

Unified Development Ordinance

Draft UDO: Part 1

Plan Commission

June 2, 2026



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Organization of the UDO

Article 1.00 Title and Applicability	Part 1
Article 2.00 Administrative Bodies and Notice	
Article 3.00 Development Applications	
Article 4.00 Planned Unit Developments	
Article 5.00 Nonconformities	
Article 6.00 Subdivisions	with Baxter & Woodman
Article 7.00 Zoning Districts	Part 2
Article 8.00 Uses	
Article 9.00 Off-Street Parking and Loading	Part 3
Article 10.00 Landscaping	
Article 11.00 Signs	
Article 12.00 Definitions	Parts 2 and 3

1.00 Title and Applicability

1.01 Title

1.02 Authority and Purpose

1.03 Applicability

1.04 Transition Rules

1.05 Interpretation

1.06 Enforcement

1.07 Reasonable Accommodation

1.08 Severability

1.09 Effective Date



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2.00 Administrative Bodies and Notice

2.01 Purpose

2.02 Village Board

2.03 Planning and Zoning Commission

2.04 Historic Preservation Commission

2.05 Zoning Administrator

2.06 Application Procedure

2.07 Notice

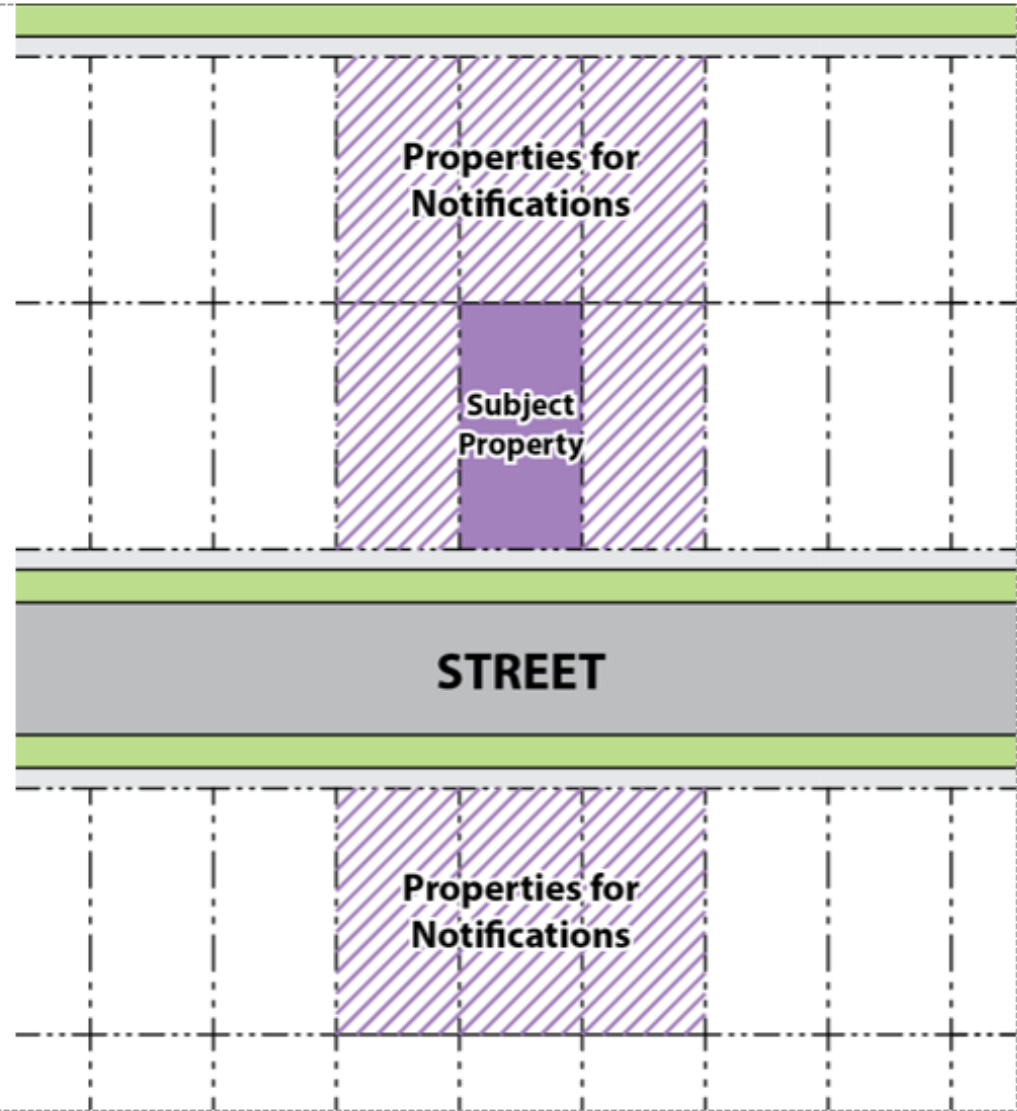
2.08 Public Hearing



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Application	Notice Type		
	Published	Mailed/Delivered	Posted Sign
Subdivision Preliminary Plan Section 3.02	✓	✓	✓
Special Use Permit, Section 3.04	✓	✓	✓
Variation, Section 3.05	✓	✓	✓
Administrative Adjustment, Section 3.06		✓	
Text Amendment, Section 3.07	✓	✓	
Zoning Map Amendment, Section 3.07	✓	✓	✓
Appeal, Section 3.08		✓	
Historic Landmark or District, Section 3.12	✓	✓	✓
Planned Unit Development, Article 4.00	✓	✓	✓
Note: A check mark (✓) indicates that the specified type of notice is required.			



Rectilinear Street Network



Curvilinear Street Network

3.00 Development Application Procedures

3.01 Purpose

3.02 Subdivision

3.03 Site Plan Review

3.04 Special Use Permit

3.05 Variation

3.06 Administrative Adjustment

3.07 Text or Zoning Map Amendment

3.08 Appeal

3.09 Ordinance Interpretation

3.10 Sign Permit

3.11 Temporary Use Permit

3.12 Historic Landmark, District

3.13 Cert. of Appropriateness

3.14 Cert. of Economic Hardship



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3.00 Development Application Procedures

Figure 3.04.1 Special Use Permit Application Procedure



- Purpose
- Procedure + Flowchart
- Timeframe: 45 days
- Standards
- Expiration

3.00 Development Application Procedures

UPDATED: 3.06 Administrative Adjustments

NEW: 3.09 Ordinance Interpretation

UPDATED: 3.12 Historic Landmark or District



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4.00 Planned Unit Developments

4.01 Purpose

4.02 Applicability

4.03 Procedure

4.04 Amendment to Approved Planned Unit Developments

4.05 Standards for Planned Unit Developments

4.06 Provision of Community Amenities

4.07 Expiration of Approved Planned Unit Developments



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4.00 Planned Unit Developments

Figure 4.03.1 Standard Planned Unit Development Application Procedure

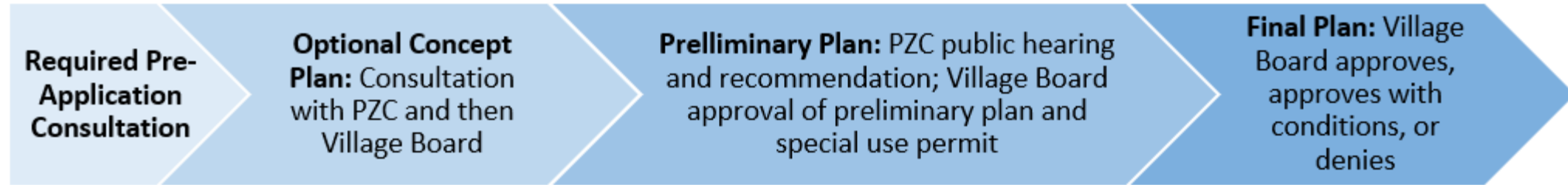
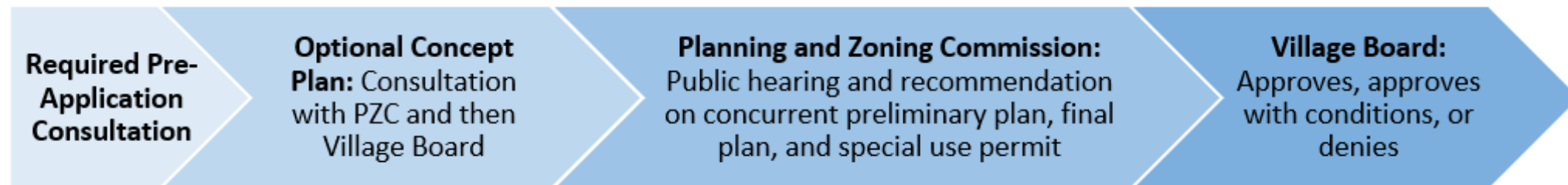


Figure 4.03.2 Concurrent Planned Unit Development Application Procedure



4.00 Planned Unit Developments

Community gathering spaces, public art, pedestrian paths

Parks, recreation facilities, playgrounds, pools, dog parks

Protection / enhancement of natural features

Preservation of historic and cultural resources

Infrastructure improvements

Sustainable development practices, eg LEED

Mix of housing types: affordable and senior housing

Accessible design / universal design



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5.00 Nonconformities

5.01 Purpose

5.02 Applicability

5.03 Nonconforming Uses

5.04 Nonconforming Structures

5.05 Nonconforming Lots of Record

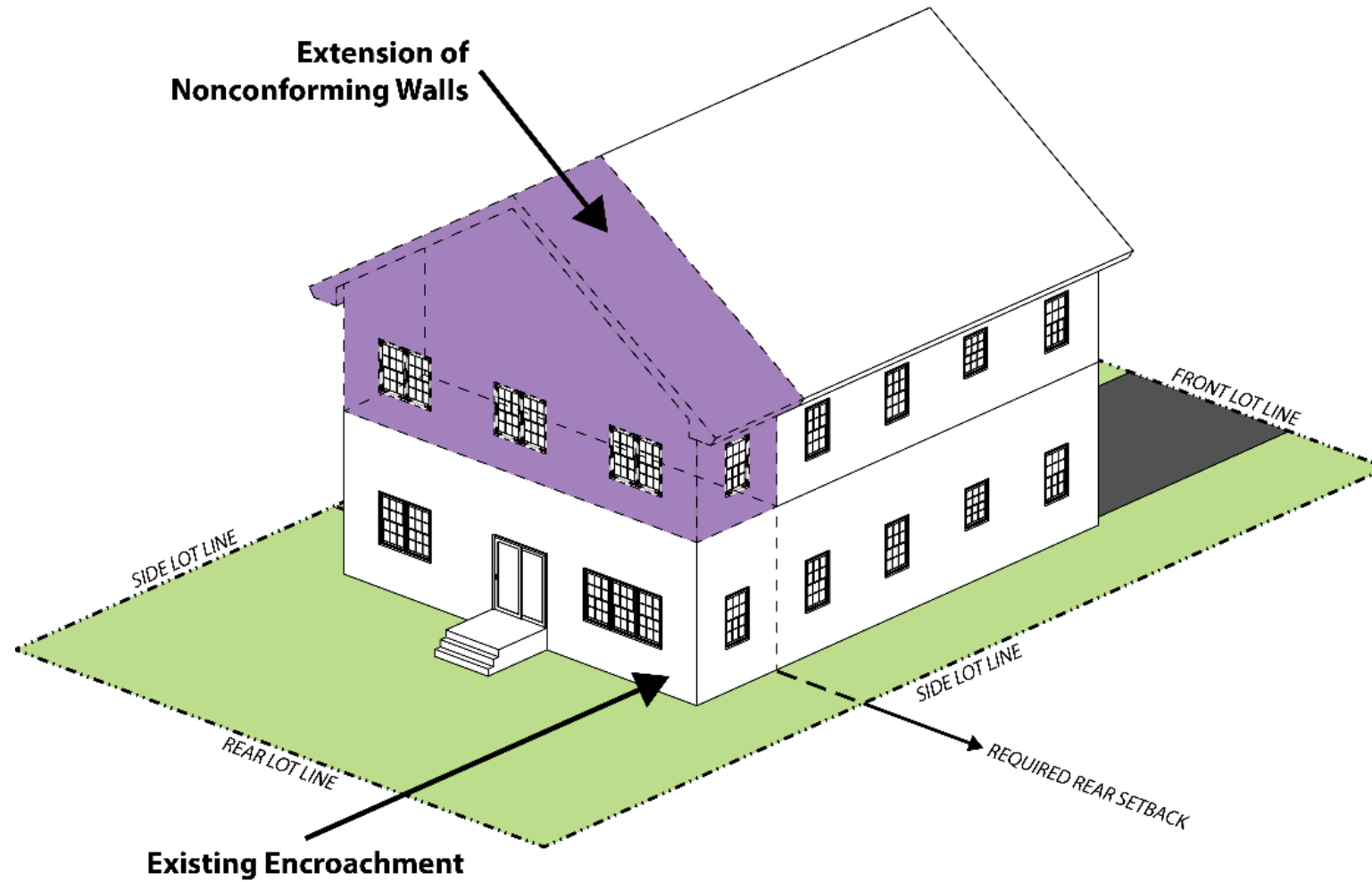
5.06 Nonconforming Site Elements



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5.00 Nonconformities



Next Steps

Community Outreach

- Summer 2026: Upcoming Events

Ordinance Drafting

- Part 2: Uses and Districts
- Part 3: Parking, Landscaping, Signs
- Subdivision Ordinance
with Baxter & Woodman



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Thank You !



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