

To: Village Board

From: Steve Knowlton

Date: November 3, 2008

Re: Code Revision Comments

Please accept this memorandum as a reflection of my personal views related to a number of concepts embodied in the Draft Revision. It should be emphasized that these comments are mine alone and should not be attributed to nor do they reflect upon the views of other committee members.

Parking: It is my view that the current parking requirements and those in the draft revision for the commercial and downtown districts **only** may not reflect either best practices or the most practicable situation for our Village. I would recommend that the suggestions made in the parking study done by BFJ Planning in January of 2007 for the downtown and commercial districts be revisited in light of the Code Revision. Those recommendations made at pages 35 and 36 of the study deserve special consideration in my view. I believe the current code and the Revision parking regulations are based on an outmoded, suburban model that may not best serve our Village downtown.

Regulation of Building Size in Residential Districts: I would suggest that the Village Board and its consultant review the method by which residential building size is regulated. Currently the code calls for a sliding scale of dimensional standards. The Code Revision has replaced the dimensional standards with a procedure utilizing Floor Area Ratio (FAR) calculations. Based on my experience, FAR is difficult for the layperson (both applicant and land use board member) to understand and apply, and the routine use of FAR in residential applications *may* place an undue burden on the Building Department staff when evaluating applications. I would respectfully suggest that the consultant be asked to opine on the effectiveness of the proposed FAR procedure in the revision versus a sliding scale dimensional procedure for the purpose of limiting building size in residential districts.

Composition and Interaction of Land Use Boards: I would suggest that the Village Board and its consultant review carefully the section of the Revision that speaks to the interaction between the land use boards. The Committee was well aware of conflicts that do sometimes occur between land use boards when evaluating applications. As a result the Committee has attempted to tailor a process by which the integrity of each land use boards' jurisdiction was not compromised while simultaneously preserving the due process rights of applicants. An additional goal of the Committee was to streamline the process so as to minimize any inconvenience and cost to applicants seeking approvals for projects of any size. The Village Board and its consultant may wish to consider other alternatives and/or modifications to the process recommended by the Committee to potentially further streamline the land use board approval process while still maintaining the scrutiny required to ensure compliance with the Village's regulations.