

ORDINANCE NO. 1894-18

AN ORDINANCE AMENDING THE VILLAGE CODE OF THE VILLAGE OF HAWTHORN WOODS – TITLE 9, CHAPTER 9A – AO ARCHITECTURAL OVERLAY DISTRICT

WHEREAS, the Village of Hawthorn Woods, as applicant, filed an application for an amendment to the Zoning Ordinance of the Village of Hawthorn Woods, Title 9 of the Village Code; and,

WHEREAS, Notice of Public Hearing on said amendment to the Village of Hawthorn Woods Zoning Ordinance was published in the Daily Herald newspaper, on or about October 8, 2018, all as required by the statutes of the State of Illinois and the ordinances of the Village of Hawthorn Woods; and,

WHEREAS, a Public Hearing was conducted by the Planning, Building and Zoning Commission (PB&Z) of the Village of Hawthorn Woods on October 23, 2018, pursuant to said Notice, all as required by the statutes of the State of Illinois and the ordinances of the Village of Hawthorn Woods; and,

WHEREAS, at said Public Hearing, the applicant provided testimony in support of the proposed amendment to the Village of Hawthorn Woods Zoning Ordinance, and all interested parties had an opportunity to be heard; and,

WHEREAS, the Mayor and Board of Trustees of the Village of Hawthorn Woods have received the recommendations of the PB&Z as set forth in the PB&Z minutes and by this reference, are incorporated herein.

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: That Title 9, Chapter 9A of the Village Code of the Village of Hawthorn Woods entitled “AO Architectural Overlay District” is hereby amended as follows:

...“

Chapter 9A
AO ARCHITECTURAL OVERLAY DISTRICT

9-9A-1: PURPOSE:

The purpose of the AO architectural overlay district (“Overlay District”) is:

- A. To achieve sound and harmonious design of new buildings and sites developed in the Overlay District.
- B. To establish standards for new construction and development in the Overlay District with respect to, but not limited to, buildings, streets, sidewalks, streetscapes and landscapes.
- C. To provide for an attractive working and shopping environment in the Overlay District through sound land use planning and design standards.

9-9A-2: APPLICABILITY:

The regulations imposed by this chapter are in addition to, and not in lieu of, the regulations imposed by any other zoning district classification. In the event of any conflict between any provision of this chapter and any provision of any other zoning district classification, the provision determined by the village to be the most restrictive shall control.

Notwithstanding any provisions contained in this chapter to the contrary, the regulations imposed by this chapter shall not be applicable to any agricultural use in the AG Agricultural District or any single-family detached and attached dwelling use in the R-1 one-family residence district and R-2 one-family residence district. The regulations imposed by this chapter shall be applicable to all other uses and zoning district classifications within the Overlay District.

9-9A-3: PICTORIAL EXHIBITS:

To assist in the interpretation of the regulations imposed by this chapter, there are included certain pictorial exhibits (Figures 1 - 5 in this section). In the event of any conflict between any regulatory language in this chapter and any pictorial exhibit, the regulatory language shall control.

Figure 1: Buildings, Rather Than Parking, Close To The Street

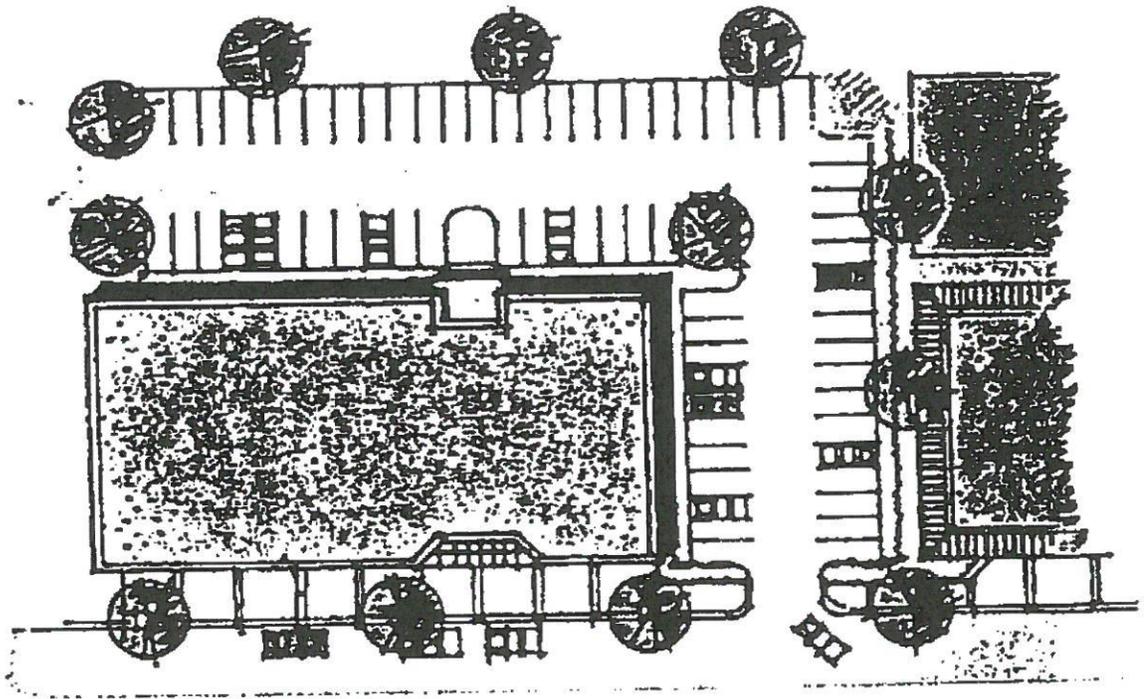


Figure 2: Maximum Width Of A Plane = 40'

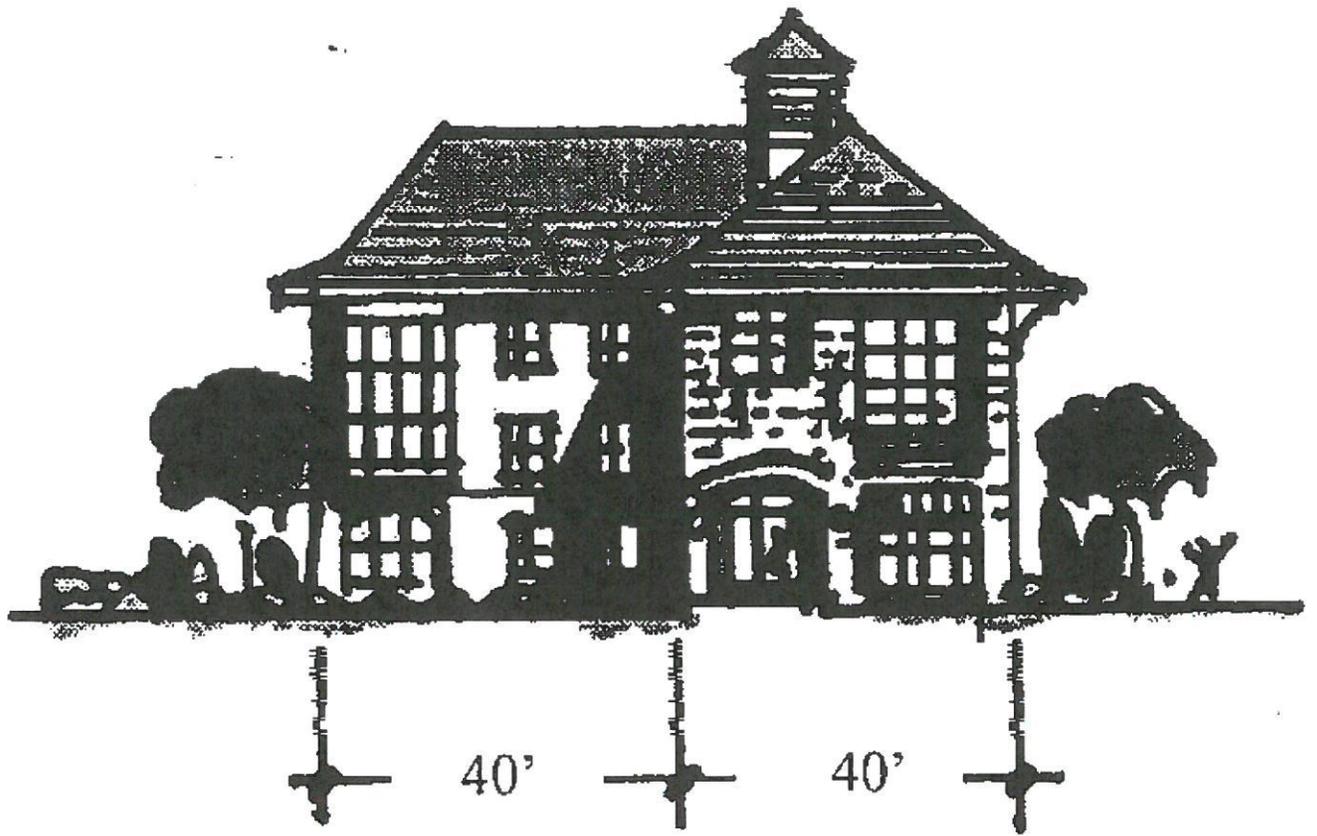
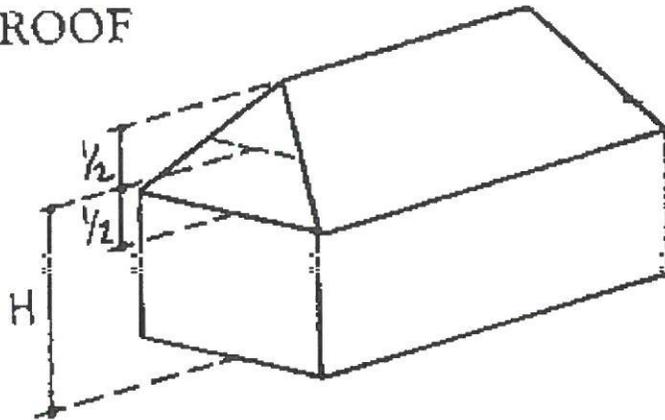


Figure 3: Building Height Measured To Mean Point Of The Roof

HIP ROOF



GABLE ROOF

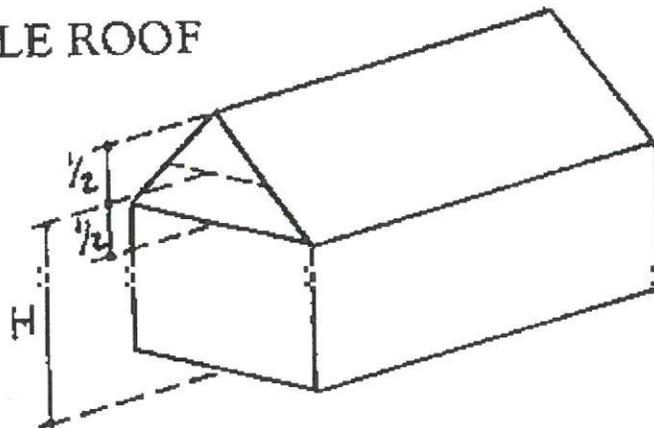


Figure 4: Parking Lot Buffer

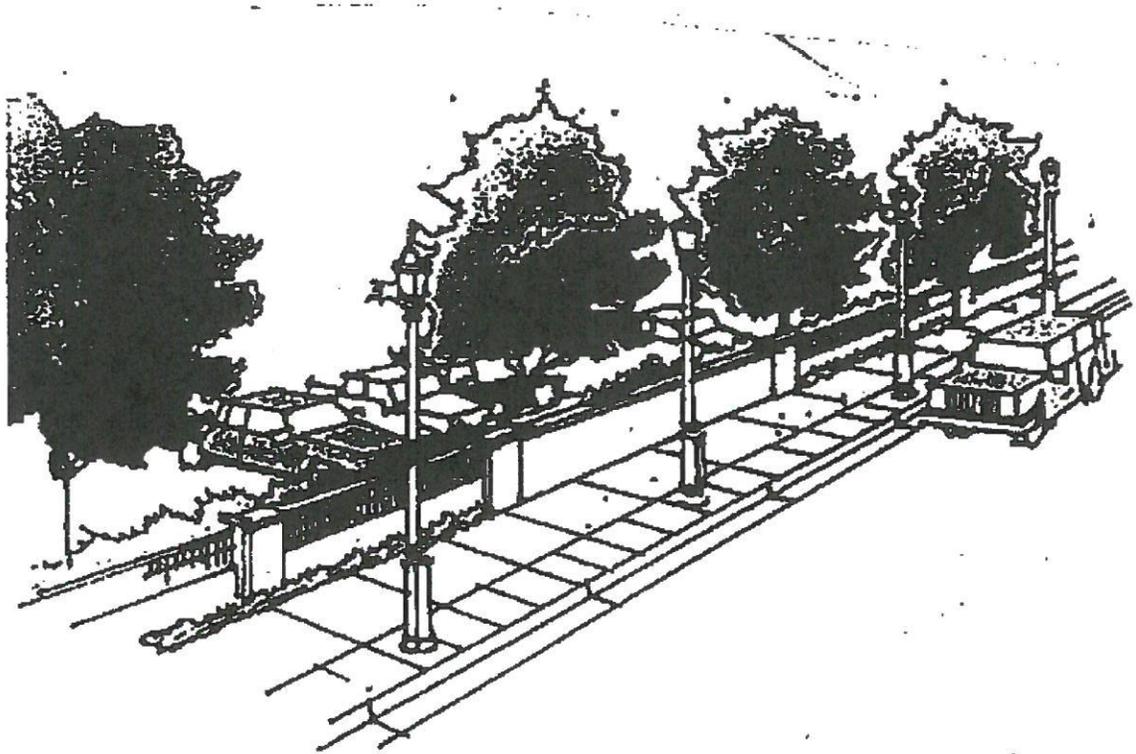


Figure 5: Sidewalk Connections

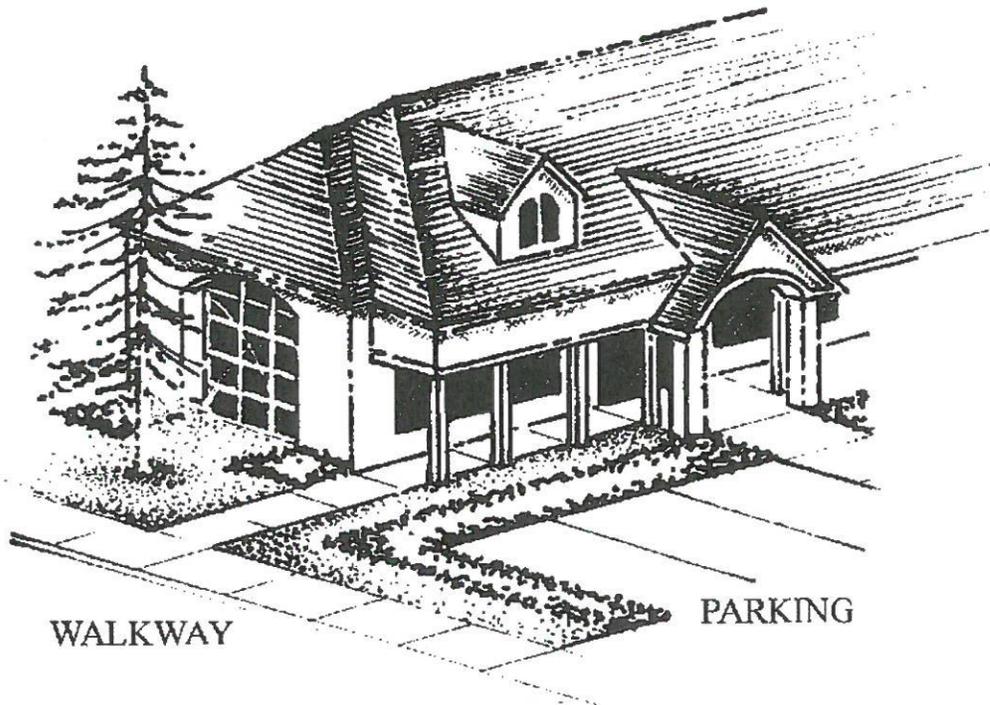
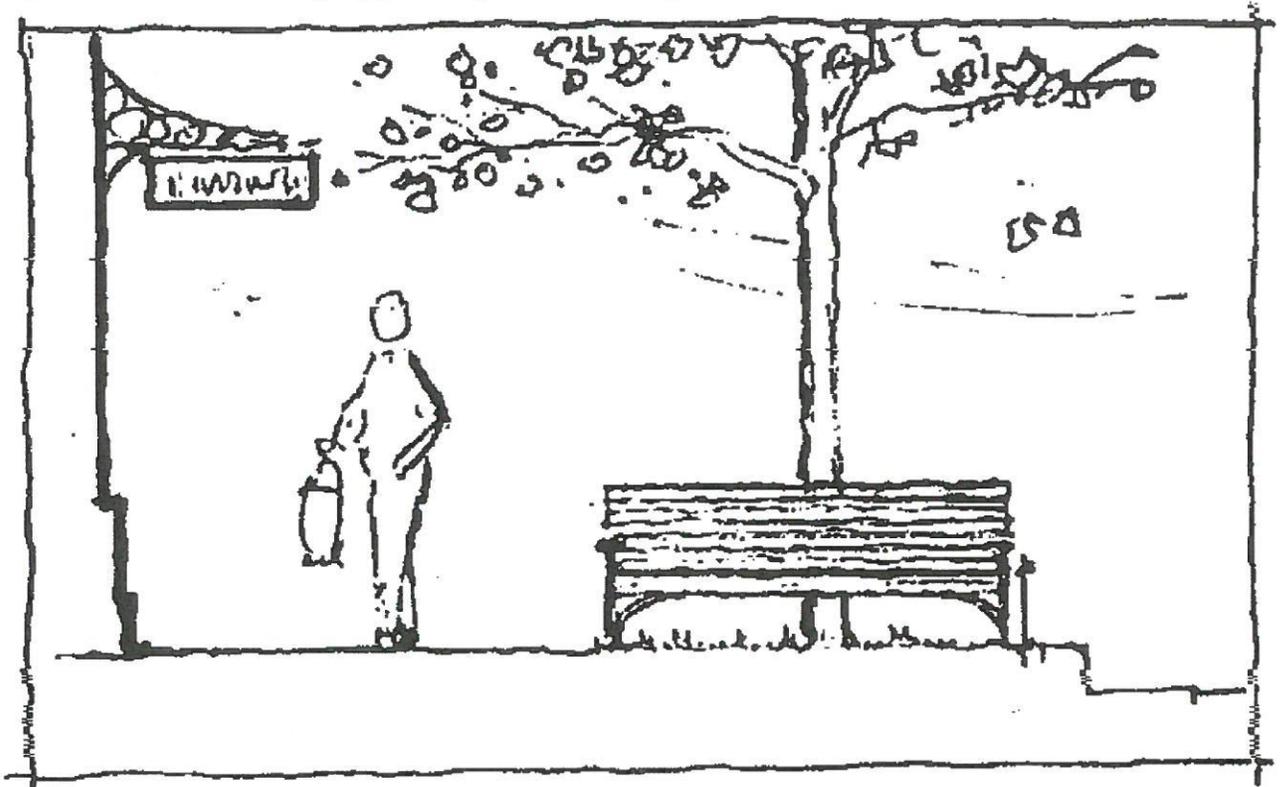


Figure 6: Outdoor Seating Opportunity Near Building Entrance



9-9A-4: ARCHITECTURAL/SITE STANDARDS:

- A. Unified Design: Development shall transition from, respect and complement the nature and character of adjacent parcels and uses.
- B. Harmonious Composition: A homogenous sense of place shall be created while each use is afforded the ability to create its own identity consistent with this chapter. Harmonious composition of several similar or complementary forms is encouraged.
- C. Building Location: Buildings, rather than parking, shall be located adjacent to streets, where practical (see Section 9-9A-3, Figure 1 of this chapter). On corner lots buildings shall be located adjacent to the intersection of streets.
- D. Building Facades; Size: No plane on a facade of a building shall exceed forty feet (40') in width (see Section 9-9A-3, Figure 2 of this chapter).

F. Roofs:

1. If a pitched roof is used, then cedar shakes, asphalt shakes, architectural asphalt shingles, slate, or concrete simulated slate shall be used for roofing material. Other similar materials may be acceptable upon approval of the village.
2. Rooftop mechanical equipment is discouraged, but if used, said equipment shall be fully screened from public view in the manner approved by the village.

G. Building Materials: A masonry component shall be incorporated into the design.

H. Building Height: The maximum height of a building shall not exceed thirty-five feet (35') or two (2) stories, whichever is less, as measured from the top of the foundation at the front entrance to the mean point of the roof (see Section 9-9A-3, Figure 3 of this chapter). In the event a building or structure is adjacent to two (2) or more roadways, the reference point for determining the height shall be taken from the side of the building or structure closest to the lowest roadway. Chimneys and rooftop architectural appurtenances, such as steeples, spires, turrets, cupolas, etc., may extend ten feet (10') above the highest point of the roof.

9-9A-5: STREETSCAPE/LANDSCAPE ELEMENTS:  

A. Parking:

1. On street parking will only be considered on minor interior streets. If on street parking is permitted, parking stalls shall be located within recessed bays apart from driving lanes.

On street parking shall not be permitted on Midlothian, Fairfield, Old McHenry, Gilmer, and Schwerman Roads.

2. Off street parking facilities shall be developed in accordance with the off street parking requirements of the zoning ordinance. Off street parking shall be located to the side or rear of buildings whenever possible. When parking must be located adjacent to the street, a landscaped buffer shall be provided (see Section 9-9A-3, Figure 4 of this chapter).

The interior of parking lots shall be landscaped with shrubs, ornamental trees, and high branching deciduous trees throughout to provide shade and soften their appearance. Not less than ten percent (10%) of the parking lot shall be devoted to pervious landscaped area.

Not less than one landscaped island, a minimum of six feet (6') wide, shall be provided every ten (10) parking spaces, or fraction thereof, within a parking lot, located and spaced throughout the entire parking lot.

B. Pedestrian And Bicycle Access:

1. Convenient pedestrian and bicycle access shall be provided to the site and to adjacent properties within the overlay district. Within the B retail business/commercial district sidewalks shall be required on both sides of the interior streets and between buildings and parking (see Section 9-9A-3, Figure 5 of this chapter).
2. Pedestrian crosswalks that promote safety and convenience are required. Bicycle racks shall be provided in safe, visible, convenient and landscaped locations.
3. Site plans shall incorporate bicycle and pedestrian paths to provide access to and from adjacent sites and other areas of the village.

C. Pavement Width: Streets shall be designed in accordance with the village subdivision control ordinance. Roadway widths shall be kept to a functional minimum to provide a comfortable scale for pedestrians.

D. Paving:

1. Asphalt or concrete shall be used in all publicly dedicated vehicular use areas. Pavers may be used on privately owned and maintained vehicular use areas.
2. Concrete, stone, or granite pavers, or stamped asphalt or stamped concrete may be used at all pedestrian crosswalks.
3. Sidewalks and paths may be paved with concrete pavers, cobblestones, granite pavers, or other aggregate material to improve the visual character of an area.

E. Lighting:

1. Cutoff fixtures shall be located below the mature height of trees within parking lot islands to prevent ambient glow.
2. Pedestrian-scale lighting shall be located along the walkways and adjacent to store entrances.
3. Lighting fixtures attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. Light may be cast upon the building for architectural effect.
4. Lighting shall be constructed in accordance with the exterior lighting restrictions in the zoning district in which they are located.

F. Landscaping And Buffering:

1. Best efforts shall be utilized to avoid destroying or damaging significant trees, natural buffers and existing quality landscape features when designing, locating, and/or grading for building improvements.
2. Deciduous and/or ornamental trees shall be provided along the front and near the entrance of buildings.
3. Berming and/or landscaping shall be incorporated in transitional yards to provide a visual screen between dissimilar uses.

G. Open Space/Natural Features:

1. Care shall be taken to protect and incorporate natural features of the site into the built environment.
2. Open spaces and "pocket" parks may be encouraged to provide relief from building mass and provide comfortable outdoor sitting places.
3. Outdoor eating areas are required for all office uses, except retail commercial uses.
4. At a minimum, open space shall be provided in accordance with the maximum lot coverage requirements in the zoning district in which it is located.
5. A tree preservation plan shall be submitted as part of any proposed development in accordance with chapter 17 of the Hawthorn Woods zoning ordinance.

H. Furniture; Structures; Planters:

1. Outdoor seating and waste receptacles shall be provided on all nonresidential zoning lots as appropriate (see Section 9-9A-3, Figure 6 of this chapter). Outdoor furniture elements and waste receptacles shall be consistent throughout and reflect the character of the building environment.
2. Kiosks, pergolas, arbors, gazebos, and the like are required to establish a focal point within open spaces.

...”

SECTION TWO: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

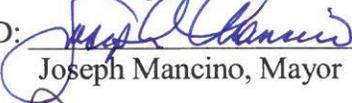
The foregoing Ordinance was adopted by a roll call vote as follows:

AYES: Haier, Bosik, Riess, David

NAYS: 0

ABSTENTIONS: 0

ABSENT: Corrigan, DiMaggio

APPROVED: 
Joseph Mancino, Mayor

ATTEST: 
Donna Lobaito, Village Clerk

PASSED: November 26, 2018

APPROVED: November 26, 2018

PUBLISHED: November 27, 2018