



Kenilworth Zoning Code Update Newsletter

The Village of Kenilworth is in the final stages of completing a comprehensive update of the zoning code.

Community feedback in recent years has consistently found Kenilworth's zoning process to be difficult to interpret and not in line with current practices.

A third-party audit of the zoning code conducted in 2024 confirmed that users' frustrations were due in large part to the code's overly complicated language and age, as many sections were written over 50 years ago. As a result, the Village Board determined that a comprehensive review of Kenilworth's zoning regulations was warranted. Over the past two years, substantial technical analysis and extensive public input have shaped a variety of improvements aimed at simplifying the zoning process while maintaining high standards.

WHAT IS THE PURPOSE OF THE ZONING CODE?

The Zoning Code is a foundational document that shapes how the Village grows, evolves, and preserves its character. It accomplishes this through setting standards for building and structure height, mass, location, and use.

WHAT WERE THE VILLAGE'S GOALS FOR THE UPDATE?

In updating the Zoning Code, the Village sought to:

- Streamline zoning processes to facilitate appropriate changes to properties
- Preserve the Village's character and quality of life
- Minimize impacts of buildings on neighboring properties
- Produce an updated code that is clear, modern, easy to use, and written in plain language

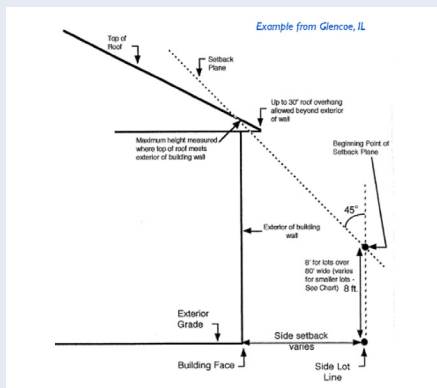


WHAT'S GOING TO CHANGE?

Most regulations and processes for development in the Village will remain unchanged, only more organized and easily navigable. Highlights of what is being proposed to change include:

Bulk Standards

The impact of large new homes will be addressed by adding a “plane of light” requirement to set back new homes that might otherwise be out of scale. This is a common tool used by other communities in the area to reduce the visual impact of building bulk. The graphic below illustrates how this works. The regulation will require that anything above the second-floor step back from the building line.



Community Character

Some newly proposed regulations aimed at preserving residential character and formally incorporating ideas discussed over the years are included, such as:

- Maximum driveway width of 15'
- Minimum setback of 5' for new attached garages at the front of the house
- Increase to allow 8' fences along the alley behind Green Bay Road
- Incentives to encourage architectural elements, like bay windows, in new homes

Business District

The only update affecting the (B) Business District on Green Bay Road is the addition and clarification of Design Standards to guide future development and ensure it continues to reflect the Village's character.

All existing rules related to building height, location on the lot, and business uses will remain the same.

Administrative Procedures

Some zoning requests are very simple. The update proposes certain signs and minor variations may be approved administratively by Village staff. Administrative review would apply the same standards used by the Architectural Review Commission and Zoning Board of Appeals, respectively, and continue to require notification to neighbors so they may share feedback.

Clear Language

The zoning code is a legal document, but it doesn't need to be written in overly formal and complex language. The entire document has been rewritten to be clearer, even where regulations have not changed. Helpful graphics and tables have been added to explain the information.

WHAT'S NEXT?

- The Village is currently finalizing the updated text and expects to make it available for public review on the Village website in early October.
- The Plan Commission will consider the proposed changes to the code over the course of two public hearings at Village Hall:
 - October 19th at 7:00 p.m.
 - October 21st at 7:00 p.m.
- The Plan Commission's recommendations and related public testimony will be considered by the Board as part of the final approval process.

HOW TO SHARE YOUR FEEDBACK?

Public comments on the draft updated code are welcome at the Public Hearing or through the Form Center on the Village's Website.



HOW TO LEARN MORE ABOUT THE PROJECT?

Much more about the process and related information can be found on the Village's website under the "Community" tab.



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