

**ORDINANCE NO. CO-2013-17**

**AN ORDINANCE APPROVING A ZONING CODE TEXT AMENDMENT RELATIVE TO APPROVED COLORS FOR BUILDING FAÇADES IN NON-RESIDENTIAL ZONING DISTRICTS**

**WHEREAS**, the Village of Maywood adopted a new zoning ordinance in April, 2010 (the "Zoning Ordinance"), which has been amended from time to time; and

**WHEREAS**, a petition for the granting of a text amendment to the Zoning Ordinance to clarify what colors are acceptable on residential and commercial building façades and to create a variation procedure from same (the "Text Amendment") has been filed with the Village of Maywood by Petitioner the Village of Maywood; and

**WHEREAS**, the proposed Text Amendment, which will have general applicability throughout the residential and commercial zoning districts of the Village, has been referred to the Plan Commission/Zoning Board of Appeals ("Plan Commission") of the Village and has been processed in accordance with the Zoning Code; and

**WHEREAS**, said Plan Commission held a public hearing on the question of whether the requested Text Amendment should be granted on January 22, 2013, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing; and

**WHEREAS**, on January 22, 2013, the Plan Commission voted to favorably recommend the requested Text Amendment to the Village President and Board of Trustees of the Village of Maywood; and

**WHEREAS**, the Village is a home rule municipality, having all of the powers and authority granted to such municipalities pursuant to Article VII, Section 6 of the Illinois Constitution of 1970, including the right to exercise any power and perform any function pertaining to its government and affairs. The Village is also authorized to enact and amend zoning regulations pursuant to Section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/11-13-1.1); and

**WHEREAS**, the Plan Commission of this Village has reported its findings and recommendations regarding the Text Amendment to this Village President and Board of Trustees, and this Village President and Board of Trustees has duly considered said report and findings and recommendations; and

**WHEREAS**, the President and Board of Trustees, pursuant to their statutory zoning powers, home rule powers and the findings and recommendation of the PC/ZBA, have determined that it is in the best interests of the health, welfare and safety of residents of the Village to adopt the Text Amendment as set forth below.

**NOW, THEREFORE, BE IT ORDAINED**, by the President and Board of Trustees of the Village of Maywood, Cook County, Illinois, as follows:

**SECTION 1:** The Village President and Board of Trustees of the Village of Maywood approve and adopt the findings of fact and recommendation of the PC/ZBA, a copy of which is attached hereto as **Exhibit A**, and incorporate such findings and recommendation by reference as if fully set forth herein.

**SECTION 2:** Section 8.4 (Commercial District Design Standards), subsection A. (Façade Articulation) is amended to read in its entirety as follows:

**"A. Façade Articulation**

1. Multi-story structures shall be designed with a definable base, middle and top. Rooflines, cornice treatments and window designs should divide larger structures.
2. When visible from the public right-of-way (excluding alleys), façades must include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the wall plane of at least two (2) feet, changes in wall texture or masonry patterns, colonnade, columns or pilasters.
3. Façades in excess of one-hundred (100) feet must include a repeating pattern with no less than two (2) of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two (2) feet such as an offset, reveal, pilaster or projecting rib. All elements must repeat at intervals of no more than twenty-five (25) feet. (See Figure 8-1: Façade Articulation).
4. Predominant façade colors must be subtle, neutral or earth-tone colors. "Earth tone colors" is generally defined by reference to the Pantone earth tone color palette chart, copies of which shall be made available in the Community Development Department. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant façade colors. Trim and accent areas may be brighter and include primary colors. Variations from the requirements of this subsection may be granted by the Village President and Board of Trustees pursuant to a request from an applicant, where the President and Board, in its discretion, and by a vote of no less than four members, finds unique circumstances support such variation and that a variation is in the best interests of the public."

**SECTION 3:** Section 9.4 (Office Park and Manufacturing District Design Standards), subsection A. (Façade Articulation and Reduction of Mass and Scale) is amended to read in its entirety as follows:

**"A. Façade Articulation and Reduction of Mass and Scale**

The following standards for façade articulation and reduction of mass and scale apply to all façades that face a public street and the façade where the public entrance is located.

1. All façades shall have at least two (2) of the following architectural features to avoid the appearance of blank walls: change in plane of at least one (1) foot, reveals, windows and openings, and changes in color, texture and/or material to add interest to the building elevation.
2. Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited to prevent heat and glare impacts on the adjacent public streets and properties.
3. Façades over one-hundred (100) feet in length shall incorporate wall projections or recesses, or changes in wall plane a minimum of two (2) feet in depth every fifty (50) feet.
4. In multi-structure complexes, a comprehensive architectural concept shall be developed and maintained, as well as a campus-like design. Various site components must be unified through the use of similar design features, construction, material and colors. Structures within such complexes must be compatible in height and scale. If different scale is required for functional reasons, adequate transition shall be provided between structures.
5. The design of accessory structures, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, shall be incorporated into, and compatible in design concept with, the overall design of the project and the main structures on the site.
6. Predominant façade colors shall be subtle, neutral or earth-tone colors. "Earth tone colors" is generally defined by reference to the Pantone earth tone color palette chart, copies of which shall be made available in the Community Development Department. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant façade colors. Trim and accent areas may be brighter and include primary colors. Variations from the requirements of this subsection may be granted by the Village President and Board of Trustees pursuant to a request from an applicant, where the President and Board, in its discretion, and by a vote of no less than four

members, finds unique circumstances support such variation and that a variation is in the best interests of the public."

**SECTION 4:** All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

**SECTION 5:** Each section, paragraph, clause and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

**SECTION 6:** Except as to the Text Amendment set forth above in this Ordinance, all Chapters and Sections of the Zoning Ordinance of the Village of Maywood, as amended, shall remain in full force and effect.

**SECTION 7:** This Ordinance shall be in full force and effect from and after its adoption, approval and publication as provided by law.

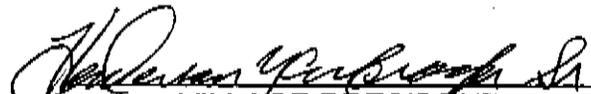
**ADOPTED** this 13 day of March, 2013, pursuant to a roll call vote as follows:

**AYES:** Mayor Yarbrough Sr., Trustee(s) G. Guzman, A. Jaycox  
and R. Rivers

**NAYS:** Trustee E. Perkins

**ABSENT:** Trustee M. Lightford

**APPROVED** by me this 13 day of March, 2013, and attested to by the Village Clerk this same day.

  
VILLAGE PRESIDENT

**ATTEST:**

  
VILLAGE CLERK

This Ordinance was published by me in printed form on the 13 day of March, 2013.

  
VILLAGE CLERK



**EXHIBIT A**

**FINDINGS OF FACT  
(ATTACHED)**

