

Summary of Revisions Made to Proposed Zoning Regulations Since 6/26/17 Public Hearing

1. Roger Pollak – Concerned that the footnote of maximum height in the A-1 subarea isn't clear enough. Suggested adding "stories" to height provision for A-1. Cited typo in design guidelines ("ball" should be "wall"). Changes made, see p. 22 and p. 28 (Schedule VI).
2. Steve Vescio – Suggested the 4 story height provision be expanded beyond the block fronting Memorial Plaza, to include additional areas that are separated from single-family neighborhoods. No change.
3. Joe Stargiotti – Questioned whether the Village Board should include a "sunset provision" on the development incentives to encourage applicants to act promptly. No change.
4. Design guideline diagrams – three diagrams prepared by BFJ incorporated in zoning revisions. See p. 21-23.
5. Revisions to Section 185-8 on accessory structures now be repeated for all the residence zoning districts because the section is repeated in each. See p. 6-12.
6. Comment on the need for wider sidewalks – provision added that sidewalks should, if possible, be 10 feet wide, and ideally 12 feet. See p. 24.
7. Planning Commission comments (all changes made):
 - a. Definition of accessory building – correct typo from "creation" to "recreation." See p. 1.
 - b. Definition of height – add "horizontally" to distance measured from building/structure in measuring average finished grade. See p. 2.
 - c. Definition of structure – change measurement of retaining and garden walls to 4 feet (from 3 feet). See p. 4.
 - d. Central Business A-1 District permitted uses – add "vapor bars, lounges or shops" to the uses excluded from permitted personal service uses. See p. 12.
 - e. Central Business A-1 District supplementary provisions for residential uses – add "of lot area" to required 500 square feet per unit. See p. 16.
 - f. A-1 District supplementary provisions for residential uses – add "windows" to list of features which may determine whether a room is a bedroom. See p. 17.
 - g. Central Business A-1 District development incentives – delete extra "in" for second line of the first item under floor area ratio. See p. 20.
 - h. Central Business A-1 District architectural design standards – add "warm end of spectrum" and "dark sky compliant" to provisions for lighting fixtures. See p. 25.