



## MEMORANDUM

**DATE:** September 20, 2018

**TO:** David Mann, Plan Commission Chair  
Commissioners

**FROM:** Doug Chien, Community Design Commission Chair

**CC:** Craig Failor, Village Planner

**Re:** **Zoning Ordinance – Design Standards for Single Family Residences**

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The Plan Commission asked the Community Design Commission to review the draft Design Standards for single-family residences they have prepared for inclusion into the Zoning Ordinance. The Community Design Commission is currently required by the Zoning Ordinance to hear design-related appeals from building permit applicants regarding multiple family and commercial building exterior improvements. If approved, the Community Design Commission could hear exterior design-related appeals for single-family residence also.

The Community Design Commission reviewed the standards and graphics provided at their August 22, 2018 regular meeting and have the following comments;

- The graphics are very good and represent an appropriate visual representation.
- Ensure the proposed standards are contextual and any unintended consequences have been considered, such as the potential higher cost of construction.
- It is important that the design standards allowed experimental design and creativity as long as articulation and setback can be used to support the standards - rather than relying on design standards that make all buildings and additions be “similar”.
- Articulation may need to be defined.
- It might be appropriate to broaden the scope by using language such as “in general” which could be more welcoming to innovation.
- Consider “excellence” over design.
- Corner properties may need more specific standards since they have two exposures to the public street. An example was preventing an off-set second floor addition.

The Community Design Commission supports the proposed design standards.

If you have any questions, please contact me at your convenience.