



# VANDEWALLE & ASSOCIATES INC.

To: Village of Fontana Plan Commission & Village Board  
From: Michael A. Slavney, FAICP, Village Planner  
Date: Wednesday, September 21, 2011  
Re: New Draft of Zoning Ordinance

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Please find attached the New Draft of the Village Zoning District.

This Draft reflects directives of the Commission, Board and Staff through September 14<sup>th</sup>.

Among the key changes and issues for you to review are:

### **New Resort Business District:**

A Working Draft of the new Resort Business District on pages 52-59 of the Draft Zoning Ordinance. We are meeting with representatives of the Abbey Resort, Abbey Villas, Abbey Ridge and Abbey Harbor Marina to refine this draft. Our next meeting is on the morning of September 26, just prior to our September Work Session that afternoon.

The intent of the Resort Business District is 1) to make all existing development fully legal and conforming; and 2) to reduce the need for the Resort to go through lengthy approval processes for temporary activities and events, minor site plan adjustments on the interior of the site, changes or additions to interior signage, or changes to floor plans that do not involve changes to land uses; and 3) provide for detailed Village Plan Commission and Board control for building additions, substantial site plan adjustments on the interior of the site, and substantive permanent land use additions or changes anywhere inside or outside.

To accomplish this, the Resort District divides the old Resort District into four areas – the Resort, the Villas, the Ridge and the Marina. It further divides the Resort subdistrict into an Interior Area and a Peripheral Area. The intent of this distinction is to allow a wider range of minor site plan, land use and signage adjustments by right, through Staff review, within the Interior Area. Within the Peripheral Area, most permanent changes will still require Plan Commission review and Village Board approval. The boundary between these two areas has not yet be drafted by the Working Group. I hope to provide that to you soon.

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Shaping places, shaping change

### **Minor Development Review Process**

Another important issue for your consideration is related to the recently completed survey of local businesses. A common theme in the survey results was to allow for a wider range of minor site and floor plan changes, and changes in sign appearance and temporary event signs to be reviewed and approved in a more rapid and less expensive manner. The current draft Zoning Ordinance does not reflect this concern. Current/proposed zoning and development procedures are summarized in the table on page 247.

The following issues were specifically raised in the survey results:

- Should interior changes to floor plans for nonresidential development, which do not involve additions or changes to land uses, be subject only to staff review and approval, or also to Plan Commission and Board approval?
- Should temporary outdoor events and activities be subject only to staff review and approval, or also to Plan Commission and Board approval?
- Should changes to the appearance of exterior business signs (with the same location and size) be subject only to staff review and approval, or also to Plan Commission and Board approval?
- Should the Village allow for a wider variety of temporary signs, and if so, should they be subject only to staff review and approval, or also to Plan Commission and Board approval?

Thank you. Please call or email me with any questions prior to our meeting next Monday.