



Article 5: Administration

ARTICLE 5: ADMINISTRATION

5.1 Project Review

All redevelopment projects within the District are subject to the regulatory review process as described below.

5.2 Site Plan Review

All redevelopment projects within the District shall be subject to Site Plan Review approval as set forth in Chapter 54, Article IV, of the Glenview Municipal Code.

5.2.1 Approval Criteria: The Plan Commission shall recommend approval of a redevelopment if it meets the following criteria:

- 5.2.1.1** Conformity with all the provisions and requirements of this Downtown Development Code
- 5.2.1.2** Conformity with all the provisions and requirements of other applicable codes and ordinances relating to land development including, but not limited to, the tree preservation code and subdivision code.

5.3 Appearance Review

All redevelopment projects within the District shall be subject to Appearance Code as set forth in Chapter 54, Article III, of the Glenview Municipal Code.

5.3.1 Approval Criteria: The Appearance Commission shall recommend approval of a redevelopment if it meets the following criteria:

- 5.3.1.1** Conformity with all the provisions and requirements of this Downtown Development Code
- 5.3.1.2** Conformity with the Signs in Chapter 98, Article VI of the Glenview Municipal Code.
- 5.3.1.3** Conformity with all the provisions and requirements of other applicable codes and ordinances relating to land development including, but not limited to the Awning Appearance Code and Design Guidelines and Downtown Sign Design Guidelines.

5.4 Conditional Uses

Land Use categories authorized by this Downtown Development Code as conditional uses in **Article 2** herein shall be heard by the Plan Commission and the Board of Trustees pursuant to Chapter 98, Section 98-43 (c)(2), and subject to the standards set forth in Section 98-50 of the Glenview Municipal Code.

5.5 Variations

Variations from the regulations of this Downtown Development Code, except for Article 4, Design Standards, shall be considered by the Zoning Board of Appeals as set forth in Chapter 98, section 98-47, of the Glenview Municipal Code. Exceptions from the regulations of Article 4 shall be considered by the Appearance Commission as set forth in Chapter 66 of the Glenview Municipal Code.

5.5.1 Authorized Variations: Variations from the regulations of this Downtown Development Code shall be recommended by the Board only in accordance with the standards set forth in Chapter 98, Section 47 (c), and may be granted only to vary any of the regulations relating to:

5.5.1.1 Regulating Framework, **Article 2** of this Code

5.5.1.1.1 Use

5.5.1.1.2 Height

5.5.1.1.3 Building location

5.5.1.1.4 Parking

5.5.1.2 Street Frontages, **Article 3** of this Code

5.5.1.2.1 Street and sidewalk standards

5.5.1.2.2 Building setbacks

5.5.1.2.3 Building setbacks

5.5.1.2.4 Parking placement

5.5.1.2.5 Access

5.6 Non-Conformities

The provisions of Chapter 98, Article IV, Section 98-251 et seq., Non-conformities, shall be followed unless inconsistent with the provisions of this Downtown Development Code.