
WE NEED YOUR INPUT

Please take a few minutes to complete a comment card provided at the end of the displays. Your comments, critique and ideas are important to the Village. Also, we hope you'll take the opportunity to talk with members of the Village Board, Plan Commission, Zoning Board of Appeals, and the planning consultant all of whom are here tonight to discuss your ideas one-on-one. They are each wearing red name tags. Thanks for coming and sharing your thoughts!

WANT MORE INFORMATION?

All of the displays, this Guide and the draft ordinances will be available for review during regular business hours in the Village Hall lobby conference room until at least Friday, October 13. In addition, all of this information will be available by the end of this week for download on the Village's website at <http://www.harwoodheights.org/>.

VILLAGE OF HARWOOD HEIGHTS

Draft Code Amendments Display Guide

O c t o b e r 3 , 2 0 0 6

Welcome! The Village of Harwood Heights is hosting this Open House to provide an opportunity for community members to review several proposed amendments to the Village zoning code. The purpose of the Open House is to inform the public of the changes and seek ideas and suggestions on the amendments in an informal and open setting.

The Village received a grant from the Illinois Department of Commerce and Economic Opportunity to comprehensively review, streamline and update the zoning code – something that has not been done in several years. Members of the Village Board, Zoning Board of Appeals and Plan Commission have met three times since June with the village planning consultant to discuss the following proposed amendments to the zoning code:

- Administration and enforcement procedures,
- Requirements for new condominiums and conversions, and
- Single-family home building height and massing requirements.

The following is a guide to the series of informational poster boards summarizing the proposed changes. Please feel free to review the material at your own pace with the assistance of this guide. Copies of the full text of the proposed draft amendments are also available for review at the check-out table at the end of the displays.

Tell us what you think. Members of the Village Board, Plan Commission, Zoning Board of Appeals, and the planning consultant are here, along with the Mayor, to discuss your ideas and suggestions one-on-one (they have the red name tags). In addition to this informal discussion, comments on any of the materials in the Display may be provided on the supplied comment form found at the check-out table. The Village will use your suggestions and comments to prepare the code amendments for formal consideration at a public hearing expected to be held by the Plan Commission later this year.

THANK YOU FOR PARTICIPATING.

We look forward to hearing your thoughts on these important amendments!



DRAFT AMENDMENT DISPLAYS

ADMINISTRATIVE & ENFORCEMENT PROCEDURES

- 1 Chapter 17.52 Administration and Enforcement**

The proposed Chapter 17.52 replaces the existing administration and enforcement chapter in its entirety with a comprehensive update. The revised regulations are based largely on the existing ordinance but offer a much more streamlined and descriptive review process. In addition, the changes also better reflect the requirements of current state statutes as well as the directives from several recent precedent setting zoning cases in Illinois.
- 2 Revised Development Review Procedures**

Several of the approval processes in the Village's existing code lacked well-defined criteria and/or had incomplete application procedures. The proposed amendments are more consistent with administrative policies and practices currently in use in the Village and provide more detailed descriptions for how things are done. In addition to the three new administrative approvals indicated on the display board, the Village intends to update its administrative policies to require more public notice of proposed development projects and more discussion between developers and neighboring residents. Administrative policies are requirements that developers must comply with but provide the Village with greater flexibility to update the requirements in a timely manner without having to go through an extensive process to amend the zoning code.

REQUIREMENTS FOR NEW CONDOMINIUMS & CONVERSIONS

- 3 Chapter 17.24 Condominiums**

The proposed Chapter 17.24 replaces the existing condominium chapter in its entirety with a comprehensive update. Much of the new regulations are based on the Chicago ordinance but include many, many more required building and unit upgrades than Chicago along with a much more extensive review process. In addition to providing standards for conversions, the proposed chapter also modifies and adds requirements for new condominium developments.
- 4 Requirements for Condominium Conversions**

The Village has a large number of older, smaller apartment buildings that are significantly trailing the single-family homes in terms of reinvestment. Low mortgage interest rates available over the last several years coupled with the boom in condominium development throughout the region has created a depressed rental market. As a result, many apartment building owners have deferred maintenance and upgrades because these investments can not be recaptured through current market rents.

With many of these buildings approaching 50 years of age or more, significant life safety and lifestyle upgrades are needed if these the buildings and units are to remain viable. One option to accelerate these upgrades is to provide for the conversion of some of these buildings into condominiums, something the Village Code currently does not adequately accommodate.

Condominium conversions would require approval of a Special Use permit by the Village Board, which automatically includes a public notice and a public hearing before the Plan Commission. The proposed regulations include an extensive list of required upgrades prior to converting to a condominium. Clearly, not all existing apartment buildings are suitable for conversion, but several are and the proposed regulations provide building owners with an option for making significant improvements and the ability to recover that investment through the sale of the units.

In addition to providing for building improvements, conversions would also increase the options for homeownership in the community as most converted units are expected to sell for less than new units and existing single-family homes. The number of non-traditional households is larger than ever before (two-parent households with children now account for less than 25% of all households). Smaller, more affordable condominium units are attractive to young buyers, empty-nesters and widow/widowers who cannot afford and have no interest in the upkeep of larger homes but have strong ties to Harwood Heights and wish to remain in the community.

- 5 Condominium Conversion Process Outline**

Recognizing the potential complexity of the condominium conversion process, this graphic outlines the step-by-step process of converting condominiums to owner occupied units in simplified terms from start to finish. This basic outline of the process makes it easier for developers and residents to follow the process and be aware of the conversion timeline.

SINGLE-FAMILY HOME BUILDING HEIGHT & MASSING REQUIREMENTS

- 6 Typical Existing One-Story Home**

The Village is experiencing a great deal of reinvestment in its single-family homes including everything from tear-downs, to second floor additions, to extensive remodeling. Given the age of much of the housing, the escalating property values, and the Village's excellent location within the Chicago metro area, this trend is expected to continue for quite some time.

In the 1950's, the time period in which many of the existing homes were built, the average home size in the US was a little more than 1,100 square feet. By 2001, the size had swelled to over 2,100 square feet. While reinvestment in housing is critical to the long-term viability of the Village, it is important that new and expanded homes maintain a compatible scale and character with existing homes.
- 7 Proposed Height Limits for One-Story Homes**

The proposed regulations attempt to address the overall scale and appearance of "mass" for new/expanded homes by establishing height limits at various points along the structure than a single limitation on overall height as has been the case in the past. Regulating the height of various components attempts to maintain an appropriate and consistent proportion and scale between new and existing structures, including one-story buildings as shown on the display.
- 8 Proposed Height Limits for Two-Story Homes**

Given that most of the existing homes in Village are one-story, newer two-story buildings are obviously going to be taller. However, putting limits on the height of the first floor, porch roofs, and roof eaves as well as the top of the roof, will help to keep new homes from overwhelming the existing homes. As shown on the display, the existing maximum height limit is maintained at 26' for homes with flat roofs but is increased to 30' for homes with pitched roofs to accommodate the higher ceiling heights desired in new homes while maintaining the typical 5:12 roof slope found throughout the Village. In addition to the various height limits, another regulation will be included that prohibits living space above the maximum eave height (e.g. in the attic) to further control the floor area and overall volume of new homes.
- 9 Collage: Perspectives and Additional Requirements**

In addition to controlling the height, new regulations are proposed to break-up large wall areas by requiring window and door openings to further reduce the sense of mass of new homes. Also shown on the display is a cross-section of the basement egress window now required by the International Building Code. All of the homes shown on the display are typical of those with 40' wide lots found throughout the Village. In addition to the revised height requirements, several definitions in the zoning code are proposed to be added or revised as indicated in the draft document provided at the end of the display.