

To: Village of Fontana Staff  
From: Mike Slavney, FAICP, Village Planner  
Date: Thursday, April 19, 2012  
Re: Additional Proposed Changes to the Draft Zoning Ordinance

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This memorandum reflects revisions to the proposed draft Zoning Ordinance based on my interpretation of the direction of the Plan Commission and Village Board at the March 26th meeting.

**Section 1: Minor Revisions/Clarifications to Temporary Business Signs in the Abbey Resort Subdistrict**

Adjust provisions pertaining to Temporary Business Signs in the Abbey Resort Subdistrict (Sections 18-40I(1)(2) and (3)).

(2) Signs permitted within the Central Area:

- d. Temporary Business Signs are permitted without a permit per the following:
  - 1. Because of the unique resort business nature of the Abbey Resort, there shall not be time limitations for temporary business signs within the Central Area of the Abbey Resort Subdistrict.
  - 2. Such signs may be used for resort-related events as well as the purposes defined for temporary business signs in Section 18-13.

(3) Signs permitted within the Peripheral Area:

- d. Temporary Business Signs are permitted without a permit per the following:
  - 1. A maximum of 32 square feet per sign.
  - 2. A maximum of four such signs may be permitted at any one time.
  - 3. A maximum of two such signs are permitted along Highway 67 and a maximum of two such signs are permitted along Fontana Boulevard.
  - 4. Display of such signs shall be limited to a time period not to exceed 48 hours preceding and following the advertised event.
  - 5. Such signs may be used for resort-related events as well as the purposes defined for temporary business signs in Section 18-13.
  - 6. ~~In addition, because of the unique resort business nature of the Abbey Resort, there shall not be time limitations for temporary business signs within the Abbey Resort Subdistrict.~~

**Section 2: Creation of Additional Lots in the Lakefront Residential District**

It is our general understanding that it is the Village's intent to adjust the Lakefront Residential District regulations to (1) enable the creation of new buildable lots through the subdivision of existing lots if the created lots meet district standards, and (2) prohibit the manipulation of lot lines or the assembly of lots to create more dwelling units and increase the density of the lakefront. To this end, we propose the following provisions:

(n) Lot Line Adjustments.

- a. Lot line adjustments, as defined by Section 17-4(g)(4) in the Land Division Regulations, are permitted to make adjacent parcels larger or smaller so long as district standards such as the minimum lot width, minimum lot area, and minimum landscape surface ratio are not reduced below the requirements listed in Figure 18-28.
- b. Such adjustments are intended to enable property owners of nonconforming structures or substandard lots the ability to bring such structure or lot into conformity with district standards; however, lot line adjustments shall not enable the creation of additional principal dwellings or other principal structures.

- (o) Prohibition on Reconfiguration or Assemblage of Lots to Increase Density in the Lakefront Residential District. Lot line adjustments, parcel combinations, land divisions, condominiums, pyramiding, or other methods may not be used to create additional principal structures in the Lakefront Residential District except as indicated on the Official Zoning Map and as based on legal lots of record existing as of the effective date of this ordinance (\_\_\_\_\_).

If adopted, the above provision would preserve the ability of the large remaining lots on the lakefront in the Village to divide. Because of the high value of these lakefront properties, and because of the attention that additional lakefront development generates, we think it will be prudent to clearly list these remaining development rights directly on the Zoning Map for each of these properties to memorialize these rights, reduce the possibility of conflicting interpretations regarding the intent and calculation resulting from this provision, and make such rights as evident as possible.

***Section 3: Potential Adjustment of Lot Area and Width Requirements of the Lakefront Residential District***

It is my understanding based on the last joint meeting that the Village would like to know how development rights might be impacted for land owners on the lakefront if the existing lot width and lot area provisions were adjusted to align more closely with neighboring jurisdictions. The current proposal is to maintain the Village’s current standards which require a minimum lot width of 100 feet and minimum lot area of 30,000 square feet. As indicated previously, and as shown on the enclosed map, there are 5 properties along the lakefront with adequate dimensional standards to be subdivided further under the current rules. The following table summarizes the potential number of lot divisions possible under the Village’s current standards and if standards similar to Lake Geneva and the Town of Linn were adopted.

Map ID	Parcel Number	Lot Area (in square feet)	Lot Width (in feet)	*Number of Splits Possible:		
				Fontana Current: <b>100 feet</b> min. lot width <b>30,000 sq. ft.</b> lot area	<b>125 feet</b> min. lot width <b>50,000 sq. ft.</b> lot area	Linn/Lake Geneva: <b>150 feet</b> min. lot width <b>40,000 sq. ft.</b> lot area
1	SS&G 00009	230,324	364	2 splits (3 total lots)	1 split (2 total lots)	1 split (2 total lots)
2	SCB 00001	92,386	276	1 split (2 total lots)	0 splits	0 splits
3	STFV 00114	230,116	268	1 split (2 total lots)	1 split (2 total lots)	0 splits
4	STFV 00072	218,422	210	1 split (2 total lots)	0 splits	0 splits
5	SFRG 0001	99,502	322	2 splits (3 total lots)	0 splits	1 split (2 total lots)

\*Note: The order of the number of splits possible is arranged by lot width, and not by minimum lot area.