floors. Commercial uses on the first floor may have a secondary entrance from this lobby as long as their primary commercial entrance is from the sidewalk on the street.
- 2.4.3 Parking is allowed on the ground floor behind commercial uses in buildings with retail, service, or office uses on the ground floor.
- 2.4.4 In addition to the use information noted above by location, See **Article 3: Street Frontages** for more specific regulations on allowed uses.

2.5 Building Heights

Figure 2.9 depicts the maximum number of stories allowed in specific areas of the Downtown District.

Tables 2.1 and **2.2** provide the maximum allowable height in stories and feet.

- 2.5.1 **Floor heights by story for multi-story commercial or mixed-use buildings:** The ground floor shall be at least 15 and no more than 17 feet tall, with the upper residential or office floors being at least 10 and no more than 12 feet tall.
- 2.5.2 **Floor heights by story for multi-family residential buildings:** All floors shall be at least 10 and no more than 12 feet tall.
- 2.5.3 **Floor heights for Waukegan Road north of Grove Street and 155’ south of Lake Avenue right-of-way (up to existing corner lot) on the west side of Waukegan:** For mixed-use buildings, the ground floor shall be 15 feet, with upper residential floors being at least 10 and no more than 11 feet tall.

Table 2.1: Maximum Height – Multi-story Commercial/Mixed Use

Number of Stories	Maximum Height
5	65 feet
4	53 feet
3	41 feet
2	29 feet
1	17 feet

Table 2.2: Maximum Height – Multi-family Residential

Number of Stories	Maximum Height
5	60 feet
4	48 feet
3	36 feet
2	24 feet
1	12 feet

2.5.4 Additional Height:

2.5.4.1 Additional height: In addition to the maximum height for each building type, up to 5 feet can be added to the height of a building to allow for such features as pitched roofs, and parapet walls.

This additional height is not allowed for buildings north of Grove Street and 155’ south of Lake Avenue right-of-way (up to the existing corner lot) on the west side of Waukegan Road.

2.5.4.2 Architectural features: For all buildings, an additional 10 feet (beyond the 5 feet allowed for pitched roofs and parapet walls) may be allowed by the Appearance Commission in specific circumstances to provide space for an interesting architectural feature such as a clock tower or a cupola. The floor area of these architectural features cannot be occupied for actual use (although they can remain open to provide additional ceiling height for the floor below). The floor area of the feature also shall not constitute more than 10% of the building’s ground floor area.

For buildings north of Grove Street and 155’ south of Lake Avenue right-of-way (up to the existing corner lot) on the west side of Waukegan Road, this additional height for architectural features must be placed along the Waukegan Road frontage.

2.5.5 One-story commercial buildings:

For 1-story commercial buildings, the minimum height is 20 feet and the maximum height is 22 feet to provide an increased physical presence and shopping “streetwall.”

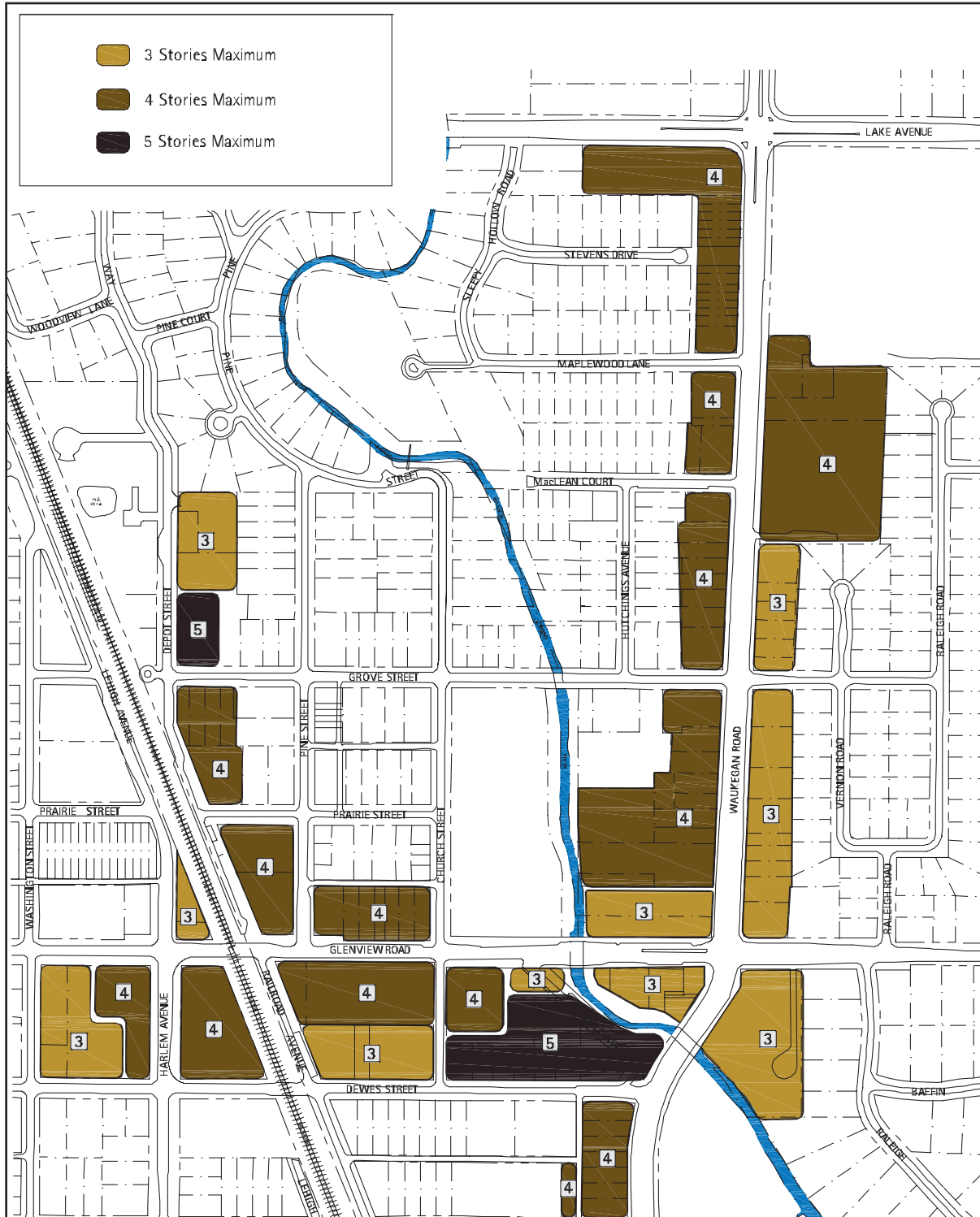
2.5.6 Decks/terraces:

Active use is permitted on terraces created by building stepbacks. Decks or terraces are not permitted on rooftops or above enclosed ground floor parking.

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Figure 2.9: Maximum Building Heights



2.6 Parking

Parking shall be provided for each use according to the following ratios:

2.6.1 Minimum Parking by Use:

- 2.6.1.1 **Townhomes/rowhomes:** 2 spaces per unit.
- 2.6.1.2 **Condominiums:** 1.5 spaces per unit, with at least 1 space per unit indoors.
- 2.6.1.3 **Retail/service:** 1 space per 300 gross square feet (except in the Glenview Road Corridor Frontage).
- 2.6.1.4 **Office:** 1 space per 300 gross square feet (except in the Glenview Road Corridor Frontage).
- 2.6.1.5 **Restaurant:** 1 space per 160 gross square feet.

2.6.2 **Exemptions from Minimum Parking by Use:** For any new development project, the first 2,000 square feet of retail, office, or service use shall be exempt from the calculation for required parking spaces. The exemption shall be applied to the least generating use on the ground floor. Only one exemption shall be allowed per building.

2.6.3 Minimum Parking - Glenview Road Street Frontage:

- 2.6.3.1 Retail, office, and service uses in this frontage are required to provide 1 spaces per 500 gross square feet of floor area due to the availability of street parking and commuter parking along the tracks.

2.6.3.2 Restaurants and residential uses shall provide parking according to the ratios listed in 2.6.1.

2.6.3.3 In the Glenview Road Corridor Frontage, when a new use occupies a building existing as of May 21, 1996, additional off-street spaces are not required, provided that parking serving the building was not eliminated or reduced after May 21, 1996.

2.6.4 Shared Parking:

2.6.4.1 **Collective provisions:** Shared parking shall be considered to minimize the visual impact of land devoted to parking and to provide more efficient parking.

2.6.4.2 **Location:** All required parking spaces shall be on the same lot as the building or use being served or within 350 feet of the property line (see **Figure 2.10**) - provided that no off-street parking for a business use shall be in a residential district.

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2.6.4.3 **Waiver:** The Village Board may waive the number of spaces required in part or entirely if shared parking is deemed efficient based on the location of the proposed use, anticipated hours of peak parking demand, potential for shared parking, and availability of alternative parking. A written agreement covering such collective use shall be filed with the Development Department.

Figure 2.10: Shared Parking

