

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

July 23, 2018 6:00 PM

CMAP Zoning Ordinance Steering Committee

I. Call Meeting to Order

II. Roll Call and Quorum

III. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

July 3, 2018 Community Development Commission Minutes

VI. Action Items:

1. Review Zoning Ordinance Module Three

VII. Report from Community and Economic Development

VIII. Adjournment

Any individual with a disability requiring a reasonable accommodation in order to participate in a Community Development Commission Meeting should contact the Village Clerk, Village of Bensenville, 12 S. Center Street, Bensenville, Illinois, 60106 (630-350-3404)

TYPE:Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**July 23, 2018**DESCRIPTION:**July 3, 2018 Community Development Commission Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description

Upload Date

Type

DRAFT_180703_CDC**7/17/2018****Cover Memo****DRAFT_180703_CDC_Exhibit_A****7/17/2018****Cover Memo**

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

July 3, 2018

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Marcotte, King, Wasowicz
Absent: Ciula, Czarnecki, Rodriguez
A quorum was present.

STAFF PRESENT: K. Pozsgay, C. Williamsen,

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of June 5, 2018 were presented.

Motion: Commissioner Marcotte made a motion to approve the minutes as presented. Commissioner Wasowicz seconded the motion.

All were in favor. Motion carried.

PUBLIC COMMENT: There was no Public Comment

Continued Public Hearing: CDC Case Number 2018-08
Petitioner: Thornton's, Inc.
Location: 601 N. IL Route 83
Request: A Conditional Use Permit Amendment to Ordinance Ord. No. 53A-2012 to allow for the construction of two additional truck fueling stations, and Variance, stacking; Municipal Code Section 10 – 11 – 11.

Motion: Commissioner Marcotte made a motion to re-open CDC Case No. 2018-08. Commissioner Wasowicz seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Marcotte, King, Wasowicz
Absent: Ciula, Czarnecki, Rodriguez
A quorum was present.

Chairman Rowe opened the Public Hearing at 6:32 p.m.

Chairman Rowe swore in Village Planner, Kurtis Pozsgay.

Motion: Commissioner King made a motion to continue CDC Case No, 2018-08 until August 7, 2018. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Marcotte, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2018-14
Petitioner: Ismail Tchatalbashev
Location: 121 E. Pine Ave.
Request: Preliminary & Final Plat of Subdivision into two single-family lots; Municipal Code Section 11 – 3 and; Variance, Rear Yard Setback; Municipal Code Section 10 – 5E – 4.

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2018-14. Commissioner King seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Marcotte, King, Wasowicz
Absent: Ciula, Czarnecki, Rodriguez
A quorum was present.

Chairman Rowe opened the Public Hearing at 6:34 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on June 14, 2018. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 15, 2018. Mr. Pozsgay stated on June 15, 2018 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question.

Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the Petitioner would like to subdivide his lot at northwest corner of E Pine Ave and Rose St. Mr. Pozsgay stated the Petitioner supplied a plat that says the current lot is 12,000 SF, making a subdivision possible, as the minimum lot required is 6,000 SF. Mr. Pozsgay stated if approved, the Petitioner plans to build two new homes on the lots. Mr. Pozsgay stated he would also like a variance to reduce the rear yard setback on the new northernmost parcel.

Mr. Lev Izakson, Architect, was present and sworn in by Chairman Rowe. Mr. Izakson submitted a revised site plan to the Commission. The revised site plan has been attached to the minutes as "Exhibit A". Mr. Izakson stated the revised plans meet Village Code.

Commissioner Marcotte asked how big each home would be. Mr. Izakson stated each home would be approximately 1,800 sq. ft.

Commissioner Marcotte asked what type of home would be constructed. Mr. Izakson stated plans have not been made that far in advance.

Commissioner Wasowicz raised concern with the proposed site plan. Commissioner Wasowicz stated corner side yards are unique in Bensenville and designed for a purpose. Mr. Wasowicz stated cramming two homes on one lot is not ideal for the characteristic of the area.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case.

Sue Ricker – 21 E. Pine Ave.

Ms. Ricker was present and sworn in by Chairman Rowe. Ms. Ricker asked the Commission to continue this case to allow concerned Resident to state their case. Ms. Ricker stated the property currently sits higher than any other property on the block. Ms. Ricker states as a result, other properties flood. Ms. Ricker stated if two home are built on the lot, flooding would worsen in the area.

Saul & Vanesa Corral – 238 Rose Street

Mr. and Mrs. Corral were both present and sworn in by Chairman Rowe. Mr. Corral stated they were present objecting to the proposed plan. Mr. Corral stated the property is currently being rented and believes there is an overcrowding issue. Mr. Corral stated there is an illegal business being operated out of the garage which caused a fire on the property. Mr. Corral stated the fire damaged his property and that he is currently in small claims with the property owner. Mr. Corral stated he feared if the plans were approved, the situation would worsen and more renters would move into Bensenville.

Mr. Izakson stated it was his understanding that the property owner's plan is to build the two homes and sell them, not rent them.

Mr. Pozsgay reviewed the approval criteria for the proposed Preliminary & Final Plat of Subdivision into two single-family lots request consisting of:

1. Compatible with Use or Zoning: The uses permitted under the proposed district are compatible with existing uses or existing zoning of property in the environs; or

Applicant Response: Requested subdivision is compatible with existing use and Zoning classification: Single Family Residential RS-5 District.

2. Supported By Trend Of Development: The trend of development in the general area since the original zoning was established supports the proposed classification; or

Applicant Response: Proposed subdivision is consistent with the intent of zoning of existing single-family detached residential neighborhood with densities not exceeding (7.3) dwelling units per acre. The minimum site area is limited to 6,000 sf, the subdivided proposed site area for each of two lots is 6,000 sf.

3. Consistent with Village Plans: The proposed classification is in harmony with objectives of the general development plan and other applicable Village plans as viewed in light of any changed conditions since their adoption.

Applicant Response: Requested subdivision is not detrimental to Village plan and is consistent with use and zoning intent of the neighborhood.

4. **Further Public Interest:** The proposed zoning classification promotes the public interest does not solely further the interest of the applicant.

Applicant Response: The proposed subdivision promotes the public interest It does not solely further the interest of the applicant but serves community by removing outdated 864 sf with detached garage structure built in 1927 and set condition for building two (2) single family houses.

5. **Public Services Available:** Adequate public services, such as water supply, sewage disposal, fire protection and street capacity, are anticipated to be available to support the proposed classification by the anticipated date of issuance of a certificate of occupancy.

Applicant Response: Adequate services such as water supply, sewage disposal, fire protection, and street capacity are anticipated to be available to support proposed subdivision by anticipated date of issuance of a Certificate of Occupancy.

Staff Response: The corner lot does not meet the increased width standards in the code. The right of way is not wide enough according to the subdivision regulations.

Mr. Pozsgay reviewed the approval criteria for the proposed variance request consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: This particular parcel facing Rose Street has the depth of 75 ft. Per Zoning Ordinance with the 30 ft front yard and 25 ft rear yard the overall depth of buildable footprint of the new building can only be 20 ft max. Adjacent corner lot facing Pine Street has interior side yard of only 6 ft abutting rear yard of property in question, and a corner yard of 10 ft along the Rose Street. All other neighboring properties facing Rose Street have standard depth of 150 ft and per Zoning Ordinance have rear yard of 25 ft facing alley and only 6 ft side yard setbacks. It is obviously that all owners in the area have opportunity to build wider houses, then the applicant.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: The new house on Rose street if following Zoning setback regulations will have a depth of (20) feet only. This will impose significant hardship for planning leaving areas and make it impossible to have attached garage with depth satisfying modern days criteria.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: The new property on Rose street will have the depth of 75 feet in oppose to other lots along the Rose Street, which all have depth of 150 feet. The adjacent property on Pine street on the other side will have an interior side yard setback of 6 feet abutting required 25 feet rear yard of new property on Rose street.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: The property in question satisfy requirements of the Zoning Ordinance. The seeking variance is only relating to (5) feet reduction of the rear yard setback for the lot on 242 Rose Street to offset the hardship of planning a single-family building on the 75 ft -deep lot in neighborhood of 150 ft deep properties.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: The Variance is necessary for applicant to enjoy the right to have a possibility to have the garage of 25 feet deep is deep to park same type of vehicles as most neighbors in this zoning district may park in their garages. The Applicant does not confer a special privilege ordinarily denied to such other properties.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: The Granting of Variance is necessary because without it the Applicant will be deprived of reasonable use or reasonable return from developing the property having insufficient depth of attached garage and width of the living areas.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: The Granting of the Variance will not alter the essential character of the locality nor substantially impair environmental quality, property values, or public safety or welfare in the vicinity. The new Variance if granted will not affect front and side yard setbacks, building height and overall floor area requirements for the zoning district.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: The Granting of Variance will be in harmony with the general purpose and intent of this Ordinance and of the General Development plan and with other applicable adopted plans of the Village of Bensenville, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: The Variance approved is the minimum required to provide with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property because it will allow to build a 24 ft clear deep garage and to have 24 ft wide living space.

Staff Response: The applicant created the issue with the lot split. Staff does not feel the criteria is met for variance.

Mr. Pozsgay stated Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Plat of Subdivision and Variance for Ismail Tchatalbashev. Mr. Pozsgay stated should the Commission decide to approve, staff recommends the following condition:

1. The Final Plat of Subdivision be in substantial compliance with the one submitted by Nekola Survey, Inc. job no. 18-05-0906.

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2018-14. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Marcotte, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 6:55 p.m.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact for CDC Case No. 2018-14 as presented by Staff and to approve the Preliminary & Final Plat of Subdivision into two single-family lots and Variance, Rear Yard Setback. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: None

Nays: Rowe, Marcotte, King, Wasowicz

Motion failed.

Public Hearing: CDC Case Number 2018-15
Petitioner: MTR
Location: 900-930 County Line Road
Request: An Amendment to Final Planned Unit Development, Municipal Code Section 10 – 10 including departures from Municipal Code to include: Conditional Use Permit, Electronic Message Center Sign, Municipal Code Section 10 – 18 – 6 - 1B; and Variance, Wall Signs Number Permitted, Municipal Code Section 10 – 18 – 12.

Motion: Commissioner Marcotte made a motion to open CDC Case No. 2018-15. Commissioner King seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Marcotte, King, Wasowicz
Absent: Ciula, Czarnecki, Rodriguez
A quorum was present.

Chairman Rowe opened the Public Hearing at 6:57 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on June 14, 2018. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 15, 2018. Mr. Pozsgay stated on June 15, 2018 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question.

Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the Petitioner would like to amend their previously approved PUD to include deviations from the code for signage, to include: an Electronic Message Center Sign and three (3) wall signs. Mr. Pozsgay stated Electronic Message Center signs are conditional uses. Mr. Pozsgay stated code only allows one wall sign per business frontage. Mr. Pozsgay stated the applicant would like to install an additional two.

Mr. Kevin Wong, of Monsibic Signs and Graphics, and Mr. Eduardo Loya, owner of MTR were present and sworn in by Chairman Rowe. Mr. Wong reviewed the proposed plans with the Commission.

Commissioner Marcotte asked what the reasoning was for the amount of proposed wall signs. Mr. Loya stated it was required by the dealership.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for the proposed conditional use request consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Applicant's Response: There will be no adverse impact.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

Applicant's Response: There will not be any environmental nuisance.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

Applicant's Response: The proposed use will fit harmoniously with the existing character on the existing sign. Will not have any adverse effects to the surrounding area.

4. **Use of Public Services and Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: The proposed use will not put a strain or disproportionate strain on public services beyond what is normally provided for in an I-1 District.

5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility, which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Applicant's Response: There is a need for the Village of Bensenville to keep its commercial properties occupied.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location.

Applicant's Response: The EMC sign will allow the business to draw new customers, increasing sales and tax to the Village.

Mr. Pozsgay reviewed the approval criteria for the proposed variance request consisting of:

10. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: Fuso is the brand of trucks we sell. The two additional signs allow us to advertise our name and the truck brand we sell while also giving a the building a symmetrical look.

11. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: Not having the additional signs for the truck brand could decrease sales, causing undue hardship.

12. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: One wall sign would not effectively advertise our business.

13. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: This is not resulting from our action.

14. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: This variance would not confer special privilege.

15. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: The variance will allow reasonable economic return.

16. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: It will not alter local character.

17. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: It is consistent with the title and plan.

18. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: This is the minimum variance needed.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the request with the following conditions:

1. The plans and aesthetics of the sign to be in substantial compliance with the plans submitted by Monsibic Signs & Graphic dated 05.11.18.
2. All other features of EMC shall conform to ordinance, particularly section 10-18-7C Sign Illumination.

There were no questions from the Commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2018-15. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Marcotte, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:06 p.m.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact for CDC Case No. 2018-15 as presented by Staff and to approve the Amendment to Final Planned Unit Development and Conditional Use Permit, Electronic Message Center Sign. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Marcotte, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact for CDC Case No. 2018-15 as presented by Staff and to approve the Variance, Wall Signs Number Permitted. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Marcotte, King, Wasowicz

Nays: None

All were in favor. Motion carried.

Report from Community

Development: Mr. Pozsgay reviewed both recent CDC cases along with upcoming cases.

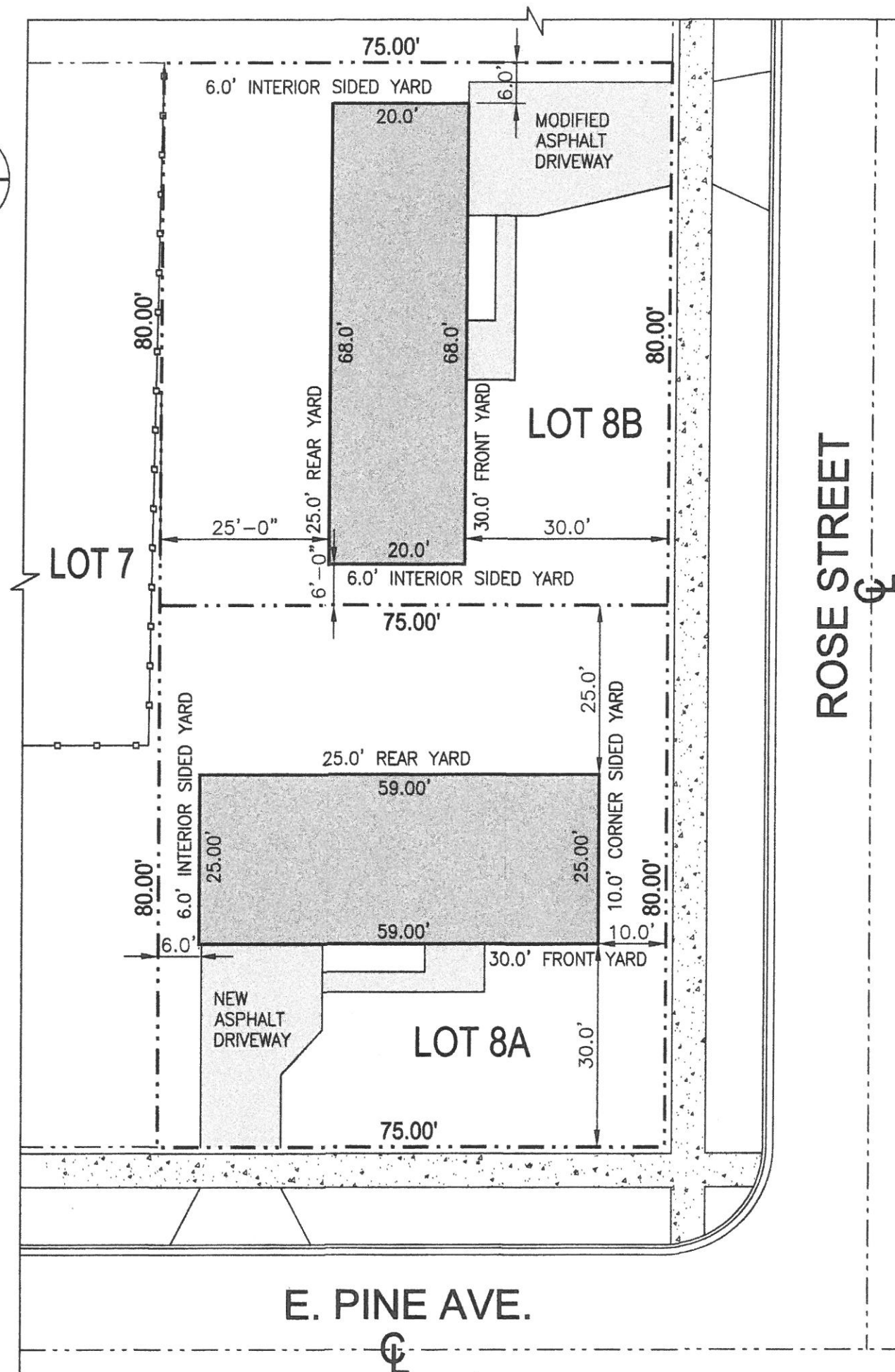
Mr. Pozsgay stated the Village has redesigned its façade improvement program and will not require the Commissions input. Mr. Pozsgay presented a submittal from Joey C's located at 18 South Addison Street. There were no objections from the Commission.

Mr. Pozsgay stated there was a need for a special workshop with CMAP and will be sending dates to the Commission once received.

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Marcotte made a motion to adjourn the meeting. Commissioner King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:20 p.m.



SINGLE FAMILY HOUSING LOT SUBDIVISION

121 E. PINE AVENUE BENSENVILLE, IL

LEVEL

Level Enterprises, LLC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS

LICENSE NO.
184.007461-0001
001.019875

28738 BUTTERFLY COURT
LAKE BLUFF, ILLINOIS 60044
PHONE (847) 510-1473
FAX (847) 515-5756

ZONING INFORMATION

ITEM	REQUIRED	EXISTING	PROPOSED	
			LOT 8A	LOT 8B
ZONING DISTRICT	RS-5	RS-5	RS-5	RS-5
LOT AREA	6,000 SF	12,000 SF	6,000 SF	6,000 SF
MINIMUM LOT WIDTH	50'	75'	75'	80'
MAXIMUM BUILDING HEIGHT	32'	27'	32'	32'
LOT COVERAGE	50 %	23.5 %	2,039 SF =34.0 %	2,014 SF =33.6 %
MIN. FLOOR AREA GROSS	1,140 SF	864 SF	1,800 SF (TBD)	1,800 SF (TBD)
FRONT YARD DEPTH	30'	31.1'	30'	30'
INTERIOR SIDE YARD WIDTH	6'	9.4'	6'	6'
CORNER SIDE YARD WIDTH	10'	41.4'	10'	N/A
REAR YARD DEPTH	25'	92.7'	25'	25'

SINGLE FAMILY HOUSING LOT SUBDIVISION

121 E. PINE AVENUE BENSENVILLE, IL

SITE PLAN - PROPOSED SUBDIVISION

1

PROPOSED SITE PLAN

SCALE: 1"=20'-0"

ISSUED FOR DATE

VILLAGE REVIEW 04.09.2018

CDC REVIEW 05.09.2018

SHEET

A-02

04.06.2018

TYPE:Presentation**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**07.23.18**DESCRIPTION:**Review Zoning Ordinance Module Three**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

<input checked="" type="checkbox"/>	Financially Sound Village
<input checked="" type="checkbox"/>	Quality Customer Oriented Services
<input checked="" type="checkbox"/>	Safe and Beautiful Village

<input checked="" type="checkbox"/>	Enrich the lives of Residents
<input checked="" type="checkbox"/>	Major Business/Corporate Center
<input checked="" type="checkbox"/>	Vibrant Major Corridors

REQUEST:

n/a

SUMMARY:

Review Module Three of the Village of Bensenville Zoning Code rewrite as part of a Local Technical Assistance grant from Chicago Metropolitan Agency for Planning (CMAP).

RECOMMENDATION:

n/a

ATTACHMENTS:

Description

Upload Date

Type

Module 3**7/17/2018****Backup Material**

Steering Committee
Review Draft

Title 10: Zoning Regulations

Village of Bensenville

Part 3 of 3: July 23, 2018

Steering Committee
Review Draft

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CHAPTER 8: OFF-STREET PARKING AND LOADING

- § 10-8-1 General Provisions
- § 10-8-2 Required Off-Street Parking Spaces
- § 10-8-3 Parking Reductions
- § 10-8-4 Shared Parking
- § 10-8-5 Required Bicycle Parking
- § 10-8-6 Parking Design Standards
- § 10-8-7 Pedestrian Circulation Systems
- § 10-8-8 Driveways
- § 10-8-9 Vehicular Stacking Requirements
- § 10-8-10 Recreational Vehicle Parking in Residential Districts
- § 10-8-11 Off-Street Loading Facility Requirements

§ 10-8-1 General Provisions

- A. Purpose. The purpose of this Chapter is to promote the health, safety, and general welfare of the public by providing for safe and efficient traffic circulation, ensuring an appropriate quantity of vehicular and bicycle parking to support a variety of land uses, minimizing impervious surface coverage associated with parking and loading, and providing for adequate site access and loading facilities.
- B. Applicability. The requirements of this Chapter shall apply to the following:
 - 1. New construction of a principal structure or principal use.
 - 2. Alteration of an existing principal structure or a change in principal use that results in an increase in the number of required parking spaces.
 - 3. The construction of new parking facilities, loading facilities, drive-throughs, and/or driveways.
 - 4. The reconfiguration, expansion, or reconstruction of an existing parking lot.
- C. General Requirements. The following requirements apply to all parking and loading areas.
 - 1. Site Plan Review Approval. Site plan review approval is required prior to either the construction of a new parking lot, or the expansion of an existing parking lot (see § 10-3-2 (Site Plan Review)).
 - 2. Occupancy Permit. Construction of off-street parking lots and loading areas required by this Chapter shall be completed prior to the issuance of an occupancy permit for the uses served by the parking and loading facilities.
 - 3. Change in Use. When an existing use is changed to a new use, parking and loading spaces shall be provided as required for the new use. Additional parking and/or loading spaces shall be required in the amount by which the requirements for the new use exceed the existing number of parking spaces. If the number of existing parking spaces is more than the number of spaces required for the new use, the number of parking spaces may be decreased to meet the minimum requirement for the new use.
 - 4. Encroachment. Parking facilities are allowed to encroach into the required front yard, corner side yard, interior side and/or rear yard, but shall be at least one foot from any lot line, provided no parking lot perimeter landscape (see § 10-9-5.C (Parking Lot Perimeter Landscape)) or buffer yard (see § 10-9-6 (Buffer Yards)) is required.

5. Maintenance Responsibility. All parking and loading facilities shall be maintained and kept in good repair by the property owner.

§ 10-8-2 Required Off-Street Parking Spaces

A. General Requirements. Off-street parking spaces shall be provided in accordance with the following standards.

1. Availability of Spaces. All parking spaces approved as part of the issuance of an occupancy permit shall be made available to the residents, customers, employees, guests, and/or other users of the principal use. Spaces shall not be utilized for motor vehicle repair, service, or sale, or for long-term storage or display of vehicles, materials, or goods.
2. Accessible Parking.
 - a. State Requirements. Accessible parking spaces shall be designed and provided as required by the Illinois Accessibility Code and all additional applicable laws.
 - b. Applicability. Accessible parking shall be provided for all off-street parking lots that provide parking for employees and/or visitors with the exception of single-unit and two-unit dwellings.
 - c. Minimum Parking Requirements. The number of accessible parking spaces may be counted toward the total number of off-street parking spaces required.
3. Off-Premises Parking Facilities. Parking facilities for uses other than single-unit, two-unit, and townhouse dwellings may be provided off-premises with prior written approval by the Zoning Administrator provided that the following conditions are met:
 - a. Residential Uses. Any off-premises parking facility for a multi-dwelling unit residential use must be located within 400 feet, along a pedestrian route, of the nearest principal entrance of the building for which the parking facilities are required.

Steering Committee Informational Item: In contrast to the existing Ordinance (§ 10-11-10), we recommend 400 ft rather than 200 ft.
 - b. Non-residential Uses. Any off-premises parking facility for a non-residential use must be located within 800 feet, along a pedestrian route, of the nearest principal entrance of the building for which the parking facilities are required.

Steering Committee Informational Item: In contrast to the existing Ordinance (§ 10-11-10), we recommend 800 ft rather than 400 ft.
 - c. Off-Premises Facility Agreement. A written agreement for off-premise parking facilities shall be executed between the landowner and the lessee in a format satisfactory to the Village Attorney and shall be recorded in the Office of the Recorder of Deeds of Cook or DuPage County, as applicable. The agreement shall guarantee the lessee access to and use of the parking facility and ensure that off-street parking spaces will be provided for the uses served for as long as such uses are in operation.
4. Tandem Parking. Tandem parking may be granted by the Zoning Administrator through an application for Site Plan Review (see **§ 10-3-2 (Site Plan Review)**). Tandem parking is permitted for residential uses only and both parking spaces must be allotted to the same dwelling unit and located on the same lot as the dwelling unit.

5. Commercial Vehicles in Residential Districts. The following vehicles shall not be parked in a residential zoning district unless the vehicle is parked in an enclosed garage, or is in use for deliveries, repairs, construction, maintenance, loading, or unloading: taxicabs, limousines, buses, tow trucks, semi-truck trailers, box trucks, construction vehicles, trailers for landscaping equipment, agricultural vehicles, antique vehicles, and other similar commercial vehicles.

B. Computation. The number of required off-street parking spaces shall be determined using the following standards.

1. Units of Measurement.

- a. Gross Floor Area. Unless otherwise stated, parking standards for non-residential uses shall be calculated on the basis of gross floor area (GFA) in square feet (sf).
- b. Occupancy- or Capacity-Based Requirements. Parking spaces required per employee, student, or occupant shall be calculated based on the maximum number of employees on the largest shift, or maximum fire-rated capacity of the building, whichever measurement is applicable.

2. Fractions of Parking Spaces. When computation of required parking spaces results in a fraction, any fraction of less than one-half shall be disregarded, and any fraction of one-half or more shall be counted as one parking space.

3. Multiple Uses on a Lot. When there are multiple uses on a lot, the amount of parking spaces required shall be the sum of the parking requirements for each individual use.

4. Use of Off-Street Loading Area. Area allocated to any off-street loading spaces shall not be used to satisfy parking space requirements.

5. Parking Reductions and Shared Parking. The amount of parking required for a use may be reduced if the use qualifies for a parking reduction as established in [§ 10-8-3 \(Parking Reductions\)](#) or shared parking as established in [§ 10-8-4 \(Shared Parking\)](#).

6. Maximum Number of Parking Spaces. No use shall provide parking spaces in excess of 125 percent of the required minimum parking amount shown in [Table 10-8-2-1. Off-Street Parking Requirements](#), with the following exceptions:

- a. Maximum off-street parking requirements shall not apply to residential uses in residential zoning districts.
- b. Any use required to provide less than 10 parking spaces may provide a maximum of 15 spaces.
- c. With Zoning Administrator approval, the maximum parking amount of 125 percent may be exceeded by up to 50 percentage points, for a total of 175 percent provided that this area is constructed with pervious paving materials. In addition, the applicant must utilize green infrastructure techniques, such as rain gardens and bioretention facilities, to retain the 10-year, 24-hour storm event on-site for the portion of the lot exceeding the maximum parking amount of 125 percent.

Steering Committee Informational Item: These maximum parking requirements will help to ensure that the built environment isn't negatively affected by the construction of excessive parking areas.

C. Off-Street Parking Requirements. [Table 10-8-2-1. Off-Street Parking Requirements](#) establishes the minimum vehicular parking requirements for the listed uses. Any use not specified in [Table 10-8-2-1. Off-Street Parking Requirements](#) shall adhere to the requirements provided for the most similar use as determined by the Zoning Administrator.

Table 10-8-2-1. Off-Street Parking Requirements

Steering Committee Informational Item: As discussed in the Recommendations Memo, the minimum parking requirements have been strategically reduced based on the umbrella use categories. In addition, we've attempted to make this table easier to understand than the table found in § 10-11-11 of the existing Ordinance.

Uses	Parking Requirement
Residential	
Accessory Dwelling Unit	1 per dwelling unit
Community Residence	0.5 per bed
Dwelling Above the Ground Floor	1 per dwelling unit
Live/Work Dwelling	1 per dwelling unit + additional spaces as required for non-residential uses
Multiple-Unit Dwelling	1.5 per dwelling unit
Residential Care Facility	See requirements below for Assisted Living Facility, Independent Living Facility, or Nursing Home
Assisted Living Facility	0.5 per dwelling unit
Independent Living Facility	1 per dwelling unit
Nursing Home	0.5 per bed
Single-Unit Dwelling	2 per dwelling unit
Townhouse Dwelling	2 per dwelling unit
Two-Unit Dwelling	2 per dwelling unit
Civic and Institutional	
Cemetery	1 per 300 sf of GFA of office and/or preparation area
College or University	1 per classroom + 1 per 200 sf of office space + 1 per 5 students based on maximum enrollment
Community Garden	None
Cultural Facility	1 per 750 sf of GFA
Elementary or Middle School	1 per classroom + 1 per 200 sf of office space
Government Facility	1 per 500 sf of GFA
High School	1 per classroom + 1 per 200 sf of office space + 1 per 10 students based on maximum enrollment
Hospital	3 per bed
Park	None
Place of Worship	25% of maximum capacity of largest single area for assembly purposes
Vocational School	1 per classroom + 1 per 200 sf of office space + 1 per 10 students based on maximum enrollment
Commercial	
Adult Use	1 per 300 sf of GFA
Animal Boarding, Hospital or Shelter	1 per 500 sf of GFA, any outdoor area excluded
Banquet Hall	10% of maximum capacity
Bar/Tavern	1 per 100 sf of GFA
Body Art Establishment	1 per 300 sf of GFA
Car Wash	2 per bay
Currency Exchange	1 per 300 sf of GFA
Day Care Center	1 per 500 sf of GFA
Day Care Home	None
Day Labor Center	1 per 300 sf of GFA

Uses	Parking Requirement
Driving Range	0.5 per tee box
Financial Institution	1 per 300 sf of GFA
Funeral Home	15 per chapel or parlor + 1 per business vehicle
Garden Center	1 per 1,000 sf of GFA for combined indoor and outdoor sales and display areas
Gas Station	1 per 500 sf of GFA of any accessory convenience retail use + additional spaces as required for restaurant
Golf Course	2 per tee box + additional spaces for restaurant/retail uses
Gun Range	1 per lane
Hotel/Motel	1 per room + 10% of maximum capacity for meeting rooms + additional spaces as required for additional uses
Indoor Entertainment	10% of maximum capacity
Indoor Recreation	1 per 300 sf of GFA
Bowling Alley	1 per lane + additional spaces as required for restaurant and/or bar
Gym/Health Club	1 per 200 sf of exercise area
Laundromat	1 per 4 washing and/or drying machines
Massage Therapy Establishment	1 per 300 sf of GFA
Medical Marijuana Dispensary	1 per 400 sf of GFA
Microbrewery or Microdistillery	1 per 1,000 sf of GFA + 1 per 300 sf of GFA of any public tasting area
Motor Vehicle Operations Facility	1 per 500 sf of GFA
Motor Vehicle Rental	1 per 400 sf of office area
Motor Vehicle Repair and/or Service	2 per service bay + additional spaces as required for retail uses
Motor Vehicle Sales	1 per 1,000 sf of showroom + 2 per service bay
Multi-Tenant Commercial Center	1 per 250 sf of GFA
Outdoor Entertainment	10% of maximum capacity
Outdoor Recreation	1 per 500 sf of lot area
Pawnshop	1 per 300 sf of GFA
Payday or Title Loan Establishment	1 per 500 sf of GFA
Personal Services Establishment	1 per 300 sf of GFA
Professional Office	1 per 400 sf of GFA
Research/Development Facility	1 per 500 sf of GFA
Restaurant	1 per 100 sf of GFA
Retail Goods Establishment	1 per 300 sf of GFA
Grocery Store	1 per 250 sf of GFA
Self-Service Storage	1 per 25 storage units
Tobacco Shop	1 per 300 sf of GFA
Transitional Treatment Facility	1 per 500 sf of GFA
Truck Repair	2 per service bay + additional spaces as required for retail uses
Truck Stop	1 per 400 sf of GFA of any accessory convenience use + additional spaces as required for restaurant
Industrial	
Heavy, Light, or Medium Industrial	1 per 1,000 sf of GFA up to 20,000 sf + 1 per 2,000 sf of GFA in excess of 20,000 sf
Machinery and Equipment Sales and Rental	1 per 300 sf of GFA, any outdoor area included
Medical Marijuana Cultivation Center	1 per 1,000 sf of GFA up to 20,000 sf + 1 per 2,000 sf of GFA in excess of 20,000 sf
Warehousing, Storage, or Distribution Facility	1 per 500 sf of office GFA + 1 per 20,000 sf of warehouse or storage space GFA [Cartage: 1/employee; Warehousing: 0.5/1,000 sf of NFA or 1/employee]

Uses	Parking Requirement
Other Uses	
Club, Lodge, or Hall	10% of maximum capacity
Utility	1 per 3 employees

§ 10-8-3 Parking Reductions

The off-street parking requirements established in [Table 10-8-2-1. Off-Street Parking Requirements](#) may be reduced by the following measures with prior written approval by the Zoning Administrator. One or more parking reduction measures may be utilized to eliminate the off-street parking requirement for the specified use.

- A. C-2 District Exemption. The requirements of [Table 10-8-2-1. Off-Street Parking Requirements](#) shall not apply to non-residential uses in the C-2 District.
Steering Committee Informational Item: As discussed in the Recommendations Memo, we recommend removing minimum parking requirements for the C-2 Downtown Mixed-Use District. We have also included a number of strategic parking credits in this section as a new addition to the Ordinance. Parking credits help add flexibility to parking requirements by accounting for the differences in character among the Village's various commercial nodes.
- B. Proximity to a Commuter Rail Station. Non-residential uses that are located within one-half mile of a commuter rail station, as measured from any point along the lot line, may reduce the total number of off-street parking spaces required by 25 percent.
- C. Proximity to a Bus Stop. Non-residential uses that are located within 500 feet of a public transit bus stop with regular, scheduled service, as measured from any point along the lot line, may reduce the total number of off-street parking spaces required by 5 percent.
- D. Proximity to a Municipal Parking Lot. Non-residential uses that are located within 500 feet of a municipally-owned parking lot, as measured from any point along the lot line, may reduce the total number of off-street parking spaces required by 25 percent.
- E. Electric Vehicle Charging Station. Each parking space used as an electric vehicle charging station may be counted as three off-street parking spaces, provided that the space is reserved exclusively for electric vehicle charging purposes, for a credit of up to 10 percent of the total number of required off-street spaces.
- F. Land-Banked Parking. Non-residential uses that provide land-banked parking may reduce the total number of off-street parking spaces required by 25 percent. The applicant must provide sufficient evidence that supports the need for the parking reduction. The area proposed for land-banked parking must be suitable for conversion to parking facilities in the future. The land-banked area must be landscaped, but this area shall not be used to fulfill the landscape requirements of [Chapter 9 \(Landscape Standards\)](#). Land-banked parking areas shall not be used for outdoor storage. The Zoning Administrator is authorized to require the conversion of all or part of the land-banked area to off-street parking spaces within six months of notification from the Village. The applicant may convert the land-banked parking area to parking prior to Village notification. A written agreement for land-

banked parking shall be executed between the applicant and the Village in a format satisfactory to the Village Attorney and shall be recorded in the Office of the Recorder of Deeds of Cook or DuPage County, as applicable.

- G. Fee-In-Lieu. A fee-in-lieu of providing parking spaces may be permitted with written approval of the Zoning Administrator. The fee required shall be based upon a uniform fee per parking space established annually by the Village Board. Such payment shall be placed into a fund to be used by the Village for the acquisition, construction, and maintenance of public off-street parking lots within the same zoning district as the subject use or within adjacent zoning districts of reasonable proximity to serve the subject use. The property granted the reduction in the number of required off-street spaces shall be credited permanently by ordinance with the number of spaces for which payment was received by the Village.

Steering Committee Informational Item: In the existing Ordinance, fee-in-lieu is allowed downtown only (§ 10-11-8-1.B). In the proposed Ordinance, it is allowed Village-wide.

- H. Car-Share. Uses that provide car-share parking spaces may reduce the total number of required parking spaces by five parking spaces for each car-share parking space provided. The applicant shall provide documentation of an agreement with a car-share company in a format approved by the Village Attorney. If this agreement should terminate at any point, then the applicant shall either arrange an agreement with another car-share company to avoid service interruption, or meet the minimum parking requirements established by this Chapter.

§ 10-8-4 Shared Parking

- A. Applicability. Shared parking allows a reduction in the total number of required parking spaces in situations where a zoning lot is occupied by two or more uses which typically do not experience peak parking demands at the same time. A reduction of the total required off-street parking spaces may be granted by the Zoning Administrator through an application for Site Plan Review (see § 10-3-2 (Site Plan Review)).
- B. General Requirements. The following requirements apply to all shared parking agreements.
1. Any change in ownership or use of a lot shall cause the applicant or property owner to meet the minimum parking requirements established by this Chapter, or arrange a new shared parking agreement. In the event that a change in ownership or use should occur, the applicant or property owner must provide written notification to the Zoning Administrator. Within 60 days of that notice, the applicant shall provide a satisfactory resolution to the Zoning Administrator that provides adequate parking.
 2. Shared parking may be located off-site provided that it complies with the location requirements of § 10-8-2.A.3 (Off-Premises Parking Facilities).
- C. Shared Parking Among Lots Under Different Ownership. When a shared parking reduction is applied to uses on lots under different ownership, the following shall be provided to the Zoning Administrator:
1. A site plan that provides for interconnected lots.
 2. Recorded easements that provide cross-access among the parking facilities to permit vehicular and pedestrian access.
 3. Allocation of maintenance responsibilities.

- D. Calculation. When any land or building is used for two or more uses that are listed in **Table 10-8-4-1. Shared Parking Calculation**, the minimum total number of required parking spaces may be determined by the following procedure:
1. Multiply the minimum required parking for each individual use by the appropriate percentage listed in **Table 10-8-4-1. Shared Parking Calculation** for each of the designated time periods.
 2. Calculate a sum for all uses for each of the five time periods in each column. The minimum parking requirement is the highest of these sums.

Table 10-8-4-1. Shared Parking Calculation

Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 6 AM)
Residential	100%	60%	90%	80%	90%
Office, Industrial, or Government Facility	5%	100%	10%	10%	5%
Restaurant or Bar/Tavern	50%	70%	100%	70%	100%
Retail or Personal Services	5%	70%	90%	100%	70%
Hotel or Motel	100%	80%	100%	50%	100%
Place of Worship	0%	25%	50%	100%	50%
All Others	100%	100%	100%	100%	100%

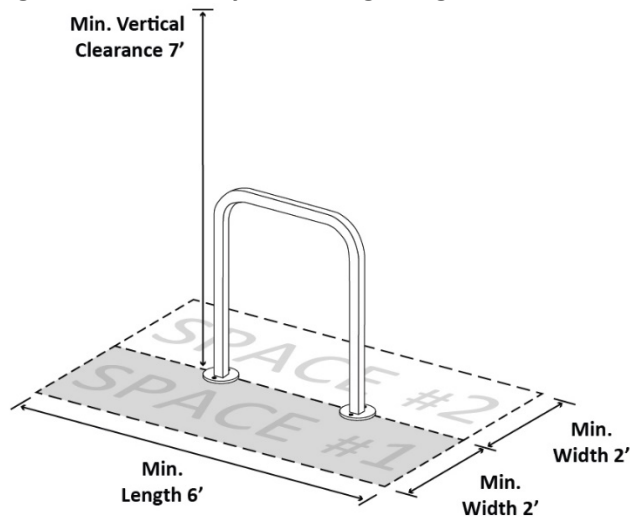
- E. Special Shared Parking Study. As an alternative to the methodology established in **§ 10-8-4.D (Calculation)**, an applicant may submit a special shared parking study to the Zoning Administrator to demonstrate that the parking demand for two or more uses is less than the cumulative parking requirements for each individual use. The special shared parking study shall be conducted by a qualified professional at the applicant's expense.

§ 10-8-5 Required Bicycle Parking

- A. Applicability. Minimum bicycle parking requirements shall apply to the use categories in **Table 10-8-5-1. Bicycle Parking Requirements**, provided that those use categories meet the development thresholds listed in **§ 10-8-1.B (Applicability)**. If a use is not listed in **Table 10-8-5-1. Bicycle Parking Requirements** then bicycle parking is not required for that use.
- B. Minimum Requirement. Where bicycle parking is required, a minimum of two spaces shall be provided.
- C. Computation. Bicycle parking requirements for residential uses shall be based on the total number of dwelling units in the development.

- D. Bicycle Parking Design. Bicycle parking spaces shall be designed in accordance with the following requirements:
1. Dimensions. Each bicycle parking space shall have a minimum width of two feet, minimum length of six feet, and minimum vertical clearance of seven feet, see [Figure 10-8-5-1. Bicycle Parking Design](#).
 2. Safe Access. Bicycle parking spaces shall be protected from motor vehicle traffic and located to permit safe access to and from the use served. A sidewalk, shared path, or other means of access, with a minimum width of five feet, shall be provided adjacent to bicycle parking facilities to ensure adequate maneuvering space.
 3. Racks and Structures. Secure racks and supporting structures shall be provided for each bicycle parking space, and shall be designed to accommodate both chain and U-shaped locks. Bicycle parking spaces shall permit the bicycle frame and one wheel to be locked to the rack and supporting structure. A locked bicycle shall be supported in a stable position without damage to the wheels, frame, or components.
 4. Visibility and Maintenance. Areas used for bicycle parking shall be designed and maintained to be well-lit and reasonably free from standing water, mud, and dust.
 5. Signage. If required bicycle parking spaces for non-residential uses are not visible from the street, signage shall be posted indicating the location of such parking.

Figure 10-8-5-1. Bicycle Parking Design



- E. Short-Term Bicycle Parking. The following standards apply to required short-term bicycle parking spaces, as established in [Table 10-8-5-1. Bicycle Parking Requirements](#).
1. Location. Short-term bicycle parking shall be located in a highly visible, publicly-accessible location within 50 feet of the principal entrance to a building containing the use it serves. For buildings or uses requiring more than eight short-term bicycle parking spaces, parking spaces in excess of these eight spaces may be located more than 50 feet from the principal building entrance.
 2. Spaces Within the Right-Of-Way. With the permission of the Village Engineer, the property owner may install the required short-term bicycle parking spaces within the public right-of-way.
 3. Credit for Existing Public Parking Facilities. With the permission of the Village Engineer, the property owner may receive credit for existing public bicycle parking spaces located in the right-of-way, or on Village property, to comply with the required short-term bicycle parking.

4. Fee-In-Lieu. A fee-in-lieu of providing short-term bicycle parking spaces may be permitted with written approval of the Zoning Administrator. The fee required shall be based upon a uniform fee per short-term bicycle space established annually by the Village Board. Such payment shall be placed into a fund to be used by the Village for the acquisition, construction, and maintenance of short-term bicycle parking located in the public right-of-way, or on Village owned property within the same zoning district as the subject use or within adjacent zoning districts of reasonable proximity to serve the subject use. The property granted the reduction in the number of required short-term bicycle parking spaces shall be credited permanently by ordinance with the number of spaces for which payment was received by the Village.

F. Long-Term Bicycle Parking. The following standards apply to required long-term bicycle parking spaces, as established in **Table 10-8-5-1. Bicycle Parking Requirements**.

1. Location. Long-term bicycle parking shall be located within an enclosed, limited-access area designed to protect bicycles from inclement weather, unauthorized use, and theft, and shall adhere to the following:
 - a. Long-term bicycle parking shall be provided within the building containing the use that it is intended to serve, or within a structure that has a principal entrance no more than 200 feet from the principal entrance to such building.
 - b. Long-term bicycle parking serving multiple uses or buildings may be combined into a single area, enclosure, or facility.
 - c. Where long-term bicycle parking is located adjacent to vehicular parking or loading facilities, a physical barrier shall be provided to prevent damage to bicycles by motor vehicles.
2. Facilities. Long-term bicycle parking spaces may be provided within the following types of facilities:
 - a. Enclosed spaces within a building, such as bicycle rooms or garages.
 - b. Bicycle sheds.
 - c. Bicycle lockers or fixed-in-place containers.
 - d. Other enclosed spaces that are monitored by an attendant or other security system.

Table 10-8-5-1. Bicycle Parking Requirements

Use	Minimum Number of Short-Term Bicycle Parking Spaces Required	Minimum Number of Long-Term Bicycle Parking Spaces Required
Residential		
Multi-Unit Dwelling	1 per 20 dwelling units	1 per dwelling unit
Residential Care Facility	1 per 25 dwelling units or beds, whichever is applicable	1 per 10 dwelling units or beds, whichever is applicable
Civic and Institutional		
College or University	10 per classroom	1 per classroom
Government Facility or Cultural Facility	1 per 3,000 sf of GFA	1 per 10,000 sf of GFA
Elementary, Middle, High, or Vocational School	4 per classroom	1 per classroom
Place of Worship	1 per 12,000 sf of GFA	10% of maximum capacity of largest single area for assembly purposes
Hospital	1 per 30,000 sf occupied floor area	1 per 15,000 sf occupied floor area
Commercial		

Use	Minimum Number of Short-Term Bicycle Parking Spaces Required	Minimum Number of Long-Term Bicycle Parking Spaces Required
Financial Institution	1 per 1,000 sf of GFA	1 per 10,000 sf of GFA
Indoor Entertainment or Recreation	1 per 10,000 sf of GFA	10% of maximum capacity
Medical Marijuana Dispensary	1 per 1,000 sf of GFA	1 per 10,000 sf of GFA
Multi-Tenant Retail Center	1 per 3,500 sf of GFA	1 per 10,000 sf of GFA
Outdoor Entertainment or Recreation	10% of maximum capacity	10% of maximum capacity
Personal Services Establishment, Restaurant	1 per 1,000 sf of GFA	1 per 10,000 sf of GFA
Professional Office	1 space per 12,000 sf of GFA	1 per 6,000 sf of GFA
Restaurant and/or Bar	1 per 1,000 sf of GFA	1 per 10,000 sf of GFA
Retail Goods Establishment	1 per 3,000 sf of GFA. For uses larger than 60,000 sf GFA, 20 spaces plus 1 per each additional 12,000 sf of GFA	1 per 10,000 sf of GFA
Manufacturing		
Manufacturing, Research/Development Facility, Wholesale, Nursery	4 spaces for any use larger than 60,000 sf of GFA	1 per 15,000 sf of GFA

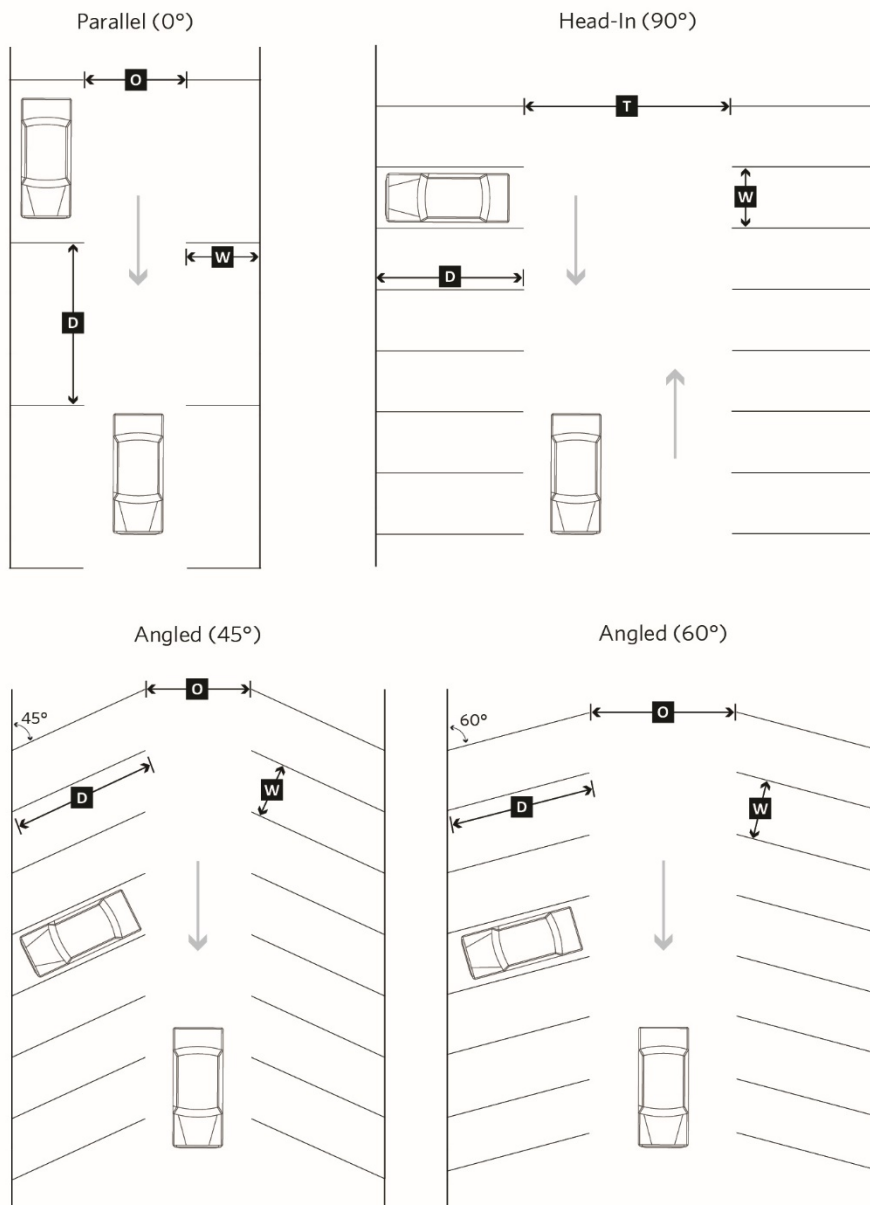
§ 10-8-6 Parking Design Standards

- A. Dimensions. All off-street parking aisles and spaces for shall be designed in compliance with the requirements established in [Table 10-8-6-1. Off-Street Parking Dimensions](#) and [Figure 10-8-6-1. Parking Lot Layout](#).
1. Vertical Clearance. Each parking space shall have a minimum vertical clearance of seven feet.
 2. Compact Spaces. Up to 25 percent of the total off-street parking requirement may be met with compact parking spaces. Compact spaces shall generally be located in one or more contiguous areas, and shall not be mixed with spaces designed for full-size cars if possible.
 3. Semi-Truck Trailers. The dimensions for semi-trailer trucks shall be 12 feet in width, 60 feet in length, and 14 feet in vertical clearance.

Table 10-8-6-1. Off-Street Parking Dimensions

Angle	Car Type	Space Width (W)	Space Depth (D)	Aisle Width: One-Way (O)	Aisle Width: Two-Way (T)
0° (Parallel)	Full Size	9 ft	20 ft	12 ft	24 ft
	Compact	7.5 ft	20 ft	12 ft	24 ft
45°	Full Size	9 ft	18 ft	12 ft	24 ft
	Compact	7.5 ft	15 ft	12 ft	24 ft
60°	Full Size	9 ft	18 ft	18 ft	24 ft
	Compact	7.5 ft	15 ft	18 ft	24 ft
90° (Head-In)	Full Size	9 ft	18 ft	24 ft	24 ft
	Compact	7.5 ft	15 ft	24 ft	24 ft

Figure 10-8-6-1. Parking Lot Layout



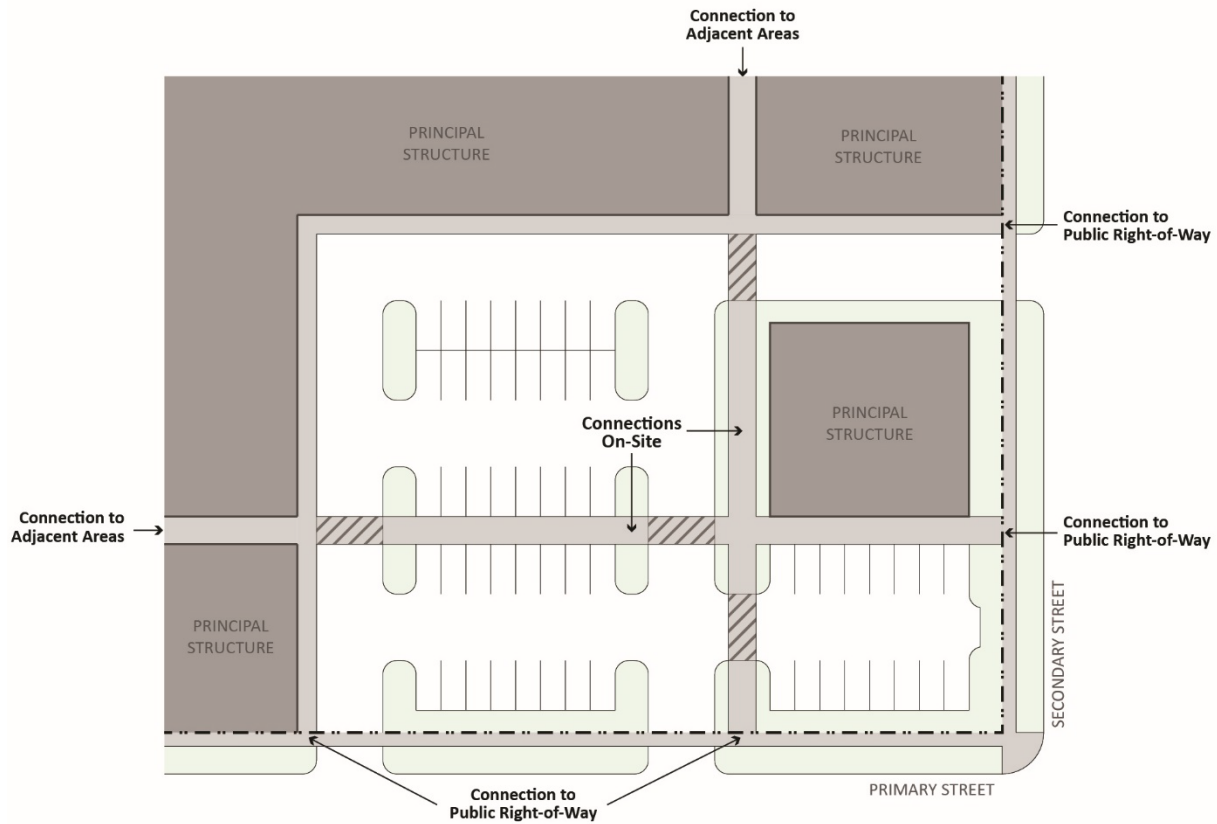
- B. Materials. All off-street parking lots, loading areas, drive-through facilities, and driveways shall be constructed using a hard surface, all-weather, dustless material.
1. Recycled Materials. Asphalt paving that is utilized for parking facilities is encouraged to contain a minimum of 20 percent recycled materials.
 2. Pervious Materials. Pervious materials may be used for parking facilities subject to the prior written approval of the Zoning Administrator.
- C. Access.
1. Parking Lots. Parking lots shall be designed with adequate means of vehicular access from a driveway, street, or alley in a manner that minimizes interference with traffic movement. Parking facilities must be designed to allow the driver to proceed forward into traffic from an access point, rather than backing out. Parking facilities that serve single-unit, two-unit, and townhouse dwellings are exempt from this requirement.
 2. Parking Spaces. Each parking space within a parking lot shall open directly into an aisle or driveway of sufficient width to provide adequate means of vehicular access to the parking space.
- D. Striping. Off-street parking lots shall delineate parking spaces with paint or another permanent, durable material, which shall be maintained in order to remain clearly visible.
- E. Wheel Stops, Bumper Stops, and Curbing. Wheel stops, bumper stops, and/or curbing shall be permanently and securely installed along the perimeter of parking lots to prevent vehicles from encroaching on sidewalks, landscape areas, fencing, walls, or buildings.
- F. Drainage. Off-street parking lots shall be graded for proper drainage so that water will not flow into adjacent properties, as approved by the Village Engineer. On-site retention and filtration of stormwater shall be provided where practical.
- G. Pedestrian Circulation Systems. Parking facilities shall meet the applicable requirements of [§ 10-8-7 \(Pedestrian Circulation Systems\)](#).
- H. Landscape Requirements. Parking facilities shall meet the applicable landscape requirements of [Chapter 9 \(Landscape Standards\)](#).
- I. Outdoor Lighting Requirements. Parking facilities shall meet the applicable outdoor lighting requirements of [§ 10-9-8 \(Outdoor Lighting\)](#).
- J. Sign Requirements. Parking facilities shall meet the applicable sign requirements of [Chapter 10 \(Signs\)](#).
- K. Snow Storage. Snow storage areas shall be provided on or adjacent to all off-street parking facilities.
1. Obstructions. Snow shall be stored in a manner that does not restrict access, circulation, or sight lines for pedestrians or vehicles at driveways, sidewalks, or other access points. Required off-street parking spaces, driveways, access aisles, and walkways shall not be used for snow storage.
 2. Storage in Landscape Areas. Landscape areas shall not be used for snow storage unless designed for that purpose with non-compacted soils, adequate area for snow piles, and plantings selected for salt-tolerance and durability.

- 3. Storage in Stormwater Management Facilities. Snow should not be stored on top of storm drain catch basins or within stormwater management facilities.
- 4. Off-Site Snow Storage. If snow storage cannot be accommodated on-site, the applicant shall make arrangements for off-site snow storage with approval from the Zoning Administrator.
- L. C-1 District Standards. Parking lots in the C-1 District shall have a maximum of one row of parking located in the front or corner side yard in accordance with **§ 10-6-17 (C-1 Commercial District Requirements)**.

§ 10-8-7 Pedestrian Circulation Systems

- A. General Requirement. Off-street parking and loading areas require pedestrian circulation systems to ensure the safety of pedestrian, bicyclists, and motorists. Refer to **Figure 10-8-7-1. On-Site Pedestrian Circulation**.
- B. Connections On-Site. The on-site pedestrian circulation system must connect all buildings on the site to one another and provide connections to parking facilities, bicycle parking facilities, and other outdoor areas.
- C. Connection to Public Rights-of-Way. The on-site pedestrian circulation system must connect building entrances to adjacent public rights-of-way along direct routes that do not involve significant out-of-direction travel.
- D. Connection to Adjacent Areas. The on-site pedestrian circulation system must provide at least one connection to adjacent properties along a shared street frontage. Connections must provide access to existing walkways on adjacent properties, or to the likely future location of walkways on those properties. The Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is unlikely to exist, or such connection would create a safety hazard.

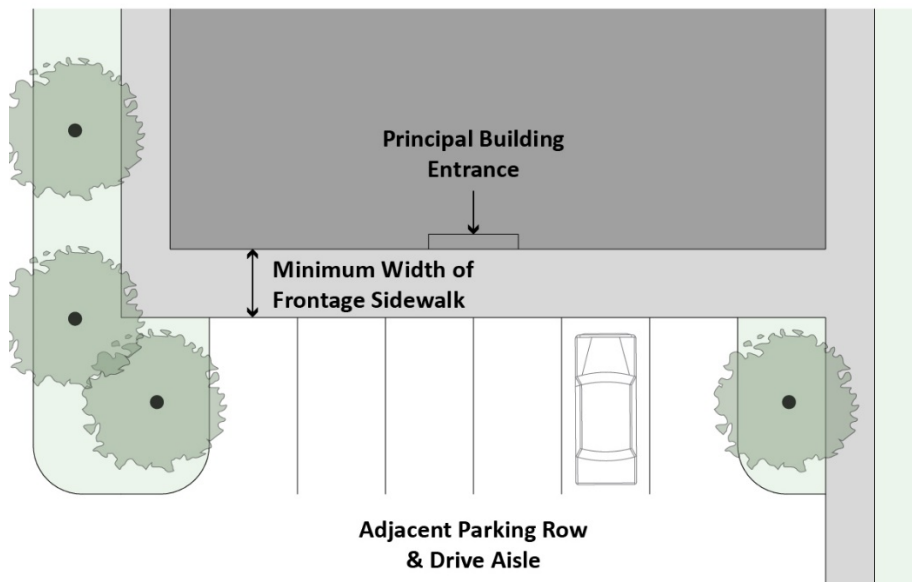
Figure 10-8-7-1. On-Site Pedestrian Circulation



E. Design Standards for On-Site Pedestrian Circulation Systems. Required on-site pedestrian circulation systems must be designed in accordance with the following requirements:

1. The pedestrian circulation system must be paved with a minimum width of five feet.
2. Where the pedestrian circulation system crosses driveways, drive aisles, or loading areas, it must be clearly marked by a change in grade, a change in materials, special pavers, stamped asphalt or concrete. Painted striping does not meet this requirement.
3. Where the pedestrian circulation system is parallel and adjacent to a driveway or drive aisle, it must be raised at least six inches above the surface of the auto travel lane surface and separated from the auto travel lane by a raised curb. The pedestrian circulation system may also include intervening landscaping, decorative bollards, or other architectural features.
4. A sidewalk, with a minimum width of seven feet, shall be required along the full length of any building frontage containing a primary entrance that is directly abutted by a parking row, driveway, or drive aisle. Refer to [Figure 10-8-7-2. Frontage Sidewalk](#).
5. Pedestrian circulation systems should be integrated with required parking lot landscaping in accordance with [§ 10-9-5 \(Parking Lot Landscaping\)](#), where appropriate.

Figure 10-8-7-2. Frontage Sidewalk



§ 10-8-8 Driveways

Steering Committee Informational Item: Unlike the existing Ordinance, we do not recommend including circular drives (§§ 10-11-7-1.D, 10-11-7-2.E) or providing standards for driveway turnarounds (§§ 10-11-7-1.E, 10-11-7-2.F). Circular drives create additional curb cuts that impact the pedestrian environment. The proposed Ordinance allows one driveway per street frontage in § 10-8-8.B. As for driveway turnarounds, the existing standards seem outdated and oddly specific.

Driveways providing access to a lot from a right-of-way, alley, or other vehicular access shall adhere to the following.

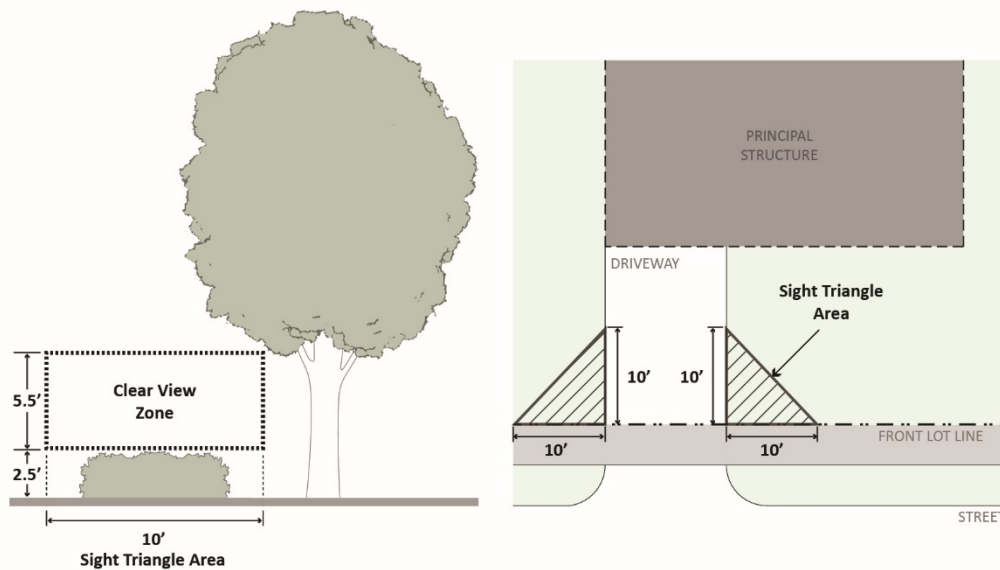
- A. Location. Driveways are permitted to encroach into the required front yard, corner side yard, interior side yard and/or rear yard, but shall be at least one foot from the interior side lot line, except when the driveway provides shared access for two adjacent properties. Driveways shall be essentially perpendicular to the right-of-way being accessed.
- B. Quantity. One driveway per street frontage is allowed, provided that the minimum frontage requirements established in **Chapter 6 (Zoning District Regulations)** are met. Driveways shall be located at least 60 feet from a signalized intersection, and 30 feet from all other intersections, measured from edge of pavement. Lots with a street frontage of at least 150 linear feet of frontage may incorporate one additional driveway along that frontage. On properties for which more than one driveway is permitted, the distance between the driveways shall be a minimum of 50 feet.
- C. Driveway Width. Driveways shall be constructed in compliance with **Table 10-8-8-1. Maximum Driveway Width**. Driveway width shall be measured at the lot line.

Table 10-8-8-1. Maximum Driveway Width

Uses	One-Way Driveway	Two-Way Driveway
Single-Unit and Two-Unit Dwellings	10 ft	N/A
Townhouse Dwelling Units	10 ft	N/A
Multi-Unit Dwellings	12 ft	26 ft
Commercial, Civic, and Institutional	12 ft	26 ft
Industrial	15 ft	30 ft

D. Visibility. No building, structure, sign, or landscape element shall obstruct the area between 2.5 feet and eight feet in height within the sight triangle area on each side of any driveway. Beginning at the intersection of the driveway with the lot line, the sight triangle shall be formed by measuring 10 feet along the lot line in the opposite direction of the driveway and 10 feet along the driveway in the opposite direction of the lot line, then connecting the endpoints of the lines across the subject property (refer to [Figure 10-8-8-1. Visibility at Driveways](#)).

Figure 10-8-8-1. Visibility at Driveways



E. Turning Radii.

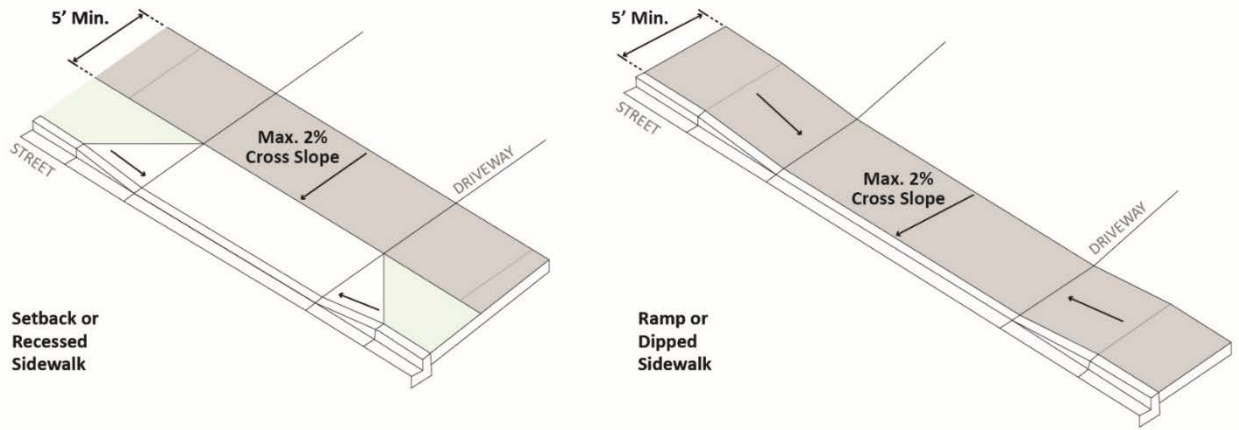
1. Multi-Unit Dwellings and Commercial Uses. Entrances to multi-unit dwellings and commercial uses shall have a minimum turning radii of 15 feet and a maximum turning radii of 35 feet.
2. Industrial Uses. Entrances to industrial uses shall have a minimum turning radii of 20 feet and a maximum turning radii of 35 feet.

F. Intersection of Sidewalk and Driveway.

1. Sidewalk. In locations where a sidewalk is crossed by a driveway, the sidewalk shall be constructed of a permanent, concrete surface with a minimum width of five feet.
2. Driveway Aprons. Driveway aprons shall not exceed the width of a driveway by more three feet on each side of the driveway. Driveway aprons shall be constructed of concrete material as approved by the Village Engineer.

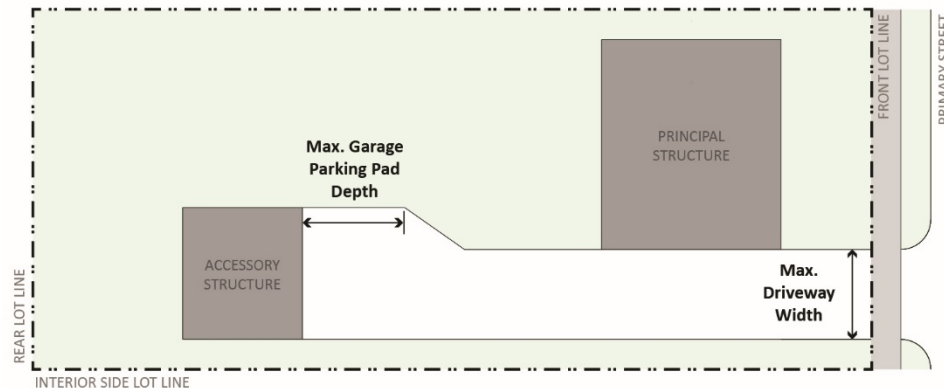
3. Slope. A sidewalk shall remain level across the driveway with a running slope not to exceed the grade of the adjacent roadway, and a cross slope not to exceed two percent. Refer to **Figure 10-8-8-2. Sidewalk and Driveway Intersection Designs**.

Figure 10-8-8-2. Sidewalk and Driveway Intersection Designs



- G. Residential Driveways. The following standards apply to driveways for single-unit, two-unit, and townhouse dwellings.
 1. Driveway Parking. Vehicles are permitted to park on driveways provided that the vehicles do not encroach into rights-of-way.
 2. Alley Orientation. Where an alley exists adjacent to the side or rear lot line, all motor vehicle access to a garage shall occur through the alley in accordance with **§ 10-7-4.C.8 (Garage)**.
 3. Driveway Parking Pad. A parking pad the width of the garage served by the driveway is permitted to extend up to 20 feet in depth from the garage doors before tapering back to the required driveway width, see **Figure 10-8-8-3. Driveway Parking Pad Width**.

Figure 10-8-8-3. Driveway Parking Pad Width

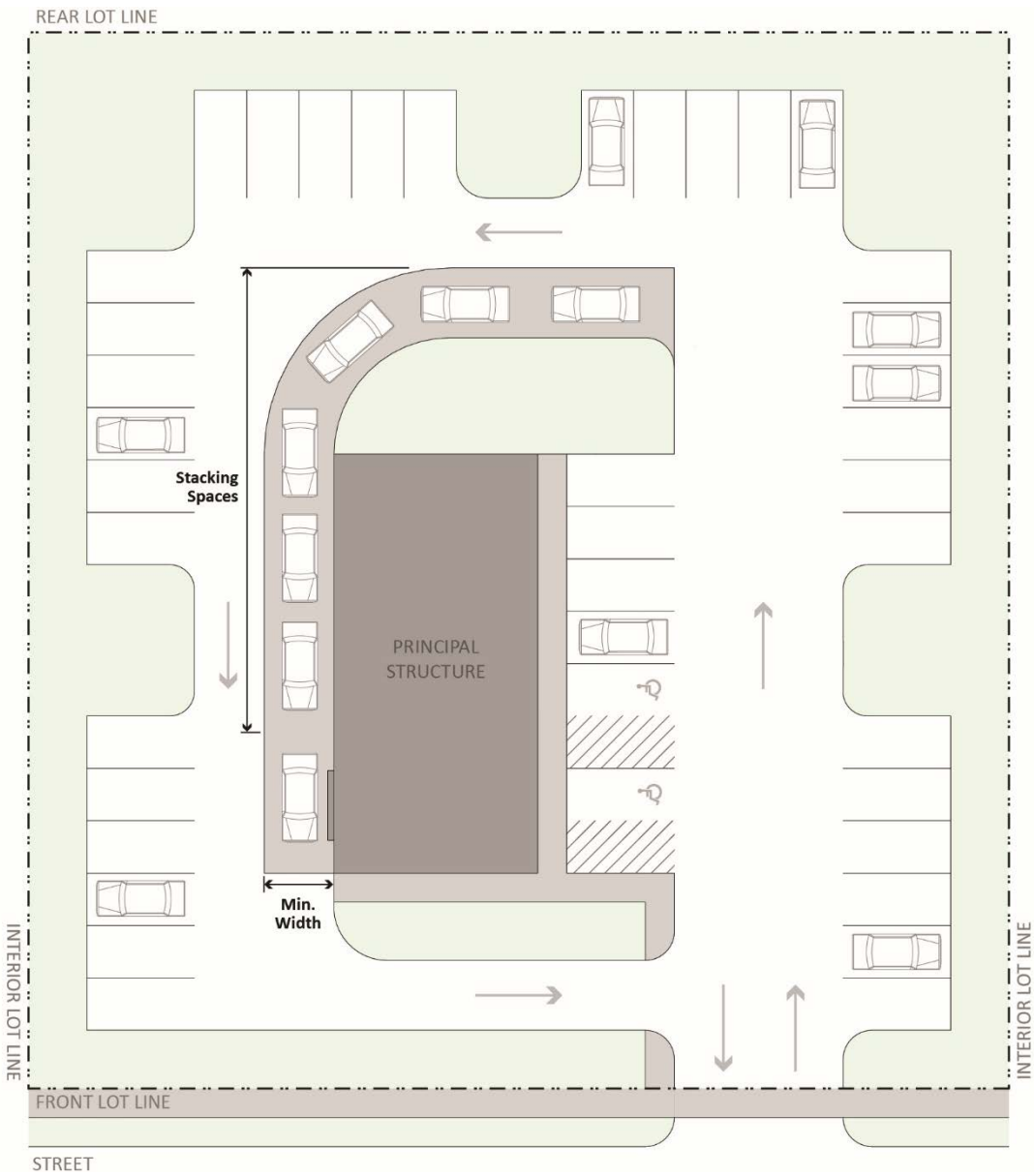


4. Paved Parking Area. Paved parking areas are permitted in the rear yard adjacent to the entrance of a detached garage. Each zoning lot may have two paved parking areas that are located on one side of the garage, but not on both sides. The paved parking area shall be 10 feet by 20 feet per vehicle parking space. The paved parking area shall be located at least one foot from an interior lot line and three feet or less from the rear lot line.

§ 10-8-9 Vehicular Stacking Requirements

- A. Space Requirements. Restaurant uses shall provide a minimum of six stacking spaces per drive-through lane. Car wash uses shall provide a minimum of four stacking spaces per drive-through lane. All other uses shall provide a minimum of two stacking spaces per drive-through lane.
- B. Dimensions. All stacking spaces shall have a minimum width of nine feet, as measured from the edge of the drive-through lane to the outermost edge of the last point of service, such as a drive-through window. Stacking spaces shall have a minimum length of 18 feet as measured along the centerline of the drive-through.
- C. Location. Stacking spaces shall be located behind the vehicle parked at the last point of service, such as a drive-through window or car wash bay, and shall be placed in a line within the drive-through lane. Stacking spaces shall be located so that they do not obstruct access to the site or to required parking and loading spaces. Refer to **Figure 10-8-9-1. Stacking Spaces.**
- D. Bailout Lane. Drive through lanes shall include a bailout lane, which shall run parallel to the drive through lane, have a minimum width of 10 feet, and provide unobstructed exit capability to all vehicles that have entered the drive-through lane. A drive aisle may serve as a bailout lane provided that it meets the requirements of this section.

Figure 10-8-9-1. Stacking Spaces



§ 10-8-10 Recreational Vehicles Parking in Residential Districts

Steering Committee Informational Item: We have included more robust standards for recreational vehicle parking than what is currently found in § 10-11-7.C of the existing Ordinance.

- A. Number. No more than one recreational vehicle may be parked outdoors on a lot in a residential district. Recreational vehicles stored in an enclosed permanent structure are exempt from this standard. A recreational vehicle and the trailer used to convey it shall be considered one recreational vehicle. Non-motorized personal watercraft, such as canoes and kayaks, shall not be included as part of the total number of recreational vehicles allowed on a lot.
- B. Use. Recreational vehicles shall not be used for living, sleeping or housekeeping purposes while located within Village boundaries. Recreational vehicles shall not be connected to sewer, water, or other utilities for any period of time, except for temporary service connections for basic maintenance.
- C. Principal and Accessory Structures. Recreational vehicles shall not be permitted on a lot without a principal structure. Recreational vehicles shall not be used as accessory structures, but may be kept within an enclosed accessory structure provided that the accessory structure is allowed in accordance with the requirements of § 10-7-4 (Accessory Structures and Uses).
- D. Operability. Recreational vehicles shall remain operable at all times. Recreational vehicles shall not be permanently affixed to the ground in a manner that would prevent timely removal.
- E. Proprietorship. Recreational vehicles shall be owned, leased, or rented by the occupant of the property on which the recreational vehicles are parked.
- F. Location. Recreational vehicle parking is allowed in the interior side yard and/or rear yard. Recreational vehicles shall be parked at least one foot from the interior side lot line, except when the driveway provides shared access for two adjacent properties, and at least three feet from the rear lot line.
- G. Parking Surface and Dimensions. Recreational vehicles must be parked on a hard surface, all-weather, dustless material equal in length and width to the recreational vehicles being parked and/or stored.

§ 10-8-11 Off-Street Loading Facility Requirements

- A. Applicability. Commercial, civic, institutional, industrial, and multi-unit dwelling uses shall provide off-street loading spaces as established in Table 10-8-11-1. Loading Requirements. The Zoning Administrator may approve a reduction in the minimum loading requirements, or approval for shared use of loading spaces for multiple users, through an application for Site Plan Review (see § 10-3-2 (Site Plan Review)).

- B. Computation. Off-street loading spaces shall be calculated on the basis of gross floor area (GFA) in square feet (sf).
1. Fractions of Loading Spaces. When computation of required loading spaces results in a fraction, any fraction of less than one-half shall be disregarded, and any fraction of one-half or more shall be counted as one loading space.
 2. Maximum Number of Loading Spaces. The maximum number of loading spaces required for any property shall be four spaces. Warehousing, storage, or distribution facility uses shall be exempt from this standard.

Table 10-8-11-1. Loading Requirements

Steering Committee Informational Item: These standards are significantly different than the standards in the existing Ordinance (§ 10-11-12.E), but they are easier to use and provide more effective minimums.

Gross Floor Area	Loading Spaces Required
Multi-Unit Residential Uses	
20,000 sf or more	1
Commercial, Civic, Office, and Institutional Uses	
10,000 to 100,000 sf	1
Each additional 100,000 sf	1
Industrial Uses	
5,000 to 40,000 sf	1
Each additional 60,000 sf	1

- C. Dimensions. Loading spaces shall have a minimum width of 12 feet, minimum length of 60 feet, and minimum vertical clearance of 14 feet.
- D. Location. All loading spaces shall be located on the same zoning lot as the use served, unless an alternate location has been approved by the Zoning Administrator through the site plan review process (see § 10-3-2 (Site Plan Review)).
1. Side or Rear Yard. Loading facilities shall be located on the side and/or rear yard of the lot. A designated loading area may be located within a drive aisle with prior written approval from the Zoning Administrator.
 2. Residential Districts. No loading space shall be closer than 50 feet from any property in a residential district, unless the space is screened by a solid fence or wall with a minimum height of six feet.
 3. Intersections. Loading spaces shall be located at least 60 feet from a signalized intersection, and 30 feet from all other intersections, measured from edge of pavement.
- E. Access. Each required off-street loading space shall have appropriate means of vehicular access from a driveway, street or alley in a manner that minimizes interference with traffic movement. No loading space shall project into or block a street, sidewalk, alley, access drive, or parking area. Loading facilities must be designed to allow the driver to proceed forward into traffic from an access point, rather than backing out.

CHAPTER 9: LANDSCAPE STANDARDS

Steering Committee Informational Item: Overall, the landscape regulations have been simplified from the existing Ordinance to be more user-friendly and enforceable. As part of this process, we revised terms from the existing Ordinance to make them easier to understand for the average user, so:

Transition strip → Buffer yard
Frontage strip → Parking lot perimeter landscaping
Island strip → Interior parking lot landscaping

The existing Ordinance includes standards for foundation strips, which we have not included in the proposed Ordinance. Foundation strips are not widely used, nor typically included in modern ordinances.

- § 10-9-1 General Provisions
- § 10-9-2 Tree Preservation
- § 10-9-3 Design, Installation, and Maintenance
- § 10-9-4 Street Trees
- § 10-9-5 Parking Lot Landscaping
- § 10-9-6 Buffer Yards
- § 10-9-7 Screening Requirements
- § 10-9-8 Outdoor Lighting

§ 10-9-1 General Provisions

- A. Purpose. The purpose of this Chapter is to establish landscape requirements that will enhance the Village's character and livability, improve air quality, reduce the heat island effect, improve water quality, reduce the rainfall volume conveyed to storm sewer systems, and provide for transitions between zoning districts.
- B. Applicability. The requirements of this Chapter shall apply to the following:
 - 1. New developments that require site plan review approval (see § 10-3-2 (Site Plan Review)).
 - 2. Planned unit developments (see Chapter 4 (Planned Unit Developments)).
 - 3. The construction of any new parking lot of 10 spaces or more.
 - 4. The expansion or reconstruction of any existing parking lot that results in a total of 10 aggregate spaces or more.
 - 5. Removal of existing trees, per the requirements of § 10-9-2 (Tree Preservation).
- C. Occupancy Permit. The requirements of this Chapter shall be met and landscape elements shall be fully installed in good health and condition, as determined by the Zoning Administrator, prior to the issuance of an occupancy permit.
 - a. Seasonal Conditions. If seasonal conditions preclude the completion of landscape installation, the applicant shall provide the Village with a letter of credit, escrow, performance bond, or other surety, as approved by the Zoning Administrator, equal to 125 percent of the remaining costs of installation, as estimated by a qualified landscape architect or similar professional, in order to receive an occupancy permit.

- b. Permit Revocation. Failure to implement the approved landscape plan or maintain installed landscape elements shall be cause for revocation of the occupancy permit and/or the application of fines and penalties. All landscape elements are subject to periodic inspection for compliance with the approved landscape plan.

D. Landscape Plan. A landscape plan shall be submitted to the Village as part of any site improvement that meets the criteria of **§ 10-9-1.B (Applicability)**, and shall be approved by the Zoning Administrator. The landscape plan shall be evaluated and approved based on the standards included in this **Chapter 9 (Landscape Standards)**.

Steering Committee Informational Item: The existing Ordinance does not outline the content of a landscape plan – these standards are new.

- a. Preparation of Landscape Plan. The landscape plan shall be prepared and stamped by a licensed landscape architect registered in the State of Illinois, or another qualified professional, if the project meets the criteria of **§ 10-9-1.B (Applicability)**.

- b. Contents. The landscape plan shall contain the following:

- i. Location and dimensions of all existing and proposed structures, parking spaces, landscape islands, buffer yards, street lights, utilities, easements, and other site elements.
- ii. Location, quantity, size, spacing, and name, both botanical and common, of all existing plant material, including trees and plant material in the right-of-way. The landscape plan shall indicate whether existing plant material will be retained or removed, including information on how existing trees will be preserved and protected (see **§ 10-9-2 (Tree Preservation)**).
- iii. Location, quantity, size, spacing, and name, both botanical and common, of all proposed plant material including the type of tree stock.
- iv. Planting details and best management practices for all plantings, including type, depth and quantity of soil.
- v. Existing and proposed grading of the site indicating contours at one-foot intervals.
- vi. Elevations of all fences and retaining walls proposed for the site.
- vii. Location of snow storage areas.
- viii. Construction information, including the location of temporary roads, access points for construction equipment, staging areas, material storage areas, and other related information.
- ix. To ensure ongoing compliance with this Chapter, a landscape plan must include an operations and maintenance plan that includes detailed information on operations and maintenance procedures. Maintenance of all elements of a landscape plan shall be the responsibility of the property owner.

E. Credit for Existing Vegetation. The Zoning Administrator may credit existing vegetation toward the landscape element requirements of **§ 10-9-4 (Street Trees)**, **§ 10-9-5 (Parking Lot Landscaping)**, **§ 10-9-6 (Buffer Yards)**, and/or **§ 10-9-7 (Screening Requirements)**, provided that the existing vegetation is an acceptable species, adequately protected during the construction process, in good health, and meets all applicable specifications of this Chapter.

§ 10-9-2 Tree Preservation

Steering Committee Informational Item: This section is new. The existing Ordinance outlines standards to provide a property owner credit toward landscape requirements (i.e. a reduction in the number of new trees required, based on the trunk caliper of the existing tree to be preserved), but does not address tree removal or replacement standards for existing trees.

- A. Applicability. Existing trees shall not be removed from lots within the Village, wholly or in part, without a tree preservation and removal plan approved by the Zoning Administrator. This Section does not apply to the removal of trees located on lots for single-unit or two-unit dwellings.
 - 1. Procedure. The tree preservation and removal plan shall specify the tree to be removed and shall be approved by the Zoning Administrator in writing. Such approval is not required if tree removal is performed by Village employees or contractors.
 - 2. Criteria for Removal of Mature Trees. Every reasonable effort shall be made to incorporate existing trees into the landscape plan for the proposed development. The Zoning Administrator must determine that one of the following criteria apply prior to granting approval to remove a mature tree:
 - a. The tree is dead, dying, diseased, or a threat to public health or safety.
 - b. The tree interferes with the provision of public services or is a hazard to traffic.
 - c. The location of the tree prevents development or redevelopment that cannot be designed to protect the tree.
- B. Replacement Standards. Mature trees to be removed shall be replaced in accordance with the following standards.
 - 1. Replacement Rate. The size of a mature tree is measured using its diameter at breast height (refer to **Figure 10-9-2-1. Tree Measurement**). The tree to be removed shall be replaced within one year of the date of approval, or the applicant shall immediately pay the Village an amount equal to the full value of the tree to be removed.
 - a. Any tree designated for removal on an approved tree preservation and removal plan shall be replaced at the rate specified in **Table 10-9-2-1. Tree Replacement Rates**.
 - b. In the event that a tree designated for preservation is destroyed, damaged, or removed during the construction process, such tree shall be replaced at three times the applicable rate specified in **Table 10-9-2-1. Tree Replacement Rates**.
 - 2. Tree Valuation. The value of a tree shall be determined by the Zoning Administrator in accordance with the methods developed by the Council of Tree and Landscape Appraisers in the *Guide for Plant Appraisal*.

Figure 10-9-2-1. Tree Measurement

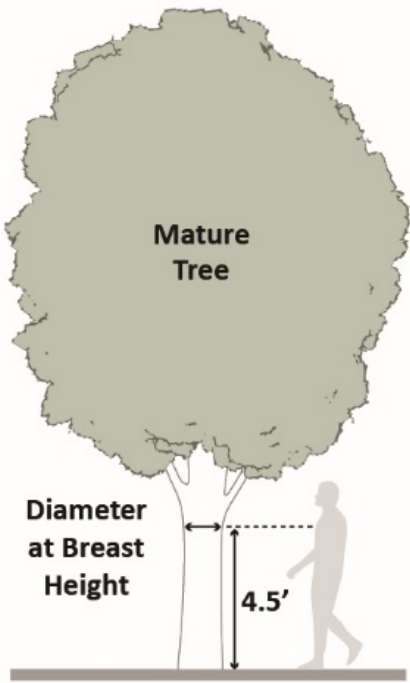


Table 10-9-2-1. Tree Replacement Rates

Caliper of Tree to be Removed	Number of Replacement Trees Required
4-12 inches	4
13-29 inches	5
30 inches or greater	6

§ 10-9-3 Design, Installation, and Maintenance

Steering Committee Informational Item: With the exception of “A.1. National Standards” of the proposed Ordinance the content in § 10-9-3 Design, Installation, and Maintenance is new.

A. Design and Installation.

1. National Standards. All landscape elements shall be installed in accordance with the practices and procedures established by AmericanHort. Landscape elements shall be healthy and hardy upon installation, and shall be planted with appropriate space and soils to ensure sustained growth.
2. Soil Requirements. Soil type, volume, width, and depth requirements shall be used as required by this Chapter to ensure tree survival and growth. A minimum soil depth of 36 inches and minimum planting bed width of six feet is required for all tree planting areas. Refer to **Figure 10-9-3-1. Minimum Soil Depth** and **Figure 10-9-3-2. Minimum Planting Bed Width**. In order to accommodate subsurface root expansion, a minimum volume of 1,000 cubic feet of structural soil is required per large shade tree or evergreen tree, and a minimum volume of 750 cubic feet of structural soil is required per medium shade tree. Whenever possible, tree plantings should be located to connect subsurface root spaces.

Figure 10-9-3-1. Minimum Soil Depth

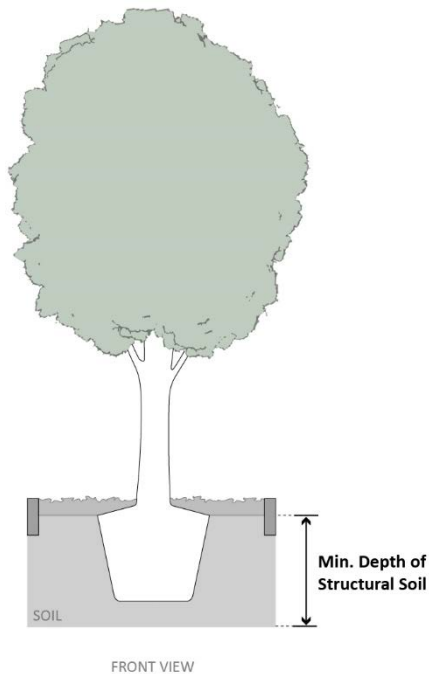
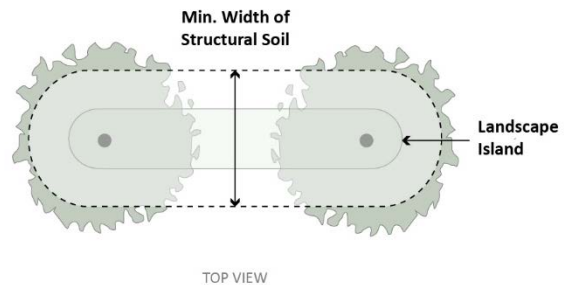


Figure 10-9-3-2. Planting Bed Width



3. Plant Size Requirements. Landscape elements shall be installed in accordance with **Table 10-9-3-1. Required Landscape Size at Installation**, unless otherwise noted in this Ordinance.

Table 10-9-3-1. Required Landscape Size at Installation

Type	Minimum Size	Maximum Size
Deciduous Shade Tree, Single Trunk	1.5 in caliper	2.5 in caliper
Deciduous Shade Tree, Multiple Trunks	8 ft height	10 ft height
Ornamental Tree	1.5 in caliper	2.5 in caliper
Evergreen Tree	8 ft height	10 ft height
Shrubs	18 in height	36 in height

4. **Species Diversity.** Tree and plant species that are native or naturalized to northeastern Illinois, as well as drought- and salt-tolerant plant materials, shall be used as required by this Chapter, except for single-unit and two-unit dwellings. Refer to the Morton Arboretum *Northern Illinois Tree Species List* for preferred plant species and **Table 10-9-3-2. Species Diversity Requirements**, for specifications.

Table 10-9-3-2. Species Diversity Requirements

Lot Size	Minimum Percent Drought and Salt Tolerant Species	Species Diversity Requirement
Lot under 0.5 acres	50%	None
Lot between 0.5 and 5 acres	60%	Total plant material, excluding turf, shall not be comprised of more than 30% of any single species, 50% of any genus, nor 70% of any family
Lot over 5 acres	75%	Total plant material, excluding turf, shall not be comprised of more than 5% of any single species, 10% of any genus, nor 20% of any family

5. **Runoff Infiltration.** All required parking lot perimeter landscape, buffer yards, and landscape islands shall be designed to accept and facilitate stormwater runoff infiltration through curb design, adequate soil depth, appropriate plant selection, and site grading to convey stormwater to the landscaped areas. Where practical, all landscaped areas shall create bioretention and infiltration areas to assist in water quality protection and facilitate groundwater recharge.
6. **Irrigation.** Permanent irrigation systems are not required but may be installed as recommended by a landscape architect or the Zoning Administrator. All irrigation systems that are installed shall be designed to minimize the use of water, and require certification that the system is water efficient (e.g. EPA WaterSense certified). Irrigation systems are not allowed in the right-of-way.
- B. Maintenance.** All landscape elements shall be maintained in good condition at all times to ensure healthy vegetation and an orderly appearance.
1. **Maintenance Responsibility.** Landscape elements, such as vegetation and trees, irrigation systems, fences, and walls, shall be maintained. The property owner shall be responsible for the maintenance, repair, and replacement of landscape elements to keep them in good condition for the lifespan of the development and/or parking lot.
 2. **Surety.** A letter of credit, escrow, performance bond, or other surety as approved by the Zoning Administrator, equal to 125 percent of the value of the landscaping shall remain in place for two years after installation to ensure proper maintenance in accordance with this Chapter.
 3. **Establishment of Landscape Elements.** All installed landscape elements shall be watered, fertilized, and replaced as needed until fully established.
 4. **Ongoing Maintenance.** All landscape elements shall be maintained in good condition in perpetuity and shall have a healthy, neat, and orderly appearance. Any landscape element that is removed

due to disease, damage, death, or any other reason shall be replaced within 30 days after the beginning of the growing season, in accordance with the requirements of this Chapter and the approved landscape plan.

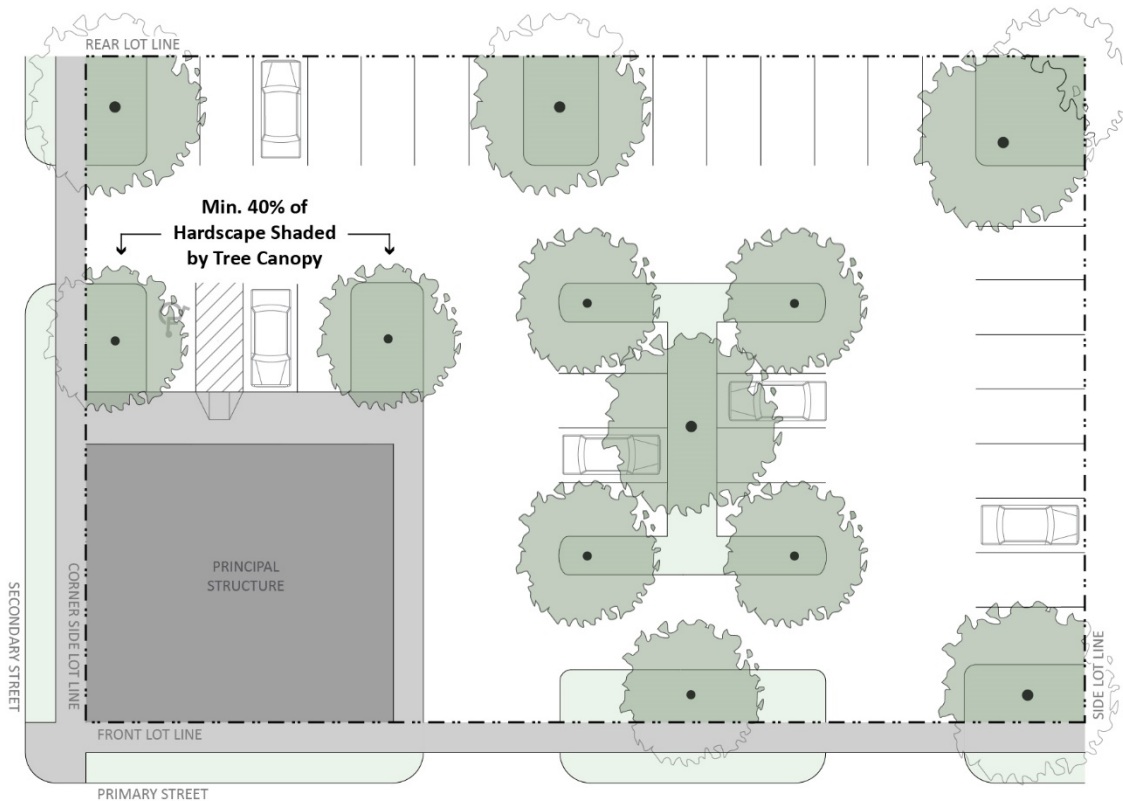
§ 10-9-4 Street Trees

- A. Applicability. Street trees aid in beautifying and shading the Village by providing consistent and appropriately spaced trees. The requirements of this Section apply to existing and proposed parkway areas adjacent to new developments that require approval of site plan review (see § 10-3-2 (Site Plan Review)) or planned unit development (see Chapter 4 (Planned Unit Developments)).
- B. Street Tree Requirements.
1. Frequency. Street trees shall be installed at a minimum rate of one large shade tree per 30 linear feet. Trees shall be placed on center, or at a rate that matches the existing tree spacing pattern on adjacent parkways, whichever results in a greater density of tree plantings. Spacing may be adjusted to ensure adequate room for streetlights and utilities, with prior written Zoning Administrator approval.
 2. Tree Wells. Tree wells shall be utilized in locations where the sidewalk extends from the back of the curb to the lot line and there is no parkway present.
 3. Drought and Salt Tolerance. All street trees proposed to be planted shall be drought- and salt-tolerant. Refer to the Morton Arboretum *Northern Illinois Tree Species List* for preferred plant species.

§ 10-9-5 Parking Lot Landscaping

- A. Tree Canopy Coverage. Tree canopy coverage requirements shall be met through tree plantings located within perimeter yards (§ 10-9-5.B (Parking Lot Perimeter Landscape)) and interior landscape islands (§ 10-9-5.C (Parking Lot Interior Landscape Islands)) such that shade canopy is provided for a minimum of 40 percent of the parking area hardscape, including all parking spaces, travel lanes, and other impervious areas not exempted by this Section. Refer to Figure 10-9-5-1. Tree Canopy Coverage.
1. Calculation. Coverage credit for each tree shall be calculated using the projected full canopy width of the tree at maturity. Coverage credit for trees planted in perimeter landscape or buffer yards shall be credited in the amount that such plantings cover the parking area hardscape. Refer to the Morton Arboretum *Northern Illinois Tree Species List* for canopy coverage estimates.
 2. Loading Area Exemption. Designated loading areas shall be exempt from the amount of parking area hardscape for the purpose of this requirement.
 3. Solar Energy Collection Systems. Any portion of this requirement may be met through installation of solar energy collection systems that comply with the standards of this Ordinance and provide shade to the parking area, with the approval of the Zoning Administrator.
 4. Modification of Requirements. The Zoning Administrator may modify shading requirements for sites located under power lines or other obstructions that prohibit strict compliance, and grant credit for new off-site trees provided in lieu of required on-site plantings, where appropriate.

Figure 10-9-5-1. Tree Canopy Coverage



B. Parking Lot Perimeter Landscape. Refer to **Figure 10-9-5-2. Location of Landscape Requirements** and **Figure 10-9-5-3. Parking Lot Perimeter Landscape**.

1. Landscape Requirements.

- a. Location. Parking lot perimeter landscape shall apply to properties in all zoning districts in which parking facilities are located adjacent to the front or corner side lot line. The parking lot perimeter landscape shall be located directly adjacent to the front or corner side lot line.
- b. Minimum Parking Lot Perimeter Landscape. A parking lot perimeter landscape with a minimum depth of eight feet is required along the length of the parking lot that abuts the front or corner side lot line, excluding any driveways.

Steering Committee Informational Item: In the existing Ordinance, minimum frontage strip width varies from 4 to 8 ft depending on the use (commercial parking lot, industrial/office parking lots, etc.). We recommend using one standard, and propose applying the 8 ft requirement.

- c. Landscape Elements. The parking lot perimeter landscape shall meet all of the standards of **§ 10-9-3 (Design, Installation, and Maintenance)** and include the following:
 - (1) A continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of 24 inches, spaced 36 inches on center, and a maximum height at maturity of 30 to 42 inches.

- (2) One large shade tree per 30 linear feet of perimeter area, or one medium shade tree per 25 linear feet of perimeter area, or any combination thereof. Trees may be spaced evenly or grouped.
- (3) Any portion of the parking lot perimeter landscape not covered by hedges and trees shall be planted with turf, clump or no-mow grasses, other perennial groundcover, or mulch.
- d. Fence. Fencing may be installed to further screen the parking lot from view of the street and shall be subject to the following.
 - (1) The fence shall be located a minimum of two feet from the back of the parking lot curb to allow for vehicle overhang. The required parking lot perimeter landscape shall be located between the fence and sidewalk to provide visual interest from the street.
 - (2) The fence shall be a minimum height of three feet and maximum height of four feet.
 - (3) A paved opening with a minimum width of three feet shall be provided at least every 50 feet to allow pedestrian access to the parking lot.
 - (4) Ornamental metal, masonry, and wood are permitted fence materials. Chain link fences are prohibited.

Figure 10-9-5-2. Location of Landscape Requirements

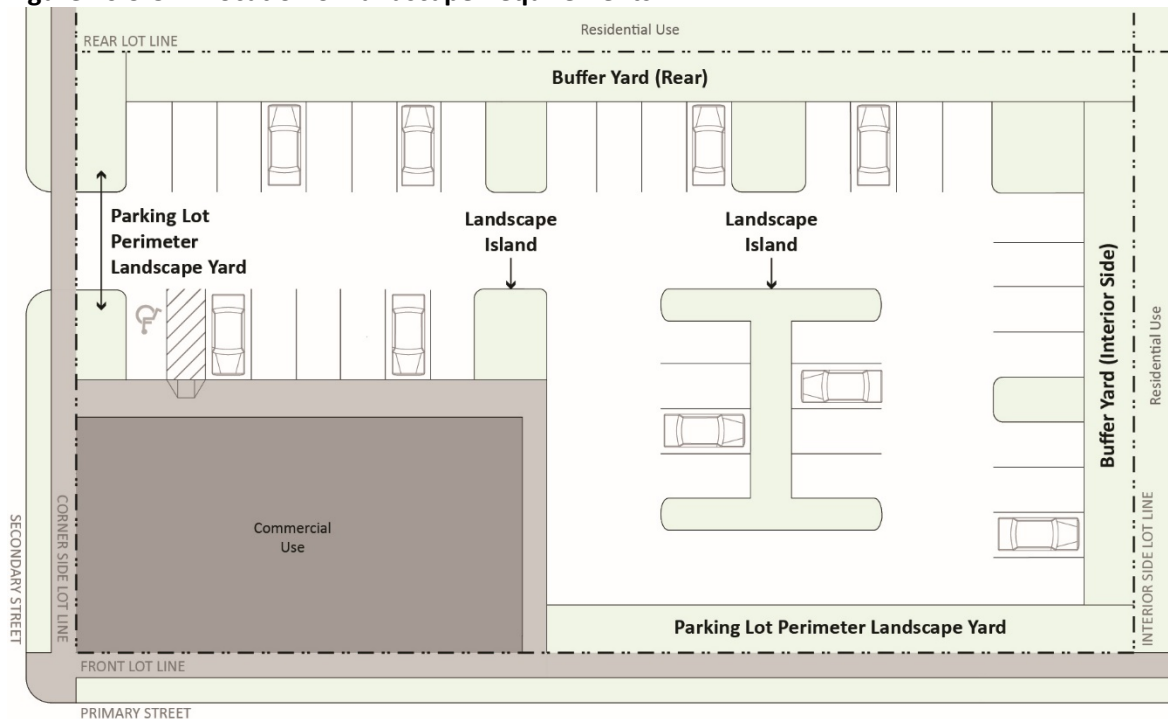
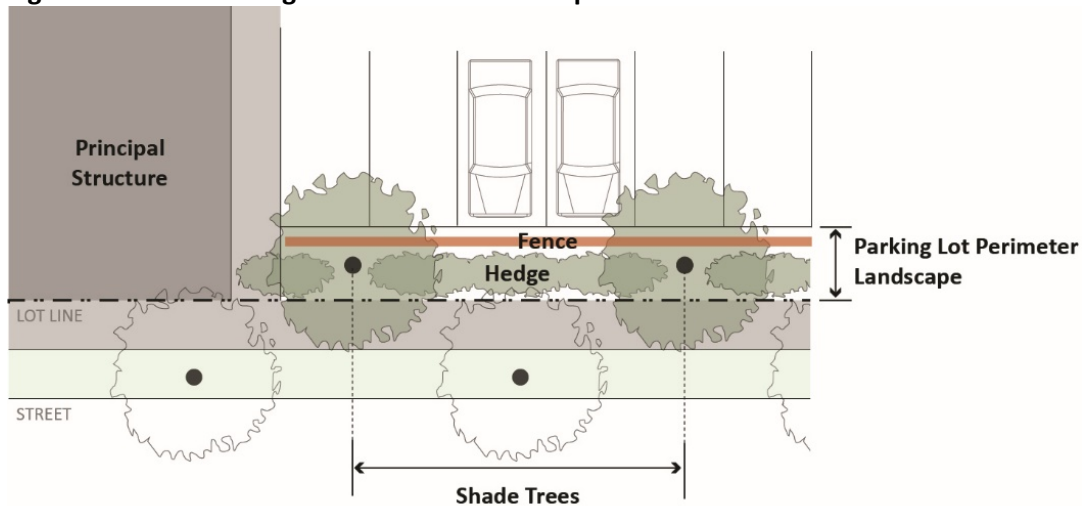


Figure 10-9-5-3. Parking Lot Perimeter Landscape



C. Parking Lot Interior Landscape Islands. Refer to [Figure 10-9-5-4. Parking Lot Interior Landscape Islands](#) and [Figure 10-9-5-2. Location of Landscape Requirements](#).

1. Spacing. One landscape island shall be provided for every 10 contiguous parking spaces. All rows of parking shall be terminated by a landscape island or landscape area.
Steering Committee Informational Item: This is a reduction from one island for every 15 spaces.
2. Size. For a single parking row, the landscape island shall have a minimum length equal to the length of the adjacent parking space and a minimum area of 100 square feet. When double rows of parking are provided, the required landscape islands shall have a minimum length equal to the total length of the adjacent parking spaces and a minimum area of 200 square feet.
3. Alternate Configuration. In conjunction with landscape plan approval (see [§ 10-9-1.D \(Landscape Plan\)](#)), the Zoning Administrator may permit a different configuration of landscape islands to allow for more efficient site design or to permit larger landscape areas. Regardless, the overall area and number of plantings required for landscape islands pursuant to this Section shall be met.
4. Trees. A minimum of one shade tree shall be provided per landscape island. Landscape islands provided for double rows of parking shall include a minimum of two shade trees.
Steering Committee Informational Item: The existing Ordinance requires 1 street tree (shade tree) per island ([§ 10-12-2-C](#)). Here, we are expanding on this standard to require a minimum of 2 shade trees for landscape islands accompanying double rows of parking.
5. Groundcover. A minimum of 80 percent of each landscape island shall be planted with turf or other live groundcover, perennials, or ornamental or native grasses. Shrubs shall not be permitted in landscape islands.
6. Curbing. Landscape islands shall be protected with concrete curbing and have a minimum height of six inches as measured from the parking lot surface. Curbing may contain inlets to accept drainage, unless it is determined by the Zoning Administrator that inlets would result in greater runoff volume inflow than could be supported by the landscape island. Refer to [Figure 10-9-5-5. Curb Inlet Design](#). Wheel stops and other alternate landscape protections may be approved by the Zoning Administrator to facilitate certain stormwater management facilities.

Figure 10-9-5-4. Parking Lot Interior Landscape Islands

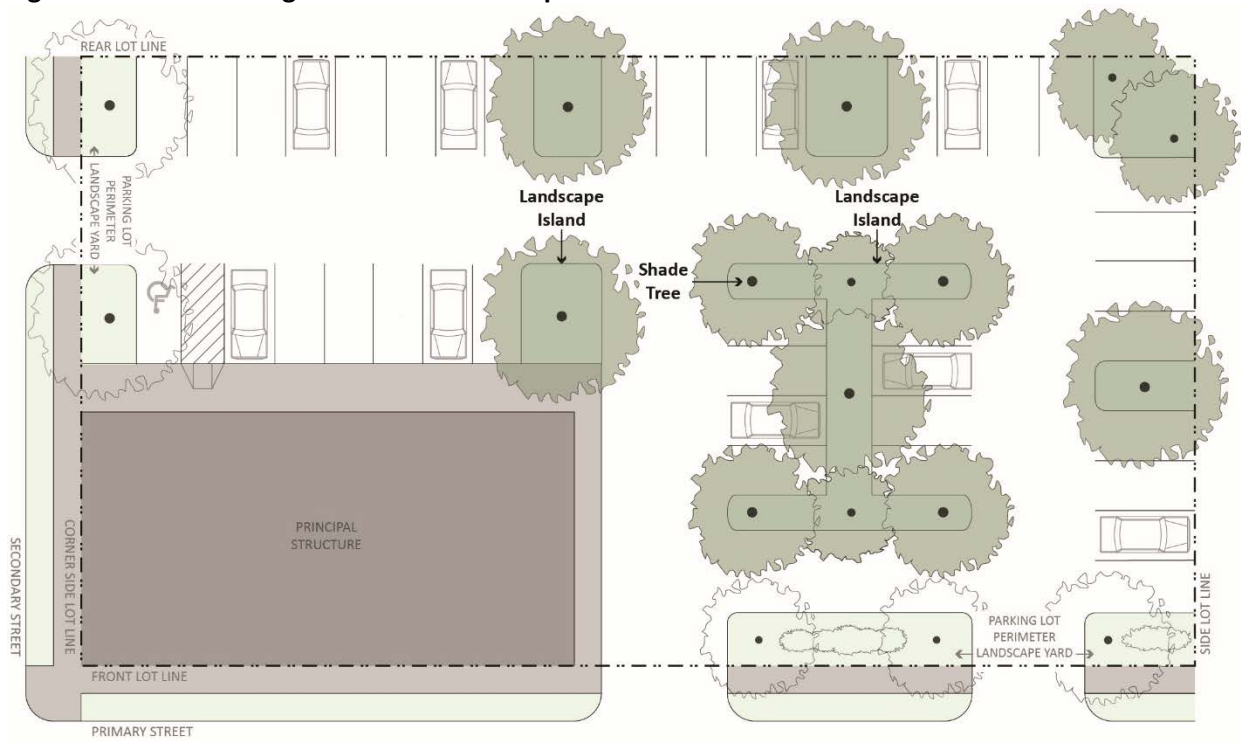
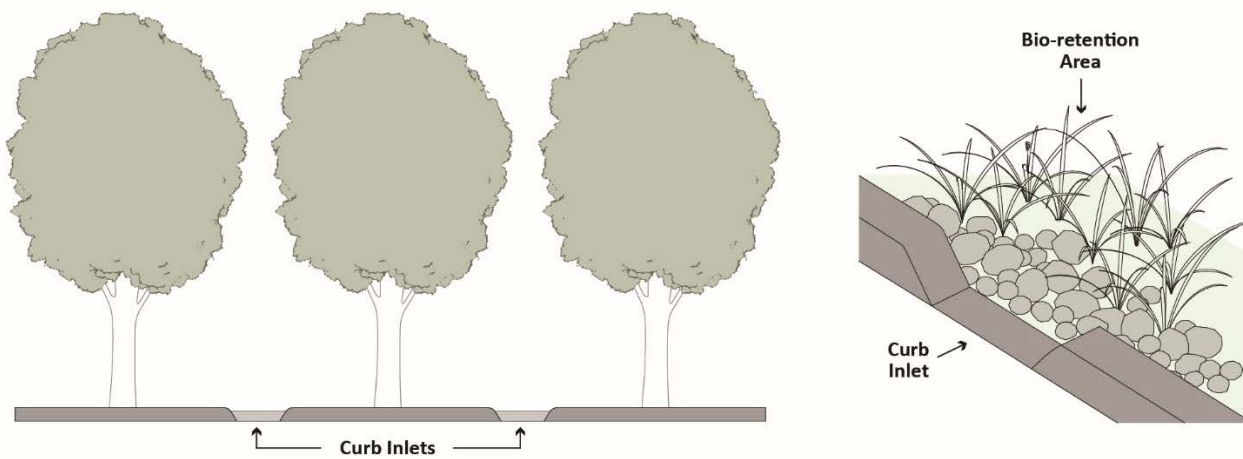


Figure 10-9-5-5. Curb Inlet Design



§ 10-9-6 Buffer Yards

A. Applicability. Buffer yards separate more intensive zoning districts and uses from less intensive zoning districts and uses. A buffer yard is required adjacent to lot lines where the proposed development meets one or more of the following criteria. For the purposes of this Section, properties shall not be considered directly adjacent to one another if a public alley or other right-of-way separates the properties. Any reconstruction of existing parking lots of less than 15 parking spaces shall be exempt from buffer yard requirements. Refer to **Figure 10-9-5-2. Location of Landscape Requirements** and **Figure 10-9-6-1. Buffer Yards**.

1. Non-Residential District. A buffer yard is required if the property is located in the C-1, C-2, I-1, or I-2 District and is directly adjacent to property located in the R-1, R-2, R-3, R-4, R-5, or R-6 Districts.
2. Non-Residential Use in Residential Districts. A buffer yard is required if the property is located in the R-1, R-2, R-3, R-4, R-5, or R-6 District, contains a non-residential use, and is directly adjacent to a residential use in the R-1, R-2, R-3, R-4, R-5, or R-6 Districts. Parks are exempt from this requirement.
3. R-5 and R-6 Districts. A buffer yard is required if the property is located in the R-5 or R-6 District, contains a use other than a single-unit dwelling, two-unit dwelling, townhouse, community garden, or park, and is directly adjacent to property located in the R-1, R-2, R-3, or R-4 Districts.

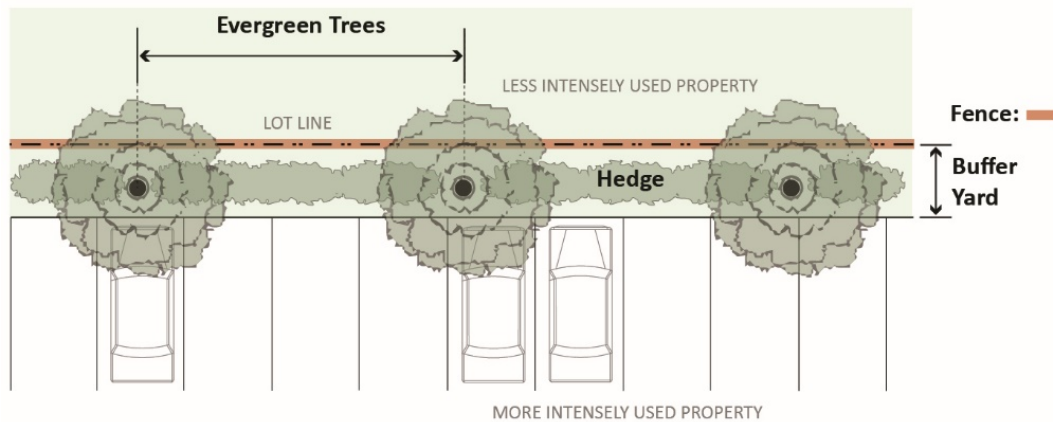
B. Buffer Yard Requirements.

Steering Committee Informational Item: As described in the Recommendations Memo, the proposed Ordinance does not include an index system to determine the required intensity of landscape screening. The buffer yard requirements outlined here are more straightforward, and are intended to address the concerns over the adequacy of buffer standards protecting residential uses from adjacent industrial uses. We recommend a single buffer yard of width in contrast to the variability of the system in the existing Ordinance.

1. Location. The buffer yard shall be located directly adjacent to the affected interior side and/or rear lot line, along the entire length of the lot line.
2. Minimum Buffer Yard Area. The buffer yard shall have a minimum depth of 10 feet.
3. Landscape Elements. The buffer yard shall include the following:
 - a. A continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of 24 inches, spaced 36 inches on center.
 - b. One evergreen tree for every 10 linear feet of buffer area. Trees may be spaced evenly or grouped.
 - c. Any portion of the buffer yard not covered by hedges and trees shall be planted with turf, clump or no-mow grasses, perennial groundcover, or mulch.
 - d. In residential and commercial zoning districts, a continuous hedge of individual shrubs may be allowed in lieu of providing evergreen trees within a buffer yard with prior written Zoning Administrator approval, provided that the hedge height at maturity is taller than 42 inches.
4. Fence. Fences in buffer yards are required in the I-1 or I-2 District when the subject property is directly adjacent to property located in the R-1, R-2, R-3, R-4, R-5, or R-6 District. Fences in buffer yards are optional in all residential and commercial zoning districts, and in industrial zoning districts when the subject property is not directly adjacent to property located in a residential district.

- a. Location. The fence shall be located along the entire length of the affected interior side or rear lot line.
- b. Height. In residential and commercial districts, fences shall not exceed a maximum of six feet in height. In the industrial districts, fences shall not exceed a maximum of ten feet in height.
- c. Type. Opaque fences are required for buffer yards.

Figure 10-9-6-1. Buffer Yards



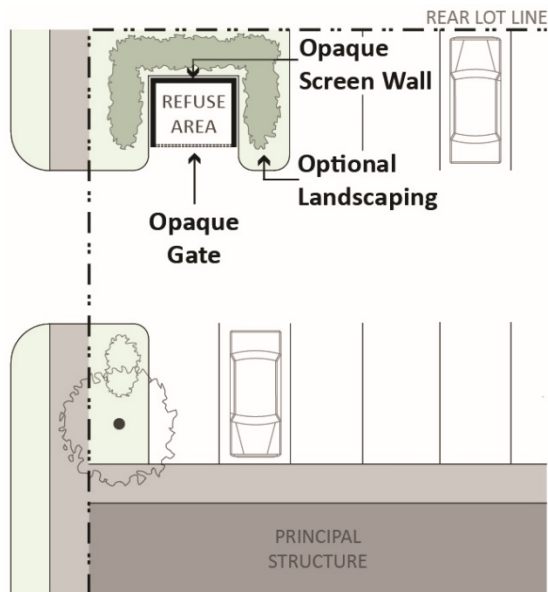
§ 10-9-7 Screening Requirements

- A. Applicability. The requirements of this Section apply to refuse areas, ground-mounted mechanical equipment, ground-mounted utilities, outdoor storage areas, and off-street loading areas to screen them from view of the street and adjacent properties.
- B. Refuse Area, Ground-Mounted Mechanical Equipment, Ground-Mounted Utility, and Outdoor Storage Area Screening Requirements. Refer to [Figure 10-9-7-1. Refuse Area, Ground-Mounted Mechanical Equipment, Ground-Mounted Utility, and Outdoor Storage Area Screening](#).
 1. Location. Refuse areas shall be located in the interior side yard or rear yard. Refer to [§ 10-7-3-W \(Outdoor Storage Area\)](#) and [§ 10-7-4-C.13 \(Mechanical Equipment\)](#) for location requirements for outdoor storage and ground-mounted mechanical equipment standards.
 2. Opaque Fence or Wall. The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or fence on three sides, and an opaque gate on the fourth side. The wall of a principal structure may serve as a screening wall.
 - a. Height. The fence or wall shall not exceed eight feet in height.
 - b. Complementary Design. Screening elements should complement the architectural style of the primary building on-site and use building materials similar to those used for the primary building.
 - c. Gate. The enclosure of the refuse area or outdoor storage area shall be gated, and remain locked except during times of refuse deposit or collection.
 3. Landscape Elements. Landscape shrubs or native grasses may be installed on three sides of the area, with plantings located between the fencing and back of curb, and screening the full length of each side. Installed shrubs shall form a continuous hedge comprised of individual small shrubs of

an appropriate species that are adaptable to being grown as a hedge, with a minimum width of 24 inches, spaced 36 inches on center.

- C. Off-Street Loading Area Screening Requirements. The area adjacent to any off-street loading areas, shall be treated with landscaping and buffering per the requirements of § 10-9-5-B (Parking Lot Perimeter Landscape).

Figure 10-9-7-1. Refuse Area, Ground-Mounted Mechanical Equipment, Ground-Mounted Utility, and Outdoor Storage Area Screening



§ 10-9-8 Outdoor Lighting

Steering Committee Informational Item: This section is new. As described in the Recommendations Memo, the proposed Ordinance will include exterior lighting standards that provide sufficient lighting for public safety and general welfare while limiting glare and controlling light trespass.

- A. Applicability. Outdoor lighting standards prevent light trespass, promote energy efficiency, and minimize light pollution. The requirements of this Section apply to all new or replacement outdoor lighting, with the exception of unshielded lighting for holiday decorations or permitted temporary uses as established in § 10-7-5 (Temporary Structures and Uses). The Zoning Administrator may impose reasonable restrictions on the use of such lighting for temporary uses as necessary to protect the health, safety, and welfare of the public.

B. General Requirements.

1. Photometric Plan. A photometric plan prepared by a professional shall be approved by the Zoning Administrator prior to installation of outdoor light fixtures for non-residential uses.
2. Prohibited Lighting. Any outdoor lighting that may be confused with a traffic control device shall be prohibited except as authorized by federal, state, county, or local government. Flashing lights, strobe lights, and laser lights are prohibited.
3. Design That Prevents Glare. All lighting shall be designed to prevent glare and interference with residential property, and motor vehicle, bicycle, and pedestrian traffic.
4. Fixtures. All new and replacement outdoor lighting shall employ full cut-off or fully shielded fixtures.
5. Façade Illumination. Building façade illumination shall be limited to fully shielded fixtures directed towards the façade. All light from such fixtures shall be concentrated on the exterior wall surface of the building being illuminated.
6. Automatic Lighting Controls. All outdoor lighting on non-residential properties shall be controlled by a photo sensor, occupancy sensor, or timer to automatically reduce outdoor lighting when sufficient daylight is available, and to automatically extinguish lights no more than one hour following the close of business, excluding security lighting.
7. Energy-Efficient Technology. The use of Light Emitting Diodes (LED) or similar technology is encouraged.

C. Illumination Standards.

1. Illumination.
 - a. Non-Residential Uses. Outdoor lighting shall not exceed one foot-candle at any point on a lot line for a lot containing a non-residential use, unless otherwise specified in this Ordinance.
 - b. Residential Uses. Outdoor lighting shall not exceed one-half foot-candle at any point on a lot line for a lot containing a residential use, unless otherwise specified in this Ordinance.
 - c. Recreational Facilities. The average outdoor lighting level for recreational uses shall not exceed 50 foot-candles, with the exception of golf-related facilities, which shall be limited to a maximum average lighting level of five foot-candles for courses and 20 foot-candles for driving ranges.
 - d. Sign Illumination. Sign illumination shall conform to the provisions of **Chapter 10 (Signs)**.
2. Height. The maximum height of light poles and building-mounted lighting is established in this Section unless otherwise required by **Title 9 (Building Regulations)** of the Village Code.
 - a. Non-Residential Uses. Light poles and building-mounted fixtures shall not exceed 24 feet in height for non-residential uses. Light poles for educational facilities or outdoor recreational facilities shall not exceed 60 feet in height. Outdoor lighting for all outdoor recreation areas is subject to review of building permit and photometric plan.
 - b. Residential Uses. Light poles shall not exceed 24 feet in height for residential uses. Building-mounted fixtures, including under-soffit lighting, shall not exceed 15 feet in height.

CHAPTER 10: SIGNS

- § 10-10-1 Purpose
- § 10-10-2 General Construction and Design Standards
- § 10-10-3 Signs Measurement Standards
- § 10-10-4 Master Sign Plan
- § 10-10-5 Permanent Signs
- § 10-10-6 Temporary Signs
- § 10-10-7 Prohibited Signs

§ 10-10-1 Purpose

- A. Purpose. The purpose of this Chapter is to establish regulations to govern the display, design, construction, installation, maintenance, alteration, and removal of signs. The regulations in this Chapter shall:
1. Promote and protect the health, safety, and general welfare of the Village from signs that are unsafe, conflict with traffic control devices, or interfere with motorists, bicyclists, or pedestrians.
 2. To enhance economic development and community activities by promoting the reasonable, orderly, and effective display of signs, and encouraging better communication with the public.
 3. Improve the appearance of signs to create a more attractive economic climate in the Village.
 4. Ensure that the right to free speech is protected through the display of signs.
 5. Ensure that signs are compatible with surrounding land uses and architecture.
 6. Discourage signs that are unsightly, inappropriate, or excessive in area or number.

§ 10-10-2 General Construction and Design Standards

- A. General Requirements. All signs shall meet the construction and design standards of this Chapter and of **Title 9 (Building Regulations)** of the Village Code.
- B. Installation. All signs shall be installed so that necessary supports and braces are an integral part of the sign design.
- C. Location. All signs shall comply with the following standards.
1. Public Property. Signs may only be placed on public property by a government agency, as authorized by this Chapter, or by the Zoning Administrator. Any sign placed on public property without authorization may be removed without notice.
 2. Private Property. Signs may only be placed on private property with prior consent of the property owner and, if applicable, pursuant to an approved sign permit issued by the Village in accordance with **§ 10-3-9 (Sign Permit)**.
 3. Building Exterior. A sign mounted on the exterior of a building shall not conceal any windows, doors, fire escapes, or unique architectural features. This standard does not apply to window signs.
- D. Illumination. All signs shall comply with the following illumination standards.

1. Electrical Components. All electrical components used in the construction of a sign shall be installed and maintained as required by **Title 9 (Building Regulations)** of the Village Code.
 2. Light Level.
 - a. LED Lighting. The light level of an illuminated sign lit with LED bulbs shall be no greater than 5,000 nits of luminance from dawn to dusk, and no greater than 150 nits of luminance from dusk to dawn.
 - b. Non-LED Lighting. The light level of an illuminated sign lit with bulbs other than LED bulbs shall be no greater than one foot-candle at any time of day as measured at the curb line.
 3. Direct Light and Glare. All sign illumination shall be located, shielded, and directed to illuminate only the sign face and to prevent direct light or glare from being cast upon adjacent rights-of-way and surrounding properties. Neon tubing for neon signs and bare bulbs for marquee signs shall be exempt from this requirement. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.
 4. Steady Illumination. Illuminated signs shall be illuminated by steady, stationary, fully shielded light sources concentrated on the face of the sign so as not to cause glare.
 5. Neon Signs. Marquee signs and window signs may be illuminated with neon. Window signs that are illuminated with neon are allowed in accordance with the standards of **§ 10-10-5.B.11 (Window Signs)**. Neon tubing shall not be used to trim windows or architectural features.
 6. Hours of Operation. Illuminated signs shall be turned off from 11:00 p.m. until 7:00 a.m., or 30 minutes after close of business, whichever is later. Uses that remain in operation between 11:00 p.m. until 6:00 a.m. are exempt from this requirement during the period of operation only.
Steering Committee Informational Item: As discussed in the Recommendations Memo, sign illumination standards have been revised to include provisions that help reduce the electricity consumption and light pollution caused by illuminated signs. Hours of Operation is a new addition.
- E. Items of Information. Refer to **Figure 10-10-2-1. Items of Information**.
1. Applicability. The following standards apply to all permanent signs, with the exception of drive-through signs.
 2. Limitation. No sign face shall include more than six items of information, except as provided in this Section. Each of the following items is considered one item of information: business name, business logo, telephone number, website, slogan, and products or services offered. If the sign advertises products or services, each product or service is considered one item of information. The following exceptions apply:
 - a. Street Address. The street address of a business is not considered an item of information.
 - b. Electronic Message Signs and Manually Changeable Copy Signs. An electronic message sign or manually changeable copy sign shall be counted as one item of information. A sign that includes an electronic message sign or manually changeable copy sign component shall include no more than three total items of information.
 - c. Multi-Tenant Commercial Building Signs. Monument signs for multi-tenant commercial buildings are limited to one item of information per tenant, which may exceed six items of information in total, in addition to the name and address of the development.
 3. Commercial and Non-Commercial Signs. All items of information on a commercial sign must be related to the products and services offered on the premises. This limitation on items of information is not applicable to non-commercial signs.

Figure 10-10-2-1. Items of Information



- F. Message Substitution. Any permitted sign may contain any lawful non-commercial message in lieu of any other message or copy, so long as the sign complies with the size, height, area, location, and other requirements of this Section.

Steering Committee Informational Item: This “message substitution” regulation is a new addition based on Supreme Court ruling on Reed v. Gilbert to ensure free speech.

- G. Maintenance, Inspection, and Removal.

1. Maintenance. All signs, support structures, and the area immediately adjacent to signs shall be regularly maintained, including cleaning, painting, and repairs. No sign may be constructed, erected, or maintained in a manner that is unsafe or a danger to the public.
2. Inspection. The Village may inspect any sign regulated by this Chapter at any time to determine whether the sign is in need of repair or removal, or whether it is in conformance with the provisions of this Chapter.
3. Removal of Unsafe Signs. Any sign that is an immediate peril to persons or property may be removed by the Village without prior notice to the owner thereof. The cost of removal will be billed to the property owner.
4. Removal of Obsolete Signs. Any permitted sign may remain in place after a use has vacated the subject premises, provided the sign is left non-illuminated and sign copy is removed within 30 days after the use vacates the premises. If a new on-site use for the sign has not commenced within six months of the previous use vacating the premises, the sign shall be deemed abandoned, and is subject to the provisions of § 10-5-4.F (Discontinuation or Abandonment of Nonconforming Signs).

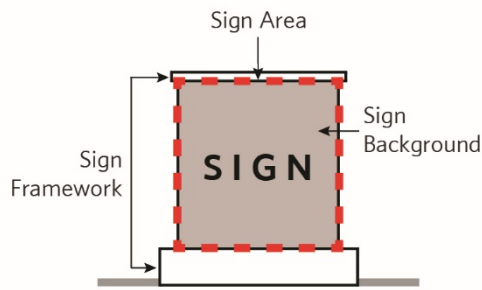
§ 10-10-3 Sign Measurement Standards

The following standards shall control the measurement of sign area and sign height.

- A. Measurement of Sign Area. Refer to Figure 10-10-3-1. Sign Area Measurement and Figure 10-10-3-2. Measurement for Signs with Multiple Faces.

1. **Signs with Backgrounds.** For signs mounted upon a background, sign area is measured as the entire area of the sign face or background of the sign used to distinguish the sign from the structure upon which it is placed, unless otherwise noted in this Chapter. Sign area does not include any supporting framework or bracing, unless such framework or bracing is part of the message or sign face.
2. **Signs with Freestanding Letters and/or Logos.** For signs consisting of freestanding letters and/or logos, sign area is measured as the total area of the smallest geometric shapes that will enclose each word and graphic in the display. Sign area does not include any supporting framework or bracing, unless the framework or bracing is part of the message or sign face.
3. **Signs with Multiple Faces.** For signs with multiple faces, if the interior angle between the sign faces is 45 degrees or less, sign area is the area of one sign face. If the angle between the sign faces is greater than 45 degrees, sign area is the sum of the areas of the sign faces. Sign area does not include any supporting framework or bracing, unless such framework or bracing is part of the message or sign face.

Figure 10-10-3-1. Sign Area Measurement

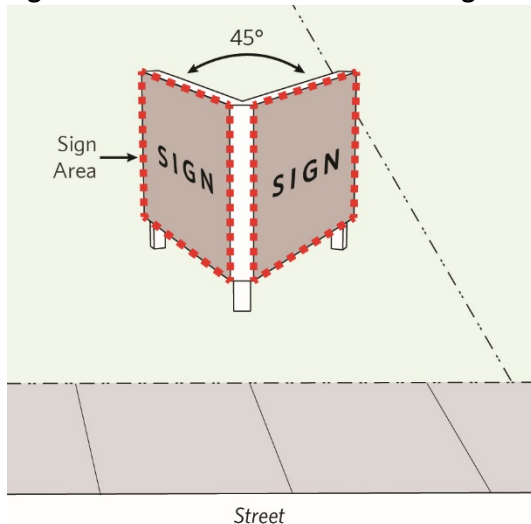


Measuring a Sign on a Background



Measuring a Sign with Freestanding Letters and/or Logos

Figure 10-10-3-2. Measurement for Signs with Multiple Faces



B. Measurement of Sign Height.

1. **Ground-Mounted Signs.** The height of a ground-mounted sign shall be calculated as the vertical distance measured from grade to the highest point of the sign.

2. Building-Mounted Signs. The height of a building-mounted sign shall be calculated as the vertical distance from the base of the sign face to the highest point of the sign face, unless otherwise noted in this Chapter.

§ 10-10-4 Master Sign Plan

Steering Committee Informational Item: The existing Ordinance requires the master sign plan to be reviewed by the CDC and Village Board (§ 10-18-7.I.1). We recommend giving the Zoning Administrator authority to approve or deny the master sign plan as part of the application for any sign permit.

- A. Applicability. A master sign plan approved by the Zoning Administrator shall be required for signs installed in non-residential developments with three or more tenants. A sign permit shall not be issued for a sign in a multi-tenant development unless it conforms to the approved master sign plan in accordance with § 10-3-9 (Sign Permit). A master sign plan is required for existing multi-tenant developments if the applicant proposes to modify 50 percent or more of the existing signs within a 12-month period.
- B. Contents. The master sign plan shall indicate the type, number, location, materials, and dimensions of all signs in the development. The master sign plan shall also include any other information necessary to determine whether the proposed signs comply with the sign regulations of this Chapter 10 (Signs).
- C. Design Standards. The master sign plan must describe and illustrate a consistent pattern of signage in the development. All signs within the development must have at least two of the following design elements in common in the C-1 and C-2 Districts, and at least three of the following design elements in common for developments in the I-1 and I-2 Districts:
 1. Background color or text color.
 2. Lettering style.
 3. Mounting height on the building for wall signs.
 4. Materials.
 5. Sign type.
- D. Master Sign Plan Approval and Amendments. The Zoning Administrator is authorized to approve master sign plans and amendments to master sign plans. Amendments to master sign plans may be approved by the Zoning Administrator only if all signs approved under the existing master sign plan are in conformance or are brought into conformance with the provisions of the amended master sign plan.

§ 10-10-5 Permanent Signs

- A. Permanent Signs Exempt from Permit Requirement. The following types of permanent signs are exempt from the sign permit requirements of § 10-3-9 (Sign Permit) and are allowed in all zoning districts provided that they comply with the following standards.

1. Driveway Access Signs. Two driveway access signs are allowed per driveway access from a public street. One driveway access sign is allowed per intersection of internal driveways. Driveway access signs shall not exceed four square feet in area and four feet in height per sign.
2. Flags.
3. Government Signs.
4. Headstones.
5. Historical Markers. Historical markers shall be constructed of bronze or other incombustible materials, and shall not exceed four square feet in area per sign.
6. Home-Based Business Signs. Home-based business signs shall denote only the name and profession of the occupant or name of the business, and shall not exceed two square feet in area per sign. One wall sign or window sign shall be allowed per zoning lot, and such sign shall not be illuminated.
7. Miscellaneous Information Signs.
8. Parking Lot Signs. Parking lot signs shall not exceed six square feet in area per sign.
9. Street Address Signs. Street address signs shall not be internally-illuminated and shall not exceed two square feet in area per sign in single-dwelling unit zoning districts and six square feet in area per sign in all other zoning districts.
10. Warning Signs. Two warning signs shall be allowed per zoning lot and warning signs shall not exceed two square feet in area per sign.
11. Wayfinding Signs.

B. Permanent Signs with Permit Requirement. The following permanent signs require a sign permit, in accordance with § 10-3-9 (Sign Permit), and shall comply with the following standards. Table 10-10-5-1. Permanent Signs Permitted by District establishes the permitted districts for the listed sign types.

Table 10-10-5-1. Permanent Signs Permitted by District

	Residential Districts		Commercial Districts		Industrial Districts	
	R-1, R-2, R-3, R-4	R-5, R-6	C-1	C-2	I-1	I-2
Awning Signs	○	○	●	●	●	●
Canopy-Mounted-Signs	○	○	●	●	●	●
Drive-Through Signs			●			●
Electronic Message Signs	○	○	●			
Hanging Signs			●	●		
Manually Changeable Copy Signs	○	○	●	●	●	●
Marquee Signs			●	●		
Monument Signs	●	●	●	●	●	●
Projecting Signs			●	●		
Roof Signs (Painted)					●	●
Wall Signs	○	○	●	●	●	●
Window Signs	○	○	●	●	●	●

● = Permitted, subject to the conditions of this chapter.

○ = Permitted for non-residential uses and multi-unit dwelling uses, subject to the conditions of this chapter.

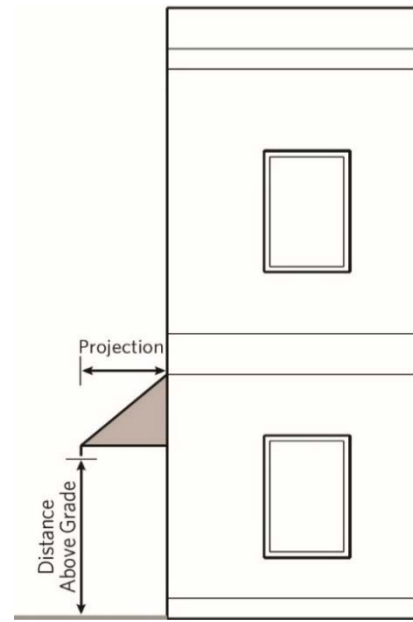
Steering Committee Informational Item: The Village currently regulates the gross area of signs on a building façade by aggregating the area of the various signs together (§ 10-18-10.A.2.c). This procedure seems complicated and may not achieve desired results in terms of the signs' look and feel. For ease of use, the proposed Ordinance regulates maximum sign area per sign type. For example, awning signs may be 50% of the awning area while wall signs may be 1.5 sf per lineal foot of frontage.

1. Awning Signs. Awnings that do not display signs are not subject to the regulations of this Section. Refer to **Figure 10-10-5-1. Awning Sign**.
 - a. Location.
 - (1) Awning signs are allowed in the C-1, C-2, I-1, and I-2 Districts, and in all residential districts for non-residential uses and multi-unit dwelling uses.
 - (2) An awning sign may project from the front, side, rear, or corner side façade of the building to which it is attached.
 - (3) An awning sign may project over the lot line, but shall not project more than four feet from the façade of the building to which it is attached.
 - (4) No portion of the awning on which the awning sign is attached shall be located lower than eight feet above grade.
 - (5) An awning sign shall not project higher than the highest point of the awning to which it is attached or lower than the lowest point of the awning to which it is attached.
 - (6) Awning signs shall be generally aligned with awning signs that are attached to adjacent buildings to maintain a sense of visual continuity.
 - b. Size. An awning sign shall not exceed 50 percent of the area of the awning on which it is located. For awnings extending across the building frontage of more than one ground floor tenant, the awning area for each tenant shall be measured from the limits of each building frontage. Awning signs are exempt from the measurement standard of **§ 10-10-3.A.1 (Signs with Backgrounds)** and shall follow the measurement standard of **§ 10-10-3.B.1 (Signs with Freestanding Letters and/or Logos)**.
 - c. Illumination. Externally illuminated awning signs are allowed only in accordance with **§ 10-10-2.D (Illumination)**. Awning signs shall not be back-lit.
 - d. Display Standards.
 - (1) Awning signs shall be displayed on awnings constructed out of durable, weather-resistant material such as canvas, nylon, vinyl-coated fabric, or metal.
 - (2) Awning signs shall not be displayed on round, arched, bubble, box, or waterfall awnings.

Figure 10-10-5-1. Awning Sign



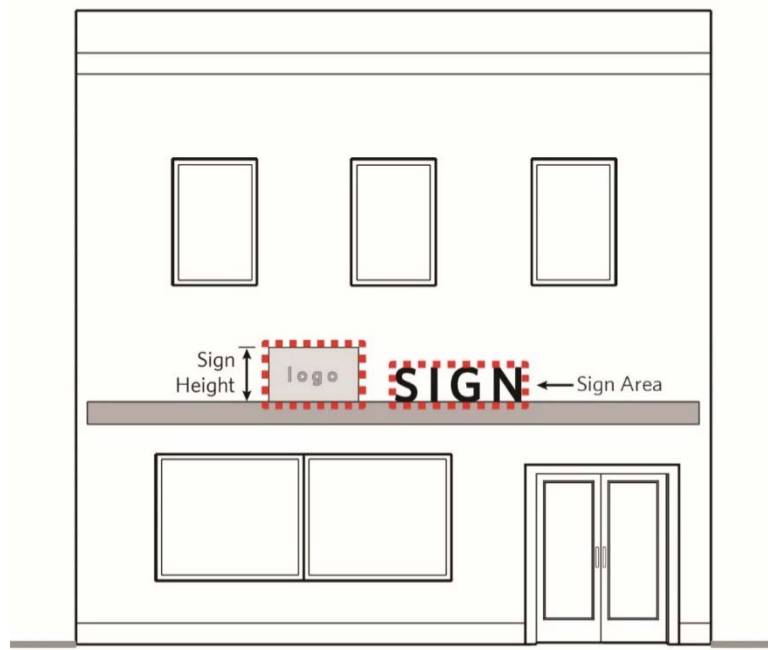
Front View



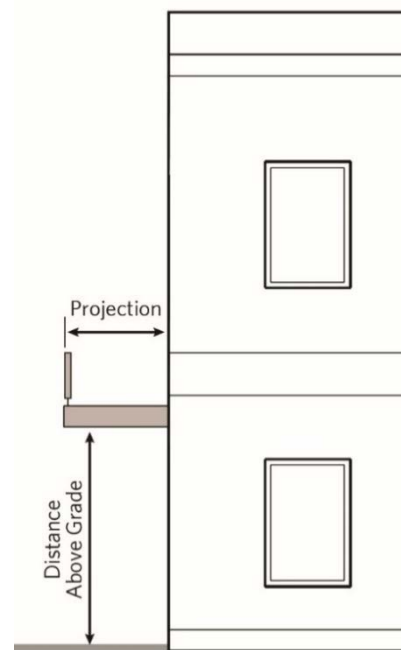
Side View

2. Canopy-Mounted Signs. Refer to [Figure 10-10-5-2. Canopy-Mounted Sign](#).
- a. Location.
 - (1) Canopy-mounted signs are allowed in the C-1, C-2, I-1, and I-2 Districts, and in all residential districts for non-residential uses and multi-unit dwelling uses.
 - (2) The canopy upon which the canopy-mounted sign is displayed may project from the front, side, rear, or corner side façade of the building to which it is attached.
 - (3) A canopy-mounted sign may project over the lot line, but shall not project more than four feet from the façade of the building to which it is attached.
 - (4) The canopy upon which the canopy-mounted sign is displayed shall be located at least eight feet above grade, and the canopy-mounted sign shall not extend below the lowest point of the canopy on which it is displayed.
 - (5) Canopy-mounted signs shall be generally aligned with canopy-mounted signs that are attached to adjacent buildings to maintain a sense of visual continuity.
 - b. Quantity. One canopy-mounted sign is allowed per tenant entrance.
 - c. Size.
 - (1) Area. The total area of canopy-mounted signs shall not exceed one square foot of sign area per linear foot of the building façade to which the sign will be affixed.
 - (2) Height. Canopy-mounted signs shall not exceed two feet in height as measured from the top of the canopy.
 - d. Illumination. Internally and externally illuminated canopy-mounted signs are allowed only in accordance with [§ 10-10-2.D \(Illumination\)](#).
 - e. Gas Station Canopies. Gas station canopies may have one sign per canopy façade. Gas station canopy signs shall not exceed three and one-half feet in height and may not project above or below the canopy. Externally illuminated gas station canopy signs are allowed only in accordance with [§ 10-10-2.D \(Illumination\)](#).

Figure 10-10-5-2. Canopy-Mounted Sign



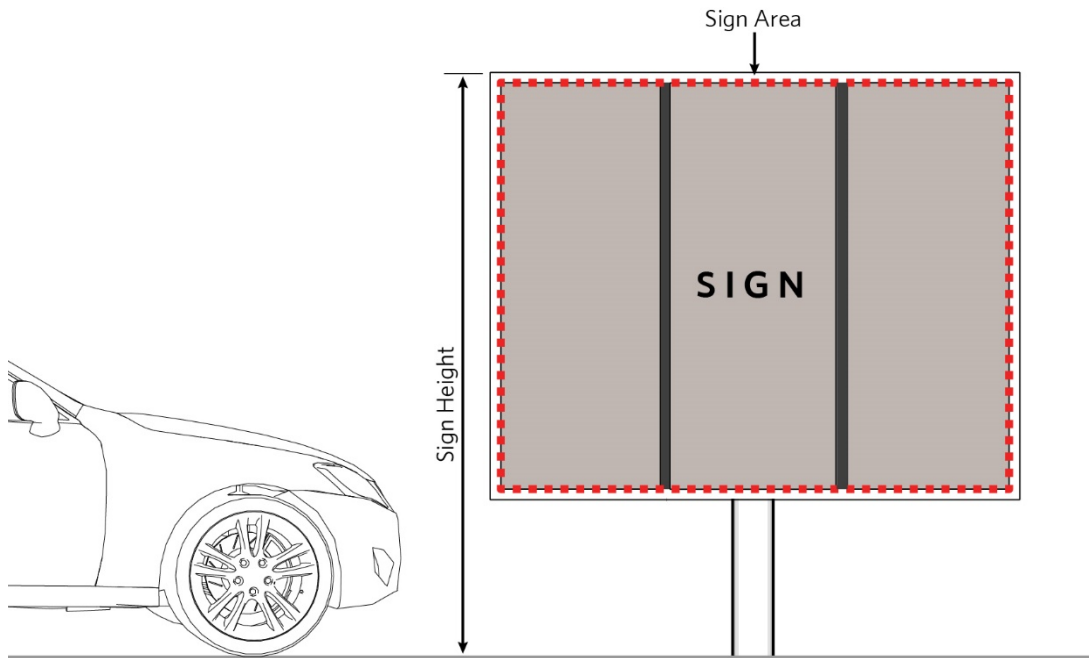
Front View



Side View

3. Drive-Through Signs. Refer to **Figure 10-10-5-3. Drive-Through Sign**.
- a. Location.
 - (1) Drive-through signs are allowed for any drive-through establishment.
 - (2) Drive-through signs shall be located a minimum of 15 feet from the lot line of any lot in a residential zoning district.
 - b. Quantity. One drive-through sign is allowed per drive-through lane.
 - c. Size. Drive-through signs shall not exceed 50 square feet in area and six feet in height.
 - d. Illumination.
 - (1) Internally illuminated drive-through signs are allowed only in accordance with **§ 10-10-2.D (Illumination)**.
 - (2) Drive-through signs may include an electronic screen to display information to customers.
 - e. Display Standards. Drive-through signs shall be displayed as wall signs or monument signs. In the event of a conflict between the provisions of **§ 10-10-5.B.3 (Drive-Through Signs)** and the applicable provisions of **§ 10-10-5.B.8 (Monument Signs)**, the provisions of this **§ 10-10-5.B.3** shall control.

Figure 10-10-5-3. Drive-Through Sign

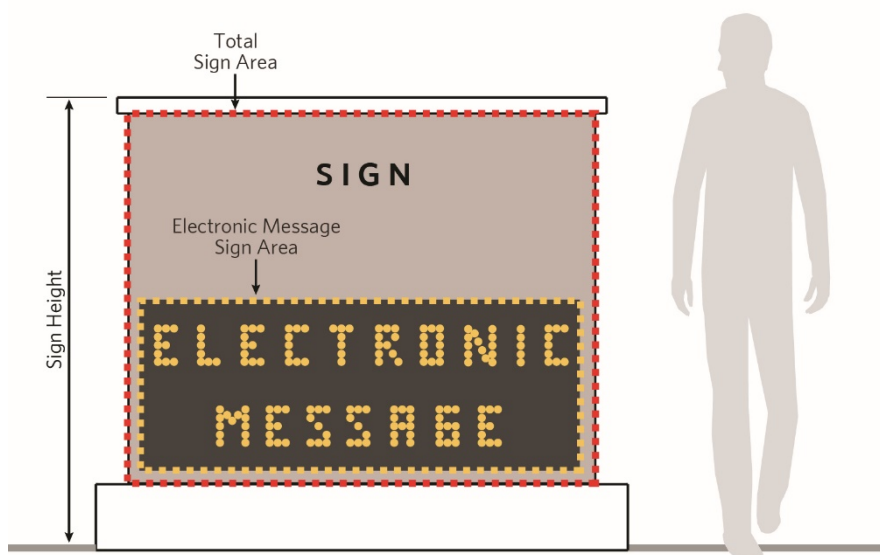


4. Electronic Message Signs. Refer to **Figure 10-10-5-4. Electronic Message Sign.**

Steering Committee Informational Item: As discussed in the Recommendations Memo, the proposed Ordinance no longer regulates electronic message signs with special use permits. The regulations below limit the locations of these signs and the size of the signs.

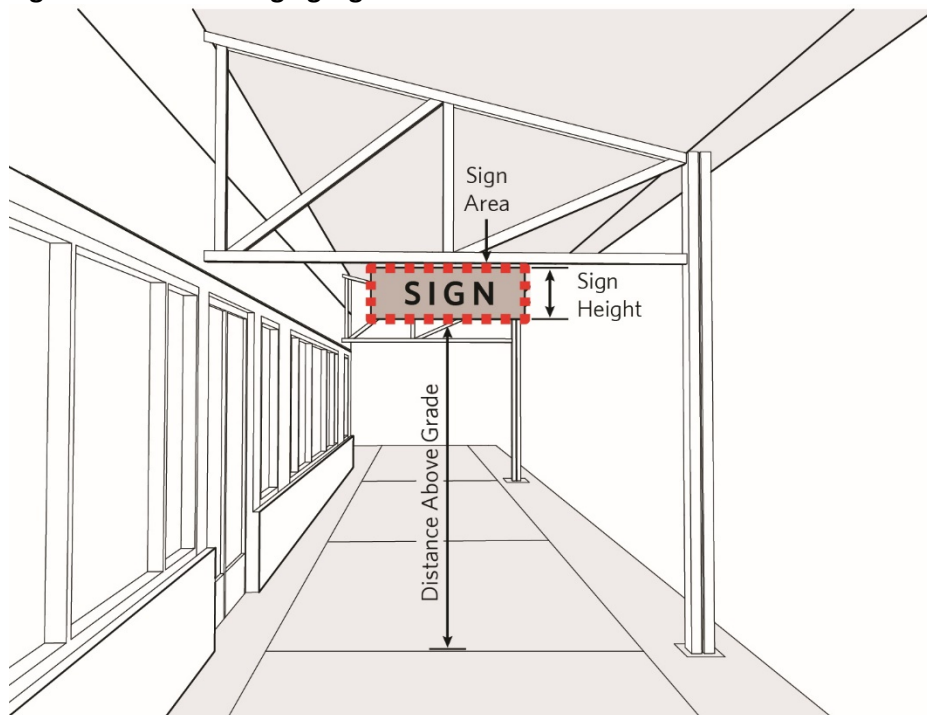
- a. Location.
 - (1) Electronic message signs are allowed in the C-1 District and in all residential districts for parks, schools, libraries, and places of worship only.
 - (2) Electronic message signs shall be allowed as components of marquee or monument signs. An electronic message sign is subject to the regulations pertaining to the sign type upon which it is located.
 - (3) Electronic message signs shall not be located within one mile of the property line of a lot containing another electronic message sign, as measured along the nearest roadway.
- b. Quantity. One electronic message sign is allowed per zoning lot.
- c. Size. An electronic message sign shall not occupy more than 50 percent of the total sign area of the marquee or monument sign on which it is displayed.
- d. Illumination.
 - (1) Internally illuminated electronic message signs are allowed only in accordance with **§ 10-10-2.D (Illumination)**.
 - (2) Electronic message signs are allowed to change their message once every 10 seconds, and the transitions between messages shall be instantaneous.
 - (3) Electronic message signs shall display static messages that do not contain a light source that flashes, blinks, strobos, travels, chases, rotates, or changes in intensity, brightness, or color.
 - (4) Electronic message signs shall be designed to default to a static display in the event of mechanical failure.

Figure 10-10-5-4. Electronic Message Sign



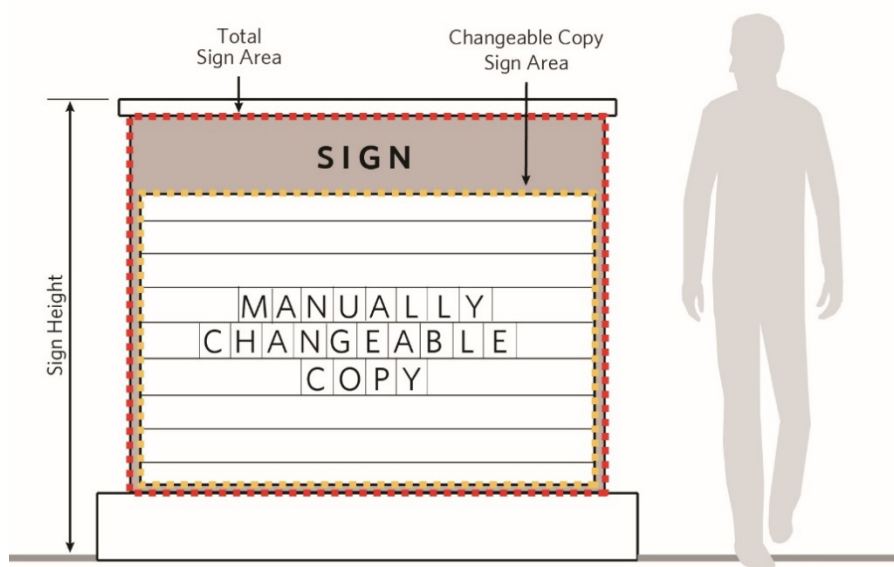
5. Hanging Signs. Refer to **Figure 10-10-5-5. Hanging Sign.**
- a. Location.
 - (1) Hanging signs are allowed in the C-1 and C-2 Districts.
 - (2) The hanging sign shall be located entirely underneath the awning or canopy to which it is attached. Hanging signs shall not be attached to marquee signs.
 - b. Quantity. One hanging sign is allowed per street frontage per tenant located on the ground floor.
 - c. Size.
 - (1) Area. Hanging signs shall not exceed eight square feet in area per sign.
 - (2) Height. Hanging signs shall be located at least eight feet above grade.
 - d. Illumination. Internally and externally illuminated hanging signs are allowed only in accordance with **§ 10-10-2.D (Illumination).**

Figure 10-10-5-5. Hanging Sign



6. Manually Changeable Copy Signs. Refer to **Figure 10-10-5-6. Manually Changeable Copy Sign**.
- a. Location.
 - (1) Manually changeable copy signs are allowed in the C-1, C-2, I-1, and I-2, and in all residential districts for non-residential uses.
 - (2) Manually changeable copy signs shall be allowed as components of marquee or monument signs. A manually changeable copy sign is subject to the regulations pertaining to the sign type upon which it is located.
 - b. Quantity. One manually changeable copy sign or electronic message sign is allowed per zoning lot.
 - c. Size. A manually changeable copy sign shall not occupy more than 80 percent of the total sign area of the marquee, monument, or wall sign on which it is displayed.
 - d. Illumination. Internally illuminated manually changeable copy signs are allowed only in accordance with **§ 10-10-2.D (Illumination)**.

Figure 10-10-5-6. Manually Changeable Copy Sign



7. Marquee Signs. Refer to **Figure 10-10-5-7. Marquee Sign.**

a. Location.

(1) Marquee signs are allowed in the C-1 and C-2 Districts.

(2) A marquee sign may project from the front or corner side façade of the building to which it is attached, but shall not project beyond the curb line.

(3) A marquee sign must be located a minimum of one foot from the edges of the façade to which it is attached, except for marquee signs that wrap around a building corner.

(4) Marquee signs shall be located at least eight feet above grade.

b. Quantity. One marquee sign is allowed per frontage containing primary tenant entrance.

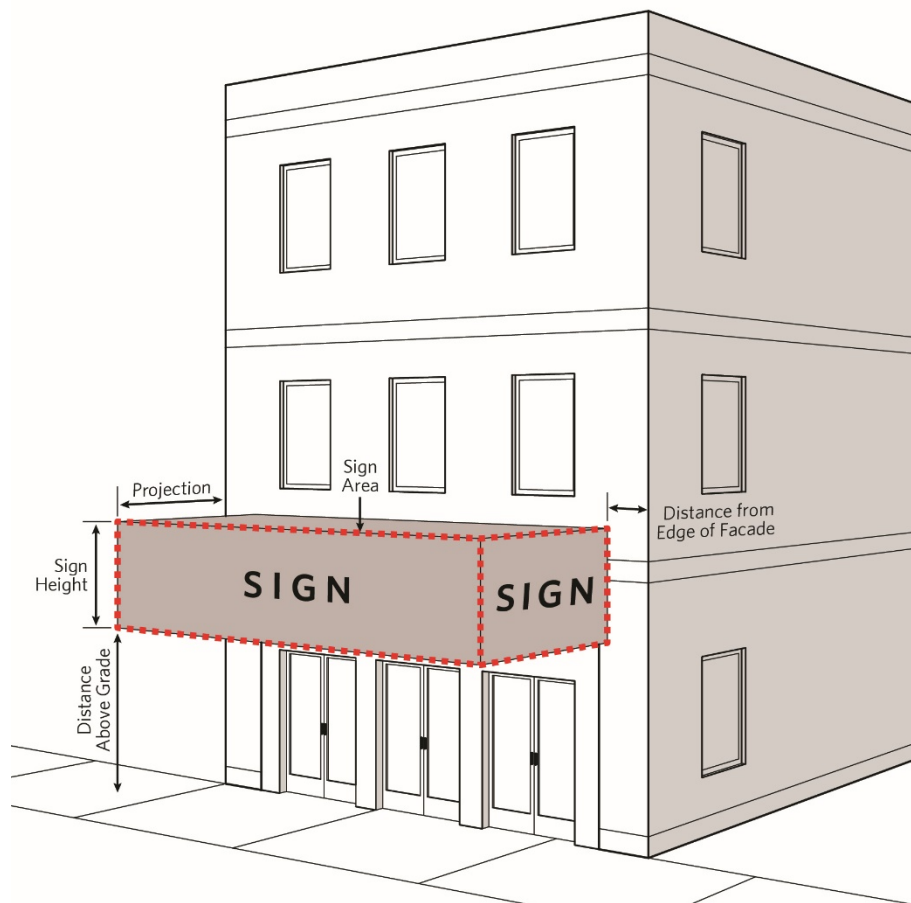
c. Size. Marquee signs shall not exceed three square feet of sign area per one linear foot of building frontage, including any individual letters, logos, and/or representation mounted on top of the roof of the marquee.

d. Components. An electronic message sign or manually changeable copy sign is allowed as a component of a marquee sign, in accordance with **§ 10-10-5.B.4 (Electronic Message Signs)** and **§ 10-10-5.B.6 (Manually Changeable Copy Signs)**.

e. Illumination. Internally illuminated marquee signs are allowed in accordance with **§ 10-10-2.D (Illumination)**.

f. Display Standards. A marquee sign shall be supported solely by the building to which it is attached, and shall not be supported by ground-mounted columns or posts.

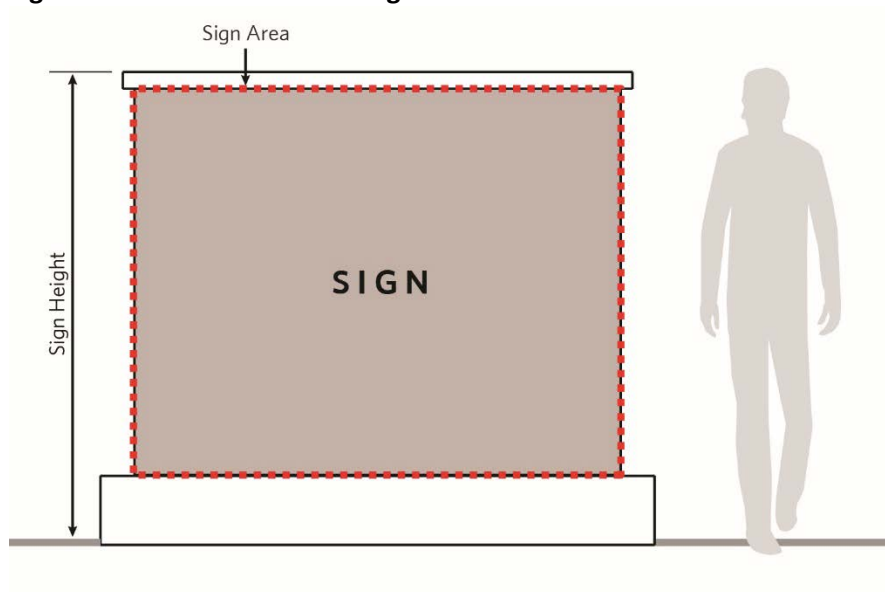
Figure 10-10-5-7. Marquee Sign



8. Monument Signs. Refer to **Figure 10-10-5-8. Monument Sign.**

- a. Location.
 - (1) Monument signs are allowed in the C-1, C-2, I-1, and I-2 Districts, and in all residential districts for residential development identification and non-residential uses.
 - (2) Monument signs shall be located a minimum of five feet from any front or corner side lot line, and 10 feet from any interior side lot line.
- b. Quantity.
 - (1) For zoning lots with less than 300 feet of lot width, one monument sign is allowed per street frontage.
 - (2) For zoning lots with 300 feet or more of lot width, two monument signs are allowed per street frontage. A minimum distance of 150 feet is required between any monument signs on a zoning lot.
- c. Size. Monument signs shall not exceed 50 square feet in area per sign and eight feet in height.
- d. Components. An electronic message sign or manually changeable copy sign is allowed as a component of a monument sign, in accordance with **§ 10-10-5.B.4 (Electronic Message Signs)** and **§ 10-10-5.B.6 (Manually Changeable Copy Signs)**.
- e. Illumination. Internally and externally illuminated monument signs are allowed only in accordance with **§ 10-10-2.D (Illumination)**.
- f. Landscape. The area surrounding the base of all monument signs must be landscaped. The landscape area shall extend a minimum of three feet in width on all sides of the sign base and consist of shrubs, perennials, and/or other vegetative groundcover. A landscape plan shall be submitted as part of any sign permit application (see **§ 10-3-9 (Sign Permit)**), and approved by the Zoning Administrator. The Zoning Administrator may approve alternative landscape designs when soil conditions, space constraints, or other factors beyond reasonable control of the applicant preclude the applicant from meeting the requirements set forth in this Section.
- g. Materials. Monument signs shall be constructed of masonry, finished split face block, stone, hardwood, polymer material with a wood appearance, metal, or other sturdy material that matches or complements the face of the sign. If the primary building on-site uses decorative masonry, the sign base should use the same material.

Figure 10-10-5-8. Monument Sign



9. Projecting Signs. Refer to **Figure 10-10-5-9. Projecting Sign.**

a. Location.

- (1) Projecting signs are allowed in the C-1 and C-2 Districts.
- (2) Projecting signs shall be located at least eight feet above grade.
- (3) A projecting sign shall not project more than five feet from the face of the building to which it is attached, including the area between the sign and the face of the building.
- (4) A projecting sign and its structural supports shall not project above the roof of the building to which the sign is attached. All structural supports shall be attached to the façade of the building, and shall not be attached to the roof.

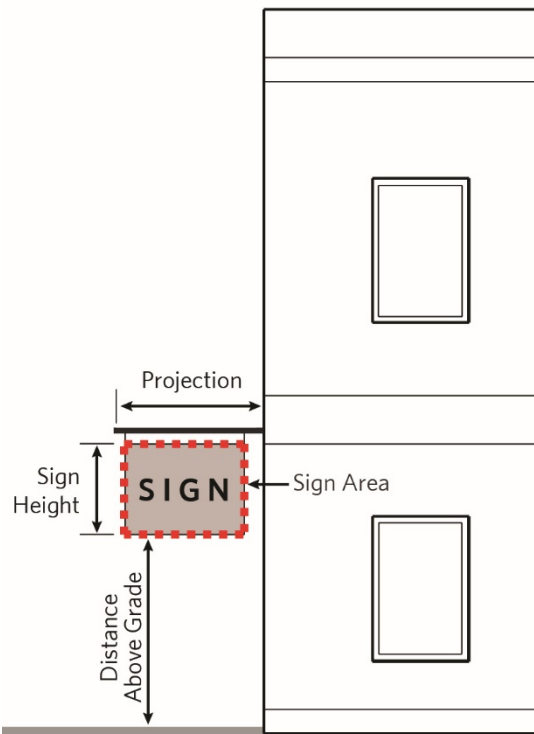
b. Quantity. One projecting sign is allowed per street frontage per tenant located on the ground floor.

c. Size.

- (1) Area. Projecting signs shall not exceed 16 square feet in area per sign.
- (2) Height. Projecting signs shall not exceed six feet in height.

d. Illumination. Internally illuminated projecting signs are allowed in the C-1 District and externally illuminated projecting signs are allowed in the C-2 District only in accordance with **§ 10-10-2.D (Illumination).**

Figure 10-10-5-9. Projecting Sign



Side View

10. Roof Signs (Painted). Refer to **Figure 10-10-5-10. Roof Sign (Painted)**.
 - a. Location. Roof signs (painted) are allowed in the I-1 and I-2 Districts. Roof signs (painted) shall be painted directly on the surface of the roof and shall not be visible from the right-of-way at ground level.
 - b. Quantity. One roof sign (painted) is allowed per roof only for roofs that have a minimum area of 250,000 square feet.
 - c. Materials. Roof signs (painted) shall not utilize reflective paint.
 - d. Illumination. Roof signs (painted) shall not be illuminated.

Figure 10-10-5-10. Roof Sign (Painted)

[Illustration forthcoming]

11. Wall Signs. Refer to **Figure 10-10-5-11. Wall Sign.**

a. Location.

- (1) Wall signs are allowed in the C-1, C-2, I-1, and I-2 Districts, and in all residential districts for non-residential uses and multi-unit dwelling uses.
- (2) Wall signs shall be installed on the building façade and shall not project more than one foot from the face of the building.
- (3) Wall signs shall be located at a generally uniform height throughout multi-tenant commercial developments.
- (4) A wall sign shall not project above the top of the wall to which it is attached.
- (5) Painted wall signs displaying a business name, products, or services may be displayed on all building façades, if such signs are professionally painted.

b. Quantity.

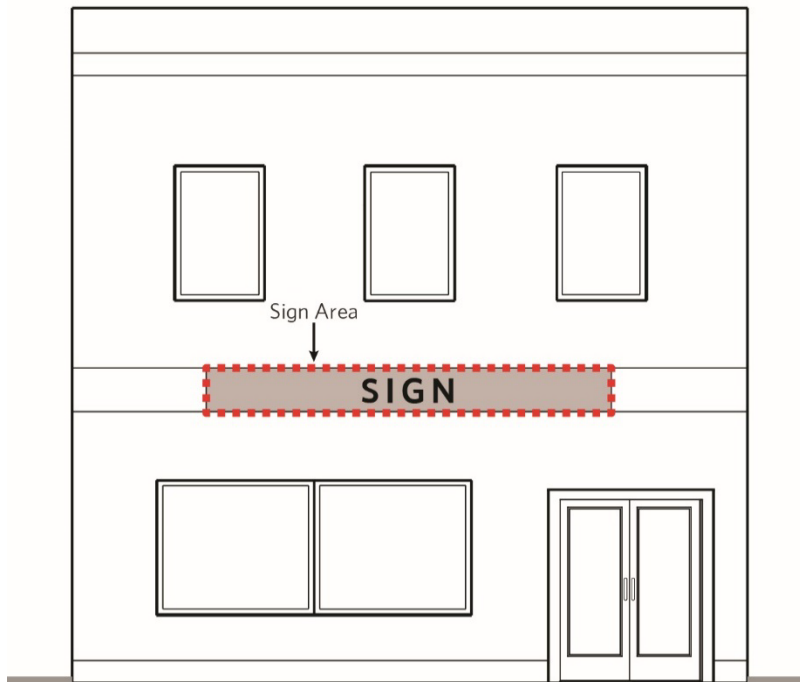
- (1) One wall sign is allowed per street frontage per tenant.
- (2) One additional wall sign is allowed per tenant on the side or rear façade of the building.

c. Size.

- (1) The total area of wall signs on the front or corner side façade shall not exceed one and one-half square feet of sign area per linear foot of the building façade to which the sign will be affixed, as measured along the front or corner side façade, or 40 square feet, whichever is greater.
- (2) The total area of wall signs on the rear or interior side façade shall not exceed one square foot of sign area per linear foot of the building façade to which the sign will be affixed.
- (3) The allowable wall sign area measured for any façade shall only be applicable for use on that façade, and is not transferable to other façades.

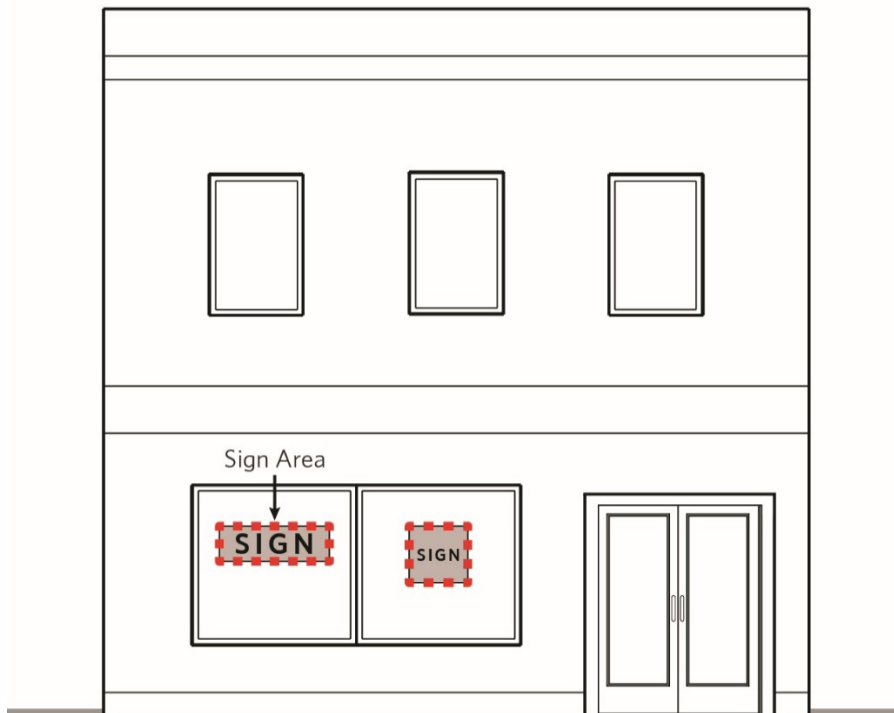
d. Illumination. Internally and externally illuminated wall signs are allowed only in accordance with **§ 10-10-2.D (Illumination)**.

Figure 10-10-5-11. Wall Sign



12. Window Signs. Refer to **Figure 10-10-5-12. Window Sign**.
- a. Location. Window signs are allowed in the C-1, C-2, I-1, and I-2 Districts, and in all residential districts for non-residential uses and multi-unit dwelling uses.
 - b. Size. Window signs shall not occupy more than 25 percent of the total ground floor window area of each establishment. Window signs located in stories above the ground floor shall not occupy more than 25 percent of the total window area of that story on each building façade.
 - c. Illumination. Internally illuminated window signs, including neon signs that do not exceed six square feet in area per sign, are allowed only in accordance with **§ 10-10-2.D (Illumination)**.

Figure 10-10-5-12. Window Sign



§ 10-10-6 Temporary Signs

Temporary signs are allowed in accordance with the provisions of this Section, except where other sections of this Chapter regulate such signs, the more restrictive regulation shall apply.

A. General Provision. All temporary signs shall comply with the following standards.

1. Illumination. Temporary signs shall not be illuminated.
2. Relation to Products or Services. Temporary commercial signs must be related to the products or services sold on the premises. This regulation does not apply to temporary residential signs.

B. Temporary Signs Exempt from Permit Requirement. The following temporary signs are exempt from the sign permit requirements of § 10-3-9 (Sign Permit) and shall comply with the following standards.

1. A-Frame Signs.

Steering Committee Informational Item: This is a new sign type included in the proposed Ordinance, but it follows many of the same standards as other temporary signs in the Village's commercial districts.

a. Location.

(1) A-frame signs are allowed in all non-residential districts, and in all residential districts for non-residential uses.

(2) A-frame signs may be located on the sidewalk, but at least four feet of sidewalk width must be maintained so as not to interfere with pedestrian traffic or accessibility.

(3) A-frame signs must be located within 15 feet of the primary entrance of the use served.

b. Quantity. One A-frame sign is allowed per business.

c. Size. A-frame signs shall not exceed eight square feet in area and four feet in height.

d. Display Period.

(1) A-frame signs may be displayed on a daily basis, but the display shall be limited to business hours. A-frame signs must be stored indoors at all other times.

(2) A-frame signs shall not be displayed when severe weather conditions, such as high winds or heavy snow, so as not to create a safety risk.

2. Temporary Window Signs.

Steering Committee Informational Item: Local stakeholders and Village staff have expressed frustration with the current standards for temporary window signs (§ 10-18-6.A.21), which are confusing and provide little flexibility. The standard in the proposed Ordinance simplifies the existing regulations by eliminating the restriction on quantity and using percentage of coverage to control.

a. Location. Temporary window signs are allowed in all zoning districts on the ground floor.

b. Size. Temporary window signs shall not occupy more than 25 percent of the total ground floor window area on each building façade.

c. Display Period. Temporary window signs are limited to a display period of four weeks per calendar year.

3. Vehicle for Sale Signs.

a. Location. Vehicle for sale signs are allowed in the C-1 and C-2 Districts for motor vehicle sales uses.

b. Quantity. One vehicle for sale sign is allowed per vehicle.

4. Yard Signs.

Steering Committee Informational Item: This is a new sign type created to encompass the existing Construction Signs, Real Estate Signs, and Yard or Garage Sale Signs. As described in the Recommendations Memo, the Village should no longer base sign regulations on the content of a sign.

The goal of the revised regulations should be to create content-neutral standards based on the structural characteristics of a sign. These efforts will align with the recent U.S. Supreme Court decision in *Reed v. Gilbert*.

- a. Location. Yard signs are allowed in all zoning districts.
 - b. Quantity. Two yard signs are allowed per street frontage. Additionally, one yard sign is allowed per street frontage for each of the following qualifying conditions, limited to the display period listed for each:
 - (1) The applicant has an active, approved building permit for activities on the property on which the sign is located. Such yard sign shall be removed no later than 10 days after expiration of the building permit, or issuance of an occupancy permit, whichever occurs first. **[Steering Committee Informational Item: This is the equivalent of a construction sign; without calling it a construction sign.]**
 - (2) The applicant has an approved permit for a garage or yard sale on the property on which the sign is located. Such yard sign may be installed two days prior to the garage or yard sale and shall be removed on the final day of the garage or yard sale. **[Steering Committee Informational Item: This is the equivalent of a garage or yard sale sign; without calling it a garage or yard sale sign. Since the Village prohibits off-premises signs, such signs should be prohibited here as well.]**
 - (3) The subject property, or buildings therein, are currently for sale, lease, or rent. Such yard sign shall be removed no later than one day after the sale, rental, or lease agreement signing for the subject property. **[Steering Committee Informational Item: This is the equivalent of a real estate sign; without calling it a real estate sign. The current Ordinance states that such signs shall be removed within one day of closing, but this could be extended to as much as seven days.]**
 - (4) The yard sign will be installed up to 45 days prior to an election and be removed no later than three days following an election. **[Steering Committee Informational Item: This is the equivalent of a political sign; without calling it a political sign.]**
 - c. Size.
 - (1) In residential districts, yard signs shall not exceed five square feet in area per sign and six feet in height.
 - (2) In non-residential districts, yard signs shall not exceed 20 square feet in area per sign and eight feet in height.
- C. Temporary Signs with Permit Requirement. The following temporary signs require a Temporary Sign Permit, per **§ 10-3-9 (Sign Permit)**, and shall comply with the following standards.
1. Banner Signs.
 - a. Location.
 - (1) Banner signs are allowed for non-residential uses in all zoning districts. Uses that have an electronic message sign or a manually changeable copy sign may not have a banner sign.
 - (2) Banner signs shall not project above the roof of the building to which it is attached.
 - (3) Banner signs shall not encroach into the public right-of-way.
 - b. Quantity. One banner sign is allowed per business, which may be displayed as a wall sign or window sign.
 - c. Size. Banner signs shall not exceed 32 square feet in area.
 - d. Display Period. Banner signs are limited to a display period of 30 days at a time, and no more than 60 days per calendar year.

§ 10-10-7 Prohibited Signs

It shall be unlawful to erect the following prohibited signs or devices in any zoning district.

1. Attention Getting Devices.
2. Banner Flag Sign.
3. Bench Signs.
4. Flashing Signs.
5. Inflatable Devices
6. Moving Signs. No sign or other advertising device shall have moving, revolving, or rotating parts. Moving signs shall not include barber poles, electronic message signs, flags, inflatable devices, pennant signs, and signs displaying time and temperature, street clocks, and other signs as established by this Chapter.
7. Obscene Signs.
8. Off-Premises Signs.
9. Pole Signs.
10. Portable Sign.
11. Roof Signs (Building-Mounted).
12. Signs that Interfere with Traffic. No sign or other advertising device shall interfere with, obstruct the view of, or be confused with any traffic sign, signal, or device because of its position, shape, illumination, or color.
13. Snipe Signs.
14. Vehicle Signs.
15. Video Display Signs.

CHAPTER 11: DEFINITIONS

Steering Committee Informational Item: These definitions pertain to parking, landscaping, and signs. They are newly added for Module 3. We did not include the definitions for Modules 1 and 2 in order to focus on these three chapters of the proposed Ordinance.

§ 10-11-1 Purpose

§ 10-11-2 Definition of Terms

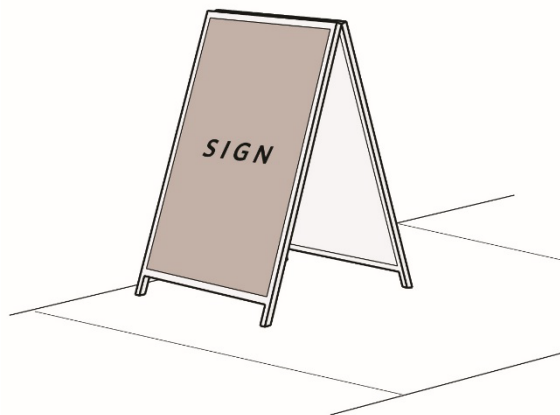
§ 10-11-1 Purpose

The purpose of this Chapter is to define the terms used throughout this Ordinance.

§ 10-11-2 Definition of Terms

A-Frame Sign: A movable sign placed on the ground and constructed in the shape of an “A” or some variation thereof. Refer to **Figure 11-2-A. A-Frame Sign**.

Figure 11-2-A. A-Frame Sign



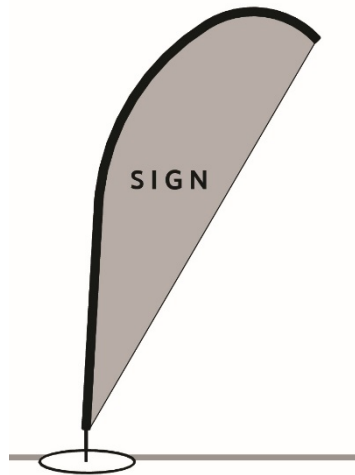
Antique Vehicle. A motor vehicle registered and licensed as an antique vehicle with the State of Illinois.

Attention Getting Device: A sign that directs attention to a business, product, or service using streamers, spinners, propellers, paddle wheels, or other ornamentation designed to move in the wind. “Attention Getting Devices” do not include “Banner Flag Signs” or “Inflatable Devices.”

Awning Sign: A sign that is displayed on an awning.

Banner Flag Sign: A sign typically made of lightweight fabric or other flexible material that is mounted to a pole and designed to move in the wind. “Banner Flag Signs” do not include “Attention Getting Devices.” Refer to [Figure 11-2-B. Banner Flag Sign.](#)

Figure 11-2-B. Banner Flag Sign



Banner Sign: A sign typically made of lightweight fabric or other flexible material with or without a frame. “Banner Signs” do not include “Attention Getting Devices.”

Bench Sign: A sign located on a bench, seat, or similar structure which directs attention to a business, product, or service.

Bicycle Parking Sign: A sign indicating the location of bicycle parking facilities.

Bicycle Parking Space: An area used to park a bicycle that may or may not be located on a right-of-way.

Bioretention: The process of utilizing a shallow vegetated basin to collect and absorb stormwater runoff as part of systems such as bioretention cells, bioretention curb extensions, and bioretention planters.

Buffer Yard: A yard or landscape component used to separate uses or structures, provide a visual barrier, diminish light trespass, or for other similar purposes.

Canopy-Mounted Sign: A sign that is mounted on top of a canopy.

Car-Share Parking: An area reserved to park motor vehicle of a car share organization that allows vehicles to park in parking spaces designated for the exclusive use of car share members.

Cross Slope: The incline of a path perpendicular to the direction of travel.

Drive-Through Sign: A sign that displays items for sale or service at an establishment with “Drive-Through Facilities.”

Driveway Access Sign: A sign that guides the circulation of motorists, bicyclists, and pedestrians through a site, such as signs indicating parking lot entrances and exits, loading zones, and restrooms.

Driveway Apron: The portion of a driveway that passes through the sidewalk, parkway, and curb into the adjacent street.

Driveway Parking Pad: A portion of a driveway used to park a motor vehicle that is generally wider than the portion of the driveway used to access the lot.

Electronic Message Sign: A sign that displays a changeable message with text, or simple images using an electronic display. “Electronic Message Signs” shall not include “Video Display Signs.”

Externally Illuminated Sign: A sign that is lit by a source of light located outside the sign so that light shines onto the sign face.

Flag: A sign made of flexible material which is mounted on a pole and symbolizes any governmental, political, civic, educational, religious, or corporate organization.

Flashing Sign: A sign which contains an intermittent or sequential light source that may flash, blink, strobe, travel, chase, rotate, or change in intensity, brightness, or color. “Flashing Signs” do not include “Electronic Message Signs”, or “Video Display Signs.”

Foot-Candle: A measure of the illuminance cast upon a surface that is one foot from a uniform light source of one candela, and which is equal to one lumen per square foot.

Fully Shielded Lighting: A fixture that prevents light from being emitted above a horizontal plane running from the lowest point of the fixture that emits light.

Government Sign: A sign, such as a traffic control sign, public safety sign, emergency sign, or public notice, that is required by applicable federal, state, county, or local regulations.

Hanging Sign: A sign suspended from an architectural feature of a building, such as an awning, canopy, or marquee, which is typically oriented perpendicular to the façade of the building.

Headstone: A non-commercial sign in the form of a tombstone, tablet, grave marker, statuary, or memorial, that offers a remembrance of persons or events.

Historical Marker: A sign displaying information of historic significance such as a building’s name, date of erection, or location.

Home-Based Business Sign: A sign associated with an occupation carried on in a dwelling.

Inflatable Device: An advertising display that consists of flexible fabric or similar material that can be filled with air or gas and that may or may not be tethered to a specific location, and may move using a fan. “Inflatable Devices” do not include “Attention Getting Devices.”

Internally Illuminated Sign: A sign that is lit by a source of light located inside the sign so that light shines outward from within the sign.

Land-Banked Parking: A landscaped area that is reserved for future development as parking facilities.

Loading Space: An unobstructed area provided and maintained for the temporary parking of motor vehicles in order to load and unload materials.

Long-Term Bicycle Parking: Bicycle parking intended for long-term or overnight storage, typically provided for employees, residents, or other persons requiring storage of a bicycle for a substantial portion of the day.

Manually Changeable Copy Sign: A sign designed to allow modifications of messages, letters, characters, illustrations, or other symbols by hand. "Manually Changeable Copy Signs" shall not include "Electronic Message Signs."

Marquee Sign: A sign with two or three sign faces that is mounted to a permanent roof-like structure extending from the façade of a building.

Miscellaneous Information Sign: A sign which displays information such as hours of operation, credit cards accepted, open/closed signs, and push/pull signs, and appears on or adjacent to entry doors or in display windows. Miscellaneous information shall include information located on vending machines, automated teller machines, and gasoline pumps.

Monument Sign: A sign mounted to a freestanding base with a width equal to or greater than the width of the sign that does not include freestanding poles and is not attached to a building.

Moving Sign: A sign that moves or gives the appearance of movement, including any sign that revolves, rotates, or in any way alters position by natural or artificial means. "Moving Signs" do not include barber poles, "Electronic message signs," "Flags," "Inflatable Devices," "Pennant Signs," signs displaying time and temperature, street clocks, and similar such signs.

Nit: A unit of luminous intensity equal to one candela per square meter.

Obscene Sign: A sign that displays content in which the dominant theme of the material depicts prurient representations of sexual matters that affront contemporary community standards and do not possess redeeming social value.

Off-Street Parking: An area not located within a right-of-way that is used to park a motor vehicle.

Off-Premises Parking Facility: A parking facility that is not located on the same premises as the use which it serves.

Off-Premises Sign: A sign that directs attention to a business, product, service, or activity that is conducted, sold, or offered at a location other than the premises where such sign is located.

Off-Street Loading Facility: An area not located within a right-of-way that is provided and maintained for the temporary parking of motor vehicles in order to load and unload materials for commercial, civic, institutional, industrial, and multi-unit dwelling uses.

On-Street Parking: An area located on a right-of-way that is used to park a motor vehicle.

Parking Lot Perimeter Landscape: A planted area located between the boundary of a parking lot and a right-of-way.

Parking Lot Sign: A sign regulating a parking lot, with a message such as “No Parking” or “Tow Zone,” that is oriented to an off-street parking area.

Paved Parking Area: A motor vehicle parking area located adjacent to the entrance to a garage.

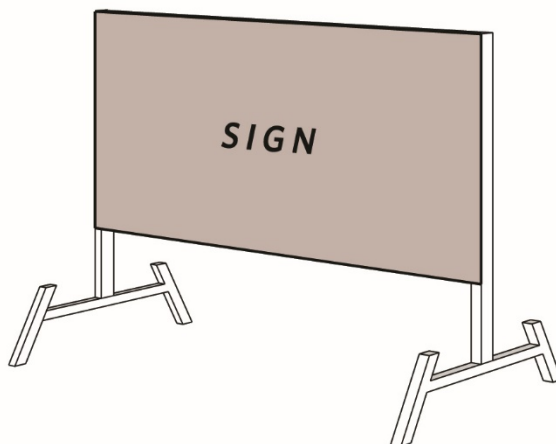
Pennant Sign: A sign consisting of tapered flags made of lightweight material that are hung in a series and may or may not contain a message. “Pennant Signs” do not include “Attention Getting Devices” or “Banner Flag Signs.”

Permanent Sign: A sign constructed of durable materials that is intended to be displayed for the duration of time that the use or occupant is located on the premises.

Pole Sign: A sign mounted to one or more freestanding poles that does not include a freestanding base and is not attached to a building.

Portable Sign: A sign with a supporting structure that is designed to be moved or relocated for display. Portable signs include, but shall not be limited to, signs mounted upon a trailer or other non-motorized mobile structure, which may or may not possess wheels. “Portable Signs” do not include “A-Frame Signs” or “Manually Changeable Copy Signs.” Refer to [Figure 11-2-C. Portable Sign](#).

Figure 11-2-C. Portable Sign



Projecting Sign: A sign attached to a building or other structure that extends beyond the surface of the building and is typically oriented perpendicular to the façade of the building. “Projecting Signs” do not include “Awning Signs” or “Marquee Signs.”

Roof Sign (Building-Mounted): A sign erected on the roof of a building that projects above the highest point of the roofline or parapet wall.

Roof Sign (Painted): A sign painted on the surface of the roof of a building.

Screening: Structures or landscaping elements used to conceal adjacent buildings or structures.

Shade Tree: A deciduous tree, generally having a single stem, planted primarily for shade. Trees with an expected canopy of over 40 feet are considered large shade trees. Trees with an expected canopy of 30 to 40 feet are considered medium shade trees.

Shared Parking: The use of a parking space to serve two or more individual land uses without conflict or encroachment.

Short-Term Bicycle Parking: Bicycle parking intended primarily for short-term use. Bicycles are typically secured to short-term parking facilities by means of a bicyclist's own lock.

Sign: A message, image, display, or object used to advertise, direct attention to, or promote the interests of a person, business, organization, location, product, service, or activity. "Signs" do not include works of art.

Snipe Sign: A sign affixed, hung, placed, applied, or posted to any tree, utility pole, hydrant, bench, fence, stake, trash receptacle, sidewalk, curb, parkway, street, median, or similar location, located on either public or private property, without the consent of the property owner.

Stacking Space: A space designated as a waiting area, or queuing area, for vehicles at a drive-through establishment.

Street Address Sign: A sign that displays the name or address of the occupant.

Structural Soil: Soil that includes aggregate to support concrete sidewalks and asphalt parking lots while providing nourishment to plant roots.

Tandem Parking: A parking area consisting of two or more parking spaces placed one behind the other, with the space nearest to the driveway or street serving as the only means of access to the other space.

Temporary Sign: A sign that is intended to be displayed for a limited period of time.

Temporary Window Sign: A sign affixed, hung, placed, applied, or posted on the interior or exterior of a building window or door that is intended to be displayed for a limited period of time.

Unshielded Lighting: A fixture that allows light to be emitted above a horizontal plane from the lowest point of the fixture that emits light.

Vehicle for Sale Sign: A sign used to sell a new or used vehicle, often placed in the window of the vehicle.

Vehicle Sign: A sign attached to or placed on a vehicle that is prominently visible from the public right-of-way where the primary purpose of the vehicle is to advertise a business, product, or service rather than to be actively used or available for the daily function of the business to which the sign relates. "Vehicle Sign" shall not include a vehicle for sale sign advertising a vehicle for lease or sale.

Video Display Sign: A sign that displays a message with text, detailed images, or video using digital screens, LED screens, plasma screens, flat screens, video screens, and holographic displays. "Video Display Sign" shall not include "Electronic Message Sign."

Wall Sign: A sign mounted flat against the wall of a building or structure that is typically oriented parallel to the wall to which it is attached.

Warning Sign: A sign that communicates a message of warning, danger, or caution, such as "Private Property," "No Trespassing," or "Beware of Dog."

Wayfinding Sign: A sign installed within the right-of-way by a government agency for the purpose of improving navigation and/or promoting local amenities.

Window Sign: A sign affixed, hung, placed, applied, or posted on the interior or exterior of a building window or door which is intended to be viewed from the exterior of a building.

Yard Sign: A temporary freestanding sign that is placed in a yard.