

RELEVANT PROJECT EXPERIENCE

ZONING & MUNICIPAL ORDINANCES



Along with comprehensive plans, zoning is a core foundational element of planning. My zoning experience includes code reviews, updates, and graphics as either standalone projects or subtasks within a special area planning project, such as a downtown, corridor, or transit oriented development (TOD) plan.

To help educate the public and elected officials on technical or complex zoning issues, one approach I use is creating zoning information sheets to convey technical details in concise one-page handouts utilizing brief summaries, data visualization, and other graphics.

ZONING CODES & ORDINANCES

- Aurora FoxWalk Overlay District Design Guidelines Update | AURORA, IL
- Champaign City Center Zoning Rewrite | CHAMPAIGN, IL
- Cicero Unified Development Ordinance | CICERO, IL
- Downtown Form Based Code Zoning Amendments | LAKE ZURICH, IL
- East Dundee Historic District Design Guidelines | EAST DUNDEE, IL
- Genoa Unified Development Ordinance | GENOA, IL
- Homer Glen Design & Development Guidelines Update | HOMER GLEN, IL
- Homer Glen Sign Regulations Update | HOMER GLEN, IL
- Itasca TOD Zoning Code Update | ROBBINS, IL
- MPC Chicago Zoning and Land Use Assessment | CHICAGO, IL
- Prairie Grove Transit Supportive Zoning | PRAIRIE GROVE, IL
- Riverside TOD Supportive Zoning Code Update | RIVERSIDE, IL
- Robbins TOD Zoning Code Update | ROBBINS, IL
- Urban Agriculture Zoning | THE TALKING FARM, SKOKIE, IL
- Waukegan Unified Development Ordinance | WAUKEGAN, IL
- Zoning Analysis of Unincorporated Properties | DUPAGE COUNTY, IL

ZONING MAPS & GRAPHICS

- Berthoud Development Code Update | BERTHOUD, CO
- Elkhorn Zoning Map Updates | ELKHORN, WI
- Erie Unified Development Code Revisions | ERIE, CO
- Fraser Development Code Update | FRASER, CO
- Mettawa Zoning Map Updates | METTAWA, IL
- Montrose Unified Development Code Update | MONTROSE, CO
- Monument Land Development Code | MONUMENT, CO
- Sycamore Zoning Map Updates | SYCAMORE, IL
- Winfield Town Center Design Guidelines | WINFIELD, IL

INFORMATION SHEET BUSINESS DISTRICT / DEVELOPMENT CODE UPDATE

The Town of Fraser is embarking on a comprehensive update to its Development Code to ensure it is up-to-date with regulatory requirements, streamline the application procedures and standards, and reduce the regulatory barriers to development. The Development Code Update will be implemented in phases over the next several years, with the first phase focusing on the Business District.

KEYS OF INFORMATION SHEET
This document details the Business District and provides information on the key elements of the Development Code Update. The keys are color-coded to indicate the type of change being made: **Red** for new or revised text, **Green** for text that remains unchanged, and **Blue** for text that is being moved to a different section.

PERMITTED & PROHIBITED USES
Different than other zoning districts, each lot, specific uses, the permitted use categories, and specific uses. The Development Code provides a list of permitted uses and the general categories in summarized tables. Prohibited uses are a fourth category.

DEVELOPMENT STANDARDS
All developments in the Business District are required to meet the following standards:

- 1. **MINIMUM CONSTRUCTION STANDARDS**
- 2. **REGULATION**
- 3. **DESIGN**
- 4. **LANDSCAPE QUALITY**
- 5. **PLACEMENT OF STRUCTURES**
- 6. **PLACEMENT OF UTILITIES**
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