



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: April 16, 2024

RE: **Request to consider four (4) general Text Amendments to the DuPage County Zoning Ordinance relative to:**
T-1-24 Video Gaming
T-2-24 Electric Vehicles and Bee Keeping,
T-3-24 Accessory Dwelling Units and Bulk Regulations.
T-4-24 Lake Street Corridor Overlay Zoning District

Development Committee: April 16, 2024: Request to proceed with a Public Hearing before the DuPage County Zoning Board of Appeals to consider Text Amendments to the DuPage County Zoning Ordinance relative to the following:

1. T-1-24 Text Amendments to the DuPage County Zoning Ordinance to add to the definition section relative to Video Gaming Uses both permitted by right or by conditional use in the B-1 Local Commercial, B-2 General Commercial, I-1 Light Industrial and I-2 General Industrial Zoning districts.
 - a. Add distance requirements from Video Gaming uses relative to other video gaming uses and places of assembly, schools, day care facilities.
 - b. Add parking requirements commensurate with the intensity of use required for the video gaming facilities.
2. T-2-24 Text Amendments to the DuPage County Zoning Ordinance to add to the definition section relative to Electric Vehicles and bee keeping.
 - a. In addition, add to the Permitted and Conditional Use sections to allow for electric vehicle charging stations in all nonresidential zoning districts and bee keeping by right in all single family residential zoning districts.
 - b. In addition, add bulk regulations relative to bee keeping facilities and structures, (i.e., setback requirements, number of hives and structures thereto, certification requirements etc.).



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3. T-3-24 Text Amendments to the DuPage County Zoning Ordinance to add to the definition section relative to Accessory Dwelling Units and Dwelling units in general.
 - a. In addition, add new residential use requirements and bulk regulations for accessory dwelling units (i.e.: number of occupants in the accessory dwelling units, number of kitchens, setback requirements of accessory dwelling units and parking requirements)
4. T-4-23 Text Amendment to the DuPage County Zoning Ordinance to create the Lake Street Corridor Overlay District for all properties located within the Lake Street Corridor.

SUMMARY:

Over the last several months County Board members have requested staff to research various land use topics that are of importance to their constituents. Staff has completed its research and developed several proposed amendments to the County Zoning Ordinance that would address the concerns of the County Board members relative to the following:

- Video Gaming;
- Electric Vehicles;
- Bee Keeping;
- Accessory dwelling units (ADU's) and new residential guidelines that will allow for existing platted residential lots to be available for development as of right.
- The Lake Street Corridor Zoning Overlay District.

As each of these topics carry different levels of priority and scrutiny staff has divided the proposed text amendments into four (4) categories of review for the ZBA allowing the ZBA and the County Board to consider the merits of each exclusive of one another.