

Zoning Toolkit

City of Macomb

Office of Community Development

<https://cityofmacomb.com/city-departments/community-development/>



macomb
illinois

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Why a Zoning Toolkit?

This document was created by the Office of Community Development to assist Macomb residents, contractors, and land developers in their efforts to revitalize the Macomb community.

After a lengthy development process for a new location and building, a local business owner gave the feedback that the zoning process in general was a lot of new information from many places for a business owner that had not developed a new property in decades. This zoning toolkit endeavors to make that process simpler, easier, and more transparent for the next project.

Whether you are building a new driveway, replacing the roof on a house, or thinking about developing a piece of land this document can assist you. Here in Macomb, we strive to make our community fair, prosperous, and beautiful. By publicizing the policies and regulations set out in this toolkit, we are able to ensure that all work done within City limits is safe, attractive, and adds to the value of our community. Much of the information in this document can be found on the City of Macomb website and in the municipal code. By using this document as a guide for your work in Macomb, it will ensure you realize your project as quickly and efficiently as possible.

Questions?

Please do not hesitate to reach out to the Office of Community Development. Staff are more than happy to answer questions and talk through a potential project.

232 E. Jackson Street
Macomb, Illinois 61455

Phone: (309) 833-4944
Fax: (309) 837-1523

<https://cityofmacomb.com/city-departments/community-development/>



Office of the Mayor

Michael J. Inman
309.836.9558
mayor@macomb.com

Dear Developers, Contractors, Business and Homeowners:

It's my pleasure to welcome you to Macomb, IL. Developing our community, constructing new buildings, renovating existing structures, and empowering those who own the businesses and homes in Macomb to invest in them is a priority for our City. Your success directly contributes to the health and character of our city. Macomb is a wonderful place to invest and build in.

Proudly, we are the home of Western Illinois University, Spoon River College, and Macomb Senior High School. In addition to education, Macomb is committed to establishing a superior quality of life for our residents; through our Historic Downtown, a vibrant health sector; headed by McDonough District Hospital, a variety of dining experiences, retail establishments, and an abundance of parks and outdoor activities as well as cultural events. Macomb also has a thriving manufacturing sector, most notably Pella Windows, NTN-Bower Corporation and Yetter Manufacturing.

We hope you choose to invest in Macomb, whether that be a small home project, undertaking a zoning variance to accommodate a small business, or a major retail or manufacturing development. My sincere best wishes!

My sincere best wishes!

A handwritten signature in black ink that reads "Michael J. Inman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael J. Inman
Mayor



Office of Community Development

The Office of Community Development is responsible for making sure that new developments adhere to regulations set forth in the City's Zoning Ordinance. The City of Macomb seeks to use land intelligently, lower infrastructure cost, support high quality development, and increase the quality of life for its residents.

The Community Development staff can help:

- Determine the zoning designation of a property
- Determine what regulations apply to that district
- Determine whether there are any special overlay districts that could apply to a property
- Subdivide a property or join two properties together
- Explain the City's Sign Code
- Explain the historic preservation regulations of the Zoning Ordinance, especially with regard to the Historic Downtown
- Provide annexation assistance

Office contact information

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Section 1

Zoning Districts



The City of Macomb is divided into the following zoning districts:

1. AG-1 Agricultural
2. R-1 One-Family Residential
3. R-2 One-Family Residential
4. R-3 Two-Family Residential
5. R-4 Multiple-Family Residential
6. RMH Residential Mobile Home
7. R/OS Recreation/Open Space
8. I Institutional
9. B-1 Local Shopping
10. B-2 General Business
11. B-3 Downtown Business
12. HPO Historic Preservation Overlay
13. M-1 Light Manufacturing
14. M-2 Heavy Manufacturing
15. ASMU Adams Street Mixed Use District
16. R3A Limited Multiple Family Residential District

To view the current zoning map please visit the Office of Community Development website or [click here](#).

AG-1 Agricultural District

Recognizing that Macomb, Illinois is the center of an agricultural area which contains some of the world's most productive farmland, the purpose of the agricultural district is to provide for the protection, preservation, and enhancement of the agricultural industry within the city and planning jurisdiction of Macomb, Illinois. Further, it is the intent of the city to provide appropriate mitigation of agricultural uses when such uses are in proximity to urban and particularly residential development.

Permitted uses: Permitted uses within the agricultural district include crop production, open range raising and feeding of livestock, and similar endeavors. A complete listing of permitted uses is provided in Appendix A, Use Matrix. Residential uses are permitted, except manufactured or mobile homes, which are only permitted in the RMH, Residential Mobile Homes District.

R-1 & R-2 One-Family Residential District

The purpose of the R-1 and R-2 One Family Residential Districts is to provide appropriate locations for the creation of neighborhood areas for residential living at levels adequately serviced by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the R-1 and R-2 One-Family Residential Districts include one family residential structures, excluding mobile and manufactured homes.

R-3 Two-Family Residential District

The purpose of the R-3 Two-Family Residential District is to provide appropriate locations for the creation of neighborhood areas for residential living at levels adequately serviced by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the R-3, Two-Family Residential District include one- and two-family residential structures, excluding mobile and manufactured homes.

R-4 Multiple-Family Residential District

The purpose of the R-4 Multiple-Family Residential districts is to provide appropriate locations for the creation of neighborhood areas for residential living at higher density levels adequately served by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the R4 Multiple-Family Residential district include multiple-family residential structures and limited numbers of one- and two-family residential structures, excluding mobile and manufactured homes.

RMH Residential Mobile Home District

The purpose of the RMH Residential Mobile Home District is to provide appropriate Locations for individual mobile/manufactured homes and mobile/manufactured home parks which are adequately served by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the RMH Residential Mobile Home District include individual mobile/manufactured homes and mobile/manufactured home parks.

R/OS Recreation/Open Space

In the interest of providing areas which are reserved for open space and also desiring to protect existing recreational resources and open spaces from future development, the city institutes this district to provide for the adequate supply of recreational lands and to assist with the conservation of significant areas of open space.

Permitted uses: Permitted uses within the Recreation/Open Space (ROS) District include parks, playgrounds, forest preserves, nature centers, artificial lakes, and similar endeavors.

Office/Institutional (O/I) District

Recognizing that Macomb is home to Western Illinois University, the County Seat of McDonough County and is a regional medical and commercial center, the Office/ Institutional District is primarily intended to provide adequate lands for university campus, professional offices and governmental buildings where such concentrations of uses are desirable.

Permitted uses: Permitted uses within the Institutional District include universities, locally based primary and secondary schools, governmental buildings, medical and professional offices, places of worship, hospitals and other large institutions.

B-1 Local Shopping District

The purpose of the B-1 Local Shopping District is to provide small scale pedestrian-oriented shopping opportunities within close proximity to the residential neighborhood that the district serves.

Permitted uses: Permitted uses in the B-1 Local Shopping District include such small scale uses as retail stores, bakeries, markets, video stores, personal services, professional offices, taverns (without live music or dancing) and automatic teller machines.

B-2 General Business District

The purpose of the B-2 General Business district is to accommodate areas for general commercial services within the community where sufficient infrastructure is available and where consistent with the Comprehensive Plan.

Permitted uses: Permitted uses in the B-2 General Business District include commercial activities and services including retail stores, offices, restaurants, theaters, commercial recreational centers, and personal services. Additionally, residential dwellings, single-family attached and detached, two family and multiple family uses are also permitted in B-2. Many uses within B-2 require special use permits. Refer to the Municipal code for more information.

B-3 Downtown Business District

The purpose of the Downtown Business District is to recognize the distinct character of Macomb's downtown by reinforcing the historical form of the city. The district has a unique physical pattern with buildings built to the lot line and a continuous band of store fronts, which contribute to the district's pedestrian character. These district regulations: 1) prevent development that would be incompatible with pedestrian orientation of the district, 2) include the common street line, bulk, and architectural features of the district, and 3) eliminate incentives for demolishing existing buildings. The Downtown District is the area bounded by Campbell Street on the east, Calhoun Street on the

north, McArthur Street on the west, and Jefferson Street on the south.

Permitted uses: The uses permitted in the B-3 Downtown Business District include businesses catering to the daily shopping needs of city residents as well as services provided in Macomb's role as the seat of McDonough County such as specialty stores that provide retail opportunities with broad market appeal, retail and professional service uses, and financial institutions, as well as residential dwellings (above the first floor) and parking structures.

HPO Historic Preservation Overlay

New construction, alterations, and additions of structures in the B-3 Downtown Business District are subject to design review as described in Chapter 17 of the [Municipal Code](#) under the Historic Preservation section.

M-1 Light Manufacturing District

The purpose of the M-1 Light Manufacturing District is to provide locations within the city which are suitable for light manufacturing and industrial purposes. Certain areas, due to their size or location, may also be appropriate for general commercial uses which would be inappropriate in other areas of the city due to their size and intensity. The district regulations seek to provide opportunities for industrial and manufacturing uses while maintaining the integrity, safety, and enjoyment of Macomb's residential areas.

Permitted uses: The M-1 Light Manufacturing District permits the range of general business uses as well as restricted manufacturing and wholesaling. Uses in this district are restricted to enclosed buildings.

M-2 Heavy Manufacturing District

The purpose of the M-2 General Manufacturing District is to provide areas suitable for manufacturing and industrial processes. Additionally, the district provides for the placement of selected wholesale/retail products, service businesses, utilities and recreational facilities deemed to not be incompatible with manufacturing uses. The district regulations seek to provide opportunities for industrial, manufacturing, and other appropriate uses while maintaining the integrity, safety, and enjoyment of Macomb's residential areas.

Permitted uses: The M-2 General Manufacturing District is intended for manufacturing uses which require large amounts of space or intensive industrial processes and also for other selected commercial, light industrial or recreational uses considered to be compatible with-in a general manufactured setting. It is not intended for uses which represent a threat to the health, safety, welfare, or comfort of the residents of the city.

ASMU Adams Street Mixed Use District

The purpose of the Adams Street Mixed Use District is to provide this significant entryway to Western Illinois University with appropriate standards and guidelines to assure its quality development and to permit some flexibility given its unique relationships to the university. It is also intended to focus the location of selected commercial and multi-family uses on Adams Street.

Permitted uses: Permitted uses within the ASMU Adams Street district include multiple-family residential structures, fraternities and sororities and permitted commercial uses.

R3A Limited Multiple Family Residential District



The purpose of the R-3A Limited Multiple Family Residential District is to provide appropriate locations for the creation of neighborhood areas for residential living at levels adequately serviced by public utilities and consistent with the comprehensive plan.

Permitted uses: Permitted uses within the R-3A Limited Multiple Family Residential District include up to four family residential structures, excluding mobile and manufactured homes.

No building or land shall be erected, moved, altered, used or occupied without conforming to the regulations specified for the district in which it is located.

To view more information about zoning districts, please [click here](#) to access the municipal code.

Section 2

Contractor Registration and Permits



Contractor Registration

All contractors must register with the Office of Community Development before working in the City of Macomb. More specifically, any person desiring to engage in the business of building, constructing, remodeling, repairing, altering, removing, or demolishing buildings must register with the City before doing so. Similarly, carrying out a business of installing or altering electrical equipment, plumbing work, heating & cooling work, or tree trimming work for a profit requires a contractor registration.

Registrations must be renewed on a yearly basis.

Note: Registration is for paid contractors, not for Macomb residents working on owner-occupied properties. All work done on public properties needs to be done by a registered contractor.

A contractor registered with the City is required to submit a Certificate of Liability Insurance (\$50,000 property damage, \$100,000 personal injury to one person, and \$300,000 personal injury to more than one person, or in lieu thereof, bodily injury and property damage combined, \$300,000 each occurrence, \$300,000 aggregate). Additionally, if the contractor has employees, a Certificate of Workers Compensation Insurance must be submitted.

The registration fees are as follows:

General building: \$25.00/yr. (Please Note: Contractors must submit a copy of their Illinois Roofing License in order to obtain permits for roofing work)

Electrical: \$25.00/yr. (Fee waived if a copy of current electric license from any other Illinois city is submitted)

Plumbing: No fee (Current Illinois State Plumbing License required with copy to be submitted)

Mechanical (Heating & Cooling): \$25.00/yr.

Tree trimming: \$25.00/yr.

To complete the contractor registration form online please [click here](#).

Permits

A building permit is your assurance that your building or structure has been reviewed and inspected for compliance with minimum building codes, zoning ordinance and environmental requirements. By obtaining a building permit, you are helping to ensure that all structures and buildings are safe, sound, and worthy of the often-considerable investment they represent. Obtaining permits for all appropriate work, hiring licensed contractors, and getting the right inspections done on time can save time, work, and money in the long-run, especially when it comes time to sell a property.

You can obtain a permit online or you can come to the Office of Community Development in person.

To obtain a permit online please follow these steps:

1. Go to the Office of Community Development website by [clicking here](#) and scroll down to the "Sample Community Development Forms" section on the right-hand side of the screen.
2. Complete the form for the permit needed and email it to zoning@cityofmacomb.com
3. Pay the permit fee online via the online city payments website by [clicking here](#) and scrolling down to the "Building and Zoning Permit Payment" section of the page.
4. In the payment description box please list your name and the address where the work is being completed.

The following pages outline the different types of permits that are required when working in the City of Macomb. For any questions or clarification please call: (309) 833-4944.

Building Permits

The erection, alteration or repair of a building within Macomb City limits requires a building permit to be filed. Activities that require a building permit include:

- Work on roofs, decks, windows, bathrooms, fences, and anything else that can be considered an alteration or repair to a structure.
- Mining, dredging, filling, grading, and paving also require permitting. Please [click here](#) for more information on building permits.

Activities considered general maintenance do not require building permits. These include:

- Painting, application of sealants or protective treatments.
- Carpet work and any other general maintenance.

The permit fee is based on the estimated cost of the project and uses the following schedule:

Penalties

If an owner or contractor fails to obtain a building permit before beginning construction, the building permit fee will be doubled.

Enterprise Zone

Any property listed in the Enterprise Zone still requires a building permit, but the fees are waived for those properties. In other words, there are no building permit fees for any construction in the Enterprise Zone. To view maps of the enterprise zones throughout Macomb please [click here](#).

Please check with the Office of Community Development and MAEDCO to verify that a property is in the Enterprise Zone **before** beginning a project.

Building Plans

The erection or modification to a commercial or institutional building requires the submission of building plans. Erection or modification to residential structures should include a sketch of the changes that can be drawn on an aerial map provided by the City upon request ([see GIS Center](#)). An electronic copy as well as a 24X36" paper copy is required.

When a building permit is issued, a colored paper sign is given to be displayed visibly in the project location. The permit is valid for 6 months. For more information on Site and Building Plan Review Procedures please see Section 3 Land Development.

Electrical Permits

In addition to, or independently from a building permit, any electrical wiring and connections requires an electrical permit to be filed. In other words, an electrical permit is always required if any electrical work is going to be done.

There is a minimum \$7.50 fee for electrical permits with additional costs that vary from \$1.00 – \$11.00 depending on the work being done.

For more information on electrical permits please [click here](#).

Plumbing Permits

The City of Macomb requires a permit for any plumbing installation, alteration or change in any building or structure. After a permit has been issued, no change in the plans or specifications will be made unless the change has first been submitted to and approved by the plumbing inspector. Again, all plumbing work does require a plumbing permit.

There is a \$5.00 minimum fee for plumbing permits and a \$6.00 fee for each additional correction.

The plumbing inspector will be notified by the person completing the work when any plumbing work is begun and when it is ready for inspection. All work will be left uncovered and convenient for examination until inspected and approved. The plumbing inspector or their designate will examine the work within one day of receipt of notice that the work is ready for inspection. All defective materials and work must be replaced and corrected. Upon completion and final inspection of the work, a certificate of approval will be issued.

For more information on plumbing permits please [click here](#).

Sign Permits

The placement, alteration, or relocation of any permanent or temporary sign requires a permit to be filed. Signs that use electrical wiring also require an additional electrical permit to be filed in addition to the sign permit (see electrical permit). The sign permit application requires the submittal of the proposed sign location, size specifications and a drawing of the sign.

The placement of a temporary sign requires no fee. The fee for a permanent sign is based on the building permit fee schedule (see building permits).

To view specific requirements for signs please [click here](#).

Right-Of-Way Permits

Any use of the public right-of-way (ROW) in the City of Macomb requires a permit. Any public street, public sidewalk, or public sidewalk is a ROW. Right-of-way means a parcel of land or easement, either public or private, on which an irrevocable right-of-access has been recorded for vehicles, pedestrians, or both. A public right-of-way is one which has been dedicated for public use and may include streets, alleys, or sidewalks. Common ROW uses and fees are as follows:

- Street cut/Excavations (\$100.00)
- Curb/Gutter/Sidewalk/Driveway/Alley Excavations (\$50.00)
- Heavy Hauls (\$25.00)
- Street Closures (25.00)
- Driveway/Sidewalk Repair without Excavation (\$25.00)
- Temporary Driveway (\$25.00)
- Other ROW uses (\$25.00)

The filing of a ROW permit for a street excavation requires a security/bond deposit of \$5000.00 to be deposited unless the company is a registered franchise. Similarly, curb, gutter, sidewalk, driveway, and/or alley excavations require a \$1000.00 security/bond to be filed.

In addition, ROW permits require the review and approval of the Public Works Department to be finalized.

For more information of ROW please [click here](#).

Excavation for Development Permit

Any development activity, including excavation and drilling operations, requires a \$25 permit to be obtained from the Community Development Office. Even if excavations are completely within private property, the \$25 ROW other use permit is still required.

Water-Sewer Service Form

All connections to the public water or sewer systems need to receive permission and permits before tapping into the public system.

No one can make a sewer or water connection to a public sewer and water system without obtaining a plumbing number. Upon approval, a permit will be issued to a licensed plumber. A separate permit must be issued for each service connection and each building, residence, etc., and also for each branch connection when more than one connection is made by one service pipe.

The water-tap procedure is to be completed is as follows:

- Licensed Plumber Obtains a Plumbing number and Water-Sewer Service Form from the Office of Community Development.
- Property owner must wait until Business Office has a completed Owner Form before any further action can be taken.
 - Plumber must arrange for tap to be made, at least 2 business days in advance.

- Property Owner or Plumber contacts Public Works at (309) 833-2821 when service is ready for inspection.
- Property Owner or Plumber contacts the Office of Community Development for an inside inspection.
- Customer or Plumber contacts the Business Office at (309) 833-2031 when service installation is complete and ready to be activated, at least two hours prior to installation. An appointment will have to be made and someone will have to be present. A penalty fee of up to \$750.00 will be charged to anyone who activates a water service without contact with the Business Office.

The Sewer service procedure is to be completed is as follows:

1. Licensed Plumber Obtains a Plumbing number and Water-Sewer Service Form from the Office of Community Development.
2. Customer or Plumber contacts the Waste-Water Superintendent at (309) 833-4325 when the sewer has been tapped and is ready for inspection, as well as the Building Inspector at (309) 833-4944 when the lateral is ready for inspection.

For more information on water-sewer service forms please [click here](#).

Demolition/Moving Permit

The demolition or movement of a building in the City of Macomb requires a building permit. The fee for a demolition permit is \$10.00.

Before a building can be demolished, all utilities must be capped off and the water department must pull the water meter away. The permit requires the approval of the Office of Community Development, the water manager, operations manager, and the business office. If the demolition is done prior to approval, a \$500.00 fine will be issued. All work must adhere to all of the criteria.

For more information on demolition/moving permits please [click here](#).

Heating-Air Conditioning Permit

Any installation of heating or air conditioning equipment requires a permit from the building inspector. Repairs to existing units where costs total less than \$100.00 do not require a permit.

Heating-air conditioning permits can be issued to registered contractors (see contractor registration) and to property owners doing the work themselves.

The fees for heating and air conditioning projects are currently \$7.50 per item that is under 200,000 B.T.U. input, and \$.05 per 1,000 addition, with a maximum fee of \$25.00.

Temporary Use Permits (Conditional Uses/ Certificate of Occupancy)

Temporary uses are intended to occasionally permit some activities which would not normally be permitted. Temporary uses may include the temporary installation of construction trailers, equipment storage, portable lavatories, tents, and temporary sales. All temporary uses shall be conducted

behind the building setback line except as otherwise permitted by the city council.

For more information on temporary uses please [click here](#).

Section 3

Land Development



Land Development

To view the general development standards please [click here](#).

Site and Building Plan Review Procedures

A formal site plan is required for any new construction project pertaining to the development of multiple-family residential, fraternities and sororities, commercial, industrial, institutional, or office developments.

Please [click here](#) for more information on the site plan review procedures.

Minor Subdivision Procedure

A minor subdivision is a division of land into two or fewer lots. The intent of a minor subdivision is to eliminate the requirement that all subdivision plats be approved by the City Council. It must be under the following circumstances:

- The subdivision involves only a minor change in the configuration of land
- The subdivision will not likely impact surrounding property in a manner significantly different than if the property had not been subdivided
- If the subdivision otherwise conforms to all other applicable regulations

There are several other conditions and requirements necessary for the submittal of a minor subdivision application. The first step is to schedule an appointment with the Community Development Coordinator at (309) 833-4944 to discuss the procedure.

The certificate of exemption is intended to allow minor conveyances of property between contiguous land owners through an administrative review process. The procedure is detailed in Sections 17-191 through 17-195 of the Municipal Code. The owner of subdivided land may apply for a certificate of exemption under several conditions listed in Sec. 17-196 of the Municipal code.

Please [click here](#) to view the minor subdivision guidelines.

Subdivision Procedure

The subdivision procedure involves three principal steps. The process should be initiated by scheduling an appointment with the City of Macomb Plat Officer (Community Development Coordinator) to discuss the procedure.

Please [click here](#) to view the subdivision procedure guidelines of the municipal code.

1. Meeting with Plat Officer – Parties discuss requirements of site design, infrastructure improvements, the reservation of land, availability of existing services. The plat officer also advises applicant to meet with other relevant officials.
2. Sketch plan – Submission of subdivision information outlining details such as covenants, land characteristics and other relevant details, along with a location map and simple sketch of

the proposed layout.

3. Preliminary plat – Submission of improvement plans (4 copies) prepared by a licensed land surveyor. Plans must include: Existing conditions, proposed improvements, permits and certificates, existing covenants and restrictions – all detailed in Sec. 17-183 of the Municipal Code: Municipal Code 2012.
4. Final subdivision plat – After the Preliminary plat gets approved, it must be submitted to the plat officer (4 copies) within 12 months. The plat officer transmits the plans to the planning commission within 15 days before it is due for review. The details of the final plat contents can be found in Sec. 17-184 of the Municipal Code: Municipal Code 2012. The commission has 40 days to approve, partially approve, or disapprove the subdivision.

Variances

A variance is a grant of relief from the terms of the Zoning Ordinance. These special cases should not directly involve the principal activity of the property. If major changes need to be made to the principal activity of the property, a special use or rezoning would be the more appropriate solution.

The Zoning Board of Appeals (ZBOA) will make the decision with a staff recommendation on variances to the Zoning Ordinance. These variances typically involve lot widths, setbacks, front, rear or side yards, required off-street parking, driveways, or other variations to the Zoning Ordinance that do not affect the principal activity of property.

Sec. 17-287. - Parties entitled to seek variances:

An application for a variance may be made by any person who owns, leases or has a purchase agreement for the property for which the variance is requested. If the applicant is a lessor, the written approval, with signature, of the owner shall be required.

Please [click here](#) for more information about variances.

Special Use Permits

There are three types of use: permitted, special, and provisional.

1. Permitted uses: these uses are permitted “by-right” and only need a building permit, and sometimes a site plan (for new construction).
2. Provisional uses: these uses are specified in the Zoning Ordinance and are generally compatible to other uses in a zoning district as long as they comply with certain restrictions regarding location, operation, etc.
3. Special uses are potentially appropriate for the zoning district, but have the potential to have a major negative impact on other uses in the district. Therefore, these special uses require close examination, site plan review, individual regulation, and notification of surrounding property owners to ensure the special use serves a special need or is required for the public convenience.



Please see the Planning Commission section on the City of Macomb website by [clicking here](#)

for further information about special uses and the procedures to obtain one.

Rezoning

A Rezoning Map Amendment must go through the Planning Commission and 3 readings of the City Council / Committee of the Whole.

The LaSalle Criteria are a set of standards established by the State of Illinois as criteria that communities can use when judging the appropriateness of a rezoning. These criteria help the Plan Commission and City Council objectively review the rezoning before acting on an application. The application for a rezoning asks the petitioner to state how the proposed rezoning meets all of the LaSalle Criteria, which helps justify the rezoning. Below are the LaSalle Criteria:

- The existing uses and zoning of nearby properties.
- The extent to which property values are diminished by the particular zoning restriction.
- The extent to which destruction of the property value of the petitioner promotes the health, safety, morals, and general welfare of the public.
- The relative gain to the public as compared to the hardship imposed upon the individual property owner.
- The suitability of the subject property for the zoned purpose.
- The length of time the property has been vacant as zoned considered in the context of land developed in the area in the vicinity of the subject property.
- The care which a community has undertaken to plan its land use development.
- The community need for the use proposed by the plaintiff.

For more information on rezoning please [click here](#) to access the municipal code.

Section 4 Guidelines



Guidelines

Fencing Guidelines

While each zoning district has specific requirements on fencing, **fence may be up to eight feet in height** throughout the city.

Fencing Aesthetics: The decorative side of fencing shall be displayed towards the public street and alley to promote neighborhood aesthetics. Structural posts, framing and supports associated with the fence construction are generally discouraged from public view. A determination on which fence face represents the decorative side will be made by the Community Development Coordinator.

Please [click here](#) to view Sec. 17-877 of the municipal code for further information on fence requirements.

Landscaping Guidelines

Sec. 17-871. Purpose: These landscaping requirements are intended to foster aesthetically pleasing development which will preserve and enhance the appearance, character, health, safety, and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses, and, in doing so, minimize the harmful impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby uses. These regulations are also intended to promote the prudent use of water and energy resources.

To view specific landscaping requirements please [click here](#).

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