

ORDINANCE NO. 10055

ORDINANCE AMENDING VARIOUS SECTIONS OF THE TOWN OF NORMAL ZONING CODE

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, On February 2, 2026, the Town Council initiated a zoning text amendment pertaining to various sections of the Zoning Code.

WHEREAS, On March 5, 2026, after notice and hearing as required by law, the Planning Commission recommended approval of the proposed zoning text amendment.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to approve the proposed zoning text amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The report and recommendation of the Planning Commission is received, approved, and placed on file.

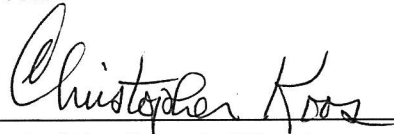
SECTION 2. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended as indicated in Exhibit A.

SECTION 3. The Town Clerk is directed and authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 4. This ordinance takes effect 10 days after the date of its publication.

SECTION 5. This ordinance is adopted pursuant to Home Rule Authority granted the Town of Normal by Article 7, Section 6, of the Illinois Constitution, 1970.

APPROVED:



President of the Board of Trustees
Town of Normal, Illinois

ATTEST:



Town Clerk
(seal)

This ordinance was voted upon and passed by the President and Board of Trustees of the Town of Normal on March 16, 2026, with 6 voting aye; 0 abstaining; 0 voting nay; and 1 absent.

	AYE	NAY	OTHER		AYE	NAY	OTHER
Councilman McCarthy	✓			Councilman Byars	✓		
Councilman Preston	✓			Councilman Roberge			✓
Councilwoman Lorenz	✓			Mayor Koos	✓		
Councilwoman Smith	✓						

This ordinance was approved by the President on March 16, 2026.

This ordinance was published in pamphlet form on March 18, 2026.

EXHIBIT A

1. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.3-2 to change the term "Roof-Mount Solar Energy System" to "Solar Energy System, Roof-Mount," and reordering section 15.3-2 accordingly.
2. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.3-2 to change the term "Fence, Permanent" as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:

Fence, Permanent. A fence is a structure other than a building or a portion thereof which is a barrier and is used as a boundary, screen, separation, means of privacy, protection or confinement. Permanent fences are constructed of materials intended for long-term fencing usage. A fence may not be electrified or constructed of barbed wire or similar material, **except in Agriculture districts and, as to barbed wire or similar material only, in Manufacturing districts and Special Public Interest districts** ~~except as follows: In the Agriculture Districts; in the Manufacturing Districts barbed wire or similar material only; in the Special Public Interest Districts barbed wire or similar material only.~~

3. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.4-3(B) as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:
 - B. Uses and Structures. The following uses are permitted in all districts: light poles, traffic regulatory signs, directional signs, street name signs, utility poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, railroad rights-of-way containing railroad tracks, public rights-of-way, and temporary buildings at construction sites, gas regulator stations with or without a structure to enclose equipment, sewage lift stations, and water wells and pumping stations, when located underground. Any lighting must comply with division 15.14. If a **building, fence, wall, enclosure, or other** structure is used to enclose **or secure** a gas regulator station **or gas well head**, the site **must** will be landscaped in a manner that **completely** screens the **entirety of the** structure from public rights-of-way, ~~and residential zoning~~ **residence districts zoning, special public interest districts zoning, and business districts zoning**. Telecommunication antennas and telecommunication antenna facilities are not authorized unless placed on public rights-of-way pursuant to an agreement with the Town of Normal.

4. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.4-4(B)(1) and (2) as follows, with strikeouts indicating deletions and bold, underlined text indicating additions; inserting a new subsection 15.4-4(B)(3) as follows; and renumbering the existing subsections 15.4-4(B)(3)–(7) accordingly:

1. No accessory building or structure shall be permitted within the required front, **corner side**, or side yards of a lot, as set forth in each district.
2. No accessory building or structure shall be permitted nearer than 5 feet to a building nor shall it be located nearer than 5 feet from a side or rear lot line. ~~No principal or accessory structure shall be located or placed on an easement.~~

3. **Except as provided below, no principal or accessory structure shall be located or placed on an easement.**

- a. **An accessory structure may be located or placed on an easement if the accessory structure is constructed on skids or otherwise readily movable, and is not permanently affixed to the ground.**
- b. **Owners or occupants of the land upon which the accessory structure is located shall be responsible for relocating the structure in the event the Town or any franchised public utility needs access to the easement. In the event of an emergency, or if the property owner or occupant cannot or refuses to relocate the accessory structure building, the Town or franchised public utility may have the structure relocated at the property owner's expense.**
- e. **The Town or franchised public utility is not responsible for any damage to a principal or accessory structure that is located or placed on an easement, or that is moved or removed as a result of a relocation out of an easement.**

5. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.4-5(C)(6)(b) as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:

- b. Height. See Table 15.4-5(C) below.

- (1) Properties in R-1, R-2 or R-3 may have a maximum 6-foot fence in the corner side yard unless adjacent to the front yard of another property zoned R, in which case the portion of the fence adjacent to the front yard may be no taller than 4 feet.
- (2) Properties in B-1, S-2, C-1, C-2, C-3, or M-1 directly adjacent to an R district are restricted to fences 6 feet in height with a further restriction if the direct adjacency is to an R front yard, in which case the height is limited to 4 feet.
- (3) Properties utilized for **gas regulator stations**, gas well heads, electric power stations or substations, telephone switching stations, and other similar utility uses may have fences in all yards up to 8 feet in height, **except that where the utility property is directly adjacent to an R property, the fence is limited to 6 feet in height in all yards.** Such fences must be black vinyl coated chain link or other decorative fencing material **and may be topped with barbed wire.**
- (4) **Fence height is measured from the established grade to the highest point of the fence, including any barbed wire or similar material mounted on the fence.**

6. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by inserting a new subsection 15.4-5(C)(8) as follows and renumbering subsection 15.4-5(C) accordingly:

8. Swimming Pools (In-Ground). Except for properties located in the Parking Impact Zone, in-ground swimming pools may extend no more than 10 feet into the required corner side yard.

7. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing existing subsection 15.4-5(C)(8) as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:

8. Table 15.4-5(C): Permitted Obstructions in Yards

See also sec. 15.4-4 and sec. 15.4-5 for additional provisions for each of the listed items below.

Key: F – Front Yard; C – Corner **Side** Yard; S – Side Yard; R – Rear Yard; A – All Yards

Accessory Uses	A	R-1	R-2	R-3	S-2	...	Add'l Special Provisions
Swimming Pools (Above-Ground) , Hot Tub (Residential)	R	R	R	R	R		15.16
<u>Swimming Pool (In-Ground)</u>	<u>C, R</u>	<u>C, R</u>	<u>C, R</u>	<u>C, R</u>	<u>C, R</u>		15.4-5(C)(8)

8. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by adding the following bold, underlined text to subsection 15.6-19(C)(3)(b) and 15.6-20(C)(3)(b):

Land Use	M-1	M-2	Reference
<u>Churches & Other Places of Public Worship</u>	<u>P</u>	<u>=</u>	

9. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.7-2(C)(3)(a)(2) as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:

(2) A parking pad may be located adjacent to a single-car driveway in the side yard or corner side yard, provided all the following conditions are met:

(A) The parking pad is at least 3 feet from the side-yard or corner-side yard property line;

(B) The parking pad is not located within a drainage easement; and

(C) **Except as provided in (D), t**The pad is no larger than 9 feet wide or 20 feet long.

(D) Where the garage served by the driveway is located at or within the required front yard setback line, the driveway may be widened to a two-car width from the building face of the garage to the street.

10. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by replacing subsection 15.7-2(C)(3)(a)(3) with the following:

(3) A parking pad may be located adjacent to a single-car driveway in the front yard if the pad cannot be reasonably located outside of the front yard due to one or more of the following site constraints. The parking pad would:

(A) Encroach into a drainage easement;

(B) Encroach into the minimum side yard setback of three feet;

(C) Encroach into a significant grade change that would require the construction of a retaining wall adjacent to the parking pad; or

(D) Require the removal of a mature tree.

11. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by adding subsection 15.13-10(J)(9)(e) as follows:

e. If the property has a special use permit for a non-residential land use, the temporary sign provisions in sec. 15.13-10(J)(8) apply.

12. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.14-7(D)(3) as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:

3. Minimum Planting Requirements.

(a) The purpose of this provision is to establish the minimum number of trees, shrubs and plantings required for a site. The plantings shall be used to satisfy the public frontage, parking lot perimeter and interior parking lot landscaping, and adjacent residential requirements. Significant trees preserved on site shall count toward the number of trees for the site. Shrubs may be replaced with ornamental grasses or perennials (ground cover plantings not included); however, such replacement shall not exceed 50% of the required number of shrubs. The following ratios shall be used:

~~a.~~**(1)** One Acre or Less: 1 tree and 5 shrubs for each 100 feet of perimeter lot footage.

~~b.~~**(2)** Over One Acre but Less than Five Acres: 1 tree and 5 shrubs for each 50 feet of perimeter lot footage.

~~c.~~**(3)** Five Acres or Greater: 1 tree and 5 shrubs per 33 feet of perimeter lot footage.

- (b) At the election of the property owner, up to 25% of the plantings may be replaced (not planted) with the fee in lieu explained below. Also, when planting on-site is not feasible, as determined by the Committee, the applicant shall pay a fee in lieu to the Town of Normal. The fee in lieu will be used to pay for a comparable planting on Town property. The fee schedule is as follows:

Large shade tree	\$750, except when the tree is in lieu of significant tree replacement; then the fee shall be \$375 per shade tree:
Ornamental Tree	\$350
Evergreen	\$350
Shrub	\$75
Ornamental Grass	\$30
Perennial	\$30

- (c) **For purposes of calculating the fee in lieu of required significant tree replacement, the remaining required replacement caliper inches, after crediting the caliper inches of on-site replacement trees, shall be divided by four to determine the number of four-inch-caliper shade-tree equivalents to be assessed under the fee schedule. Any fractional result shall be rounded up to the next whole tree.**

13. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by moving the text of section 15.14-7(I) to a newly created section 15.7-2(G)(9), and renumbering section 15.14-7 accordingly.
14. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.15.1-5(A)(7) as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:
7. Properties with S-3 overlay ~~when the panels are in a location that would not require approval by the Historic Preservation Commission,~~ **subject to the restrictions contained in section 15.16-5(F).**
15. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by striking subsection 15.15.1-6(A) and renumbering the remainder of subsection 15.15.1-6 accordingly.

16. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.16-5(A)(5) as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:

Exceptions:

1. The following fixture(s) will not require a Certificate of Appropriateness: gazing balls, statuary, bird baths, dog houses, dog runs, rabbit hutches, basketball goals, swing sets, playground equipment, forts, tree houses, landscaping and landscape structures, pools, clothes lines, poles, satellite dishes, antennas, and fired cooking pits.
2. Projects not visible from a public ~~street right-of-way~~.

17. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by adding subsection 15.16-5(F)(12) as follows:

12. Roof-mounted solar panels.

- a. Principal structure. Private roof-mount solar energy systems are appropriate on all roof planes of the principal structure except the roof planes located on, above, or within the vertical projection of the street-facing façades of the principal structure. Private roof-mount solar energy systems may not be installed on a street-facing roof plane.
- b. Detached garages. Private roof-mount solar energy systems are appropriate on any roof plane of a detached garage if that garage is located entirely rearward of the rear façade of the principal structure, except that if any portion of the detached garage is located within the required front yard setback area or required corner side yard setback area, then a private roof-mount solar energy system may not be installed on any roof plane located on, above, or within the vertical projection of the garage façade facing a front lot line.
- c. Historic roofing materials. Solar energy systems may not be mounted or installed on slate or tile roof coverings.
- d. An applicant must submit manufacturer cut sheets and a description of the attachment method to be used for the proposed solar energy system. Panels, conduits, and associated equipment must be installed to minimize visibility and physical alteration of historic materials, including by locating

conduit and equipment on elevations not visible from a public right-of-way where practicable, and otherwise painting or screening to match surrounding materials.

18. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by inserting a new subsection 15.16-5(G)(3) as follows, and renumbering section 15.16-5(G) accordingly:
 3. Private roof-mount solar energy systems shall be reviewed in accordance with the standard in sec. 15.16-5(F)(12).
19. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.17-11(A)(11) as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:
 11. Roundabout Design Guidelines. For new construction adjacent to Uptown Circle, the Roundabout Design Guidelines apply. **Notwithstanding the foregoing, to the extent the Roundabout Design Guidelines require a ground-level arcade adjacent to Uptown Circle, North Street, and Constitution Boulevard, that requirement may be satisfied by an attached awning or canopy that meets the supplementary guidelines below.**
 - a. **As an alternative to an arcade, all buildings may include a pedestrian awning or canopy. The intent is to provide a continuous covered pedestrian walkway.**
 - b. **Proportions. Except as otherwise provided in this subsection (b), general massing and location of the awnings or canopies for any given building on the circle must be similar to those provided for arcades in the Roundabout Design Guidelines. An awning or canopy must:**
 - (1) **Be attached directly to the building without requiring poles or sidewalk support;**
 - (2) **Have a minimum vertical clearance of 10 feet;**
 - (3) **Have a minimum depth, measured from the building face, of 8 feet 4 inches when straight or 10 feet 8 inches when curved; and**
 - (4) **Have a maximum depth, measured from the building face, that does not extend beyond the sidewalk edge farthest from the building.**

20. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing inserting a new subsection 15.20-35(F) as follows and renumbering subsection 15.20-35 accordingly:

F. The facility may not be located within 1,500 feet of the property line of any retail tobacco store (as defined under sec. 22.20-1), except:

1. The distance limitation will not apply to the premises of any existing dispenser lawfully operating at its current premises. The distance limits will apply to the premises immediately upon the existing dispenser's cessation of operation as a dispenser at that premises and shall apply to any new or relocated dispenser location. For this subsection, "existing dispenser" means a dispenser that, as of March 5, 2026, is in operation and holds a business license under sec. 22.11.

21. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing subsection 15.20-70 as follows, with strikeouts indicating deletions and bold, underlined text indicating additions:

15.20-70 MEASUREMENT OF DISTANCE REQUIREMENTS

Any distance limitation under this division 15.20 is measured from the outside perimeter of the cannabis business facility (although not necessarily the outside perimeter of the building in which the facility is located or the lot on which the building is placed) and the perimeter of the lot on which a church, school, day-care center, ~~or residential property,~~ **retail tobacco store, or another cannabis business facility** is located.

22. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing Appendix A by striking the row labeled "Parking Lot, Public."
23. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended by changing Appendix B by replacing the illustrations titled *Parking Pad Illustrations – Corner Lot, 1-Car Garage*; *Parking Pad Illustrations – Interior Lot, 1-Car Garage*; *Parking Pad Illustrations – Corner Lot, 1-Car Garage (Side Load)* with the illustrations contained in Attachment 1 hereto.