



VANDEWALLE & ASSOCIATES INC.

To: Village of Fontana
From: Mike Slavney, FAICP
Date: April, 30, 2012
Re: Clarifications in the Environmental Corridor Overlay District

I received a phone call today from Bob Leibsle and Jim Howe who had a couple of questions related to construction of new structures on substandard lots of record in the Environmental Corridor Overlay District. Based on that conversation, I would like to offer the following edits/clarifications to Article 7: Overlay Zoning Districts:

Adjust Section 18-108(f)(7)-(9) as follows:

- (7) No structures shall be erected within the separation distances specified in (g), below. ~~protected open space areas as designated by the Village.~~
- (8) No lands shall be disturbed within the separation distances specified in (g), below. ~~protected open space areas as designated by the Village.~~
- (9) No vegetation shall be removed from the separation distances specified in (g), below ~~protected open space area~~, except for invasive, non-native, dead or diseased vegetation. ~~All development shall meet the separation distance requirements in (g), below.~~

Adjust Section 18-108(h) as follows:

- (h) ~~Pre-Existing Lots. Single-family development (including principal structures, accessory structures, and paved areas) may be permitted on existing conforming or legal nonconforming lots of record through the conditional use process in instances where such development is proposed within the separation distances specified in (g), above. Such conditional use application shall demonstrate to the satisfaction of the Plan Commission and Village Board that all proposed development will have minimal adverse environmental impacts. is permitted in accordance with the requirements of the underlying standard zoning district.~~