



VILLAGE OF ROBBINS

# TOD ZONING CODE UPDATE

**Village Board Meeting**

April 2, 2024

PROJECT CONSULTANT TEAM:



# Agenda

1. Introduction
2. Project Overview
3. Community Engagement
4. Key Zoning Code Issues
5. Draft Zoning Code Amendments
6. Next Steps

# Introductions

## Egret & Ox Planning

LEAD CONSULTANT

**TEAM MEMBER:**

Todd Vanadilok

**YEARS OF EXPERIENCE:**

23+ years

**PROJECT ROLE:**

Zoning; TOD; Planning Equity;  
Community Engagement;  
Project Management



## Savoy Consulting Group

SUBCONSULTANT

**TEAM MEMBER:**

Konstantine Savoy

**YEARS OF EXPERIENCE:**

42+ years

**PROJECT ROLE:**

Zoning; TOD



# Project Overview



# Project Overview

## Project Goals

Proposed Zoning Code amendments are intended to facilitate the implementation of the vision outlined in the Village's TOD and Industrial Areas Plan by:



Allowing for a mix of residential, commercial, and light manufacturing uses in the TOD area



Incentivizing investment in high-density, mixed-use development through zoning



Permitting and encouraging the establishment of grocery stores, restaurants, social enterprises, and small-scale convenience retail



Preparing an updated zoning map that is more user friendly and accessible to the public

# Project Overview

## Project Scope

- Task 1:** Project Kickoff, Review of Existing Code and Plans, and Status Meetings
- Task 2:** Zoning Code Amendment Strategies
- Task 3:** Draft Zoning Code Amendments
- Task 4:** Public Workshop
- Task 5:** Village Officials Project Status Updates
- Task 6:** Final Zoning Code Amendments
- Task 7:** Final Review and Adoption Process

# Project Overview

## Project Timeline | ALL DATES SUBJECT TO CHANGE

MONTH	TASKS/DELIVERABLES
January	<i>Project Meeting #1 (Kickoff)</i>
February	Consultant Field Work Community Engagement (ongoing) Consultant Review of Current Zoning Code and Relevant Planning Documents Existing Conditions Report (ECR) Memo <i>Project Meeting #2: ECR Memo Review and Project Status</i>
March-April	Consultant Preparation of Draft TOD Zoning Code Amendments Draft TOD Zoning Code Amendments Memo <i>Project Meeting #3: Draft Code Amendments Review and Project Status</i> <i>Public Workshop: Community Feedback on Draft Code Amendments</i> <i>Village Officials Project Status Updates: Building &amp; Zoning Committee and Village Board</i> <i>Project Meeting #4: Project Status</i> Consultant Preparation of Final TOD Zoning Code Update
May	<i>Project Meeting #5: Review of Final TOD Zoning Code Update</i> <i>Final Review and Adoption Process</i> INCLUDES PUBLIC HEARING AND MEETINGS WITH VILLAGE BOARD AND BUILDING & ZONING COMMITTEE





# Community Engagement

# Community Engagement



Project Website



Comment Map | Interactive Web-Based Engagement



Project Meetings | Monthly Status Meetings



Public Workshop | Community Feedback



Village Officials Project Status Updates | Midpoint Status Report

# Community Engagement



## Project Website

Serves as a one-stop shop for project information, including project details, draft deliverables, and an interactive Comment Map to receive community input

<https://tinyurl.com/robbins-tod>

### Robbings TOD Zoning Code Update

Amending the Village's Zoning Code to Encourage Development and Investment around the Robbings Metra Station Area

**Robbings TOD Zoning Code Update**

In 2022, the Village adopted the Robbings TOD and Industrial Areas Plan that provides a vision for the portions of Robbings that will become developable following the completion of the **Robbings Stormwater Park and Midlothian Creek Restoration Project (Robbings Park)**. Robbings Park will be a public park that functions as a stormwater retention facility that removes significant portions of the Village from the 100-year flood plain. In turn, areas in the Village that were previously subject to routine flooding will be more appealing sites for development, particularly in the encouragement of mixed-use transit-oriented development (TOD) with high-quality multi-family housing.

The Village aims to attract residential development of varying densities around the Robbings Metra station, increase residential and commercial investment that serves residents' daily needs, create transportation connections to the Metra station such that it acts as a hub for the community, and support industrial development.

To realize the vision outlined in the plan, the Village is coordinating with the RTA and a consultant team to make **amendments to its Zoning Code**. Currently, the Village lacks TOD-specific zoning regulations that encourage high density, mixed-use development in the station area; the active regulations only permit commercial and industrial use in this area. The plan notes that because much of the area surrounding the Metra station is zoned for industrial use, the Village's Zoning Code should be updated to allow compatible mixed-use developments that include residential, light manufacturing, and commercial development.

In addition, the plan recommends **creating a Planned Unit Development (PUD) overlay designation** for the TOD area to encourage development. A PUD overlay would permit developers to be creative and flexible while also achieving the Village's goals for desired land use.

**Project Updates**  
Tue, February 6, 2024  
**Welcome to the Project Website**

This website serves as a one-stop shop to learn more about the project, share feedback on an interactive Comment Map, and view draft documents. We welcome your comments regarding zoning and transit-oriented development (TOD) in Robbings.

**Project Goals**

Proposed Zoning Code amendments are intended to facilitate the implementation of the vision outlined in the Village's TOD and Industrial Areas Plan through the following four goals:

- + Mixed use development
- + Zoning as an incentive
- + Business opportunities
- + Updated zoning map

**Project Phases**

- 1: Existing Conditions Assessment
- 2: Draft Zoning Code Amendments
- 3: Final Zoning Code Amendments
- 4: Final Review & Adoption

See less

**Document Library**

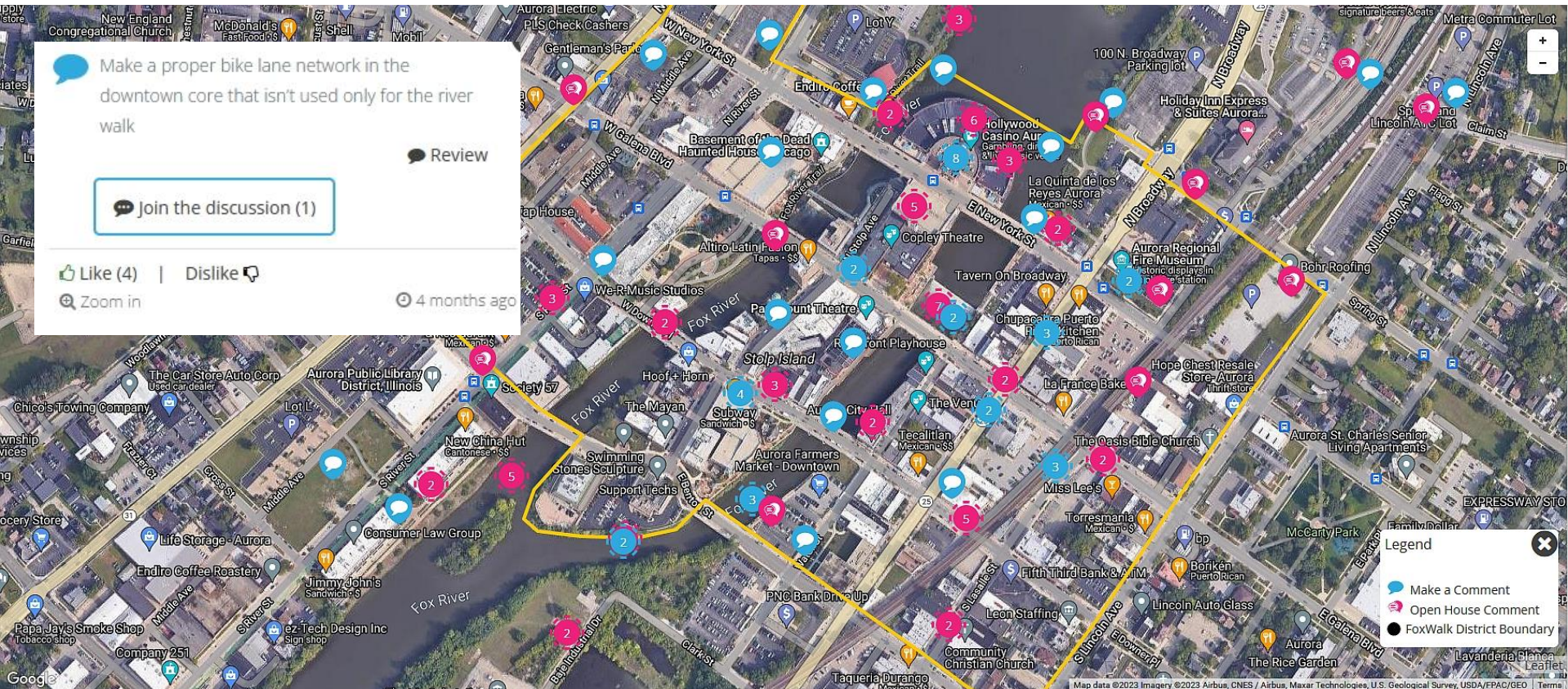
- Robbings TOD and Industrial Areas Plan PDF (4.13 MB)
- Robbings Zoning Code (Current) PDF (830.65 KB)
- Robbings Comprehensive Plan



# Community Engagement

## Comment Map | Interactive Web-Based Engagement

### EXAMPLE: CITY OF AURORA PROJECT



Make a proper bike lane network in the downtown core that isn't used only for the river walk

Review

Join the discussion (1)

Like (4) | Dislike

Zoom in

4 months ago

Legend

- Make a Comment
- Open House Comment
- FoxWalk District Boundary

# Key Zoning Code Issues

# Key Zoning Code Issues

## 1: Transit-supportive zoning standards

Establish modern zoning code standards and practices that promote transit-supportive mixed use development near the Metra station area.

## 2: Zoning incentives

Establish zoning incentives that facilitate development while providing public benefits and other improvements that enhance the TOD area.

## 3: PUD overlay designation

Create a Planned Unit Development (PUD) overlay designation for the TOD area to facilitate desired development.

# Key Zoning Code Issues

## 4: Zoning map

Update the Zoning Map to be more accessible and reflective of code amendments.

## 5: Design standards

Establish design standards and infrastructure improvements within the TOD-PUD to ensure quality development that meets community expectations.



# Draft Zoning Code Amendments

# Draft Zoning Code Amendments

- Planned unit development (PUD) zoning
- Zoning districts
- Parking requirements
- Signs
- Other general zoning issues

# Draft Zoning Code Amendments

## Planned Unit Development (PUD) Zoning

- Consider best option to handle PUD zoning
  - Option A: PUD as an Overlay District
  - Option B: PUD as a Zoning District
  - Option C: Form-Based Code (FBC) District for TOD Area
- Assess the use of incentives as part of the PUD process
- Provide design standards to govern PUD

# Draft Zoning Code Amendments

## Zoning Districts

- Utilize tables for permitted uses and bulk standards (height, yards, setbacks, etc.)
- Consider elimination of floor area ratio (FAR) standards
- Remove or modify standards that are barriers to development
- Ensure zoning districts in Zoning Code are consistent with the Zoning Map.
- Update list of permitted uses to account for residential, commercial, and industrial types identified in the 2020 Robbins TOD and Industrial Areas Plan

### RESIDENTIAL

- :: Townhomes
- :: Courtyard apartments
- :: Housing in mixed use buildings
- :: Senior/age-restricted living
- :: Missing middle housing (duplexes)
- :: Workforce housing
- :: Affordable housing

### COMMERCIAL

- :: Small scale businesses
- :: Social enterprises
- :: Jobs and skills training
- :: Grocery stores
- :: Pharmacies
- :: Dry cleaners and laundromats
- :: Restaurants
- :: General merchandise

### INDUSTRIAL

- :: Makerspaces
- :: Tech startups
- :: Business incubators
- :: Coworking/shared work spaces
- :: Indoor recreation
- :: Healthcare
- :: Life sciences
- :: Research and development
- :: Data centers

# Draft Zoning Code Amendments

## Parking Requirements

- Incorporate provisions for shared parking and cooperative parking
- Add bike parking requirements
- Consider requirements for electric vehicle (EV) charging stations
- Clarify standards for parking lot improvements, landscaping, and screening
- Reduce the parking ratio requirements in the TOD area (e.g., 25% reduction is common)
- Establish lighting standards in parking areas

# Draft Zoning Code Amendments

## Signs

22

- Update Sign Code to comply with court decisions on content neutrality
- Add standards for special signs specific to the TOD district
- Verify and properly regulate flashing lights and digital/electronic signs

# Draft Zoning Code Amendments

## Other General Zoning Issues

- Incorporate graphics to better illustrate zoning terms and standards
- Update definitions with any new or amended terms
- Utilize tables to better present information in a user-friendly format
- Provide standards that promote safe access for pedestrians, bicycles, and transit facilities
- Add more transit-supportive language to zoning district purpose statements

# Next Steps

- Prepare draft Zoning Code amendments
- Conduct project status check-in calls w/ Village and RTA staff