



Zoning Text Amendment

Case #: 20-06-04-PC

Applicant: Town of Normal

Date: June 4, 2020

Summary: Proposed zoning text amendment for the One Normal Plaza PUD, located at the northeast corner of Beech and Pine streets.

Staff Recommendation: That the public hearing be held, public comment be taken, and the public hearing be continued to the July 9 agenda for further public comment.

BACKGROUND

The 68-acre One Normal Plaza Planned Unit development is at the northeast corner of Beech and Pine streets. The attached memorandum summarizes the history of the PUD, reasons for considering a significant zoning code update, and a summary of the proposed code changes. In sum, the recommendation is to divide this large PUD into 4 subareas based on the building and land use types and to create land use and design guidelines specific to each subarea.

ZONING & GENERAL LAND USE

| | Zoning District | Land Use |
|------------------|--|---------------------------------|
| Subject Property | C-1 Multi-Use Office Park | Diverse mix of uses |
| Adjacent North | R-1B Single Family Residential | Vacant/Residential |
| Adjacent East | R-1B Single Family Residential | Residential |
| Adjacent South | B-1 General Business M-1 Restricted Manufacturing | Mobile Home Court Industrial |
| Adjacent West | R-1A Single Family Residential | Residential |

ANALYSIS & STAFF RECOMMENDATION

Town staff recommends that the item be discussed fully by the Planning Commissioners at the June 4 public hearing and that time be provided for all public comments from those who are able to participate in the virtual meeting. Following the close of the discussion and comments, staff recommends that the item be carried over to the regularly scheduled July 9 Planning Commission for two primary reasons. First, a virtual meeting may present issues for some members of the public who would like to participate in this significant zoning code change. Second, the potential amendment includes a significant amount of information to digest, and it seems reasonable to permit an additional month for people to consider the proposal.

Rethinking the One Normal Plaza PUD

The ONP PUD has been in place since at least 1990. The specific PUD standards for One Normal Plaza have only been amended once, and that occurred in 1993. The PUD was adopted in a fashion that was designed to preserve the land uses then occurring at the property and make provisions for additional land uses that were intended to promote the fairly quiet use of the property and to protect the overall park-like feeling of the area. This was accomplished by restricting future land uses to low-intensity residential and office, and certain types of public and institutional uses.

There are several reasons for re-examining this approach to One Normal Plaza.

First, in 2016 the Normandy Village complex was purchased by the Hile Broads, who have expressed a desire to revitalize the property and surrounding area while maintaining a high level of historic integrity. In 2018, the Hile Broads successfully applied to place Normandy Village on the National Register of Historic Places. Since their purchase, they have invested in building maintenance, held an intensive design charette led by Doug Farr, and organized public and private events. Public events have included a public radio bocce tournament, and private events have included a “white table” dinner event and numerous weddings.

Second, the Comprehensive Plan identifies One Normal Plaza, along with the Route 66 corridor, as one of 11 “Local Centers” in Normal. The Comprehensive Plan describes Local Centers as places that support a mix of retail, office, civic/institutional uses, and (in some cases) light industrial uses. Local Centers support a larger geographic area than Neighborhood Centers, so they must have good multimodal access and be reasonably well connected to surrounding neighborhoods and centers.

The One Normal Plaza/Route 66 Local Center is more specifically described as a unique mix of institutions, recreational, commercial, and residential uses in a serene setting. As the former home of the Illinois Soldiers and Sailors Children’s School, the area holds historic and cultural value. One Normal Plaza has strong assets, including its location along Route 66, proximity to the trail system, and historic structures. The area is also part of a TIF district. Given these assets and unique opportunities, the Comprehensive Plan recommends the creation of a sub-area plan.

Third, someone has approached the Town about opening a microbrewery in the vacant gymnasium building at 22 Coles Street. The gymnasium is attached to the Happy Splashes swimming pool facility. At this time, the One Normal Plaza PUD regulations do not permit this type of land use. There are also potential liquor code issues.

Fourth, the Town has a renewed commitment to capitalizing on the immense economic development potential of Route 66, which is adjacent to the south property line of One Normal Plaza. In recent years the Town has purchased and renovated the Sprague’s Service Station at 305 Pine Street, which serves as the Town’s Route 66 visitors center. This project has required significant investment of public funds and Town staff time, and the site has been quite popular for visitors traveling the Mother Road. The Town is also involved in a statewide initiative to plan for the 100th anniversary of Route 66, which will occur in 2026. It is anticipated that the anniversary will attract significant numbers of visitors along the corridor.

New Goals for One Normal Plaza:

First and foremost, the historic character and parklike setting of One Normal Plaza must be preserved and enhanced. In order to preserve and rehabilitate the historic structures that remain on the site, the code must provide more flexibility in land uses to justify and support the significant investment required to rehabilitate and reuse the aging structures. In revitalizing these properties, there will inevitably be a need for building expansions, new construction, and additional parking. However, all new construction must be extremely sensitive to the historic character of the existing buildings and the overall area, and new parking surfaces should be minimized in order to preserve the green spaces. It will also be important to respect the properties adjacent to the One Normal Plaza PUD, particularly those that are residential in nature.

Second, the utilization of One Normal Plaza should support the Town's goals of promoting Route 66. One Normal Plaza should become a place that attracts visitors, whether to visit businesses within the PUD or to experience the outdoor spaces and remarkable architecture.

Third, as highlighted in the Comprehensive Plan, One Normal Plaza is a prime candidate for a sub-area plan to explore economic development potential, among other things. The area is primed for small businesses, with a specific suitability for a potential food innovation district. Environmental sustainability is also highlighted as a goal of the new owners of Normandy Village.

How to Reach These Goals:

Divide the site into 4 subareas to customize regulations to each of these distinct areas. The subareas take into account the following:

1. Building types, current land uses, and parking
2. Existing green spaces
3. Adjacent land uses and transportation facilities

Create a new list of permitted and special uses within each subarea, taking into account the following:

1. Types of land uses would be supported by the existing building types
2. Parking demand, existing parking supply, and potential for expanded parking that minimally impacts the existing green spaces
3. Disruption that would be caused by such land uses in relation to nearby residential areas

CURRENT
CODE

One Normal Plaza

Current zoning = C-1 Multi-Use Office Park. The following is the zoning code text that pertains to the C-1 Multi-Use Office Park district.

- A. Purpose. The purpose of the C-1, Multi-Use Office Park Planned Unit Development is to accommodate the redevelopment and encourage the re-use of an existing set of structures on a site that has been vacated by the previous tenant and/or owner.
- B. The multi-use office park has a controlled environment; it is not merely a free-standing office building, but a cluster of structures having characteristics of the planned unit development. In some respects the multi-use office park may be similar to the shopping center and the industrial park. Like the shopping center, the multi-use office park calls for unified control, continuing management and services to tenants, on-site parking for tenant-employees and for tenant-callers. Like the industrial park, other features include on-site traffic circulation, extensive landscaping, sign control and other covenants. Depending on its size and level of employment, the multi-use office park may include corollary uses such as a retail store, bank, restaurant, conference center and residential uses. Flexibility is a factor in multi-use office park design. The grouping and use of buildings may be designed to meet special requirements for a single tenant or to provide for multiple tenants.
- C. Permitted Uses. Permitted Uses and Special Uses in the C-1 Office District, S-1 University District, S-2 Public Lands and Institutions District, R-1AA Single Family Residence District, R-1A Single Family Residence District, R-1B Single Family Residence District, R-3A Medium Density Multiple-Family Residence District, and R-3B High Density Multiple-Family Residence District, except: Correctional Institution, Criminal Rehabilitation Center, Dormitories and Residence Halls, Farms, Fraternities – Sororities, Gas Company Plants and Facilities, Industrial Center, Rooming Houses, Sanitary Landfill and Zoo. The application or preliminary development plan for multi-use office park shall specify the proposed use or uses and the location thereof during the Planned Unit Development review and approval process, consideration of a proposed use or development proposal which would otherwise be authorized by a special use permit or after site plan review shall replace and be a substitute for the special use permit review process or site plan review process. (Amended by Ord. No. 4168 on 9/20/93)
- F. Maximum Floor Area Requirement. Forty percent (40%) of the gross land area in the planned unit development.
- G. Minimum Landscaped Open Space Requirement. Fifteen percent (15%) of the gross land area in the planned unit development.
- H. Minimum Off-Street Parking Requirement. Parking provisions for existing buildings in multi-use office parks have no standards. Each multi-use office park is unique in its environment and characteristics and it is not accurate to utilize generalized planning factors for these traffic and parking generators. All uses within multi-use office parks are traffic generators, however, they must accommodate the needs of those who use automobiles to visit them. The multi-use office park must accommodate needs of a variety of parker types; parking space needs must be considered in relation to use characteristics, building layout and site constraints. Parking demand will vary with the size of the multi-use office park and its activities. Parking facilities should be large enough to accommodate worker shift changes, if any, which is the peak time for parking. Because of differing uses located in a multi-use office park, planning ratios of total employee or gross floor area are unreliable for estimating parking needs. In order to evaluate parking space needs, number of employees and building use

should be accounted for on a site-specific basis. A definitive parking space needs estimate for each use in a multi-use office park can be derived using four variables:

1. Typical daily tenant-employee population;
2. Typical daily tenant-caller population;
3. Percent of tenant-employees being auto drivers; and
4. Percent of tenant-callers being auto drivers.

Based on the above guidelines, the final development plan for the multi-use office park shall reflect parking adequate to handle proposed uses.

- I. Any new construction that takes place within a C-1 Multi-Use Office Park Planned Unit Development shall meet all applicable regulations and standards contained in other sections of this Chapter of the Municipal Code.
- J. The Town Council may waive any portion of the standards, requirements or procedures for this section of the Code, provided that such waivers are not contrary to the spirit, purpose and intent of this Code and in accordance with all applicable Federal and State laws.

The following is the list of uses that are permitted by right or by special use permit within the C-1 Multi-Use Office Park. Strikethroughs indicate uses that have been specifically prohibited within this PUD.

C-1 Permitted Uses:

- ~~1. Agriculture~~
2. Ambulatory Surgical Treatment Center or Surgi-Center (Added 5/15/00 by Ord. No. 4653)
3. Art Gallery, Museum
4. Bank
5. Barber, Beauty Shop when located in an Office Building
6. Birthing Center (Added 6/19/00 by Ord. No. 4657)
7. Book Stationery Store
8. Business School
9. Computer Data-Processing Center
10. Dairy Store when located in an Office Building
11. Day Care Centers
12. Delicatessen when located in an Office Building
13. Diagnostic Imaging Center (Added 6/19/00 by Ord. No. 4657)
14. Diagnostic Laboratory Testing Center (Added 6/19/00 by Ord. No. 4657)
15. Drug Store when located in an Office Building
16. Dry Cleaning pick-up store when located in an Office Building
17. Dwelling Units when located above the first story
18. Health Club
19. Market, Grocery Store when located in an Office Building
20. News Stand when located in an Office Building
21. Nursery School
22. Office Building, Office
23. Post-surgical Recovery Care Center (Added 6/19/00 by Ord. No. 4657)
24. Radio, T.V. Station
25. Restaurant, when located in an Office Building
26. Shoe Repair Shop when located in an Office Building
27. Specialty Food Store when located in an Office Building
28. Specialty School
29. Tobacco Shop, when located in an Office Building
30. Travel Bureau
31. Vocational School
32. Other uses similar to the above, provided such uses are consistent with the purpose of the district.

C-1 Special Uses

1. High-rise buildings.
2. Telecommunication Antenna and related telecommunication antenna facilities. (Added 6/16/97 by Ord. No. 4456)

S-1 (S-1 uses are specific to ISU.)

S-2 Permitted Uses

1. ~~Agriculture~~
2. Airport, Heliport
3. Arena, Stadium
4. Art Gallery, Museum
5. Auditorium
6. Churches & Other Places of Public Worship
7. College, University Classroom
8. Community Center
9. Convention Center
10. ~~Correctional Institutions, Detention Centers & Rehabilitation Centers~~
11. ~~Dormitory~~
12. Dwelling, Multi-family provided such dwelling unit is restricted to residents 55 years of age and older with no more than 20 percent of the dwelling units occupied by a grandfamily (Added 5/18/09 by Ord. No. 5265)
13. Electric Power Plants & Substations
14. Fieldhouse
15. Fire Station
16. ~~Gas Company Plants and Facilities~~
17. Golf Course, Public
18. Gymnasium
19. Hospital
20. Ice Rink
21. Junior College Classroom Building
22. Legislative Hall
23. Library
24. Nursing & Retirement Homes
25. Office Building, Office
26. Park
27. Parking Lot
28. Police Station
29. Radio, T.V. Station
30. Recreation Center
31. ~~Sanitary landfill~~
32. School Administrative Offices
33. School Bus Garages and/or repair shops, Public Transit Garages
34. School System Warehouses; Governmental Warehouses and Storage Areas
35. School, Elementary
36. School, High
37. School, Junior High
38. Student Residence Hall
39. Swimming Facility
40. Telecommunication Antenna and Related Telecommunication Antenna Facilities (Added 6/16/97 by Ord. No. 4456)
41. Telephone Exchange
42. Water Filtration/Treatment Plants & Elevated & Underground storage Tanks
43. Welfare Agency

~~44. Zoo~~

45. Other uses similar to the above ...

S-2 Special Uses – there are no Special Uses in S-2

R-1 Districts – Permitted Uses

- ~~1. Agriculture~~
2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
3. Dwellings, Single Family

R-1 Districts – Special Uses

1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
2. Cemeteries
3. Churches & Other Places of Public Worship
4. Country Clubs & Private Golf Courses
5. Day Care Centers in Churches

R-2 not listed, but the only new type of land use in R-2 is a 2-family dwelling

R-3 Districts – Permitted Uses

- ~~1. Agriculture~~
2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
3. Dwelling, Multiple-Family
4. Dwelling, Two-Family
- ~~5. Rooming house~~

R-3 Districts – Special Uses

1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
2. Churches & Other Places of Public Worship
3. College, University Classroom (Added 2/20/95 by Ord. No. 4289)
4. Commercial Parking Lot (Added 1/16/01 by Ord. No. 4707)
5. Convenience Established in Multiple-Family Buildings
6. Country Clubs & Private Golf Courses
7. Day Care Centers
8. Nursing & Retirement Homes
9. Office Building
10. Therapeutic Care Homes

CURRENT CONDITIONS

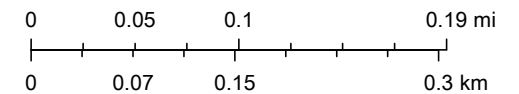
One Normal Plaza



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- | | | | |
|---|--|--|---|
| Parcels | — Streets | — Freeway_Expressway_Ramp | — Interstate Ramp |
| — Alleys | — <all other values> | — Highway | — Local_Road_Street |
| — Freeway_Expressway | — Interstate | — Major_Collector | |

1:7,312



McGIS, Mclean County Museum of History

Subarea 1: Boys' Dorms

Acreage: 5.67 acres (247,000 s.f.)

Lots: 8

Lot Sizes: Of the 4 lots adjacent to Beech, 2 are .93 acres and 2 are .77 acres. Of the 4 lots to the east, 2 are .63 acres and 2 are .49 acres.

Land Uses: Overwhelmingly residential with one structure used as an art studio. One property is undergoing extensive remodeling for future residential use.

Structures: 8 primary structures (2 stories + basement), 6 two-car garages and a second, smaller two-car garage (at 604 ½ Oglesby). Each primary structure is approximately 4200 s.f.

Each primary structure has a footprint of 2,300 s.f. $8 \times 2300 = 18,400$ s.f. (not counting basements)

Each 2-car garage is approximately 1000 s.f. $6 \times 1000 = 6,000$ s.f.

The extra 1-car garage is 650 s.f.

Total Structures = $18,400 + 6000 + 650 = 25,050$ s.f. **footprint**

$33,600 + 6000 + 650 = 40,250$ s.f. **building square footage**

Parking: 6 of the 8 houses have detached garages and driveways. The 2 houses without detached garages have parking pads. There are also single-car parking pads on the 2 houses in the NW (these must pre-date the detached garages). In general, these properties could comfortably have 6 cars parked on each property – 2 in the garage, 2 in the driveway adjacent to the garage, and 2 (stacked) in the one-car driveway adjacent to the house.

Greenspace: 76%

Total parcel area = 247400 sq. ft

Impervious area = 59245 sq. ft*

* This includes the structures and all paved areas (including sidewalks).

Floor Area Ratio = 16%



Area 1
Parcel Area - 247400 sq. ft.
Impervious Area - 59245 sq. ft.
Green Space - 76%

Subarea 2: Inside the Loop

Acreage: 16.5

Lot Sizes and Land Uses:

1. Administration Building site (14-22-327-040 and -041)
 - a. Acreage: .43 acres
 - b. Structure size: None
 - c. Parking: None
 - d. Land Use: Vacant
2. 601 Oglesby (Africano house and Infirmary) (14-22-327-042 and -043)
 - a. Acreage: 2 acres
 - b. Structure size: 5748s.f. (House), 500 s.f. x 2 (Garages), 3200 s.f. (Infirmary)
 - c. Parking: Circle drive in front of house; parking lot adjacent to infirmary (unstriped but could accommodate at least 33 spaces)
 - d. Land Use: Residential (House); Vacant (Infirmary)
3. 1100 Douglas (CAC) (14-22-327-019)
 - a. Acreage: 1.5 acres
 - b. Structure size: 24,000 s.f.
 - c. Parking: 18 spaces north of building
 - d. Land Use: Theater, Parks programming space
4. 613 Oglesby (Vacant) (14-22-327-014)
 - a. Acreage: .5 acres
 - b. Structure size: 6800 s.f.
 - c. Parking: Gravel. Room for approximately 6 cars on site and another 6 on the public ROW on north side of building. Code would require 1 space per 300 s.f., or 23 spaces.
 - d. Land Use: Until recently, a window store
5. Town Parking Lot + Community Gardens (14-22-327-033)
 - a. Acreage: 2.2 acres
 - b. Structure size: None
 - c. Parking: 12 ADA, ~116 standard. Note these spaces are all 9 feet wide. If restriped to 8.5 feet, we could pick up about 10 spaces.
 - d. Land Use: public parking, playground, community gardens
6. Baby Fold Parking Lot (14-22-326-053)
 - a. Acreage: 1 acre
 - b. Structure size: No structures
 - c. Parking: 90 spaces
 - d. Land Use: Baby Fold parking (likely only during week during school hours)
7. 701 Oglesby (Cox) (14-22-327-032)
 - a. Acreage: .92 acres
 - b. Structure size: 3730 s.f. (House), 1800 s.f. (Garage)
 - c. Parking: Driveway and garage
 - d. Land Use: Residential
8. 705 Oglesby (Town – vacant) (14-22-327-024)
 - a. Acreage: .61 acres

- b. Structure size: None
 - c. Parking: None
 - d. Land Use: Green space
- 9. 700 Lincoln (Tornquist/Lincoln Woodworks) (14-22-327-037)
 - a. Acreage: 1 acre
 - b. Structure size: 4800 s.f.
 - c. Parking: No hard surface, but easily room for 20 cars on existing gravel.
 - d. Land Use: Storage
- 10. 618 Lincoln (Mirus) (14-22-327-036)
 - a. Acreage: .65 acres
 - b. Structure size: 7600 s.f. (expansion underway)
 - c. Parking: 12 spaces in parking lot; room for 11-22 if stacked and parking closely on the driveway to the west)
 - d. Land Use: Software company
- 11. 614 Lincoln (Masonic Lodge) (14-22-327-035)
 - a. Acreage: .54 acres
 - b. Structure size: 6520 s.f.
 - c. Parking: None
 - d. Land Use: Fraternal organization
- 12. Green Space (Town-owned ground between Masons and Happy Splashes) (14-22-327-034)
 - a. Acreage: .36 acres
 - b. Structure size: None
 - c. Parking: None
 - d. Land Use: Green space
- 13. 22 Coles (Happy Splashes) (14-22-327-028)
 - a. Acreage: .63 acres
 - b. Structure size: 11720 s.f. (5200 s.f. Gym; 6520 s.f. Pool)
 - c. Parking: 5 spaces on west side of gym with back up space onto Coles
 - d. Land Use: Pool lessons; Gym is vacant
- 14. 606 Lincoln (Town-owned greenspace inside Cole Loop) (14-22-327-020)
 - a. Acreage: 1.71 acres
 - b. Structure size: None
 - c. Parking: None
 - d. Land Use: Green space
- 15. 600 Lincoln (Mulberry School/Nardi) (14-22-328-000, -001, -002)
 - a. Acreage: 2.14 acres
 - b. Structure size: 25,000 s.f. (7240 s.f. school per assessor)
 - c. Parking: 21 spaces for school, 12 spaces behind Nardi space (not striped, so estimate)
 - d. Land Use: Private elementary school; Art studio and storage
- 16. Land between Nardi and Coles (14-22-327-031)
 - a. Acreage: .21 acres
 - b. Structure size: None
 - c. Parking: Contains part of the Mulberry School parking lot (1 space)
 - d. Land Use: Public sidewalk and a portion of the Mulberry School parking lot

Greenspace: 59%

Total parcel area = 717,747 sq. ft

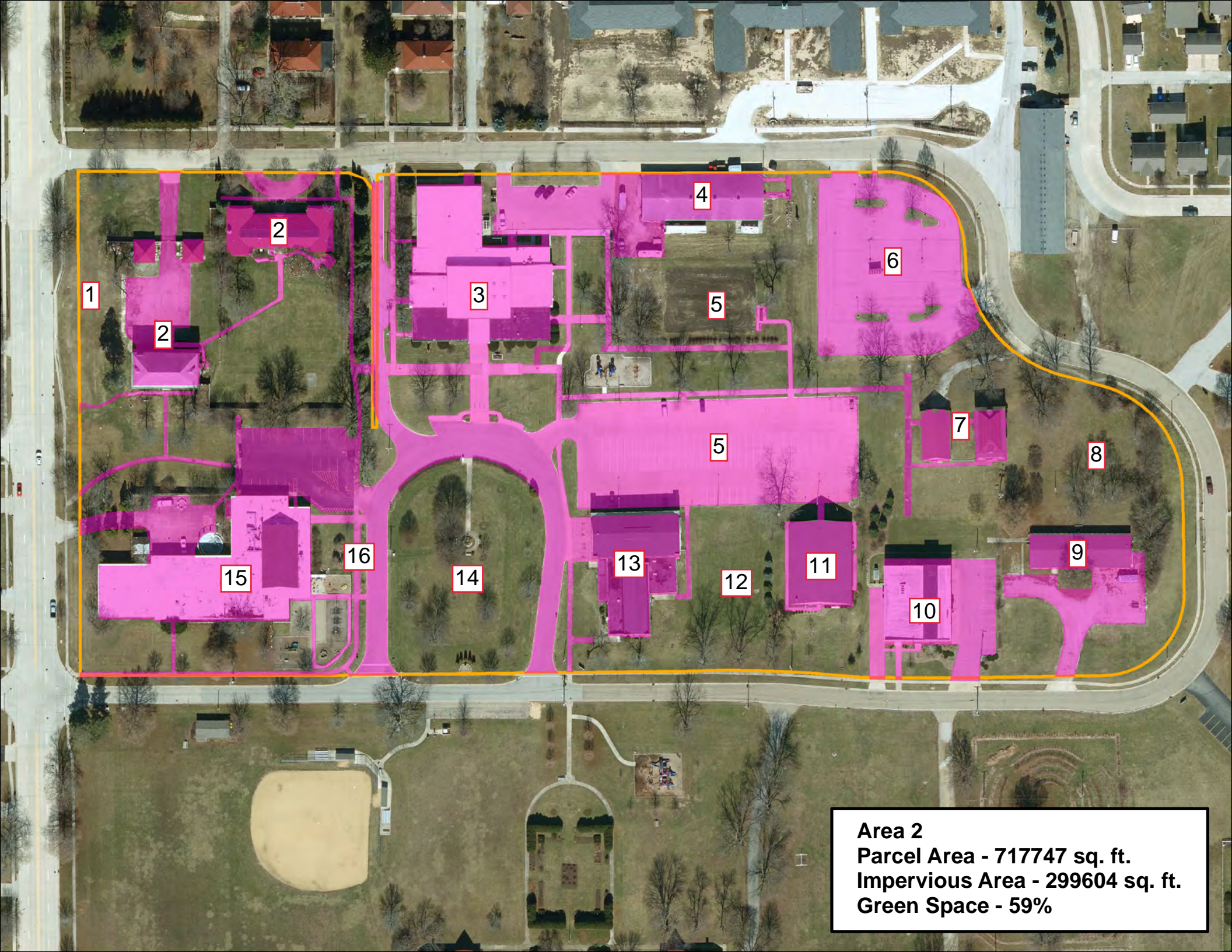
Impervious area = 299,604 sq. ft

Total building sq. ft. = 102,100 s.f.

Floor Area Ratio = 14%

Notes:

Potential additional parking (along Coles circle drive, on Beech Street).



Area 2
Parcel Area - 717747 sq. ft.
Impervious Area - 299604 sq. ft.
Green Space - 59%



Area 2
Total Green Space Square Feet and
Percent Green Space Per Parcel

Subarea 3: Baby Fold and Y Dorms

Acreage: 14.28 acres

Lot Sizes and Land Uses:

1. Baby Fold (14-22-326-053)
 - a. Acreage: 8.38. acres
 - b. Structure size: 57,000 s.f. (School buildings, including approx. 10,000 s.f. basement under north building), 9000 s.f. (Garage)
 - c. Parking:
Code requirement for parking = 228 spaces
Parking provided: 55 spaces
24 spaces across the front, 7 spaces north of the garage, and 24 to the north and northeast of the building. The detached garage stores Baby Fold vehicles and event materials
 - d. Land Use: Office, School for special needs
2. Y Dorms (14-22-403-003)
 - a. Acreage: 6.45 acres
 - b. Structure size: 36,000 s.f. (18,000 each)
 - c. Parking: 66 south of building, 26 east of building, 54 north of building = 146 spaces
 - d. Land Use: Small businesses, Nonprofits, Autism school

Greenspace: 59%

Total parcel area = 622,076 sq. ft


Impervious area = 256,618 sq. ft

Total building sq ft = 93,000 s.f.

Floor Area Ratio = 14%



Area 3
Parcel Area - 622076 sq. ft.
Impervious Area - 256618 sq. ft.
Green Space - 59%



198419 sq.ft.
61% Green Space

167514 sq.ft.
56% Green Space

Area 3
Parcel Area - 622076 sq. ft.
Impervious Area - 256618 sq. ft.
Green Space - 59%

Subarea 4: Normandy Village (14-22-376-008) and Park

Acreage: 22.4 acres

Park space: 16.7 acres

Normandy Village: 5.7 acres

Structures and Land Uses in Normandy Village:

8 primary buildings at 3200 s.f. each. Primarily office space

4 shelters at 175 s.f. each

Parking: Approx. 32 on west lot, 23 on east lot

Office (Consultants, Financial Advisors, Doctor's offices, therapists/counselors, children's music/dance classes, Sunday Quaker meeting)

School (private elementary)

Structures and Land Uses in Town-Owned Park:

Open Space (Sports fields, Inline Skate Park, Food Forest, Shelter, Playground)

Pavilion (1800 s.f.)

Storage building (900 s.f.) – north side of baseball field off Beech

Public Parking Lot: 36 spaces

Single-Family Residential

900 Beech (14-22-376-013)

1.39 acres

Attached garage

2553 s.f. house

906 Beech (14-22-376-007)

.3 acres

Detached, 2-car garage

1672 s.f. house

Oversized parking area based on previous marcfirst use

Greenspace (entire subarea): 88%

Total parcel area = 1,236,588 sq. ft

Impervious area = 140,380 sq. ft

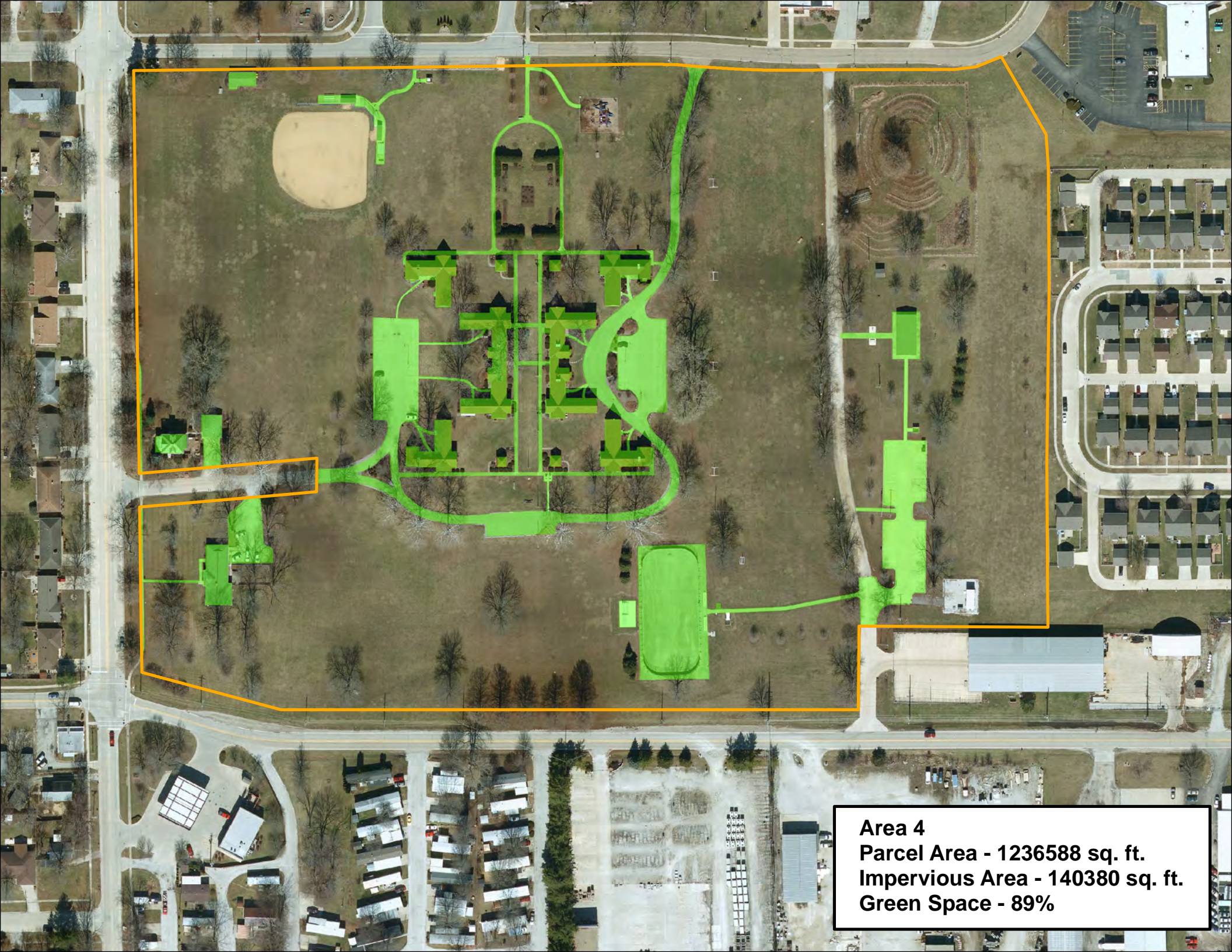
Greenspace (Normandy only): 70%

Total parcel area = 247,597 sq. ft.

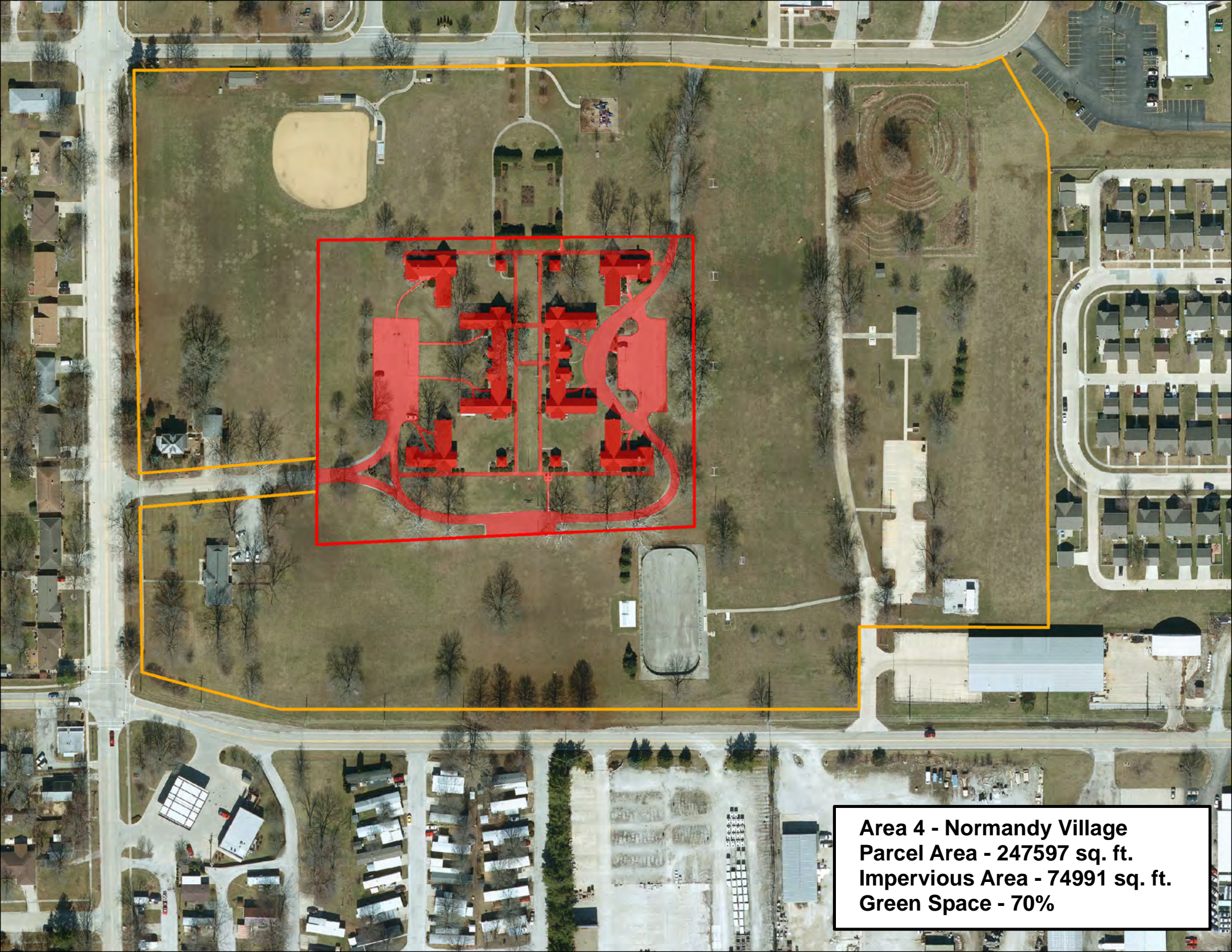
Impervious area = 74,991 sq. ft.

Total building sq. ft. = 26,300 s.f.

Floor Area Ratio = 10%



Area 4
Parcel Area - 1236588 sq. ft.
Impervious Area - 140380 sq. ft.
Green Space - 89%



Area 4 - Normandy Village
Parcel Area - 247597 sq. ft.
Impervious Area - 74991 sq. ft.
Green Space - 70%

RECOMMENDATIONS

Subarea 1: Boys' Dorms

Goal: Retain the primarily single-family residential nature of this subarea while permitting home-based businesses in a manner that complies with R-1 standards. Ensure the general amount of green space and architectural distinction are maintained.

Permitted Uses

- a. Dwelling, Single Family
- b. Dwelling, Two-Family (Limited to a max. of 2 unrelated individuals)
- c. Home-based businesses per the restrictions in Sec. 15.4-4(D).

Special Uses

- a. Bed & Breakfast (including landmark designation requirement)

Maximum Floor Area – N/A

Minimum Green Space – Interior lots to maintain existing open/green space, which is all but the house, the 2-car garage, and the parking areas described below. Corner lots are similar except that the two northern corner lots are permitted to have a second 2-car garage.

Parking

1. The 4 interior lots and 2 corner lots on the south are limited to one 2-car garage and adjacent 2-car driveway along with a single-car driveway or circular driveway adjacent to the house.
2. The 2 corner lots on the north end are limited to two 2-car garages (as was permitted for 604 ½ Oglesby), adjacent 2-car driveways, and a single-car driveway adjacent to the house. Circular driveways not permitted on lots with a second detached garage.

Building Style – New construction must match existing structures.

Bulk Requirements – Setbacks and heights of primary residential structures and detached garages to match existing structures, respectively.

Fences/Structures – Any new fences, walls, or similar structures to match the materials and style of existing masonry and metal fencing surrounding the subarea. There are existing private covenants, which will impact design (height, materials) of brick walls and fences.

Lot Sizes – Current lot sizes to be maintained. Subdivision not permitted.

Signs – Limited by Sec. 15.4-4(D) for home-based business. No lighting permitted.

Subarea 2: Inside the Loop

Goal: Expand the current list of permitted office-oriented and institutional uses to include some amount of neighborhood-scale general business uses such as food and drink establishments, retail, and personal services. Maintain the approximate current amount of green space. Provide parking within the current parking areas with a minimal addition of hard surfaces.

Permitted Uses, No Space Limitation

- a. Ambulatory Surgical Treatment Center or Surgi-Center
- b. Art Gallery/Museum
- c. Auditorium
- d. Birthing Center
- e. Churches and Other Places of Public Worship
- f. Community Center
- g. Computer Data-Processing Center
- h. Day Care, Home
- i. Diagnostic Imaging Center
- j. Diagnostic Laboratory Testing Center
- k. Dwellings, Single Family
- l. Dwellings, Two Family (Limited to a max. of 2 unrelated individuals)
- m. Dwellings, Multifamily (Limited to a max. of 2 unrelated individuals)
- n. Educational Facilities
- o. Gymnasium
- p. Legislative Hall
- q. Library
- r. Nursing, Retirement, and Therapeutic Homes
- s. Office Building, Office
- t. Park
- u. Parking Lot
- v. Police Sub-Station
- w. Post-surgical Recovery Care Center
- x. Recreation Center
- y. Swimming Facility
- z. Welfare Agency

Permitted Uses, Maximum 5,000 s.f.

- a. Antique Shop
- b. Apparel, Shoe, and Accessory Store
- c. Arcade
- d. Art, Craft, and Education Supplies
- e. Art studio
- f. Bank
- g. Barber Shop, Beauty Salon, and Spa
- h. Billiard Hall
- i. Book, Magazine, and Newspaper Store
- j. Bowling Alley
- k. Camera and Photo Supply Store
- l. Convenience Store
- m. Day Care Center
- n. Drug Store/Pharmacy
- o. Dry Cleaning, Laundry, and Laundromat
- p. Eating and Drinking Establishments (drive-throughs prohibited)
- q. Electronic Service and Repair
- r. Fitness, Dance Studio, and Gym
- s. Flower Shop
- t. Gift, Novelty, and Souvenir Shop
- u. Grocery Store
- v. Hardware Store
- w. Hobby and Toy Shops
- x. Jewelry Sales and Repair
- y. Locksmith
- z. Luggage and Leather Goods
- aa. Mailing Services
- bb. Music Store
- cc. Office Supply
- dd. Optical Goods Shop
- ee. Pet Grooming and Supplies Shop
- ff. Photocopying and Printing
- gg. Photography Studio and Supplies (on-site processing permitted)
- hh. Real Estate Rental and Tenant Services
- ii. Specialty Food Market (Bakery, Butcher, Fish Market, Produce, Dairy, etc.)
- jj. Sporting Goods Sales and Rental
- kk. Tailor, Seamstress, or Shoe Repair
- ll. Tanning Salon
- mm. Tobacco Shop
- nn. Training Center
- oo. Travel Agency and Tour Operator
- pp. Wine and Liquor Shop

The uses in blue above are limited to an overall, aggregated limit of 20,000 s.f.

Special Uses

- a. Bed & Breakfast (including landmark designation requirement)

Maximum Floor Area – N/A

Minimum Green Space –50% green space per lot.

Parking – No requirement.

Building Style – The architectural style is not uniform within this area, but the overall theme is institutional construction, primarily masonry.

Bulk Requirements – Height restriction to not exceed 35 feet or 2.5 stories, whichever is taller. Setbacks should be flexible with a note that priority will be given to green space along public streets and adjacent to the public parking lot.

Fences – Potentially the same as Subarea 1. Need to see Africano covenants.

Signs

1. No pole signs.
2. Monument signs limited to 6 feet in height and 75 sq. ft. in area.
3. Lighting limited to downlighting or backlit pin letters.
4. Wall signs limited to 1 sq. ft. per 1 lineal foot of street frontage.

Hours of operation limited to 10 p.m. Sunday through Thursday and 11 p.m. Friday and Saturday.

Subarea 3: Baby Fold and Y Dorms

Goal: Retain the institutional nature of this subarea with some expanded personal and professional service uses within the Y Dorms, all while respecting the single-family properties adjacent to the north and east. Retail uses and food/drink establishments would not be permitted. Non-institutional residential uses would be prohibited. Current amount of green space would generally be maintained.

Permitted Uses, No Space Limitation

- a. Ambulatory Surgical Treatment Center or Surgi-Center
- b. Art Gallery, Museum
- c. Birthing Center
- b. Churches and Other Places of Public Worship
- a. Computer Data-Processing Center
- b. Diagnostic Imaging Center
- c. Diagnostic Laboratory Testing Center
- c. Educational Facilities
- d. Nursing, Retirement, and Therapeutic Homes
- a. Office Building, Office
- e. Park
- f. Parking Lot
- g. Police Sub-Station
- a. Post-surgical Recovery Care Center
- h. Welfare Agency

Permitted Uses, Maximum 5,000 s.f.

- a. Art studio
- b. Bank
- c. Barber Shop, Beauty Salon, and Spa
- d. Day Care Center
- e. Dry Cleaning, Laundry, and Laundromat
- f. Electronic Service and Repair
- g. Fitness, Dance Studio
- h. Locksmith
- i. Mailing Services
- j. Photocopying and Printing
- k. Photography Studio and Supplies (on-site processing permitted)
- l. Real Estate Rental and Tenant Services
- m. Tailor, Seamstress, or Shoe Repair
- n. Tanning Salon
- o. Training Center
- p. Travel Agency and Tour Operator

Maximum Floor Area – N/A

Minimum Green Space –50% green space per lot.

Parking – No requirement.

Building Style – Additions must complement the architectural style of the existing structures within this Subarea.

Fences – Potentially the same as Subarea 1. Need to see Africano covenants.

Signs

1. No pole signs.
2. Monument signs limited to 6 feet in height and 75 sq. ft. in area.
3. Lighting limited to downlighting or backlit pin letters.
4. Wall signs limited to 1 sq. ft. per 1 lineal foot of street frontage.

Hours of operation limited to 10 p.m.

Subarea 4: Normandy Village and Park

Goal: Retain the residential and small-business nature of this subarea with potential for a small amount of restaurant use. Primary uses to be office and personal services. Retail uses would not be permitted. A significant amount of green space would be maintained.

Permitted Uses, No Space Limitation

- a. Park
- b. Dwelling, Single Family
- c. Dwelling, Two-Family (Limited to a max. of 2 unrelated individuals)

Permitted Uses, Maximum 5,000 s.f.

- a. Ambulatory Surgical Treatment Center or Surgi-Center
- b. Art Gallery, Museum
- c. Art studio
- i. Bank
- d. Barber, Beauty Shop, Spa
- e. Birthing Center
- b. Churches and Other Places of Public Worship
- a. Computer Data-Processing Center
- b. Day Care Center
- c. Diagnostic Imaging Center
- d. Diagnostic Laboratory Testing Center
- i. Dry Cleaning, Laundry, and Laundromat
- c. Dwelling, Single Family
- d. Dwelling, Two-Family (Limited to a max. of 2 unrelated individuals)
- i. Eating and Drinking Establishments
- e. Educational Facilities
- i. Electronic Service and Repair
- ii. Fitness, Dance Studio
- iii. Locksmith
- iv. Mailing Services
- b. Office Building, Office
- f. Parking Lot
- i. Photocopying and Printing
- ii. Photography Studio and Supplies (on-site processing permitted)
- b. Post-surgical Recovery Care Center
- i. Real Estate Rental and Tenant Services
- ii. Tailor, Seamstress, or Shoe Repair
- iii. Tanning Salon
- iv. Training Center
- v. Travel Agency and Tour Operator
- g. Welfare Agency

Outdoor Events –10 p.m. limit Sunday through Thursday. 11 p.m. limit on Friday and Saturday. Mass gathering permit process applies, as would permits required for amplified sound.

Special Uses –

1. Bed & Breakfast (including landmark designation requirement)

Maximum Floor Area – N/A

Minimum Green Space – 60% green space minimum per lot.

Parking – No requirement.

Building Style – Building additions and new construction within Normandy Village must match the style and architectural details of the existing architecture. New construction elsewhere must complement the overall architectural style within One Normal Plaza.

Fences – Fencing not permitted within Normandy Village unless required by State for day care operation, in which case the fence standards from Subarea 1 apply. Fencing elsewhere in Subarea 4 is subject to the fence standards from Subarea 1.

Signs

1. No pole signs.
2. Monument signs limited to 6 feet in height and 75 sq. ft. in area.
3. Lighting of monument signs limited to downlighting or low-level landscape lighting.
4. Wall signs not permitted.

Hours of operation limited to 10 p.m. Sunday through Thursday and 11 p.m. Friday and Saturday.

Key points:

1. **Analysis of current conditions, including ...**
 - a. Building square footages
 - b. Parking
 - c. Green spaces
 - d. Land Uses
2. **Division into 4 subareas**
 - a. Subarea 1 – Boys’ Dorms
 - b. Subarea 2 – Inside the Loop
 - c. Subarea 3 – Baby Fold and Y Dorms
 - d. Subarea 4 – Normandy Village and Park
3. **Creation of goals and land use list for each subarea**
 - a. **Subarea 1: Boys’ Dorms**

Goal: Retain the primarily single-family residential nature of this subarea while permitting home-based businesses in a manner that complies with R-1 standards. Ensure the general amount of green space and architectural distinction are maintained.
 - b. **Subarea 2: Inside the Loop**

Goal: Expand the current list of permitted office-oriented and institutional uses to include some amount of neighborhood-scale general business uses such as food and drink establishments, retail, and personal services. Maintain the approximate current amount of green space. Provide parking within the current parking areas with a minimal addition of hard surfaces.
 - c. **Subarea 3: Baby Fold and Y Dorms**

Goal: Retain the institutional nature of this subarea with some expanded personal and professional service uses within the Y Dorms, all while respecting the single-family properties adjacent to the north and east. Retail uses and food/drink establishments would not be permitted. Non-institutional residential uses would be prohibited. Current amount of green space would generally be maintained.
 - d. **Subarea 4: Normandy Village and Park**

Goal: Retain the residential and small-business nature of this subarea with potential for a small amount of restaurant use. Primary uses to be office and personal services. Retail uses would not be permitted. A significant amount of green space would be maintained.



Wall sign, 3' x 3' (613 Oglesby)



Wall sign, 6' x 4' lettering + 2' circle (612 Oglesby)



Monument signs, 6' tall, 1 at both entrances (705 Lincoln, 706 Oglesby)





Monument sign, 4' x 3' (600 Lincoln)



Monument sign, 3' x 2' (Normandy Village)

This is typical of the signs in front of each business at Normandy Village. There are no wall signs.



Monument sign, 4' x 8' (610 Lincoln)



Wall sign, 1' x 12' (1110 Douglas)

Monument sign, 4' x 8'



Wall sign (lit), 6' x 4' (618 Lincoln)



Wall sign, 4' x 5' (614 Lincoln)



Monument sign, 8' x 3' (Normandy Village sign on west side at Y in driveway)



Monument sign, 4' x 6' (Sign on Beech)

SEC. 15.9-17 SPECIFIC REGULATIONS FOR A C-1 MULTI-USE OFFICE PARK (One Normal Plaza PUD).

- A. Purpose. The purpose of the C-1, Multi-Use Office Park Planned Unit Development is to accommodate the redevelopment and encourage the re-use of an existing set of structures on a site that has been vacated by the previous tenant and/or owner. These provisions only pertain to the C-1 Multi-Use Office Park PUD approved before June 4, 2020 – the One Normal Plaza PUD.
- B. The multi-use office park has a controlled environment; it is not merely a free-standing office building, but a cluster of structures having characteristics of the planned unit development. In some respects the multi-use office park may be similar to the shopping center and the industrial park, in that there are elements of shared parking, directional signage, extensive landscaped areas, and overall project coherence. Depending on its size and level of employment, the multi-use office park may include corollary uses such as a retail store, bank, restaurant, conference center and residential uses. Flexibility is a factor in multi-use office park design. The grouping and use of buildings may be designed to meet special requirements for a single tenant or to provide for multiple tenants.
- C. Subareas. Because the properties and buildings in the One Normal Plaza PUD are suited to and have a history of different types of land uses, the overall PUD is divided into 4 subareas each with its own land use restrictions and design standards. The 4 subareas are shown in illustration 1.
 - i. Subarea 1 is the area on the north side of the PUD containing the 8 historic “boys dormitories” and more recent, detached garages. This area is almost entirely residential in nature.
 - ii. Subarea 2 is the area inside the Lincoln/Oglesby loop road and contains a mixture of institutional, industrial, and residential structures. Land uses inside this area include an educational institution, a community center, a swimming facility, a software company, and residences.
 - iii. Subarea 3 is the area east and north east of Subarea 2. Land uses within this subarea include an educational institution, several nonprofits, and small personal service businesses.
 - iv. Subarea 4 is the area on the south side of Lincoln. This subarea includes a large public park space, several small-scale personal service businesses, and a small educational institution.
- D. Permitted and Special Uses. Land uses listed as special uses shall be processed and approved as part of an amendment to the Planned Unit Development.
 - 1. Subarea 1.

a) **Permitted Uses**

- i. Dwelling, Single Family
- ii. Dwelling, Two-Family (Limited to a max. of 2 unrelated individuals)
- iii. Home-based businesses per the restrictions in Sec. 15.4-4(D).

b) **Special Uses**

- i. Bed & Breakfast

2. Subarea 2.

a) **Permitted Uses, No Space Limitation**

- i. Ambulatory Surgical Treatment Center or Surgi-Center
- ii. Art Gallery/Museum
- iii. Auditorium
- iv. Birthing Center
- v. Churches and Other Places of Public Worship
- vi. Community Center
- vii. Computer Data-Processing Center
- viii. Day Care, Home
- ix. Diagnostic Imaging Center
- x. Diagnostic Laboratory Testing Center
- xi. Dwellings, Single Family
- xii. Dwellings, Two Family (Limited to a max. of 2 unrelated individuals)
- xiii. Dwellings, Multifamily (Limited to a max. of 2 unrelated individuals)
- xiv. Educational Facilities
- xv. Gymnasium
- xvi. Legislative Hall
- xvii. Library
- xviii. Nursing, Retirement, and Therapeutic Homes
- xix. Office Building, Office
- xx. Park
- xxi. Parking Lot
- xxii. Police Sub-Station
- xxiii. Post-surgical Recovery Care Center
- xxiv. Recreation Center
- xxv. Swimming Facility
- xxvi. Welfare Agency

b. Permitted Uses, Maximum 5,000 s.f.

- i. Antique Shop
- ii. Apparel, Shoe, and Accessory Store
- iii. Arcade*
- iv. Art, Craft, and Education Supplies
- v. Art studio
- vi. Bank
- vii. Barber Shop, Beauty Salon, and Spa
- viii. Billiard Hall*
- ix. Book, Magazine, and Newspaper Store
- x. Bowling Alley*
- xi. Camera and Photo Supply Store
- xii. Convenience Store
- xiii. Day Care Center
- xiv. Drug Store/Pharmacy
- xv. Dry Cleaning, Laundry, and Laundromat
- xvi. Eating and Drinking Establishments* (drive-throughs prohibited)
- xvii. Electronic Service and Repair
- xviii. Fitness, Dance Studio, and Gym*
- xix. Flower Shop
- xx. Gift, Novelty, and Souvenir Shop
- xxi. Grocery Store
- xxii. Hardware Store
- xxiii. Hobby and Toy Shops
- xxiv. Jewelry Sales and Repair
- xxv. Locksmith
- xxvi. Luggage and Leather Goods
- xxvii. Mailing Services
- xxviii. Music Store
- xxix. Office Supply
- xxx. Optical Goods Shop
- xxxi. Pet Grooming and Supplies Shop
- xxxii. Photocopying and Printing
- xxxiii. Photography Studio and Supplies (on-site processing permitted)
- xxxiv. Real Estate Rental and Tenant Services
- xxxv. Specialty Food Market (Bakery, Butcher, Fish Market, Produce, Dairy, etc.)
- xxxvi. Sporting Goods Sales and Rental
- xxxvii. Tailor, Seamstress, or Shoe Repair
- xxxviii. Tanning Salon
- xxxix. Tobacco Shop
- xl. Training Center
- xli. Travel Agency and Tour Operator
- xlii. Wine and Liquor Shop

The uses above with an asterisk are limited to an overall, aggregated limit of 20,000 s.f.

c. Special Uses

- i. Bed & Breakfast

3. Subarea 3.

a. Permitted Uses, No Space Limitation

- i. Ambulatory Surgical Treatment Center or Surgi-Center
- ii. Art Gallery, Museum
- iii. Birthing Center
- iv. Churches and Other Places of Public Worship
- v. Computer Data-Processing Center
- vi. Diagnostic Imaging Center
- vii. Diagnostic Laboratory Testing Center
- viii. Educational Facilities
- ix. Nursing, Retirement, and Therapeutic Homes
- x. Office Building, Office
- xi. Park
- xii. Parking Lot
- xiii. Police Sub-Station
- xiv. Post-surgical Recovery Care Center
- xv. Welfare Agency

b. Permitted Uses, Maximum 5,000 s.f.

- i. Art studio
- ii. Bank
- iii. Barber Shop, Beauty Salon, and Spa
- iv. Day Care Center
- v. Dry Cleaning, Laundry, and Laundromat
- vi. Electronic Service and Repair
- vii. Fitness, Dance Studio
- viii. Locksmith
- ix. Mailing Services
- x. Photocopying and Printing
- xi. Photography Studio and Supplies (on-site processing permitted)
- xii. Real Estate Rental and Tenant Services
- xiii. Tailor, Seamstress, or Shoe Repair
- xiv. Tanning Salon
- xv. Training Center
- xvi. Travel Agency and Tour Operator

4. Subarea 4.

a. Permitted Uses, No Space Limitation

- i. Park
- ii. Dwelling, Single Family
- iii. Dwelling, Two-Family (Limited to a max. of 2 unrelated individuals)

b. Permitted Uses, Maximum 5,000 s.f.

- i. Ambulatory Surgical Treatment Center or Surgi-Center
- ii. Art Gallery, Museum
- iii. Art studio
- iv. Bank

- v. Barber, Beauty Shop, Spa
- vi. Birthing Center
- vii. Churches and Other Places of Public Worship
- viii. Computer Data-Processing Center
- ix. Day Care Center
- x. Diagnostic Imaging Center
- xi. Diagnostic Laboratory Testing Center
- xii. Dry Cleaning, Laundry, and Laundromat
- xiii. Dwelling, Single Family
- xiv. Dwelling, Two-Family (Limited to a max. of 2 unrelated individuals)
- xv. Eating and Drinking Establishments
- xvi. Educational Facilities
- xvii. Electronic Service and Repair
- xviii. Fitness, Dance Studio
- xix. Locksmith
- xx. Mailing Services
- xxi. Office Building, Office
- xxii. Parking Lot
- xxiii. Photocopying and Printing
- xxiv. Photography Studio and Supplies (on-site processing permitted)
- xxv. Post-surgical Recovery Care Center
- xxvi. Real Estate Rental and Tenant Services
- xxvii. Tailor, Seamstress, or Shoe Repair
- xxviii. Tanning Salon
- xxix. Training Center
- xxx. Travel Agency and Tour Operator
- xxxi. Welfare Agency

E. Bulk Regulations

1. Subarea 1.

- a. Lot Size and Width: Lot sizes and widths are fixed at the current dimensions as of June 2020. Subdivision is not permitted.
- b. Green Space: Interior lots (Lots 103, 104, 107, and 108 – addressed as 602 ½, 604, 606 ½ and 608 Oglesby) to maintain existing green space, which is all but the house, the 2-car garage, and the parking areas described in Sec. 15.9-17(E)(1)(g). Corner lots (Lots 102, 105, 106, and 109 – addressed as 602, 604 ½, 606, and 608 ½ Oglesby) to maintain open space remaining outside of the house and garages as permitted in Sec. 15.9-17(E)(1)(g). “Green space” in Subarea 1 may include no more than 50% of nonvegetated space for things such as pools and impermeable landscape elements.
- c. Setbacks: To match existing.

- d. Building Height: Primary residential structure and detached garages to match existing.
- e. Building Style: Were a structure to be rebuilt, it would need to be rebuilt to exactly match the existing structures within Subarea 1.
- f. Fences and walls: To match existing masonry and metal fences and walls within Subarea 1.
- g. Parking.
 - i. The 4 interior lots and 2 corner lots on the south are limited to one 2-car garage and adjacent 2-car driveway and a single-car driveway or circular driveway adjacent to the house.
 - ii. The 2 corner lots on the north end are limited to two 2-car garages, adjacent 2-car driveways, and a single-car driveway adjacent to the house. Circular driveways not permitted on lots with a second detached garage.

2. Subarea 2

- a. Lot Size and Width: No minimums
- b. Green Space: 50% green space minimum (See definition of Landscape in Sec. 15.14-4)
- c. Setbacks: Setbacks should be flexible with priority given to green space along public streets and adjacent to the public parking lot.
- d. Building Height: maximum of 35 feet or 2 stories, whichever is taller.
- e. Building Style. New construction and building additions must complement the architectural style of the existing structures within this Subarea.
- f. Fences and walls: Design must complement fences and walls within Subarea 1.

3. Subarea 3

- a. Lot Size and Width: No minimums
- b. Green Space: 50% green space minimum (See definition of Landscape in Sec. 15.14-4)
- c. Setbacks: Setbacks should be flexible with priority given to green space along public streets and adjacent to residential properties.
- d. Building Height: maximum of 35 feet or 2 stories, whichever is taller.
- e. Building Style: Building additions must complement the architectural style of the existing structures within this Subarea.
- f. Fences and walls: Design must complement fences and walls within Subarea 1.

4. Subarea 4

- a. Lot Size and Width: No minimums
- b. Green Space: 60% green space minimum per lot. (See definition of Landscape in Sec. 15.14-4).
- c. Setbacks: Setbacks should be flexible with priority given to green space along public streets and adjacent to residential properties.
- d. Building Height: Within Normandy Village, maximum building height must match existing cottages. Elsewhere in Subarea 4, the maximum height for residential structures is 2 stories, and the maximum height for non-residential structures is 1 story.
- e. Building Style: Building additions and new construction within Normandy Village must match the style and architectural details of the existing architecture. New construction elsewhere in Subarea 4 must complement the overall architectural style within One Normal Plaza.
- f. Fences and walls. Fencing and/or walls are not permitted within Normandy Village unless required by the State for day care operation, in which case the fence standards from Subarea 1 apply. Fencing elsewhere in Subarea 4 is subject to the fence standards from Subarea 1.

F. Signs.

1. Subarea 1. See Sec. 15.4-4(D)(4) for sign provisions pertaining to signs for home occupations.
2. Subarea 2.
 - a. Monument signs are the only permitted type of freestanding sign. Monument signs are limited to 6 feet height and 75 square feet in area. Each property may have one monument sign per vehicular entrance to the site.
 - b. Lighting of monument signs limited to downlighting or low-level landscape lighting. Lighting of wall signs limited to downlighting or backlighting.
 - c. Wall signs limited to 1 square foot per 1 linear foot of street frontage. Wall signs limited to individual pin letters or comparable. No internally lit box signs permitted.
3. Subarea 3
 - a. Monument signs are the only permitted type of freestanding sign. Monument signs are limited to 6 feet height and 75 square feet in area. Each property may have one monument sign per vehicular entrance to the site.
 - b. Lighting of monument signs limited to downlighting or low-level landscape lighting. Lighting of wall signs limited to downlighting.
 - c. Wall signs limited to 1 square foot per 1 linear foot of street frontage. Wall signs limited to individual pin letters. No internally lit box signs permitted.
4. Subarea 4
 - a. Pole signs are prohibited.
 - b. Low-rise signs are limited to 8 feet height and 75 square feet in area. Each property may have one monument sign per vehicular entrance to the site. Each building can have an identification sign no larger than 6 square feet in size and no more than 4 feet tall.
 - c. Lighting of monument signs limited to downlighting or low-level landscape lighting.
 - d. Wall signs are not permitted.

G. Off-Street Parking and Loading. Parking regulations for Subarea 1 are included in Sec. 15.9-17(E)(1). For Subareas 2, 3, and 4, there are no parking minimums. A multi-use office park is unique in its environment and characteristics and it is not accurate to utilize generalized planning factors for these traffic and parking generators. All uses within multi-use office parks are traffic generators; however, they must accommodate the needs of those who use automobiles to visit them. The multi-use office park must accommodate needs of a variety of parker types; parking space needs must be considered in relation to use characteristics, building layout and site constraints. Parking demand will vary with the size of the multi-use office park and its activities. Parking facilities should be large enough to accommodate worker shift changes, if any, which is the peak time for parking. Because of

differing uses located in a multi-use office park, planning ratios of total employee or gross floor area are unreliable for estimating parking needs. In order to evaluate parking space needs, number of employees and building use should be accounted for on a site-specific basis. A definitive parking space needs estimate for each use in a multi-use office park can be derived using four variables:

1. Typical daily tenant-employee population;
2. Typical daily tenant-caller population;
3. Percent of tenant-employees being auto drivers; and
4. Percent of tenant-callers being auto drivers.

Based on the above guidelines, the final development plan for the multi-use office park shall reflect parking adequate to handle proposed uses.

H. Business operations.

1. Subarea 1. N/A
2. Subarea 2. Business operations with a public interface limited to 10 p.m. Sunday through Thursday and 11 p.m. Friday and Saturday.
3. Subarea 3. Business operations with a public interface limited to 10 p.m.
4. Subarea 4. Business operations with a public interface limited to 10 p.m. Sunday through Thursday and 11 p.m. Friday and Saturday.

I. Any new construction that takes place within a C-1 Multi-Use Office Park Planned Unit Development shall meet all applicable regulations and standards contained in other sections of this Chapter of the Municipal Code where Sec. 15.9-17 of the code is silent.

J. The Town Council may waive any portion of the standards, requirements or procedures for this section of the Code, provided that such waivers are not contrary to the spirit, purpose and intent of this Code and in accordance with all applicable Federal and State laws.

(Entire Division 9 Amended 5/21/90)

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing on the following proposed changes or amendments to Chapter 15 ZONING of the Municipal Code of the Town of Normal, Illinois, 1969, as amended, will be held in the Council Chambers, City Hall, 11 Uptown Circle, Normal, McLean County, Illinois, on the 4th day of June, 2020 at 5:00 p.m., prevailing time. Consideration will be given to the following request:

APPLICANT Mercy Davison, Town of Normal, 11 Uptown Circle, Normal, Illinois is petitioning to amend the following division of the Town Zoning Code:

Request amendments to Sec. 15.9-17 C-1 Multi-Use Office Park (One Normal Plaza PUD) to create 4 subareas each with its own list of permitted and special uses, including the elimination of some uses and the addition of such uses as eating and drinking establishments, entertainment venues, retail, and expanded personal and professional services. Some new proposed uses would include size limitations.

A copy of the proposed Code change is on file in the office of the Town Clerk at 11 Uptown Circle, Normal, Illinois.

Individuals with disabilities, who plan to attend the hearing, require certain accommodations in order to allow them to observe and participate, have questions regarding the accessibility of the facilities, or any individuals with limited English proficiency who need assistance communicating are requested to contact the Assistant City Manager, Eric Hanson at (309) 454-9502.

Questions concerning this item coming before the Planning Commission should be directed to the Town Planner at 454-9590.

PLEASE NOTE: Due to COVID-19 related social distancing requirements, it is uncertain at the time of publication whether this meeting will be held virtually or at Uptown Station. Please contact Town Planner, Mercy Davison at 309.454.9590 or mdavison@normal.org in advance of the meeting to ensure your ability to submit comments or participate in the hearing.

TOWN OF NORMAL, ILLINOIS
PLANNING COMMISSION
Rick Boser
Chairperson

PUBLICATION DATE: May 14, 2020
THE NORMALITE

APPLICATION FOR ZONING TEXT AMENDMENT

| | |
|---|---|
| <p style="text-align: center;">APPLICANT</p> <p>NAME: <u>Mercy Davison, Town Planner</u></p> <p>ADDRESS: <u>11 Uptown Circle</u> <u>Normal, IL 61761</u></p> <p>PHONE #: <u>309-454-9590</u> FAX #: _____</p> <p>E-MAIL ADDRESS: <u>mdavison@normal.org</u></p> <p>PROPERTY INTEREST: <u>N/A</u> _____ (of applicant)</p> <hr style="border: 2px solid green;"/> <p style="text-align: center;">ATTORNEY/REPRESENTATIVE</p> <p>NAME: <u>Brian Day</u></p> <p>ADDRESS: <u>Same</u> _____</p> <p>PHONE #: <u>309-454-9507</u> FAX #: _____</p> <p>E-MAIL ADDRESS: <u>bday@normal.org</u></p> | <p style="text-align: center;">FOR OFFICE USE ONLY:</p> <p style="text-align: center;">FILE STAMP</p> <p>FILING FEE: \$100.00</p> <p>CASE NUMBER: _____</p> <p>PUBLICATION DATE: _____</p> <p>PUBLIC HEARING DATE: _____</p> <p>COUNCIL ACTION DATE: _____</p> <p>APPROVED _____ DENIED _____</p> <p>ORDINANCE #: _____</p> |
| <p style="text-align: center;">REASON FOR REQUEST:</p> <p style="text-align: center;">Update zoning regulations as they pertain to the One Normal Plaza PUD</p> | |

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| <p style="text-align: center;">TEXT AMENDMENT INFORMATION</p> <p>Petition is made to the Town Council, after a legislative public hearing before the Normal Planning Commission to amend (as per Section 15.12-2) the text of the Zoning Code as follows:</p> <p style="padding-left: 40px;">Proposed amendments to Sec. 15.9-17 C-1 Multi-Use Office Park (One Normal Plaza PUD) to create 4 subareas each with its own list of permitted and special uses, including the elimination of some uses and the addition of such uses as eating and drinking establishments, entertainment venues, retail, and expanded personal and professional services. Some new, proposed uses would include size limitations.</p> |
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CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

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| _____ APPLICANT SIGNATURE | _____ DATE |
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NOTICE: You will be notified of the date and time of the Planning Commission Meeting. You and/or your representative must be present at the meeting and be prepared to present your case to the Planning Commission. If you and/or your representative are not present, the Commission may not hear your request.