

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

October 30, 2018 6:30 PM

SPECIAL MEETING

- I. Call Meeting to Order
- II. Roll Call and Quorum
- III. Pledge of Allegiance
- IV. Public Comment
- V. Approval of Minutes
- VI. Action Items:
 - 1. Consideration of a new Bensenville Zoning Ordinance.
- 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:Public Hearing**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**10.30.18**DESCRIPTION:**Consideration of a new Bensenville Zoning Ordinance.**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****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:

Replace Title 10 of Village Code

SUMMARY:

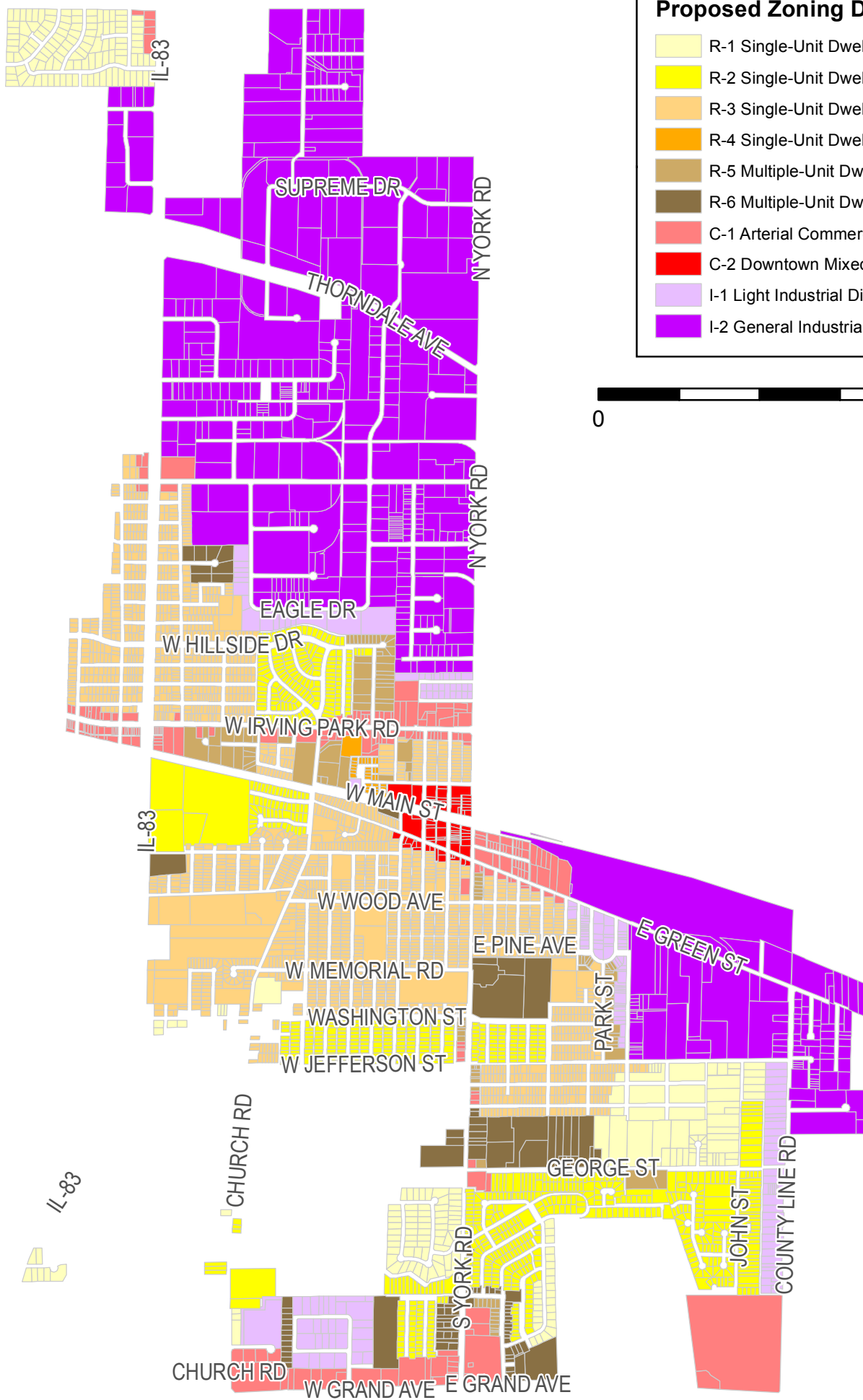
1. This new ordinance will comprehensively amend the current Village of Bensenville Zoning Ordinance.
2. Certain zoning districts and regulations in the current ordinance have become outdated.
3. The new zoning ordinance will address this issue while ensuring that all of the land throughout the Village is zoned to enhance property values, encourage the most appropriate uses, and foster a pattern of compatibility among its residential, commercial, and industrial areas for the mutual benefit of everyone in the Village.
4. This is a multi year long project. The Village received a Local Technical Assistance grant from CMAP to update the ordinance.

RECOMMENDATION:

Staff respectfully recommends approval the draft ordinance.

ATTACHMENTS:

Description	Upload Date	Type
Proposed Zoning Map	10/19/2018	Backup Material
Draft Zoning Ordinance	10/19/2018	Backup Material
Legal Notice	10/19/2018	Backup Material
Letter to Property Owners	10/19/2018	Backup Material



Proposed Zoning Districts

- R-1 Single-Unit Dwelling District
- R-2 Single-Unit Dwelling District
- R-3 Single-Unit Dwelling District
- R-4 Single-Unit Dwelling District
- R-5 Multiple-Unit Dwelling District
- R-6 Multiple-Unit Dwelling District
- C-1 Arterial Commercial District
- C-2 Downtown Mixed-Use District
- I-1 Light Industrial District
- I-2 General Industrial District



Public Review Draft

Title 10: Zoning Regulations

Village of Bensenville

August 15, 2018

Public Review Draft

TABLE OF CONTENTS

CHAPTER 1: TITLE AND APPLICABILITY.....	5
§ 10-1-1 Title	5
§ 10-1-2 Authority and Purpose.....	5
§ 10-1-3 Applicability	5
§ 10-1-4 Transition Rules	6
§ 10-1-5 Interpretation	7
§ 10-1-6 Enforcement	8
§ 10-1-7 Severability	8
§ 10-1-8 Effective Date	8
CHAPTER 2: ADMINISTRATIVE BODIES AND PROCEDURES	9
§ 10-2-1 Purpose.....	9
§ 10-2-2 Village Board	9
§ 10-2-3 Community Development Commission	9
§ 10-2-4 Zoning Administrator	10
§ 10-2-5 Application Procedure	10
§ 10-2-6 Notice.....	11
CHAPTER 3: ZONING APPLICATIONS.....	14
§ 10-3-1 Purpose.....	14
§ 10-3-2 Site Plan Review.....	14
§ 10-3-3 Special Use Permit	16
§ 10-3-4 Variation	18
§ 10-3-5 Administrative Adjustment.....	20
§ 10-3-6 Zoning Text or Map Amendment.....	22
§ 10-3-7 Zoning Appeal	24
§ 10-3-8 Zoning Interpretation	24
§ 10-3-9 Sign Permit.....	25
§ 10-3-10 Temporary Use Permit.....	25
CHAPTER 4: PLANNED UNIT DEVELOPMENTS	27
§ 10-4-1 Purpose.....	27
§ 10-4-2 Applicability	27
§ 10-4-3 Procedure	28
§ 10-4-4 Amendment to Approved Planned Unit Developments.....	31
§ 10-4-5 Standards for Planned Unit Developments	31
§ 10-4-6 Provision of Community Amenities	32
§ 10-4-7 Expiration of Approved Planned Unit Developments.....	33
CHAPTER 5: NONCONFORMITIES.....	34
§ 10-5-1 Purpose.....	34
§ 10-5-2 Applicability	34
§ 10-5-3 Nonconforming Uses	34

§ 10-5-4 Nonconforming Structures	35
§ 10-5-5 Nonconforming Lots of Record.....	36
Chapter 6: Zoning District Regulations	37
§ 10-6-1 Purpose.....	37
§ 10-6-2 Applicability	37
§ 10-6-3 Development Standards of General Applicability	37
§ 10-6-4 Zoning Map.....	38
§ 10-6-5 Annexed Land	38
§ 10-6-6 Use of Land and Buildings.....	38
§ 10-6-7 Zoning District Purpose Statements	39
§ 10-6-8 Summary Table of Zoning Requirements	42
§ 10-6-9 Design Requirements for Residential Zoning Districts	43
§ 10-6-10 R-1 Single-Unit Dwelling District.....	46
§ 10-6-11 R-2 Single-Unit Dwelling District.....	48
§ 10-6-12 R-3 Single-Unit Dwelling District.....	50
§ 10-6-13 R-4 Single-Unit Dwelling District.....	52
§ 10-6-14 R-5 Multiple-Unit Dwelling District.....	54
§ 10-6-15 R-6 Multiple-Unit Dwelling District.....	56
§ 10-6-16 Design Requirements for Commercial Districts.....	58
§ 10-6-17 C-1 Commercial District	61
§ 10-6-18 C-2 Downtown Mixed-Use District	63
§ 10-6-19 Design Requirements for Industrial Districts.....	65
§ 10-6-20 I-1 Light Industrial District	67
§ 10-6-21 I-2 General Industrial District.....	70
§ 10-6-22 Principal Structure Encroachments	73
Chapter 7: Uses	74
§ 10-7-1 General Provisions	74
§ 10-7-2 Use Table	75
§ 10-7-3 Use Standards	77
§ 10-7-4 Accessory Structures and Uses	84
§ 10-7-5 Temporary Structures and Uses	92
§ 10-7-6 Environmental Performance Standards	95
Chapter 8: OFF-STREET PARKING AND LOADING	97
§ 10-8-1 General Provisions	97
§ 10-8-2 Required Off-Street Parking Spaces.....	98
§ 10-8-3 Parking Reductions	102
§ 10-8-4 Shared Parking.....	103
§ 10-8-5 Required Bicycle Parking	104
§ 10-8-6 Parking Design Standards	107
§ 10-8-7 Pedestrian Circulation Systems	110
§ 10-8-8 Driveways.....	112
§ 10-8-10 Recreational Vehicles Parking in Residential Districts.....	117

§ 10-8-11 Off-Street Loading Facility Requirements.....	117
Chapter 9: LANDSCAPE STANDARDS.....	119
§ 10-9-1 General Provisions	119
§ 10-9-2 Tree Preservation	120
§ 10-9-3 Design, Installation, and Maintenance	122
§ 10-9-4 Street Trees.....	124
§ 10-9-5 Parking Lot Landscaping	124
§ 10-9-6 Buffer Yards	129
§ 10-9-7 Screening Requirements.....	130
§ 10-9-8 Outdoor Lighting.....	131
Chapter 10: SIGNS.....	133
§ 10-10-1 Purpose.....	133
§ 10-10-2 General Construction and Design Standards.....	133
§ 10-10-3 Sign Measurement Standards.....	135
§ 10-10-4 Master Sign Plan	137
§ 10-10-5 Permanent Signs	137
§ 10-10-6 Temporary Signs	153
§ 10-10-7 Prohibited Signs	155
CHAPTER 11: DEFINITIONS.....	156
§ 10-11-1 Purpose.....	156
§ 10-11-2 Definition of Terms	156

CHAPTER 1: TITLE AND APPLICABILITY

- § 10-1-1 Title
- § 10-1-2 Authority and Purpose
- § 10-1-3 Applicability
- § 10-1-4 Transition Rules
- § 10-1-5 Interpretation
- § 10-1-6 Enforcement
- § 10-1-7 Severability
- § 10-1-8 Effective Date

§ 10-1-1 Title

This Title 10 of the Village of Bensenville Municipal Code of Ordinances as amended shall be known, referred to, and cited as the “Village of Bensenville Zoning Ordinance,” “Zoning Ordinance,” or “Ordinance.”

§ 10-1-2 Authority and Purpose

The provisions of this Ordinance are adopted pursuant to the authority granted to the Village by the Illinois Municipal Ordinance. The purposes of this Zoning Ordinance are many, but foremost among these purposes are to:

- A. Protect and promote the health, safety, comfort, convenience, and general welfare of the public.
- B. Ensure adequate light, air, open space, privacy, and access to property.
- C. Implement the goals and objectives of the Village’s Comprehensive Plan and the other land use policies of the Village.
- D. Maintain and promote orderly land use patterns and development.
- E. Facilitate the provision of adequate public services and infrastructure.
- F. Protect the Village’s quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive.
- G. Protect and enhance the taxable value of land, buildings, and structures.
- H. Promote development that sustainably manages environmentally sensitive issues.
- I. Define the responsibilities of the Village’s administrative bodies and establish procedures for the effective use of the provisions of this Ordinance.

§ 10-1-3 Applicability

- A. Jurisdiction. This Ordinance applies to all land, uses, and structures within the corporate limits of the Village of Bensenville. In addition, the subdivision regulations of **Title 11 (Subdivision Regulations)** apply to any unincorporated areas located within one and one-half miles of Village limits.

- B. General Applicability. The provisions of this Ordinance shall be interpreted and applied as the minimum requirements for the protection and promotion of the health, safety, comfort, convenience, and general welfare of the public to achieve the purposes for which this Ordinance was adopted.
- C. General Prohibition. No structure, use of any structure or land, or lot of record or zoning lot shall be established, enlarged, extended, altered, moved, divided, or maintained in any manner contrary to the provisions of this Ordinance.
- D. Private Agreements. This Ordinance is not intended to nullify any easement, covenant, or other private agreement. In cases where this Ordinance is more restrictive than a private agreement, this Ordinance shall control. The Village shall not enforce any private agreements.
- E. Other Laws and Regulations. Unless specifically stated, this Ordinance shall control over less restrictive ordinances, regulations, and statutes, while more restrictive ordinances, regulations, and statutes shall control over the provisions of this Ordinance. The more restrictive provision is the provision that imposes more stringent controls.

§ 10-1-4 Transition Rules

The following transition rules shall apply in determining the applicability of this Ordinance with respect to the previously applicable zoning regulations.

- A. Existing Illegal Uses, Structures, and Lots. Any use, structure, or lot that was established illegally as of the effective date of this Ordinance, or its subsequent amendments, shall remain illegal if it does not conform with the requirements of this Ordinance.
- B. Permitted Uses Rendered Special Uses. If a use was classified as a permitted use prior to the effective date of this Ordinance, and is classified as a special use as of the effective date of this Ordinance, or its subsequent amendments, that use shall be deemed a lawful special use. Any subsequent addition, enlargement, or expansion of that use shall conform to this Ordinance's requirements for special uses.
- C. Special Uses Rendered Permitted Uses. If a use was classified as a special use prior to the effective date of this Ordinance, and is classified as a permitted use as of the effective date of this Ordinance, or its subsequent amendments, that use shall be deemed a lawful permitted use. Any subsequent addition, enlargement, or expansion of that use shall conform to this Ordinance's requirements for such permitted use and is no longer subject to the special use ordinance under which it was originally approved.
- D. Uses Rendered Legally Nonconforming. If a use was classified as a permitted or special use prior to the effective date of this Ordinance, and this Ordinance no longer classifies that use as either a permitted or special use in the zoning district in which it is located, that use shall be deemed a legal nonconforming use and shall be controlled by the provisions of **Chapter 5 (Nonconformities)**.
- E. Structures and Lots Rendered Legally Nonconforming. If a structure or lot existing on the effective date of this Ordinance was conforming prior to the effective date of this Ordinance, and such structure or lot does not meet all standards set forth in this Ordinance, that structure or lot shall be

deemed legally nonconforming and shall be controlled by the provisions of **Chapter 5 (Nonconformities)**.

- F. **Previously Issued Building Permits.** If a building permit for a building or structure was lawfully issued prior to the effective date of this Ordinance, and if construction has begun within six months after the issuance of that permit and diligently pursued to completion, the structure may be completed based on the previously issued building permit, and may be occupied under an occupancy permit for the use originally intended upon completion. If the use was classified as a permitted or special use prior to the effective date of this Ordinance, and this Ordinance no longer classifies that use as either a permitted or special use in the zoning district in which it is located, that use shall be deemed a legal nonconforming use and shall be controlled by the provisions of **Chapter 5 (Nonconformities)**.
- G. **Previously Granted Special Uses and Variations.** All special uses and variations granted prior to the effective date of this Ordinance shall remain in effect. The recipient of the special use or variation may proceed to develop the property in accordance with the plans and any applicable conditions approved by the Village Board or Community Development Commission. If the recipient has failed to act on the special use or variation before the approval expires, including any periods of extension granted, the provisions of this Ordinance shall govern.
- H. **Pending Applications.** If an application has been submitted to the Village, but has not been scheduled for a public hearing or other required review prior to the effective date of this Ordinance, then the provisions of this Ordinance shall govern the application.

§ 10-1-5 Interpretation

- A. **Graphics, Tables, and Text.** The graphics, tables, and text in this Ordinance are regulatory. The graphics in this Ordinance are representations of the standards of this Ordinance and are not intended to represent every circumstance which may arise in the Village. In case of a conflict, text shall control over tables and graphics, and tables shall control over graphics.
- B. **Tense and Form.** Words used in the present tense include the past and future tenses.
- C. **Number.** The singular number includes the plural number, and vice versa.
- D. **Abbreviations.** “N/A” is an abbreviation of “not applicable,” “ft” is an abbreviation of “feet,” and “sf” is an abbreviation of “square feet.”
- E. **Shall and May.** The word “shall” is mandatory, while the word “may” is permissive. “Shall not” and “may not” are both prohibitive.
- F. **Undefined Terms.** Any words not defined in this Title shall be interpreted as defined in normal dictionary usage.
- G. **Lists.** Lists of examples prefaced with “including the following,” “such as,” or similar phrases shall not be construed to be exclusive, or preclude the Zoning Administrator from interpreting the list to include similar, unspecified examples.

§ 10-1-6 Enforcement

- A. Enforcement. This Ordinance shall be enforced by the Zoning Administrator. The Zoning Administrator may seek the assistance of the Village Attorney to enjoin, abate, or stop any violation of this Ordinance. The Zoning Administrator may seek the assistance of the Police Department to enforce this Zoning Ordinance. The property owner charged with a violation of this Zoning Ordinance may be held responsible for any legal expenses incurred by the Village.
- B. Penalties and Fines. Any person, firm, corporation, or organization of any kind who does not comply with any of the provisions of this Ordinance, or who resists the enforcement thereof, shall be fined for each offense. Each day that a violation continues shall constitute a separate offense with a separate fee. The accumulation of penalties for violations shall cease upon correction of the violation, but the obligation to pay for violations already committed shall not.

§ 10-1-7 Severability

If any portion of this Ordinance is adjudged by any court of competent jurisdiction to be invalid, that judgment shall not nullify the validity of the remainder of this Ordinance. The effect of the judgment shall be confined to the portion of the Ordinance immediately involved in the judgment rendered.

§ 10-1-8 Effective Date

The effective date of this Ordinance is the date of its adoption, **Month Date, Year.**

CHAPTER 2: ADMINISTRATIVE BODIES AND PROCEDURES

- § 10-2-1 Purpose
- § 10-2-2 Village Board
- § 10-2-3 Community Development Commission
- § 10-2-4 Zoning Administrator
- § 10-2-5 Application Procedure
- § 10-2-6 Notice
- § 10-2-7 Public Hearing

§ 10-2-1 Purpose

The purpose of this Chapter is to establish the specific duties and responsibilities of the Village Board, Community Development Commission, and Zoning Administrator as they relate to this Ordinance, and establish the application, notice, and public hearing procedures for the zoning applications and approvals of this Ordinance.

§ 10-2-2 Village Board

The Village Board shall have the following specific duties and responsibilities pursuant to this Ordinance.

- A. Make final decisions on applications for special use permits (refer to § 10-3-3 (Special Use Permit)).
- B. Make final decisions on applications for zoning variations (refer to § 10-3-4 (Variation)).
- C. Make final decisions on applications for zoning text and map amendments (refer to § 10-3-6 (Zoning Text or Map Amendment)).
- D. Make final decisions on applications for planned unit developments (refer to Chapter 4 (Planned Unit Developments)).
- E. Other responsibilities as designated by this Ordinance.

§ 10-2-3 Community Development Commission

The Community Development Commission shall have the following specific duties and responsibilities pursuant to this Ordinance.

- A. Make final decisions on applications for site plan review (refer to § 10-3-2 (Site Plan Review)).
- B. Make recommendations to the Village Board on applications for special use permits (refer to § 10-3-3 (Special Use Permit)).
- C. Make recommendations to the Village Board on applications for zoning variations (refer to § 10-3-4 (Variation)).
- D. Make recommendations to the Village Board on applications for zoning text and map amendments (refer to § 10-3-6 (Zoning Text or Map Amendment)).
- E. Make final decisions on applications for zoning appeals (refer to § 10-3-7 (Zoning Appeal)).

- F. Make recommendations to the Village Board on applications for planned unit developments (refer to [§ Chapter 4 \(Planned Unit Developments\)](#)).
- G. Prepare and recommend a comprehensive plan to the Village Board and propose amendments to the plan from time to time.
- H. Other responsibilities as designated by this Ordinance or by the Village Board.

§ 10-2-4 Zoning Administrator

The Director of Community Development shall be considered the Zoning Administrator and shall have the following duties and responsibilities pursuant to this Ordinance. For the purposes of this Ordinance, the term Zoning Administrator shall be inclusive of his or her designees.

- A. Review and make final decisions on applications for administrative adjustments (refer to [§ 10-3-5 \(Administrative Adjustment\)](#)).
- B. Review and make final decisions on applications for zoning interpretations (refer to [§ 10-3-8 \(Zoning Interpretation\)](#)).
- C. Review and make final decisions on applications for sign permits (refer to [§ 10-3-9 \(Sign Permit\)](#)).
- D. Review and make final decisions on applications for temporary use permits (refer to [§ 10-3-10 \(Temporary Use Permit\)](#)).
- E. Review and forward applications for site plan review ([§ 10-3-2 \(Site Plan Review\)](#)), special use permits (refer to [§ 10-3-3 \(Special Use Permit\)](#)), variations (refer to [§ 10-3-4 \(Variation\)](#)), zoning text and map amendments (refer to [§ 10-3-6 \(Zoning Text or Map Amendment\)](#)), zoning appeals (refer to [§ 10-3-7 \(Zoning Appeal\)](#)), planned unit developments (refer to [Chapter 4 \(Planned Unit Developments\)](#)), and other administrative reviews required by this Ordinance to the Community Development Commission or Village Board, as specified.
- F. Maintain and make available permanent and current records of this Ordinance and Zoning Map.
- G. Maintain and make available permanent and current records as required by this Ordinance including, but not limited to, all relevant information and official action regarding zoning applications.
- H. Other responsibilities as designated by this Ordinance, the Village Board, or the Community Development Commission.

§ 10-2-5 Application Procedure

- A. Authorization. Any property owner in the Village, or individual expressly identified by any owner in writing, is authorized to file an application for a site plan review, special use permit, variation, administrative adjustment, zoning text amendment, zoning map amendment, zoning appeal, zoning interpretation, sign permit, or temporary use permit.
- B. Pre-Application Consultation. Prior to filing a zoning application, the applicant may arrange a pre-application consultation with the Zoning Administrator to discuss the application. At the pre-

application consultation, the Zoning Administrator shall provide the applicant with guidance on the application procedure and the evaluation of applications.

- C. Filing. All applications shall be filed with the Zoning Administrator on forms provided by the Village. Applications shall be filed in such number as requested by the Village, with plans at a scale sufficient to allow a clear understanding of the proposal, and with all of the contents required by the application and this Article.
- D. Fees. Every application shall be accompanied by the required filing fee as established and modified from time to time in the Village Code. Until the fee is paid, no steps shall be taken to process the application. Applications initiated by the Village shall be exempt from fees.
- E. Completeness. The Zoning Administrator shall determine whether the application is complete. Upon determining that the application is complete, the Zoning Administrator shall notify the applicant and the application shall be scheduled for consideration by the appropriate board, commission, or official. Upon determining that the application is deficient, the Zoning Administrator shall notify the applicant and no steps shall be taken to process the application until the deficiencies are rectified.
- F. Failure to Act. The Zoning Administrator or Community Development Commission's failure to issue a decision or make a recommendation on any application within the applicable period specified in this Ordinance shall be deemed approval of, or a recommendation for approval of, such application. The Village Board's failure to issue a decision on any application within the applicable period specified in this Ordinance shall be deemed denial of such application.
- G. Supermajority Vote. A two-thirds favorable vote of the Village Board is required to approve any application for which the Community Development Commission recommends denial.
- H. Withdrawal of Application. An applicant shall have the right to withdraw an application at any time prior to the decision on the application by a board, commission, or official. Application fees for withdrawn applications will not be refunded.
- I. Successive Application. A successive application for an application that has been denied shall not be reviewed or heard within one year after the date of denial, except if substantial new information has become known since the denial. A successive application filed within one year of the date of denial shall include detailed information that justifies its consideration. The Zoning Administrator shall determine whether a successive application is appropriate for submittal.
- J. Public Examination of Application. Any person may examine any zoning application and any of the application's supporting materials, subject to the Illinois Freedom of Information Act. Upon reasonable request, any person shall be entitled to copies of the application and related documents.

§ 10-2-6 Notice

The administrative body conducting a hearing or making a decision shall not hear or review a zoning application unless the applicant complies with the notice requirements of this Section. **Table 10-2-6-1 Types of Required Notice** indicates the types of notice required prior to public hearings or decisions on each of the zoning applications.

Table 10-2-6-1 Types of Required Notice

Zoning Application	Notice Type		
	Published	Mailed/Delivered	Posted Sign
Special Use Permit § 10-3-3	●	●	●
Variation § 10-3-4	●	●	●
Administrative Adjustment § 10-3-5		●	
Zoning Text Amendment § 10-3-6	●		
Zoning Map Amendment § 10-3-6	●	●	●
Zoning Appeal § 10-3-7	●		
Planned Unit Development Chapter 4	●	●	●

A. Published Notice.

1. Applicability. Published notice of a public hearing shall be provided by the Village.
2. Time Frame. Published notice shall be provided in a newspaper of general circulation within the Village no less than 15 days, but no more than 30 days, in advance of the scheduled hearing date.
3. Contents. The notice shall include the date, time, location, and purpose of the hearing, the name of the body holding the hearing, the name of the applicant, and the address of the subject property.

B. Mailed or Delivered Notice.

1. Special Use Permits, Variations, Zoning Map Amendments, and Planned Unit Developments.
 - a. Time Frame. The notice shall be provided no less than 15 days, but no more than 30 days, in advance of the scheduled hearing date.
 - b. Notice to Neighboring Properties. Mailed or delivered notice shall be provided by the Village to the owners of all properties located within 250 feet of the property line of the subject property. The area occupied by any public right-of-way shall not be included as part of this requirement. The Zoning Administrator shall prepare an affidavit stating that notice was provided to every property within 250 feet of the subject property that states the names, addresses, and property identification numbers of all notice recipients. The requirements of this Section shall not prevent the Village from providing additional notice to properties located more than 250 feet from the property line of the subject property as the Village may deem appropriate.
 - c. Contents. The notice shall include the date, time, location, and purpose of the hearing, the name of the body holding the hearing, the name of the applicant, and the address of the subject property.
2. Administrative Adjustments.
 - a. Time Frame. The notice shall be provided at least 15 days prior to the date that the Zoning Administrator indicates that a decision will be rendered on the application.
 - b. Notice to Neighboring Properties. Mailed or delivered notice shall be provided by the Village to the owners of all properties located adjacent to and across the street from the subject property. Mailed or delivered notice of Zoning Administrator review shall be provided by the Village for applications for administrative adjustments. The Zoning Administrator shall prepare an affidavit stating that notice was provided to each property that states the names, addresses, and property identification numbers of all notice recipients.

C. Posted Sign Notice.

1. Applicability. Posted sign notice of a public hearing shall be provided by the Village.
2. Time Frame. The notice shall be provided no less than 15 days, but no more than 30 days, in advance of the scheduled hearing date.
3. Location. Posted sign notice shall be located on the property so that it is legible to passersby. A minimum of one sign shall be provided per street frontage.
4. Contents. The notice shall include the date, time, location, and purpose of the hearing, the name of the body holding the hearing, the name of the applicant, and the address of the subject property.
5. Requirement Modifications. The Zoning Administrator may modify the posted sign notice requirements when these requirements are found to be inappropriate or ineffective in providing the intended notice. Modifications to the posted sign notice may include content, quantity, and location.

§ 10-2-7 Public Hearing

- A. Call for Public Hearings. All public hearings shall be held at the call of the chairperson of the hearing body and shall be open to the public.
- B. Testimony. Any person who attends a public hearing may appear and present testimony regarding an application. All testimony shall be given under oath or by affirmation.
- C. Voting. The hearing body shall keep minutes of its proceedings that show the vote of each member of the hearing body upon each application, or if absent, or failing to vote, indicating that fact.
- D. Meetings and Records. The hearing body shall keep records of its hearings, and evaluation standards shall be included in the minutes of each application specifying the reasons for the hearing body's decision. Every determination of the hearing body shall be part of the public record.
- E. Rules of Procedure. The hearing body's rules of procedure shall not conflict with this Ordinance or with state statutes.

CHAPTER 3: ZONING APPLICATIONS

- § 10-3-1 Purpose
- § 10-3-2 Site Plan Review
- § 10-3-3 Special Use Permit
- § 10-3-4 Variation
- § 10-3-5 Administrative Adjustment
- § 10-3-6 Zoning Text and Map Amendment
- § 10-3-7 Zoning Appeal
- § 10-3-8 Zoning Interpretation
- § 10-3-9 Sign Permit
- § 10-3-10 Temporary Use Permit

§ 10-3-1 Purpose

The purpose of this Chapter is to establish the applicability, procedures, requirements, and approval standards for each of the Village's zoning applications.

§ 10-3-2 Site Plan Review

- A. Purpose. The purpose of this site plan review application is to ensure development and redevelopment that is harmonious with surrounding properties, and consistent with the intent of the Comprehensive Plan and this Ordinance.
- B. Applicability. Approval of a site plan review application shall be required for the following:
 - 1. New construction of a principal structure or use in any zoning district with the exception of single-family and two-family dwellings. However, all development in the R-4 Single-Family Residential Districts is subject to site plan review.
 - 2. An addition to a building in any zoning district that increases the gross floor area of the building by ten percent, with the exception of single-family and two-family dwellings.
 - 3. New construction, expansion, or reconstruction of an off-street parking lot, tandem parking facility, shared parking facility, or any loading facility.
 - 4. Establishment of an accessory dwelling unit or a home-based business.
- C. Procedure.
 - 1. Action by the Zoning Administrator
 - a. An application for site plan review shall be filed with the Zoning Administrator in accordance with **§ 10-2-5 (Application Procedure)**.
 - b. Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Community Development Commission based upon each of the standards of **§ 10-3-2.D (Standards for Site Plan Review)**, and schedule the application for consideration by the Community Development Commission.
 - 2. Action by the Community Development Commission
 - a. The Community Development Commission shall consider the application at a public meeting within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
 - b. The Community Development Commission shall evaluate the application based upon the Zoning Administrator's report, the information presented at the public meeting, and each of the standards of **§ 10-3-2.D (Standards for Site Plan Review)**.

- c. The Community Development Commission shall take action in the form of approval, approval with conditions, or denial of the application.

Figure 10-3-2-1. Site Plan Review Application Procedure



- D. Standards for Site Plan Review. The Community Development Commission and Zoning Administrator shall evaluate applications for site plan review with specific written findings based on each of the standards of this Section.
 1. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.
 2. The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.
 3. The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.
 4. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.
 5. The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.
 6. The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.
 7. The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.
 8. The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.
- E. Amendment to Approved Site Plan. An approved site plan may be amended as either a major or minor amendment in accordance with the requirements of this Section.
 1. Major Amendments. Any amendment to an approved site plan that is not established as a minor amendment in § 10-3-2.E.2 (Minor Amendments) shall be considered a major amendment. The Community Development Commission shall make a decision on a request for a major amendment in accordance with § 10-3-2.D (Standards for Site Plan Review).
 2. Minor Amendments. Any change to an approved site plan that minimally affects the essential design, composition, and character of the site plan may be considered a minor amendment. The Zoning Administrator shall make a decision on a request for a minor amendment in accordance with § 10-3-2.D (Standards for Site Plan Review) or determine that any received application shall be resubmitted as a major amendment in accordance with § 10-3-2.E.1 (Major Amendments). Minor amendments shall include the following:
 - a. Any change in the gross floor area of the development by less than five percent.
 - b. Any change in the building height of the development by less than five percent.
 - c. Any change in the proportion of the impervious coverage of the development by less than five percentage points.

- d. Any change in the location or dimensions of walkways, driveways, streets, parking facilities, and loading facilities within the development by less than five feet.
 - e. Any change in the number of off-street parking spaces provided within the development by less than 10 percent.
- F. Expiration of Site Plan Approval. Site plan approval shall expire and be revoked if either of the following conditions occur.
- 1. A building permit has not been obtained within six months after approval of the site plan. The applicant may request one six-month extension of this period, which shall be approved by the Zoning Administrator, by means of a written request filed no later than 30 days prior to the expiration of the six-month period.
 - 2. The standards of this Ordinance or any of the terms and conditions of the site plan approval are violated.

§ 10-3-3 Special Use Permit

- A. Purpose. The purpose of this special use application is to provide for uses which may have a special, unique, or unusual impact upon the use of neighboring property.
- B. No Presumption of Approval. A use established as a special use in **§ 10-7 (Uses)** does not constitute a presumption that an application for such special use will be approved. Each proposed special use shall be evaluated on an individual basis with regard to the applicable standards of this Ordinance to determine whether approval of the special use is appropriate at the particular location in the manner proposed.
- C. Expansion or Alteration. Any addition, enlargement, or expansion of a use holding a special use permit shall require a new permit.
- D. Procedure.
- 1. Action by the Zoning Administrator
 - a. An application for a special use permit shall be filed with the Zoning Administrator in accordance with **§ 10-2-5 (Application Procedure)**.
 - b. Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Community Development Commission based upon the standards of **§ 10-3-4.E (Standards for Special Use Permits)**, and schedule the application for consideration by the Community Development Commission.
 - 2. Action by the Community Development Commission
 - a. The Community Development Commission shall conduct a public hearing on the application in accordance with **§ 10-2-7 (Public Hearing)** within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
 - b. The Community Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and each of the standards of **§ 10-3-4.E (Standards for Special Use Permits)**.
 - c. The Community Development Commission shall recommend approval, approval with conditions, or denial of the application. In recommending approval, the Community Development Commission may:
 - (1) Recommend conditions upon the establishment, location, construction, maintenance, and operation of the special use as deemed necessary to protect the public interest.

- (2) Recommend guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
- d. The Community Development Commission shall forward its recommendation and the minutes of its public hearing to the Village Board within 30 days after the close of the public hearing.
3. Action by the Village Board
 - a. The Village Board shall consider the application within 60 days after receiving the recommendation of the Community Development Commission. The 60-day period may be extended with the written consent of the applicant.
 - b. The Village Board shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Community Development Commission, the evidence presented at the public hearing, and each of the standards of **§ 10-3-4.E (Standards for Special Use Permits)**.
 - c. The Village Board shall take action in the form of approval, approval with conditions, denial, or referral of the application back to the Community Development Commission for further consideration. In approving a special use permit, the Village Board may:
 - (1) Require conditions upon the establishment, location, construction, maintenance, and operation of the special use as deemed necessary to protect the public interest.
 - (2) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
 - d. A two-thirds favorable vote of the Village Board is required to approve the application if the Community Development Commission recommends denial of the application.

Figure 10-3-3-1. Special Use Permit Application Procedure



- E. Standards for Special Use Permits. The Village Board, Community Development Commission, and Zoning Administrator shall evaluate applications for special use permits with specific written findings based on each of the standards of this Section.
 1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
 2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
 3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
 4. The proposed special use will not require utilities, access roads, drainage and/or other 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.
 5. The proposed special use is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.
- F. Transferability. Special use approval runs with the land and is not affected by changes of ownership, tenancy, or management except in unique situations specified by the conditions of the approved special use permit.

G. Expiration of Special Use Permit Approval. Special use permit approval shall expire and be revoked if any of the following conditions occur.

1. The use has not commenced or a building permit has not been obtained within one year after approval of the special use permit. The applicant may request one extension of this period for up to one additional year, which shall be approved by the Zoning Administrator, by means of a written request filed at least 30 days prior to the expiration of the initial one-year period.
2. The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
3. The standards of this Ordinance or any of the terms and conditions of the special use permit are violated.
4. The operation of the use for which a special use permit has been issued ceases for a minimum continuous period of six months.

§ 10-3-4 Variation

A. Purpose. The purpose of this variation application is to grant relief from the regulations of this Ordinance to the extent that literal enforcement of such regulations creates particular hardships or practical difficulties in developing property due to the unique attributes of the property. The purpose of the variation process is not to provide relief from the use permissions of this Ordinance.

B. Applicability. Any application for relief from the regulations of this Ordinance that is not established as an administrative adjustment in **§ 10-3-5 (Administrative Adjustments)** shall be considered a variation.

C. Procedure.

1. Action by the Zoning Administrator
 - a. An application for a variation shall be filed with the Zoning Administrator in accordance with **§ 10-2-5 (Application Procedure)**.
 - b. Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Community Development Commission based upon each of the standards of **§ 10-3-5.D (Standards for Variations)**, and schedule the application for consideration by the Community Development Commission.
2. Action by the Community Development Commission
 - a. The Community Development Commission shall conduct a public hearing on the application in accordance with **§ 10-2-7 (Public Hearing)** within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
 - b. The Community Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and each of the standards of **§ 10-3-5.D (Standards for Variations)**.
 - c. The Community Development Commission shall recommend approval, approval with conditions, or denial of the application. In recommending approval, the Community Development Commission may:
 - (1) Recommend conditions upon the establishment, location, construction, maintenance, and operation of the property that receives a variation as deemed necessary to protect the public interest.
 - (2) Recommend approval of a variation from the regulations of this Ordinance less than that requested by the applicant, if the Community Development Commission finds that the applicant is entitled to some relief, but not to the entire relief requested, based upon each of the standards of **§ 10-3-5.D (Standards for Variations)**.

- (3) Recommend guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
 - d. The Community Development Commission shall forward its recommendation and the minutes of its public hearing to the Village Board within 30 days after the close of the public hearing.
3. Action by the Village Board
 - a. The Village Board shall consider the application within 60 days after receiving the recommendation of the Community Development Commission. The 60-day period may be extended with the written consent of the applicant.
 - b. The Village Board shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Community Development Commission, the evidence presented at the public hearing, and each of the standards of § 10-3-5.D (Standards for Variations).
 - c. The Village Board shall take action in the form of approval, approval with conditions, denial, or referral of the application back to the Community Development Commission for further consideration. In approving a variation, the Village Board may:
 - (1) Impose conditions upon the establishment, location, construction, maintenance, and operation of the property that receives a variation as deemed necessary to protect the public interest.
 - (2) Grant a variation from the regulations of this Ordinance less than that requested by the applicant, if the Village Board finds that the applicant is entitled to some relief, but not to the entire relief requested, based upon each of the standards of § 10-3-5.D (Standards for Variations).
 - (3) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
 - d. A two-thirds favorable vote of the Village Board is required to approve the application if the Community Development Commission recommends denial of the application.

Figure 10-3-4-1. Variation Application Procedure



- D. Standards for Variations. The Village Board, Community Development Commission, and Zoning Administrator shall evaluate applications for variations with specific written findings based on each of the standards of this Section.
 1. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
 3. The proposed variation alleviates an undue hardship created by the literal enforcement of this Ordinance.
 4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
 5. The proposed variation represents the minimum deviation from the regulations of this Ordinance necessary to accomplish the desired improvement of the subject property.
 6. The proposed variation is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

- E. Transferability. Variation approval runs with the land and is not affected by changes of ownership, tenancy, or management.
- F. Expiration of Variation Approval. Variation approval shall expire and be revoked if any of the following conditions occur.
 - 1. A building permit has not been obtained within one year after approval of the variation. The applicant may request one six-month extension of this period, which shall be approved by the Zoning Administrator, by means of a written request filed at least 30 days prior to the expiration of the initial six-month period.
 - 2. The standards of this Ordinance or any of the terms and conditions of the variation are violated.

§10-3-5 Administrative Adjustment

- A. Purpose. The purpose of this administrative adjustment application is to grant relief from the regulations of this Ordinance within a narrowly defined set of circumstances to the extent that literal enforcement of such regulations creates particular hardships or practical difficulties in developing property due to the unique attributes of the property.
- B. Applicability. Any application for relief from the regulations of this Ordinance that is established in this Section shall be considered an administrative adjustment.
 - 1. A reduction of the minimum required lot area up to 20 percent.
 - 2. A reduction of the minimum required lot width up to 20 percent.
 - 3. An increase in the maximum permitted impervious coverage by five percentage points or less.
 - 4. A reduction of the minimum required front setback up to 20 percent.
 - 5. An increase in the maximum permitted front setback up to 20 percent.
 - 6. A reduction of the minimum required corner side setback up to 20 percent.
 - 7. An increase in the maximum permitted corner side setback up to 20 percent.
 - 8. A reduction of the minimum required interior side setback up to 20 percent.
 - 9. A reduction of the minimum required rear setback up to 20 percent.
 - 10. A reduction of the minimum required street frontage up to 10 percentage points.
 - 11. A modification of the required and prohibited materials established in § 10-6-17 (Design Requirements for Commercial Districts) and § 10-6-20 (Design Requirements for Industrial Districts).
 - 12. A reduction of the minimum required off-street parking up to 10 percent, or four spaces, whichever is higher.
 - 13. An increase in the maximum permitted sign area up to 10 percent.
 - 14. An increase in the maximum permitted sign height up to 10 percent.
 - 15. Any change to the standards for temporary signs with permit requirements as established in § 10-10-5.ZZZ (Temporary Signs with Permit Requirement).
- C. Procedure.
 - 1. An application for an administrative adjustment shall be filed with the Zoning Administrator in accordance with § 10-2-5 (Application Procedure).
 - 2. Upon determining that the application is complete, the Zoning Administrator shall evaluate the application based upon each of the standards of § 10-3-5.D (Standards for Administrative Adjustments).
 - 3. Due to the nature of an application for an administrative adjustment, the Zoning Administrator may determine that the application must be resubmitted as a variation in accordance with § 10-3-

4 (Variations) even if it meets the criteria for an administrative adjustment in § 10-3-5.B (Applicability).

4. A property owner that receives notice of an administrative adjustment application may object to the application by written submission to the Zoning Administrator, prior to the Zoning Administrator's decision on the application. Any administrative adjustment application for which an objection is received from a noticed property owner shall be resubmitted as a variation in accordance with § 10-3-5 (Variations).
5. The Zoning Administrator shall prepare a report and render a decision within 30 days after receipt of a complete application and take action in the form of approval, approval with conditions, or denial of the application. In approving an administrative adjustment, the Zoning Administrator may:
 - a. Require conditions upon the establishment, location, construction, maintenance, and operation of the property that receives an administrative adjustment as deemed necessary to protect the public interest.
 - b. Grant an administrative adjustment less than that requested by the applicant if the Zoning Administrator finds that the applicant is entitled to some relief, but not to the entire relief requested, based on each of the standards of § 10-3-4.D (Standards for Administrative Adjustments).
6. If the Zoning Administrator denies an application for an administrative adjustment, the applicant may resubmit the application as a variation in accordance with § 10-3-4 (Variations).

Figure 10-3-5-1. Administrative Adjustment Application Procedure



- D. Standards for Administrative Adjustments. The Zoning Administrator shall evaluate applications for administrative adjustments with specific written findings based on each of the standards of this Section.
 1. The proposed administrative adjustment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 2. The proposed administrative adjustment is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed administrative adjustment.
 3. The proposed administrative adjustment alleviates an undue hardship created by the literal enforcement of this Ordinance.
 4. The proposed administrative adjustment is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
 5. The proposed administrative adjustment represents the minimum deviation from the regulations of this Ordinance necessary to accomplish the desired improvement of the subject adjustment.
 6. The proposed administrative adjustment is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.
- E. Transferability. Administrative adjustment approval runs with the land and is not affected by changes of ownership, tenancy, or management.
- F. Expiration of Administrative Adjustment Approval. Administrative adjustment approval shall expire and be revoked if any of the following conditions occur.

1. A building permit has not been obtained within one year after approval of the administrative adjustment. The applicant may request one six-month extension of this period, which shall be approved by the Zoning Administrator, by means of a written request filed at least 30 days prior to the expiration of the initial six-month period.
2. The standards of this Ordinance or any of the terms and conditions of the administrative adjustment are violated.

§ 10-3-6 Zoning Text or Map Amendment

- A. Purpose. The purpose of this zoning text or map amendment application is to allow modifications to the text of the Zoning Ordinance and the boundaries of the Zoning Map in response to changing conditions and policies.
- B. Procedure.
 1. Action by the Zoning Administrator
 - a. An application for a zoning text or map amendment shall be filed with the Zoning Administrator in accordance with **§ 10-2-5 (Application Procedure)**.
 - b. Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Community Development Commission based upon a balance of the standards of **§ 10-3-6.D (Standards for Zoning Amendments)** and schedule the application for consideration by the Community Development Commission.
 2. Action by the Community Development Commission
 - a. The Community Development Commission shall conduct a public hearing on a proposed zoning amendment in accordance with **§ 10-2-7 (Public Hearing)** within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
 - b. The Community Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and the standards of **§ 10-3-6.D (Standards for Zoning Amendments)**.
 - c. For zoning text amendments, the Community Development Commission shall recommend approval, approval with modifications to the proposed text, or denial of the application.
 - d. For zoning map amendments, the Community Development Commission shall recommend approval or denial of the application.
 - e. The Community Development Commission shall forward its recommendation and the minutes of its public hearing to the Village Board within 30 days after the close of the public hearing.

3. Action by the Village Board
 - a. The Village Board shall consider the application within 60 days after receiving the recommendation of the Community Development Commission. The 60-day period may be extended with the written consent of the applicant.
 - b. The Village Board shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Community Development Commission, the evidence presented at the public hearing, and the standards of **§ 10-3-6.D (Standards for Zoning Amendments)**.
 - c. For zoning text amendments, the Village Board shall take action in the form of approval, approval with modifications to the proposed text, denial, or referral of the application back to the Community Development Commission for further consideration.
 - d. For zoning map amendments, the Village Board shall take action in the form of approval, denial, or referral of the application back to the Community Development Commission for further consideration.
 - e. A two-thirds favorable vote of the Village Board is required to approve the application if the Community Development Commission recommends denial of the application.
 - f. A two-thirds favorable vote of the Village Board is required if written protest is filed with the Village Clerk against the proposed zoning text or map amendment, signed by the owners of no less than 20 percent of the frontage along, immediately adjacent to, immediately across an alley from, or directly across the street from the subject property.

Figure 10-3-6-1. Zoning Text or Map Amendment Application Procedure



- C. Standards for Zoning Amendments. The Village Board, Community Development Commission, and Zoning Administrator shall evaluate applications for zoning text or map amendments with specific written findings based on a balance of the standards for each type of amendment.
 1. Approval Standards for Text Amendments
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - c. The proposed amendment is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.
 2. Approval Standards for Map Amendments
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
 - c. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
 - d. The proposed amendment addresses the community need for a specific use.
 - e. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - f. The proposed amendment is consistent with the intent of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

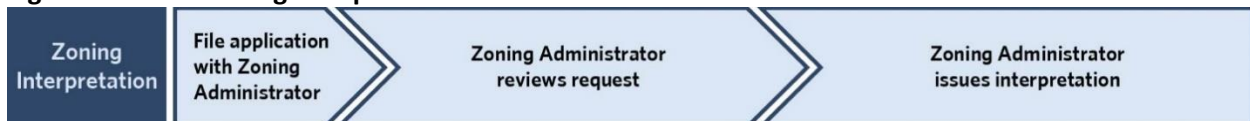
§ 10-3-7 Zoning Appeal

- A. Purpose. The purpose of this zoning appeal application is to provide for the review of decisions made by the Zoning Administrator in the course of carrying out the duties and responsibilities associated with this Ordinance.
- B. Initiation. A zoning appeal may be proposed by any property owner in the Village, or an individual expressly identified by any owner in writing, that has been affected by a decision of the Zoning Administrator pursuant to this Ordinance. A zoning appeal must be proposed within 30 days after the date of the decision being appealed.
- C. Procedure.
1. Action by the Zoning Administrator
 - a. An application for a zoning appeal shall be filed with the Zoning Administrator in accordance with § 10-2-5 (Application Procedure).
 - b. Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Community Development Commission, and schedule the application for consideration by the Community Development Commission.
 2. Action by the Community Development Commission
 - a. The Community Development Commission shall conduct a public hearing on a proposed zoning appeal in accordance with § 10-2-7 (Public Hearing) within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
 - b. The Community Development Commission shall take action in the form of affirming, modifying, or reversing the decision made by the Zoning Administrator.

§ 10-3-8 Zoning Interpretation

- A. Purpose. The purpose of this zoning interpretation application is to provide a process by which the standards of this Ordinance can be clarified and explained, in order to ensure consistent interpretation and application. Zoning interpretations are not intended to amend or modify the content of this Ordinance.
- B. Limitation. All zoning interpretation requests shall be requested for the purpose of furthering an actual development or establishment or clarification of a use.
- C. Procedure.
1. An application for a zoning interpretation shall be filed with the Zoning Administrator in accordance with § 10-2-5 (Application Procedure).
 2. Upon determining that the application is complete, the Zoning Administrator shall render an interpretation within 15 days after receipt of the complete application.
 3. The determination of the Zoning Administrator may be appealed to the Community Development Commission in accordance with § 10-3-7 (Zoning Appeal).

Figure 10-3-8-1. Zoning Interpretation Procedure



§ 10-3-9 Sign Permit

- A. Purpose. The purpose of this sign permit application is to establish a process for obtaining a permit to erect, construct, alter, or relocate signs within the Village.
- B. Applicability. An applicant must obtain a sign permit in order to erect, construct, alter, or relocate a sign, except for certain exempt permanent and temporary signs as specified in § 10-10-4.ZZZ (Permanent Signs Exempt from Permit Requirements) and § 10-10-5.ZZZ (Temporary Signs Exempt from Permit Requirements). The maintenance of signs does not require a sign permit and includes, but is not limited to, cleaning, painting, repairing, changing advertising copy, changing items of information, or modifying the copy of changeable copy signs.
- C. Procedure.
1. An application for a sign permit shall be filed with the Zoning Administrator in accordance with § 10-2-5 (Application Procedure).
 2. Upon determining that the application is complete, the Zoning Administrator shall approve, approve with conditions, or deny the sign permit based on the standards of § 10-10 (Signs) within 30 days after receipt of the complete application.

Figure 10-3-9-1. Sign Permit Procedure



- D. Expiration of Sign Permit Approval. Sign permit approval shall expire and be revoked if any of the following conditions occur.
1. A building permit has not been obtained within six months after approval of the sign permit. The applicant may request one six-month extension of this period, which shall be approved by the Zoning Administrator by means of a written request filed prior to the expiration of the initial six-month period.
 2. The standards of this Ordinance or any of the terms and conditions of the sign permit are violated.

§ 10-3-10 Temporary Use Permit

- A. Purpose. The purpose of this temporary use permit application is to accommodate reasonable requests for temporary uses that are desirable for the community in the short term.
- B. Applicability. An applicant must obtain a temporary use permit to establish a temporary use in accordance with § 10-7-5 (Temporary Structures and Uses).
- C. Procedure.
1. An application for a temporary use permit shall be filed with the Zoning Administrator in accordance with § 10-2-5 (Application Procedure).
 2. Upon determining that the application is complete, the Zoning Administrator shall approve, approve with conditions, or deny the temporary use permit based on the standards of § 10-7-5 (Temporary Structures and Uses), within 30 days after receipt of the complete application. Temporary uses not established in § 10-7-5 (Temporary Structures and Uses) shall require approval by the Village Board through a zoning text or map amendment as established in § 10-3-6 (Zoning Text or Map Amendment).

Figure 10-3-10-1. Temporary Use Permit Application Procedure



D. Expiration of Temporary Use Permit Approval. The temporary use permit is valid for the time period granted as part of the approval.

CHAPTER 4: PLANNED UNIT DEVELOPMENTS

- § 10-4-1 Purpose
- § 10-4-2 Applicability
- § 10-4-3 Procedure
- § 10-4-4 Amendments to Approved Planned Unit Developments
- § 10-4-5 Standards for Planned Unit Developments
- § 10-4-6 Provision of Community Amenities
- § 10-4-7 Expiration of Approved Planned Unit Developments

§ 10-4-1 Purpose

Planned unit developments are a distinct category of special use permit intended to allow flexibility in the application of the standards of this Ordinance for significant development proposals that provide amenities to the community beyond those required of conventional development applications. The planned unit development process seeks to achieve the following specific purposes:

- A. Protect and promote the health, safety, comfort, convenience, and general welfare of the public.
- B. Encourage creativity, flexibility, sustainability, and environmental sensitivity in the development of land and the design of structures.
- C. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, utilities, circulation systems, parking, and other facilities.
- D. Facilitate development that is consistent with Village land use policies, particularly in areas designated for potential redevelopment.
- E. Encourage development that preserves and enhances the natural features, environmental resources, watercourses, and topography of the site.
- F. Facilitate the provision of public and private open space, recreational facilities, and other amenities that will enhance the character of the site.

§ 10-4-2 Applicability

- A. Special Use Permit Standards. A planned unit development shall be granted in accordance with the procedures, standards, and requirements of this Section, **Chapter 7 (Uses)** and **§ 10-3-3 (Special Use Permit)**. The Ordinance granting or amending the planned unit development as a special use may depart from the procedures, standards, and requirements of this Ordinance.
- B. Zoning District Exceptions. Planned unit developments are subject to the regulations of the zoning district in which they are located, unless exceptions from these regulations are specifically recommended by the Community Development Commission, granted by the Village Board, and found to be in accordance with **§ 10-4-5 (Standards for Planned Unit Developments)**.
- C. Subdivision Plats and Building Permits. A planned unit development must be granted prior to the applicant receiving approval of a subdivision plat in accordance with **Title 11, Chapter 3 (Subdivision Procedures)** or a building permit in accordance with **Title 9 (Building Regulations)**.

§ 10-4-3 Procedure

An application for a planned unit development shall follow a four-step procedure, which includes a staff consultation, an optional concept plan consultation, a preliminary plan, and a final plan. The applicant may submit concurrent applications for the preliminary plan and final plan, in which case the preliminary plan and the final plan shall be comprised of the same document in accordance with **§ 10-4-3.D (Final Plan)**.

- A. Staff Consultation. The purpose of the staff consultation is to allow the applicant to receive advice and assistance from the Zoning Administrator and appropriate Village staff prior to preparation of the optional concept plan or preliminary plan.
 - 1. Action by the Zoning Administrator
 - a. Prior to filing a formal application for a planned unit development, the applicant shall arrange a staff consultation with the Zoning Administrator to discuss the proposed planned unit development.
 - b. The Zoning Administrator and appropriate Village staff shall meet with the applicant to discuss the proposed planned unit development and the requirements for a planned unit development application.
 - c. The Zoning Administrator shall provide advice and assistance to the applicant after determining the nature of the exceptions required from this Ordinance and whether the proposal is consistent with the intent of the Comprehensive Plan and the other land use policies of the Village.
 - d. Any advice and assistance provided by the Zoning Administrator and Village staff shall not be binding upon the Village Board or Community Development Commission with respect to the formal planned unit development application.
- B. Optional Concept Plan Consultation. The purpose of the optional concept plan consultation is to allow the applicant to obtain information and guidance from the Community Development Commission and Village Board prior to preparation of the preliminary plan.
 - 1. Action by the Community Development Commission
 - a. Prior to filing a formal application for a planned unit development, the applicant may arrange an optional concept plan consultation with the Community Development Commission to discuss the proposed planned unit development.
 - b. The Community Development Commission shall meet with the applicant to discuss the proposed planned unit development and the requirements for a planned unit development application.
 - c. The Community Development Commission shall provide information and guidance to the applicant after determining the nature of the exceptions required from this Ordinance and whether the proposal is consistent with the intent of the elements of the Comprehensive Plan and the other land use policies of the Village.
 - d. Any information and guidance provided by the Community Development Commission shall not be binding upon the Community Development Commission or Village Board with respect to any formal planned unit development application.
 - 2. Action by the Village Board
 - a. Following a meeting with the Community Development Commission to discuss a proposed planned unit development, the applicant may also arrange an optional concept plan consultation with the Village Board to discuss the proposed planned unit development.

- b. The Village Board shall meet with the applicant to discuss the proposed planned unit development and the requirements for a planned unit development application.
 - c. The Village Board shall provide information and guidance to the applicant after determining the nature of the exceptions required from this Ordinance and whether the proposal is consistent with the intent of the elements of the Comprehensive Plan and the other land use policies of the Village.
 - d. Any information and guidance provided by the Village Board shall not be binding upon the Village Board or Community Development Commission with respect to any formal planned unit development application.
- C. Preliminary Plan. The purpose of the preliminary plan is to allow the applicant to obtain a preliminary recommendation from the Community Development Commission and preliminary approval from the Village Board prior to preparation of the final plan.
- 1. Action by the Zoning Administrator
 - a. Applications for a preliminary plan for a planned unit development and a special use permit shall be filed concurrently with the Zoning Administrator in accordance with § 10-2-5 (Application Procedure) and the requirements for a planned unit development application. Applications shall not be filed prior to completion of the staff consultation.
 - b. Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Community Development Commission based upon the standards of § 10-4-5 (Standards for Planned Unit Developments) and § 10-3-3.E (Standards for Special Use Permits), and schedule the application for consideration by the Community Development Commission.
 - 2. Action by the Planning Commission
 - a. The Community Development Commission shall conduct a public hearing on a proposed preliminary plan for a planned unit development and a special use permit in accordance with § 10-2-7 (Public Hearing) within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant. Notice for the public hearing shall be in accordance with § 10-2-6 (Notice).
 - b. The Community Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and the standards of § 10-4-5 (Standards for Planned Unit Developments) and § 10-3-3.E (Standards for Special Use Permits).
 - c. The Community Development Commission shall recommend approval, approval with conditions, or denial of the application.
 - (1) In recommending approval of a preliminary plan for a planned unit development and a special use permit, the Community Development Commission may recommend conditions upon the establishment, location, construction, maintenance, and operation of the planned unit development and a special use permit as deemed necessary to protect the public interest.
 - (2) In recommending approval of a preliminary plan for a planned unit development and a special use permit, the Community Development Commission may recommend guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
 - d. The Community Development Commission shall forward its recommendation and the minutes of its public hearing to the Village Board within 30 days after the close of the public hearing.

3. Action by the Village Board
 - a. The Village Board shall consider the application within 60 days after receiving the recommendation of the Community Development Commission. The 60-day period may be extended with the written consent of the applicant.
 - b. The Village Board shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Community Development Commission, the evidence presented at the public hearing, and the standards of § 10-4-5 (Standards for Planned Unit Developments) and § 10-3-3.E (Standards for Special Use Permits).
 - c. The Village Board shall take action in the form of approval, approval with conditions, denial, or referral of the application back to the Community Development Commission for further consideration. In approving a preliminary plan for a planned unit development and a special use permit, the Village Board may:
 - (1) Identify conditions upon the establishment, location, construction, maintenance, and operation of the planned unit development and the special use as deemed necessary to protect the public interest, to be imposed at such time as final plan approval of the planned unit development is granted.
 - (2) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions.
 - d. Following approval of a preliminary plan for a planned unit development and a special use permit the applicant shall be entitled to submit a final plan for the planned unit development.
- D. Final Plan. The purpose of the final plan is to allow the applicant to obtain final approval of the planned unit development from the Village Board.
 1. Action by the Zoning Administrator
 - a. Applications for a final plan for a planned unit development shall be filed with the Zoning Administrator in accordance with § 10-2-5 (Application Procedure) and the requirements for a planned unit development application. Applications shall be filed within one year after approval of the preliminary plan.
 - b. Upon determining that the application is complete, the Zoning Administrator shall determine whether the final plan is in conformance with the approved preliminary plan and any conditions and guarantees deemed necessary by the Village Board.
 - c. If the final plan is in substantial conformance with the approved preliminary plan, the Zoning Administrator shall prepare a report for the Village Board recommending approval of the final plan and schedule the application for consideration by the Village Board.
 - d. If the final plan is not in substantial conformance with the approved preliminary plan, the Zoning Administrator shall allow the applicant to revise any parts of the application that are not in substantial conformance with the preliminary plan prior to preparing the report, and shall allow the applicant to resubmit the application as a final plan in accordance with the requirements of this Section.
 2. Action by the Village Board
 - a. The Village Board shall consider the application within 30 days after receiving the report of the Zoning Administrator recommending approval of the final plan. The 30-day period may be extended with the written consent of the applicant.
 - b. The Village Board shall take action in the form of approval, approval with conditions, or denial of the application.
 - c. Upon approval of the final plan by the Village Board, the use of land and the construction or modification of any buildings or structures on the site will be governed by the approved final plan rather than by other provisions of this Ordinance.

Figure 10-4-3-1. Planned Unit Development Procedure



§ 10-4-4 Amendment to Approved Planned Unit Developments

A final plan for an approved planned unit development may be amended in accordance with the requirements of this Section.

- A. Major Amendments. During construction of the planned unit development, any change to an approved final plan that substantially affects the essential design, composition, and character of the planned unit development shall be considered a major amendment. Any amendment that is not established as a minor amendment in [§ 10-4-4.B \(Minor Amendments\)](#) shall be considered a major amendment. The Village Board shall make a decision on a request for a major amendment after receiving a recommendation from the Community Development Commission in accordance with [§ 10-4-3.C \(Preliminary Plan\)](#).
- B. Minor Amendments. During construction of the planned unit development, any change to an approved final plan that minimally affects the essential design, composition, and character of the planned unit development shall be considered a minor amendment. The Zoning Administrator shall make a decision on a request for a minor amendment in accordance with [§ 10-4-3.C \(Preliminary Plan\)](#). The Zoning Administrator may determine that the application shall be resubmitted as a major amendment in accordance with [§ 10-4-4.A \(Major Amendments\)](#). Minor amendments shall include the following:
 1. Any change in the proportion of land uses in the development by less than 10 percentage points.
 2. Any change in the gross floor area of the development by less than five percent.
 3. Any change in the building height of the development by less than five percent.
 4. Any change in the proportion of the impervious coverage of the development by less than five percentage points.
 5. Any change in the location or dimensions of walkways, driveways, streets, parking facilities, and loading facilities within the development by less than five feet.
 6. Any change in the number of off-street parking spaces provided within the development by less than 10 percent.

§ 10-4-5 Standards for Planned Unit Developments

The Village Board, Community Development Commission, and Zoning Administrator shall evaluate applications for planned unit developments with specific written findings based on a balance of both the standards of this Section and the standards for special use permits in accordance with [10-3-3.E \(Standards for Special Use Permits\)](#).

- A. The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.
- B. The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within

the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

- C. The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.
- D. The proposed planned unit development will incorporate sustainable and low impact site design and development principles.
- E. The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.
- F. The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

§ 10-4-6 Provision of Community Amenities

Planned unit developments may be granted specific exceptions from zoning district regulations if the applicant demonstrates that the development will provide amenities to the Village that are not required from conventional development applications. The amenities to be considered by the Village Board, Community Development Commission, and Zoning Administrator shall be appropriate for the scale of the planned unit development and may include, but are not limited to, the following:

- A. Establishment of community amenities, such as plazas, gardens, public art features, outdoor seating areas, pedestrian facilities, and transit facilities.
- B. Establishment of open space amenities, such as playing fields, playgrounds, swimming pools, and fitness facilities.
- C. Enhancement of the community's natural environment, including existing natural features, water courses, trees, and native vegetation.
- D. Preservation and enhancement of the community's cultural resources and historic places.
- E. Provision of public infrastructure improvements that exceed the requirements of the planned unit development, such as enhancements to rights-of-way, stormwater management systems, and sewer systems.
- F. Incorporation of sustainable development techniques, such as meeting the requirements of LEED or LEED-equivalent rating systems.
- G. Provision of residential dwelling units for affordable housing or senior housing.
- H. Provision of residential dwelling units with accessible features that exceed the requirements of the Americans with Disabilities Act.

§ 10-4-7 Expiration of Approved Planned Unit Developments

- A. Preliminary Plan Expiration. Preliminary plan approval shall expire and be revoked if a complete application for the final plan has not been approved within one year after approval of the preliminary plan by the Village Board. The applicant may extend this one-year period by means of a written request filed with the Zoning Administrator at least 30 days prior to the expiration of the period, which shall be approved by the Village Board.
- B. Final Plan Expiration. Final plan approval shall expire and be revoked if a building permit has not been approved within one year after approval of the final plan by the Village Board. The applicant may extend this one-year period by means of a written request filed with the Zoning Administrator at least 30 days prior to the expiration of the period, which shall be approved by the Village Board.

CHAPTER 5: NONCONFORMITIES

§ 10-5-1 Purpose

§ 10-5-2 Applicability

§ 10-5-3 Nonconforming Uses

§ 10-5-4 Nonconforming Structures

§ 10-5-5 Nonconforming Lots of Record

§ 10-5-1 Purpose

The purpose of this Chapter is to regulate uses, structures, and lots that were in compliance with previous zoning regulations, but do not conform to current zoning regulations as a result of adoption of or amendments to this Ordinance. The intent of this Chapter is to specify the circumstances under which legal nonconforming uses, structures, and lots may be continued, altered, or expanded as well as circumstances under which such nonconformities shall be gradually eliminated.

§ 10-5-2 Applicability

A. Authority to Continue.

1. Any use, structure, or lot that was established legally as of the effective date of this Ordinance, or its subsequent amendments, may continue as long as it remains lawful.
2. Any use, structure, or lot that was established legally as of the effective date of this Ordinance, or its subsequent amendments, and has been made nonconforming due to the regulations of this Ordinance, or its subsequent amendments, is a legal nonconforming use, structure, or lot and may continue subject to the provisions of this Chapter as long as it remains otherwise lawful.
3. Any use, structure, or lot that was established illegally as of the effective date of this Ordinance, or its subsequent amendments, shall remain illegal if it does not conform with the requirements of this Ordinance.

B. Nonconforming Status. The legal nonconforming status of a nonconforming use, structure, or lot rests with the property and shall not be affected by changes in property ownership, tenancy, or management.

C. Burden of Establishing Legal Status. The burden of establishing the legal status of a nonconforming use, structure, or lot under the provisions of this Ordinance shall be the responsibility of the owner of such use, structure, or lot.

§ 10-5-3 Nonconforming Uses

A. Applicability. A legal nonconforming use is the use of land or a structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Ordinance.

B. Expansion of Use. A legal nonconforming use shall not be expanded, enlarged, or increased in intensity to include any land area or structure not previously occupied by such legal nonconforming use.

C. Relocation of Use. A legal nonconforming use shall not be relocated on the same lot or any other lot unless the relocation of such use meets the requirements of the zoning district in which the use is relocated.

- D. Damage or Destruction of Use. In the event that any structure devoted in whole or in part to a legal nonconforming use is damaged or destroyed to the extent of 50 percent or more of its replacement value, then the use cannot be continued unless it meets the requirements of the zoning district in which the use is located.
- E. Change of Use. A legal nonconforming use shall not be changed to any other use unless the use is allowed within the zoning district in which the use is located.
- F. Discontinuation or Abandonment of Use. If a legal nonconforming use is discontinued, or the structure that it occupies becomes vacant or remains unoccupied for a continuous period of at least six months, such use shall be deemed abandoned and shall not be reestablished regardless of the intent to continue the use. Any period of discontinuance or abandonment caused by a government action or an act of nature shall not be included in the six-month period. Any subsequent use or occupancy of such land or structure shall meet the requirements of the zoning district in which the use is located.

§ 10-5-4 Nonconforming Structures

- A. Applicability. A legal nonconforming structure is a principal or accessory structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Ordinance. For the purposes of this Section, legal nonconforming structures shall include nonconforming signs, on-site development, off-street parking and loading facilities, and landscape characteristics.
- B. Ordinary Maintenance and Repair. Ordinary maintenance and repair may be performed on any legal nonconforming structure provided that such activities will not create any new nonconformity or increase the degree of any existing nonconformity.
- C. Structural Alterations, Enlargements, and Additions. Structural alterations, enlargements, and additions shall not be performed on any legal nonconforming structure, except in the following situations:
 - 1. When the alteration, enlargement, or addition is required by law or is necessary to restore the structure to a safe condition upon the order of any official representative of the Village.
 - 2. When the alteration, enlargement, or addition is for the purpose of creating a conforming structure.
 - 3. When the alteration, enlargement, or addition will not create any new nonconformity or increase the degree of any existing nonconformity.
 - 4. When the alteration, enlargement, or addition expands the existing perimeter walls of a legal nonconforming single-family or two-family residential structure, provided that it meets the following conditions:
 - a. The resulting structure will not create any new nonconformity or increase the degree of any existing nonconformity.
 - b. The resulting interior side setback is no less than 50 percent of the required interior side setback.
 - c. The resulting front, corner side, or rear setback is no less than 75 percent of the required front, corner side, or rear setback.
 - 5. When the alteration, enlargement, or addition develops a sustainable accessory structure, such as a rainwater cistern, small wind energy system, or solar energy collection system.

- D. Relocation. A legal nonconforming structure shall not be relocated on the same lot or any other lot unless the relocation of such structure meets the requirements of the zoning district to which the structure is relocated.
- E. Damage or Destruction.
1. In the event that a legal nonconforming structure is damaged or destroyed to the extent of 50 percent or more of its replacement value, then the structure may not be repaired unless it meets the requirements of the zoning district in which the structure is located.
 2. In the event that a legal nonconforming structure is damaged or destroyed to the extent of less than 50 percent of its replacement value, the structure may be repaired provided that:
 - a. The repairs will not create any new nonconformity or increase the degree of any existing nonconformity.
 - b. A building permit is obtained for such repairs within one year of the date of damage or destruction, and such repairs are completed within one year of issuance of the building permit.
 3. The replacement value of the legal nonconforming structure shall be established by:
 - a. The sale of the structure within the previous year, or if that is not applicable;
 - b. An appraisal of the structure within the last two years, or if that is not available;
 - c. The amount for which the structure was insured prior to the date of damage or destruction, or if that is not available;
 - d. An alternative method determined acceptable by the Village.
- F. Discontinuation or Abandonment of Nonconforming Signs. A legal nonconforming sign may not remain in use if the property on which the sign is located is vacant and unoccupied for a period of three months or more.

§ 10-5-5 Nonconforming Lots of Record

- A. Applicability. A legal nonconforming lot of record is a lot of record that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Ordinance.
- B. Contiguous Nonconforming Lots of Record. If two or more contiguous lots of record are owned by a single party, or by related parties, and one or more of the lots does not meet the requirements for lot area or lot width as established by this Ordinance, then the lots of record shall be developed as a single entity. A building permit shall not be issued for the development of such contiguous lots of record in violation of this Section.
- C. Individual Nonconforming Lots of Record in Residential Districts. In the R-1, R-2, R-3, and R-4 Districts, a single-family dwelling unit and its accessory structures may be developed on a legal nonconforming lot of record provided that the owner of that lot of record, or a related party, does not own any lots of record that are contiguous to the subject lot of record and that the principal structure meets all of the bulk and yard requirements of the zoning district in which it is located.

CHAPTER 6: ZONING DISTRICT REGULATIONS

- § 10-6-1 Purpose
- § 10-6-2 Applicability
- § 10-6-3 Development Standards of General Applicability
- § 10-6-4 Zoning Map
- § 10-6-5 Annexed Land
- § 10-6-6 Use of Land and Buildings
- § 10-6-7 Zoning District Purpose Statements
- § 10-6-8 Summary Table of Zoning Requirements
- § 10-6-9 Design Requirements for Residential Zoning Districts
- § 10-6-10 R-1 Single-Unit Dwelling District
- § 10-6-11 R-2 Single-Unit Dwelling District
- § 10-6-12 R-3 Single-Unit Dwelling District
- § 10-6-13 R-4 Single-Unit Dwelling District
- § 10-6-14 R-5 Multiple-Unit Dwelling District
- § 10-6-15 R-6 Multiple-Unit Dwelling District
- § 10-6-16 Design Requirements for Commercial Zoning Districts
- § 10-6-17 C-1 Commercial District
- § 10-6-18 C-2 Downtown Mixed-Use District
- § 10-6-19 Design Requirements for Industrial Zoning Districts
- § 10-6-20 I-1 Light Industrial District
- § 10-6-21 I-2 General Industrial District
- § 10-6-22 Principal Structure Encroachments

§ 10-6-1 Purpose

The purpose of this Chapter is to establish the development standards for a principal building or structure on a zoning lot within each zoning district.

§ 10-6-2 Applicability

The provisions of this Chapter apply to all new construction and significant exterior renovation of existing structures. The provisions of this Chapter are subject to the maximum height requirements of applicable federal, state, and local regulations for runway protection zones and airspace clearances for O'Hare International Airport. Refer to [Chapter 5 \(Nonconformities\)](#) for information on the continuation of nonconforming structures.

§ 10-6-3 Development Standards of General Applicability

The following sections provide development requirements that must be met in addition to the development requirements established in this Chapter.

- A. Site Plan Review. See [§ 10-3-2 \(Site Plan Review\)](#) for applicable site plan review requirements.
- B. Uses. See [Chapter 7 \(Uses\)](#) for principal, accessory, and temporary use requirements. See [Chapter 7 \(Uses\)](#) for accessory and temporary structure requirements.

- C. Parking and Loading. See [Chapter 8 \(Off-Street Parking and Loading\)](#) for off-street parking, loading, and access requirements.
- D. Landscaping and Buffering. See [Chapter 9 \(Landscape Standards\)](#) for landscaping, buffering, and screening requirements.
- E. Signs. See [Chapter 10 \(Signs\)](#) for signage requirements.
- F. Building Regulations. Refer to [Title 9 \(Building Regulations\)](#) of the Bensenville Village Code for additional development requirements outside the purview of this Ordinance.

§ 10-6-4 Zoning Map

- A. Establishment of Zoning Map. The location and boundaries of the districts established in this Chapter are hereby established on the map designated as the Zoning Map of the Village of Bensenville and referred to herein as “Zoning Map.” The Zoning Map is adopted by reference and declared to be part of this Ordinance.
- B. Map for Reference. The Zoning Map shall be kept for reference on the Village’s public website and in the offices of both the Village Clerk and the Zoning Administrator.
- C. Zoning Map Amendments. All amendments to this Ordinance (see [§ 10-3-6 \(Zoning Text or Map Amendment\)](#)) that involve a change to the designation of a lot within a zoning district shall be recorded on the Village’s official Zoning Map.
- D. Interpretation of Boundary Lines. The boundaries of all zoning districts shown on the Zoning Map shall be determined in accordance with the following:
 - 1. Right-of-Way Lines. Where zoning district boundary lines coincide with streets, alleys, railroads, easements, or similar rights-of-way, the centerline of the right-of-way shall be considered the boundary line of the district.
 - 2. Lot Lines. Where zoning district boundary lines coincide with a lot line, the lot line shall be considered the boundary line of the district.

§ 10-6-5 Annexed Land

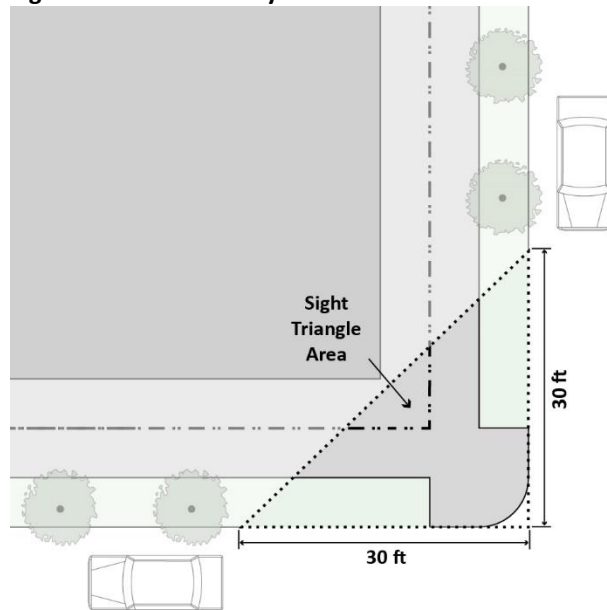
Any property annexed to the Village shall be classified R-1 Single-Unit Dwelling District upon annexation and shall be subject to the requirements of the R-1 District until the property is rezoned, unless designated otherwise as part of an annexation agreement.

§ 10-6-6 Use of Land and Buildings

- A. Number of Buildings on a Lot. No more than one principal building may be located on a lot used for a single-unit or two-unit dwelling. An accessory dwelling unit is not considered a principal building for purposes of this regulation. For other uses, more than one principal building may be located on a lot provided that each building complies with the applicable requirements of this Chapter as though it were an individual principal building on a lot.
- B. Applicability of Regulations.

1. Applicability of Use Regulations. No building, structure, or land shall be used for any use other than a use allowed as either a permitted or special use in the zoning district in which such building, structure, or land is located. Buildings, structures, or land may also be used for an accessory use or a temporary use in accordance with the requirements of § 10-7-4 (Accessory Structures and Uses) and § 10-7-5 (Temporary Structures and Uses).
 2. Applicability of Lot and Setback Regulations. No lot or setback shall be reduced in dimension or area below the minimum requirements of this Ordinance. Lots or setbacks created after the effective date of this Ordinance shall meet the minimum requirements for the zoning district in which the structure is located. All setbacks allocated to a building shall be located on the same zoning lot as such building.
 3. Applicability of Bulk and Height Regulations. All buildings and structures erected after the effective date of this Ordinance shall meet the bulk and height requirements for the zoning district in which the structure is located. No existing structure shall be enlarged, altered, reconstructed, or relocated in such a manner that conflicts with the requirements of the zoning district in which the structure is located.
- C. Visibility Obstruction. Nothing shall be erected, placed, or allowed to grow in a manner that will create a visibility obstruction for motorists, bicyclists, or pedestrians. 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. The sight triangle area is measured along 30 feet of curb line, or edge of pavement where no curbs are present, from the point where two or more streets intersect or where a street intersects railroad tracks (see Figure 10-6-6-1 Visibility Obstruction).

Figure 10-6-6-1 Visibility Obstruction



§ 10-6-7 Zoning District Purpose Statements

In order to carry out the purpose and intent of this Ordinance, the Village is hereby divided into zoning districts with the following purpose statements.

Zoning Districts Equivalency Table: For Reference

Proposed Zoning District	Existing Zoning District
R-1 Single-Unit Residential District	RS-1 Low Density Single-Family District RS-2 Medium Low Density Single-Family District (portion) RS-3 Medium Density Single-Family District (portion)
R-2 Single-Unit Residential District	RS-2 Medium Low Density Single-Family District (portion) RS-3 Medium Density Single-Family District (portion) RS-4 Medium High Density Single-Family District
R-3 Single-Unit Residential District	RS-5 High Density Single-Family District
R-4 Single-Unit Residential District	RS-6 High Density Traditional Single-Family District
R-5 Multiple-Unit Residential District	Townhouse and low density multiple-family development areas located within the following districts: RA-1 Mixed Single-Family District RM-1 Low Density Multi-Family District RM-2 Medium Density Multi-Family District
R-6 Multiple-Unit Residential District	High density multiple-family development areas located within the following districts: RA-1 Mixed Single-Family District RM-1 Low Density Multi-Family District RM-2 Medium Density Multi-Family District RM-3 High Density Multi-Family District
C-1 Commercial District	C-2 Highway Commercial District O-1 Neighborhood Office District
C-2 Downtown Mixed-Use District	C-3 Downtown Mixed-Use District
I-1 Light Industrial District	I-1 Office/Research/Assembly Industrial District
I-2 General Industrial District	C-4 Regional Destination PUD Commercial District I-2 Light Industrial District I-3 Heavy Industrial District I-4 General Industrial District O-2 Office Center District
Remove: C-1 Neighborhood Commercial District (not mapped)	

A. Residential Districts.

1. R-1 Single-Unit Dwelling District. The R-1 Single-Unit Dwelling District is established to accommodate low-density single-unit dwelling development in a manner consistent with existing single-unit dwelling neighborhoods in the Village. The R-1 District allows single-dwelling units and limited non-residential uses that are compatible with surrounding residential neighborhoods.
2. R-2 Single-Unit Dwelling District. The R-2 Single-Unit Dwelling District is established to accommodate moderate density single-unit dwelling development in a manner consistent with existing single-unit dwelling neighborhoods in the Village. The R-2 District allows single-dwelling units and limited non-residential uses that are compatible with surrounding residential neighborhoods.
3. R-3 Single-Unit Dwelling District. The R-3 Single-Unit Dwelling District is established to accommodate moderate density single-unit dwelling development in a manner consistent with existing single-unit dwelling neighborhoods in the Village. The R-3 District allows single-dwelling units and limited non-residential uses that are compatible with surrounding residential neighborhoods.

4. R-4 Single-Unit Dwelling District. The R-4 Single-Unit Dwelling District is established to accommodate high density single-unit dwelling development in a manner consistent with the character of traditional neighborhood design. The R-4 District allows single-dwelling units and limited non-residential uses that are compatible with surrounding residential neighborhoods.
5. R-5 Multiple-Unit Dwelling District. The R-5 Multiple-Unit Dwelling District is established to accommodate townhouse dwelling units and small-scale multiple-unit dwelling development in a manner consistent with existing townhouse dwelling unit and multiple-unit dwelling neighborhoods in the Village. The R-5 District allows townhouse dwelling units and multiple-unit dwellings and limited non-residential uses that are compatible with surrounding residential neighborhoods.
6. R-6 Multiple-Unit Dwelling District. The R-6 Multiple-Unit Dwelling District is established to accommodate large-scale multiple-unit dwelling development in a manner consistent with existing multiple-unit dwelling neighborhoods in the Village. The R-6 District allows multiple-unit dwellings and limited non-residential uses that are compatible with surrounding residential neighborhoods.

B. Business Districts.

1. C-1 Commercial District. The C-1 Commercial Districts is established to accommodate auto-oriented commercial development that serves the Village and surrounding communities. The C-1 District allows a wide range of commercial and institutional uses primarily along major arterials, such as Irving Park Road, Green Street, and Grand Avenue.
2. C-2 Downtown Mixed-Use District. The C-2 Downtown Mixed-Use District is established to accommodate pedestrian-oriented commercial and high density residential development that serves the Village and surrounding communities. The C-2 District allows a wide range of commercial, residential, and institutional uses within Downtown Bensenville.

C. Industrial Districts.

1. I-1 Light Industrial District. The I-1 Light Industrial District is established to accommodate low intensity industrial development with minimal impacts on neighboring properties. The I-1 District allows a narrowly defined set of light industrial, office, and research uses in transition areas between residential neighborhoods and high intensity industrial areas.
2. I-2 General Industrial District. The I-2 General Industrial District is established to accommodate high intensity industrial development with the potential for impacts on neighboring properties. The I-2 District allows a wide array of light, medium, and heavy industrial uses primarily north of Eagle Drive and around the eastern portion of Green Street.

§ 10-6-8 Summary Table of Zoning Requirements

Table 10-6-8-1 Summary Table of Zoning District Requirements provides a summary of the bulk and setback requirements for each zoning district established in this Chapter.

Table 10-6-8-1 Summary Table of Zoning District Requirements

	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2
Bulk Requirements										
Minimum Lot Area	16,000 sf	7,500 sf	6,000 sf	4,400 sf	7,500 sf	10,000 sf	N/A	N/A	10,000 sf	20,000 sf
Minimum Lot Width	100 ft	60 ft	50 ft	45 ft	50 ft	60 ft	50 ft	25 ft	50 ft	100 ft
Maximum Principal Building Height	32 ft	32 ft	32 ft	32 ft	40 ft	80 ft	N/A	100 ft	32 ft	50 ft
Maximum Impervious Coverage	50%	50%	50%	65%	65%	65%	90%	N/A	90%	90%
Setback Requirements										
Minimum Front Setback	30 ft	30 ft	30 ft	10 ft	30 ft	30 ft	N/A	N/A	20 ft	25 ft
Maximum Front Setback	N/A	N/A	N/A	N/A	N/A	N/A	60 ft	0 ft	N/A	N/A
Minimum Corner Side Setback	15 ft	10 ft	10 ft	5 ft	15 ft	15 ft	N/A	N/A	10 ft	15 ft
Maximum Corner Side Setback	N/A	N/A	N/A	N/A	N/A	N/A	60 ft	0 ft	N/A	N/A
Minimum Interior Side Setback	10 ft	6 ft	6 ft	5 ft	10 ft	10 ft	0 ft	N/A	10 ft	15 ft
Minimum Rear Setback	40 ft	25 ft	25 ft	25 ft	25 ft	25 ft	0 ft	N/A	20 ft	20 ft
Minimum Setback Adjacent to a Residential District	N/A	N/A	N/A	N/A	N/A	N/A	25 ft	25 ft	30 ft	40 ft

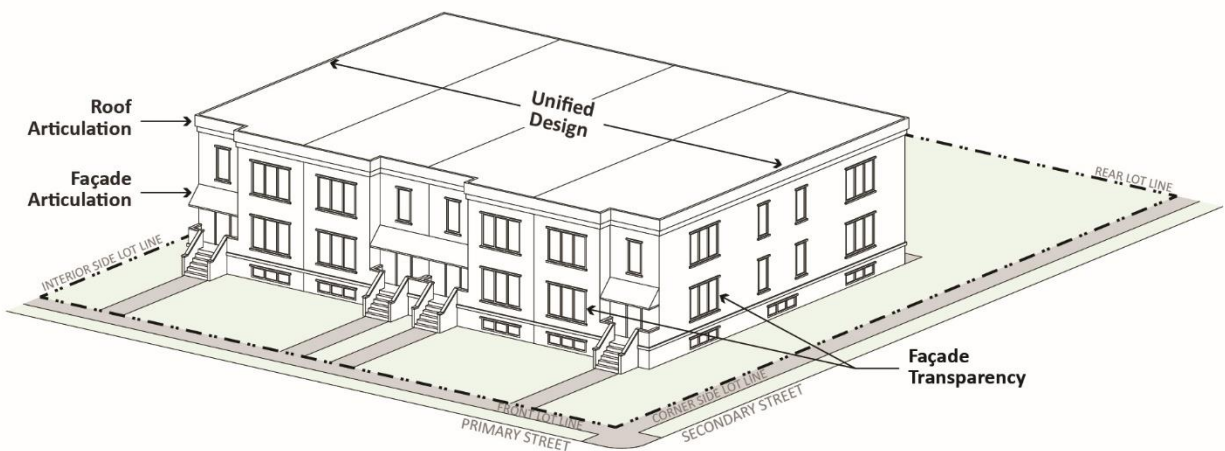
§ 10-6-9 Design Requirements for Residential Zoning Districts

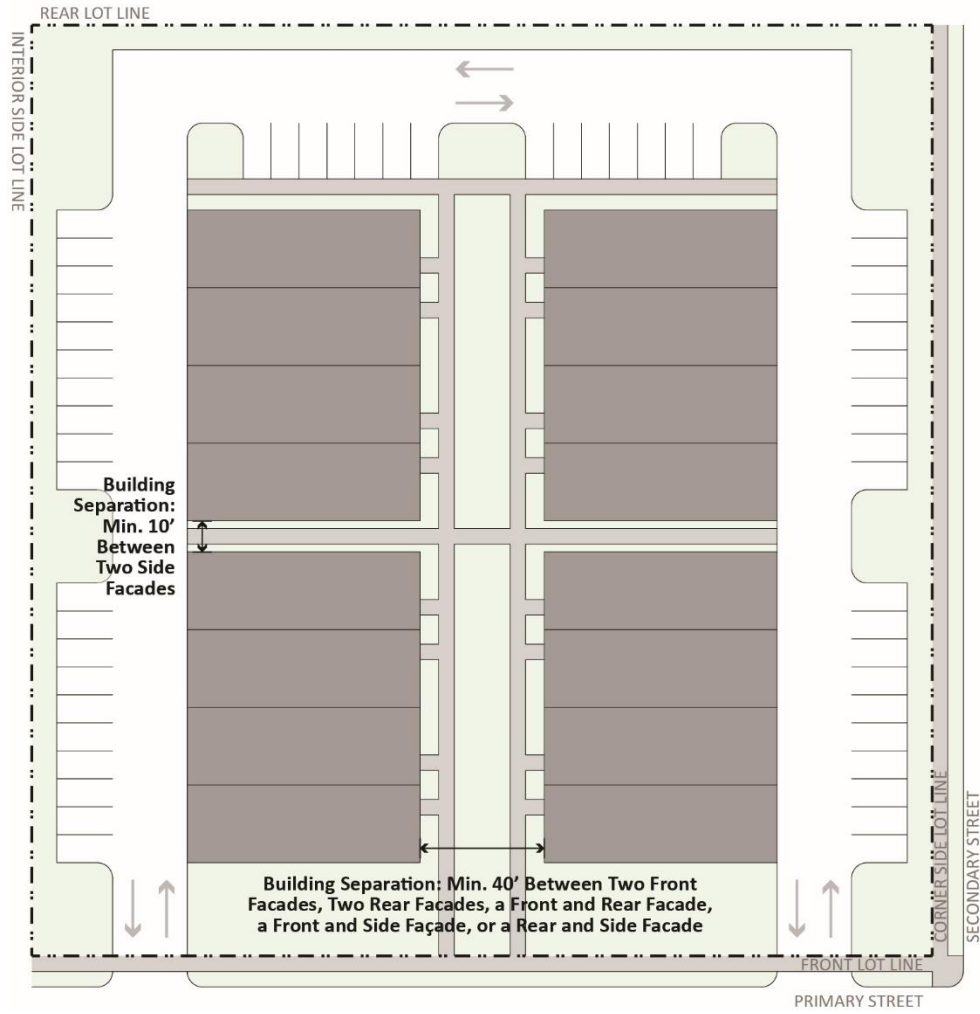
- A. Applicability. The design requirements in this section apply to all new construction and additions to single-unit dwellings, two-unit dwellings, townhouse dwelling units, and multiple-unit dwellings within the Village's residential zoning districts. Refer to [Figure 10-6-9-1 Single-Unit Dwelling and Two-Unit Dwelling Design Requirements](#) and [Figure 10-6-9-2 Multiple-Unit Dwelling and Townhouse Dwelling Unit Design Requirements](#).
- B. Design Requirements for Single-Unit Dwellings and Two-Unit Dwellings.
1. Façade Articulation. To avoid the appearance of blank walls on single-unit and two-unit dwellings, facades facing the front yard and corner side yard must include articulation of the façade, such as entrances, bay windows, porches, or other architectural features.
 2. Façade Transparency. Windows are required on facades facing the front yard, corner side yard, and interior side yard. Minimum transparency of 15% is required on facades facing the front yard and corner side yard. Minimum transparency of 10% is required on facades facing the interior side yard.
 3. Building Orientation for Corner Lots and Reverse Corner Lots. Single-unit and two-unit dwellings located on corner lots and reverse corner lots shall have a relationship with the primary and secondary street to maintain the existing street wall to the greatest extent possible.
 4. Additions. Additions to single-unit and two-unit dwellings shall maintain the architectural style, scale, and building mass of the existing structure. The exterior building materials, colors, trim, and other architectural details of the addition must complement the existing structure. All additions must meet the requirements of [§ 10-6-10.B \(Design Requirements of Single-Unit Dwellings and Two-Unit Dwellings\)](#).
- C. Design Requirements for Multiple-Unit Dwellings and Townhouse Dwelling Units.
1. Façade Articulation. To avoid the appearance of blank walls on multiple-unit and townhouse dwelling units, facades facing the front yard and corner side yard must include articulation of the façade, such as entrances, bay windows, porches, or other architectural features.
 2. Façade Transparency. Minimum transparency is required on facades facing the front yard, corner side yard, and interior side yard. Minimum transparency of 15% is required on facades facing the front yard and corner side yard. Minimum transparency of 10% is required on facades facing the interior side yard.
 3. Unified Design. The façades of multiple-unit and townhouse dwelling units shall utilize common architectural forms, elements, materials, and colors that wrap around all façades of the building to provide a unified architectural design when the development is viewed from all directions.
 4. Building Separation. In developments with more than one building, there must be a minimum separation of 40 feet between two front facades, two rear facades, a front and rear façade, a front and side façade, or a rear and side façade. There must be a minimum separation of 10 feet between two side facades. Driveways and parking areas may be located within this minimum building separation area.
 5. Doors, Windows, and Balconies. Doors and windows must have frames with raised elements, such as jambs, entablatures, thresholds, and casings, to create articulation. Windows must be set back into or projected out from the façade to provide façade depth and shadow. Bay windows and balconies are encouraged to provide dimensional elements on a façade.
 6. Roofs. Roof forms must be articulated so that varied planes and massing within the overall roof are provided. Large, monotonous, simple pitched roofs, without breaks in the expanse of the roof, are prohibited. For flat roofs, the use of cornices and/or parapets is required to break up the roofline.

Figure 10-6-9-1 Single-Unit Dwelling and Two-Unit Dwelling Design Requirements



Figure 10-6-9-2 Multiple-Unit Dwelling and Townhouse Dwelling Unit Design Requirements





§ 10-6-10 R-1 Single-Unit Dwelling District

Table 10-6-10-1 R-1 District Requirements, Figure 10-6-10-1 R-1 District Requirements: Plan View, and Figure 10-6-10-2 R-1 District Requirements: 3-D View establish bulk and setback regulations for the R-1 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-10-1 R-1 District Requirements

Bulk Requirements		
	Minimum Lot Area	16,000 sf
A	Minimum Lot Width	100 ft
B	Maximum Principal Building Height	32 ft
	Maximum Impervious Coverage	50%
Setback Requirements		
C	Minimum Front Setback	30 ft
D	Minimum Corner Side Setback	15 ft
E	Minimum Interior Side Setback	10 ft
F	Minimum Rear Setback	40 ft

Figure 10-6-10-1 R-1 District Requirements: Plan View

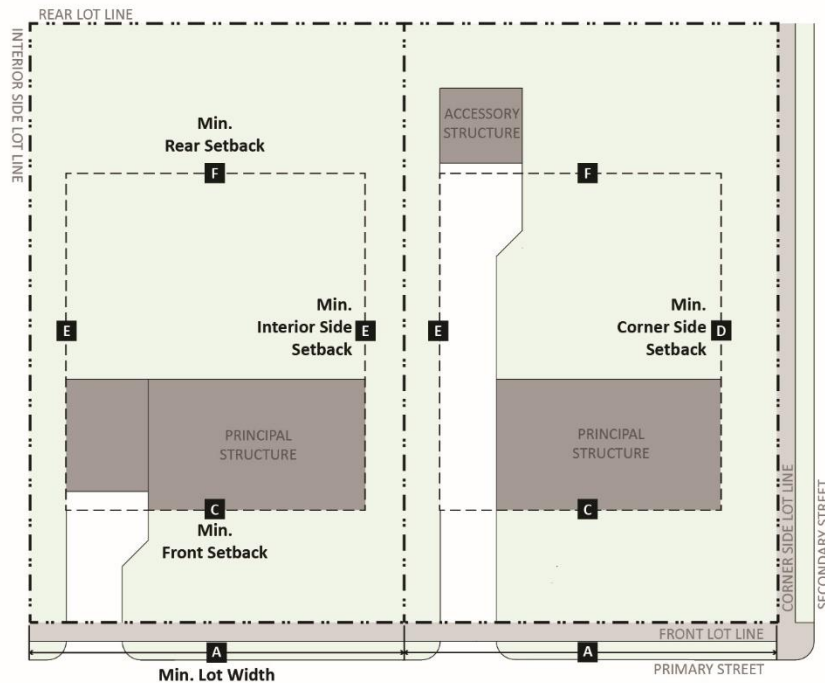
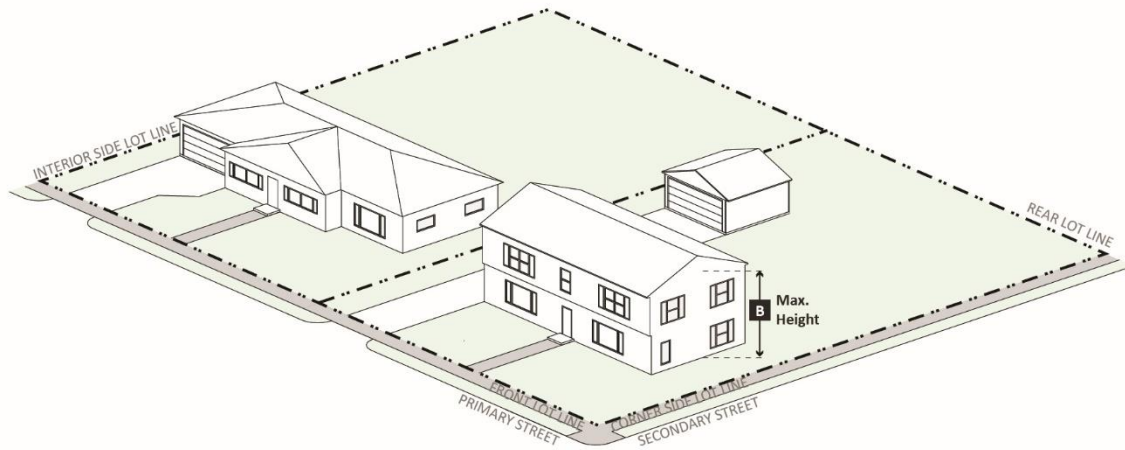


Figure 10-6-10-2 R-1 District Requirements: 3-D View



§ 10-6-11 R-2 Single-Unit Dwelling District

Table 10-6-11-1 R-2 District Requirements, Figure 10-6-11-1 R-2 District Requirements: Plan View, and Figure 10-6-11-2 R-2 District Requirements: 3-D View establish bulk and setback regulations for the R-2 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-11-1 R-2 District Requirements

Bulk Requirements		
	Minimum Lot Area	7,500 sf
A	Minimum Lot Width	60 ft
B	Maximum Principal Building Height	32 ft
	Maximum Impervious Coverage	50%
Setback Requirements		
C	Minimum Front Setback	30 ft
D	Minimum Corner Side Setback	10 ft
E	Minimum Interior Side Setback	6 ft
F	Minimum Rear Setback	25 ft

Figure 10-6-11-1 R-2 District Requirements: Plan View

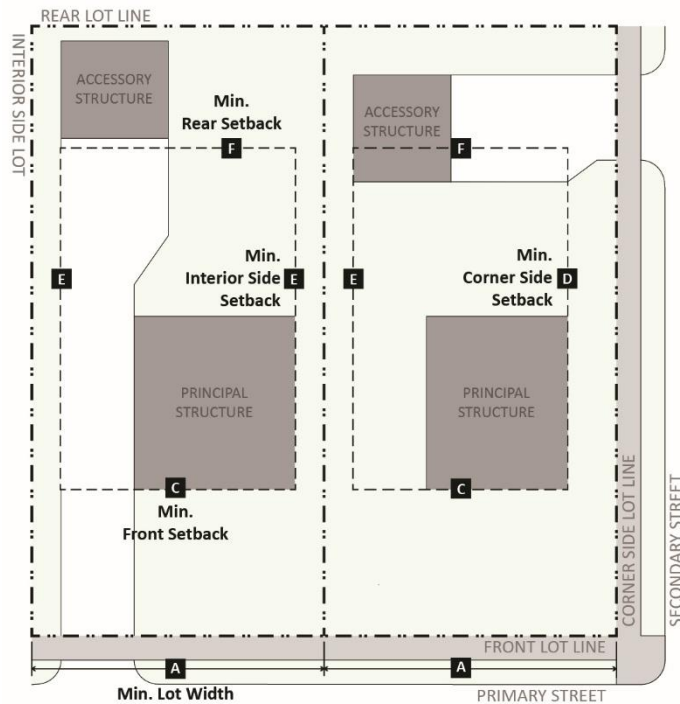
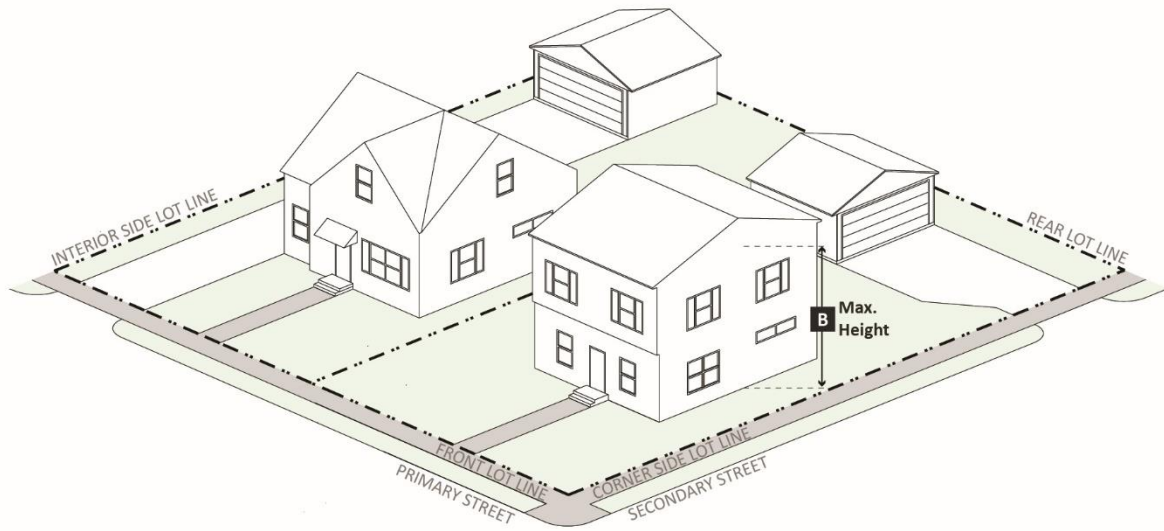


Figure 10-6-11-2 R-2 District Requirements: 3-D View



§ 10-6-12 R-3 Single-Unit Dwelling District

Table 10-6-12-1 R-3 District Requirements, Figure 10-6-12-1 R-3 District Requirements: Plan View, and Figure 10-6-12-2 R-3 District Requirements: 3-D View establish bulk and setback regulations for the R-3 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-12-1 R-3 District Requirements

Bulk Requirements		
	Minimum Lot Area	6,000 sf
A	Minimum Lot Width	50 ft
B	Maximum Principal Building Height	32 ft
	Maximum Impervious Coverage	50%
Setback Requirements		
C	Minimum Front Setback	30 ft
D	Minimum Corner Side Setback	10 ft
E	Minimum Interior Side Setback	6 ft
F	Minimum Rear Setback	25 ft

Figure 10-6-12-1 R-3 District Requirements: Plan View

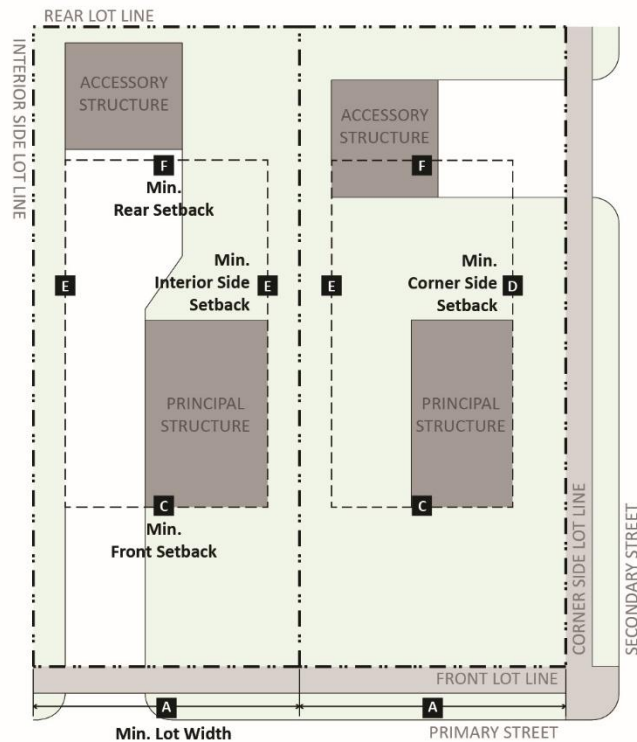
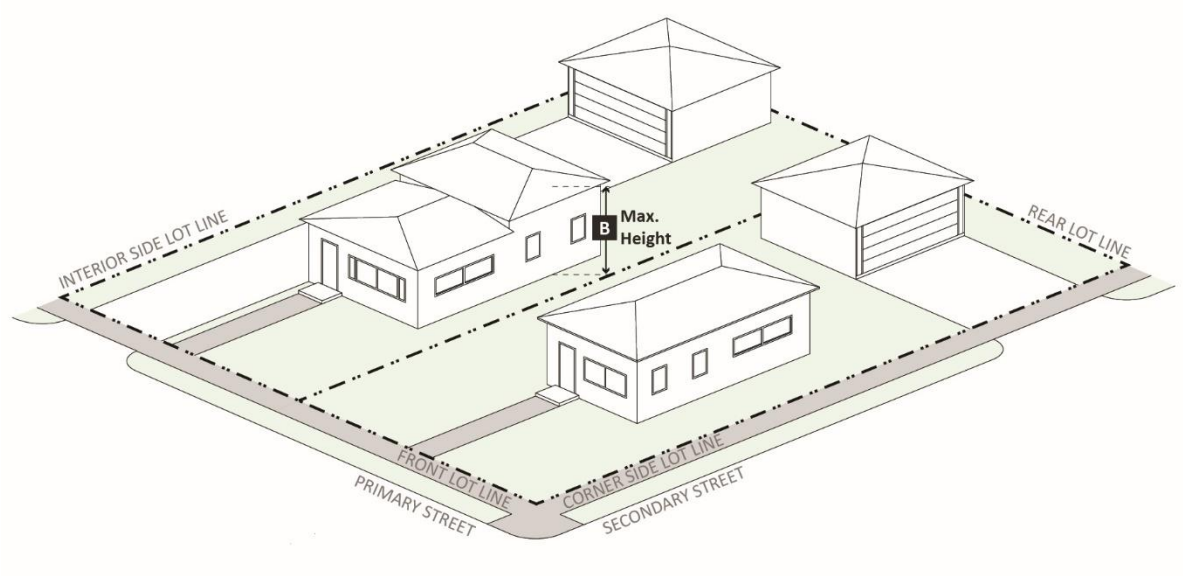


Figure 10-6-12-2 R-3 District Requirements: 3-D View



§ 10-6-13 R-4 Single-Unit Dwelling District

Table 10-6-13-1 R-4 District Requirements, Figure 10-6-13-1 R-4 District Requirements: Plan View, and Figure 10-6-13-2 R-4 District Requirements: 3-D View establish bulk and setback regulations for the R-4 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-13-1 R-4 District Requirements

Bulk Requirements		
	Minimum Lot Area	4,400 sf
A	Minimum Lot Width	45 ft
B	Maximum Principal Building Height	32 ft
	Maximum Impervious Coverage	65%
Setback Requirements		
C	Minimum Front Setback	10 ft
D	Minimum Corner Side Setback	5 ft
E	Minimum Interior Side Setback	5 ft
F	Minimum Rear Setback	25 ft

Figure 10-6-13-1 R-4 District Requirements: Plan View

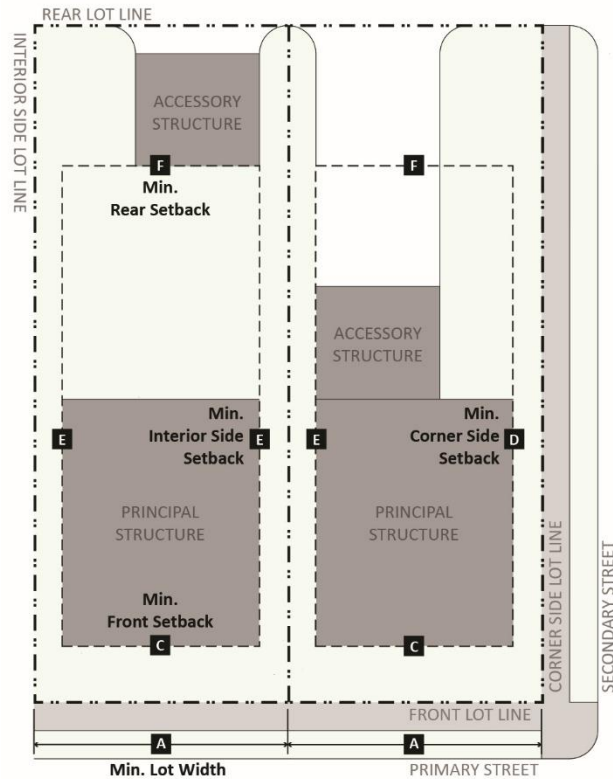
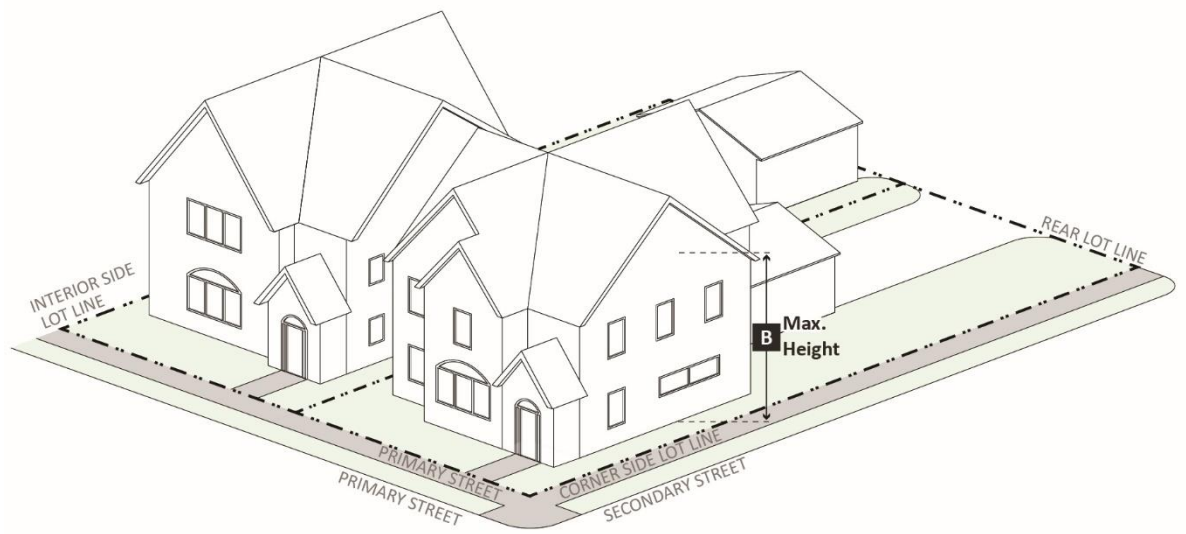


Figure 10-6-13-2 R-4 District Requirements: 3-D View



§ 10-6-14 R-5 Multiple-Unit Dwelling District

Table 10-6-14-1 R-5 District Requirements, Figure 10-6-14-1 R-5 District Requirements: Plan View, and Figure 10-6-14-2 R-5 District Requirements: 3-D View establish bulk and setback regulations for the R-5 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-14-1 R-5 District Requirements

Bulk Requirements		
	Minimum Lot Area	7,500 sf
A	Minimum Lot Width	50 ft
B	Maximum Principal Building Height	40 ft
	Maximum Impervious Coverage	65%
Setback Requirements		
C	Minimum Front Setback	30 ft
D	Minimum Corner Side Setback	15 ft
E	Minimum Interior Side Setback	10 ft
F	Minimum Rear Setback	25 ft

Figure 10-6-14-1 R-5 District Requirements: Plan View

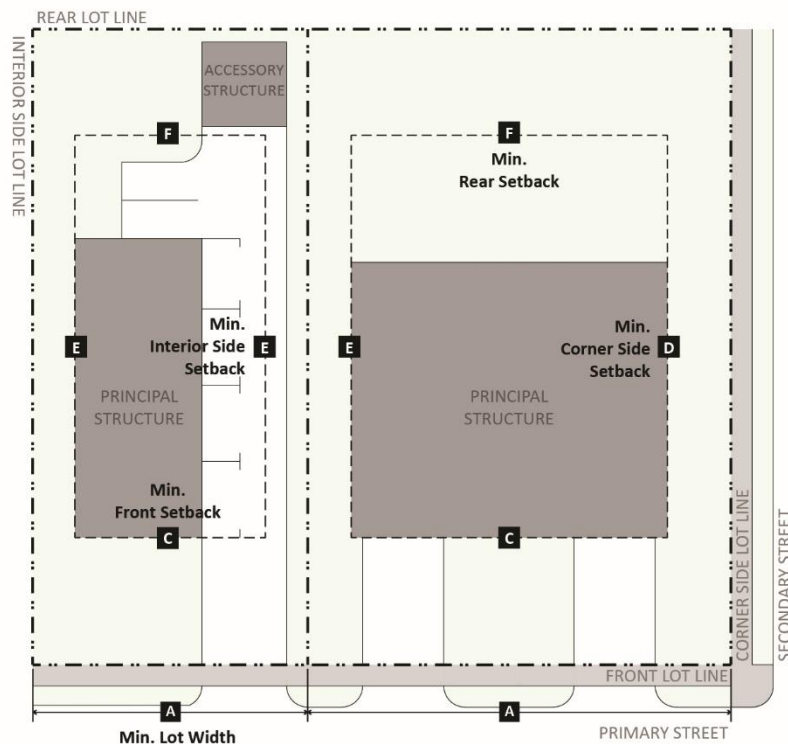
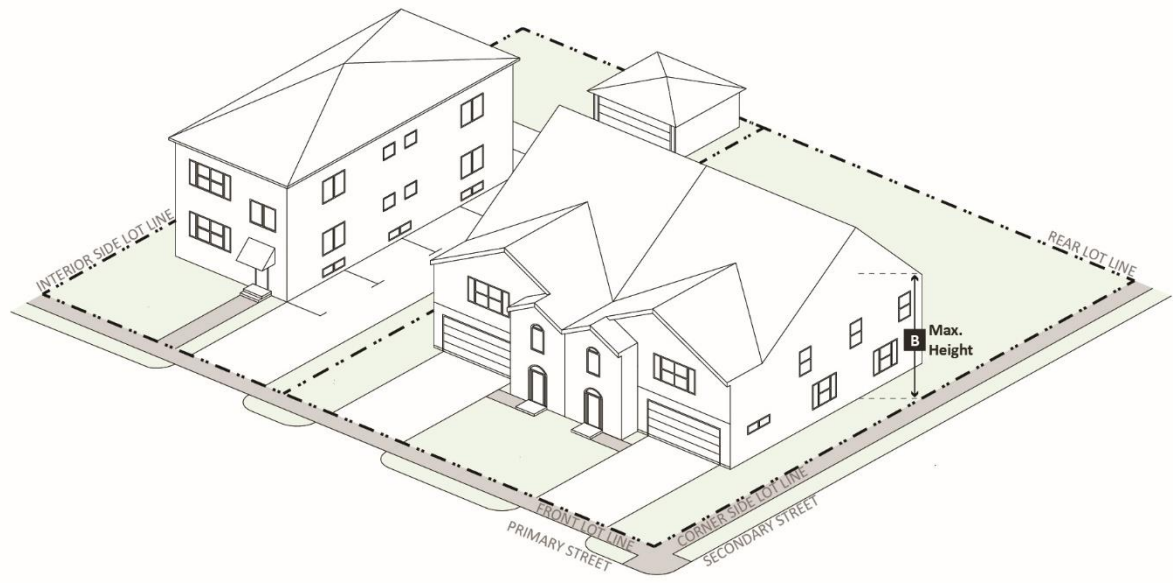


Figure 10-6-14-2 R-5 District Requirements: 3-D View



§ 10-6-15 R-6 Multiple-Unit Dwelling District

Table 10-6-15-1 R-6 District Requirements, Figure 10-6-15-1 R-6 District Requirements: Plan View, and Figure 10-6-15-2 R-6 District Requirements: 3-D View establish bulk and setback regulations for the R-5 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-15-1 R-6 District Requirements

Bulk Requirements		
	Minimum Lot Area	10,000 sf
A	Minimum Lot Width	60 ft
B	Maximum Principal Building Height	80 ft
	Maximum Impervious Coverage	65%
Setback Requirements		
C	Minimum Front Setback	30 ft
D	Minimum Corner Side Setback	15 ft
E	Minimum Interior Side Setback	10 ft
F	Minimum Rear Setback	25 ft

Figure 10-6-15-1 R-6 District Requirements: Plan View

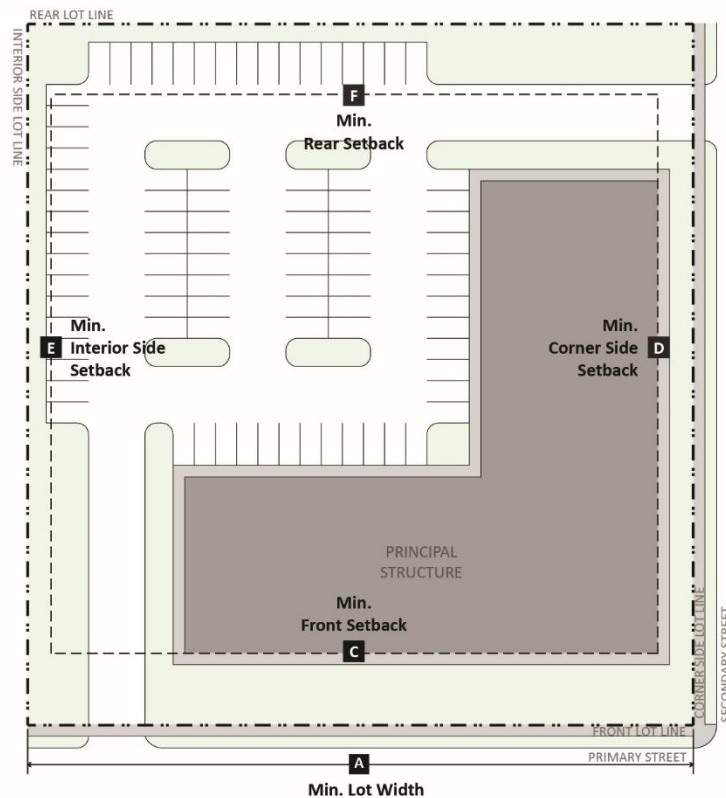
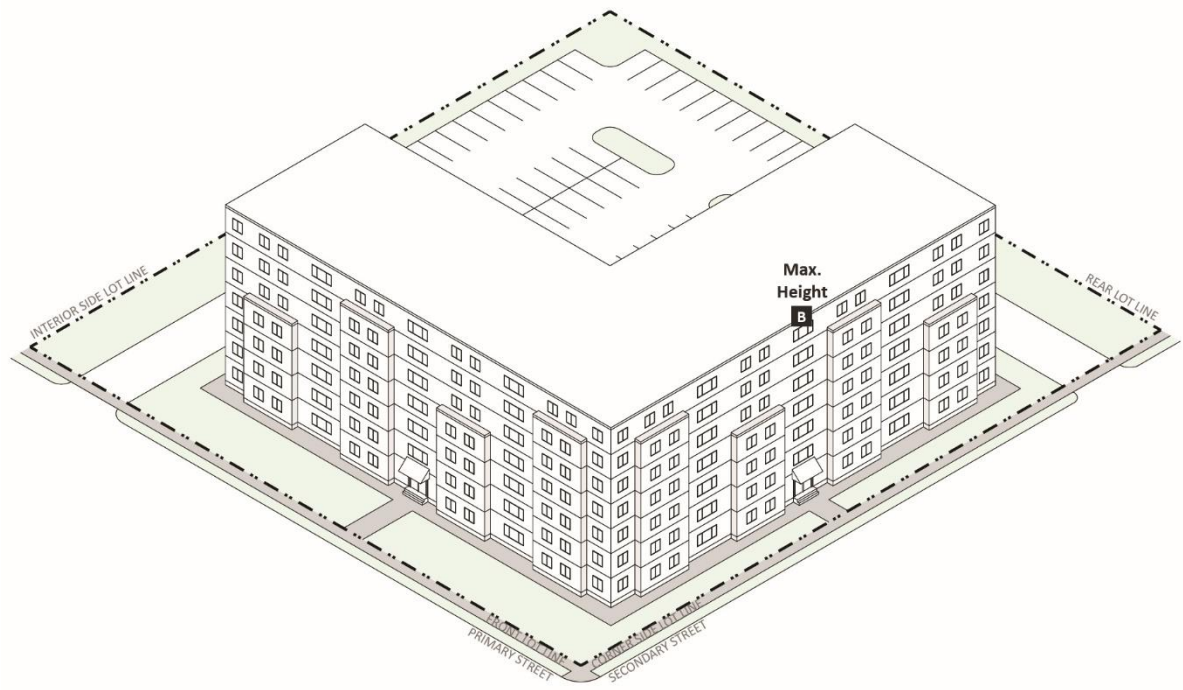


Figure 10-6-15-2 R-6 District Requirements: 3-D View



§ 10-6-16 Design Requirements for Commercial Districts

- A. Applicability. The design requirements in this section apply to all new construction and significant exterior renovation of existing structures within the Village's C-1 and C-2 Districts, with the exception of single-unit dwellings, two-unit dwellings, townhouse dwelling units, and multiple-unit dwellings. See § 10-6-17 (C-1 Commercial District) and § 10-6-18 (C-2 Downtown Mixed-Use District) for additional design requirements specific to each commercial zoning district. See § 10-6-9 (Design Requirements for Residential Zoning Districts) for design requirements specific to single-unit dwellings, two-unit dwellings, townhouse dwelling units, and multiple-unit dwellings within the Village's commercial zoning districts.
- B. Design Requirements.
1. Façade Design.
 - a. Defined Base, Middle, and Top. Buildings with multiple stories shall be designed with a distinct base (ground story), middle, and top. The base of the building shall be defined from the upper stories by a horizontal expression line, which is a decorative, three-dimensional linear element protruding or indented at least two inches from a building façade. The top of the building shall be crowned with a similar expression line no less than six inches in width.
 - b. Façade Articulation. For buildings with more than 50 feet of building width or depth, vertical architectural or structural elements must be incorporated along all street-facing façades at regular intervals to divide large, flat wall planes. Examples of such elements include texture change, material change, color change, or wall articulation change, such as an offset, pilaster, column, reveal, or vertical expression line, of no less than six inches.
 2. Building Façade Materials.
 - a. Allowed Materials. The following materials are allowed on any building façade: durable and natural materials, such as stone, brick, stucco, metal, concrete, burnished concrete masonry units, and non-reflective glass, unless otherwise limited by § 10-6-16.B.2.b (Limited Materials).
 - b. Limited Materials. The following materials may only be utilized for trim or architectural details, and shall not exceed 20 percent of the total area of any building façade: utility brick, vinyl or metal siding, metal wall panels, exposed aggregate (rough finish) concrete wall panels, non-burnished concrete masonry units, exterior insulation and finishing systems, fiberglass, plastic, untreated wood, and mirrored glass. The painting of brick, limestone, or other natural stone is prohibited so such materials retain their natural colors.
 3. Building Details. Pedestrian-scale elements, such as decorative lighting not more than nine feet in height, planters, and awnings, shall be included on any building façade fronting a public right-of-way.
 4. Roof Design. Green roof, white roof, and blue roof designs are encouraged.
- C. Explanation of Table Requirements. The following information explains the commercial design requirements established in Tables 10-6-17-1 C-1 District Requirements and 10-6-18-1 C-2 District Requirements. Refer to Figure 10-6-16-1 Commercial Design Requirements: Front Elevation View and Figure 10-6-16-2 Commercial Design Requirements: 3-D View.
1. Minimum Street Frontage. The minimum proportion of a principal building required to be located adjacent to a right-of-way expressed as a percentage of the total length of the lot line adjacent to the right-of-way.
 2. Parking Location. The yards in which an off-street parking lot is allowed.
 3. Minimum Transparency. The amount of highly transparent, non-reflective glass required as a percentage of the total area of the street-facing ground story façades between two and eight feet

above grade. Tinting of glass in excess of 20 percent is prohibited. Buildings larger than 30,000 square feet shall be exempt from these standards.

4. Principal Entrance Location. The façade on which the principal building entrance must be located.

Figure 10-6-16-1 Commercial Design Requirements: Front Elevation View

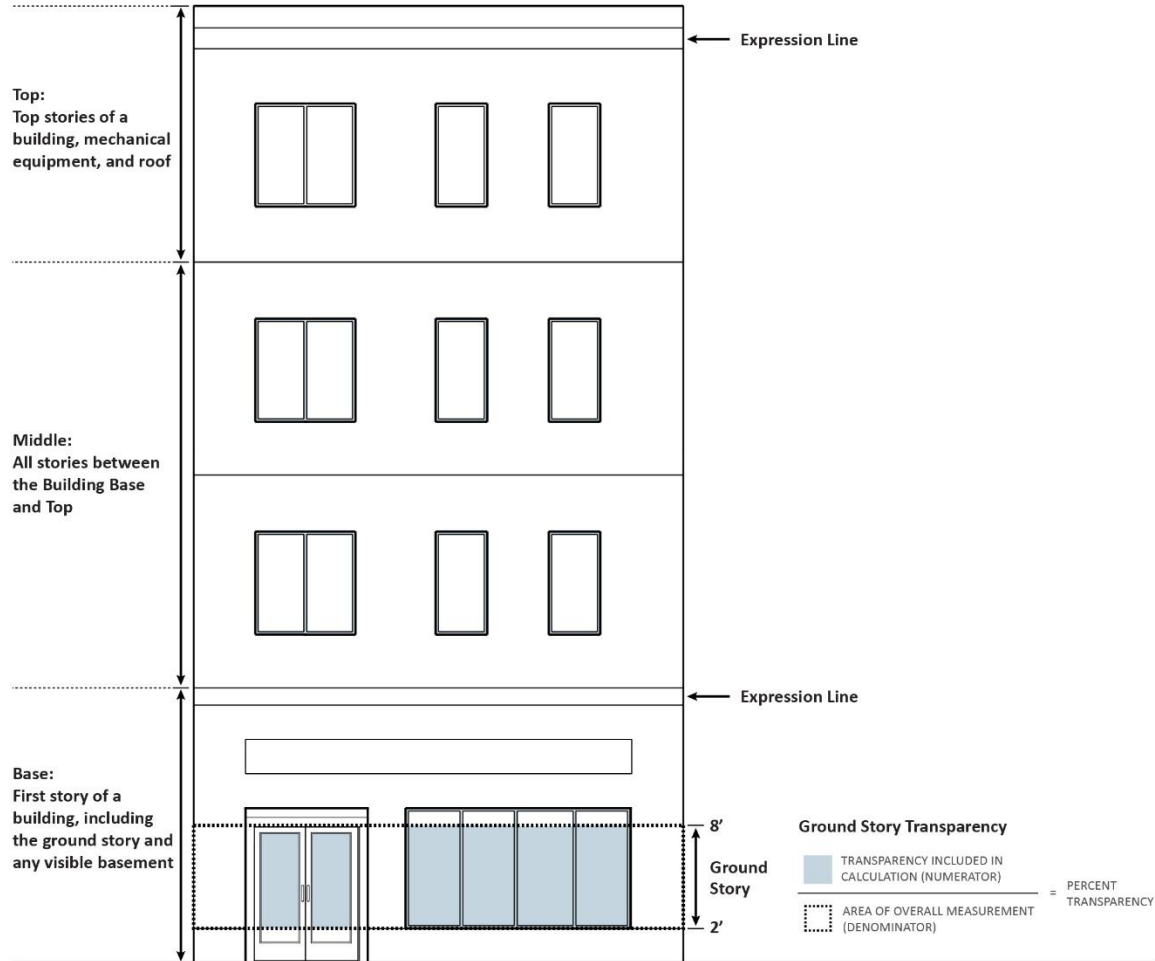
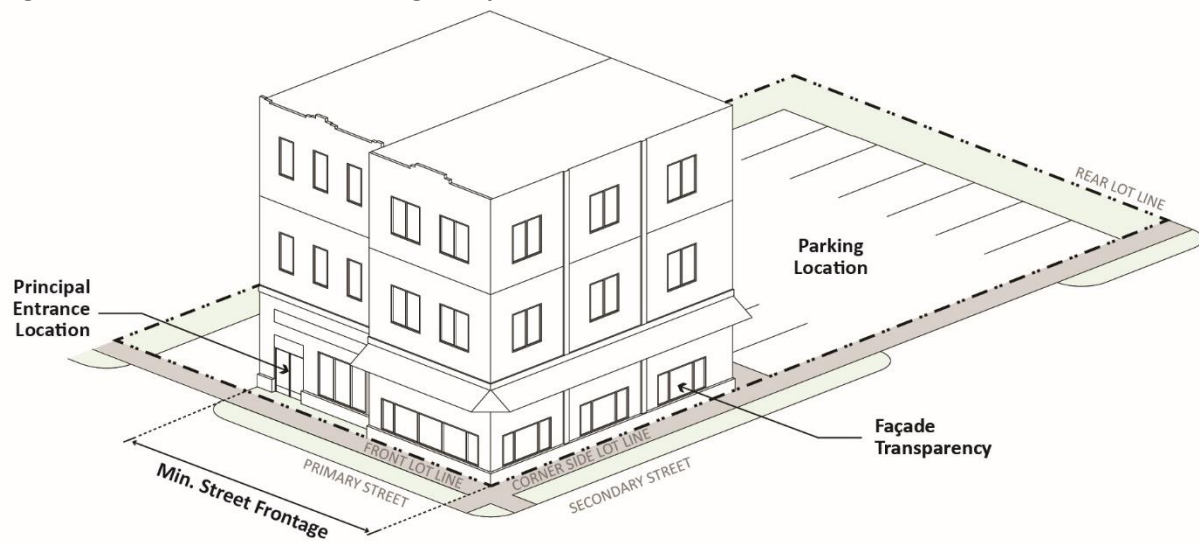


Figure 10-6-16-2 Commercial Design Requirements: 3-D View



§ 10-6-17 C-1 Commercial District

Table 10-6-17-1 C-1 District Requirements, Figure 10-6-17-1 C-1 District Requirements: Plan View, and Figure 10-6-17-2 C-1 District Requirements: 3-D View establish bulk and setback regulations for the C-1 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-17-1 C-1 District Requirements

Bulk Requirements		
	Minimum Lot Area	N/A
A	Minimum Lot Width	50 ft
B	Maximum Principal Building Height	N/A
	Maximum Impervious Coverage	90%
Setback Requirements		
C	Maximum Front Setback	60 ft
D	Maximum Corner Side Setback	60 ft
E	Minimum Interior Side Setback	0 ft
F	Minimum Rear Setback	0 ft
	Minimum Setback Adjacent to a Residential District	25 ft
Design Requirements		
G	Parking Location	Front, corner side, interior side, or rear yard
	Minimum Transparency	60%
	Principal Entrance Location	Front or corner side façade

Figure 10-6-17-1 C-1 District Requirements: Plan View

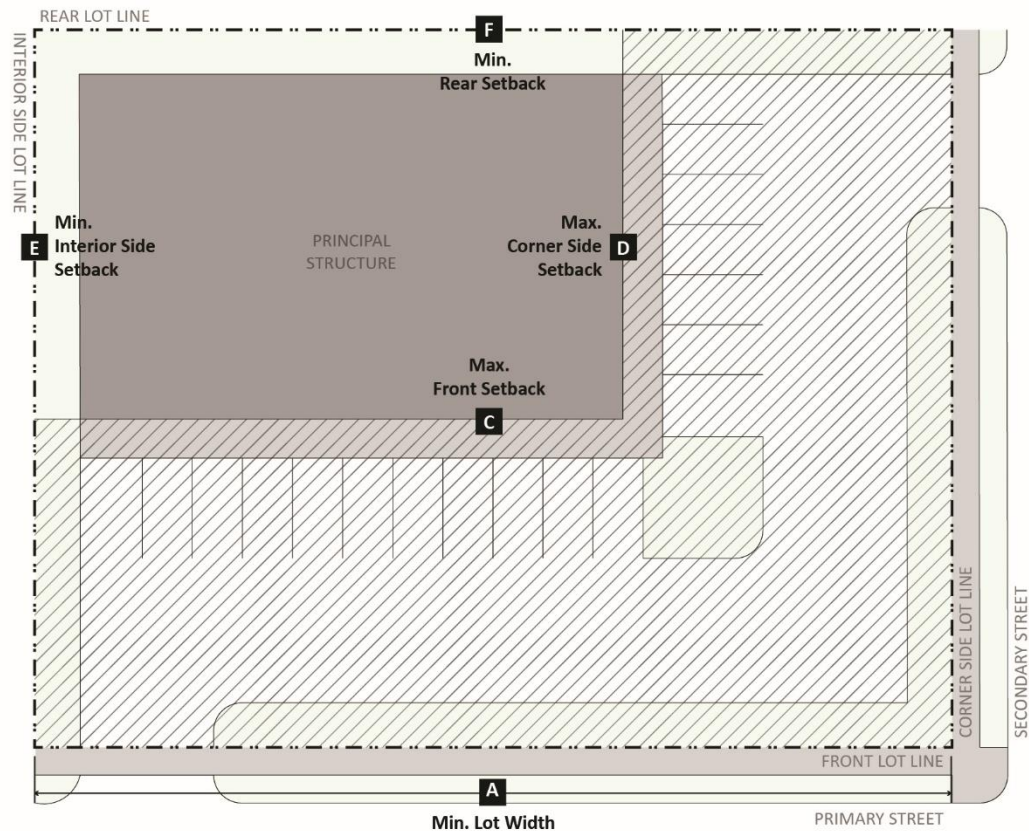
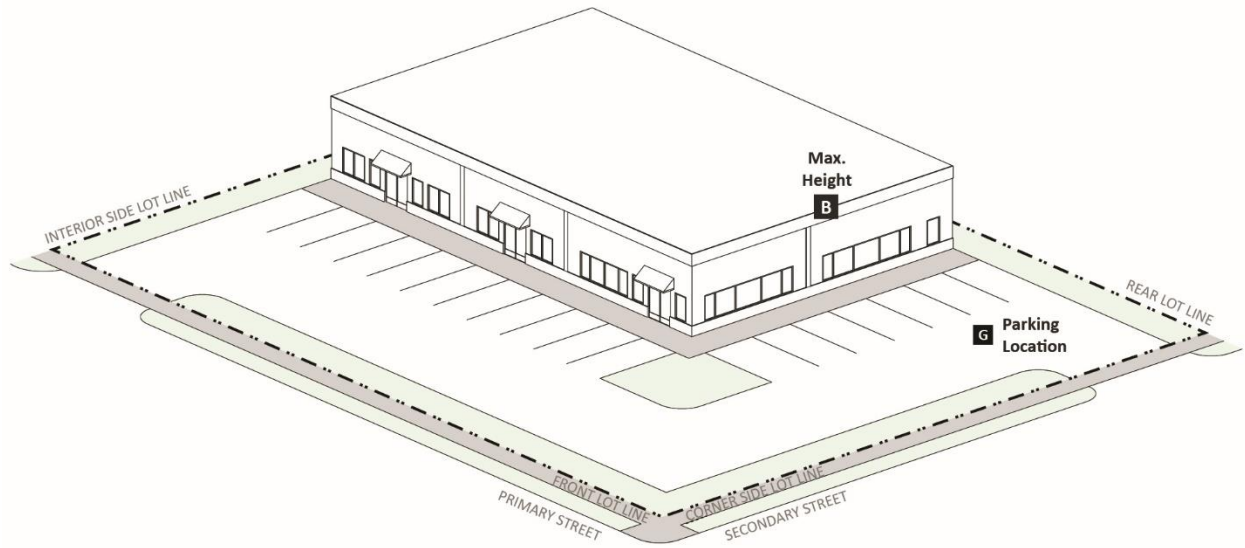


Figure 10-6-17-2 C-1 District Requirements: 3-D View



§ 10-6-18 C-2 Downtown Mixed-Use District

Table 10-6-18-1 C-2 District Requirements, Figure 10-6-18-1 C-2 District Requirements: Plan View, and Figure 10-6-18-2 C-2 District Requirements: 3-D View establish bulk and setback regulations for the C-2 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-18-1 C-2 District Requirements

Bulk Requirements		
	Minimum Lot Area	N/A
A	Minimum Lot Width	25 ft
B	Maximum Principal Building Height	100 ft
	Maximum Impervious Coverage	N/A
Setback Requirements		
C	Maximum Front Setback	0 ft
D	Maximum Corner Side Setback	0 ft
E	Minimum Interior Side Setback	N/A
F	Minimum Rear Setback	N/A
	Minimum Setback Adjacent to a Residential District	25 ft
Design Requirements		
G	Minimum Street Frontage on Primary Street	95%
H	Parking Location	Rear yard
	Minimum Transparency	60%
	Principal Entrance Location	Front or corner side façade

Figure 10-6-18-1 C-2 District Requirements: Plan View

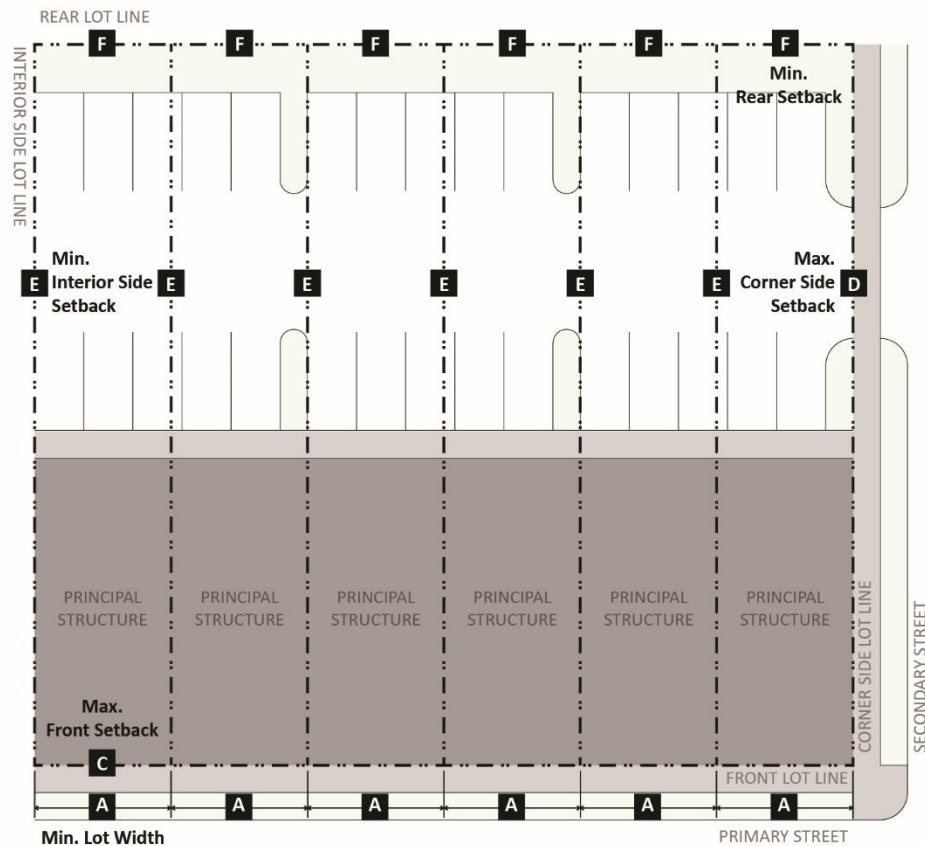
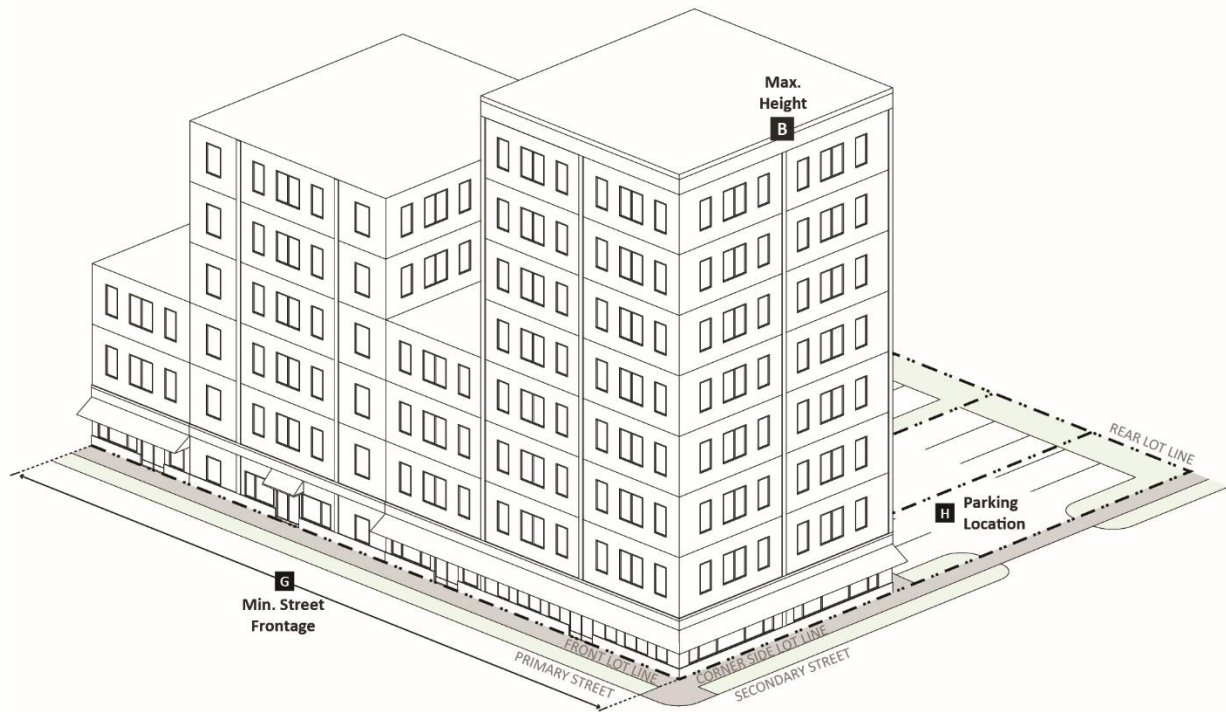


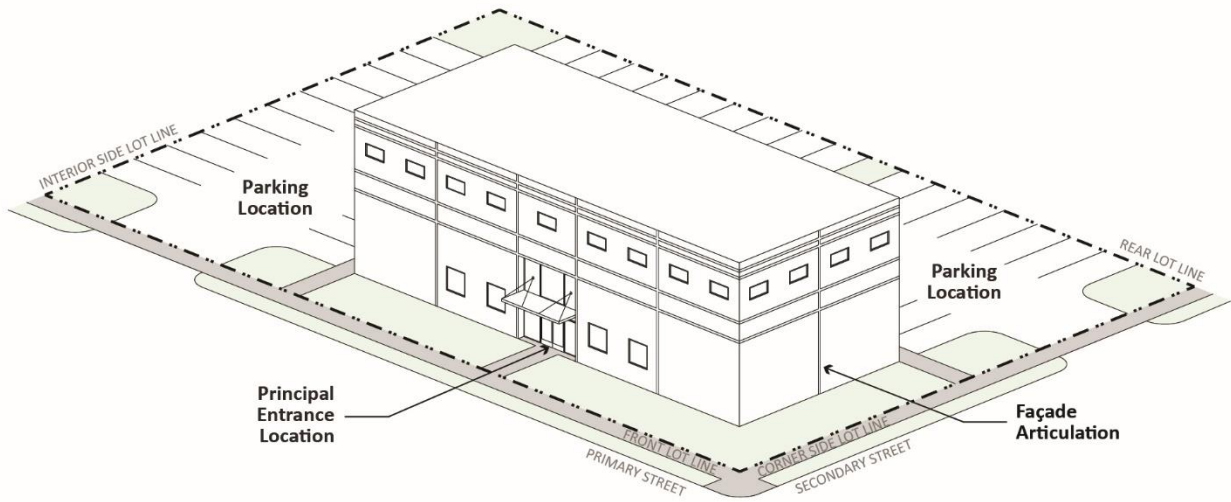
Figure 10-6-18-2 C-2 District Requirements: 3-D View



§ 10-6-19 Design Requirements for Industrial Districts

- A. Applicability. The design requirements in this section apply to all new construction and significant exterior renovation of existing structures within the Village's I-1 and I-2 Districts, with the exception of single-unit dwellings, two-unit dwellings, townhouse dwelling units, and multiple-unit dwellings. See § 10-6-20 (I-1 Light Industrial District) and § 10-6-21 (I-2 General Industrial District) for additional design requirements specific to each industrial zoning district. Refer to Figure 10-6-19-1 Industrial Design Requirements. See § 10-6-9 (Design Requirements for Residential Zoning Districts) for design requirements specific to single-unit dwellings, two-unit dwellings, townhouse dwelling units, and multiple-unit dwellings within the Village's industrial zoning districts.
- B. Design Requirements.
1. Façade Articulation. For buildings with more than 100 ft of building width or depth, vertical architectural or structural elements must be incorporated along all street-facing façades at regular intervals to vertically divide large, flat wall planes. Examples of such elements include texture change, material change, color change, or wall articulation change, such as an offset, pilaster, column, reveal, or vertical expression line, of no less than six inches.
 2. Building Façade Materials.
 - a. Allowed Materials. The following materials are allowed on any building façade: durable and natural materials, such as stone, brick, stucco, metal, concrete, burnished concrete masonry units, and non-reflective glass, unless otherwise limited by § 10-6-19.B.2.b (Limited Materials).
 - b. Limited Materials. The following materials may only be utilized for trim or architectural details, and shall not exceed 25 percent of the total area of any building façade: utility brick, vinyl or metal siding, metal wall panels, exposed aggregate (rough finish) concrete wall panels, non-burnished concrete masonry units, exterior insulation and finishing systems, fiberglass, plastic, untreated wood, and mirrored glass. The painting of brick, limestone, or other natural stone is prohibited so such materials retain their natural colors.
 3. Roof Design. Green roof, white roof, and blue roof designs are encouraged.
 4. Parking Location. Parking areas may be located in the front, corner side, interior side, or rear yards. Parking areas located in the front or corner side yard must not be the dominant visual element of the site when viewed from a right-of-way. Parking areas of 50 parking spaces or more shall be located in interior side and rear yards.
 5. Principal Entrance Location. Principal entrances must be located on the front or corner side façade.

Figure 10-6-19-1 Industrial Design Requirements



§ 10-6-20 I-1 Light Industrial District

Table 10-6-20-1 I-1 District Requirements, Figure 10-6-20-1 I-1 District Requirements: Plan View, and Figure 10-6-20-2 I-1 District Requirements: 3-D View establish bulk and setback regulations for the I-1 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-20-1 I-1 District Requirements

Bulk Requirements		
	Minimum Lot Area	10,000 sf
A	Minimum Lot Width	50 ft
B	Maximum Principal Building Height	32 ft
	Maximum Impervious Coverage	90%
Setback Requirements		
C	Minimum Front Setback	20 ft
D	Minimum Corner Side Setback	10 ft
E	Minimum Interior Side Setback	10 ft
F	Minimum Rear Setback	20 ft
	Minimum Setback Adjacent to a Residential District	30 ft

Figure 10-6-20-1 I-1 District Requirements: Plan View4

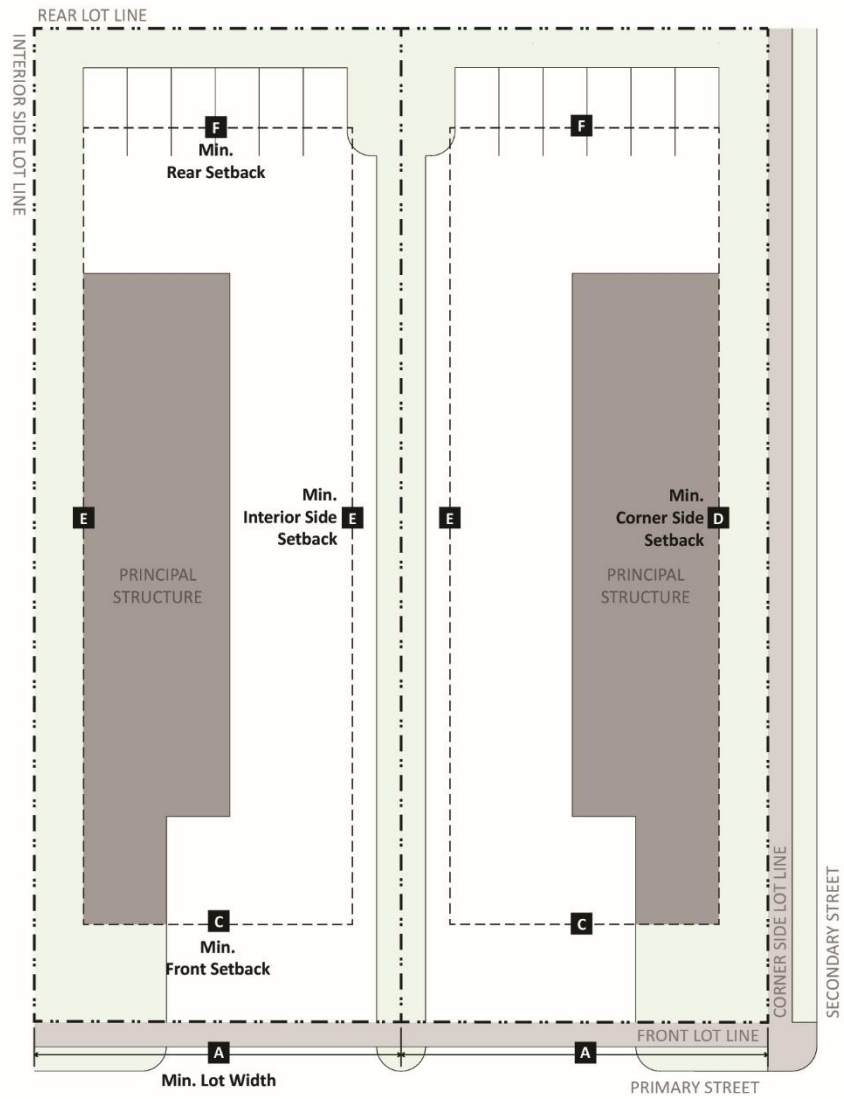
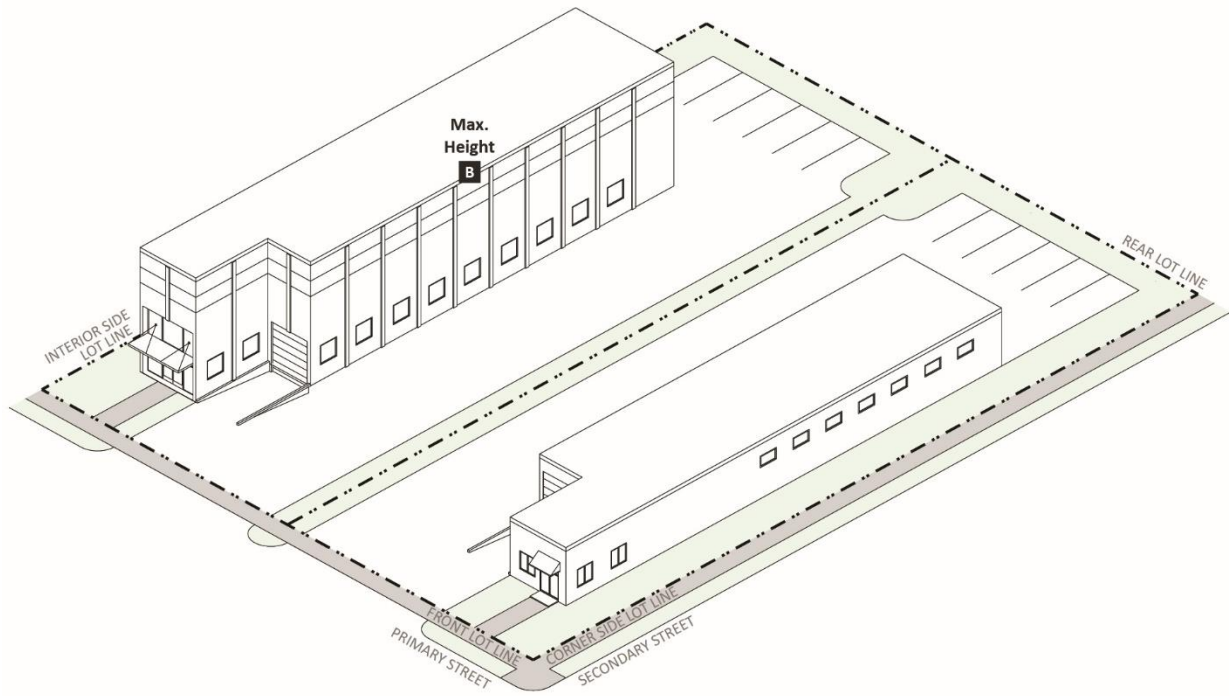


Figure 10-6-20-2 I-1 District Requirements: 3-D View



§ 10-6-21 I-2 General Industrial District

Table 10-6-21-1 I-2 District Requirements, Figure 10-6-21-1 I-2 District Requirements: Plan View, and Figure 10-6-21-2 I-2 District Requirements: 3-D View establish bulk and setback regulations for the I-2 District. See § 10-7-4 (Accessory Structures and Uses) for provisions related to accessory structures.

Table 10-6-21-1 I-2 District Requirements

Bulk Requirements		
	Minimum Lot Area	20,000 sf
A	Minimum Lot Width	100 ft
B	Maximum Principal Building Height	50 ft
	Maximum Impervious Coverage	90%
Setback Requirements		
C	Minimum Front Setback	25 ft
D	Minimum Corner Side Setback	15 ft
E	Minimum Interior Side Setback	15 ft
F	Minimum Rear Setback	20 ft
	Minimum Setback Adjacent to a Residential District	40 ft

Figure 10-6-21-1 I-2 District Requirements: Plan View

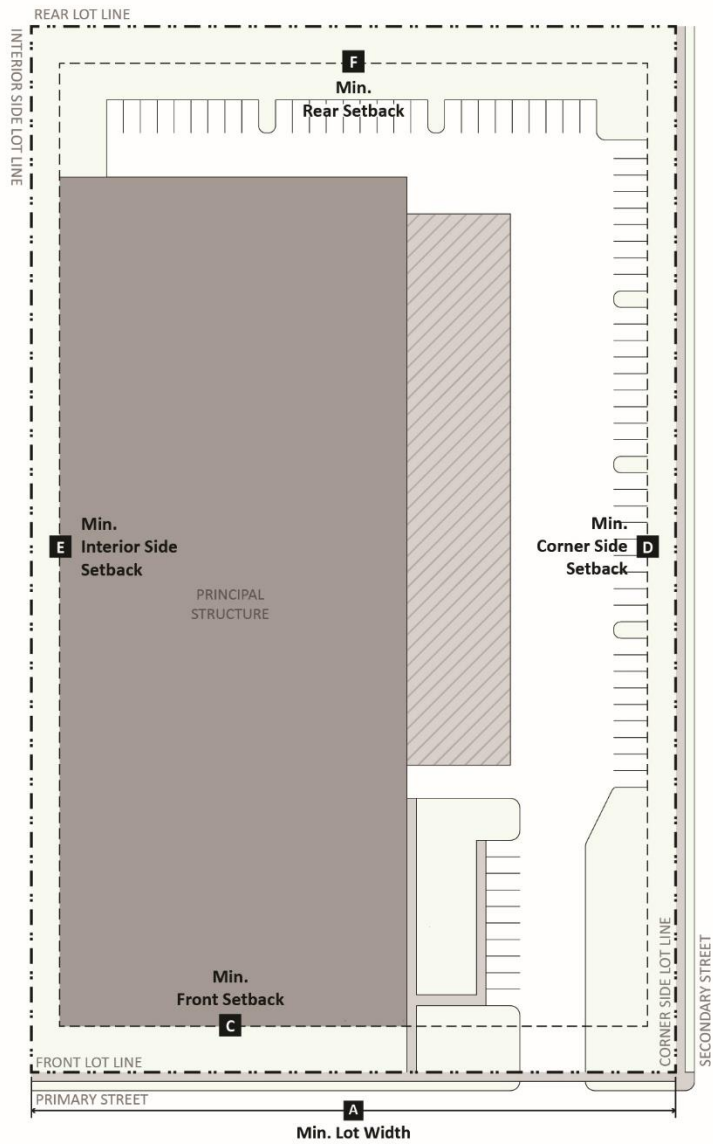
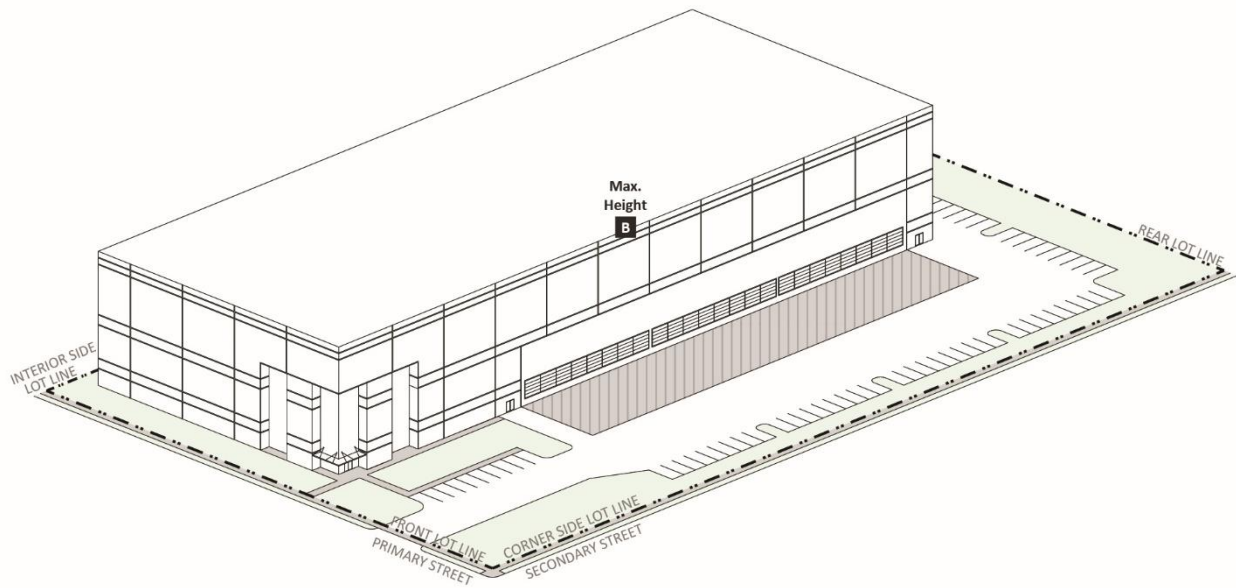


Figure 10-6-21-2 I-2 District Requirements: 3-D View



§ 10-6-22 Principal Structure Encroachments

- A. Applicability. The following standards for principal structure encroachments apply to all zoning districts.
- B. Principal Structure Encroachments. **Table 10-6-22-1 Permitted Principal Structure Encroachments** establishes the components of a principal structure that are permitted to encroach into required yards, provided that all additional requirements are met. Accessory structures are permitted to encroach into required yards in accordance with **§ 10-7-4 (Accessory Structures and Uses)**.

Table 10-6-22-1 Permitted Principal Structure Encroachments

Type of Encroachment	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback	Additional Requirements
Accessibility Ramp	Y	Y	Y	Y	None
Awning or Canopy (without signage) ¹	Y	Y	Y	Y	May encroach up to 4 ft; minimum ground clearance of 8 ft
Balcony	Y	Y	Y	Y	May encroach up to 4 ft; minimum ground clearance of 2 ft for residential districts; minimum ground clearance of 8 ft for commercial districts
Bay Window	Y	Y	Y	Y	May encroach up to 3 ft
Chimney	Y	Y	Y	Y	May encroach up to 3 ft
Eave, Gutter, Sill, Cornice	Y	Y	Y	Y	May encroach up to 3 ft
Fire Escape	N	N	Y	Y	May encroach up to 5 ft
Porch	Y	Y	N	N	May encroach up to 10 ft
Stairs or Stoop	Y	Y	Y	Y	May encroach up to 5 ft
Window Well	N	Y	Y	Y	May encroach up to 3 ft

¹ See **§ ZZZ (Awning Signs)** and **§ ZZZ (Canopy-Mounted Signs)** for regulations pertaining to awning and canopy-mounted signs.

CHAPTER 7: USES

§ 10-7-1 General Provisions

§ 10-7-2 Use Table

§ 10-7-3 Use Standards

§ 10-7-4 Accessory Structures and Uses

§ 10-7-5 Temporary Structures and Uses

§ 10-7-6 Environmental Performance Standards

§ 10-7-1 General Provisions

- A. Purpose. The purpose of this Chapter is to establish the uses of land allowed by this Ordinance.
- B. General Standards. The following standards apply generally to the uses allowed by this Ordinance.
1. Federal, State, and Local Requirements. All uses shall comply with relevant federal, state, and local standards including licensing, health, and safety requirements. The provisions of this Chapter are subject to the use regulations of applicable federal, state, and local regulations for runway protection zones and airspace clearances for O'Hare International Airport.
 2. Number of Principal Uses. A lot may contain more than one principal use.
 3. Principal, Accessory, and Temporary Uses. Each use may function as a principal, accessory, or temporary use on a lot, unless otherwise specified.
 4. Uses within Enclosed Buildings or Structures. Each use shall be primarily located within an enclosed building or structure. Uses exempt from this requirement include community garden, outdoor dining, outdoor entertainment, outdoor recreation, outdoor storage area, and park. All buildings and structures shall comply with the applicable requirements of this Chapter and [Chapter 6 \(Zoning District Regulations\)](#).
 5. Exempt Public Uses. The following public uses are allowed to be erected, constructed, altered, or maintained in any zoning district.
 - a. Traffic signals, fire hydrants, and other similar public safety devices.
 - b. Utility poles, wires, mains, drains, pipes, conduits, cables, and other similar public service devices.
- C. Interpretation. Some of the uses included in this Chapter are defined as broad, generic categories that contain a group of similar uses. See [§ 10-11 \(Definitions\)](#) for definitions of the uses included in this Chapter.
1. Unlisted Similar Use. If a use is not listed in this Chapter, but is similar in nature and impact to a permitted or special use allowed within a zoning district, the Zoning Administrator may interpret the unlisted use as an allowed use.
 - a. The unlisted use shall be subject to any use standards that apply to the similar allowed use.
 - b. The Zoning Administrator may interpret the unlisted use as requiring the approval of a special use permit if the similar allowed use requires the approval of a special use permit.
 2. Unlisted Dissimilar Use. If a use is not listed and the Zoning Administrator cannot interpret the use as similar in nature and impact to a permitted or special use, the use is not allowed and may only be approved through an amendment of this Ordinance (refer to [§ 10-3-6 \(Zoning Text or Map Amendment\)](#)).

§ 10-7-2 Use Table

A. Use Table. **Table 10-7-2-1. Use Table** establishes the uses allowed in each zoning district. Each use is given one of the following designations for each zoning district.

1. Permitted Use (“P”). A “P” indicates that a use is allowed by-right within the designated zoning district provided that it meets all applicable use standards set forth in **§ 10-7-3 (Use Standards)**.
2. Special Use (“S”). An “S” indicates that the use requires the approval of a special use permit (refer to **§ 10-3-3 (Special Use Permit)**) in order to be allowed within the designated zoning district, and must meet all applicable use standards set forth in **§ 10-7-3 (Use Standards)**.
3. No Designation. The absence of a letter (a blank space) or the absence of the use from the table indicates that the use is not allowed within the designated zoning district.

Table 10-7-2-1. Use Table

Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards
Residential											
Community Residence	P	P	P	P	P	P	P	P			See § 10-7-3.E
Dwelling Above the Ground Floor							P	P			None
Live/Work Dwelling							P	P			See § 10-7-3.P
Multiple-Unit Dwelling					P	P	S	P			None
Residential Care Facility					P	P	P	P			None
Single-Unit Dwelling	P	P	P	P	P	S					None
Townhouse Dwelling		S	P	P	P	P	S	S			None
Two-Unit Dwelling		P	P	P	P	S					None
Civic and Institutional	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	
Cemetery	S	S	S	S	S	S					None
College or University	S	S	S	S	S	S	S	S	S	S	None
Community Garden	P	P	P	P	P	P	P	P			See § 10-7-3.D
Cultural Facility	P	P	P	P	P	P	P	P	P		None
Elementary, Middle, or High School	P	P	P	P	P	P	P	P	P	P	See § 10-7-3.J
Government Facility	P	P	P	P	P	P	P	P	P	P	See § 10-7-3.L
Hospital							S	S	S	S	See § 10-7-3.K
Park	P	P	P	P	P	P	P	P	P	P	None
Place of Worship	S	S	S	S	S	S	S	S			None
Vocational School							S	S	S	S	See § 10-7-3.J
Commercial	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	
Adult Use										S	See § 10-7-3.A
Animal Boarding, Hospital, or Shelter							S			S	See § 10-7-3.B
Banquet Hall							P	S		S	None
Bar/Tavern							P	P		S	None
Body Art Establishment							P	P		S	None
Car Wash							P			P	See § 10-7-3.C
Currency Exchange							S	S			See § 10-7-3.F
Day Care Center	S	S	S	S	S	S	S	S			None
Day Care Home	P	P	P	P	P	P					See § 10-7-3.G
Day Labor Center							S	S	S	S	See § 10-7-3.H
Drive-Through Facility							S			S	See § 10-7-3.I
Financial Institution							P	P			None
Funeral Home							S	S			None
Garden Center							P			P	None
Gas Station							S			S	See § 10-7-3.K
Golf Course or Driving Range	S	S	S	S	S	S				S	None
Gun Range										S	See § 10-7-3.M
Hotel/Motel							P	P		S	None

Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards
Indoor Entertainment or Recreation							P	P	S	S	See § 10-7-3.N
Laundromat							S	S		S	See § 10-7-3.O
Massage Therapy Establishment							S	S			None
Medical Marijuana Dispensary							S	S		S	See § 10-7-3.R
Microbrewery or Microdistillery							P	P	P	P	None
Motor Vehicle Operations Facility									S	P	See § 10-7-3.S
Motor Vehicle Rental							P		S	S	See § 10-7-3.T
Motor Vehicle Repair and/or Service							S		S	S	See § 10-7-3.S
Motor Vehicle Sales							S		S	S	See § 10-7-3.T
Outdoor Dining							P	P			See § 10-7-3.U
Outdoor Entertainment or Recreation							S		S	P	See § 10-7-3.V
Outdoor Storage Area										S	See § 10-7-3.W
Pawnshop										S	See § 10-7-3.F
Payday or Title Loan Establishment							S	S			See § 10-7-3.F
Personal Services Establishment							P	P			None
Professional Office							P	P	P	S	None
Research/Development Facility									P	P	None
Restaurant							P	P		S	None
Retail Goods Establishment							P	P			None
Self-Service Storage									S	S	None
Tobacco Shop							S	S			See § 10-7-3.AA
Transitional Treatment Facility							S	S	S	S	None
Truck Repair										S	See § 10-7-3.BB
Truck Stop										S	See § 10-7-3.CC
Industrial	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	
Heavy Industrial										S	None
Light Industrial									P	P	None
Medium Industrial									S	P	None
Medical Marijuana Cultivation Center										S	See § 10-7-3.Q
Machinery and Equipment Sales and Rental									S	P	None
Warehousing, Storage, or Distribution Facility									S	P	None
Other Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	
Club, Lodge, or Hall							P		S	S	None
Parking Garage (Primary Use)							S	S		S	See § 10-7-3.X
Parking Lot (Primary Use)							S	S		S	See § 10-7-3.Y
Planned Unit Development	S	S	S	S	S	S	S	S	S	S	See § 10-7-3.Z
Utility	S	S	S	S	S	S	S	S	S	S	See § 10-7-3.DD
Wireless Telecommunication Facility and/or Tower	S	S	S	S	S	S	S	S	S	S	See § 10-7-3.EE
<p>Table Key</p> <p>P: Allowed by-right and shall meet the requirements of § 10-7-3 (Use Standards) when applicable.</p> <p>S: Allowed with special use permit and shall meet the requirements of § 10-7-3 (Use Standards) when applicable.</p>											

§ 10-7-3 Use Standards

The following standards apply to uses as designated in the “Use Standards” column of [Table 10-7-2-1. Use Table.](#)

A. Adult Use.

1. Minimum Spacing. An adult use shall not be located within 2,000 feet of any residential zoning district, day care center, elementary school, middle school, high school, park, place of worship, another adult use, or any other use where large numbers of minors regularly travel or congregate.
2. Off-Site Observation. An adult use shall not be conducted in a manner that permits the observation of material relating to specified sexual activities or specified anatomical areas from any right-of-way or adjacent property.

B. Animal Boarding, Hospital, or Shelter.

1. Location. Animal boarding, hospitals, and shelters are not allowed directly adjacent to any residential use with the exception of facilities that are entirely enclosed.
2. Outdoor Boarding. Two outdoor dog runs per establishment are allowed. All outdoor animal boarding facilities shall be located in the interior side and/or rear yard and shall be enclosed with a fence that is a minimum height of six feet.
3. Noise. Noise shall be managed so as not to create a public nuisance for surrounding properties in compliance with [§ 10-7-6.A \(Noise\)](#) and all other local noise regulations.

C. Car Wash

1. Stacking Spaces. Stacking spaces associated with a car wash must comply with the requirements of [§ 10-8-ZZ \(Vehicular Stacking Requirements\)](#).
2. Screening. The street frontage adjacent to any outdoor car wash area shall be screened in accordance with the requirements of [§ 10-9-ZZ \(Parking Lot Perimeter Landscape Yard\)](#).
3. On-Site Attendant. An attendant shall be present on the site during hours of operation.
4. Hours of Operation. Car washes shall be limited to hours of operation between 6:00 AM and 12:00 AM.
5. Overhead Doors. All wash bays shall be secured with overhead doors when the establishment is closed.
6. Drainage. Drainage from a car wash shall not drain onto adjacent properties, into the right-of-way, or into stormwater catchments.
7. Traffic Study. The Village may require a traffic study to ensure that a proposed development does not adversely affect safe and efficient traffic circulation for motorists, bicyclists, or pedestrians.

D. Community Garden.

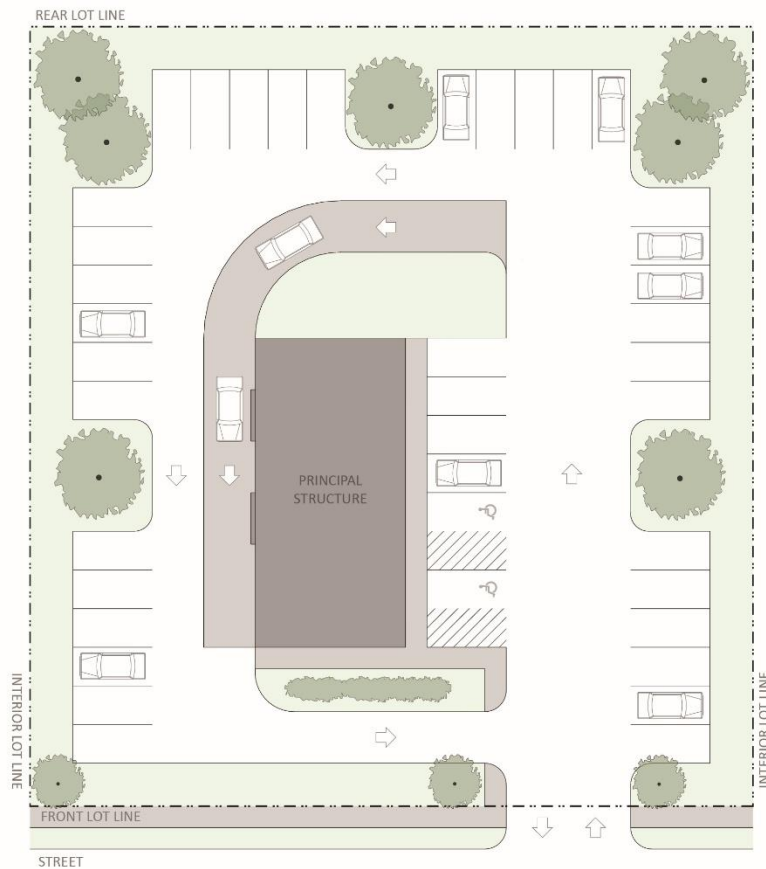
1. Site Design. The community garden shall be designed and maintained to minimize the amount of water and/or fertilizer that drains or runs off onto adjacent property.
2. Sales. There shall be no retail sales of any products on-site.

E. Community Residence.

1. Minimum Spacing. A community residence may not be located within 1,000 feet of another community residence, and more than one community residence shall not be located on a block.
2. Residential Character. The location and operation of the facility shall not alter the residential character of the neighborhood, and the facility shall incorporate a residential design that is compatible with the surrounding neighborhood.

3. Number of Residents. In the R-1, R-2, R-3 and R-4 Districts, a maximum of eight residents per facility are allowed, including live-in staff. In the R-5 and R-6 Districts, there is no maximum number of allowed residents per facility, including live-in staff.
- F. Currency Exchange, Pawnshop, Payday or Title Loan Establishment.
1. Minimum Spacing. A currency exchange, pawnshop, or payday or title loan establishment may not be located within 1,000 feet of another currency exchange, pawnshop, or payday or title loan establishment.
 2. Hours of Operation. The hours of operation for currency exchanges, pawnshops, or payday or title loan establishments shall be limited to between 8:00 AM and 8:00 PM.
 3. Location of Transactions. All transactions shall occur entirely inside the facility at a service counter. No transactions may be permitted through an exterior walk-up window or drive-through facility.
- G. Day Care Home.
1. Residential Character. The location and operation of the facility shall not alter the residential character of the neighborhood, and the facility shall incorporate a residential design that is compatible with the surrounding neighborhood.
 2. Residency of Operator. The day care home shall be the primary residence of the operator.
 3. Employees. Additional nonresident employees are allowed to work in a day care home.
 4. Minimize Adverse Impacts. The design of the facility shall minimize traffic congestion, pedestrian hazards, noise, and other adverse impacts on surrounding properties.
 5. Home-Based Business Standards. Day care homes are not subject to the home-based business standards of § 10-7-3.E (Home-Based Business).
- H. Day Labor Center.
1. Minimum Spacing. A day labor center shall not be located within 1,000 feet of another day labor center, or any residential zoning district.
 2. Maintenance. Outdoor areas must be clear of litter and debris during business hours. Outdoor trash receptacles must be provided.
- I. Drive-Through Facility. Refer to Figure 10-7-3-1. Drive-Through Facility.
1. Location. The drive-through window shall be located on the interior side or rear façade of the principal structure.
 2. Access. Driveways must comply with the requirements of § 10-8-ZZ (Driveways).
 3. Stacking Spaces. Stacking spaces must comply with the requirements of § 10-8-ZZ (Vehicular Stacking Requirements).
 4. Minimize Adverse Impacts. The location of entrances and exits shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
 5. Traffic Study. The Village may require a traffic study to ensure that a proposed development does not adversely affect safe and efficient traffic circulation for motorists, bicyclists, or pedestrians.

Figure 10-7-3-1. Drive-Through Facility



- J. Elementary, Middle, High, or Vocational School. Minimize Adverse Impacts. The location of entrances, exits, service areas, parking areas, and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
- K. Gas Station.
 1. Location. A gas station shall only be located on a corner lot.
 2. Minimum Street Frontage Requirement. Gas stations shall be exempt from the minimum street frontage requirements established in [Chapter 6 \(Zoning District Regulations\)](#).
 3. Stacking Spaces. Stacking spaces must comply with the requirements of [§ 10-8-ZZ \(Vehicular Stacking Requirements\)](#).
 4. Traffic Study. The Village may require a traffic study to ensure that a proposed development does not adversely affect safe and efficient traffic circulation for motorists, bicyclists, or pedestrians.
 5. Light Pollution. Lighting shall be designed with luminaires recessed under the canopy to minimize light pollution. The illuminance of the canopy shall not exceed 10 foot-candles as measured at any location on the lot.
 6. Screening. Street frontage not occupied by building or driveways shall be improved with landscape screening in accordance with the requirements of [§ 10-9-ZZ \(Parking Lot Perimeter Landscape Yard\)](#).

L. Government Facility. Access. Government facilities are exempt from the maximum driveway widths established in § 10-8-ZZ (Driveways).

M. Gun Range.

1. Location. A gun range must be located within a fully enclosed building.
2. Minimum Spacing. A gun range shall not be located within 1,000 feet of another gun range, or any residential zoning district.
3. Noise. Noise shall be managed so as not to create a public nuisance for surrounding properties in compliance with § 10-7-6.A (Noise) and all other local noise regulations.

N. Indoor Entertainment or Recreation.

1. Minimize Adverse Impacts. The location of entrances and exits, service areas, and parking and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
2. Noise. Any noise associated with the facility shall be managed so as not to create a public nuisance for surrounding properties and shall comply with § 10-7-6.A (Noise) and all other local noise regulations.

O. Laundromat.

1. Hours of Operation. The hours of operation for laundromats shall be limited to between 6:00 AM and 10:00 PM.
2. On-Site Attendant. An attendant shall be present on the site during hours of operation.

P. Live/Work Dwelling.

1. Sales. On-site retail transactions associated with a live/work dwelling are allowed.
2. Residency of Operator. The live/work dwelling shall be the primary residence of the operator. A portion of a live/work dwelling may be leased as a workspace to an operator that does not reside in the dwelling.
3. Employees. Two additional nonresident employees are allowed to work in a live/work dwelling.
4. Space Limitation. No more than 50 percent of the total square footage of the dwelling may be used for residential uses. All activities associated with the live/work dwelling shall occur entirely within the dwelling unit.
5. Signs. Signs for occupations within live/work units are permitted in accordance with the home-based business sign standards in § 10-10-ZZ (Permanent Signs Exempt from Permit Requirement).

Q. Medical Marijuana Cultivation Center

1. Compliance with State Regulations. Medical marijuana cultivation centers must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements and minimum spacing of 2,500 feet from preschools, elementary schools, middle schools, high schools, day care centers, day care homes, or any residential zoning district. When such state regulations are amended, such regulations control over this Ordinance.
2. Minimum Spacing. A medical marijuana cultivation center shall not be located within 1,000 feet of another medical marijuana cultivation center.

R. Medical Marijuana Dispensary.

1. Compliance with State Regulations. Medical marijuana dispensaries must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements and minimum spacing of 1,000 feet from preschools, elementary schools, middle

schools, high schools, day care centers, and day care homes. When such state regulations are amended, such regulations control over this Ordinance.

2. Minimum Spacing. A medical marijuana dispensary shall not be located within 1,000 feet of another medical marijuana dispensary.
3. Security. The site design of a medical marijuana dispensary shall incorporate adequate security measures, such as exterior lighting, surveillance cameras, and/or fencing.

S. Motor Vehicle Operations Facility or Motor Vehicle Repair and/or Service.

1. Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met:
 - a. Location. Outdoor storage of vehicles is prohibited in the front yard and corner side yard.
 - b. Screening. To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of § 10-9-ZZ (Parking Lot Perimeter Landscape Yard).
 - c. Storage Duration. Motor vehicle repair and/or service facilities may not store the same vehicles outdoors for more than 30 days.
2. Location for Repairs. All repairs must occur inside an enclosed building.
3. Screening. Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of § 10-9-ZZ (Parking Lot Perimeter Landscape Yard).

T. Motor Vehicle Rental or Motor Vehicle Sales.

1. Screening. The street frontage adjacent to any outdoor sales and display area shall be improved with landscape screening in accordance with the requirements of § 10-9-ZZ (Parking Lot Perimeter Landscape Yard).
2. Light Pollution. The illuminance of any outdoor sales and display area shall not exceed 10 foot-candles as measured at any location on the lot.

U. Outdoor Dining.

1. Location. Outdoor dining shall be located on private property unless otherwise allowed by the Village. Outdoor dining shall not be located in any yard that is adjacent to a residential use or zoning district, except when such residential use is part of a mixed-use development. Outdoor dining areas shall be delineated from the public right-of-way and parking areas with masonry walls, planters, bollards, fencing, or similar elements.
2. Sidewalk Clearance. A minimum of four feet of sidewalk clearance must remain available for pedestrians in accordance with the Americans with Disabilities Act Accessibility Guidelines.
3. Parking Lot Clearance. Outdoor dining shall not interfere with the drive aisles and parking spaces of a parking lot.

V. Outdoor Entertainment or Recreation.

1. Minimize Adverse Impacts. The location of entrances and exits, service areas, and parking and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
2. Noise. Any noise associated with the facility shall be managed so as not to create a public nuisance for surrounding properties and shall comply with all local noise regulations.

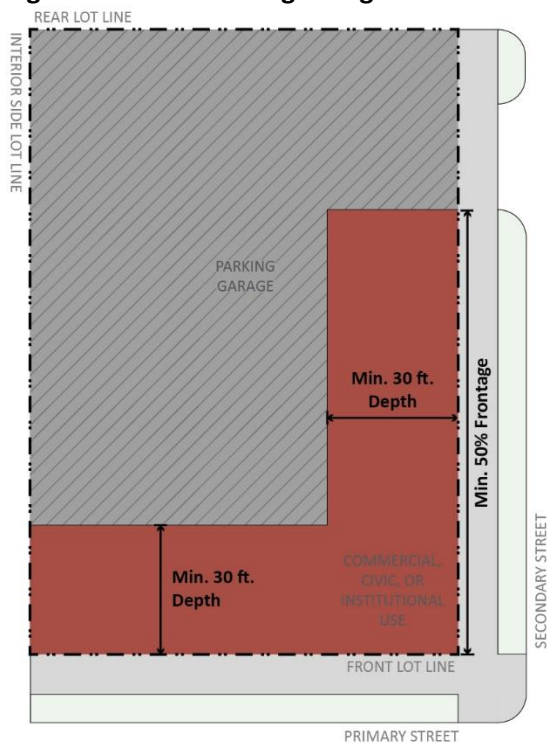
W. Outdoor Storage Area.

1. Location. Outdoor storage areas shall be located on an improved surface in the interior side yard or rear yard, provided such areas do not occupy more than 25% of the gross lot area.
2. Height. Materials stored in an outdoor storage area shall not exceed eight feet in height within 20 feet of any lot line.
3. Uses. Outdoor storage areas are allowed as a principal use in association with the following principal uses: garden center, motor vehicle rental, motor vehicle repair and/or service, motor vehicle sales, heavy industrial, light industrial, medium industrial, machinery and equipment sales and rental, and warehousing, storage, or distribution facility. Outdoor storage areas may be allowed as a principal use in association with other principal uses with prior written approval by the Zoning Administrator.
4. Screening. The requirements of § 10-9-ZZ (Screening Requirements) shall apply to outdoor storage areas. No stackable materials or goods shall be piled or stacked so that they are visible above the height of the screen.

X. Parking Garage (Primary Use).

1. Design Requirements. Parking garages in all zoning districts shall meet the requirements for façade design in accordance with § 10-6-16.B (Façade Design).
2. Ground Floor Uses. In the C-2 District, a use listed in Table 10-7-2-1. Use Table as an allowed commercial, civic, or institutional use must occupy the first 30 feet of building depth on the ground floor of a parking garage along a minimum of 50 percent of the street-facing façade (refer to Figure 10-7-3-2. Parking Garage).

Figure 10-7-3-2. Parking Garage



- Y. Parking Lot (Primary Use). Screening. The requirements of § 10-8-ZZ (Parking Lot Perimeter Landscape Yard) shall apply to all off-street parking lots.

Z. Planned Unit Development. Refer to the requirements of § 10-4 (Planned Unit Developments).

AA. Tobacco Shop. Minimum Spacing. A tobacco shop may not be located within 1,000 feet of an elementary school, middle school, high school, place of worship, or another tobacco shop.

BB. Truck Repair.

1. Minimum Lot Area. The minimum lot area for a truck repair facility is one acre.
2. Outdoor Storage. Disabled or inoperable trucks and those awaiting pick-up may be stored outdoors if the following conditions are met:
 - a. Location. Outdoor storage of trucks is prohibited in the front yard and corner side yard.
 - b. Screening. To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of § 10-9-ZZ (Parking Lot Perimeter Landscape Yard).
 - c. Storage Duration. Motor vehicle repair and/or service facilities may not store the same trucks outdoors for more than 30 days.
3. Screening. Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of § 10-9-ZZ (Parking Lot Perimeter Landscape Yard).

CC. Truck Stop.

1. Stacking Spaces. Truck stops shall provide at least two stacking spaces at each island pump to minimize the need for waiting trucks to stack in the public right of way.
2. Overnight Parking. Parking facilities associated with a truck stop shall not be utilized for overnight parking.
3. Traffic Study. The Village may require a traffic study to ensure that a proposed development does not adversely affect safe and efficient traffic circulation for motorists, bicyclists, or pedestrians.

DD. Utility. Screening. The street frontage adjacent to the utility shall be treated with landscape screening in accordance with the requirements of § 10-9-ZZ (Parking Lot Perimeter Landscape Yard).

EE. Wireless Telecommunication Facility and/or Tower.

1. General Requirements. All wireless telecommunication facilities and towers shall be subject to the following.
 - a. Lighting. A wireless telecommunication facility or tower shall not include lights unless required by the Federal Communications Commission, the Federal Aviation Administration, or the Village.
 - b. Signs. A wireless telecommunication facility or tower shall not display signs except for information required for government regulation, such as Federal Communications Commission registration information.
 - c. Screening. A wireless telecommunication facility or tower shall include landscape screening in accordance with the requirements of § 10-9-ZZ (Buffer Yard Requirements), except that a required fence shall be a minimum of eight feet and maximum of 10 feet in height.
2. Wireless Telecommunication Facility.
 - a. Height. The maximum height of a wireless telecommunication facility shall be 15 feet.
 - b. Use. A wireless telecommunication facility may house equipment and supplies for operation of a wireless telecommunication tower. Such facility shall be unstaffed and shall not be used for equipment that is not used as part of the operation of the facility.

3. Wireless Telecommunication Tower.
 - a. Height. The maximum height of a wireless telecommunication tower is 50 feet, unless a taller height is required to function satisfactorily; in such case, the applicant must present a report indicating the need for a height in excess of 50 feet.
 - b. Design. A wireless telecommunication tower shall be designed to accommodate at least three telecommunication providers and their accompanying wireless telecommunication facilities. A wireless telecommunication tower shall have a galvanized gray or silver finish unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration, or the Village.

§ 10-7-4 Accessory Structures and Uses

Accessory structures and uses shall be subject to the requirements of this Section.

- A. General Provisions for Accessory Structures. Accessory structures shall be subject to the following standards, unless otherwise established by this Ordinance.
 1. Construction Phasing. No accessory structure shall be constructed prior to the construction of the principal building to which it is accessory.
 2. Location. Accessory structures may be located in the front, corner side, interior side, and rear yards, unless otherwise specifically prohibited by this Ordinance. Accessory structures shall not be allowed in any easement.
 3. Setback. Accessory structures shall be located a minimum of three feet from any interior lot line or rear lot line.
 4. Height. The maximum height of an accessory structure shall be 12 feet, unless otherwise specifically permitted in this Ordinance.
- B. Accessory Structures Table. **Table 10-7-4-1. Accessory Structures** includes common accessory structures that may be located in each zoning district within the Village. For accessory structures not listed, the Zoning Administrator will review a proposed accessory structure and determine if it is similar to those listed and therefore subject to the applicable standards.
 1. Permitted (“P”). A “P” indicates that the accessory structure does not require a building permit and is allowed by-right within the designated zoning district provided that it meets all applicable standards set forth in **§ 10-7-4.C (Use Standards for Accessory Structures)**.
 2. Permitted with Building Permit (“B”). A “B” indicates that the accessory structure requires the approval of a building permit in accordance with **Title 9 (Building Regulations)** and shall meet the use standards set forth in **§ 10-7-4.C (Use Standards for Accessory Structures)** in order to be allowed within the designated zoning district.
 3. No Designation. The absence of a letter (a blank space) indicates that the structure is not allowed within the designated zoning district.

Table 10-7-4-1. Accessory Structures

Accessory Structures	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards
Apiary	P	P	P	P							See § 10-7-4-C.1
Arbor, Pergola, or Trellis	P	P	P	P	P	P	P	P	P	P	None
Ball Court	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.2
Blue Roof, Green Roof, White Roof	B	B	B	B	B	B	B	B	B	B	None
Chicken Coop	B	B	B	B							See § 10-7-4-C.3
Compost Bin	P	P	P	P	P	P	P	P	P	P	See § 10-7-4-C.4
Deck	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.5

Accessory Structures	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards
Dog Run	B	B	B	B	B	B	B	B		B	See § 10-7-4-C.6
Electrical Generator	B	B	B	B	B	B	B	B	B	B	None
Electric Vehicle Charging Station	B	B	B	B	B	B	B	B	B	B	None
Fence or Wall	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.7
Flagpole	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.8
Garage	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.9
Garden	P	P	P	P	P	P	P	P	P	P	See § 10-7-4-C.10
Gazebo	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.11
Greenhouse	B	B	B	B	B	B	B	B	B	B	None
Hoophouse	P	P	P	P	P	P	P	P	P	P	See § 10-7-4-C.12
Mechanical Equipment	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.13
Outdoor Fire Pit	P	P	P	P	P	P	P	P			See § 10-7-4-C.14
Outdoor Sales and Display Area							P	P	P	P	See § 10-7-4-C.15
Patio	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.16
Rain Barrel or Rainwater Cistern	P	P	P	P	P	P	P	P	P	P	None
Rain Garden	P	P	P	P	P	P	P	P	P	P	See § 10-7-4-C.17
Recreation Equipment	P	P	P	P	P	P	P	P			See § 10-7-4-C.18
Refuse, Recycling, or Grease Container	P	P	P	P	P	P	P	P	P	P	See § 10-7-4-C.19
Satellite Dish	P	P	P	P	P	P	P	P	P	P	See § 10-7-4-C.20
Shed	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.21
Small Wind Energy System	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.22
Solar Energy Collection System	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.23
Swimming Pool	B	B	B	B	B	B	B	B			See § 10-7-4-C.24
Treehouse	B	B	B	B	B	B					See § 10-7-4-C.25
Wireless Telecommunication Antenna	B	B	B	B	B	B	B	B	B	B	See § 10-7-4-C.26
Table Key P: Allowed by-right and shall meet the requirements of § 10-7-4.C (Use Standards for Accessory Structures) when applicable. B: Allowed with building permit and shall meet the requirements of § 10-7-4.C (Use Standards for Accessory Structures) when applicable.											

C. Use Standards for Accessory Structures. The following standards apply to accessory structures designated as permitted (“P”) or permitted with building permit (“B”) in the zoning districts noted in the “Use Standards” column of **Table 10-7-4-1. Accessory Structures**.

1. Apiary. Bees may be kept in apiaries in accordance with the following standards.

- a. Permit and Registration. Prior to erecting an apiary, an applicant must provide written notice to all adjacent property owners and obtain a permit from the Zoning Administrator. Such permits must be renewed annually. Apiaries must be registered with the Illinois Department of Agriculture and inspected as required. Proof of completed inspection shall be submitted to the Zoning Administrator within 30 days of inspection.
- b. Location. Apiaries are allowed in the rear yard of any single-unit dwelling in the R-1, R-2, R-3, or R-4 District.
- c. Setback. Apiaries shall be located a minimum of 10 feet from any lot line and a minimum of 10 feet from the principal structure on the lot.
- d. Number. A maximum of two hives are allowed per zoning lot in the R-1, R-2, R-3, or R-4 District.
- e. Safety. Beekeepers shall requeen colonies that exhibit unusually aggressive behavior, such as stinging or swarming, and shall ensure that a source of water is accessible on the zoning lot within 50 feet of the apiary.
- f. Maintenance. Apiaries shall be maintained so as not to become a nuisance. Colonies shall be maintained in movable-frame hives with adequate spacing and management to avoid overcrowding and swarming.

- g. Screening. Apiaries shall be screened to provide a flyway barrier. Such screening shall be at least six feet tall, and consist of a solid fence, vegetative barrier, or combination thereof. The entrance to the apiary shall include a latched gate that shall remain closed when a beekeeper is not present.
- h. Sales. Retail sales of any products on-site is prohibited.
- 2. Ball Court. Location. Ball courts are allowed in the rear yard, except that one fixed basketball standard and backboard shall be allowed in the front yard, corner side yard, interior side yard, or rear yard in the R-1, R-2, R-3, R-4, R-5, and R-6 Districts without a building permit.
- 3. Chicken Coop. Chickens may be kept in chicken coops in accordance with the following standards.
 - a. Permit. Prior to erecting a chicken coop an applicant must obtain a license from the Village in accordance with **§ 4-6-17 (Hens)** of the Municipal Code.
 - b. Height. The maximum height of a chicken coop shall be eight feet.
 - c. Area. Chicken coops shall provide a minimum of four square feet of floor area per hen.
 - d. Location. Chicken coops shall be located in the rear yard only. Chicken coops are prohibited inside a residential unit or attached garage.
 - e. Setback. Chicken coops shall be located a minimum of 10 feet from any lot line and a minimum of 10 feet from the principal structure on the lot.
 - f. Number. No more than four hens are permitted per zoning lot. Roosters are not permitted.
 - g. Chicken Runs. Any chicken run associated with a chicken coop shall be fully enclosed to ensure that all hens are confined.
 - h. Maintenance. Chicken coops shall be maintained in a manner that provides adequate lighting and ventilation, and protects chickens from cold weather, precipitation, rodents, predators, and trespassers. Chicken coops must be maintained in a sanitary condition and shall be cleaned of droppings, uneaten feed, feathers, and other waste so as not to become a nuisance.
 - i. Sales. There shall be no retail sales of any products on-site.
 - j. Slaughter. On-site slaughtering of chickens is prohibited. Chickens shall be taken off premises to a licensed live poultry establishment for slaughter.
- 4. Compost Bin.
 - a. Enclosure. Compost must be contained in a fully enclosed receptacle with a tightly fitted lid.
 - b. Maintenance. Compost bins must be maintained in a sanitary condition so as not to become a nuisance. Compost may not contain sewage, meat, bones, or grease.
- 5. Deck. Location. Decks are allowed in the front yard, corner side yard, interior side yard or rear yard.
- 6. Dog Run. Location. Dog runs may encroach into the required rear yard only. The run must be located a minimum of ten feet from all property lines.
- 7. Fence or Wall.
 - a. Location. In all zoning districts, fences and walls are allowed in the interior side yard and rear yard.
 - b. Height. The maximum height of a fence or wall shall be measured from the ground at the base of the fence or wall.
 - (1) Residential and Commercial Districts. In residential and commercial zoning districts, the maximum height of a fence or wall shall be six feet in an interior side or rear yard.
 - (2) Industrial Districts. In industrial zoning districts, the maximum height of a fence or wall shall be ten feet in an interior side or rear yard.
 - (3) Exceptions. Any yard adjacent to a railroad right-of-way may have a maximum fence height of ten feet. Any yard adjacent to a six lane arterial street may have a maximum fence height of eight feet.

- c. Access. Every fence fronting onto an existing or proposed road right-of-way, except for corner lots, must include a gate giving access to the right-of-way.
- d. Materials and Construction.
 - (1) Construction, Design and Appearance. In all zoning districts, both sides of a fence or wall shall be similar in construction, design, and appearance. The finished side of a fence or wall shall face outward from the zoning lot so that all posts are located on the property owner's side of the fence or wall.
 - (2) Residential Districts. In residential zoning districts, fences and walls may be constructed of treated wood, simulated wood, vinyl, chain link without slats, wrought iron, brick, and stone.
 - (3) Non-Residential Districts. In non-residential zoning districts, fences and walls may be constructed of treated wood, simulated wood, vinyl, chain link with slats of a uniform color or without slats, metal mesh, corrugated metal, wrought iron, brick, stone, cinderblock, and concrete block.
 - (4) Prohibited Materials. Fences shall not be constructed of barbed wire, electrically charged wire, or razor wire, except in the I-1 and I-2 Districts where electrified wire may be used for an electric fence with approved building permit.
- 8. Flagpole.
 - a. Location. Flagpoles are allowed in the front yard, corner side yard, interior side yard, or rear yard.
 - b. Height. The maximum height of a flagpole shall be 22 feet in residential districts and 40 ft in non-residential districts.
- 9. Garage. Refer to **Figure 10-7-4-1. Garage Location**.
 - a. Location. Detached garages are allowed in the rear yard. Attached garages are allowed in the interior side yard and rear yard, subject to compliance with **§ 10-7-4.C.8.c (Required Setback)**.
 - b. Number. One attached or detached garage is allowed per zoning lot.
 - c. Size. The maximum size of an attached or detached garaged shall not exceed 880 square feet.
 - d. Alley Orientation. Where an alley exists adjacent to the side or rear lot line, all motor vehicle access to the garage shall occur through the alley.
 - e. Required Setback. In residential zoning districts, attached garages shall be set back a minimum of five feet from the primary front elevation of the building.

Figure 10-7-4-1. Garage Location.



10. Garden.

- a. **Location.** Gardens are allowed in the front yard, corner side yard, interior side yard, or rear yard, but shall be limited to 50 percent of the pervious area of the front yard and corner side yard.
- b. **Height.** The maximum height of any structure used to grow items in a garden, such as raised planting beds or hoophouses, shall be three feet in the front or corner side yard, and six feet in the interior side or rear yard.
- c. **Loose Soil.** Loose soil associated with a garden must be covered or confined so that the soil does not spillover from the garden area.

11. Gazebo.

- a. **Location.** Gazebos are allowed in the rear yard only.
- b. **Design.** Each side of a gazebo shall be at least 25 percent open.

12. Hoophouse. Use Limitation. Hoophouses are only allowed in conjunction with residential uses, community gardens, and garden centers.

13. Mechanical Equipment.

- a. **Location.** Ground-mounted mechanical equipment shall only be located in the rear yard. Roof-mounted mechanical equipment shall be located a minimum of six feet from any supporting wall to facilitate safe access.
- b. **Screening.** Roof-mounted mechanical equipment screening must equal the height of the tallest mechanical equipment installed on the roof of the building. The requirements of **§ 10-9-ZZ (Screening Requirements)** shall apply to ground-mounted mechanical equipment.

14. Outdoor Fire Pit.

- a. **Location.** Outdoor fire pits are allowed in the rear yard only.
- b. **Setback.** Outdoor fire pits shall be located a minimum of 10 feet from any structure.

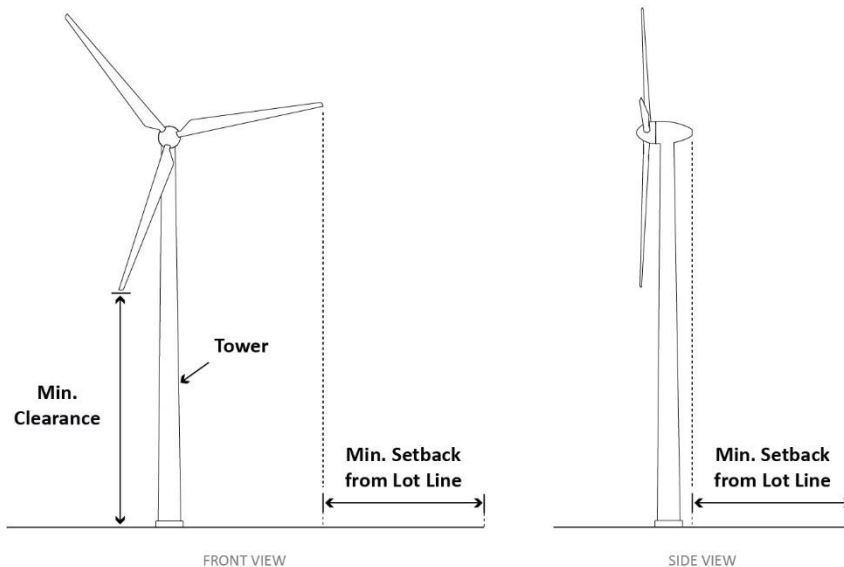
15. Outdoor Sales and Display Area

- a. **Items Offered.** The items permitted to be offered for sale or lease in outdoor sales and display areas include, but are not limited to, building or garden supplies for retail sale, nursery plants, equipment for household use, and other household items that are typically used or stored

- outdoors. Permanent outdoor sales and display areas for motor vehicle sales shall be subject to the requirements for **§ 10-7-3.T (Motor Vehicle Rental or Motor Vehicle Sales)**.
- b. Location. Outdoor sales and display areas shall not exceed 15% of the gross lot area in commercial zoning districts and 25% in industrial zoning districts.
 - c. Improved Surface. Outdoor sales and display areas must be paved.
 - d. Unobstructed Access. Outdoor sales and display area shall not obstruct driveways, parking areas, sidewalks, and landscaped yards.
 - e. Fencing. If the outdoor sales and display area is secured with a fence, it shall be either a decorative wooden, masonry, or wrought iron fence.
16. Patio. Location. Patios are allowed in the front yard, corner side yard, interior side yard, or rear yard.
17. Rain Garden.
- a. Location. Rain gardens are allowed in the front yard, corner side yard, interior side yard, or rear yard.
 - b. Loose Soil. Loose soil associated with a rain garden must be covered or confined so that the soil does not spill over from the garden area.
18. Recreation Equipment. Location. Recreation equipment is allowed in the rear yard only.
19. Refuse, Recycling, and Grease Containers.
- a. Applicability. Refuse, recycling, and grease container regulations apply only to those uses that collect refuse, recyclable materials, and grease in commercial containers.
 - b. Location. Refuse, recycling, and grease containers are prohibited in the front yard.
 - c. Screening. The requirements of **§ 10-9-ZZ (Screening Requirements)** shall apply to refuse, recycling, and grease containers.
20. Satellite Dish. Location. Satellite dishes are allowed on the rear or interior side yard façade of a building or on the roof of a building.
21. Shed.
- a. Location. Sheds are allowed in rear yards.
 - b. Area. In the R-1, R-2, R-3, R-4, R-5, and R-6 Districts, the maximum area of a shed shall be 120 square feet.
22. Small Wind Energy System. Small wind energy systems may be roof-mounted or ground-mounted in accordance with the following standards. Refer to **Figure 10-7-4-2. Ground-Mounted Small Wind Energy System Standards**.
- a. General Requirements. All systems shall be subject to the following.
 - (1) Building Permit Application. The application for a building permit shall include drawings of the wind turbine structure, including the tower, base, footings, and location on the site, and of the electrical components in sufficient detail to determine whether the proposed system conforms to pertinent electrical codes.
 - (2) Capacity. Systems shall have a rated capacity of 100 kilowatts or less.
 - (3) Noise. Systems shall not exceed 60 dBA, as measured at the closest lot line. This level may be exceeded during short-term events such as utility outages and/or severe storms.
 - b. Roof-Mounted Systems. Roof-mounted systems shall adhere to the following.
 - (1) Districts. Roof-mounted systems are allowed in all zoning districts.
 - (2) Location. Systems are allowed anywhere on the roof of a principal structure. Systems on an accessory structure, such as a garage, gazebo, greenhouse, shed, or other structure, must be approved by the Zoning Administrator.
 - (3) Height. The maximum height of a roof-mounted system shall be 15 feet above the height of the principal or accessory structure to which the turbine is mounted.
 - c. Ground-Mounted Systems. Ground-mounted systems shall adhere to the following.

- (1) Districts. Ground-mounted systems are allowed in the C-1, I-1, and I-2 Districts.
- (2) Location. Systems are allowed in the interior side and rear yards.
- (3) Setback. All components of a ground-mounted system (such as the tower, blade, and guy wire anchors) shall be located a minimum of five feet from any lot line.
- (4) Height. The maximum height of a ground-mounted system shall be the height limit of the applicable zoning district.
- (5) Clearance. A ground-mounted system shall have a minimum of 15 feet of clearance from the ground.

Figure 10-7-4-2. Ground-Mounted Small Wind Energy System Standards.



23. Solar Energy Collection System. Solar energy collection systems may be roof-mounted or ground-mounted in accordance with the following standards.
 - a. Roof-Mounted Systems. Roof-mounted systems shall adhere to the following.
 - (1) Districts. Roof-mounted systems are allowed in all zoning districts.
 - (2) Height. The maximum height of a roof-mounted system shall be five feet above the height of the principal or accessory structure to which the system is mounted.
 - b. Ground-Mounted Systems. Ground-mounted systems shall adhere to the following.
 - (1) Districts. Ground-mounted systems are allowed in all zoning districts.
 - (2) Location. Ground-mounted systems are allowed in the interior side and rear yards.
 - (3) Height. The maximum height of a ground-mounted system shall be the height limit of the applicable zoning district.
24. Swimming Pool. The following standards apply to swimming pools with a maximum depth equal to or greater than two feet.
 - a. Building Code. The installation or replacement of a swimming pool shall comply with all requirements of the International Building Code, including those for swimming pool enclosures and safety devices.
 - b. Location. Swimming pools are allowed in the rear yard.
 - c. Height. Aboveground pools shall not exceed six feet in height.
 - d. Distance from Other Structures. A swimming pool shall be a minimum of 10 feet from any other structure or building on a zoning lot, with the exception of a permanent deck or patio. A

swimming pool shall be at least 10 feet from any utility lines or cables, as verified by the Zoning Administrator.

25. Treehouse.

- a. Location. Treehouses are allowed in the rear yard.
- b. Number. A maximum of one treehouse is allowed per zoning lot in the R-1, R-2, R-3, R-4, R-5, and R-6 Districts.
- c. Size. The maximum size of treehouse shall be 100 square feet.
- d. Tree Incorporation. Treehouses must incorporate a planted tree as a critical structural element.

26. Wireless Telecommunication Antenna.

- a. General Requirements. Wireless telecommunication antennas shall meet the general requirements for wireless telecommunication facilities and/or towers in § 10-7-3-DD.1 (General Requirements).
- b. Height.
 - (1) A wireless telecommunication antenna shall not increase the height of any building or structure on which it is mounted by more than 10 percent.
 - (2) A wireless telecommunication antenna mounted to a wireless telecommunication tower shall not increase the height of the tower by more than 10 percent.
- c. Stealth Design. All wireless telecommunication antennas shall utilize stealth design to blend into the surrounding environment, including those co-located on a wireless telecommunication tower.
 - (1) A wireless telecommunication antenna must be enclosed, camouflaged, screened, or obscured so that it is not readily apparent to a casual observer.
 - (2) A wireless telecommunication antenna shall blend into another part of the structure upon which it is mounted, such as a rooftop, tower, spire, or other similar feature.

D. Accessory Dwelling Units. Accessory dwelling units are permitted in all residential zoning districts within a principal or accessory structure subject to approval of site plan review (§ 10-3-2 (Site Plan Review)) and provided that the following standards are met.

1. Location. An accessory dwelling unit located in a principal structure may be located anywhere within a principal structure. An accessory dwelling unit located in an accessory structure is allowed in the rear yard only.
2. Number. The number of accessory dwelling units on a lot shall be no greater than the number of principal dwelling units on a lot.
3. Size. The maximum size of an accessory dwelling unit shall be 900 square feet
4. Design. An accessory dwelling unit shall be designed to be clearly secondary to the principal dwelling unit on the site. For accessory dwelling units located in an accessory structure, the exterior materials of the dwelling unit must be compatible with the primary dwelling unit, including siding and trim materials, window design, roof shape, roof pitch, and roof material.
5. Occupancy. On lots with accessory dwelling units, the property owner must maintain his or her permanent residence in either the principal structure or the accessory dwelling unit.

E. Home-Based Business. A home-based business is permitted within any dwelling unit in the Village as part of a principal or accessory structure, subject to approval of site plan review (§ 10-3-2 (Site Plan Review)) and provided that the following standards are met. Home-based business standards do not apply to day care homes which are regulated in accordance with the requirements of § 10-7-3.G (Day Care Home).

1. Residential Character. The location and operation of the home-based business shall not alter the residential character of the dwelling.

2. Uses. Examples of allowed home-based business include, but are not limited to, artist, consultant, counselor, crafts person, designer, tutor, writer, and instructor of music, craft, or fine art.
3. Sales. No on-site retail or wholesale transactions are allowed.
4. Hours of Operation. Home-based businesses with outside visitors may be allowed to operate from 7:00 AM to 9:00 PM.
5. Residency of Operator. The operator of the home-based business shall reside in the dwelling unit in which the home-based business is located.
6. Employees. One additional employee who does not reside in the dwelling unit is allowed to work in a home-based business.
7. Visitors. A maximum of four visitors (such as clients, customers, and pupils) associated with the home-based business may be present at any given time.
8. Parking. Any parking needs associated with the home-based business shall be accommodated on-site within an existing driveway or garage.
9. Deliveries. Deliveries and shipments are not allowed to or from the premises, with the exception of carriers that typically provide service to residential neighborhoods, such as the U.S. Postal Service and/or express shipping services (e.g. UPS, FedEx, DHL).
10. Signs. Signs for home-based businesses are permitted in accordance with § 10-10-ZZ (Permanent Signs Exempt from Permit Requirement).
11. Permit and Fee. Every home-based business shall complete a permit application with the Village that shall be accompanied by a required filing fee as established and modified from time to time by the Village.

§ 10-7-5 Temporary Structures and Uses

Temporary structures and uses shall be subject to the requirements of this section.

- A. Temporary Structures and Uses Table. Table 10-7-5-1. Temporary Structures and Uses establishes the allowed temporary structures and uses for each zoning district. Table 10-7-5-1 is not an exhaustive list of temporary structures and uses that may be located within the Village. Each structure or use is given one of the following designations for each zoning district.
 1. Permitted ("P"). A "P" indicates that the temporary structure or use does not require a temporary use permit and is allowed by-right within the designated zoning district provided that it meets all applicable use standards set forth in § 10-7-5.B (Use Standards for Temporary Structures and Uses).
 2. Permitted with Temporary Use Permit ("T"). A "T" indicates that the temporary structure or use requires the approval of a temporary use permit (refer to § 10-3-10 (Temporary Use Permit)) and must meet any applicable use standards set forth in § 10-7-5.B (Use Standards for Temporary Structures and Uses) in order to be allowed within the designated zoning district.
 3. No Designation. The absence of a letter (a blank space) indicates that the use is not allowed within the designated zoning district.

Table 10-7-5-1. Temporary Structures and Uses

Temporary Structures and Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards
Contractor Trailer	P	P	P	P	P	P	P	P	P	P	See § 10-7-5-B.1
Farmers Market	T	T	T	T	T	T	T	T			See § 10-7-5-B.2
Garage or Yard Sale	T	T	T	T	T	T					See § 10-7-5-B.3
Mobile Food Facility							P	P	P	P	See § 10-7-5-B.4
Model Unit	P	P	P	P	P	P	P	P			See § 10-7-5-B.5
Temporary Outdoor Entertainment	T	T	T	T	T	T	T	T			See § 10-7-5-B.6
Temporary Outdoor Sale							T	T			See § 10-7-5-B.7
Temporary Storage Container	P	P	P	P	P	P	P	P	P	P	See § 10-7-5-B.8
<p>Table Key</p> <p>P: Allowed by-right and shall meet the requirements of § 10-7-5.B (Use Standards for Temporary Structures and Uses) when applicable.</p> <p>T: Allowed with temporary use permit and shall meet the requirements of § 10-7-5.B (Use Standards for Temporary Structures and Uses) when applicable.</p>											

B. Use Standards for Temporary Structures and Uses. The following standards apply to temporary structures and uses designated as permitted (“P”) or permitted with temporary use permit (“T”) in the zoning districts noted in the “Use Standards” column of **Table 10-7-5-1. Temporary Structures and Uses**. Temporary uses may be located outdoors or within an enclosed building or structure.

1. Contractor Trailer. Duration. Contractor trailers shall be limited to the period of active construction of the project. Contractor trailers shall not contain accommodations for sleeping or cooking.
2. Farmers Market.
 - a. Schedule. The schedule for a farmers market will be determined as part of a temporary use permit, including number of days per week and overall duration of the event. A temporary use permit for a farmers market can be issued on an annual basis, which allows for a schedule of days per week and number of weeks per year.
 - b. Management Plan. A management plan for a farmers market shall be submitted that demonstrates the following.
 - (1) The on-site presence of a manager to direct the operation of vendors.
 - (2) An established set of operating rules, days and hours of operation, vendor set-up and take-down times, a maintenance plan, and provisions for waste removal.
 - (3) A site plan indicating vendor stalls, visitor facilities, seating areas, restrooms, and all entrances and exits to the site.
3. Garage or Yard Sale.
 - a. Permit Requirements. Except during Village-wide events, no garage or yard sale shall be conducted on any premises in a residential zoning district without a temporary use permit. The temporary use permit shall be posted in the front yard of the premises so it can be easily seen by the public.
 - b. Duration and Frequency. No garage or yard sale shall be conducted:
 - (1) For more than three consecutive days.
 - (2) Before 8:00 AM or after 9:00 PM.
 - (3) Within 12 months of another garage or yard sale conducted either on the same premises or by the same applicant, except during Village-wide events.
 - c. Location. No sale items or sales activities shall be located outside of the zoning lot.

- d. Signs. Signs for garage or yard sales shall be permitted in accordance with **§ 10-10 (Signs)**.
 - e. Amplification. No outdoor loudspeakers or other amplification equipment shall be used in connection with the sale.
4. Mobile Food Facility.
- a. Maintenance. The permit holder for a mobile food facility must keep the area clear of litter and debris during business hours and provide a trash receptacle for customer use if such receptacles are not already provided on site or in the right-of-way.
 - b. Outdoor Seating. Outdoor seating may be provided on the site, but no seating may be permanently installed.
 - c. Electrical Service. Electrical service may be provided only by temporary service through an electric utility or by an on-board generator.
 - d. Alcohol. The sale of alcohol is prohibited.
 - e. Water Connection. A permanent water or wastewater connection is prohibited.
 - f. Drive-Throughs. Drive-through service is prohibited.
5. Model Unit. Duration. Model units shall be limited to the period of active selling and/or leasing of space in the development, or six months after issuance of the final occupancy permit, whichever is less. Model units shall not be used for sleeping, bathing, or cooking purposes.
6. Temporary Outdoor Entertainment.
- a. Duration. Temporary outdoor entertainment shall be limited to a period of seven consecutive days.
 - b. Frequency. A maximum of two temporary outdoor entertainment permits may be issued per year for any lot.
 - c. Other Local Regulations. Temporary outdoor entertainment shall comply with the requirements of the Municipal Code (**Chapter 4: Exhibitions and Carnivals**) and other local regulations.
 - d. Temporary Use Permit Application. Approval of the temporary use permit shall be based on the adequacy of the lot area, provision of parking, traffic access, and public safety, as well as the absence of undue adverse impacts on adjacent properties. The temporary use permit application shall include the following:
 - (1) Site Plan. As part of the temporary use permit application, the operator of the event must submit a site plan to the Village prior to the event that illustrates the location of major site components and ingress and egress routes for emergency vehicles.
 - (2) Proof of State Inspection. The operator of the event shall provide proof that all amusement devices have been inspected and approved by the State of Illinois Department of Labor.
 - e. Bulk and Yard Requirements. Temporary outdoor entertainment is exempt from **§ 10-6 (Zoning District Regulations)**.
7. Temporary Outdoor Sale.
- a. Temporary Use Permit Application. Approval of a temporary use permit for a temporary outdoor sale shall be based on the adequacy of the lot area, provision of parking, traffic access, and public safety, as well as the absence of undue adverse impacts on other properties.
 - b. Duration. Temporary outdoor sale uses shall be limited to a period of up to 45 days. The Zoning Administrator may grant additional time or successive permits through the temporary use permit process.
 - c. Sidewalk Clearance. A minimum of four feet of sidewalk clearance must remain available for pedestrians in accordance with the Americans with Disabilities Act Accessibility Guidelines.
 - d. Storage. Merchandise must be stored inside the building during non-business hours.

8. Temporary Storage Container.

- a. Duration. Temporary storage containers shall be located on a lot for a period of no more than 45 consecutive days unless used in conjunction with an approved building permit.
- b. Frequency. A maximum of two instances of temporary storage container installation are allowed per year.
- c. Improved Surface. The temporary storage container shall be located on an improved surface. Containers shall not be permanently attached to the ground, have permanent utility service, or be stacked on top of one another.

§ 10-7-6 Environmental Performance Standards

All uses in all zoning districts shall comply with the performance standards established in this Section unless any federal, state, county, or local regulation establishes a more restrictive standard, in which case the more restrictive standard shall apply.

- A. Noise. No activity or use shall be conducted in a manner that generates a level of sound, as measured on another property, greater than that allowed by federal, state, county, and local regulations. These limits shall not apply to construction noises, noises emanating from safety signals or warning devices, noises not directly under the control of the owner or occupant of the property, and transient noises from moving sources, such as motor vehicles, railroads, and aircraft.
- B. Odor. No activity or use shall be conducted in a manner that generates odors of such intensity and character as to be harmful to the health, welfare, or comfort of the public. Any such use shall be stopped or modified so as to remove the odor.
- C. Dust and Air Pollution. Dust and air pollution carried by the wind from sources such as storage areas, yards, roads, equipment, and the like, within lot boundaries, shall be kept to a minimum by appropriate landscaping, screening, paving, wetting, or other acceptable means.
- D. Glare and Heat. No activity or use shall be conducted in a manner that generates glare or heat that may be detected at any point off the lot on which the use is located. Light sources shall be shielded so as not to cause a nuisance across lot lines.
- E. Vibration. No activity or use shall be conducted in a manner that generates earthborn vibration that can be detected at any point off the lot on which the use is located.
- F. Fire and Explosion Hazards. Materials that present potential fire and explosion hazards shall be transported, stored, and used only in conformance with all applicable federal, state, county, and local regulations.
- G. Electromagnetic Interference. Electromagnetic interference from the operation of any use that is not in compliance with the rules and regulations of the Federal Communications Commission must not adversely affect the operation of any equipment located off the lot on which such interference originates.
- H. Hazardous, Radioactive, and Toxic Materials. No activity or use shall produce hazardous, radioactive, or toxic material without prior notice to the Village. Notice shall be given to the Zoning Administrator at least 30 days before the operation is commenced. The transport, handling, storage, discharge,

clean up, and disposal of all hazardous, radioactive, or toxic materials, including waste, shall comply with applicable federal, state, county, and local regulations.

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.
 - 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.
 - 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.
- 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

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
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

Uses	Parking Requirement
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
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.
- 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.

- 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%

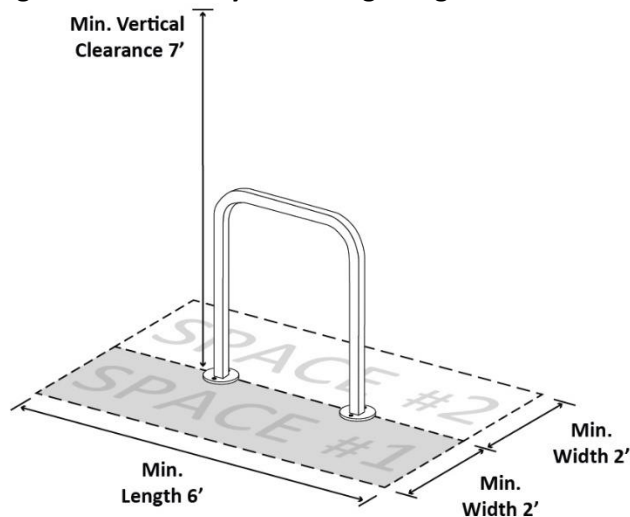
E. Special Shared Parking Study. As an alternative to the methodology established in § 10-8-4.D (Calculation), an applicant may submit a special shared parking study to the Zoning Administrator to demonstrate that the parking demand for two or more uses is less than the cumulative parking requirements 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		
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

Use	Minimum Number of Short-Term Bicycle Parking Spaces Required	Minimum Number of Long-Term Bicycle Parking Spaces Required
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

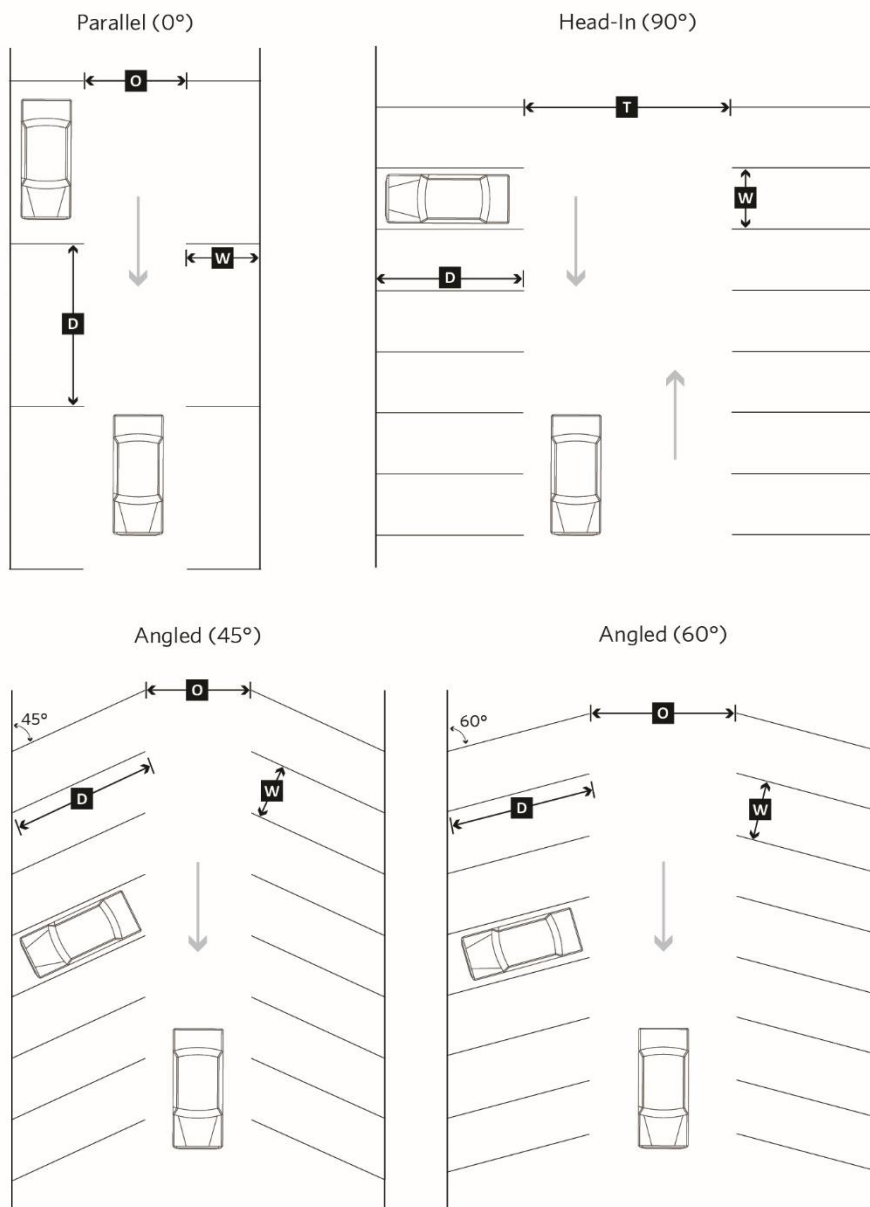
§ 10-8-6 Parking Design Standards

- 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



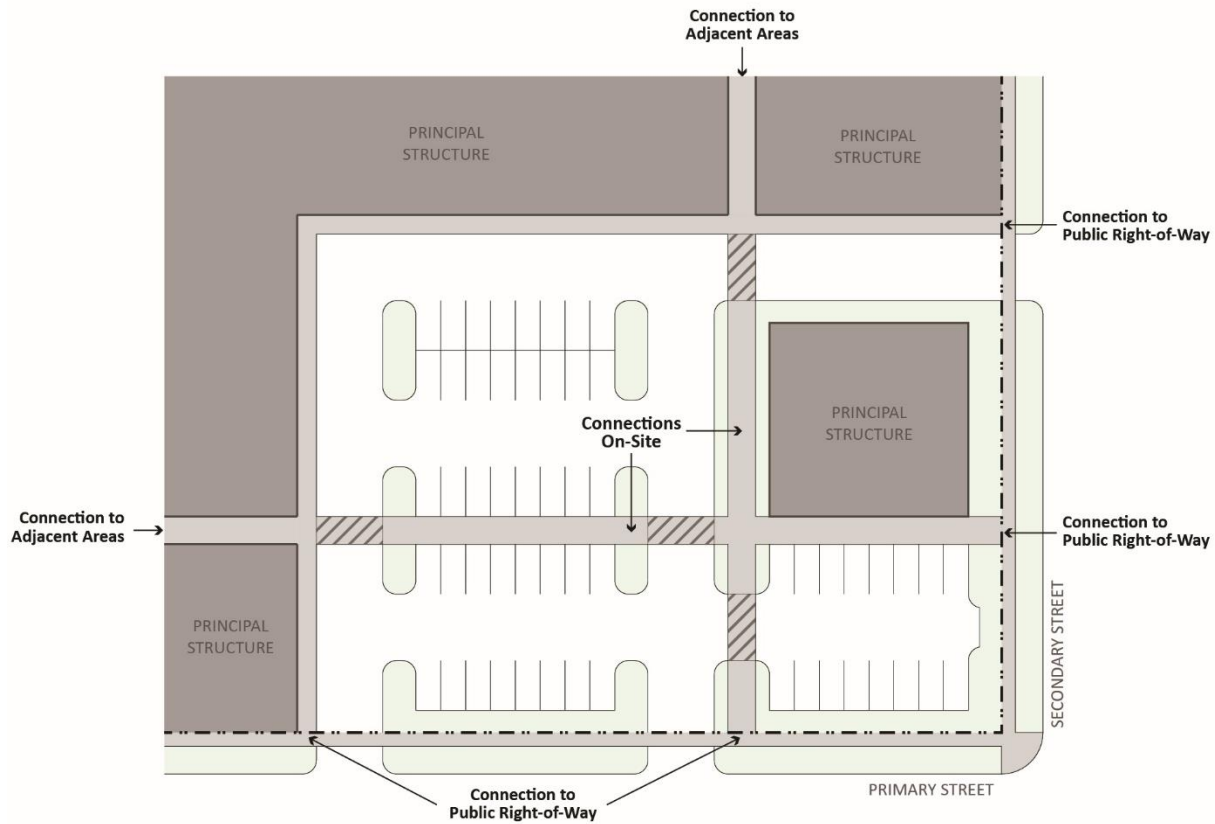
- B. Materials. All off-street parking lots, loading areas, drive-through facilities, and driveways shall be constructed using a hard surface, all-weather, dustless material.
1. Recycled Materials. Asphalt paving that is utilized for parking facilities is encouraged to contain a minimum of 20 percent 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.

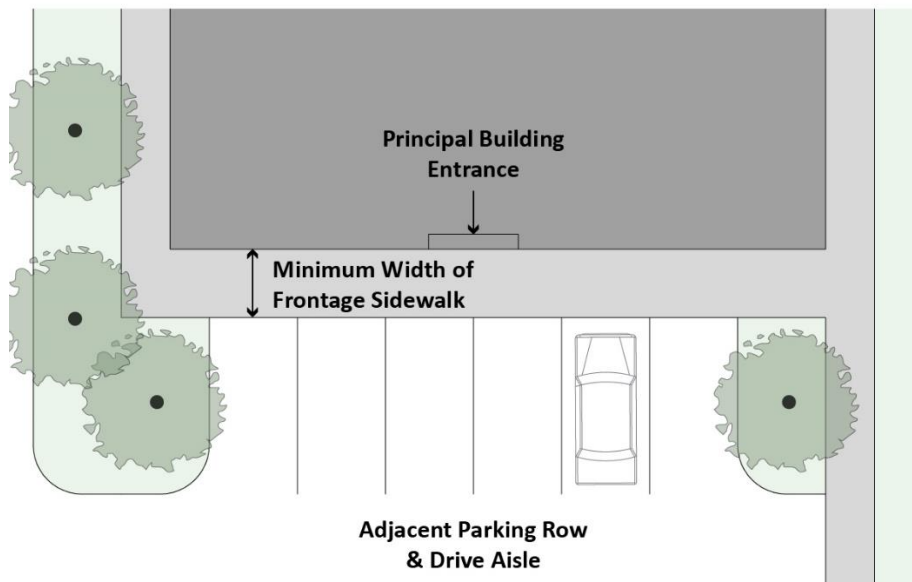
Figure 10-8-7-1. On-Site Pedestrian Circulation



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

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

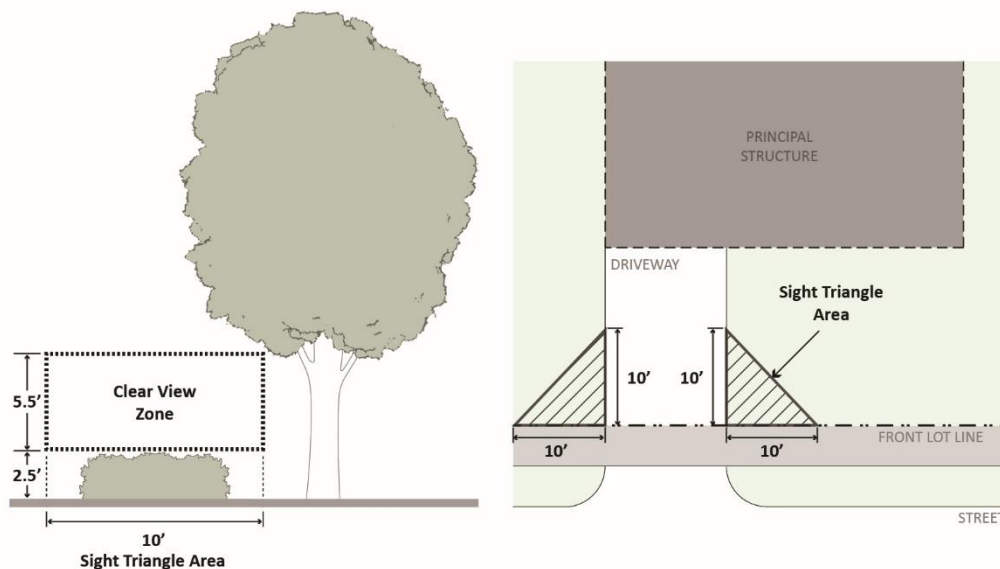
- A. Location. Driveways are permitted to encroach into the required front yard, corner side yard, interior side yard and/or rear yard, but shall be at least one foot from the interior side lot line, except when the driveway provides shared access for two adjacent properties. Driveways shall be essentially 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](#)).

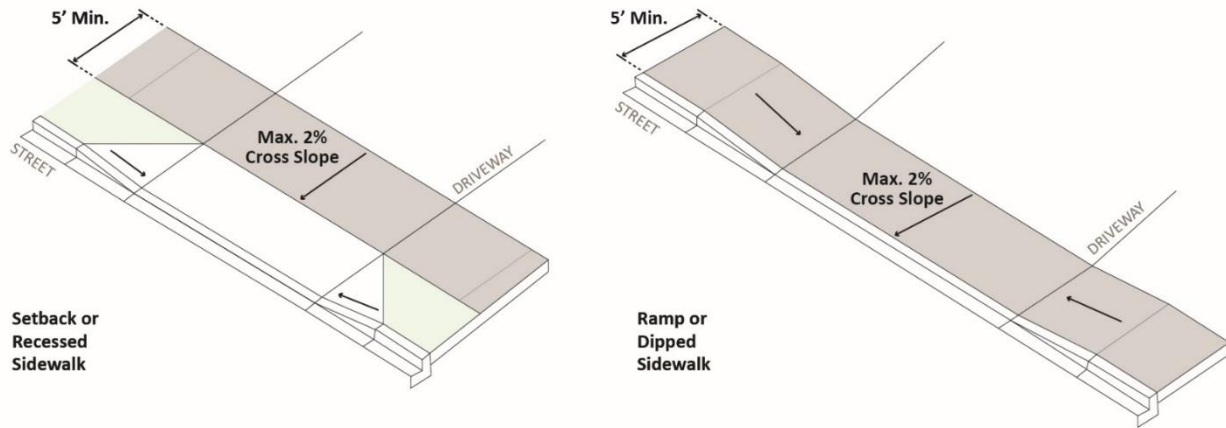
Figure 10-8-8-1. Visibility at Driveways



- 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.

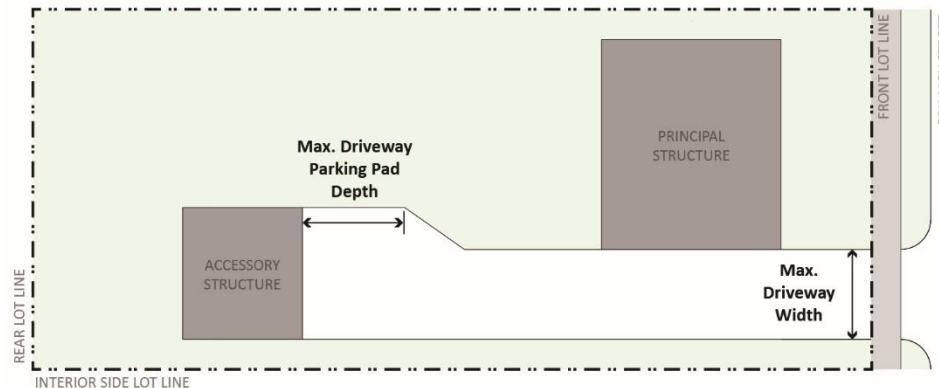
3. Slope. A sidewalk shall remain level across the driveway with a running slope not to exceed the grade of the adjacent roadway, and a cross slope not to exceed two percent. Refer to **Figure 10-8-8-2. Sidewalk and Driveway Intersection Designs**.

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



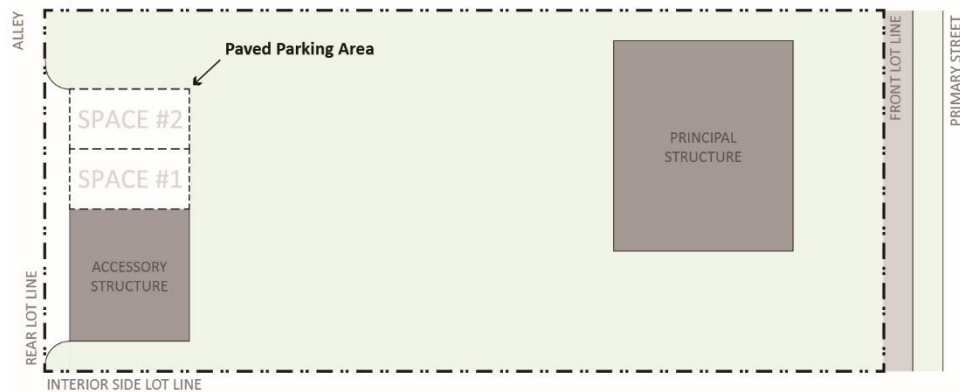
- G. Residential Driveways. The following standards apply to driveways for single-unit, two-unit, and townhouse dwellings.
 1. Driveway Parking. Vehicles are permitted to park on driveways provided that the vehicles do not encroach into rights-of-way.
 2. Alley Orientation. Where an alley exists adjacent 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 accessed from an alley at the rear of the lot and shall be located one foot or more from an interior lot line and three feet or less from the rear lot line. Refer to **Figure 10-8-8-4. Paved Parking Area**.

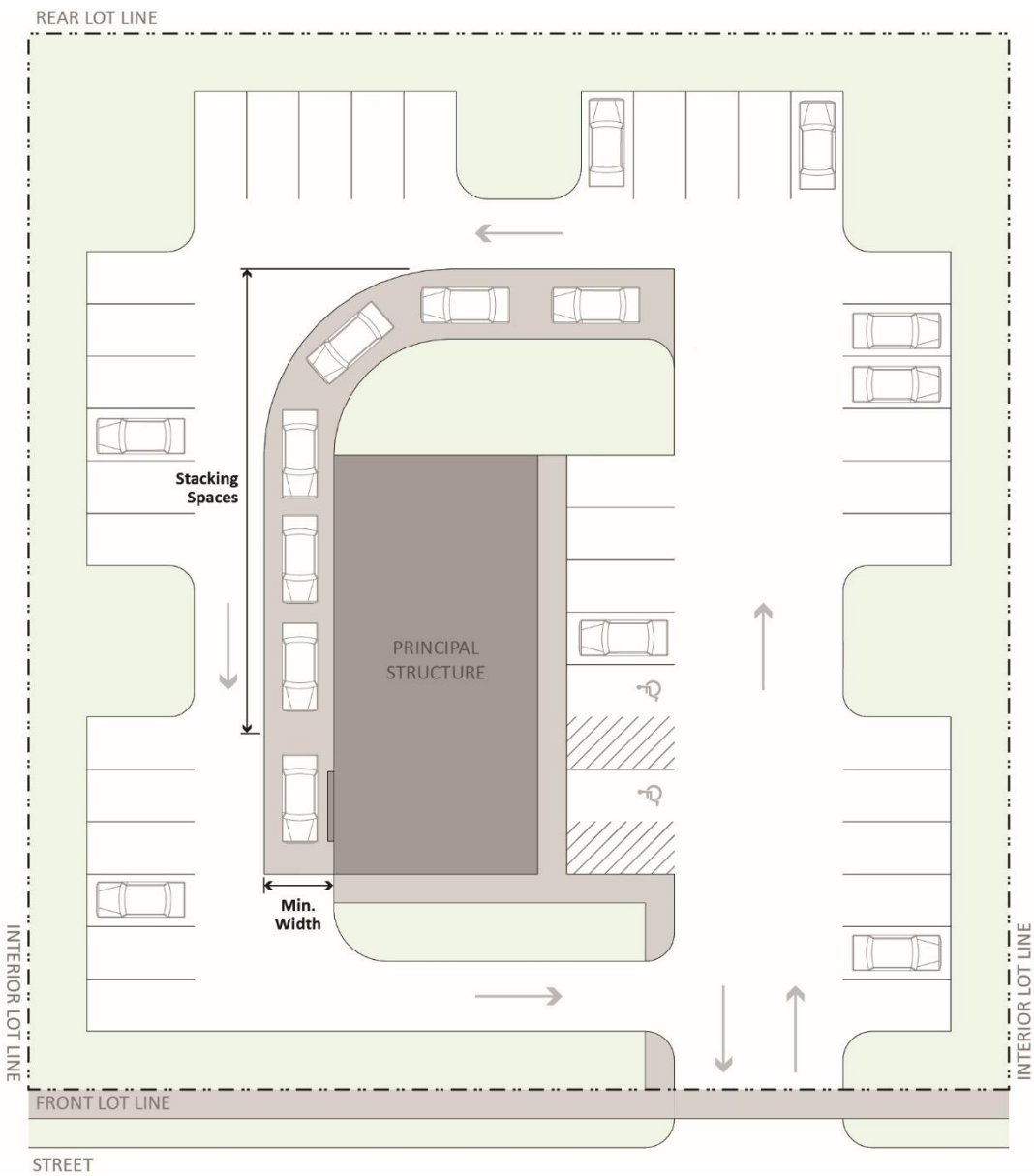
Figure 10-8-8-4. Paved Parking Area



§ 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

- 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

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

- § 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.
 - 1. 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.
 - 2. 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).
 - 1. 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).
 - 2. Contents. The landscape plan shall contain the following:

- a. Location and dimensions of all existing and proposed structures, parking spaces, landscape islands, buffer yards, street lights, utilities, easements, and other site elements.
 - b. 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)).
 - c. Location, quantity, size, spacing, and name, both botanical and common, of all proposed plant material including the type of tree stock.
 - d. Planting details and best management practices for all plantings, including type, depth and quantity of soil.
 - e. Existing and proposed grading of the site indicating contours at one-foot intervals.
 - f. Elevations of all fences and retaining walls proposed for the site.
 - g. Location of snow storage areas.
 - h. Construction information, including the location of temporary roads, access points for construction equipment, staging areas, material storage areas, and other related information.
 - i. 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

- 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

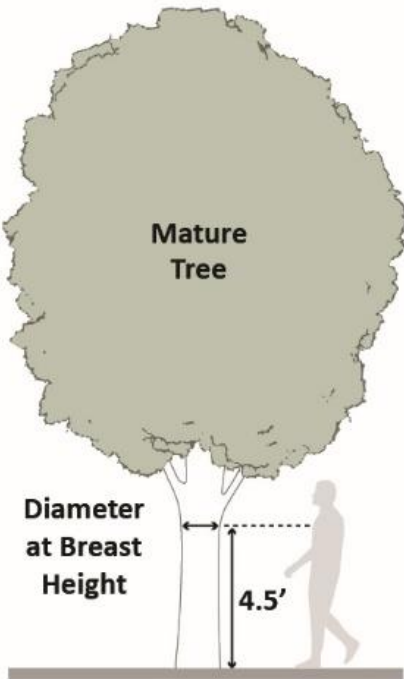


Table 10-9-2-1. Tree Replacement Rates

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

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

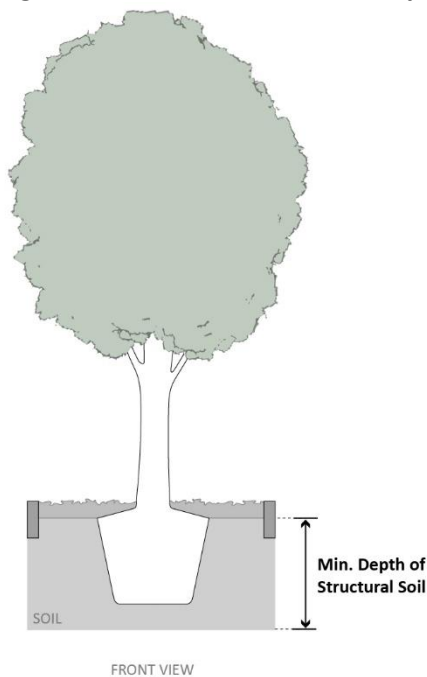
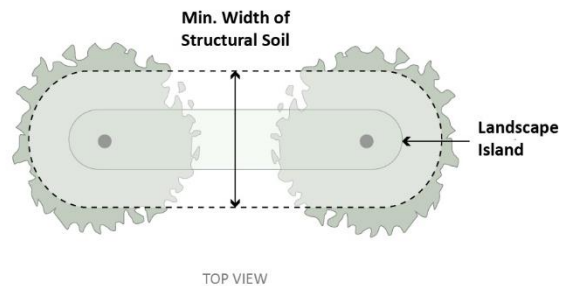


Figure 10-9-3-2. Planting Bed Width



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.

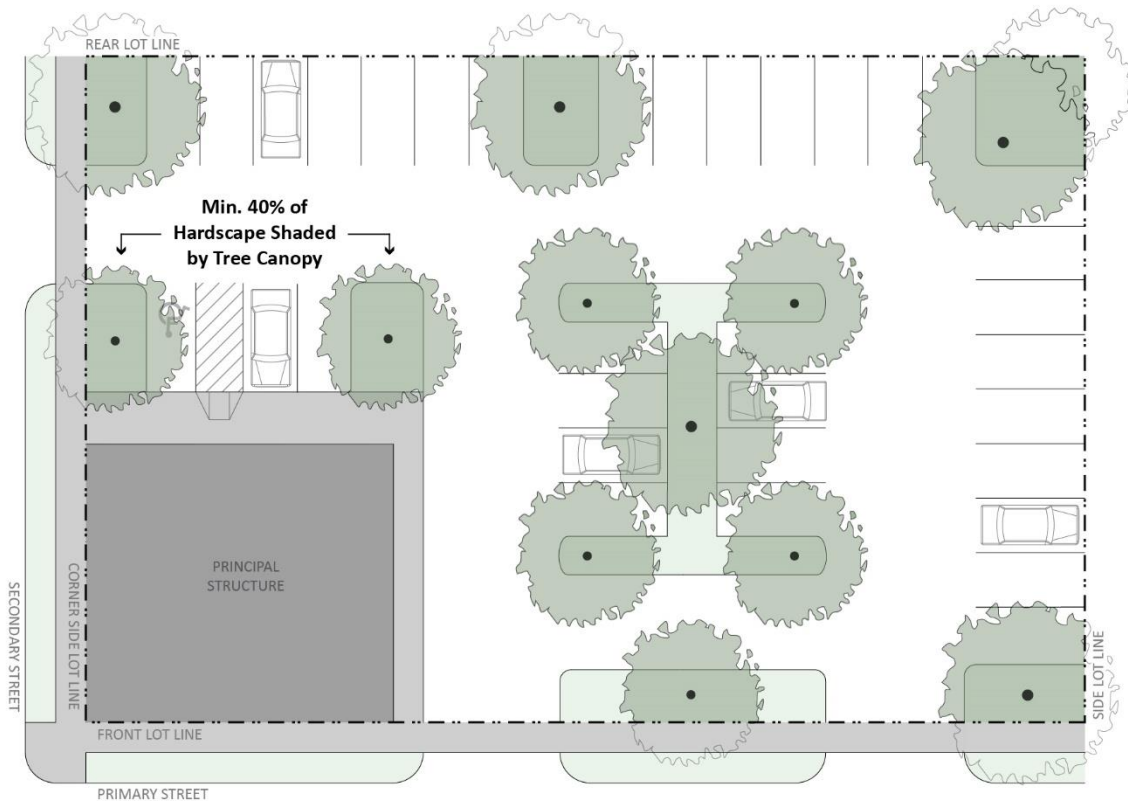
§ 10-9-4 Street Trees

- 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.
- 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

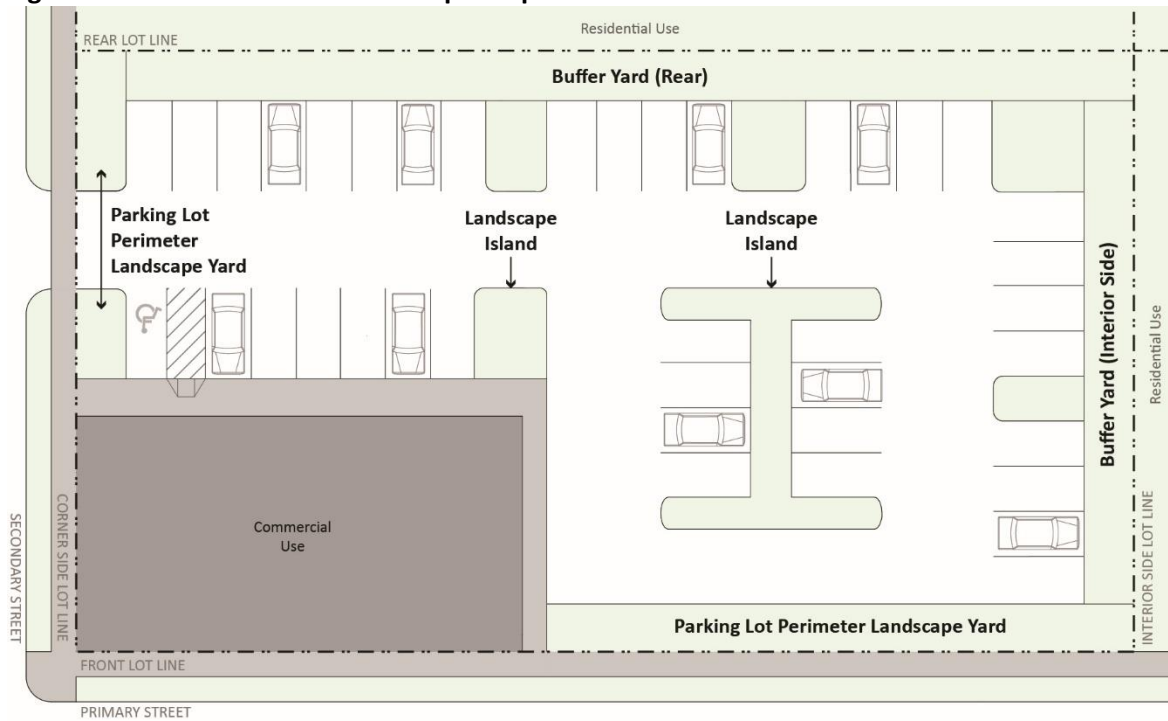
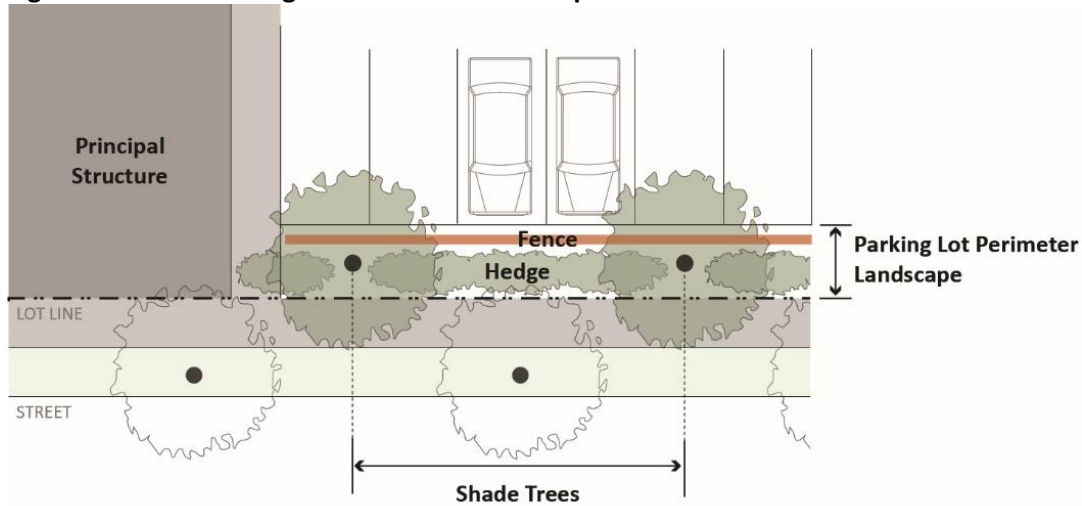


Figure 10-9-5-3. Parking Lot Perimeter Landscape



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.
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.
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

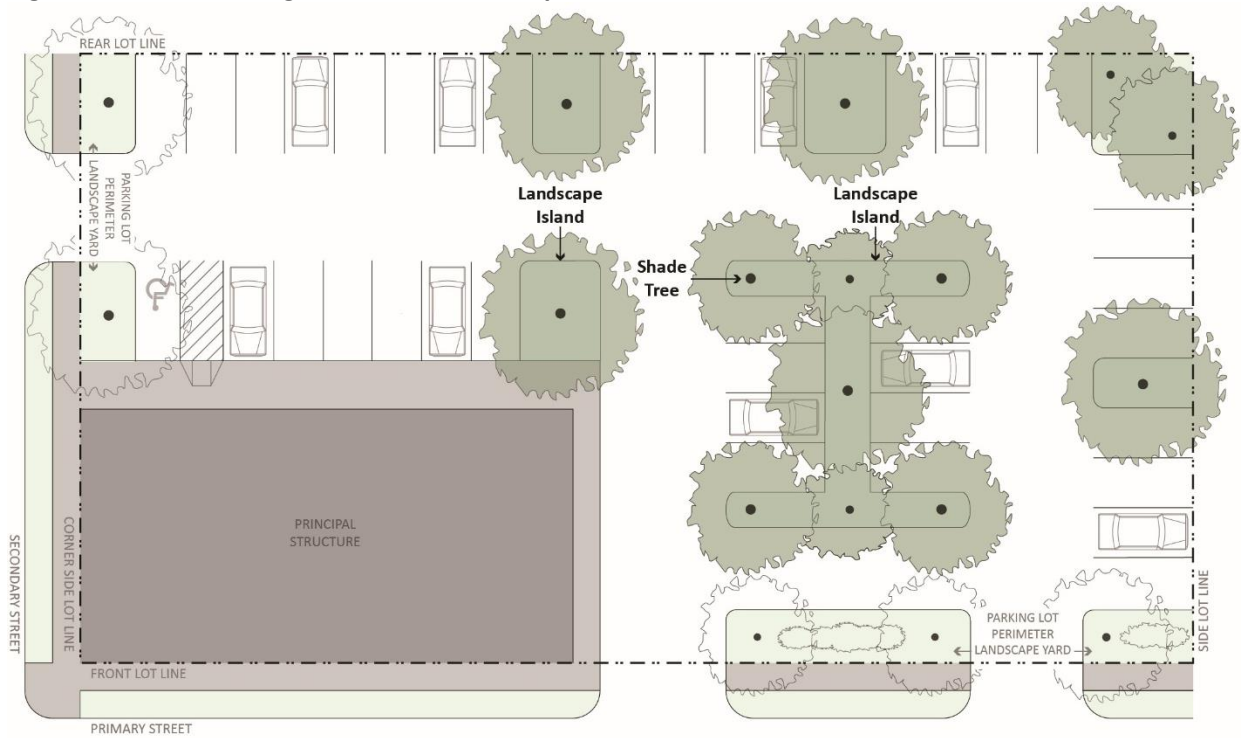
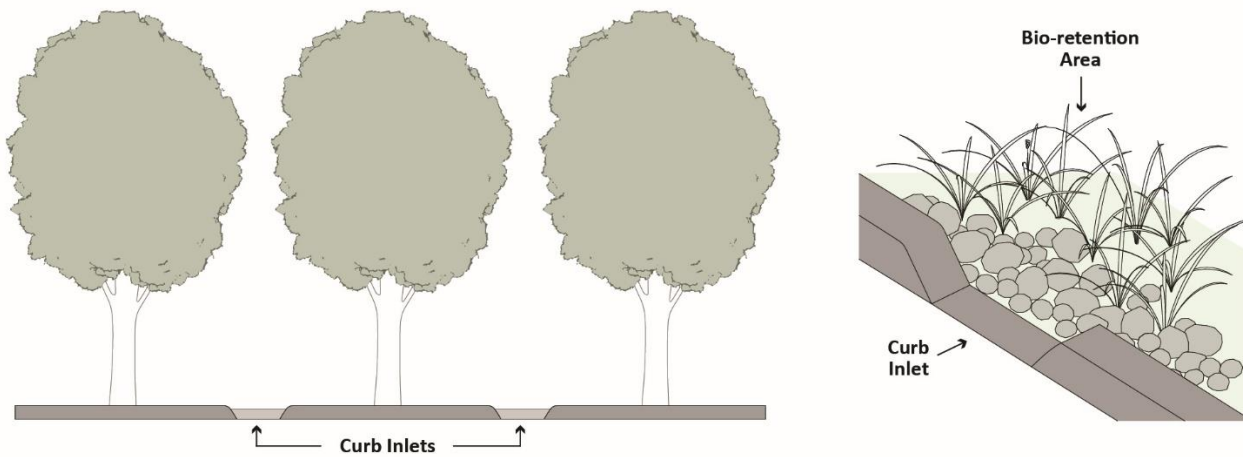


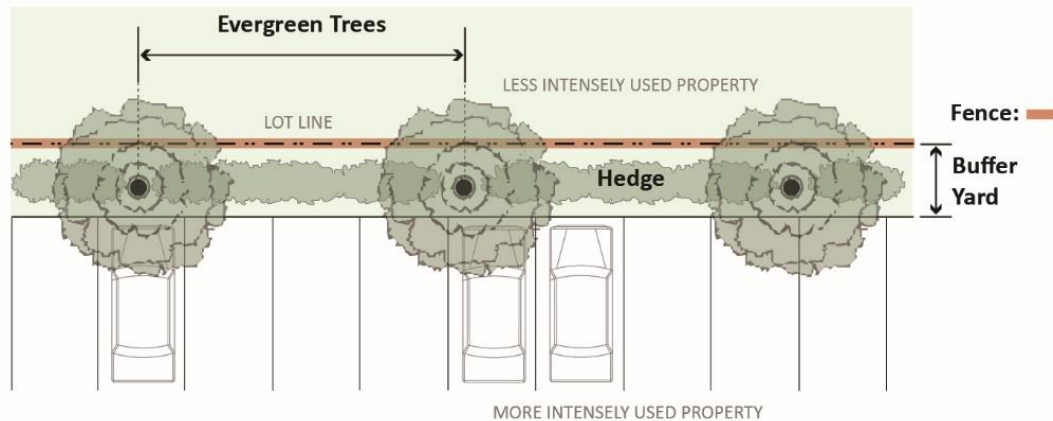
Figure 10-9-5-5. Curb Inlet Design



§ 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.
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.

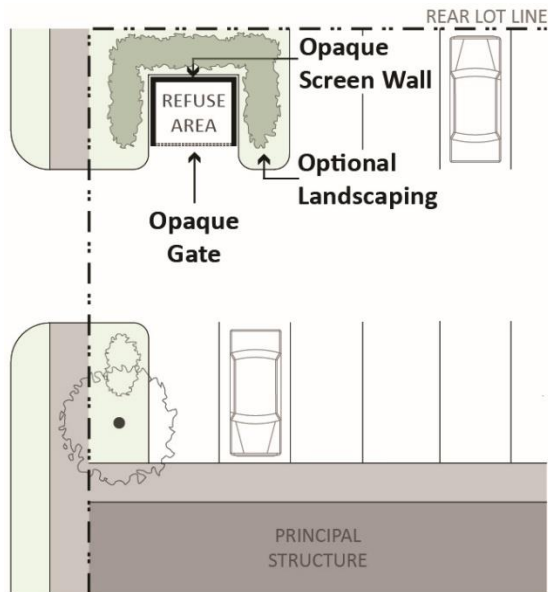
Figure 10-9-6-1. Buffer Yards



§ 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

- 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.
- 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.
- 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

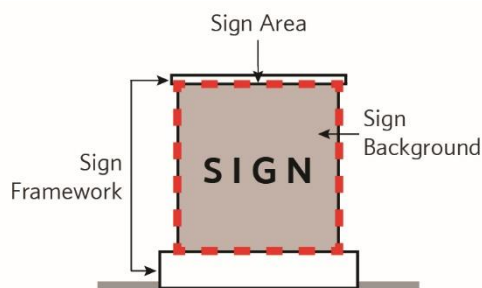
The following standards shall control the measurement of sign area and sign height.

- 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

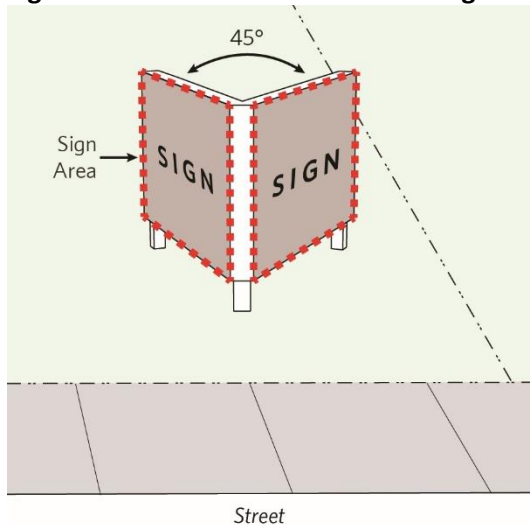


Measuring a Sign on a Background



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

- 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.

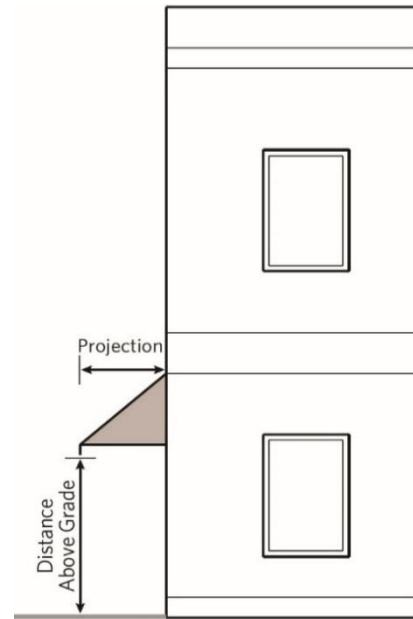
○ = Permitted for non-residential uses and multi-unit dwelling uses, subject to the conditions of this chapter.

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

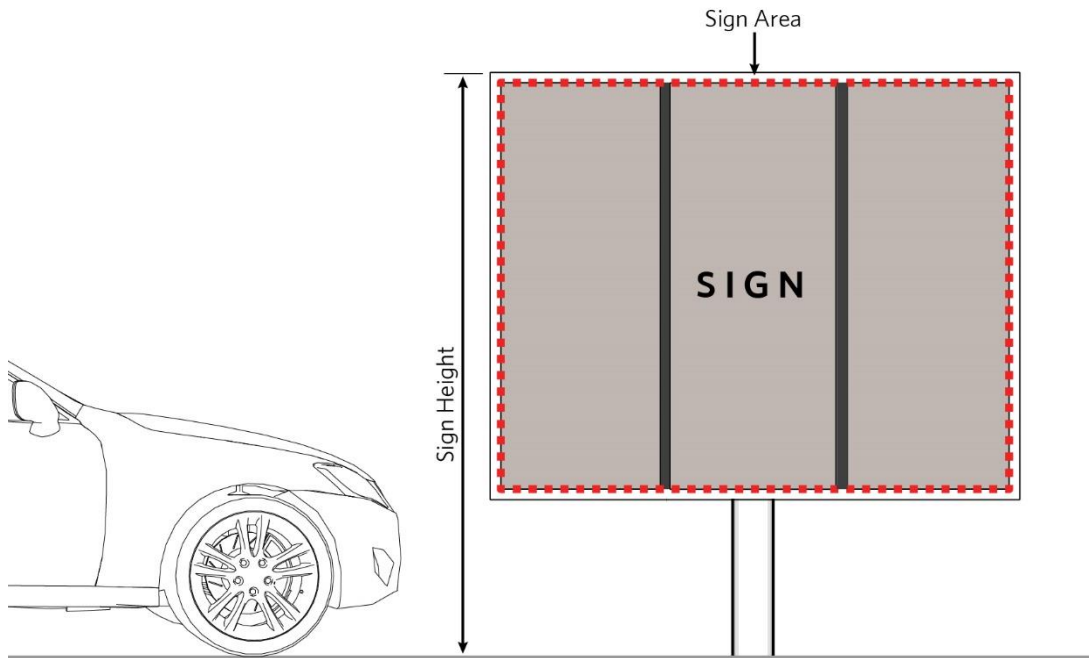
2. Canopy-Mounted Signs. Refer to [Figure 10-10-5-2. Canopy-Mounted Sign](#).
- a. Location.
 - (1) Canopy-mounted signs are allowed in the C-1, C-2, I-1, and I-2 Districts, and in all residential districts for non-residential uses and multi-unit dwelling uses.
 - (2) The canopy upon which the canopy-mounted 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



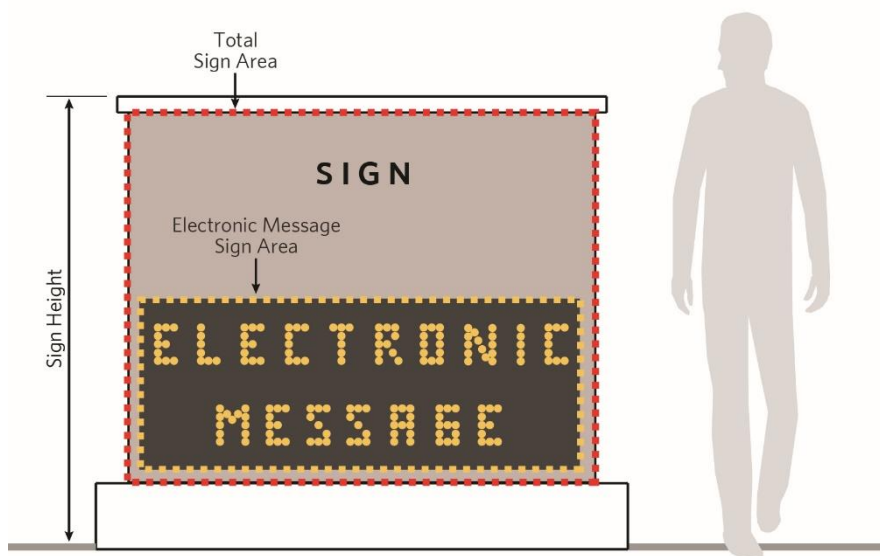
3. Drive-Through Signs. Refer to **Figure 10-10-5-3. Drive-Through Sign**.
- a. Location.
 - (1) Drive-through signs are allowed for any drive-through establishment.
 - (2) Drive-through signs shall be located a minimum of 15 feet from the lot line of any lot in a residential zoning district.
 - b. Quantity. 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



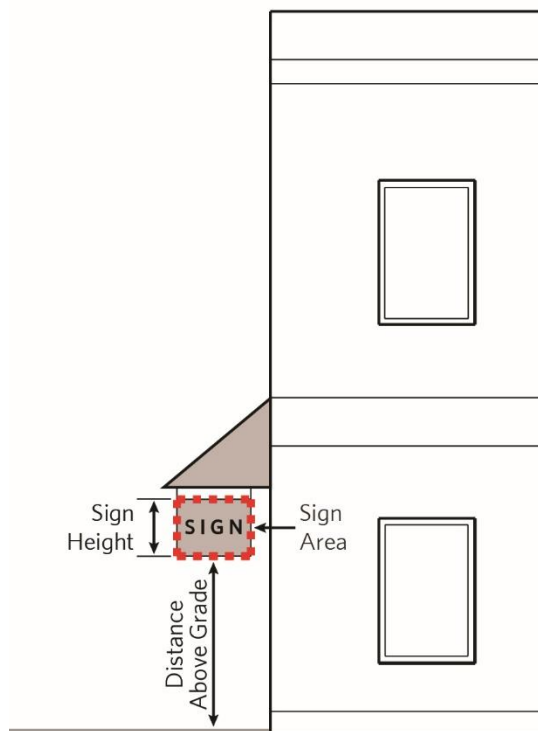
4. Electronic Message Signs. Refer to **Figure 10-10-5-4. Electronic Message Sign.**
- a. Location.
 - (1) Electronic message signs are allowed in the C-1 District and in all residential districts for parks, schools, libraries, and places of worship only.
 - (2) Electronic message signs shall be allowed 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, strobes, 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



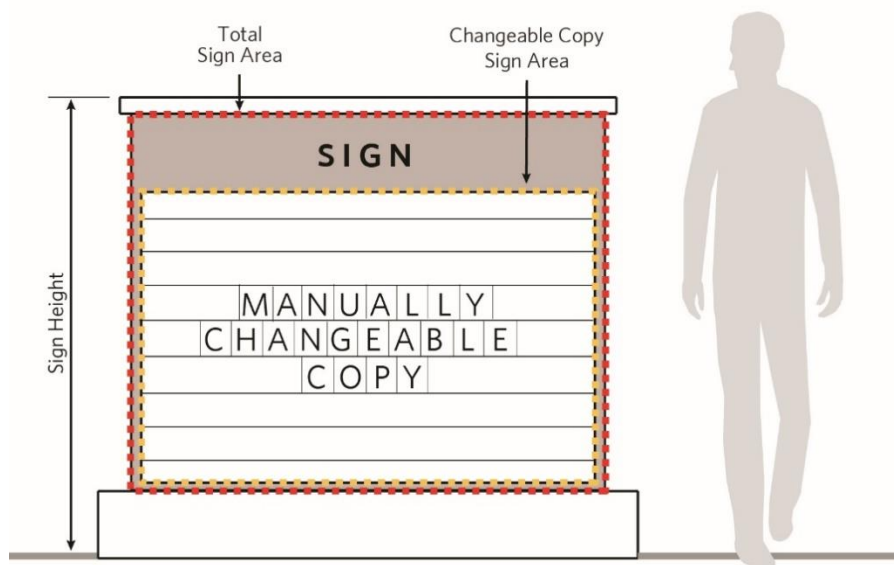
5. Hanging Signs. Refer to **Figure 10-10-5-5. Hanging Sign**.
- a. Location.
 - (1) Hanging signs are allowed in the C-1 and C-2 Districts.
 - (2) The hanging sign shall be located entirely underneath the awning or canopy to which it is attached. Hanging signs shall not be attached to marquee signs.
 - 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.

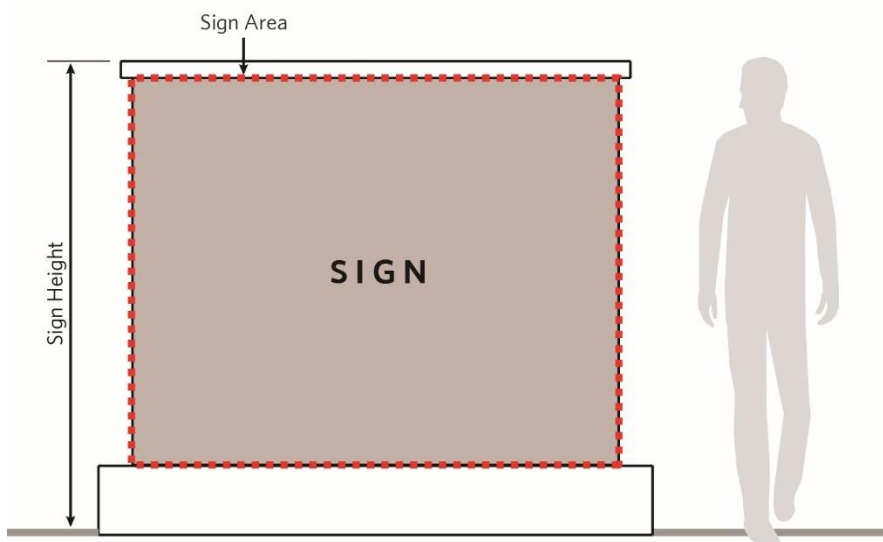
d. Components. An electronic message sign or manually changeable copy sign is allowed as a component of a monument sign, in accordance with **§ 10-10-5.B.4 (Electronic Message Signs)** and **§ 10-10-5.B.6 (Manually Changeable Copy Signs)**.

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.

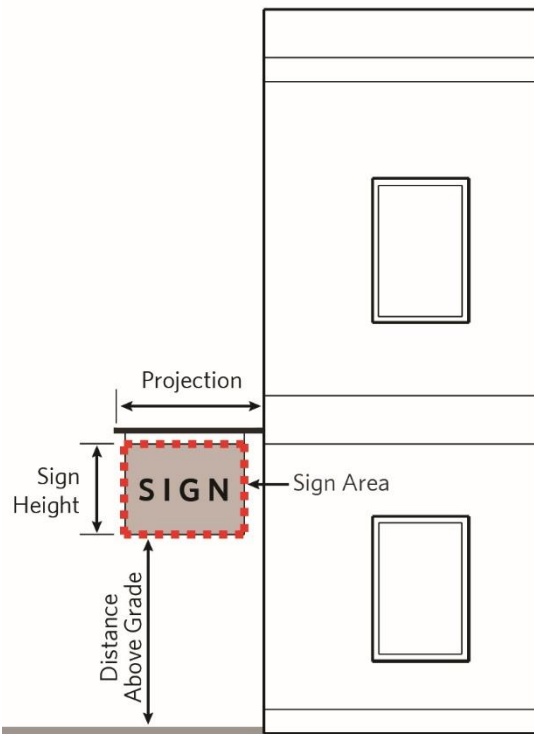
b. Quantity. One projecting sign is allowed per street frontage per tenant located on the ground floor.

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).**

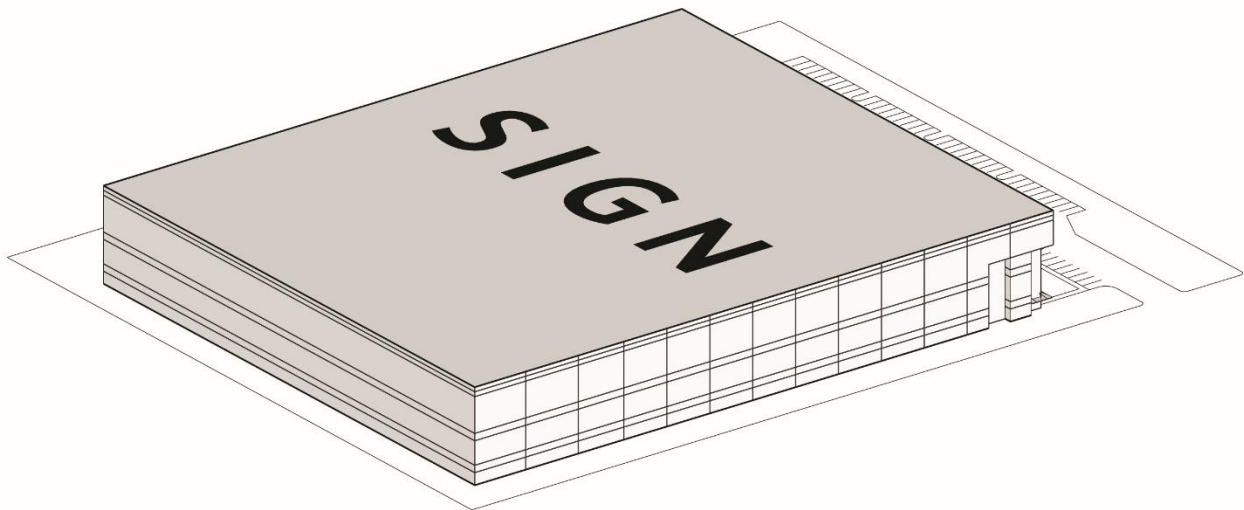
Figure 10-10-5-9. Projecting Sign



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)



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.

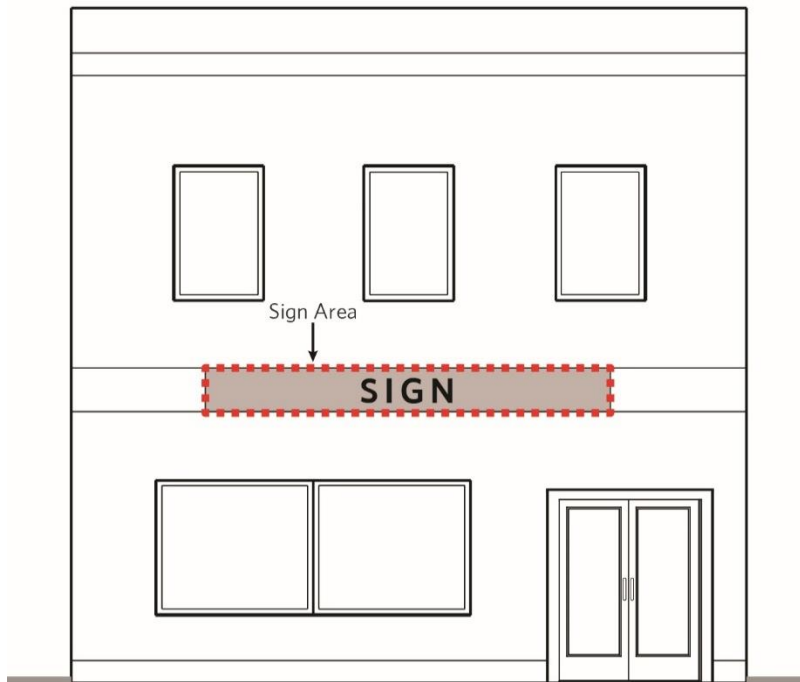
- (1) One wall sign is allowed per street frontage per tenant.
- (2) One additional wall sign is allowed per tenant on the side or rear façade of the building.

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.

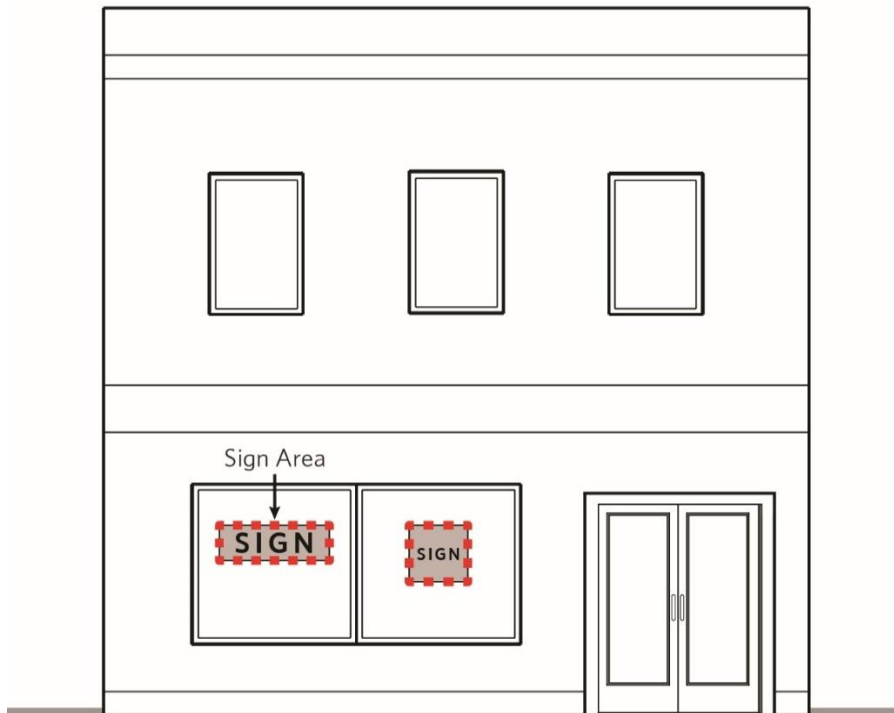
d. Illumination. Internally and externally illuminated wall signs are allowed only in accordance with **§ 10-10-2.D (Illumination)**.

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.
 - 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.
 - 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.
 - 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.
 - (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.

- (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.
 - (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.
 - 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

§ 10-11-1 Purpose

§ 10-11-2 Definition of Terms

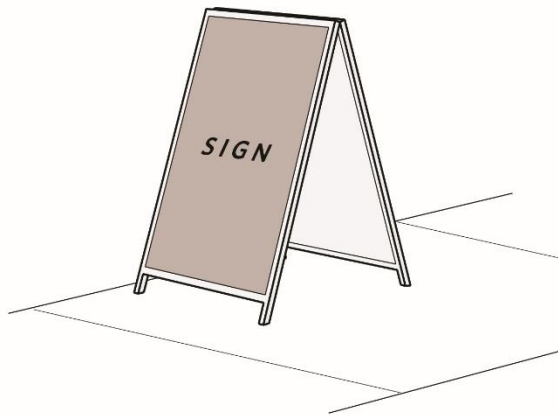
§ 10-11-1 Purpose

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



Accessibility Ramp: An inclined structure that allows increased access to a building or structure.

Accessory Dwelling Unit (ADU): A small, self-contained residential dwelling unit often referred to as a mother-in-law suite, or a granny flat, that is secondary to a larger residential dwelling unit located on the same zoning lot.

Accessory Structure: A structure located on the same lot as a principal structure, and that is subordinate in structure and use to the principal structure.

Accessory Use: A use located on the same zoning lot as a principal use that is subordinate to the principal use.

Addition: Construction that increases the size of a building or structure in terms of height, length, depth, width, floor area, or impervious coverage.

Adjacent: Property or a right-of-way that touches a lot line of the subject property or is separated by a public alley. Properties shall not be considered adjacent to one another if a street separates the properties.

Administrative Adjustment: Authorization granted by the Zoning Administrator to allow development that deviates from the specific regulations of this Chapter within a narrowly defined set of circumstances.

Adult Cabaret: An establishment that features any of the following: persons who appear nude or seminude; live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of “Specified Anatomical Areas” or the conduct or simulation of “Specified Sexual Activities”; or films, motion pictures, videos, slides, computer displays, or other visual representations or recordings that emphasize “Specified Anatomical Areas” or “Specified Sexual Activities.”

Adult Store: An establishment having a substantial or significant portion of its sales or stock in trade devoted to books, magazines, periodicals, other printed matter, instruments, novelties, devices, paraphernalia, films, motion pictures, videos, digital materials, or other visual representations that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to “Specified Sexual Activities” or “Specified Anatomical Areas.” This shall include any establishment with a segment or section devoted to the sale or display of such materials, or an establishment that publicly claims itself as a purveyor of such materials based upon its signage, advertising, displays, actual sales, presence of booths, or any other factors showing the establishment’s primary purpose is to purvey such material.

Adult Theater: An establishment that, as a substantial or significant portion of its business, presents films, motion pictures, videos, digital materials, or other visual representations that are distinguished or characterized by an emphasis on matter depicting, describing, or relating to “Specified Sexual Activities” or “Specified Anatomical Areas.”

Adult Use: “Adult Use” shall include “Adult Cabarets,” “Adult Stores,” “Adult Theaters,” and other similar uses.

Alley: A narrow public or private right-of-way that provides a means of access to adjacent properties typically located at the side or rear of a lot.

Alteration: A change in the supporting members of a building or structure, such as bearing walls, partitions, columns, beams, or girders, or a substantial change to the roof or exterior walls.

Animal Boarding, Hospital, or Shelter: An establishment where pet animals are temporarily boarded, treated for illness or injury, and/or temporarily cared for while permanent homes are found for them.

Antenna: A linear antenna designed to send and/or receive television, radio, communication, data, or other similar signals from other antennas.

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

Apiary: An enclosure used to house bees.

Arbor: A freestanding structure that serves to support climbing plants, often used to define an access point to a garden.

Assisted Living Facility: A residential facility that provides daily assistance and long-term residence for three or more disabled and/or elderly individuals, but does not provide regular in-patient medical or nursing care. Such facilities provide a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individuals who need help with common daily activities, such as dressing, grooming, and bathing. An “Assisted Living Facility” does not include “Community Residence,” “Independent Living Facility,” or “Nursing Home.”

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: A roof-like cover, often constructed of flexible fabric and/or metal, which projects from the wall of a structure over a window, sidewalk, or door and is designed for protection from the weather or as a decorative element.

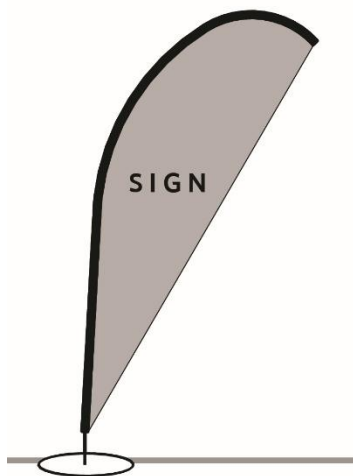
Awning Sign: A sign that is displayed on an awning.

Balcony: A platform that projects from the exterior wall of a building, which is exposed to the open air, has direct access to the interior of the building, and is not supported by columns extending to the ground.

Ball Court: A paved area used to play sports and/or games.

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.”

Banquet Hall: An establishment that provides accommodations for private functions, such as weddings, anniversaries, or other similar celebrations. Such use may include facilities for the preparation of food, sale of alcoholic beverages for on-premises consumption, and outdoor reception facilities.

Bar/Tavern: An establishment that sells alcoholic beverages for consumption on the premises, and may serve food for consumption on the premises in a manner that is incidental to the sale of alcoholic beverages.

Basement: A portion of a building located partly underground that has no more than one half of its height above grade.

Bay Window: A window built to project outward from an exterior wall, often with a flat front and angled sides.

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.

Block: Land bounded on all sides by street rights-of-way, utility rights-of-way, and/or physical barriers such as bodies of water or public open spaces.

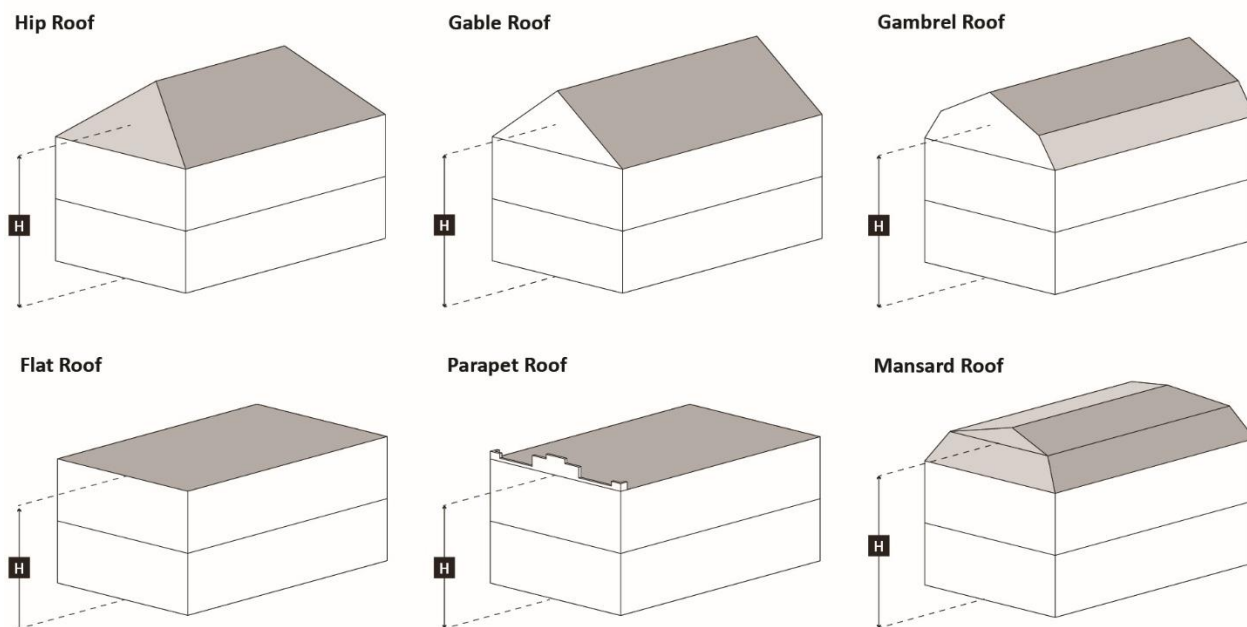
Blue Roof: A roof that is designed to store and discharge rainfall.

Body Art Establishment: An establishment that provides physical body adornment, alteration or modification that may include, but shall not be limited to, tattooing, piercing, branding, braiding, implantation, or scarification.

Building: A structure with substantial walls and a substantial roof that is securely affixed to land and separated on all sides from similar structures by space or by walls that do not have communicating doors, windows, or similar openings.

Building Height: The vertical distance measured from the mean average elevation of finished grade within twenty feet of the front building line to the mean point between the eaves and the ridge for a building with a hip, gable, or gambrel roof; to the highest point of a flat roof; and to the deck line for a building with a mansard roof. Regardless of roof type, the following projections shall not be included when determining building height: chimneys, towers, spires, steeples, parapet walls, staircase enclosures, elevator enclosures, tanks, cooling towers, green roofs, blue roofs, mechanical equipment, and similar projections. See [Figure 10-11-2-1. Building Height and Roof Types](#).

Figure 10-11-2-1. Building Height and Roof Types



Building Line. A line measured at the building wall of a structure that is parallel or nearly parallel to a lot line. For the purposes of establishing a building line, the building wall does not include permitted encroachments of architectural features, such as bay windows, eaves, stairs, and stoops.

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: A rigid roof-like cover, often constructed of metal and/or glass, which projects from the wall of a structure over a window, sidewalk, or door and is designed for protection from the weather or as a decorative element. A canopy may include ground-mounted support posts.

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.

Car Wash: An establishment engaged in the cleaning or detailing of motor vehicles, recreational vehicles, and/or other similar vehicles whether automatic or by hand.

Cemetery: Land used for the burial of the dead, which may include offices, structures for performing religious ceremonies related to the entombment of the deceased, and related accessory structures for the storage of maintenance equipment.

Chicken Coop: An enclosure used to house chickens.

Chimney: A vertical structure used to remove smoke and combustion gases from a building that is often of masonry construction.

Club, Lodge, or Hall: A meeting, recreational, or social facility established for the use of the members and guests of a non-profit or private organization.

College or University: A facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. "College or University" includes ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses.

Commercial Vehicle: A motor vehicle operated for the transportation of people or material as part of a commercial enterprise.

Community Garden: Land that is collectively cultivated and maintained by a group of people.

Community Residence: A group residence consisting of a group home or specialized residential care home that is licensed, certified, or accredited by the appropriate state or federal agencies. Such residence shall serve as a single housekeeping unit for the housing of unrelated people with functional disabilities who share responsibilities, meals, social activities, and other aspects of residential living. "Community Residence" does not include "Assisted Living Facility," "Independent Living Facility," "Nursing Home," or "Residential Care Facility."

Compost Bin: A container used to store and break down organic matter to produce material that facilitates fertilizing and conditioning soil.

Comprehensive Plan. The comprehensive plan of the Village of Bensenville.

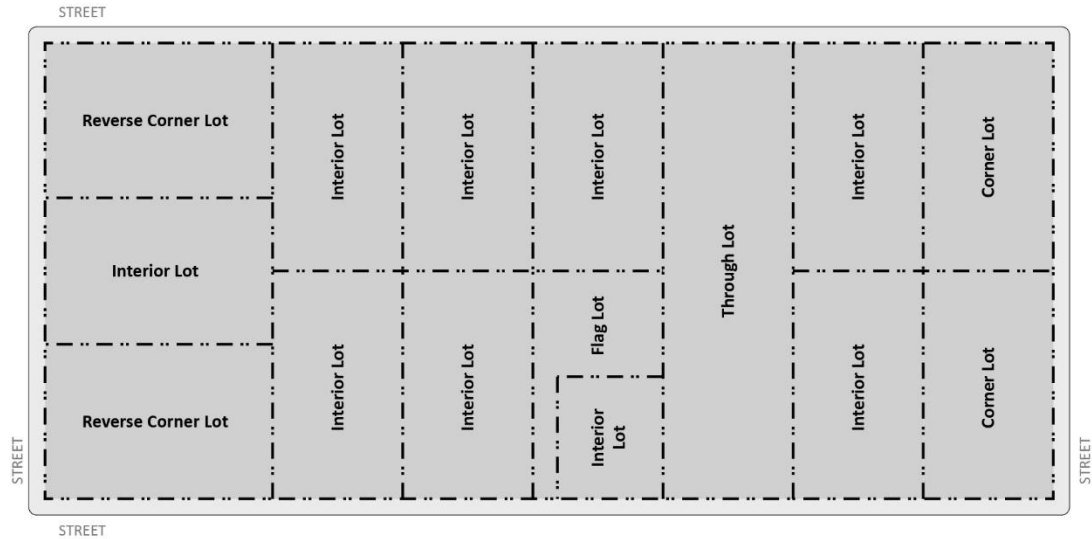
Conforming Structure: A structure that complies with the bulk and setback regulations of this Ordinance for the zoning district in which such structure is located.

Conforming Use: A use that complies with the use regulations of this Ordinance for the zoning district in which such use is located.

Contractor Trailer: A portable building or structure that may include office space and/or facilities for equipment storage for a construction project.

Corner Lot: A parcel of land located at the intersection of two or more streets that has more than one street frontage, or a lot located at the bend of one street that has an interior angle no greater than 135 degrees. See [Figure 10-11-2-2. Lot Types](#).

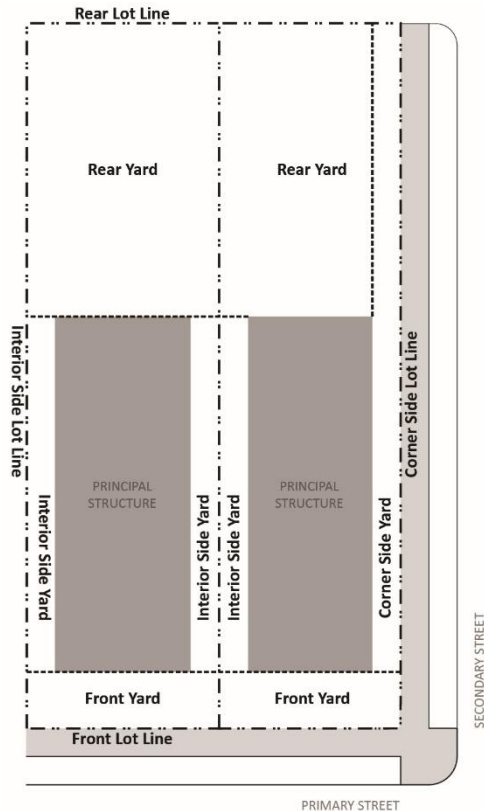
Figure 10-11-2-2. Lot Types



Corner Side Façade: Any façade that faces and is most closely parallel to the corner side lot line.

Corner Side Lot Line: The boundary of a lot that is approximately perpendicular to the front and rear lot lines, which separates the longest street right-of-way frontage of a corner lot from the street right-of-way. Refer to [Figure 10-11-2-3. Lot Lines and Yards.](#)

Figure 10-11-2-3. Lot Lines and Yards



Corner Side Yard: The area on a lot extending from the corner side façade of a building to the corner side lot line between the front yard and the rear lot line. Refer to [Figure 10-11-2-3. Lot Lines and Yards.](#)

Cornice. A projecting horizontal architectural feature, often located on the wall of a building or structure below the roofline.

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

Cultural Facility: A use that provides cultural services including, but not limited to, museums, cultural centers, historical societies, and libraries.

Currency Exchange: An establishment engaged in providing services to cash checks, issue money orders, and prepare cashier's checks for a fee. "Currency Exchange" does not include "Financial Institution" or "Payday or Title Loan Establishment."

Day Care Center: An establishment providing care for more than three adults or children in a protective setting for less than 24 hours per day that is not located within a residential dwelling unit. "Day Care Center" does not include day care programs operated by an "Elementary, Middle, or High School" or a "Place of Worship."

Day Care Home: A facility within a residential dwelling unit that provides care for adults or children, including the family's natural or adopted children, in a protective setting for less than 24 hours per day.

Day Labor Center: An indoor establishment where assignments for occasional or irregular employment are made, characterized by the daily gathering of workers generally seeking low-skilled manual labor. "Day Labor Center" does not include "Professional Office."

Deck: A roofless outdoor platform often constructed of wood or composite wood that is elevated from the ground and connects to the exterior wall of a building.

Development: Any human-made change to improved or unimproved real estate, including but not limited to construction of or substantial improvements to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Dog Run: An enclosed area located within a yard that provides space for a dog to exercise.

Drive-Through Facility: A facility used to provide products or services through a window, attendant, or automated machine to people in motor vehicles. A "Drive-Through Facility" may be established in combination with other uses, such as a "Financial Institution," "Personal Services Establishment," "Restaurant," or "Retail Goods Establishment." A "Drive-Through Facility" shall not be considered to be established in combination with a "Car Wash," "Gas Station," or "Motor Vehicle Repair and/or Service."

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

Driveway: An unobstructed area that provides access to a parking or loading space.

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.

Dwelling Above the Ground Floor: A dwelling unit located on the upper floor of a building that contains non-residential uses on its ground floor.

Dwelling Unit: A structure, or portion thereof, designed for residential purposes as a single housekeeping unit that provides independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. "Dwelling Unit" does not include "Hotel/Motel," "Model Unit," recreational vehicle, mobile home, trailer, tent, or portable building.

Easement: Land that has been designated by lawful agreement between the owner of the land and another person for a specified use by such person.

Eave: The projecting lower edge of a roof that overhangs the wall of a building.

Electrical Generator: A device that generates electrical power.

Electrical Vehicle Charging Station: A location used to supply energy to electric vehicles.

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.”

Elementary, Middle, or High School: A public or private educational facility offering instruction to preschool, elementary school, middle school, junior high school, and/or high school students with a full range of curricular programs.

Encroachment: The location of a structure within a required setback.

Environmental Performance Standards: Criteria established to regulate noise, odor, dust, air pollution, glare, heat, vibration, fire, explosion hazards, or hazardous materials generated by the use of land or buildings.

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.

Façade: The exterior face of a building, including, but not limited to, the wall, windows, windowsills, doorways, and design elements.

Farmers Market: An outdoor market located in a designated area for the sale of agricultural products, such as fruits, vegetables, juices, flowers, plants, herbs, spices, dairy goods, meats, by the vendors who typically produce such items. “Farmers Markets” typically offer for sale items such as baked goods, arts and crafts, and other value-added goods.

Fence: A barrier typically constructed of treated wood, simulated wood, PVC, steel, or a combination of materials, that is erected to separate, screen, or enclose an area that may have one or more gates.

Financial Institution: A bank, credit union, or savings and loan office, or an automated teller machine established by such an entity. “Financial Institution” does not include “Currency Exchange” or “Payday or Title Loan Establishment.”

Fire Escape: A structure located on the exterior wall of a building that is used to escape in case of a fire or other emergency.

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

Flagpole: A ground-mounted or building-mounted structure used to display a flag.

Flag Lot: A lot where the vast majority of the lot can only be accessed from the right-of-way by means of a narrow strip of land between adjacent lots. See [Figure 10-11-2-2. Lot Types](#).

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.”

Flat Roof: A flat roof structure with no visible slope, which is located on all street-facing façades and may or may not have overhanging eaves. See [Figure 10-11-2-1. Building Height and Roof Types.](#)

Front Façade: Any façade that faces and is most closely parallel to the front lot line.

Front Lot Line: The boundary of a lot that is adjacent to a street right-of-way. For corner lots, the front lot line shall be the shortest street frontage of the lot. For irregular lots, the front lot line shall be the entire length of the lot line that is adjacent to a street right-of-way. Refer to [Figure 10-11-2-3. Lot Lines and Yards.](#)

Front Yard: The area on a lot extending from the front façade of a building to the front lot line between the side lot lines. Refer to [Figure 10-11-2-3. Lot Lines and Yards.](#)

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.

Funeral Home: An establishment where services are conducted for the deceased, including facilities to prepare the deceased for display, burial, and/or cremation.

Garage: A building, either attached or detached, which is used or designed for the parking and storage of motor vehicles, and the storage of various equipment.

Garage or Yard Sale: The sale of a variety of used household items, which is typically held in the garage or front yard of a residential dwelling unit.

Garden: An area dedicated to the cultivation of plants.

Garden Center: An establishment that sells plants grown or stored on site.

Gas Station: An establishment where motor vehicle fuel, including non-petroleum fuel, is stored and dispensed from fixed equipment into motor vehicles. A “Gas Station” may also include accessory activities such as restaurants, car washes, and convenience retail stores. “Gas Station” does not include “Motor Vehicle Repair and/or Service” or “Truck Stop.”

Gazebo: A freestanding open-sided structure, often hexagonal or octagonal in shape, that provides shade and shelter in outdoor areas.

Golf Course or Driving Range: A tract of land designed with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse,

restrooms, and related accessory structures for the storage of maintenance equipment. A driving range may be designed as a standalone facility or included as part of a larger golf course.

Government Facility: A building or structure owned, operated, and/or occupied by a governmental agency to provide services to the public. “Government Facility” includes public safety facilities, public works facilities, post offices, and administrative offices, but does not include “Park,” “Elementary, Middle, or High School.”

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.

Grade: For structures five feet or more from the front lot line, the average level of the finished surface of the ground adjacent to the exterior wall of the building. For structures less than five feet from the front lot line, the average level of the finished surface of the ground at the center of the front lot line.

Green Roof: A roof that is partially or completely covered with vegetation, a growing medium, and a waterproof membrane, that absorbs rainwater and reduces the heat absorbed by a building or structure.

Greenhouse: A building for the cultivation and protection of plants, which is typically constructed of transparent glass, metal, and/or plastic.

Gross Floor Area: The total horizontal area of the floors of a building as measured from the exterior face of the exterior walls, or from the centerline of a party wall to the exterior face of the exterior walls.

Gun Range: An establishment designed for discharging firearms to practice marksmanship.

Gutter: A structure located at the eave of a roof to convey stormwater.

Half Story: The portion of a building located under a pitched roof.

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.

Heavy Industrial: A use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from unprocessed or raw materials, which may include the use of highly flammable material, or toxic matter. “Heavy Industrial” uses may be engaged in processes that are likely to have a substantial impact on the environment or on adjacent properties. Typical “Heavy Industrial” uses include, but shall not be limited to, chemical processing, grain milling, metal casting, metal smelting, motor vehicle assembly, motor vehicle wrecking, petroleum refining, rendering, tire assembly, and asphalt, brick, concrete, or tile manufacturing.

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

Home-Based Business: An occupation carried on in a dwelling unit by a resident, which is accessory to the residential use of the dwelling unit.

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

Hoophouse. A structure used to extend the growing season of agricultural crops that is generally semicircular in shape.

Hospital: An institution that provides healthcare and medical services for the sick and injured, which may include, but shall not be limited to, in-patient facilities, out-patient facilities, training facilities, offices, and laboratories.

Hotel/Motel: An establishment that provides sleeping accommodations and lodging services on a short-term basis for a fee and amenities which may include, but shall not be limited to, restaurants, meeting rooms, health clubs, and swimming pools.

Illegal Structure: A structure that did not legally exist prior to the adoption of this ordinance and does not conform with the current ordinance requirements for the district in which it is located.

Illegal Use: An activity or facility that does not enjoy a legal conforming or legal nonconforming status, as defined in this ordinance.

Impervious Coverage: The proportion of the area of a zoning lot occupied by surfaces that do not allow stormwater infiltration, such as principal structures, accessory structures, walkways, paved parking lots, and paved driveways, to the lot area of the zoning lot.

Independent Living Facility: A residential facility that contains dwelling units where at least one of the residents occupying a unit is 55 years or older. Such facilities do not provide regular in-patient medical or nursing care but may provide common areas for meals or socializing and limited convenience services. An "Independent Living Facility" does not include "Assisted Living Facility," "Community Residence," or "Nursing Home."

Indoor Entertainment: An enclosed building where spectator uses are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "Indoor Entertainment" uses include, but shall not be limited to, indoor theaters, indoor music venues, and indoor sports arenas. "Indoor Entertainment" uses may include refreshment stands that provide products for consumption on the premises. "Indoor Entertainment" does not include "Adult Use" or "Indoor Recreation."

Indoor Recreation: An enclosed building where recreational activities are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "Indoor Recreation" uses may include, but shall not be limited to, health clubs, bowling alleys, pool halls, children's play facilities, arcades, indoor miniature golf courses, indoor swimming pools, indoor tennis courts, and indoor skating facilities. "Indoor Recreation" uses may include refreshment stands that provide products for consumption on the premises. "Indoor Recreation" does not include "Gun Range," "Indoor Entertainment," "Park", "Elementary, Middle, or High School."

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.”

Interior Lot: A parcel of land that has street frontage along at least one lot line and is flanked by lots along its side lot lines. See [Figure 10-11-2-2. Lot Types.](#)

Interior Side Façade: Any façade that faces and is most closely parallel to the interior side lot line.

Interior Side Lot Line: The boundary of a lot that is approximately perpendicular to the front and rear lot lines and is not adjacent to the street right-of-way. Refer to [Figure 10-11-2-3. Lot Lines and Yards.](#)

Interior Side Yard: The area on a lot extending from the interior side façade of a building to the interior side lot line between the front yard and the rear yard. Refer to [Figure 10-11-2-3. Lot Lines and Yards.](#)

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.

Irregular Lot: A lot whose opposing lot lines are generally not parallel, such as a pie-shaped lot, or where one or more lot lines are curvilinear.

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

Laundromat: An establishment that provides washing, drying, and/or ironing machines for use by customers on the premises.

Light Industrial: A use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products primarily from prepared materials or finished products, which does not include the use of highly flammable material, or toxic matter. “Light Industrial” uses may be engaged in processes that have a minimal impact on the environment and adjacent properties.

Live/Work Dwelling: A dwelling unit consisting of both residential and commercial components.

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

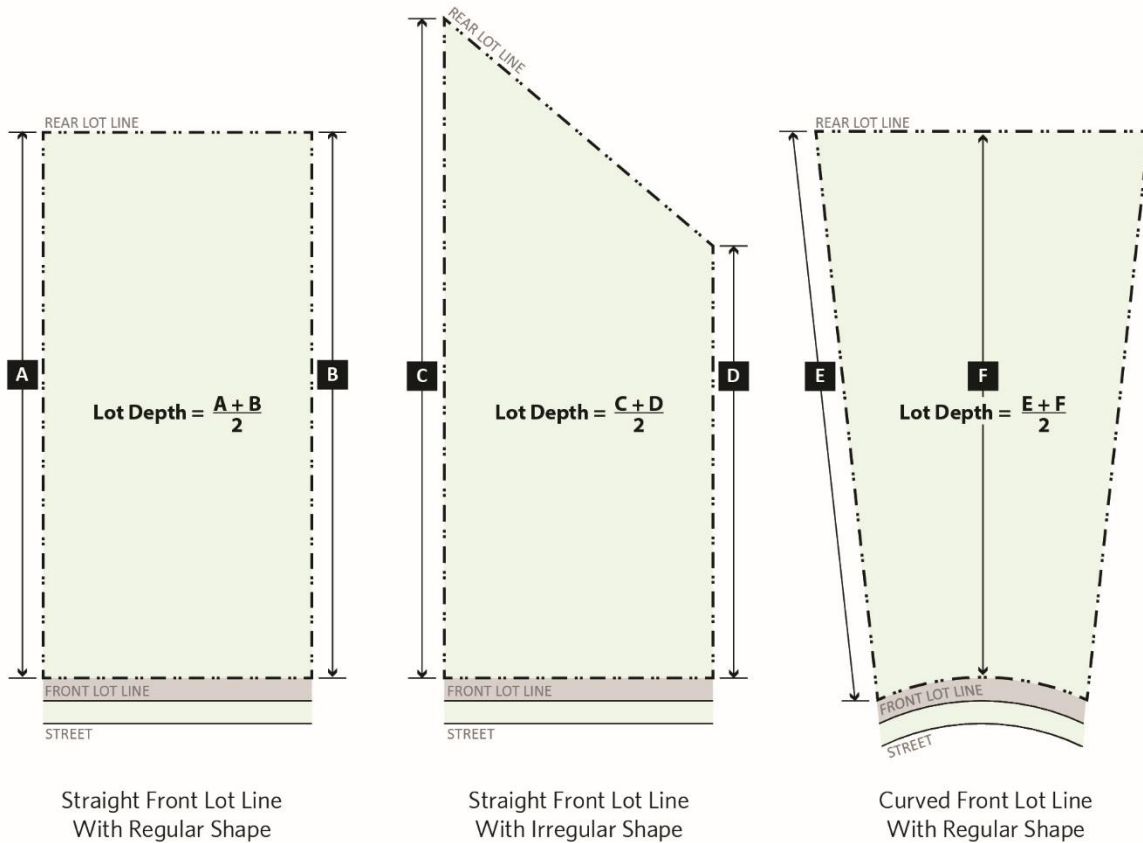
Long-Term Bicycle Parking: Bicycle parking intended for long-term or overnight storage, typically provided for employees, residents, or other persons requiring storage of a bicycle for a substantial portion of the day.

Lot: A parcel or tract of land intended to be separately owned, developed, or otherwise used.

Lot Area: The area of a zoning lot contained within its lot lines.

Lot Depth: The mean distance between the front and rear lot lines of a lot. See [Figure 10-11-2-4. Lot Depth](#).

Figure 10-11-2-4. Lot Depth

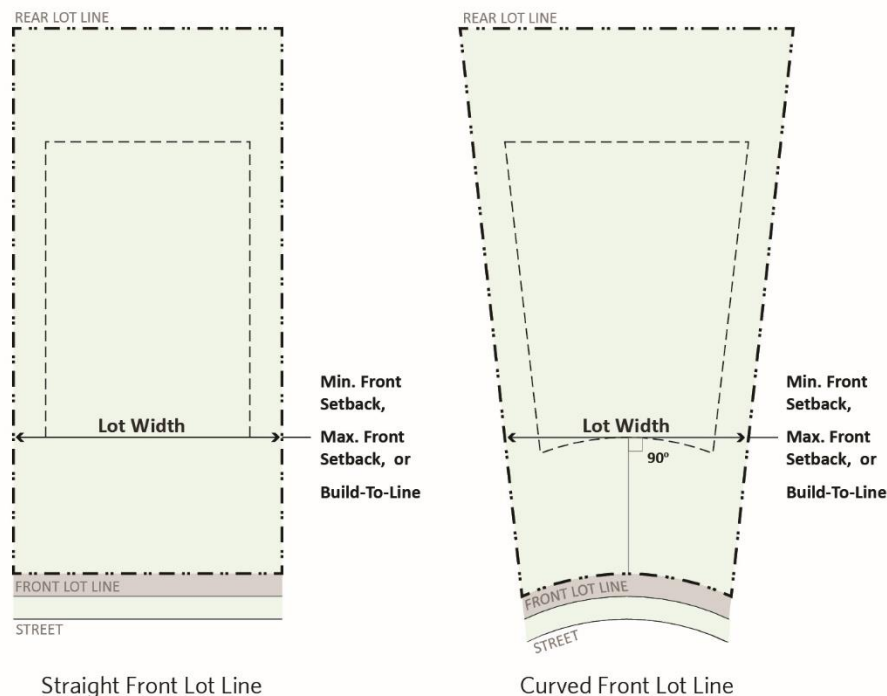


Lot Line: The boundary line of any lot.

Lot of Record: A legally created lot established by plat, deed, or contract, as recorded by the Cook or DuPage County Recorder of Deeds.

Lot Width: For zoning lots with a straight front lot line, the distance between the side lot lines measured at the applicable minimum front setback, or maximum front setback. For zoning lots with a straight front lot line, but no requirement for minimum front setback, or maximum front setback, the distance between the side lot lines measured at right angles to the lot depth at the midpoint between the front and rear lot lines. For zoning lots with a curved front lot line, the distance between the side lot lines along a line that is tangent to the minimum front setback, or maximum front setback. See [Figure 10-11-2-5. Lot Width](#).

Figure 10-11-2-5. Lot Width



Machinery and Equipment Sales and Rental: Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, and similar industrial equipment. “Machinery and Equipment Sales and Rental” includes the incidental storage, maintenance, and servicing of such equipment.

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.

Massage Therapy Establishment: An establishment that provides services for the manipulation of tissues for relaxation or therapeutic purposes. “Massage Therapy Establishment” does not include “Adult Use.”

Maximum Corner Side Setback: The maximum distance that a building or structure shall be located from a corner side lot line, as required by the zoning district regulations.

Maximum Front Setback: The maximum distance that a building or structure shall be located from a front lot line, as required by the zoning district regulations.

Mechanical Equipment: Ground-mounted and roof-mounted equipment such as heating, ventilating, and air-conditioning (HVAC) units.

Medical Marijuana Cultivation Center: An establishment licensed, certified, or accredited by the appropriate state agencies to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis.

Medical Marijuana Dispensary: An establishment licensed, certified, or accredited by the appropriate state agencies to acquire medical cannabis from a registered “Medical Marijuana Cultivation Center” for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

Medium Industrial: A use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from both unprocessed and prepared materials, which does not include the use of highly flammable material, or toxic matter. “Medium Industrial” uses may be engaged in process that are likely to have a moderate impact on the environment or on adjacent properties. Typical “Medium Industrial” uses include, but shall not be limited to, bottling, food processing, machine shops, or freight handling.

Microbrewery or Microdistillery: A facility for the production and packaging of malt beverages of alcoholic content with a capacity of less than 15,000 barrels per year, or a facility for the production and packaging of spirits and liquors with a capacity of less than 12,000 gallons per year. Microbreweries or Microdistilleries include a tasting room, which allows customers to consume products manufactured on site, and/or a retail space for purchase of products manufactured on site and related items. Breweries that exceed a capacity of 15,000 barrels per year, distilleries that exceed a capacity of 12,000 gallons a year, or facilities that only manufacture for distribution are considered “Light Industrial.”

Minimum Corner Side Setback: The minimum distance that a building or structure shall be located from a corner side lot line, as required by the zoning district regulations.

Minimum Front Setback: The minimum distance that a building or structure shall be located from a front lot line, as required by the zoning district regulations.

Minimum Interior Side Setback: The minimum distance that a building or structure shall be located from an interior side lot line, as required by the zoning district regulations.

Minimum Rear Setback: The minimum distance that a building or structure shall be located from a rear lot line, as required by the zoning district regulations.

Minimum Setback Abutting a Residential District: The minimum distance that a building or structure shall be located from any lot line shared with a lot located in a residential district, as required by the zoning district regulations.

Minimum Street Frontage: The minimum proportion of a principal building required to be located adjacent to a right-of-way expressed as a percentage of the total length of the lot line adjacent to the right-of-way.

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.

Mobile Food Facility: A motorized vehicle or mobile food unit, such as a pushcart, that is used to sell food items.

Model Unit: A building or structure displayed as an example of the dwelling units available for sale or for rent in a residential development. A "Model Unit" may include sales or rental offices. "Model Unit" does not include "Dwelling Unit."

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.

Motor Vehicle Operations Facility. A facility for the dispatch, storage, and maintenance of emergency medical vehicles, taxis, school buses, and livery vehicles. "Motor Vehicle Operations Facility" does not include "Motor Vehicle Rental," "Motor Vehicle Repair and/or Service," "Motor Vehicle Sales," or "Government Facilities" to dispatch, store, and maintain fire, police, public works, and other municipal vehicles.

Motor Vehicle Rental: An establishment that rents motor vehicles, including incidental facilities for parking and servicing such vehicles. "Motor Vehicle Rental" does not include "Motor Vehicle Operations Facility."

Motor Vehicle Repair and/or Service: An establishment that provides services to adjust, align, repair, repaint, and/or replace motor vehicle parts and systems. "Motor Vehicle Repair and/or Service" includes facilities that sell motor vehicle parts and supplies in an incidental manner to the establishment's repair facilities. "Motor Vehicle Repair and/or Service" does not include "Gas Station," "Motor Vehicle Rental," "Motor Vehicle Sales," or "Truck Repair."

Motor Vehicle Sales: An establishment that sells or leases new or used motor vehicles, including incidental facilities for parking and servicing such vehicles.

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.

Multiple-Unit Dwelling: A building that contains three or more dwelling units where each unit has an individual entrance to a common stairway, hallway, or to the outdoors. "Multiple-Unit Dwelling" does not include "Townhouse Dwelling" or "Two-Unit Dwelling."

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

Nonconforming Lot: A lot of record that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Ordinance.

Nonconforming Structure: A principal or accessory structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Ordinance. “Nonconforming Structure” shall also include nonconforming signs, on-site development, off-street parking and loading facilities, and landscape characteristics.

Nonconforming Use: A use of land or a structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Ordinance.

Nursing Home: A residential facility that provides ongoing medical care and inpatient services for people requiring regular medical attention. Such facilities do not provide emergency medical services, surgical services, or treatment for alcoholism, drug addiction, or mental illness. A “Nursing Home” does not include “Assisted Living Facility,” “Community Residence,” or “Independent Living Facility.”

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

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 within a right-of-way that is used to park a motor vehicle.

Outdoor Dining: An outdoor seating area that is typically connected to an indoor seating area for a “Restaurant” or “Bar/Tavern.”

Outdoor Entertainment: An open air or partially enclosed structure in which spectator uses are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical “Outdoor Entertainment” uses include, but shall not be limited to, outdoor theaters, outdoor music venues, outdoor sports arenas, and amusement parks. “Outdoor Entertainment” uses may include refreshment stands that provide products for consumption on the premises. “Outdoor Entertainment” does not include “Outdoor Recreation.”

Outdoor Fire Pit. An outdoor fireplace that is open in design, or equipped with openings for a hearth and chimney and is generally constructed of steel, concrete, clay, or other noncombustible material.

Outdoor Recreation: An open air or partially enclosed structure in which recreational activities are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical “Outdoor Recreation” uses may include, but shall not be limited to, outdoor miniature golf courses, outdoor swimming pools, outdoor tennis courts, and outdoor skating facilities. “Outdoor Recreation” uses may include refreshment stands that provide products for consumption on the premises. “Outdoor Recreation” does not include “Outdoor Entertainment,” “Park,” “Elementary, Middle, or High School.”

Outdoor Sales and Display. The sales and display of products and services outside of a building or structure.

Outdoor Storage Area: An area for the storage of materials, equipment, machinery, or motor vehicles used in the conduct of a business.

Owner: The legal or beneficial title-holder of land, or the holder of a written option to contract or purchase the land.

Parapet Roof: A low wall that projects above a roof along the perimeter of a building. See [Figure 10-11-2-1. Building Height and Roof Types.](#)

Park: An area for active recreation, passive recreation, and/or resource protection that is open to the public. “Park” may include, but shall not be limited to, baseball fields, football fields, soccer fields, basketball courts, tennis courts, playgrounds, water parks, and field houses. “Park” does not include “Indoor Recreation” or “Outdoor Recreation.”

Parking Garage (Primary Use): A structure with two or more levels that is used to park motor vehicles.

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

Parking Lot (Primary Use): A paved area not located within a right-of-way that is used to park motor vehicles and is not ancillary to any other use on the same lot.

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.

Patio: A roofless hard surfaced area typically constructed of masonry, brick, or concrete that is attached to the ground adjacent to the wall of a building.

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

Pawn Shop: An establishment licensed, certified, or accredited by the appropriate local and state agencies that lends money in exchange for personal property that is used as collateral. “Pawn Shops” may purchase personal property outright or on the condition of selling it back to a customer with interest. “Pawn Shops” may include cash for gold establishments, which have the primary business of purchasing precious metals, jewelry, watches, and other similar items. “Pawn Shop” does not include “Retail Goods Establishments” such as antique stores and consignment stores.

Payday or Title Loan Establishment: An establishment that provides loans to individuals in exchange for personal checks or titles to motor vehicles. “Payday or Title Loan Establishment” does not include “Currency Exchange” or “Financial Institution.”

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.”

Pergola: A freestanding structure with columns or posts topped with beams and open rafters, which may or may not be connected to the wall of a building.

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.

Permitted Use: A use that is allowed to be established by-right in a zoning district, and does not require administrative review or approval.

Person: An individual, firm, corporation, partnership, or other similar entity.

Personal Services Establishment: A commercial enterprise primarily engaged in the provision of services of a personal nature. “Personal Service Establishment” uses may include, but shall not be limited to, dry cleaners, barbershops, beauty salons, animal day care establishments, animal grooming establishments, shoe repair shops, and tailor shops. “Personal Service Establishment” includes facilities that sell products and goods in an incidental manner to the establishment’s provision of services. “Personal Services Establishment” does not include “Adult Use,” “Animal Boarding, Hospital, or Shelter” or “Tattoo Parlor.”

Pitched Roof: A pitched or sloped roof, including hipped roofs, gabled roofs, roofs with a combination of hips and gables, gambrel roofs, and mansard roofs. See [Figure 10-11-2-1. Building Height and Roof Types](#).

Place of Worship: An institution maintained by a religious body where people assemble for religious purposes, ceremonies, and other similar events. “Place of Worship” may include housing for members of religious orders, “Day Care Centers,” “Preschools,” “Elementary, Middle, or High Schools.”

Planned Unit Development: A distinct category of special use permit intended to allow flexibility in the application of the standards of this Ordinance. “Planned Unit Developments” are intended for significant development proposals that provide amenities to the community which are not required from conventional development applications.

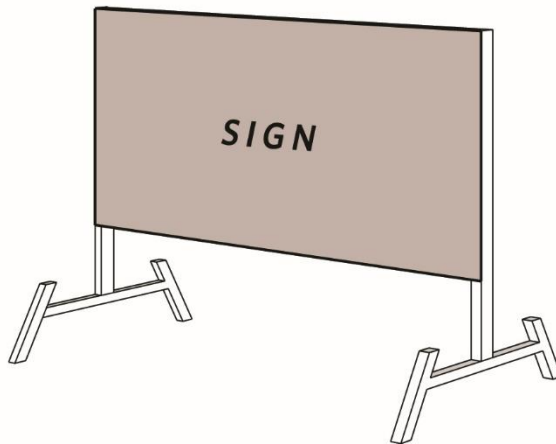
Plat: A document that displays property lines and other information for the purpose of identifying and/or dividing land.

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.

Porch: An unenclosed roofed platform projecting from the exterior wall of 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



Principal Structure: A structure where the primary use of the lot is conducted.

Principal Use: The primary use of a lot or building as distinguished from an accessory use, which may be designated as a permitted use or a special use.

Professional Office: An establishment that engages in the application, processing, or manipulation of business information or professional expertise, which may or may not offer services to the public or offer health-related outpatient treatment by licensed health professionals. A “Professional Office” shall not manufacture, assemble, warehouse, or repair goods and products for the retail or wholesale market or engage in the repair of products or the provision of retail services. “Professional Office” may include, but shall not be limited to, medical offices, dental offices, law firms, insurance agencies, accounting firms, real estate agencies, investment firms, and non-profit organizations. “Professional Office” does not include “Day Labor Center,” “Medical Marijuana Dispensary” or government offices, which are considered “Government Facilities.”

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.”

Rain Barrel: A container for storing rainwater installed above-grade that generally has a capacity of less than 500 gallons.

Rain Garden: A shallow vegetated basin that collects and absorbs stormwater runoff.

Rainwater Cistern: A container for storing rainwater that may be installed either above or below grade.

Rear Façade: Any façade that faces and is most closely parallel to the rear lot line.

Rear Lot Line: The boundary of a lot that is most distant from and approximately parallel to the front lot line. If the rear lot line is less than 10 feet in length, or if the lot forms a point in the rear, then the rear lot line shall be considered a line that is 10 feet in length between the side lot lines that is most distant from and approximately parallel to the front lot line. Refer to [Figure 10-11-2-3. Lot Lines and Yards.](#)

Rear Yard: The area on a lot extending from the rear façade of a building to the rear lot line between the side lot lines on an interior lot, and between the side lot line and the corner side yard on a corner lot. Refer to [Figure 10-11-2-3. Lot Lines and Yards.](#)

Recreation Equipment: Structures typically used for children’s active recreation, which may include, but not be limited to swing sets and jungle gyms. “Recreation Equipment” does not include “Treehouse.”

Recreational Vehicle: Vehicles or trailers for recreational or utilitarian uses that can be driven, towed, hauled, sailed, or flown. “Recreational Vehicles” includes, but is not limited to, snowmobiles, all-terrain vehicles, race cars, off-road vehicles, travel trailers, pull campers, tent trailers, special purpose trailers, cargo trailers, utility trailers, vehicle trailers, power boats, cruisers, jet skis, fishing boats, hunting boats, pontoon boats, personal watercraft, row boats, and sail boats. “Recreational Vehicle” does not include “Dwelling Unit.”

Refuse, Recycling, or Grease Container: A receptacle for the disposal of litter, recyclables, or grease.

Research/Development Facility: A facility in which ideas and technologies are investigated, tested, and refined in industries that may include, but shall not be limited to, electronics, computer hardware and software, communications, information technology, biotechnology, and pharmaceuticals. “Research/Development Facility” may include the incidental manufacture and/or sale of products developed at the facility.

Residential Care Facility: A group care facility licensed for 24-hour medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A “Residential Care Facility” includes “Assisted Living Facility,” “Independent Living Facility,” “Nursing Home,” hospice, and continuum of care facilities. A “Residential Care Facility” does not include “Community Residence.”

Restaurant: An establishment that prepares and sells food and beverages for consumption on the premises and/or for carry-out. “Restaurant” shall not include refreshment stands incidental to “Indoor Entertainment,” “Indoor Recreation,” “Outdoor Entertainment,” or “Outdoor Recreation” uses.

Retail Goods Establishment: A commercial enterprise primarily engaged in providing physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. “Retail Goods Establishment” may include, but shall not be limited to, grocery stores, clothing stores, jewelry stores, appliance stores, electronics stores, furniture stores, office supply stores, bookstores, and sporting goods stores. “Retail Goods Establishment” does not include “Adult Use,” “Medical Marijuana Dispensary,” or “Tobacco Shop.”

Reverse Corner Lot. A type of corner lot where the corner side lot line is adjacent to the front lot line of the lot to its rear. See [Figure 10-11-2-2. Lot Types.](#)

Right-of-Way: Land dedicated or utilized for a street, trail, sidewalk, utility, railroad, or other similar purpose.

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.

Satellite Dish: A parabolic antenna designed to send and/or receive television, radio, communication, data, or other similar signals from satellites and antennas.

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

Self-Service Storage: A facility used for the storage of personal property where individuals rent storage spaces of various sizes on an individual basis.

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.

Shed: A relatively small building typically used to store lawn, garden, and/or swimming pool equipment.

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.

Sill: A projecting horizontal architectural feature, often located below a window or door.

Single-Unit Dwelling: A building that contains one dwelling unit, which is not attached to any other dwelling units. A "Single-Unit Dwelling" may include an attached or detached "Accessory Dwelling Unit" as an accessory use.

Small Wind Energy System: A structure that converts wind energy to electric or mechanical power with a rated capacity of not more than 100kW. "Small Wind Energy Systems" consist of a wind turbine, tower or mounting device, and associated control or conversion electronics intended to reduce on-site consumption of utility power.

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.

“Small Wind Energy Systems” consist of photovoltaic panels, mounting device, and associated control or conversion electronics intended to reduce on-site consumption of utility power.

Solar Energy Collection System: A structure that converts sunlight into electric or mechanical power.

Special Use: A use that has unique characteristics inherent in its operation that may be allowed in a zoning district following administrative review and approval.

Specified Anatomical Areas: Less than completely and opaquely covered human genitals, pubic region, buttocks, or female breasts below a point immediately above the top of the areola; and human genitals, or any device worn to simulate human genitals, in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, oral copulation, or sodomy; and fondling or other erotic touching of human genitals, pubic regions, buttocks, or female breasts.

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

Stairs: A structure made up of a series of steps used to move from one level of a building or structure to another.

Stealth Design: A technique that reduces the visual impact of a structure by enclosing, camouflaging, screening, or obscuring the structure in relation to the architectural features of a larger building or structure.

Stoop: A structure made up of stairs and a landing used to access a building or structure.

Story: The portion of a building included between a floor and the floor above it, or if there is no floor above it, the space between the floor and the ceiling above the floor. A basement shall not be counted as a story.

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.

Structure: Anything constructed or erected that requires location on the ground or must be attached to something located on the ground.

Swimming Pool: An in-ground or aboveground basin of water constructed for swimming or wading.

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 Outdoor Entertainment: A live event that is intended to be in place for a limited period of time within an outdoor space. “Temporary Outdoor Entertainment” may include, but shall not be

limited to, animal shows, carnivals, circuses, fireworks shows, live music, outdoor theater, and worship services.

Temporary Outdoor Sale: The outdoor sale and display of merchandise of a seasonal nature, such as pumpkins or Christmas trees.

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

Temporary Storage Container: A temporary, moveable structure that may be used for the storage of possessions or products prior to being transported to a storage facility, or for collecting waste and other material associated with the construction and renovation of a structure.

Temporary Structure: A structure that is intended to be in place for a limited period of time, which is typically constructed without a foundation.

Temporary Use: A use that is intended to be in place 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.

Through Lot: An interior lot having frontage on two generally parallel streets that do not intersect. On a through lot, both lot lines adjacent to the right-of-way shall be deemed front lot lines. See [Figure 10-11-2-2. Lot Types](#).

Tobacco Shop: An establishment primarily engaged in the sales and display of cigarettes, cigars, chewing tobacco, electronic cigarettes, and other smoking related products.

Townhouse Dwelling: A building that contains three or more dwelling units where each unit has an individual entrance to the outdoors and each unit is attached vertically using one or more party walls. "Townhouse Dwelling" does not include "Two-Unit Dwelling" or "Multiple-Unit Dwelling."

Transitional Treatment Facility: A facility that provides supervision, counseling, and therapy for individuals recovering from addiction that is licensed, certified, or accredited by the appropriate state or federal agencies, and may dispense pharmaceutical products for off-site use. "Transitional Treatment Facility" does not include any residential facility.

Treehouse: An accessory structure supported by one or more trees. "Treehouse" does not include "Recreation Equipment."

Trellis: A vertical latticework structure used in a garden to support climbing plants.

Truck Repair. An establishment that provides services to adjust, align, repair, repaint, and/or replace commercial vehicle and/or truck parts and systems for vehicles that weigh 8,000 pounds or more. "Truck Repair" includes facilities that sell commercial vehicle and/or truck parts and supplies in an incidental manner to the establishment's repair facilities. "Truck Repair" does not include "Gas Station," "Motor Vehicle Rental," "Motor Vehicle Repair and/or Service," "Motor Vehicle Sales," or "Truck Stop."

Truck Stop: An establishment where motor vehicle fuel, including non-petroleum fuel, is stored and dispensed from fixed equipment into commercial vehicles and/or trucks that weigh 8,000 pounds or more. A “Truck Stop” may also include accessory activities such as restaurants, shower facilities, truck washes, and convenience retail stores.

Two-Unit Dwelling: A building that contains two dwelling units where each unit has an individual entrance to a common stairway, hallway, or to the outdoors. “Two-Unit Dwelling” does not include “Townhouse Dwelling” or “Multiple-Unit Dwelling.”

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

Use: The purpose or activity for which a lot, building, or structure is designed, intended, occupied, or maintained.

Utility: The use of land for infrastructure facilities including, but not limited to, services for gas, electricity, water treatment and storage, sewage treatment and storage, telephone, cable television, data, cellular, and fiber.

Variation: Authorization granted by the Village to allow development that deviates from the specific regulations of this Ordinance.

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.”

Village: The Village of Bensenville, Illinois.

Vocational School: A facility that offers instruction in industrial, clerical, commercial, managerial, building trades, or automotive skills. “Vocational School” also includes educational facilities conducted as commercial enterprises, such as driving schools, schools for general educational development, and other privately operated schools that do not offer a complete educational curriculum. “Vocational School” does not include “High School” or “College or University.”

Wall: A vertical structure, typically constructed of concrete, stone, brick, masonry, or other similar material, that creates a physical barrier for light and air.

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.

Warehousing, Storage, or Distribution Facility: An establishment that stores and transports products or equipment, including, but not limited to warehouses, moving companies, storage facilities, freight transportation, and truck terminals.

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.

White Roof: A roof that is white or light in color that provides high levels of solar reflectance and reduces the heat absorbed by a building or structure.

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.

Window Well: Space maintained around an at grade or below-grade window to provide light, egress, and stormwater drainage.

Wireless Telecommunication Antenna: A structure used to transmit and/or receive communication, data, or other similar signals in order to facilitate the use of wireless devices. “Wireless Telecommunications Antenna” does not include “Antenna” or “Satellite Dish.”

Wireless Telecommunication Facility: A structure used to protect the equipment that processes communication, data, or other similar signals in order to facilitate the use of wireless devices.

Wireless Telecommunication Tower: A structure designed and constructed to support one or more “Wireless Telecommunications Antennas” and all devices attached to it. “Wireless Telecommunication Towers” are typically freestanding and may be of either lattice or monopole construction.

Yard: The area on a lot between the principal structure and the lot line.

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

Zoning District: A designation given to each lot within the Village under which certain development regulations and requirements are uniform.

Zoning Lot: One or more lots located within a block that is under single ownership and is designated as a unit of land for development by the owner of such land.

Zoning Map: The map incorporated into this Ordinance, which designates the boundaries of the zoning districts of the Village.

**NOTICE OF PUBLIC HEARING
REGARDING ADOPTION OF A NEW ZONING ORDINANCE
FOR THE VILLAGE OF BENSENVILLE BEFORE THE
COMMUNITY DEVELOPMENT COMMISSION OF THE VILLAGE
ON TUESDAY, OCTOBER 30, 2018, 6:30 PM**

Notice is given that the Community Development Commission of the Village of Bensenville will hold a public hearing on **October 30, 2018**, at 6:30 p.m., in the Village Hall Board Room, located at 12 S. Center Street, Bensenville, Illinois 60106 concerning adoption of a new VILLAGE OF BENSENVILLE ZONING ORDINANCE.

All persons in attendance at the hearing shall have an opportunity to be heard. Further information and a copy of the proposed new ordinance will be available for review at Village Hall Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. and also online at: <http://www.cmap.illinois.gov/programs/lta/bensenville-zoning>.

VILLAGE BOARD

President
Frank DeSimone

Board of Trustees
Rosa Carmona
Ann Franz
Agnieszka "Annie" Jaworska
McLane Lomax
Nicholas Panicola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

**NOTICE OF PUBLIC HEARING
REGARDING ADOPTION OF A NEW ZONING ORDINANCE
FOR THE VILLAGE OF BENSENVILLE BEFORE THE
COMMUNITY DEVELOPMENT COMMISSION OF THE VILLAGE
ON TUESDAY, OCTOBER 30, 2018, 6:30 PM**

Dear Resident,

The Village wishes to notify you that the Community Development Commission of the Village of Bensenville will hold a public hearing on **October 30, 2018**, at 6:30 p.m., in the Village Hall Board Room, located at 12 S. Center Street, Bensenville, Illinois 60106 concerning adoption of a new Village Zoning Ordinance.

This new ordinance will comprehensively amend the current Village of Bensenville Zoning Ordinance. Certain zoning districts and regulations in the current ordinance have become outdated. The new zoning ordinance will address this issue while ensuring that all of the land throughout the Village is zoned to enhance property values, encourage the most appropriate uses, and foster a pattern of compatibility among its residential, commercial, and industrial areas for the mutual benefit of everyone in the Village.

The Village encourages you to attend the hearing and stop by Village Hall for additional information. All persons in attendance at the hearing shall have an opportunity to be heard. Further information and a copy of the new ordinance will be available for review at Village Hall Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. You can also review a draft of the ordinance online at:

- <http://www.cmap.illinois.gov/programs/lta/bensenville-zoning>

Please feel free give me a call or email me with any questions, comments or concerns. I can be reached at 630-350-3396 or kpozsgay@bensenville.il.us.

Kind regards,



Kurtis Pozsgay, AICP
Senior Planner

