

DEVELOPMENT REVIEW COMMITTEE MEMORANDUM

**VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, ILLINOIS 60048-2090**

FROM: PLANNING DIVISION

DATE: April 8, 2022

SUBJECT: Development Review Committee (DRC) Reports for Cases Scheduled for Consideration on **Monday, April 11, 2022**

The DRC Meeting was held on **Monday, March 21, 2022**. DRC members present included:

John Spoden	Director of Community Development
David Smith	Senior Planner
Chris Sandine	Associate Planner
David Fischer	Building Commissioner
Jeff Cooper	Village Engineer
Harrison Meyer	Senior Project Engineer
Heather Rowe	Economic Development Manager

Attached herewith are the DRC Reports for the following cases:

Zoning Board of Appeals

ZBA 22-05

ZBA 22-06

ZBA 22-07 and ZBA 22-08

Plan Commission

PC 22-03

CASE NO.: ZBA 22-05, Variation for Street Frontage

DATE FILED: March 11, 2022

REQUESTED ACTION:

ZBA 22-05 Request is for a Variation from Zoning Code Section 26-17-5.3 in order to reduce the amount of frontage that a lot of record or zoning lot has on an improved public street located in an R-6 Single Family Residential District at 252 East Ellis Avenue a.k.a. Lot 28 in Garrison’s Subdivision.

APPLICANT INFORMATION:

Applicant: Wendy Antrim, Successor Trustee, William K. Willard Living Trust
Owner: Wendy Antrim, Successor Trustee, William K. Willard Living Trust
Agent: Jeffrey S. Braiman, Atty
Address: 252 East Ellis Avenue a.k.a. Lot 28 in Garrison’s Subdivision.

SITE INFORMATION:

Location: 252 East Ellis Avenue a.k.a. Lot 28 in Garrison’s Subdivision.
Current Zoning: R-6, Single Family Residential District
Size: The lot is approximately 15,586 square feet.
Surrounding Zoning:
 North: R-4 and R-5, Single Family Residential District
 South: R-6 Single Family Residential District
 West: R-6, Single Family Residential District
 East: R-4, Single Family Residential District
Land Use Plan: Single Family Residential (SFR)
Road Classification: East Ellis Avenue is classified as Minor Street, owned and maintained by the Village of Libertyville.
Physical Characteristics: The site is a vacant undeveloped lot.

STAFF ANALYSIS:

Background:

The applicant, Wendy Antrim, is requesting approval for a Variation from Zoning Code Section 26-17-5.3 in order to reduce the amount of frontage that a lot of record or zoning lot has on an improved public street located in an R-6 Single Family Residential District at 252 East Ellis Avenue a.k.a. Lot 28 in Garrison’s Subdivision.

Lot 28 is the most easterly lot on East Ellis Avenue which dead ends in front of said lot. Ellis Avenue dead ends approximately 20 feet from the east end of Lot 28. Lot 28 is approximately 112.37 feet wide along the front property line and has frontage on the paved, “improved” portion of Ellis Avenue of approximately 92 feet, with the remaining frontage of approximately 20 feet on the “unimproved” portion of Ellis Avenue.

Zoning Code Section 26-17-5.3(b) states that no vacant lot of record or zoning lot shall be developed with a building unless such vacant lot of record or zoning lot shall have frontage on an improved public street. Zoning Lot Frontage is defined as all of the property of a zoning lot fronting on a street measured along the front and corner side lot lines. The Village Board as the authority to grant a variation from this regulation with the limitation that no variation from said subsection 26-17-5.3(b) shall be approved which would permit the erection of a building on a vacant lot of record or a vacant zoning lot unless at least one-third (1/3) of the length of the front lot line of said lot of record or zoning lot fronts upon an improved public street. Staff notes that the improved portion of Ellis Avenue fronts at least 82% of the lot frontage of Lot 28 thus exceeding the minimum require one-third (1/3) but less than full frontage nevertheless and still requiring a variation before a building permit can be issued.

Prior to the applicants submittal for the variation, Staff had requested additional information on for Lot 28 including a tree survey and preliminary engineering to determine if construction of a house on this lot would have any detrimental effect on surrounding properties. After consulting with the Village Attorney it was determined that the Village will allow this item to be scheduled for Zoning Board or Appeals review without that information at this time. However, Staff will recommend that this case be heard by the ZBA but then continued until the tree survey and preliminary engineering plans are provided before the ZBA makes a motion on the matter.

History on Lot 27 East Ellis Avenue:

Please note that the agent for the applicant, Mr. Braiman, has claimed that the lot across the street (Lot 27 addressed as 253 E. Ellis Av.) is exactly the same as Lot 28 and is now fully developed with a single family residence. However, Lot 27 has full frontage on an improved public street. In other words, the improved paved portion of East Ellis runs across the entire frontage of Lot 27.

On October 9, 2015, DRH Cambridge Homes applied for approval of a Plat of Resubdivision for Lots 27 and Lot F located in the Garrison’s Subdivision on East Ellis Avenue and Variation to allow a single family home to be built on a residential lot having frontage on an improved public street which does not extend across the entire frontage of the lot for Lot F. Lot 27 and Lot F are next to each other located on the south side of East Ellis Avenue across the street from Lot 28.

Lot F is approximately 51 feet wide and is the very end lot and Lot 27 abuts Lot F on its western side property line. Lot 27 is approximately 70 feet wide. The petitioner requested to adjust the dividing property line that separates the two lots by moving it approximately ten (10) to the west thereby creating two equally wide lots for future single family home development.

The improved paved portion of East Ellis Avenue stops short approximately halfway across Lot F. As the Zoning Code requires that no vacant lot of record or zoning lot shall be developed with a building unless such vacant lot of record or zoning lot shall have frontage on an improved public

street. The petitioner sought approval of a Variation from this code requirement in order to not have to extend East Ellis Avenue any further to the east. In January 2016 the Plan Commission recommended denial for the Plat of Resubdivision and the Zoning Board of Appeals recommended denial for the street frontage variation request. The Village Board concurred with the Plan Commission and ZBA recommendations and denied the two requests by the petitioner.

In 2017 the property owner of Lot F sold it to the adjacent owners located to the east that front Sandstone Drive effectively expanding their rear yard. In 2018 the Village issued a permit for construction for a new single family residence for Lot 27 as it did have and still has full frontage on an improved paved public street. In March of 2020 a permit for use and occupancy was issued for the new single family residence located on Lot 27, 253 East Ellis Av.

Regarding Current Application for Lot 28:

Lot 28 is located in a sensitive drainage area as has been identified within the Village’s Master Stormwater Management Plan. Furthermore, development of Lot 28 will result in a net increase of impervious area in excess of 400 square feet and will require the provision of stormwater detention in accordance with the Village’s Appendix P Stormwater Management Regulations. A plan prepared by a licensed professional engineer should be provided as part of the Variation application submittal to demonstrate how stormwater management will be addressed upon future development of the property with consideration to these items.

Lot 28 has a substantial amount of vegetation. Staff is requesting that a Tree Survey with Tree inventory be completed by a certified arborist and submitted with this variation petition as well. There may be existing trees on the property that will be subject to the Village’s Tree Preservation Ordinance that could have an impact on the future development of Lot 28.

Staff cannot make a recommendation for the requested variation for Lot 28 at this time until it has the opportunity to review a tree survey by a certified arborist and preliminary engineering plans by a licensed engineer.

Standards for Variations:

Please note that the applicant has provided a written response to the Standards to the Variation in their application materials.

ENGINEERING DIVISION COMMENTS:

1. It is staff’s understanding that the exhibits and calculations that were provided that include Emerald Homes information were for reference only, as they are previous documents that had been prepared for this parcel several years ago, but the Applicant is not proposing to build the residence or detention basin that is depicted within those exhibits at this time. Staff has noted these exhibits as reference only. Staff further notes that the detention calculations shown were completed in 2017 and are not in conformance with the Village’s current Appendix P Stormwater Management Regulations that were amended in 2019.

2. The subject property is located within the limits of one of the projects identified within the Village’s Master Stormwater Management Plan, as this area has been subject to flooding due to overland flows. Any proposed development of the site will need to be thoroughly investigated and designed by a licensed professional engineer with respect to the drainage history of this area and the findings of the Master Plan. Specifically, it will be very important that overland flow routes are considered and maintained, and any additional runoff resulting from the development will need to be accommodated through stormwater detention.
3. Stormwater detention would need to be provided for any development of this property in accordance with the Village’s current Appendix P regulations.
4. A Watershed Development Permit would be required for any development of this property.
5. It was noted that this parcel had potential existing wetlands in the rear of the property. On November 27, 2017, the Lake County Stormwater Management Commission provided email correspondence that stated they were unable “to issue a Letter of No Impact for Lots 28-30 due to the possible presence of wetland/waterway on these lots. The out-of-growing-season conditions and topography of these lots made it difficult for SMC to conclusively rule out the presence of wetlands/waterways.” The potential for existing wetlands and any associated permit requirements and approvals would need to be further addressed should development of the property be pursued.
6. By Municipal Code Section 22.110.d, development of the property would require installation of public sidewalk in accordance with Village standards. A 4’ wide public sidewalk would be required across the entire lot frontage; however, in the case of this property, the ordinance also allows an alternative to constructing the sidewalk: a cash payment-in-lieu may be provided to the Village, according to a current cost estimate. This item would be discussed in further detail at time of any subsequent permit submittals.
7. Due to the proximity and sensitive stormwater conditions of the properties immediately east of this parcel, the Engineering Division recommends that consideration be given to increased setback requirements from the eastern property line if proceeding with the variance request. It is our opinion that a 40-ft minimum building setback could be considered from the east property line for any future structures, while a 20-ft minimum setback be considered for all other site improvements. This 20-ft setback could include, but not be limited to, driveways, above or below-ground detention systems, patios/decks, or walkways. Furthermore, encroachments into said 20-ft setback could be allowed at the discretion of the Village Engineer only for instances where improvements are deemed beneficial for the purposes of overall stormwater management.

STAFF RECOMMENDATION -- PRIOR TO PUBLIC HEARING:

Regarding **ZBA 22-05**, Staff recommends that the public hearing be opened for applicant presentation, public testimony and Zoning Board of Appeals deliberation but then **CONTINUED** to May 23, 2022 in order to provide the petitioner the opportunity to provide additional information for Staff review and recommendation.

CASE NO.: ZBA 22-06, Variation for Setback

DATE FILED: March 11, 2022

REQUESTED ACTION:

ZBA 22-06 Request is for a Variation to reduce the minimum required side yard setback in order to approve the location of a ground mounted mechanical unit for property located in an R-7, Single Family Attached Residential District at 309 West Maple Avenue.

APPLICANT INFORMATION:

Applicant:	Arthur Higgins
Owner:	Arthur Higgins
Agent:	Haley Spinell
Address:	309 West Maple Avenue

SITE INFORMATION:

Location:	309 West Maple Avenue
Current Zoning:	R-7, Single Family Attached Residential District
Size:	The lot is approximately 7,811 square feet.
Surrounding Zoning:	
<i>North:</i>	R-7, Single Family Attached Residential District
<i>South:</i>	IB Institutional Buildings District
<i>West:</i>	R-7, Single Family Attached Residential District
<i>East:</i>	R-7, Single Family Attached Residential District
Land Use Plan:	Traditional Residential (TR)
Road Classification:	Maple Avenue is classified as Minor Street, owned and maintained by the Village of Libertyville.
Physical Characteristics:	The site is near completion for a new two story single family residential structure.

STAFF ANALYSIS:

Background:

The applicant, Arthur Higgins, is requesting approval for a Variation to reduce the minimum required setback for a ground installed generator an R-7, Single Family Attached Residential District at 309 West Maple Avenue.

The applicant is nearing completion of a new single-family residence on the subject lot on Maple Avenue. As part of the application for new construction permits, plans to install a specific generator were submitted to the Village and approved by the Village. However, the applicant has indicated that there was a discrepancy between the permit application plans and the manufacturer's installation instructions.

The applicant states that the architectural and engineering plans showed the generator being installed up against the new house with a setback of 5.17 feet from the property line which would have complied with the Zoning Code setback regulations. However, the applicant states that the generator manufacturer's installation instructions required that the generator be installed 18 inches from the building, in which the generator then had to be installed with a setback of 4.27 feet from the property line, encroaching 8.76 inches into the side yard setback. Staff supports the requested variation.

Standards for Variations:

Please note that the applicant has provided a written response to the Standards to the Variation in their application materials.

STAFF RECOMMENDATION -- PRIOR TO PUBLIC HEARING:

Regarding **ZBA 22-06** Staff recommends **APPROVAL** for a Variation to reduce the minimum required side yard setback from 5 feet to approximately 4.27 feet in order to approve the location of a ground mounted mechanical unit for property located in an R-7, Single Family Attached Residential District at 309 West Maple Avenue.

**CASE NO.: ZBA 22-07, Variation for Lot Coverage
ZBA 22-08, Variation for Side Yard Setback**

DATE FILED: March 11, 2022

REQUESTED ACTION:

ZBA 22-07 Request is for a Variation to increase the maximum permitted lot coverage in order to construct a swimming pool, hot tub, and associate pool deck and patio for property located in the R-3 Single Family Residential District at 935 West Winchester Road.

ZBA 22-08 Request is for a Variation to reduce the minimum required side yard setback in order to construct a hot tub for property located in the R-3 Single Family Residential District at 935 West Winchester Road.

APPLICANT INFORMATION:

Applicant: Jill Cappelle
Owner: Jill Cappelle
Address: 935 West Winchester Road

SITE INFORMATION:

Location: 935 West Winchester Road
Current Zoning: R-3, Single Family Residential District
Size: The lot is approximately 16,940 square feet.
Surrounding Zoning:
 North: R-3, Single Family Residential District
 South: R-4 Single Family Residential District
 West: R-3, Single Family Residential District
 East: R-3, Single Family Residential District
Land Use Plan: Single Family Residential (SFR)
Road Classification: Winchester Road is classified as Arterial Street, owned and maintained by the Lake County D.O.T.
Physical Characteristics: The site is currently improved with a brick and frame tri-level single family residence.

STAFF ANALYSIS:

Petitioner's Request and Background:

The applicant, Jill Cappelle, is requesting approval for Variations to increase the maximum permitted lot coverage and reduce the minimum required side yard setback in order to construct a swimming pool, hot tub, and associated pool deck and patio for property located in the R-3 Single Family Residential District at 935 West Winchester Road.

The subject lot is approximately 16,940 square feet in area located in the Obenhauf Subdivision which was recorded in 1979. The applicant states that when she purchased the residence in July 2020 the existing improvements of the property included an existing lot coverage of 6,405.30 square feet or approximately 37.8% were in place. The existing improvements include a brick & Frame tri-level single family residence, wood deck at the southeast corner of the house, a concrete patio at the south end (rear) of the house, a gazebo located at the southwest corner of the concrete patio and a hot tub south of the concrete patio. There is a concrete walk that connects the concrete patio to the wood deck. The Zoning Code permits a maximum lot coverage 35% in the R-3 Single Family Residential District.

The applicant is requesting approval to increase the existing lot coverage an additional 330.61 square feet for a total of 6,736.21 square feet or 39.7% in order to construct a 15' foot by 30' foot swimming pool. In addition, the applicant is proposing to relocate an existing 9'x9' hot tub from southwest area of the rear yard to the southeast area of the rear yard to be setback from the east side property line approximately six (6') feet. The Zoning Code requires a minimum side yard setback of not less than 10 feet for hot tubs.

The proposed scope of work also includes the removal of an existing gazebo, and the removal of a concrete patio and walk behind the residence. The concrete patio will be replaced with a paver patio that will adjoin the north and east edges of the proposed pool and the west edge of the relocated hot tub. The net increase in lot coverage is approximately 331 square feet from 37.8% to approximately 39.7%.

The applicant notes that the subject lot is 16,940 square feet in area and the R-3 Single Family Residential District requires any newly platted lots to be a minimum of 20,000 square feet in land area. Further, the applicant notes that the subject lot width is 72 feet wide and the R-3 Single Family Residential District requires that any newly platted lot to be a minimum of 120 feet wide in the R-3 Single Family Residential District.

Past Improvements:

1. Previous owner applied for and was issued a permit to construct a gazebo to be located between the residence and the detached garage behind the home in 1990.
2. Previous owner applied for and was approved for front and side yard setback variations for a house addition in 2001. Permits for construction were issued in January 2002. The scope of work included the demo of the detached garage and removal of the asphalt driveway. The house addition included additional living space, and a new attached

garage with relocated driveway. Removal of the gazebo was not indicated in the demolition plans nor was the gazebo shown on the final site plan. The 32.7% lot coverage calculation did not appear to account for the gazebo or the actual size of the existing patio behind the residence in the September 25, 2001 permit plans for the house addition. Review of aerial photos of the actual area of the existing patio behind the residence did not appear to be consistent with the final site plan illustration of the patio. Occupancy for the house addition was issued in October of 2002.

- 3. In May of 2002, the previous owner applied for and was issued a permit for a wood deck to be constructed at the southeast corner of residence.
- 4. The subject property currently has a hot tub located at the rear of the residence but Village files do not indicate that a permit was issued for said hot tub. Aerial photos indicate that the hot tub was installed in its current location since sometime between 2002 and 2004.
- 5. Aerial photos show that the concrete sidewalk between the wood deck and the concrete patio was installed sometime between 2002 and 2004 without permit.
- 6. The actual size of the concrete patio that remained after the demolition of the detached garage is not demarcated on any exhibit on file until an April 3, 2002, R.E. Decker plat of survey was produced for the application for the house addition and setback variations were applied for. It is not known when the concrete patio was installed and Village files do not show that a permit for the patio was issued.

Improvements Made with Permits

- 1. Single family residence with addition
- 2. Gazebo
- 3. Wood Deck

Improvements Made without Permits issued

- 1. Hot tub
- 2. Patio behind the residence
- 3. Approved house addition plans did not account for gazebo remaining on property
- 4. Concrete walk connecting patio and wood deck.

Although the lot is undersized in area and lot width for the R-3 Single Family District, Staff does not support the requested variations as it appears improvements were made without benefit of a permit. Staff suggests that the applicant meet the setback requirement for the hot tub and alter existing lot coverage to meet code.

Standards for Variations:

Please note that the applicant has provided a written response to the Standards to the Variation in their application materials.

ENGINEERING DIVISION COMMENTS:

- 1. The Village’s Appendix P regulations state that a net increase of impervious surface area exceeding 400 square feet on this property (compared to existing conditions in 2015) would require stormwater detention on the property. However, the built conditions on the property do not match the approved documents in our records. For determining the approved pre-existing impervious surface area, staff is relying on the approved documents on file:

- a. The approved site plan on file for a 2002 building addition depicts a Lot Coverage of **5,540 sq. ft.** It is noted that this is within 400 sq. ft. of the maximum permitted lot coverage under the Zoning Ordinance (i.e. 5,929 sq. ft.).
- b. While the approved plans for the building addition do not depict the gazebo, a permit for the **121 sq. ft.** gazebo was issued in 1990; and it is therefore considered existing impervious surface.
- c. A 2002 permit was subsequently issued for a deck with a total area of 216 sq. ft. Appendix P states that open-grid decks over pervious surface are counted as impervious at 50% of the total area, for the purpose of determining the stormwater detention requirement. However, since no change is proposed to the existing deck, it will be counted as **216 sq. ft.** of existing impervious surface for the purpose of this calculation, and for consistency with the Zoning lot coverage figures.
- d. Therefore, based on our records, the pre-existing impervious surface area is taken to be **5,877 sq. ft.** (5,540 sq. ft. + 121 sq. ft. + 216 sq. ft.).

Should a variation be granted to increase the maximum permitted lot coverage to the proposed lot coverage of 6,736 sq. ft., the net impervious increase would be **859 sq. ft.**, and stormwater detention would be required in accordance with Appendix P.

However, if the site plan is revised so that the project complies with the maximum permitted lot coverage under the Zoning Ordinance, stormwater detention would not be required as part of this project because the net impervious increase would be no more than **52 sq. ft.** (5,929 sq. ft. – 5,877 sq. ft.).

The following comment references items that will need to be addressed for our review and approval before a permit can be issued for the project:

2. A plan review by Engineering Division staff and Village’s WDO Enforcement Officer (Christopher B. Burke Engineering Ltd.) were completed in January, in response to the permit application submitted for this project. All comments included in the review letters issued on January 20, 2022 should be addressed on a point-by-point basis. For information and reference, the following items specifically related to known drainage issues on the property were issued as part of our consultant’s review:
 - a. The subject parcel is located adjacent to an area identified as a known flood problem area. This area was evaluated as part of the Village Master Stormwater Management Plan and is considered a regulated depressional storage area per the WDO.
 - b. The results of the analysis performed as part of the stormwater management plan determined that the 100-year regulatory floodplain elevation for this parcel is 698.2 ft (NAVD 88). This elevation should be considered when developing a grading plan and dry floodproofing any mechanical and electrical equipment.
 - c. All electrical equipment associated with the pool should be elevated up to the Flood Protection Elevation (FPE) or within watertight materials up to the FPE. The plan should be revised to include the location and elevation of all proposed electrical equipment.

STAFF RECOMMENDATION -- PRIOR TO PUBLIC HEARING:

Regarding **ZBA 22-07**, Staff recommends **DENIAL** for a Variation to increase the maximum permitted lot coverage from 35% to approximately 39.7% in order to construct a swimming pool, associated pool deck and patio and to relocate a hot tub for property located in the R-3 Single Family Residential District at 935 West Winchester Road.

Regarding **ZBA 22-08**, Staff recommends **DENIAL** for a Variation to reduce the minimum required side yard setback from 10 feet to approximately 6 feet in order to install a hot tub for property located in the R-3 Single Family Residential District at 935 West Winchester Road.

CASE NO.: PC 22-03, Text Amendments

DATE FILED: January 7, 2022

REQUESTED ACTION:

PC 22-03 Request is for a Text Amendment to the Libertyville Zoning Code in order to correct errors and clarify certain discrepancies.

APPLICANT INFORMATION:

Applicant: Village of Libertyville
Address: 118 West Cook Avenue

STAFF ANALYSIS:

Background:

The Plan Commission may recall that Village Staff introduced proposed Zoning Code text amendments at their February 28, 2022 meeting. Staff recommended that this item be continued to April 11, 2022 in order to provide the opportunity to the Plan Commission to review the proposal in detail. As Staff has not been given any feedback up to this point Staff is requesting that the Plan Commission make a motion to approve the proposed amendments to the Zoning Code after Staff addresses any additional questions that may be presented during the public hearing.

Text Amendments to the Zoning Code:

Periodically Staff reviews the Zoning Code for errors or discrepancies. Village Staff is proposing various Text Amendments to the Libertyville Zoning Code to address issues that have arisen. Please note the following amendments:

- Remove the phrase ‘or to be separated by only an alley’ from the definition of ‘Abut’ in Section 26-2-2 Definitions. Use of an exception in the definition section is confusing and counter-intuitive to the setback portion of each zoning district. It is also inconsistent with the term abut which means “to touch”.
- Physical Fitness Studios (713940) is currently listed as a Special Use Permit in the C-3 Zoning District. It should be listed as a Permitted Use in the C-3 Zoning District.
- Other Amusement and recreation industries (7139), but limited to bowling centers is listed as a Permitted Use in the C-3 Zoning District. It should be listed as a Special Permitted Use in the C-3 Zoning District.
- Add Escape Rooms (713990 under All Other Amusement and Recreation Industries) as a Special Permit Use in the C-3 and C-4 districts.

- Offices of other Health Practitioners (6213) shall be added to as a Permitted Use in the O-1 Zoning District.
- Section 26-14-4.1(b) under Nonconforming lots of record. States that the aggregate side yard requirements for interior lots shall be reduced in proportion to the actual lot width divided by the required lot width, but in no event by more than twenty-five (25) percent of the minimum required side yard. Staff has included interior side yard setbacks as a matter of routine, more so than aggregate side yard setbacks when it relates to nonconforming lots of width. Staff is proposing that this section be clarified to include both the aggregate and interior side yards shall be reduced for lots that are nonconforming in their width.
- Under 26-5-5(j)(3) add NAICS code number (441) after Motor vehicles and parts dealers.
- Add that up to 500 square feet of outdoor dining shall be exempt from required parking spaces to chart under Section 26-10-1.2(a).
- In Section 10-1.5.(c)(6) remove the maximum number requirement which is (12) Class I, Class II or Class III vehicles, for multiple family dwellings, that may be stored in a permitted, completely enclosed garage in any multiple-family residential district; provided, however, that the garage shall be either built into or attached to the principal structure. However, the maximum number of Class I, Class II or Class III vehicles shall continue to be not more than 12 for detached free-standing building(s).
- Remove gas stations as a Permitted Use in the C-4 district as they are already listed as a Special Permitted Use in the C-4 district.
- Add ‘Other Technical and Trade Schools, (NAICS 611519) limited to Banking schools, Computer repair training, Dental hygienist schools, Dental technician schools, Graphic arts schools, Home health aid schools, Hospital management schools (except academic), Hospitality management schools (except academic), Nurse’s aides schools, Photography schools (commercial), and Real Estate schools as Special Permitted Uses in the O-1 district and as Permitted in the O-2 district.
- Add Architectural, Engineering and Related Services without exceptions or limitations (NAICS 5413) to the O-2 district as Permitted Use.
- Add Accounting, Tax Preparation, Bookkeeping, and Payroll Services (NAICS 5412) to the O-2 district as Permitted Use.
- Add Advertising, Public Relations, and Related Services (NAICS 5418) to the O-2 district as Permitted Use.
- Add Computer Systems Design and Related Services (NAICS 5415) to the O-2 district as Permitted Use.
- Add Legal Services (NAICS 5412) to the O-2 district as Permitted Use.

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- Add Tanning salons, Depilatory or electrolysis (i.e., hair removal) salons, Hair replacement or weaving services, Permanent make-up salons, Color consulting services (i.e., personal care services), Scalp treating services all under (NAICS 812199) to the C-3 and C-4 districts as Permitted Uses.
- Add Sports and Recreation Instruction (NAICS 611620) to the C-2 district as Permitted Use.

STAFF RECOMMENDATION -- PRIOR TO PUBLIC HEARING:

Regarding **PC 16-14**, Staff recommends **APPROVAL** for the proposed Zoning Code text amendments listed in the April 8, 2022 Development Review Committee report.