



MEMORANDUM

DATE: March 2, 2023

TO: Iris Sims, Chair and Commissioners, Plan Commission

FROM: Craig Failor, Village Planner

RE: Adaptive Reuse Permit Zoning Ordinance Text Amendment

This memorandum is a follow up to the June 2022 meeting where the Plan Commission reviewed and commented on a draft Zoning Ordinance text amendment regarding an *Adaptive Reuse Permit* and its process. At that time, and even more recently, the Village received inquiries regarding a potential reuse of vacant churches located within single family zoning districts. This encouraged staff to begin investigating probable paths to achieve reuse of these properties while contemplating new uses. The focus of the redrafted text amendment, after incorporating recommendations from the Plan Commission, is to allow a reuse of non-residential buildings within single-family and two-family residential zoning districts as well as the Institutional Zoning District where vacant religious or non-residential buildings exist. In June 2022, and currently, only two former church buildings have been identified. Where our Zoning Ordinance allows religious institutions, there is a limited number of dwelling units allowed in each of the respective residential zoning districts and none in the Institutional Zoning District. The proposed reuse process provides an avenue to seek a deviation from the use regulations within each of the applicable zoning districts.

Previously, our research on reuse opportunities of churches and non-residential buildings in predominantly residential zoning districts suggested look toward an Adaptive Reuse Permit process. Our former zoning consultant, indicated that a standard special use process is also acceptable, however, staff gravitated toward the Adaptive Reuse Permit process and terminology as it would be more descriptive of and can be tailored to the intended process. In addition, staff reviewed other communities' regulations relative to adaptive reuse, which were previously provided and are again included in the packet for review. New draft zoning language has been provided in the agenda packet regarding the proposed text amendments, including a new definition (Article 2), land use addition (Article 8) and all new section (Article 14). The Village's special use permit process was used as the prototype in the development of the Adaptive Reuse Permit text.

From the Commission's direction in June 2022, staff has prepared the proposed redraft for public hearing and further discussion. In addition to the Plan Commission's recommended revisions, staff has provided additional language and land uses for consideration. Some of the additional recommendations on use added by staff are based on more recent inquiries and staff's thoughts. Please note the currently allowed land uses identified in the use matrix within Article 8 relative to residential and institutional zoning districts.