

Proposed Key Changes to the Village Zoning Ordinances (Based on Draft Zoning Ordinance as of March 2016)

	Current Zoning Ordinance	Proposed Zoning Ordinance
1.	Data and information is mostly just text with few definitions and the layout is clunky.	New tables of data and information allows for a more user friendly document to understand zoning regulations.
2.	Each zoning district has a relatively tight list of permitted and conditional uses that might not fit all situations or changing world.	Most zoning district allows a broader set of land use categories, but they are subject to pre-set performance standards (in Article 4 of proposed ordinance).
3.	Nonconforming structures cannot be expanded on or modified in any way besides general maintenance.	Nonconforming structures may be expanded or structurally altered provided it does not create a new violation or increase the degree of nonconformity.
4.	Single family residence district has minimum lot size of 21,780 square feet (1/2 acre).	Single family district has minimum lot size of 20,000 square feet to reduce land consumption and road/utility costs.
5.	Includes SR Suburban Residence (1 acre minimum), RR Rural Residence (3 acre), AG1 Agricultural (5 acre minimum), and AG2 (20 acre).	Consolidates rural zoning districts into RR-2 Rural Residential (2 acre minimum), RR-5 Rural Residential (5 acre), AR Agriculture and Residential (20 acre).
6.	Expectations for site design features, like new landscaping for non-residential projects, are relatively general, leading to uneven results.	Includes more specific site design expectations for multi-family and non-residential development, like landscaping point system (e.g., each tree worth X points, site must attain total of y points).
7.	Development review and approval largely in the hands of Village Board, with Plan Commission more in recommending role. For example, Village Board responsible for conditional use permits.	More development approvals delegated to Plan Commission to streamline development approval process. Plan Commission would be responsible for conditional use permits and site plan approvals, with appeals to Board if necessary.
8.	Sign ordinance doesn't always reflect modern advertising needs and issues.	Sign ordinance reconstructed to address issues, while still providing flexibility.