

Village of Park Forest, Illinois

**CHAPTER 118:**

**Unified Development Ordinance**



Adopted  
December 11, 2017  
Revised September 23, 2019  
Revised December 9, 2019  
Revised September 21, 2020

**TABLE OF CONTENTS**

**ARTICLE I: TITLE AND APPLICABILITY .....4**

§ I-1 Title ..... 4

§ I-2 Authority and Purpose ..... 4

§ I-3 Applicability..... 5

§ I-4 Transition Rules..... 5

§ I-5 Interpretation..... 6

§ I-6 Enforcement ..... 7

§ I-7 Severability..... 7

§ I-8 Effective Date..... 7

**ARTICLE II: ESTABLISHMENT OF ZONING DISTRICTS.....8**

§ II-1 Purpose ..... 8

§ II-2 Establishment of Zoning Districts ..... 8

§ II-3 Zoning Map ..... 9

§ II-4 Annexed Land..... 9

§ II-5 Use of Land and Buildings ..... 9

**ARTICLE III: USES .....11**

§ III-1 General Provisions ..... 11

§ III-2 Use Table..... 11

§ III-3 Use Standards ..... 13

§ III-4 Accessory Structures and Uses ..... 20

§ III-5 Temporary Structures and Uses..... 311

§ III-6 Environmental Performance Standards..... 333

**ARTICLE IV: ZONING DISTRICT REGULATIONS .....344**

§ IV-1 General Provisions ..... 344

§ IV-2 Summary Table of Zoning Requirements..... 355

§ IV-3 R-1 Single-Family Residence District Requirements ..... 366

§ IV-4 R-2 Single-Family Estate Residence District Requirements ..... 377

§ IV-5 R-3 Traditional Multi-family District Requirements..... 3939

§ IV-6 R-4 Urban Residential District Requirements ..... 411

§ IV-7 Design Requirements for Commercial Zoning Districts ..... 422

§ IV-8 C-1 Neighborhood Commercial District Requirements ..... 444

§ IV-9 C-2 Mixed-Use Commercial District Requirements ..... 466

§ IV-10 C-3 Corridor Commercial District Requirements ..... 488

§ IV-11 M Manufacturing District Requirements ..... 500

§ IV-12 Principal Structure Encroachments ..... 522

**ARTICLE V: OFF-STREET PARKING AND LOADING.....533**

§ V-1 General Provisions ..... 533

§ V-2 Required Off-Street Parking Spaces..... 555

§ V-3 Parking Reductions ..... 588

§ V-4 Shared Parking ..... 588

§ V-5 Bicycle Parking ..... 600

§ V-6 Parking Design Standards..... 622

§ V-7 Loading Facility Requirements ..... 644

§ V-8 Vehicular Stacking Requirements ..... 655

§ V-9 Driveways..... 666

<b>ARTICLE VI: LANDSCAPE STANDARDS.....</b>	<b>6969</b>
§ VI-1 General Provisions .....	69
§ VI-2 Tree Preservation.....	700
§ VI-3 Design, Installation, and Maintenance .....	722
§ VI-4 Street Trees.....	733
§ VI-5 Parking Lot Landscape.....	744
§ VI-7 Screening Requirements.....	7979
§ VI-8 Outdoor Lighting .....	800
<b>ARTICLE VII: SIGNS .....</b>	<b>822</b>
§ VII-1 General Provisions .....	822
§ VII-2 General Construction and Design Standards.....	82
§ VII-3 Sign Measurement Standards.....	844
§ VII-4 Permanent Signs .....	855
§ VII-5 Temporary Signs.....	1010
§ VII-6 Prohibited Signs .....	1033
<b>ARTICLE VIII: ADMINISTRATION.....</b>	<b>1055</b>
§ VIII-1 Administrative Bodies .....	1055
§ VIII-2 Administrative Procedures.....	1066
§ VIII-3 Zoning Applications.....	10909
§ VIII-4 Planned Unit Developments .....	1188
§ VIII-5 Nonconformities .....	1266
<b>ARTICLE IX: SUBDIVISION APPLICATIONS .....</b>	<b>1300</b>
§ IX-1 General Provisions .....	1300
§ IX-2 Subdivision Procedure .....	1311
§ IX-3 Fees .....	1344
§ IX-4 Illegal Sale and/or Recording .....	1344
§ IX-5 Construction Security.....	1344
§ IX-6 Acceptance of Streets and Public Improvements.....	1355
<b>ARTICLE X: SUBDIVISION DEVELOPMENT STANDARDS.....</b>	<b>1388</b>
§ X-1 General Provisions .....	1388
§ X-2 Subdivision Design and Layout .....	1388
§ X-3 Street Standards.....	1400
§ X-4 Required Public Improvements .....	1666
§ X-5 Park Site Dedication .....	1677
§ X-6 School Site Dedication .....	1700
<b>ARTICLE XI: STORMWATER MANAGEMENT [Reserved] .....</b>	<b>1744</b>
<b>ARTICLE XII: DEFINITIONS .....</b>	<b>1755</b>
§ XII-1 Purpose .....	1755
§ XII-2 Definition of Terms .....	1755

**ARTICLE I: TITLE AND APPLICABILITY**

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

**§ I-1 Title**

This Chapter 118 of the Village of Park Forest Municipal Code of Ordinances as amended shall be known, referred to, and cited as the “Unified Development Ordinance,” “Ordinance,” or “UDO.”

**§ I-2 Authority and Purpose**

The provisions of this Ordinance are adopted pursuant to the Village’s home rule authority under Article VII of the Constitution of the State of Illinois (1970), and the authority granted to the Village by the Illinois Municipal Ordinance, for the following purposes:

- 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 elements 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.

**§ I-3      Applicability**

- A. Jurisdiction. This Ordinance shall apply to all land, uses, and structures within the corporate boundaries of the Village, including those owned by other municipal corporations and governmental bodies.
- B. General Applicability. The provisions of this Ordinance shall be interpreted and applied as the minimum requirements for the promotion and protection of the public health, safety, convenience, comfort, and general welfare 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.

**§ I-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 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 § VIII-5 (Nonconformities).

- E. Structures and Lots Rendered 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 § VIII-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.
- 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 Planning and Zoning 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.

**§ I-5 Interpretation**

- A. Graphics, Tables, and Text. The graphics, tables, and text in this Ordinance are regulatory. 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. Lists. Lists of examples prefaced with “including the following,” “such as,” or other similar phrases shall not be construed to be exclusive or preclude an interpretation of the list by the Zoning Administrator to include other similar, unspecified examples.
- 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 Chapter shall be interpreted as defined in normal dictionary usage.

**§ I-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 Unified Development Ordinance. The Zoning Administrator may seek the assistance of the Police Department and/or code enforcement staff to enforce this Unified Development Ordinance. The property owner charged with a violation of this Unified Development Ordinance may be held responsible for any legal expenses incurred by the Village.
  
- B. Penalties and Fines. Any person, firm, or corporation who does not comply with any of the provisions of this Unified Development Ordinance, or who resists the enforcement thereof, shall be fined for each offense. Each day that a violation continues shall constitute a separate offense. The accumulation of penalties for violations shall cease upon correction of the violation, but the obligation to pay for violations already committed shall not.

**§ I-7 Severability**

If any chapter, section, provision, clause, or portion of this Unified Development Ordinance is adjudged by any court of competent jurisdiction to be invalid, that judgment shall not affect, impair, invalidate, or nullify the validity of the remainder of this Ordinance. The effect of the judgment shall be confined to the chapter, section, provision, clause, or portion of the Ordinance immediately involved in the judgment rendered.

**§ I-8 Effective Date**

The effective date of this Ordinance is the date of its adoption, December 11, 2017.

## **ARTICLE II: ESTABLISHMENT OF ZONING DISTRICTS**

- § II-1 Purpose
- § II-2 Establishment of Zoning Districts
- § II-3 Zoning Map
- § II-4 Annexed Land
- § II-5 Use of Land and Buildings

### **§ II-1 Purpose**

The purpose of this Article is to establish the various zoning districts applicable to the Village and to introduce the Zoning Map.

### **§ II-2 Establishment of Zoning Districts**

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

#### **A. Residential Districts.**

1. R-1: Single-Family Residence District. The R-1 Single-Family Residence District is established to accommodate residential development in a manner consistent with the character of most existing single-family neighborhoods in the Village. Single-family dwellings, along with limited civic and institutional uses, are allowed.
2. R-2: Estate Residence District. The R-2 Estate Residence District provides for neighborhoods of larger-lot single-family dwellings in limited locations within the Village. Single-family dwellings, along with limited civic and institutional uses, are allowed.
3. R-3: Traditional Multi-Family District. The R-3 Traditional Multi-Family District is established for areas featuring cooperative housing, rowhouses, two-family dwellings, and other types of multi-family housing in the Village. Limited civic and institutional uses are allowed.
4. R-4: Urban Multi-Family District. The R-4 Urban Multi-Family District is designed to accommodate a mix of housing types, such as moderate-intensity multi-family units, rowhouses, live/work units, and small-lot single-family and two-family dwellings. Limited civic and institutional uses are allowed.

#### **B. Commercial Districts.**

1. C-1: Neighborhood Commercial District. The C-1 Neighborhood Commercial District is established for limited, small-scale mixed-use areas of the Village that primarily serve the surrounding neighborhoods. The C-1 District allows commercial, mixed-use, and office uses, as well as a variety of residential uses.
2. C-2: Mixed-Use District. The C-2 Mixed-Use District is established to accommodate moderate-intensity mixed-use and pedestrian-oriented development in the Village's Downtown and transit-oriented development areas, as well as within other limited commercial nodes. The C-2 District allows a range of retail, service, office, multi-family, and institutional uses.
3. C-3: Corridor Commercial District. The C-3 Corridor Commercial District is established to accommodate auto-oriented commercial development, primarily along Western Avenue, that serves the Village and surrounding communities. The C-3 District allows commercial, office, and institutional uses.

C. Manufacturing District.

1. M: Manufacturing District. The M Manufacturing District is established to provide for low-intensity industrial development in limited areas of the Village. The M District allows industrial uses, such as assembly, warehousing, distribution of goods, and light manufacturing, as well as limited institutional and commercial uses.

**§ II-3 Zoning Map**

- A. Establishment of Zoning Map. The location and boundaries of the districts established in § II-2 (Establishment of Zoning Districts) are hereby established on the map designated as the Zoning Map of the Village of Park Forest and referred to herein as the “Zoning Map.” The Zoning Map is adopted by reference and declared to be part of this Ordinance.
1. Location of Map. The Zoning Map shall be kept for reference as part of the Village’s public website and in the offices of both the Village Clerk and Zoning Administrator.
  2. Zoning Map Amendments. All amendments to this Ordinance (refer to § VIII-3.E (Zoning Text and Map Amendment)) which involve a change to the district designation of a lot shall be recorded on the Village’s official Zoning Map.
- B. Interpretation of Boundary Lines. The boundaries of all zoning districts shown on the Zoning Map shall be determined in accordance with the following rules:
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.

**§ II-4 Annexed Land**

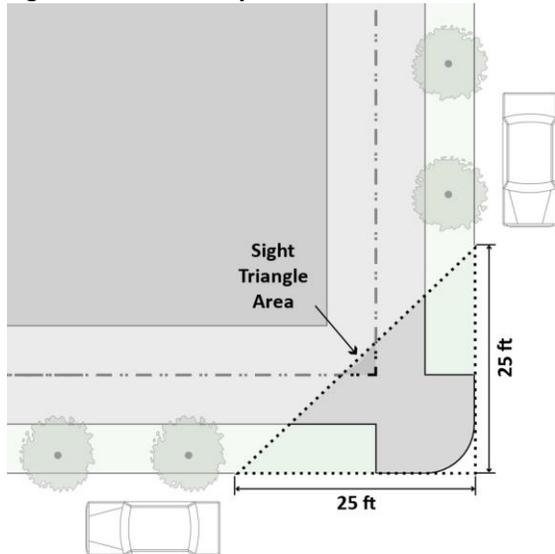
Unless designated otherwise as part of an annexation agreement, any property annexed to the Village shall be classified as R-1 Single-Family Residence District upon annexation and shall be subject to the requirements of the R-1 Single-Family Residence District until the property is rezoned.

**§ II-5 Use of Land and Buildings**

- A. Number of Buildings on a Lot. In the R-1 and R-2 Districts, no more than one principal building may be located on a lot used for a single-family or two-family dwelling. For other uses in the R-1 and R-2 Districts and in all other districts, more than one principal building may be located on a lot provided that each building complies with the applicable requirements of Article IV (Zoning District Regulations) as though it were a principal building on an individual lot.
- B. Applicability of District 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 § III-4 (Accessory Structures and Uses) and § III-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 hereof shall meet the minimum requirements established by this Ordinance. 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 shall be 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 be located between 2.5 feet and eight feet in height within the sight triangle area formed by 25 feet along the intersecting streets, measured along the curb line, or edge of pavement where no curbs are present (see Figure II-5-A. Visibility Obstruction).

**Figure II-5-A. Visibility Obstruction**



## ARTICLE III: USES

- § III-1 General Provisions
- § III-2 Use Table
- § III-3 Use Standards
- § III-4 Accessory Structures and Uses
- § III-5 Temporary Structures and Uses
- § III-6 Environmental Performance Standards

### § III-1 General Provisions

- A. Purpose. The purpose of this Article 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 requirements including licensing, health, and safety standards.
  - 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 located within an enclosed building or structure, unless otherwise specified in this Ordinance. All buildings and structures shall comply with the applicable requirements of this Article and Article IV (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, and cables necessary for public services.
- C. Interpretation. Some of the uses included in this Article are defined as broad, generic categories that contain a group of similar uses. See § XII (Definitions) for definitions of the uses included in this Article.
  - 1. Unlisted Similar Use. If a use is not listed in this Article, 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 cannot be interpreted 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 § VIII-3.E (Zoning Text and Map Amendment)).

### § III-2 Use Table

- A. Use Table. Table III-2-A. 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 district provided that it meets all applicable use standards set forth in § III-3 (Use Standards).

2. Special Use (“S”). An “S” indicates that the use requires the approval of a special use permit (refer to § VIII-3.C (Special Use Permit)) in order to be allowed within the designated district, provided that it meets all applicable use standards set forth in § III-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 district.

B. Use Standards. Uses that are designated as “Permitted Uses” or “Special Uses” may have use standards that must be met, as established in § III-3 (Use Standards).

**Table III-2-A. Use Table**

Uses	Districts								Use Standards
	C-1	C-2	C-3	M	R-1	R-2	R-3	R-4	
<b>Residential</b>									
Community Residence					P	P	P	P	See § III-3.F
Dwelling Above the Ground Floor	P	P	P						None
Live/Work Dwelling	S	S						P	See § III-3.M
Multi-Family Dwelling		S					P	P	None
Residential Care Facility		P	P					S	None
Rowhouse Dwelling							P	P	None
Single-Family Dwelling					P	P		P	None
Two-Family Dwelling							P	P	None
<b>Civic and Institutional</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	
Community Garden	P	P	P	P	P	P	P	P	See § III-3.E
Cultural Facility	S	S	S		S	S	S	S	None
Government Facility	P	P	P	P	P	P	P	P	See § III-3.K
Hospital			S						None
Park	P	P	P	P	P	P	P	P	None
Place of Worship	P	P	P	P	P	P	P	P	None
Preschool or Elementary School					S	S	S	S	See § III-3.X
Secondary School					S	S	S	S	See § III-3.X
<b>Commercial</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	
Adult Use				S					See § III-3.A
Adult Use Cannabis Dispensing Organization		S	S	S					See § III-3.CC
Animal Boarding			S	P					See § III-3.B
Animal Hospital		S	S	P					See § III-3.B
Banquet Hall		P	P						None
Bar/Tavern		P	P						None
Brewery/Distillery		S	P	P					See § III-3.C
Car Wash			P						See § III-3.D
Currency Exchange or Payday Loan Establishment		S	P						See § III-3.G
Day Care Center	P	P	P	P	S		S		None
Day Care Home					P	P	P	P	See § III-3.H
Drive-Through Facility			P						See § III-3.I
Financial Institution	P	P	P	P					None
Funeral Home		S	P						None
Gas Station		S	P						See § III-3.J
Hotel/Motel		P	P						None
Indoor Entertainment or Recreation	S	P	P						See § III-3.L
Medical Marijuana Dispensary		S	S	S					See § III-3.N
Motor Vehicle Rental		S	P	P					See § III-3.O
Motor Vehicle Repair and/or Service	S	S	P	P					See § III-3.P
Motor Vehicle Sales		S	P	P					See § III-3.Q
Nursery		P	P	P					None
Outdoor Dining	P	P	P						See § III-3.T

Park Forest Unified Development Ordinance

Outdoor Entertainment or Recreation		S	S	S					See § III-3.U
Pawn Shop		S	P						See § III-3.V
Personal Services Establishment	P	P	P						None
Professional Office	P	P	P	P					None
Research/Development Facility			P	P					None
Restaurant	P	P	P						None
Retail Goods Establishment	P	P	P						None
Self-Service Storage			S	P					None
Tattoo Parlor		S	S						None
Urban Agriculture	S	S	S	P	S	S	S	S	See § III-3.Z
<b>Manufacturing</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	
Adult-Use Cannabis Craft Grower		S	S	S					See § III-3.CC.
Adult-Use Cannabis Cultivation Center				S					See § III-3.CC.
Adult-Use Cannabis Infuser Organization or Infuser		S	S	S					See § III-3.CC.
Adult-Use Cannabis Processing Organization or Processor				S					See § III-3.CC.
Adult-Use Transporting Organization or Transporter				S					See § III-3.CC.
Heavy Manufacturing				S					None
Light Manufacturing				P					None
Warehousing, Storage, or Distribution Facility			S	P					None
Wholesale Establishment			P	P					None
<b>Other Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	
Club, Lodge, or Hall		S	P	P					None
Off-Street Parking Garage		S	S	S					See § III-3.R
Off-Street Parking Lot		S	S	S					See § III-3.S
Planned Unit Development	S	S	S	S	S	S	S	S	See § III-3.W
Solar Farm	S	S	S	P	S	S	S	S	See § III-3.Y
Utility	S	S	S	S	S	S	S	S	See § III-3.AA
Wireless Telecommunication Facility or Tower		S	S	S					See § III-3.BB
Table Key									
P: Allowed by right and shall meet the requirements of § III-3 (Use Standards) when applicable.									
S: Allowed with special use permit and shall meet the requirements of § III-3 (Use Standards) when applicable.									

(Table III-2-A. Use Table, revised 12-9-19, Ord#2132)

### § III-3 Use Standards

The following standards apply to uses as designated in the “Use Standards” column of Table III-2-A. Use Table.

#### A. Adult Use.

1. Minimum Spacing. An adult use shall not be located within 500 feet of any residential district, school, place of worship, or another adult use.
2. Site Design. An adult use shall be designed, located, and operated so that the public health, safety, comfort, convenience, and general welfare will be protected.
3. Property Value. An adult use shall not cause substantial injury to the value of other property in the neighborhood in which it is located.
4. Public Expense. An adult use shall not cause additional public expense for fire or police protection.
5. 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 or Animal Hospital.

1. Location. An animal boarding facility or animal hospital shall not be allowed directly adjacent to any residential use.
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 an opaque 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 § III-6.A (Noise) and all other local noise regulations.

C. Brewery/Distillery.

1. Size. The brewery and/or distillery shall be no greater than 20,000 square feet in area.
2. Beverage Sales. No more than 25 percent of the gross floor area may be dedicated to the retail sale of alcoholic and/or non-alcoholic beverages for either on-site or off-site consumption. The brewery and/or distillery shall not produce alcoholic and/or non-alcoholic beverages on site in quantities that exceed 930,000 gallons per year.

D. Car Wash.

1. Stacking Spaces. Stacking spaces associated with a car wash must comply with the requirements of § V-8 (Vehicular Stacking Requirements).
2. Screening. The street frontage adjacent to any outdoor car wash area shall be screened in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard).
3. Drainage. Drainage from a car wash shall not drain onto adjacent properties, into the right-of-way, or into stormwater catchments.

E. 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.

F. Community Residence.

1. Location. A community residence may not be located within 600 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 and R-2 Districts, a maximum of eight residents per facility are allowed, including live-in staff. In the R-3 and R-4 District, more than eight residents per facility are allowed, including live-in staff.

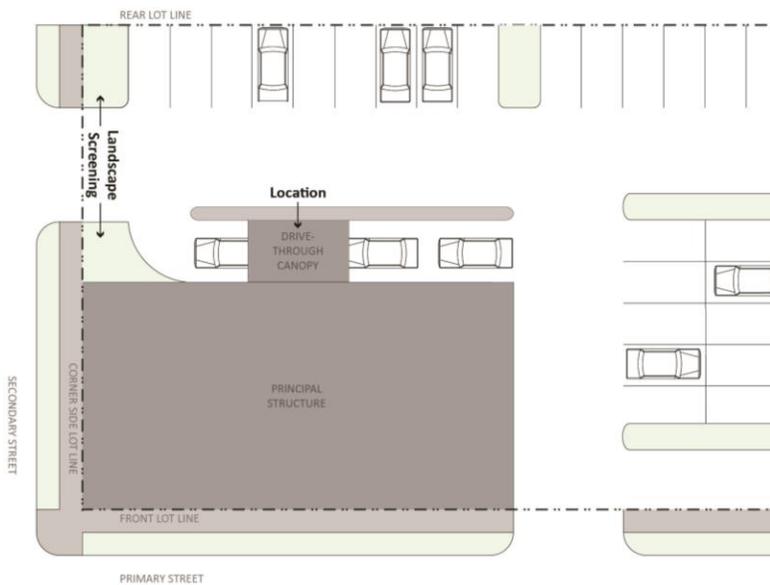
G. Currency Exchange or Payday Loan Establishment. Minimum Spacing. A currency exchange or payday loan establishment may not be located within 1,000 feet of another currency exchange or payday loan establishment.

H. 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 occupant.
3. Employees. Additional non-resident employees are allowed to work in a day care home.

4. Space Limitation. No more than 50 percent of the total square footage of the dwelling unit may be used for day care uses.
  5. Minimize Adverse Impacts. The design of the facility shall minimize traffic congestion, pedestrian hazards, noise, and other adverse impacts on surrounding properties.
- I. Drive-Through Facility. Refer to Figure III-3-A. Drive-Through Facility.
1. Location. The drive-through facility shall be located on the interior side or rear façade of the principal structure.
  2. Screening. The drive-through facility shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard). Screening shall be designed in such a way as to avoid interference with visibility or access.
  3. Design Standards. Drive-through facilities shall be constructed in accordance with the requirements of § V-1.C.4 (Materials).
  4. Stacking Spaces. Drive-through facilities shall provide stacking spaces in accordance with the requirements of § V-8 (Vehicular Stacking Requirements).

**Figure III-3-A. Drive-Through Facility**



- J. 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 Article IV (Zoning District Regulations).
  3. 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.
  4. Screening. Street frontage not occupied by building or driveways shall be improved with landscape screening in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard).
- K. Government Facility. Fire stations and public works facilities are exempt from the maximum driveway widths established in § V-9 (Driveways).

L. 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 § III-6.A (Noise) and all other local noise regulations.

M. Live/Work Dwelling.

1. Uses. Examples of occupations allowed in live/work dwellings include artist, consultant, counselor, craftsperson, designer, sale of commodities, tutor, writer, and instructor of music, craft, or fine art.
2. Residency of Operator. The live/work dwelling shall be the primary residence of the property owner. A portion of a live/work dwelling may be leased separately to another occupant as a work space.
3. Employees. Two additional non-resident 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 dwellings shall occur entirely within the dwelling unit.
5. Front Yard. The front yard of a live/work dwelling may be used for product display during business hours.

N. 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, secondary schools, day care centers, and day care homes.
2. Minimum Spacing. A medical marijuana dispensary shall not be located within 500 feet of another medical marijuana dispensary.
3. Security. The site design shall incorporate adequate security measures, such as exterior lighting, surveillance cameras, and/or fencing.

O. Motor Vehicle Rental. In the C-2 District, the outdoor storage of vehicles is prohibited.

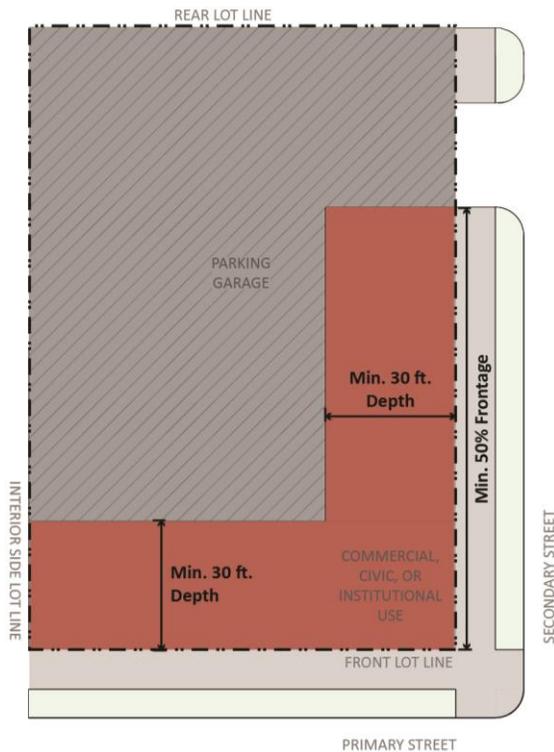
P. Motor Vehicle Repair and/or Service.

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.
  - 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 § VI-5.C (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 20 days.
  - d. Striped Parking Spaces. Vehicles must be stored in striped parking spaces in accordance with § V-6.C (Striping).
2. Service Bays. In the C-2 District, vehicular service bays shall not be located on the front façade of the building.
3. Outdoor Activities. All repairs must occur inside an enclosed building.

Q. 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 § VI-5.C (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.
- R. Off-Street Parking Garage. In the C-2 District, a use listed in Table III-2-A. Use Table as an allowed commercial, civic, or institutional use must occupy the first 30 feet of building depth on the ground floor along a minimum of 50 percent of the street-facing façade (refer to Figure III-3-B. Off-Street Parking Garage).

**Figure III-3-B. Off-Street Parking Garage**



- S. Off-Street Parking Lot.
1. Location. The off-street parking lot shall not be located on a corner lot.
  2. Screening. The requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard) shall apply to all off-street parking lots.
- T. 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 district unless the outdoor dining is separated from the residential use by an alley.
  2. Sidewalk Clearance. A minimum of four feet of sidewalk clearance must remain available for pedestrians.
  3. Parking Lot Clearance. Outdoor dining shall not interfere with the drive aisles and parking spaces of a parking lot.

U. 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 § III-6.A (Noise) and all other local noise regulations.

V. Pawn Shop. Minimum Spacing. A pawn shop may not be located within 1,000 feet of another pawn shop.

W. Planned Unit Development. Refer to the requirements of § VIII-4 (Planned Unit Developments).

X. Preschool, Elementary, or Secondary School. Minimize Adverse Impacts. The location of entrances, exits, service areas, parking areas, and loading areas shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.

Y. Solar Farm.

1. Impervious Coverage. Fixed solar panels shall be considered impervious surface as part of the calculation of the impervious coverage limitations.
2. Setbacks. Solar farms are allowed a minimum setback of five feet for all yards.
3. Screening. If solar farms are enclosed by a fence, the fence shall be a minimum height of eight feet located along the lot lines of the facility. Solar farms may be developed without a fence as well.
  - a. Materials and Construction. The materials and construction of the fence shall be in accordance with § III-4.C.6.c (Materials and Construction).
  - b. Landscape Elements. Fences located adjacent to the front or corner side lot line shall be landscaped in accordance with the standards of § VI-5.C.2.c (Landscape Elements).
4. Grid Interconnection. The applicant must provide evidence that the appropriate electric utility has been informed of the applicant's intent to install a solar farm with a grid interconnection.
5. On-Site Power Lines. On-site power lines shall be installed underground to the greatest extent practical.

Z. Urban Agriculture.

1. Site Design. Urban agriculture facilities shall be designed and maintained to minimize the amount of water and fertilizer that drains or runs off onto adjacent property.
2. Keeping of Animals. The keeping of animals, other than fish used for indoor aquaculture and aquaponics, is prohibited from urban agriculture uses.
3. Material Storage. All material, equipment, and tools used within the facility must be stored in an enclosed structure when not in use.
4. Sales. Retail sales of goods produced on site is allowed.

AA. Utility. Screening. The street frontage adjacent to the utility shall be treated with landscape screening in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard).

BB. 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 that such facilities or towers may include 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 § VI-6.C (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 12 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 shall not exceed the minimum height required to function satisfactorily, but in no circumstances shall it be greater than 100 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.
- CC. Adult Use Cannabis Business Establishment
- 1. Purpose and Applicability. The purpose and intent of this subsection is to regulate business establishments that cultivate, process, dispense, and transport adult-use cannabis in order to promote the public health, safety, comfort, and welfare of the citizens of the Village. Such establishments shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.
  - 2. Special Use Required. No adult-use cannabis business establishment shall operate without first obtaining a special use permit in accordance with the provisions of § VIII-3.C. In addition to the standards in § VIII-3.C., the following components of the adult-use cannabis establishment shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:
    - a. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
    - b. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan, interior and exterior lighting plan, and building code compliance.
    - c. Hours of operation and anticipated number of customers/employees.
    - d. Anticipated parking demand and available private parking supply.
    - e. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
    - f. Site design, including access points, internal site circulation, and landscaping plan.
    - g. Proposed signage plan, which must comply with the applicable Village and State code requirements.
    - h. Odor control plan which adequately provides for the ongoing safe operation of the establishment and minimizes any adverse impacts to abutting properties from odor-emitting activities to be conducted on site.

3. Location. No adult-use cannabis business establishment may be located within 500 feet of the property line of a pre-existing public or private preschool or elementary school, a public or private secondary school, a day care center, or a day care home (“protected uses”). In multi-tenant buildings, the property line is defined as the building walls of the protected use, including any outdoor area set aside for the protected use.
  4. Additional Sales. No adult-use cannabis business establishment may conduct any sales or distribution of cannabis or cannabis-infused products other than as authorized by the Act.
  5. On-Site Consumption. Under no circumstances shall on-site consumption of cannabis or cannabis-infused products be permitted at any adult-use cannabis business establishment or any other public space or registered business.
  6. Co-Location of Adult-Use Cannabis Business Establishments.
    - a. No adult-use cannabis business establishment may co-locate with a non-cannabis business.
    - b. Any adult-use cannabis dispensing establishment may co-locate with an adult-use cannabis craft grower or an adult-use infuser as indicated in Table III-2-A (Use Table), provided the appropriate licenses are issued consistent with Chapter 6 of the Municipal Code, and all requirements of the Act are met.
    - c. Adult-use cannabis craft growers and/or adult-use infusers that apply to locate in the C-2 or C-3 zoning districts must co-locate with an adult-use cannabis dispensing establishment.
    - d. Adult-use cannabis infusers and craft growers located in the C-2 and C-3 zoning districts are limited to no more than 14,000 square feet.
  7. Security. Petitioner shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the Special Use Permit, to ensure the safety of employees and customers of the adult-use cannabis business establishment, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.
  8. Parking Requirements. For purposes of determining required parking, adult-use cannabis business establishments shall be classified in the following manner based on Table V-2-A. Off-Street Parking Requirements.
    - a. Adult-Use Cannabis Craft Grower shall be classified as Heavy or Light Manufacturing.
    - b. Adult-Use Cannabis Cultivation Center shall be classified as Heavy or Light Manufacturing.
    - c. Adult-Use Cannabis Dispensing Organization shall be classified as a Retail Goods Establishment.
    - d. Adult-Use Cannabis Infuser Organization or Infuser shall be classified as Heavy or Light Manufacturing.
    - e. Adult-Use Cannabis Processing Organization or Processor shall be classified as Heavy or Light Manufacturing.
    - f. Adult-Use Cannabis Transporting Organization or Transporter shall be classified as Heavy or Light Manufacturing.
  9. Affirmation of Compliance. Petitioner shall file an affidavit with the Village affirming compliance with § III-3.CC, any additional conditions established by an approved Special Use Permit, any conditions established by an approved cannabis license pursuant to Chapter 6 of the Municipal Code, and all other requirements of the Act.
- (§ III-3.CC. Adult Use Cannabis Business Establishment, revised 12-9-19, Ord#2132)

#### **§ III-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. The location of accessory structures must provide access to utility easements.
3. Height. The maximum height of an accessory structure shall be 14 feet.
4. Setbacks. Accessory structures shall be located a minimum of five feet from any rear lot line and three feet from any interior side lot line.

B. Accessory Structures Table. Table III-4-A. Accessory Structures establishes the accessory structures allowed in each zoning district. Table III-4-A is not an exhaustive list of accessory structures that may be located within the Village. Each structure is given one of the following designations for each zoning district.

1. Permitted (“P”). A “P” indicates that the accessory structure does not require a building permit and is allowed by right within the designated district provided that it meets all applicable standards set forth in this Section.
2. Permitted with Building Permit (“B”). A “B” indicates that the accessory structure requires the approval of a building permit in accordance with Chapter 18 (Building and Building Regulations) and shall meet the use standards set forth in this Section in order to be allowed within the designated district.
3. No Designation. The absence of a letter (a blank space) indicates that the structure is not allowed within the designated district.
4. Use Standards. Accessory structures that are designated as “Permitted” or “Permitted with Building Permit” may have use standards that must be met, as established in § III-4.C (Use Standards for Accessory Structures).

**Table III-4-A. Accessory Structures**

Accessory Structures	Districts								Use Standards
	C-1	C-2	C-3	M	R-1	R-2	R-3	R-4	
Apiary			P	P	P	P		P	See § III-4.C.1
Arbor, Pergola, or Trellis	P	P	P	P	P	P	P	P	None
Ball Court	P	P	P	P	P	P	P	P	See § III-4.C.2
Chicken Coop			P	P	P	P		P	See § III-4.C.3
Compost Bin	P	P	P	P	P	P	P	P	See § III-4.C.4
Deck or Patio	B	B	B	B	B	B	B	B	See § III-4.C.5
Electrical Generator	P	P	P	P	P	P	P	P	None
Electric Vehicle Charging Station	B	B	B	B	B	B	B	B	None
Fence or Wall	B	B	B	B	B	B	B	B	See § III-4.C.6
Flag Pole	P	P	P	P	P	P	P	P	See § III-4.C.7
Garage	B	B	B	B	B	B	B	B	See § III-4.C.8
Gazebo	P	P	P	P	P	P	P	P	See § III-4.C.9
Green Roof, White Roof, or Blue Roof	B	B	B	B	B	B	B	B	None
Greenhouse	B	B	B	B	B	B	B	B	See § III-4.C.10
Hoophouse	P	P	P	P	P	P	P	{	See § III-4.C.11
Mechanical Equipment	B	B	B	B	B	B	B	B	See § III-4.C.12
Outdoor Storage		P	P	P					See § III-4.C.13
Rain Garden	P	P	P	P	P	P	P	P	See § III-4.C.14
Rainwater Cistern	P	P	P	P	P	P	P	P	None
Recreation Equipment	P	P	P	P	P	P	P	P	None
Satellite Dish	P	P	P	P	P	P	P	P	See § III-4.C.15
Shed	B	B	B	B	B	B	B	B	See § III-4.C.10
Small Cell Wireless Facilities	S	S	B	B	S	S	S	S	See § III-4.C.22
Small Wind Energy System	B	B	B	B	B	B	B	B	See § III-4.C.16
Solar Energy Collection System	B	B	B	B	B	B	B	B	See § III-4.C.17

Park Forest Unified Development Ordinance

Swimming Pool	B	B	B		B	B	B	B	See § III-4.C.18
Vegetable Garden	P	P	P	P	P	P	P	P	See § III-4.C.19
Wireless Telecommunication Antenna	B	B	B	B	B	B	B	B	See § III-4.C.20
<p>Table Key</p> <p>P: Allowed by right and shall meet the requirements of § III-4.C (Use Standards for Accessory Structures) when applicable.</p> <p>B: Allowed with building permit and shall meet the requirements of § III-4.C (Use Standards for Accessory Structures) when applicable.</p> <p>S: Allowed with special use permit and shall meet the requirements of § III-4.C. (Use Standards for Accessory Structures) when applicable.</p>									

(Table III-4-A. Accessory Structures, revised 9-23-19, Ord#2121)

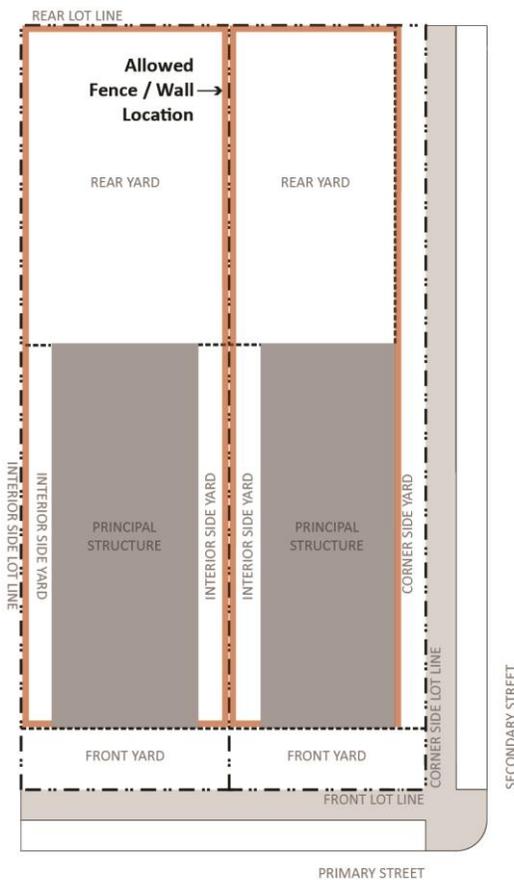
C. Use Standards for Accessory Structures. The following standards apply to accessory structures designated as permitted (“P”) or permitted with building permit (“B”) or permitted with special use permit (“S”) in the districts noted in the “Use Standards” column of Table III-4-A. Accessory Structures.

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.
    - (1) Apiaries are allowed in the rear yard of any single-family use in the R-1, R-2, or R-4 District.
    - (2) Apiaries are allowed in the rear yard of any use in the C-3 or M Districts.
  - 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.
    - (1) A maximum of two hives are allowed per zoning lot in the R-1, R-2, and R-4 Districts.
    - (2) A maximum of six hives are allowed per zoning lot in the C-3 and M Districts.
  - 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 techniques 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. There shall be no retail sales of any products on-site.
2. Ball Court. Location. Ball courts are allowed in the rear yard, except that one fixed basketball standard and backboard shall be allowed in any yard in the R-1, R-2, R-3, and R-4 Districts.
3. Chicken Coop. Chickens may be kept in chicken coops, chicken runs, and similar structures in accordance with the following standards.
  - a. Permit. Prior to erecting a chicken coop, chicken run, or similar structure, an applicant must obtain a chicken coop permit from the Zoning Administrator and provide notice to all adjacent property owners. Such permits must be renewed annually.
  - b. Height. The maximum height of a chicken coop shall be eight feet.
  - c. Size. The chicken coop and run, combined, must total a minimum of four square feet per hen, with a minimum of one square foot per hen allocated to the coop, and a minimum of three square feet per hen allocated to the run.

- d. Location.
    - (1) Chicken coops, chicken runs, and similar structures are allowed in the rear yard of any single-family use in the R-1, R-2, or R-4 District.
    - (2) Chicken coops, chicken runs, and similar structures are allowed in the rear yard of any urban agriculture use in the C-3 or M Districts.
  - 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 – First Year. No more than four hens are permitted per zoning lot during the first application year (12 calendar months) in all zoning districts. Roosters are not permitted. There is no limit on the number of chicks, age six months or younger, that may be kept.
  - g. Number – Subsequent Years. After one year (12 calendar months) of owning four hens, an applicant in the R-1, R-2, C-3, and M zoning districts may submit an application to increase the number of hens to no more than eight hens. The Zoning Administrator shall approve this application if no substantiated complaints have been received by the Village regarding the applicant’s hens in the previous 12-month period. Applicants in the R-4 zoning district may not have more than four hens at any time.
  - h. Perimeter fence. The rear yard of any property where hens are kept must be fenced with a minimum four-foot high fence.
  - i. Maintenance. Chicken coops, chicken runs, and similar structures 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, chicken runs, and similar structures 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.
  - j. Sales. There shall be no retail sales of any products on-site.
  - k. Slaughter. On-site slaughtering of chickens is prohibited.
- (§ III-4.C.3 Chicken Coop, revised 9-21-20, Ord#2146)
- 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 or Patio.
    - a. Location. Decks and patios are allowed in all yards.
    - b. Setback. The deck or patio shall conform with the setback requirements for the zoning district in which it is located, except that a deck or patio may encroach up to 10 feet into the required rear yard in the R-1, R-2, R-3, and R-4 Districts.
  - 6. Fence or Wall. The following requirements apply to fences and walls unless otherwise specifically established in this Ordinance. Refer to Figure III-4-A. Fence or Wall.
    - a. Location. Fences and walls, including all posts, bases, and other structural parts, shall be located completely within the boundaries of the lot on which it is located.
      - (1) Front Yard, Interior Side Yard, and Rear Yard. Fences and walls are allowed in the front yard, interior side yard, and rear yard.
      - (2) Corner Side Yard. Fences and walls are allowed in the corner side yard between the front façade of the principal structure and the rear lot line.
    - b. Height. The maximum height of a fence or wall shall be three feet in the front and corner side yard, and eight feet in an interior side or rear yard. The maximum height of a fence or wall shall be measured from the ground at the base of the fence or wall.
    - c. Materials and Construction. The following requirements for materials apply to the construction of fences, walls, and any associated gates.

- (1) Allowed Materials. Fences and walls may be constructed of treated wood, simulated wood, vinyl, metal, chain link with or without slats, metal mesh, corrugated metal, brick, stone, cinderblock, and concrete block.
- (2) Prohibited Materials. Fences shall not be constructed of, barbed wire, or razor wire, except in the C-3 and M Districts, in which fences may be constructed of razor wire or barbed wire with prior written Zoning Administrator approval.
- (3) Construction. 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 lot so that all posts are located on the property owner's side of the fence or wall.

**Figure III-4-A. Fence or Wall**



7. Flag Pole.
  - a. Location. Flag poles are allowed in all yards.
  - b. Number.
    - (1) A maximum of one flag pole is allowed per zoning lot in the R-1, R-2, R-3, and R-4 Districts.
    - (2) A maximum of three flag poles are allowed per zoning lot in the C-1, C-2, C-3, and M Districts.
8. Garage. These standards apply to detached garages only. Attached garages are considered part of the principal structure and must comply with the requirements of Article IV (Zoning District Regulations).
  - a. Location. Garages are allowed in the interior side yard and rear yard between the principal structure's rear façade and the rear lot line.
  - b. Height. The maximum height of a garage shall be 16 feet.

- c. Area. The maximum area of a garage shall be 750 square feet.
  - d. Use of Garages. The area above vehicle parking spaces in a detached garage shall not be used as habitable space, and may not contain a kitchen, bathroom, or sleeping area. In an attached garage, such space may be used as habitable space with a kitchen, bathroom, and/or sleeping area for an accessory dwelling unit in accordance with § III-4.D.1 (Accessory Dwelling Unit).
9. Gazebo.
- a. Location. Gazebos are allowed in the rear yard only.
  - b. Height. The maximum height of a gazebo shall be 12 feet.
  - c. Design. Each side of a gazebo shall be at least 25 percent open.
10. Greenhouse or Shed.
- a. Location. Greenhouses and sheds are allowed in the interior side and rear yards only.
  - b. Area. In the R-1, R-2, R-3, and R-4 Districts, the maximum area of a greenhouse or shed shall be 120 square feet.
11. Hoophouse.
- a. Use Limitation. Hoophouses are allowed in conjunction with urban agriculture, nursery, community garden, and residential uses only.
  - b. Area. In the R-1, R-2, R-3, R-4, C-1, and C-2 Districts, the maximum area of a hoophouse shall be 84 square feet. In the C-3 and M Districts, the maximum area of a hoophouse shall be 300 square feet.
  - c. Height. In the R-1, R-2, R-3, R-4, C-1, C-2, C-3, and M Districts, the maximum height of a hoophouse shall be 8 feet.
12. Mechanical Equipment.
- a. Location. Ground-mounted mechanical equipment shall be located in the interior side yard or rear yard and shall be located at least five feet from the rear and interior side lot lines. Roof-mounted mechanical equipment shall be located a minimum of six feet from any supporting wall to facilitate safe access.
  - b. Deemed Conforming. Notwithstanding § III-4.C.12.a (Location), existing ground-based mechanical equipment that is located in a setback where it is not permitted as of the effective date of this Ordinance shall be considered legally conforming and may be replaced and repaired. Such conforming status shall expire if the principal structure is demolished.
13. Outdoor Storage.
- a. Location. Outdoor storage shall be located on an improved surface in the interior side yard or rear yard.
  - b. Height. Outdoor storage materials shall not exceed eight feet in height.
  - c. Uses. Outdoor storage is allowed for the following uses: gas station, heavy manufacturing, light manufacturing, motor vehicle rental, motor vehicle repair and/or service, motor vehicle sales, and nursery. Outdoor storage may be allowed for additional uses with prior written Zoning Administrator approval.
  - d. Screening. The requirements of § VI-7 (Screening Requirements) shall apply to outdoor storage.
14. Rain Garden.
- a. Location. Rain gardens are allowed in all yards.
  - b. Setback. Rain gardens shall be located a minimum of two feet from any lot line.
  - c. Loose Soil. Loose soil associated with a rain garden must be covered or confined so that the soil is not moved from the lot, particularly after each growing season.
15. Satellite Dish. Location. Satellite dishes are allowed in any yard, on any façade of a building, or the roof of a building.
16. Small Wind Energy System. Small wind energy systems are structures that consist of a wind turbine, tower or mounting device, and associated control or conversion electronics intended to reduce on-site consumption of utility power. Systems may be roof-mounted or ground-mounted in accordance with the following standards.

- a. General Requirements. All small wind energy 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 System. Roof-mounted systems shall adhere to the following.
  - (1) Districts. Roof-mounted systems are allowed in all zoning districts.
  - (2) Location. Systems are allowed on the interior side roof or rear roof of a principal structure. Systems on an accessory structure, such as a garage, gazebo, greenhouse, shed, or other structure may 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 System. Ground-mounted systems shall adhere to the following.
  - (1) Districts. Ground-mounted systems are allowed in the C-1, C-2, C-3, and M Districts.
  - (2) Location. 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.
  - (4) Setback. All components of a ground-mounted system (such as the tower, blade, and guy wire anchors) shall be located a minimum of 10 feet from any lot line.
  - (5) Clearance. A ground-mounted system shall have a minimum of 15 feet of ground clearance.
- 17. Solar Energy Collection System. Solar energy collection systems may be roof-mounted or ground-mounted in accordance with the following standards.
  - a. Roof-Mounted System. 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 overall height of the principal or accessory structure to which the system is mounted.
  - b. Ground-Mounted System. 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.
- 18. Swimming Pool. The following standards apply to swimming pools with a maximum depth equal to or greater than 24 inches.
  - 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, but shall be located at least 10 feet from the rear lot line and shall not extend into the corner side or interior side yards.
  - c. Height. Above-ground pools shall not exceed six feet in height.
- 19. Distance from Other Structures. A swimming pool shall be a minimum of five feet from any other structure or building on the lot, with the exception of an attached permanent deck or patio. A swimming pool shall not be in close proximity to any utility lines or cables, as determined by the Zoning Administrator.
- 20. Vegetable Garden.
  - a. Location. Vegetable gardens are allowed in all yards, 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 a raised planting beds shall be three feet. The maximum height of a hoophouse shall be in accordance with § III-4.C.11.c (Height).
  - c. Setback. Vegetable gardens shall be located a minimum of two feet from any lot line.
  - d. On-Site Sales. On-site sales of vegetables or any other goods associated with a vegetable garden are prohibited.
  - e. Loose Soil. Loose soil associated with a vegetable garden must be covered or confined so that the soil is not moved from the lot, particularly after each growing season.
21. Wireless Telecommunication Antenna.
- a. General Requirements. Wireless telecommunication antennas shall meet the general requirements for wireless telecommunication facilities and/or towers in § III-3.BB.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 cause the height of the tower to exceed 100 feet.
  - 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.
22. Small Cell Wireless Facilities
- a. Exemptions. The Village is exempt from the regulations herein when there is a demonstrated need for telecommunication services provided by the Village.
  - b. Applicability. These use standards shall apply to all Small Cell Wireless Facilities located on utility poles and on wireless support structures. Note that there is a Village preference for new wireless support structures to function as street lights as well, where deemed advisable by the Director of Public Works or their designee, or to have the ability to be modified for street light use at the Village's discretion.
  - c. Locations
    - (1) Small Cell Wireless Facilities installed on existing utility poles or wireless support structures in the public right-of-way and on private property in the C-3 (Corridor Commercial) and M (Manufacturing) zoning districts shall be permitted uses in compliance with Chapter 106, Article IX of the Village Code and this § III-4.C.21 (Small Cell Wireless Facilities) of the UDO.
    - (2) When a utility pole or wireless support structure does not exist in compliance with Section 21.c.(1) above, or when the Small Cell Wireless Facility is proposed on private property in the C-1, C-2, R-1, R-2, R-3, or R-4 zoning districts, a Small Cell Wireless Facility shall require Special Use Permit approval in compliance with Article VIII.3.C. (Special Use Permit).
  - d. Conditions
    - (1) All Small Cell Wireless Facilities shall comply with the application procedures established in Chapter 106, Article IX of the Village Code.
    - (2) Maximum Number of Antennas: Not more than one (1) Small Cell Wireless Facility shall be located on a single pole or structure.
    - (3) Surface Area of Antenna:
      - i. The Small Cell Wireless Antenna, including Antenna panels, whip Antennas or dish-shaped Antennas, shall not have a surface area of more than six (6) cubic feet.
      - ii. No single dimension of the Antenna or associated equipment shall exceed six (6) feet.
      - iii. Omnidirectional or whip Antennas shall not extend more than six (6) feet from the pole.

- iv. Small Cell Wireless Facilities located on street light poles or traffic control structures shall not block light emanating from the street light or traffic control fixture or otherwise interfere with the purpose of the street light or traffic control fixture.
  - v. All Small Cell Wireless Facilities shall be installed in accordance with all applicable Village codes. No wiring or cabling shall interfere with any existing wiring or cabling installed by the Village, a utility, or a wireless services provider.
  - vi. Small Cell Wireless Facilities collocated on Village-owned utility poles may not use the same power or communication source providing power and/or communication for the existing infrastructure. The wireless provider shall coordinate, establish, maintain, and pay for all power and communication connections with private utilities.
- e. Design Standards
- (1) Overall Size: The smallest suitable small cell antennas, equipment, and facilities available for industry use shall be utilized for all installations.
  - (2) Stealth Requirement: The use of stealth technology in the location and construction of Small Cell Wireless Facilities is required whenever and wherever possible. Stealth technology means using the least visually and physically intrusive design and equipment to employ methods that blend into surroundings and not be visible; and to minimize adverse aesthetic and visual impacts on the right-of-way, property, building, and/or other facilities adjacent to, surrounding, and in generally the same area as the requested location of such Small Cell Wireless Facilities.
  - (3) Small Cell Wireless Facilities, including but not limited to antennas, equipment enclosures, mounting brackets and hardware, mounting posts, cables, and shrouds, shall be of a color that is identical to the utility pole or wireless support structure or of a neutral color compatible with the color of the utility pole or wireless support structure and any surrounding elements so as to camouflage or conceal their appearance, create consistency among right-of-way infrastructure, and to make such Small Cell Wireless Facilities as unobtrusive as possible. The use of reflective material is prohibited. The Director of Public Works or their designee may approve compatible color schemes and/or alternative measures for concealment if the Director or their designee determines that the optional measures will be at least as effective in concealing the Small Cell Wireless Facilities as the measures required in this Article. Anti-graffiti finishes shall be applied to all Small Cell Wireless Facilities that may be reachable from ground level.
  - (4) Maximum Height: The top of the highest point of the antenna shall not extend more than ten (10) feet above the highest point of the existing pole or structure.
  - (5) Minimum Height: The bottom of the lowest point of the Antenna shall not be lower than twelve (12) feet above grade.
  - (6) Minimum Equipment Height: The operator of a Small Cell Wireless Facility shall, whenever possible, locate the base of the equipment or appurtenances at the highest height possible on the pole or structure, but no lower than nine (9) feet above grade.
  - (7) Pole Visual Interference: Small Cell Wireless Facilities shall not interfere with or block any existing signage or other Village installations (banners, holiday décor, flowers, etc.) located on a pole.
  - (8) Extensions: Small Cell Wireless Facilities attached to the utility pole or wireless support structure shall be attached using rigid steel clamping mounts or stainless steel banding to the exterior of any metal pole. All mounts and banding shall be of the same color as the utility pole or wireless support structure, except as otherwise approved by the Director of Public Works or their designee. Care should be taken to integrate the mounting elements into the Small Cell Wireless Facility design. Through-bolting or use of lag bolts on Village-owned utility poles is prohibited.
  - (9) Wires and Cables: Any wiring and cables associated with a Small Cell Wireless Facility must

- be run through the hollow interior of the pole or structure. If proven to be infeasible to run inside of the pole or structure, all wiring and cables shall be covered with an appropriate cover or cable shield. No exterior wires or cables shall be visible under any circumstance.
- (10) Guy Wires: No guy or other support wires shall be used in connection with a Small Cell Wireless Facility unless proposed to be attached to an existing utility pole that incorporated guy wires prior to the date that a Petitioner has applied for a permit. No additional guy wires shall be added to a utility pole or wireless support structure for the purpose of supporting a Small Cell Wireless Facility. If additional guy wires are required for structural integrity reasons, the utility pole or wireless support structure shall be required to be replaced to be self-supporting and structurally sound without the use of guy wires.
- (11) Decorative Light Poles: Locating Small Cell Wireless Facilities on a decorative column, lantern, or similar light pole located within Downtown Park Forest, public parks, and other locations where decorative light poles have been installed, shall be discouraged for visual and aesthetic enhancement reasons. Alternatives to utilizing these decorative light poles should be used, including the installation on private property. When collocated on decorative light poles, a Small Cell Wireless Facility shall keep the existing appearance of the light pole and any extensions shall be disguised in a manner similar to the design and appearance of the pole. Due diligence shall be required to indicate proper structural integrity and non-interference with signage or other Village installations (banners, holiday décor, flowers, etc.) located on a pole.
- (12) All new or replacement street light poles and pole foundations shall conform to the Village's standards and specifications for street light design and construction, including the design standards established in this Article. This work shall be approved by the Director of Public Works or their designee as part of the application process.
- (13) If a new wireless support structure is approved by the Director of Public Works or their designee, it shall be designed to minimize the visual and aesthetic impact of the new vertical element and associated Small Cell Wireless Facilities upon the surrounding area and shall blend in with the surrounding streetscape with minimal visual impact. This work shall be approved by the Director of Public Works or their designee as part of the application process.
- (14) Undergrounding: Any mechanical equipment or antenna equipment associated with a Small Cell Wireless Facility that cannot be located on the pole or structure because of structural reasons or because of other restrictions, such as height and size allowances, shall be concealed underground. When located in a public right-of-way where other utilities are not required to complete the same undergrounding requirements, mechanical equipment shall not be required to be placed underground. If the undergrounding of equipment is not possible, feasible or required as stated above, as determined by the Department of Public Works, equipment shall be mounted within a concealment box designed as a decorative pole base or within unobtrusive equipment enclosures mounted directly to the pole. Any ground mounted equipment shall not create a safety or tripping hazard, shall ensure any walkways remain in compliance with all state and federal accessibility laws and shall be constructed in compliance with all Village right-of-way ordinances and design standards.
- (15) Screening: Additional landscaping and fencing shall be required to help mitigate the effects of any ground-mounted equipment not feasible to be located underground. This shall include screening all visual appearance of the equipment from roadways and pedestrian facilities. This screening may be used in conjunction with other stealth methods. This may be required by Village staff as part of any permit approval for permitted uses or by the Planning and Zoning Commission and Village Board as required for any Special Use Permit.
- (16) Burial or Removal of Utility Poles: If a utility pole with a Small Cell Wireless Facility is planned to be buried or removed and is no longer required for a utility or public purpose,

then the Small Cell Wireless Facility and all associated equipment shall be removed by the carrier within ninety (90) days of notice from the Village or organization which owns/operates the utility pole. The Small Cell Wireless Facility may apply to be relocated to another nearby site in compliance with this Section and with Chapter 106, Article IX of the Village Code. No Small Cell Wireless Facilities shall be permitted to be placed on utility poles with active studies, plans or permits to be replaced or buried.

(17) Illumination: Small Cell Wireless Facilities shall not be artificially illuminated or marked, except as required by law.

(18) Signage: A four (4) by six (6) inch plate with the wireless provider's name, location identifying information, and emergency telephone number shall be permanently affixed to the Small Cell Wireless Facility equipment enclosure or shroud. Any manufacturer logos or decals that may be visible to the public shall be removed or painted over. No other signage or advertising shall be visible on any part of the Small Cell Wireless Facility, except as required by law.

(19) Upon completion of the installation of any small cell wireless facility, the telecommunications provider shall be responsible for full restoration of the site to pre-construction conditions.

(§ III-4.C.22 Small Cell Wireless Facilities, revised 9-23-19, Ord#2121)

D. Accessory Dwelling Units and Home Occupations. Subject to building permit approval, accessory dwelling units are permitted in the R-1 and R-2 Districts, and home occupations are permitted in all residential zoning districts, provided that the following standards are met for each type of use.

1. Accessory Dwelling Unit.

- a. Location. An accessory dwelling unit is permitted as part of the existing principal structure on the zoning lot, such as an attic, basement, or attached garage.
- b. Number. One accessory dwelling unit is permitted per single-family dwelling unit.
- c. Size. An accessory dwelling unit may not exceed 40 percent of the gross floor area of the principal structure on the lot, or 800 square feet, whichever is less.
- d. 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. Entrances. An accessory dwelling unit may have an entrance from the exterior and/or interior of the principal structure.

2. Home Occupations. Home occupations shall be subject to the following.

- a. Location. A home occupation may be allowed within any residential use in the Village as part of a principal or accessory structure.
- b. Uses. Examples of allowed home occupations include, but are not limited to, artist, consultant, counselor, craftsperson, designer, tutor, writer, and instructor of music, craft, or fine art.
- c. Sales. No on-site retail or wholesale transactions are allowed.
- d. Hours of Operation. Home occupations with outside visitors may be allowed to operate from 7:00 AM to 9:00 PM.
- e. Residency of Operator. The operator of the home occupation shall reside in the dwelling unit in which the home occupation is located.
- f. Employees. One additional non-resident employee is allowed for a home occupation.
- g. Visitors. A maximum of four visitors (such as clients, customers, and pupils) associated with the home occupation may be present at any given time.
- h. Parking. Any parking needs associated with the home occupation shall be accommodated on-site within an existing driveway or garage.
- i. 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 (UPS, FedEx, DHL).

- j. Space Limitation. No more than 25 percent of the total square footage of the dwelling unit may be used for the home occupation. All activities associated with the home occupation shall occur entirely within the dwelling unit.
- k. Signs. Signs for home occupations are permitted in accordance with § VII-4.A (Permanent Signs Exempt from Permit Requirement).
- l. Registration and Fee. Every home occupation shall complete an application for business registration with the Village and shall be accompanied by a required filing fee as established and modified from time to time by § 22-35 (Home Occupations).

**§ III-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 III-5-A. Temporary Structures and Uses establishes the allowed temporary structures and uses for each zoning district. Table III-5-A 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 district provided that it meets all applicable use standards set forth in this Section.
- 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 § VIII-3.I (Temporary Use Permit)) and must meet any applicable use standards set forth in this Section in order to be allowed within the designated district.
- 3. No Designation. The absence of a letter (a blank space) indicates that the use is not allowed within the designated district.
- 4. Use Standards. Temporary structures or uses that are designated as “Permitted” or “Permitted with Temporary Use Permit” may have use standards that must be met, as established in § III-5.B (Use Standards for Temporary Structures and Uses).

**Table III-5-A. Temporary Structures and Uses**

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

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 districts noted in the “Use Standards” column of Table III-5-A. Temporary Structures and Uses. Temporary uses may be located outdoors or within an enclosed building or structure.

- 1. Contractor Trailer or Model Unit. Contractor trailers shall be limited to the period of active construction of the project. Model units, including temporary real estate offices, 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.
2. Farmers Market. The following products may be offered for sale at farmers markets: fruits, vegetables, juices, flowers, plants, herbs, spices, dairy goods, meats, baked goods, and/or arts and crafts.
  3. Garage or Rummage Sale. Garage and rummage sales shall be limited to a period of three consecutive days. A maximum of four garage and/or rummage sales shall be allowed for the same residence within a 12-month period in accordance with Chapter 82 (Secondhand Goods).
  4. Mobile Food Facility.
    - a. Location. Mobile food facilities may be located on private property, not the public right-of-way.
    - b. Litter. The permit holder 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.
    - c. Alcohol Sales. Sale of alcohol is prohibited.
    - d. Outdoor Seating. Outdoor seating may be provided on the site, but no seating may be permanently installed.
    - e. Water Connection. A permanent water or wastewater connection is prohibited.
    - f. Electrical Service. Electrical service may be provided only by temporary service or other connection provided by an electric utility, or an on-board electrical generator.
    - g. Drive-Through. Drive-through service is prohibited.
  5. Sidewalk Sale.
    - a. Duration. Sidewalk sales shall be limited to a period of three consecutive days. A maximum of four sidewalk sales shall be allowed for the same retailer within a 12-month period.
    - b. Sidewalk Clearance. A minimum of four feet of sidewalk clearance must remain available for pedestrians.
    - c. Storage. Merchandise must be stored inside the building during non-business hours.
  6. Temporary Outdoor Entertainment.
    - a. Other Local Regulations. Temporary outdoor entertainment shall comply with the requirements of the Municipal Code (Chapter 10 Amusements and Entertainments) and other local regulations.
    - b. 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.
    - c. Location. Temporary outdoor entertainment shall not be located directly adjacent to a residential district.
    - d. Bulk and Yard Requirements. Temporary outdoor entertainment is exempt from Article IV (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.

8. Temporary Storage Container.
  - a. Duration. Temporary storage containers shall be located on a lot for a period of no more than 14 consecutive days unless used in conjunction with an approved building permit.
  - b. 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.

**§ III-6 Environmental Performance Standards**

All uses 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 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 which 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. 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 Village 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.

## ARTICLE IV: ZONING DISTRICT REGULATIONS

§ IV-1	General Provisions
§ IV-2	Summary Table of Zoning Requirements
§ IV-3	R-1 Single-Family Residence District Requirements
§ IV-4	R-2 Single-Family Estate Residence District Requirements
§ IV-5	R-3 Traditional Multi-family District Requirements
§ IV-6	R-4 Urban Multi-family District Requirements
§ IV-7	Design Requirements for Commercial Zoning Districts
§ IV-8	C-1 Neighborhood Commercial District Requirements
§ IV-9	C-2 Mixed-Use Commercial District Requirements
§ IV-10	C-3 Corridor Commercial District Requirements
§ IV-11	M Manufacturing District Requirements
§ IV-12	Principal Structure Encroachments

### § IV-1 General Provisions

- A. Purpose. The purpose of this Article is to establish the development standards for a principal structure on a zoning lot by zoning district.
- B. Applicability. The provisions of this Article apply to all new construction and significant exterior renovation of existing structures. Refer to § VIII-5 (Nonconformities) for information on the continuation of nonconforming structures.
- C. General Requirements. The following code sections provide development requirements that must be met in addition to the development requirements established in this Article.
  1. Site Plan Review. All development, redevelopment, and additions to existing structures that result in an increase in gross floor area, capacity, or number of dwelling units by 15 percent or more, with the exception of single-family and two-family developments, require approval of a site plan review application by the Zoning Administrator in accordance with § VIII-3.B (Site Plan Review).
  2. Uses. See Article III (Uses) for principal, accessory, and temporary use requirements as well as standards for accessory structures.
  3. Parking and Loading. See Article V (Off-Street Parking and Loading) for off-street parking, loading, and access requirements.
  4. Landscaping and Buffering. See Article VI (Landscape Standards) for landscaping, buffering, and screening requirements.
  5. Signs. See Article VII (Signs) for signage requirements.
  6. Code of Ordinances. Refer to the Park Forest Code of Ordinances Chapter 18 (Buildings and Building Regulations) for additional development requirements outside the purview of this Unified Development Ordinance.

**§ IV-2 Summary Table of Zoning Requirements**

Table IV-2-A. Summary Table of Zoning District Requirements provides a summary of the bulk and setback requirements for each zoning district, which are established in § IV-3, § IV-4, § IV-5, § IV-6, § IV-8, § IV-9, § IV-10, and § IV-11.

**Table IV-2-A. Summary Table of Zoning District Requirements**

	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M
<b>Bulk Requirements</b>								
Minimum Lot Area	7,200 sf	10,000 sf	10,000 sf	Single-Family: 3,000 sf All Other Uses: 10,000 sf	10,000 sf	10,000 sf	10,000 sf	10,000 sf
Minimum Lot Width	60 ft	100 ft	60 ft	Single-Family: 25 ft All Other Uses: 50 ft	50 ft	50 ft	50 ft	50 ft
Maximum Principal Building Height	2 stories and 30 ft	2 stories and 30 ft	3 stories and 45 ft	5 stories and 75 ft for multi-family; 3 stories and 45 ft along Sauk Trail and for all other uses	2 stories and 30 ft	5 stories and 75 ft; 3 stories and 45 ft along Sauk Trail	3 stories and 45 ft	3 stories and 45 ft
Maximum Impervious Coverage	40%	35%	35%	75%	85%	90%	75%	75%
<b>Setback Requirements</b>								
Minimum Front Setback	15 ft	25 ft	15 ft	5 ft	0 ft	0 ft	0 ft	15 ft
Maximum Front Setback	n/a	n/a	n/a	20 ft	n/a	15 ft	n/a	n/a
Minimum Corner Side Setback	15 ft	25 ft	15 ft	5 ft	0 ft	0 ft	0 ft	15 ft
Maximum Corner Side Setback	n/a	n/a	n/a	20 ft	n/a	15 ft	n/a	n/a
Minimum Interior Side Setback	5 ft	10 ft	15 ft	5 ft	0 ft	0 ft	0 ft	5 ft
Minimum Rear Setback	30 ft	30 ft	30 ft	10 ft	0 ft	0 ft	0 ft	25 ft

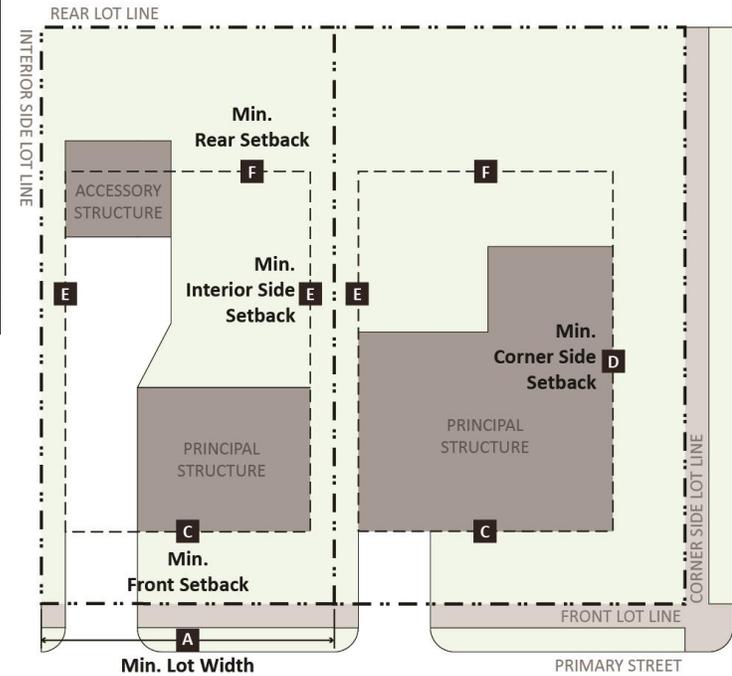
**§ IV-3 R-1 Single-Family Residence District Requirements**

Table IV-3-A. R-1 District Requirements, Figure IV-3-A. R-1 District Requirements: Plan, and Figure IV-3-B. R-1 District Requirements: 3-D establish bulk and setback regulations for the R-1 District. See also § III-4 (Accessory Structures and Uses) for provisions related to accessory structures.

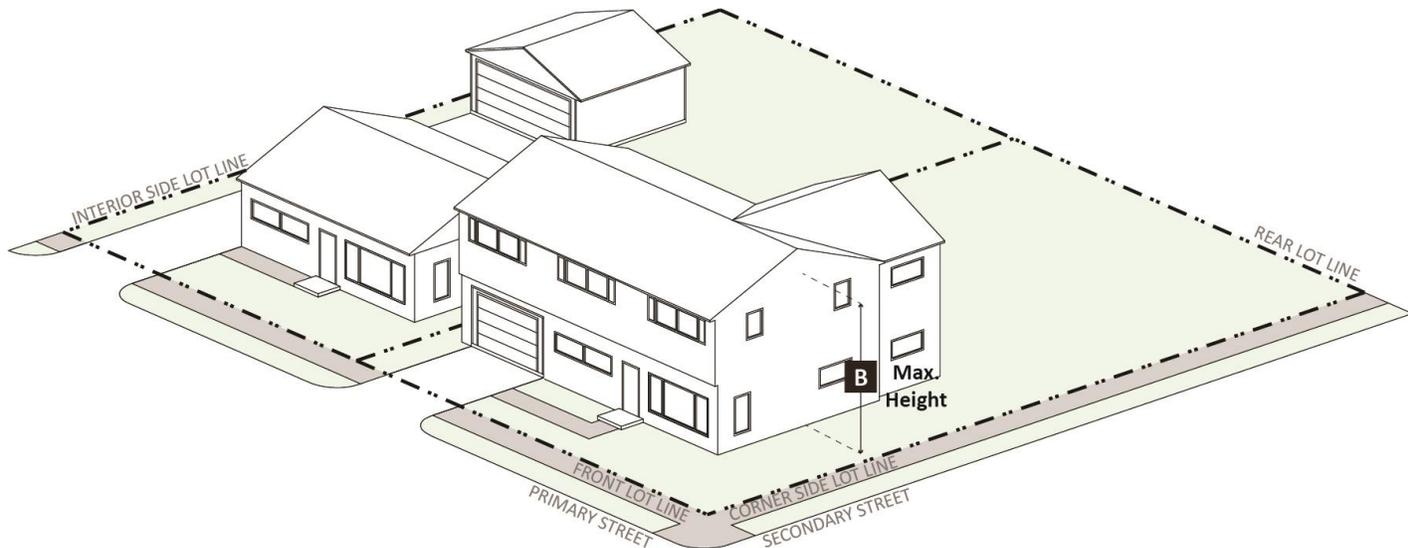
**Table IV-3-A. R-1 District Requirements**

Bulk Requirements		
	Minimum Lot Area	7,200 sf
<b>A</b>	Minimum Lot Width	60 ft
<b>B</b>	Maximum Principal Building Height	2 stories and 30 ft
	Maximum Impervious Coverage	40%
Setback Requirements		
<b>C</b>	Minimum Front Setback	15 ft
<b>D</b>	Minimum Corner Side Setback	15 ft
<b>E</b>	Minimum Interior Side Setback	5 ft
<b>F</b>	Minimum Rear Setback	30 ft

**Figure IV-3-A. R-1 District Requirements: Plan**



**Figure IV-3-B. R-1 District Requirements: 3-D**



**§ IV-4 R-2 Single-Family Estate Residence District Requirements**

Table IV-4-A. R-2 District Requirements, Figure IV-4-A. R-2 District Requirements: Plan, and Figure IV-4-B. R-2 District Requirements: 3-D establish bulk and setback regulations for the R-2 District. See also § III-4 (Accessory Structures and Uses) for provisions related to accessory structures.

**Table IV-4-A. R-2 District Requirements**

Bulk Requirements		
	Minimum Lot Area	10,000 sf
<b>A</b>	Minimum Lot Width	100 ft
<b>B</b>	Maximum Principal Building Height	2 stories and 30 ft
	Maximum Impervious Coverage	35%
Setback Requirements		
<b>C</b>	Minimum Front Setback	25 ft
<b>D</b>	Minimum Corner Side Setback	25 ft
<b>E</b>	Minimum Interior Side Setback	10 ft
<b>F</b>	Minimum Rear Setback	30 ft

**Figure IV-4-A. R-2 District Requirements: Plan**

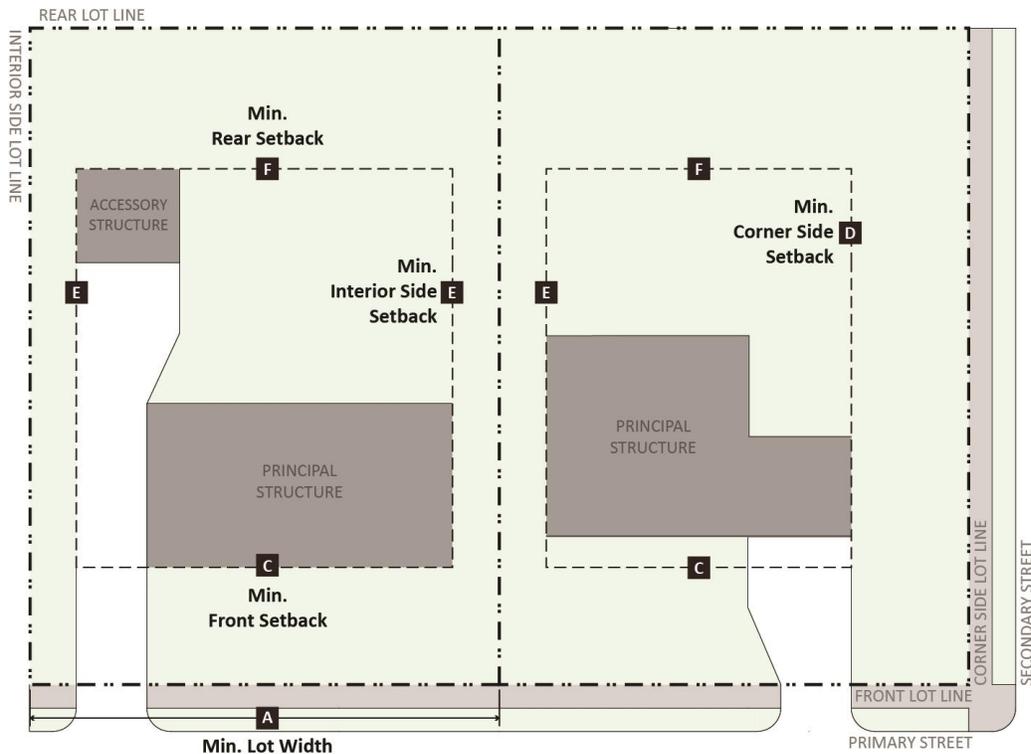
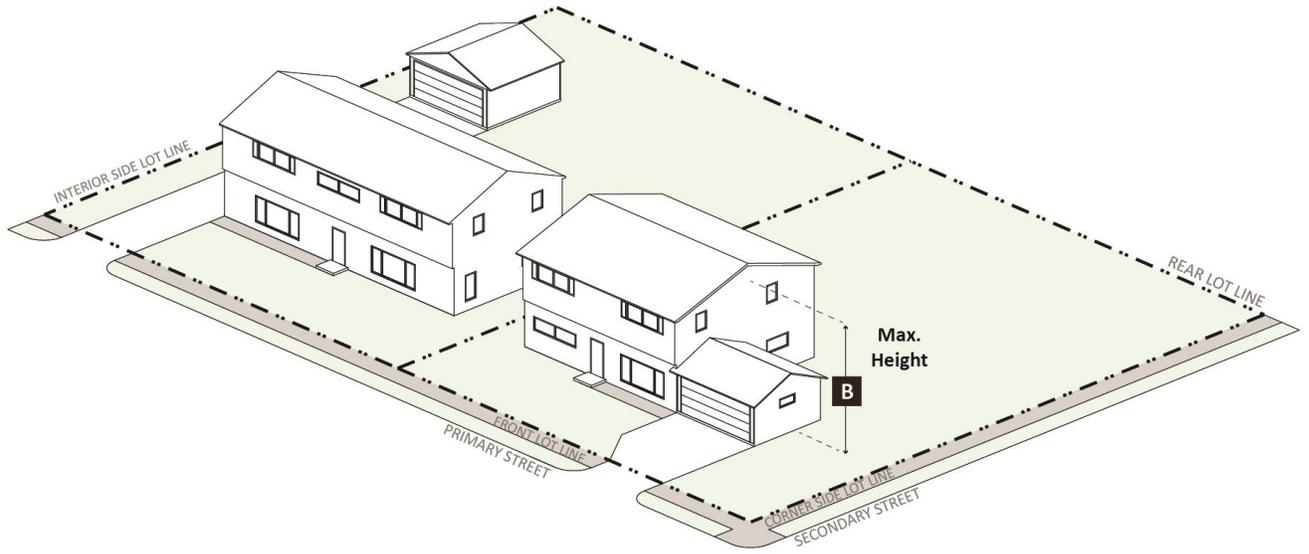


Figure IV-4-B. R-2 District Requirements: 3-D



**§ IV-5 R-3 Traditional Multi-family District Requirements**

Table IV-5-A. R-3 District Requirements, Figure IV-5-A. R-3 District Requirements: Plan, and Figure IV-5-B. R-3 District Requirements: 3-D establish bulk and setback regulations for the R-3 District. See also § III-4 (Accessory Structures and Uses) for provisions related to accessory structures.

**Table IV-5-A. R-3 District Requirements**

Bulk Requirements		
	Minimum Lot Area	10,000 sf
<b>A</b>	Minimum Lot Width	60 ft
<b>B</b>	Maximum Principal Building Height	3 stories and 45 ft
	Maximum Impervious Coverage	35%
Setback Requirements		
<b>C</b>	Minimum Front Setback	15 ft
<b>D</b>	Minimum Corner Side Setback	15 ft
	Minimum Interior Side Setback <sup>1</sup>	15 ft
<b>E</b>	Minimum Rear Setback	30 ft
<sup>1</sup> Minimum space between principal structures shall be 15 ft		

**Figure IV-5-A. R-3 District Requirements: Plan**

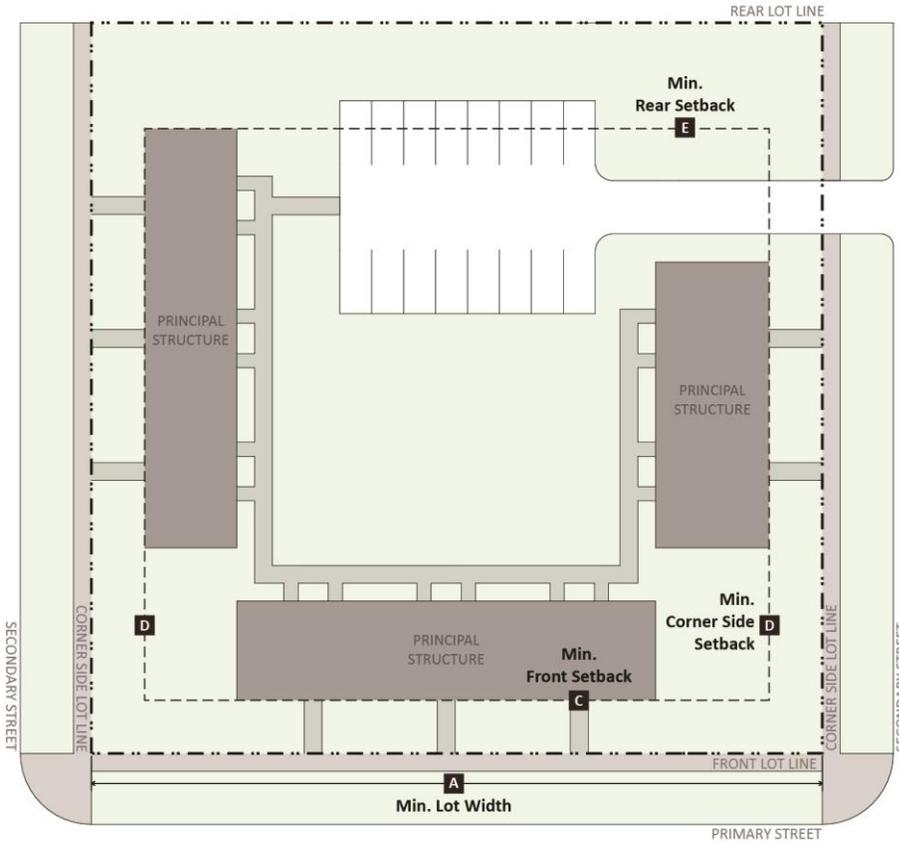
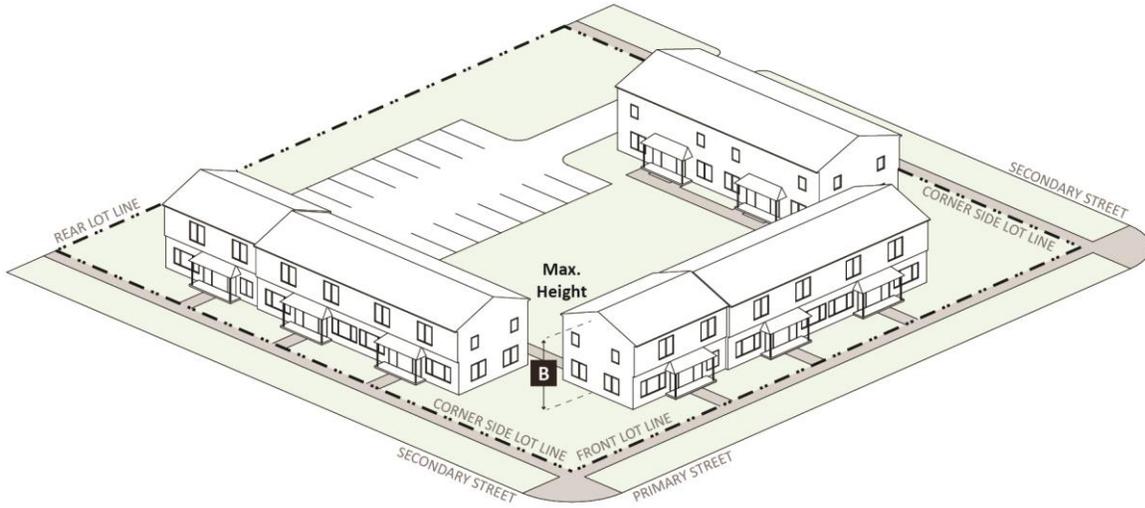


Figure IV-5-B. R-3 District Requirements: 3-D



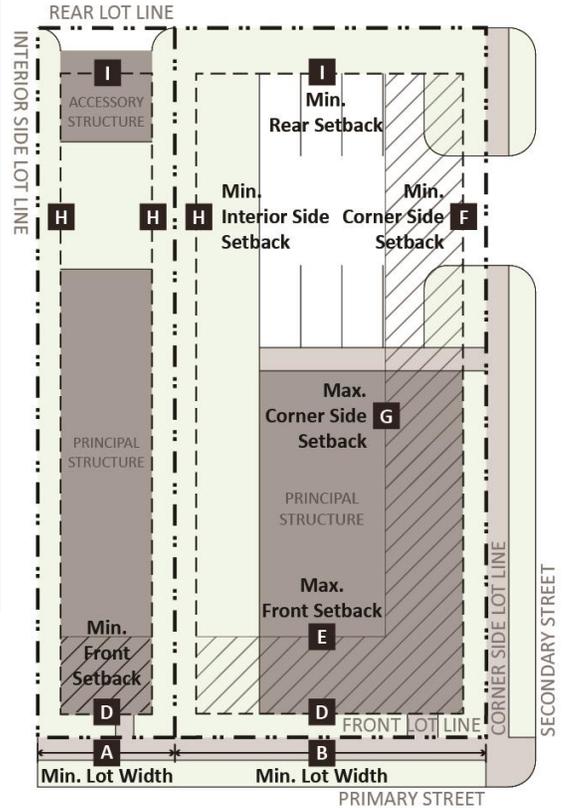
**§ IV-6 R-4 Urban Residential District Requirements**

Table IV-6-A. R-4 District Requirements, Figure IV-6-A. R-4 District Requirements: Plan, and Figure IV-6-B. R-4 District Requirements: 3-D establish bulk and setback regulations for the R-4 District. See also § III-4 (Accessory Structures and Uses) for provisions related to accessory structures.

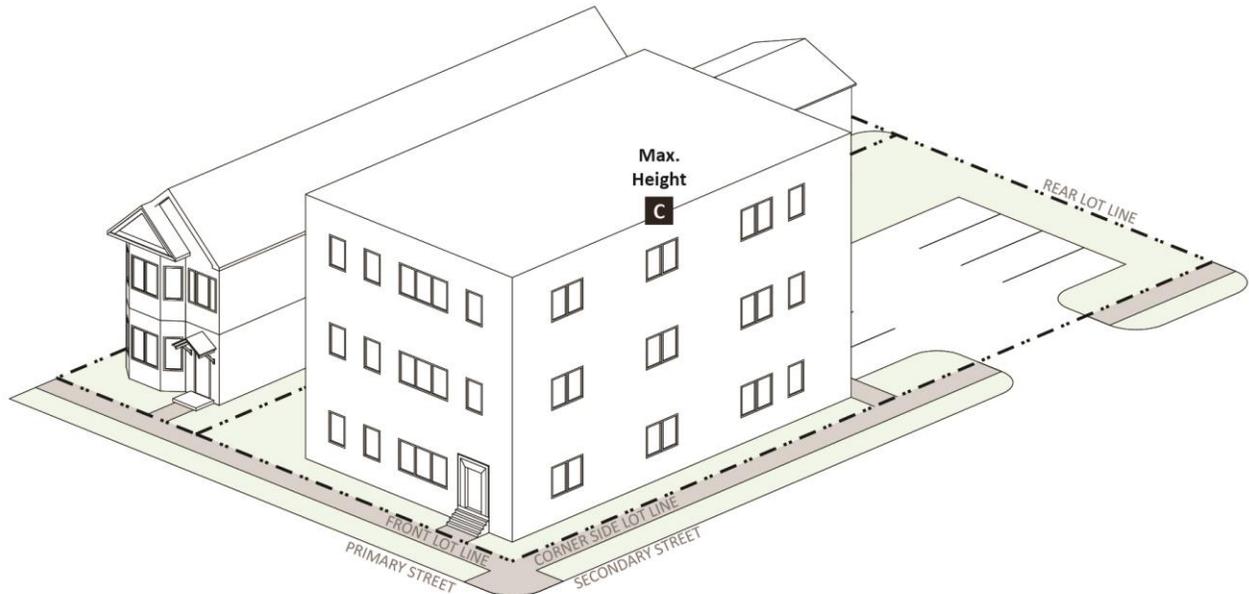
**Table IV-6-A. R-4 District Requirements**

Bulk Requirements		
	Minimum Lot Area, Single-Family	3,000 sf
	Minimum Lot Area, All Other Uses	10,000 sf
<b>A</b>	Minimum Lot Width, Single-Family	25 ft
<b>B</b>	Minimum Lot Width, All Other Uses	50 ft
<b>C</b>	Maximum Principal Building Height	5 stories and 75 ft for multi-family; 3 stories and 45 ft along Sauk Trail and for all other uses
	Maximum Impervious Coverage	75%
Setback Requirements		
<b>D</b>	Minimum Front Setback	5 ft
<b>E</b>	Maximum Front Setback	20 ft
<b>F</b>	Minimum Corner Side Setback	5 ft
<b>G</b>	Maximum Corner Side Setback	20 ft
<b>H</b>	Minimum Interior Side Setback	5 ft
<b>I</b>	Minimum Rear Setback	10 ft

**Figure IV-6-A. R-4 District Requirements: Plan**



**Figure IV-6-B. R-4 District Requirements: 3-D**



**§ IV-7 Design Requirements for Commercial Zoning Districts**

A. Applicability. The design requirements in this Section apply to all new construction and significant exterior renovation of existing structures for non-residential and multi-family uses within the Village’s C-1, C-2, and C-3 Districts. Multi-family uses within these districts are not subject to transparency requirements. See § IV-8, § IV-9, and § IV-10 for additional design requirements specific to each commercial zoning district.

B. Design Requirements.

1. Façade Design.

- a. Defined Base, Middle, and Top. Multi-story buildings shall be designed with a distinct base, middle, and top. The ground story (base) of the building shall be defined from the upper stories by an expression line, which is a decorative, three-dimensional linear element protruding or indented at least two inches from a building façade.
- b. Vertical Façade Articulation. Architectural or structural elements shall be incorporated at intervals of no less than 25 feet to vertically divide large flat planes along all street-facing façades in excess of 50 feet. Examples of such elements include color change, texture change, material change, or wall articulation change, such as an offset, pilaster, column, reveal, or vertical expression line, of no less than six inches.

2. Roof Design. Green roof, white roof, and blue roof designs are encouraged.

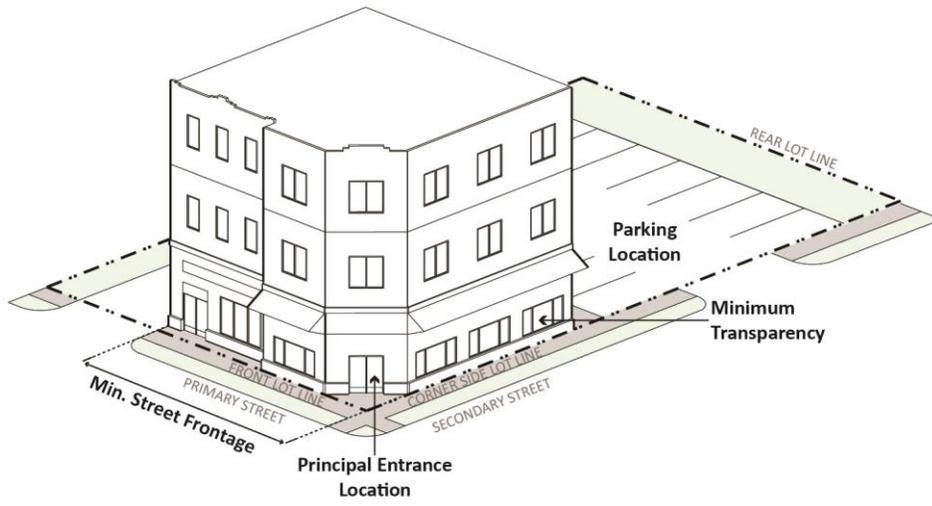
3. Materials.

- a. Allowed Materials. The following materials are allowed on the ground story façade: durable and natural materials, such as stone, brick, stucco, metal, concrete, burnished concrete masonry units, and non-reflective glass, unless otherwise limited by § IV-7.B.3.b (Limitation on Materials).
- b. Limitation on Materials. The following materials may be utilized for trim or architectural details but shall not exceed 20 percent of the total façade area: utility brick, vinyl or metal siding, metal wall panels, exposed aggregate (rough finish) concrete wall panels, exterior insulation and finishing systems, fiberglass, plastic, untreated wood, non-burnished concrete masonry units, and mirror glass.

C. Explanation of Table Requirements. The following information explains the commercial design requirements established in Tables IV-8-A, IV-9-A, and IV-10-A. Refer to Figure IV-7-A. Design Requirements.

- 1. Minimum Street Frontage. Proportion of street frontage along the primary street that must be occupied by the principal building’s front façade. The requirement in each table establishes the minimum percentage of the front lot line that must be occupied by the front façade of the principal building.
- 2. Parking Location. The yard in which an off-street parking lot is allowed.
- 3. Minimum Transparency. The amount of transparency (highly transparent, non-reflective glass) required as a percentage of the total area of the street-facing ground story façade. Transparency improves the visual interest of the physical environment and its aesthetic appeal. Tinting in excess of 20 percent is not allowed.
- 4. Principal Entrance Location. The façade on which the principal building entrance must be located.

Figure IV-7-A. Design Requirements



**§ IV-8 C-1 Neighborhood Commercial District Requirements**

Table IV-8-A. C-1 District Requirements, Figure IV-8-A. C-1 District Requirements: Plan, and Figure IV-8-B. C-1 District Requirements: 3-D establish bulk, setback, and design requirements for the C-1 District. See § IV-7 (Design Requirements for Commercial Zoning Districts) for additional design requirements that apply to all commercial districts and § III-4 (Accessory Structures and Uses) for provisions related to accessory structures.

**Table IV-8-A. C-1 District Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	10,000 sf
<b>A</b>	Minimum Lot Width	50 ft
<b>B</b>	Maximum Principal Building Height	2 stories and 30 ft
	Maximum Impervious Coverage	85%
<b>Setback Requirements</b>		
<b>C</b>	Minimum Front Setback	0 ft
<b>D</b>	Minimum Corner Side Setback	0 ft
<b>E</b>	Minimum Interior Side Setback	0 ft
<b>F</b>	Minimum Rear Setback	0 ft
<b>Design Requirements</b>		
<b>G</b>	Minimum Street Frontage	60%
<b>H</b>	Parking Location	Interior side or rear yards
	Minimum Transparency	35% of street-facing façades between 2 ft and 8 ft above grade
	Principal Entrance Location	Front or corner side façade

Figure IV-8-A. C-1 District Requirements: Plan

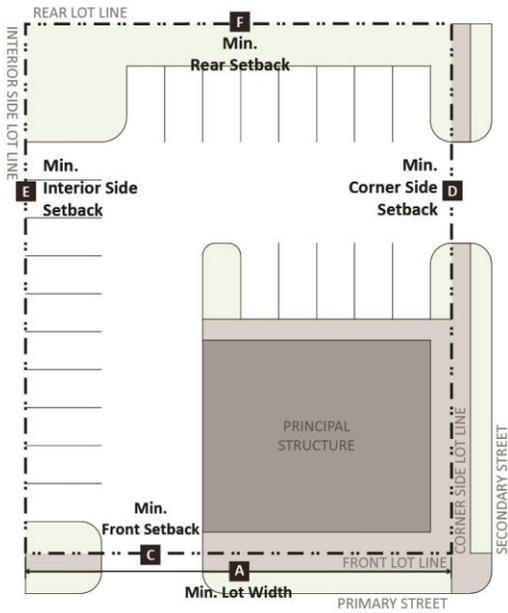


Figure IV-8-B. C-1 District Requirements: 3-D



**§ IV-9 C-2 Mixed-Use Commercial District Requirements**

Table IV-9-A. C-2 District Requirements, Figure IV-9-A. C-2 District Requirements: Plan, and Figure IV-9-B. C-2 District Requirements: 3-D establish bulk, setback, and design requirements for the C-2 District. See § IV-7 (Design Requirements for Commercial Zoning Districts) for additional design requirements that apply to all commercial districts and § III-4 (Accessory Structures and Uses) for provisions related to accessory structures.

**Table IV-9-A. C-2 District Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	10,000 sf
<b>A</b>	Minimum Lot Width	50 ft
<b>B</b>	Maximum Principal Building Height	5 stories and 75 ft; 3 stories and 45 ft along Sauk Trail
	Maximum Impervious Coverage	90%
<b>Setback Requirements</b>		
<b>C</b>	Minimum Front Setback	0 ft
<b>D</b>	Maximum Front Setback	15 ft
<b>E</b>	Minimum Corner Side Setback	0 ft
<b>F</b>	Maximum Corner Side Setback	15 ft
<b>G</b>	Minimum Interior Side Setback	0 ft
<b>H</b>	Minimum Rear Setback	0 ft
<b>Design Requirements</b>		
<b>I</b>	Minimum Street Frontage	95%
<b>J</b>	Parking Location	Interior side or rear yard
	Minimum Transparency	60% of street-facing façades between 2 ft and 8 ft above grade
	Principal Entrance Location	Front or corner side façade

Figure IV-9-A. C-2 District Requirements: Plan

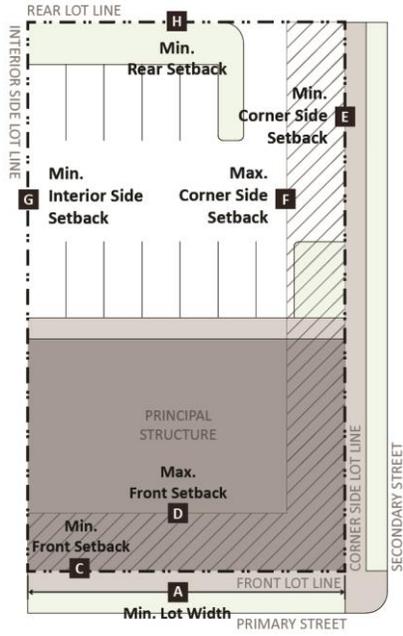
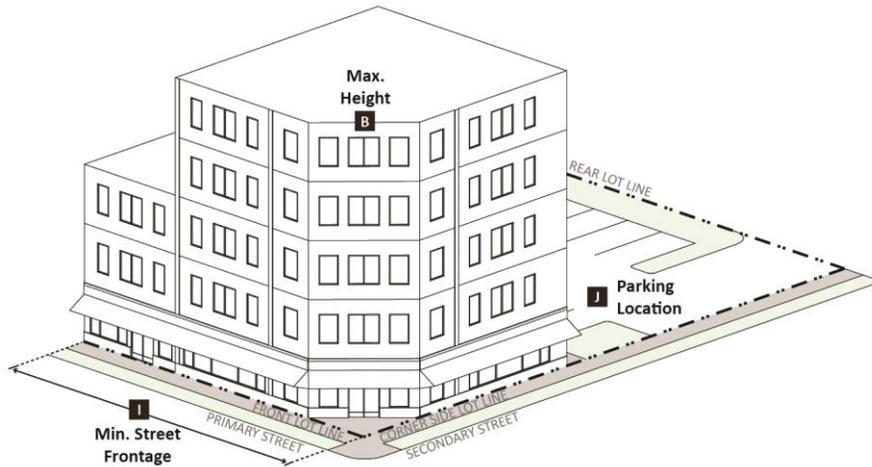


Figure IV-9-B. C-2 District Requirements: 3-D



**§ IV-10 C-3 Corridor Commercial District Requirements**

Table IV-10-A. C-3 District Requirements, Figure IV-10-A. C-3 District Requirements: Plan, and Figure IV-10-B. C-3 District Requirements: 3-D establish bulk, setback, and design requirements for the C-3 District. See § IV-7 (Design Requirements for Commercial Zoning Districts) for additional design requirements that apply to all commercial districts and § III-4 (Accessory Structures and Uses) for provisions related to accessory structures.

**Table IV-10-A. C-3 District Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	10,000 sf
<b>A</b>	Minimum Lot Width	50 ft
<b>B</b>	Maximum Principal Building Height	3 stories and 45 ft
	Maximum Impervious Coverage	75%
<b>Setback Requirements</b>		
<b>C</b>	Minimum Front Setback	0 ft
<b>D</b>	Minimum Corner Side Setback	0 ft
<b>E</b>	Minimum Interior Side Setback	0 ft
<b>F</b>	Minimum Rear Setback	0 ft
<b>Design Requirements</b>		
<b>G</b>	Minimum Street Frontage	50%
<b>H</b>	Parking Location	Interior side or rear yard
	Minimum Transparency	35% of street-facing façades between 2 ft and 8 ft above grade
	Principal Entrance Location	Any façade

Figure IV-10-A. C-3 District Requirements: Plan

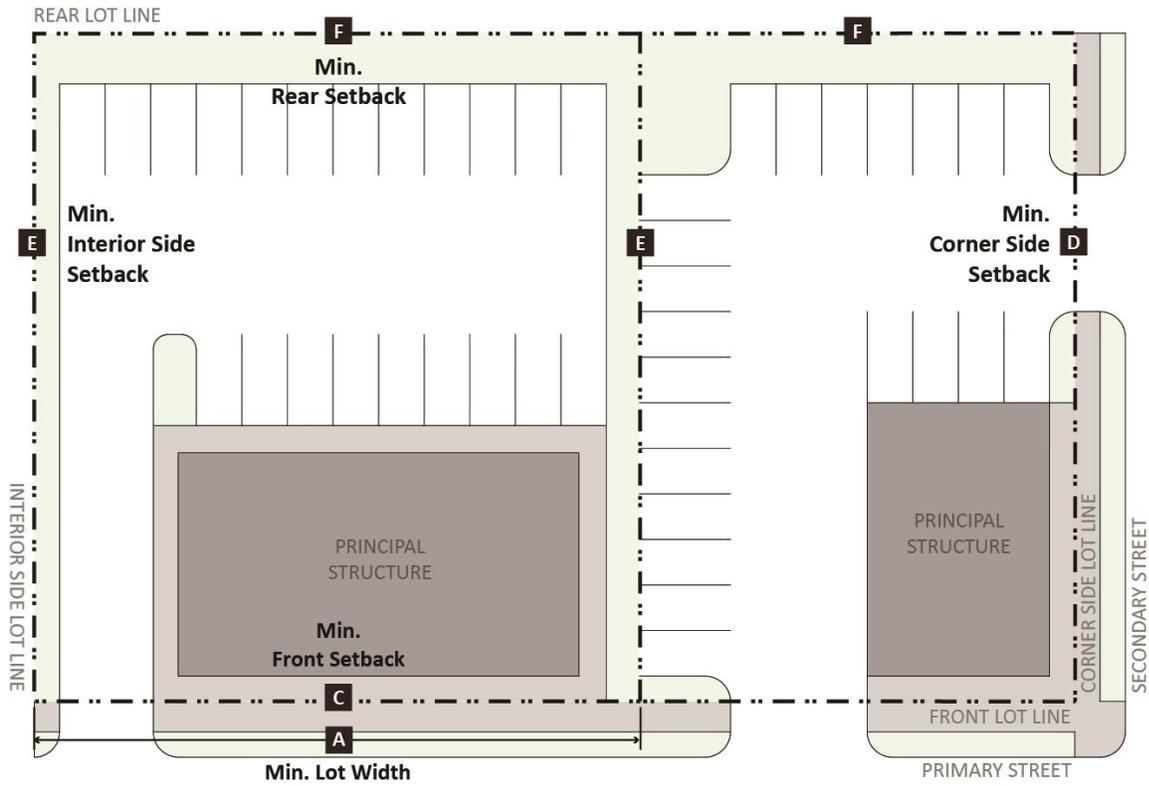
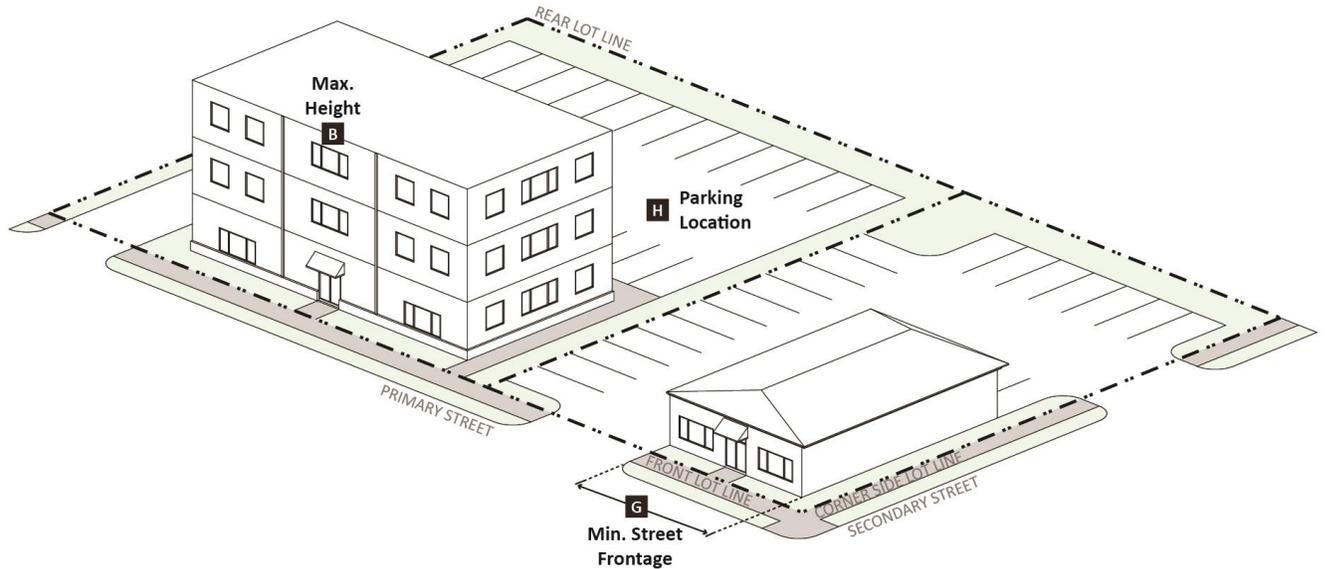


Figure IV-10-B. C-3 District Requirements: 3-D



**§ IV-11 M Manufacturing District Requirements**

Table IV-11-A. M District Requirements, Figure IV-11-A. M District Requirements: Plan, and Figure IV-11-B. M District Requirements: 3-D establish bulk, setback, and design requirements for the M District. See also § III-4 (Accessory Structures and Uses) for provisions related to accessory structures.

**Table IV-11-A. M District Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	10,000 sf
<b>A</b>	Minimum Lot Width	50 ft
<b>B</b>	Maximum Principal Building Height	3 stories and 45 ft
	Maximum Impervious Coverage	75%
<b>Setback Requirements</b>		
<b>C</b>	Minimum Front Setback	15 ft
<b>D</b>	Minimum Corner Side Setback	15 ft
<b>E</b>	Minimum Interior Side Setback	5 ft
<b>F</b>	Minimum Rear Setback	25 ft

Figure IV-11-A. M District Requirements: Plan

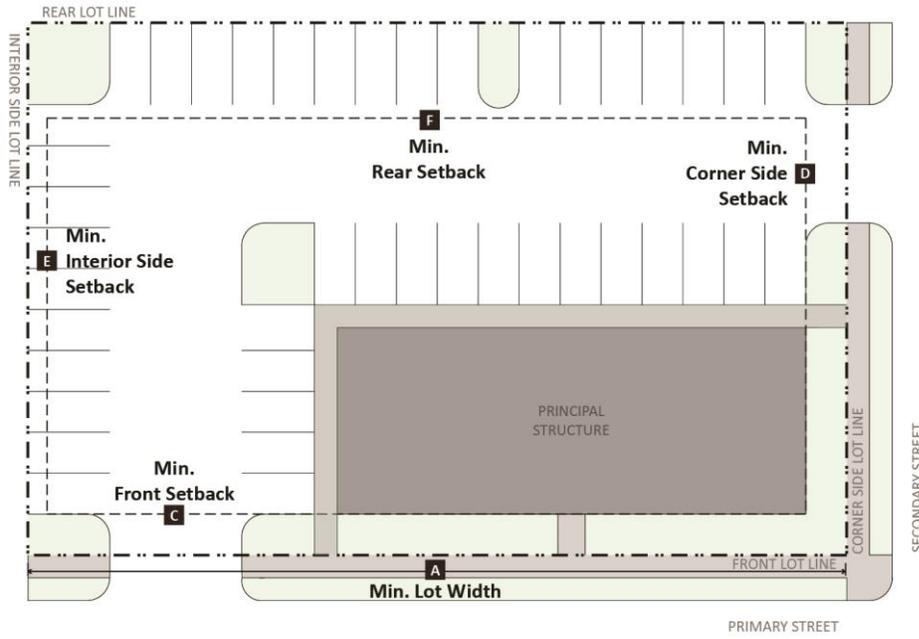
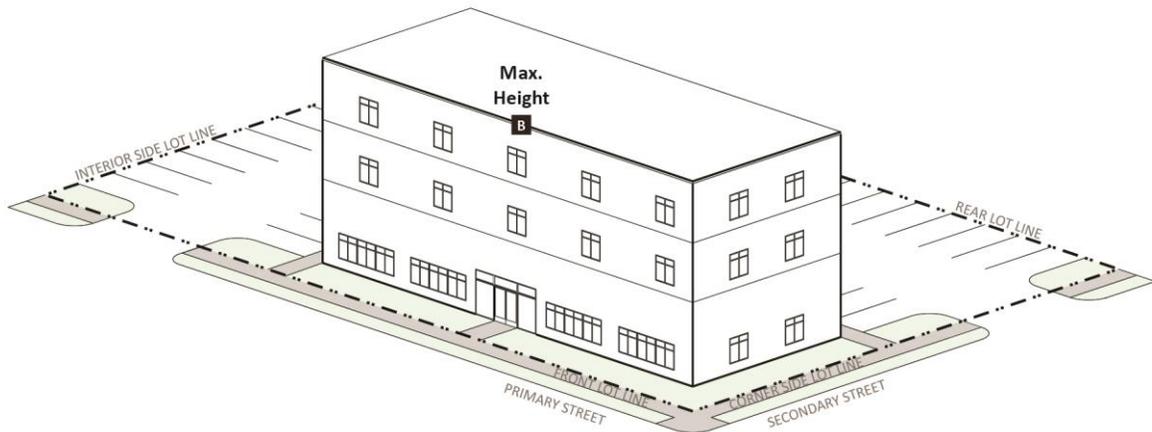


Figure IV-11-B. M District Requirements: 3-D



**§ IV-12 Principal Structure Encroachments**

- A. Applicability. The following standards for principal structure encroachments apply to all zoning districts.
- B. Principal Structure Encroachments. Table IV-12-A. Permitted Principal Structure Encroachments establishes the components of a principal structure that are permitted to encroach into required yard, provided that all additional requirements are met. Accessory structures are permitted to encroach into required yard in accordance with § III-4 (Accessory Structures and Uses).

**Table IV-12-A. Permitted Principal Structure Encroachments**

Type of Encroachment	Front & Corner Side Setback	Interior Side Setback	Rear Setback	Additional Requirements
Accessibility Ramps	Y	Y	Y	None
Awning or Canopy (without signage) <sup>1</sup>	Y	Y	Y	Encroach up to 2 ft; min. clearance of 8 ft
Balcony	Y		Y	Encroach up to 2 ft; min. 2 ft above ground for residential districts and clearance of 8 ft for commercial districts
Bay Window	Y		Y	Encroach up to 2 ft
Chimney	Y	Y	Y	Encroach up to 2 ft
Eave or Gutter	Y	Y	Y	Encroach up to 2 ft
Fire Escape	Y – corner side	Y	Y	None
Porch (roofed or unroofed), Stairs, or Stoop	N	Y	Y	No closer than 5 ft from any lot line
Window Well	Y – corner side	Y	Y	Encroach up to 2 ft

<sup>1</sup> See § VII-4.1 (Awning Signs) and § VII-4.2 (Canopy-Mounted Signs) for regulations pertaining to awning and canopy-mounted signs.

## **ARTICLE V: OFF-STREET PARKING AND LOADING**

- § V-1 General Provisions
- § V-2 Required Off-Street Parking Spaces
- § V-3 Parking Reductions
- § V-4 Shared Parking
- § V-5 Bicycle Parking
- § V-6 Parking Design Standards
- § V-7 Loading Facility Requirements
- § V-8 Vehicular Stacking Requirements
- § V-9 Driveways

### **§ V-1 General Provisions**

- A. Purpose. The purpose of this Article is to ensure an appropriate quantity of vehicular and bicycle parking to support a variety of land uses and transportation modes, minimize impervious surface coverage associated with parking and loading, and provide for adequate site access and loading facilities.
- B. Applicability. The requirements of this Article shall apply to the following:
  - 1. New developments.
  - 2. Planned unit developments.
  - 3. Alteration of an existing principal or accessory structure or a change in use that results in an increase in the number of required parking spaces.
  - 4. The construction of new parking facilities, loading facilities, drive-throughs, and/or driveways.
  - 5. The reconfiguration, expansion, or reconstruction of an existing parking lot that results in a total of 15 spaces or more.
- 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 that results in a total of 15 spaces or more (see § VIII-3.B (Site Plan Review)).
  - 2. Occupancy Permit. Off-street parking lots and loading areas required by this Article shall be completed prior to the issuance of an occupancy permit for the uses served by the parking lots and loading areas.
  - 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. Materials. All off-street parking lots, loading areas, and driveways shall be constructed using a hard surface, all-weather, dustless material. Drive-through facilities must be constructed of concrete. Semi-pervious materials and permeable pavements may also be used subject to prior written approval of the Zoning Administrator.
  - 5. Encroachment. Parking lots are allowed to encroach into the required interior side and/or rear yard, but shall be no closer than one foot from any lot line, provided no buffer yard is required, in accordance with § VI-6 (Buffer Yards).

6. Maintenance Responsibility. All parking and loading areas shall be maintained and kept in good repair by the property owner.
7. Storage of Trailers, Motorhomes, Boats, and Boat-Trailer Combinations in Residential Districts.
  - a. General Provisions. The following regulations apply to the storage of trailers, camping trailers, motorhomes, boats, and boat-trailer combinations in all residential districts.
    - (1) No such unit shall be parked or stored in a front yard for longer than 24 hours in any one-week period.
    - (2) Unless otherwise specified, no such unit exceeding 22 feet in length, nine feet in height from the ground, or eight feet in width shall be parked or stored on a lot for longer than six days in any calendar year unless housed in a building.
    - (3) No more than one such unit per dwelling unit, regardless of size, shall be parked or stored on a lot at any time.
    - (4) Trailers shall not be permanently affixed to the ground as a principal or accessory structure.
  - b. Regulations Applicable to R-1 and R-2 Districts. In the R-1 and R-2 Districts, trailers, motorhomes, boats, or boat-trailer combinations with dimensions less than those specified in § V-1.C.7.a.(2) may be parked or stored for a period exceeding 24 hours only in a parking space conforming to the requirements of this Section. Such parking space shall be located in a rear or interior side yard.
  - c. Regulations Applicable to Parcels in R-3 and R-4 Districts with Only Two Dwelling Units. In any multiple-family residential district for buildings with two dwelling units, trailers, motorhomes, boats or boat-trailer combinations having dimensions less than those specified in § V-1.C.7.a.(2) may be parked or stored for periods exceeding 24 hours only in a parking space conforming to the requirements of § V-1.C.4 (Materials) located to the side or rear of the adjacent dwelling unit; provided, however, the trailer, motorhome, boat or boat-trailer combinations shall not project beyond the front wall of the adjacent dwelling unit, nor parked in any parking court in a multifamily area.
  - d. Regulations Applicable to Parcels in R-3 and R-4 Districts with More Than Two Dwelling Units. In all multiple-family residential districts for buildings of more than two dwelling units, no parking or storage of a trailer, motorhome, boat or boat-trailer combination, regardless of size, shall be permitted for longer than 24 consecutive hours in any one-week period, unless housed in a building or an approved storage facility.
8. Prohibition of Specified Vehicle Types. No tow trucks, road tractors, special mobile equipment, vehicles which transport more than ten passengers or vehicles of the second division, as defined by state statutes, weighing more than 8,000 pounds of gross vehicle weight shall be parked or stored on any residential lot, except in a building, or for the purpose of making a pick-up or delivery, or providing services to the adjacent premises.
9. Second Division Vehicle Allowance. One vehicle of the second division except those licensed as recreational vehicles, as defined by state statutes, weighing less than 8,000 pounds may be parked or stored on a residential lot in accordance with this section.

**§ V-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 long-term storage or display of vehicles, materials, or goods.
  2. Accessible Parking.
    - a. State Requirement. Accessible parking spaces shall be designed and provided as required by the Illinois Accessibility Code, as amended from time to time, and all additional applicable laws.
    - b. Applicability. Accessible parking shall be provided for all off-street parking lots that provide parking for employees, visitors, or both, with the exception of single-family, two-family, and rowhouse dwellings.
    - c. Minimum Parking Requirements. The number of accessible parking spaces may be counted toward the total number of off-street parking spaces required. In the event of a conflict between this Section and any applicable state law or regulation, the provision requiring the greatest number of accessible parking spaces shall control.
  3. Off-Premises Parking Facilities. Parking facilities for uses other than single-family, two-family, and rowhouse dwellings may be provided off-premises with prior written Zoning Administrator approval, provided that the following conditions are met:
    - a. Location.
      - (1) Residential Uses. Any off-premises parking facility must be located within 400 feet, along a pedestrian route, of the nearest principal entrance for the building served.
      - (2) Non-residential Uses. Any off-premises parking facility must be located within 800 feet, along a pedestrian route, of the nearest principal entrance of the building for which the parking is required.
    - b. Parking Agreement. A written agreement between the landowner and the lessee in a form satisfactory to the Village Attorney shall be executed and recorded in the Office of the Recorder of Deeds of Cook County or Will County. The agreement shall include:
      - (1) A guarantee among the landowner and lessee for access to and use of the parking facility.
      - (2) A guarantee that the spaces will be provided, maintained, and reserved for the uses served for as long as such uses are in operation.
  4. 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 V-2-A. Off-Street Parking Requirements, with the following exceptions:
    - a. In residential districts, maximum off-street parking requirements shall not apply to residential uses.
    - b. Any use required to provide less than 10 parking spaces may exceed the maximum allowable amount, but may not provide more than 15 spaces.
    - c. Any use exempt from providing a minimum number of off-street parking spaces shall also be exempt from maximum off-street parking requirements.
    - d. With Zoning Administrator approval, the maximum parking amount may be exceeded by up to 50 percent, provided that the area exceeding the maximum is constructed with a pervious surface as approved by the Village.
  5. Tandem Parking. Tandem parking is permitted with the approval of the Zoning Administrator through the site plan review process (see § VIII-3.B (Site Plan Review)).

- B. Computation. Off-street parking spaces shall be calculated using the following standards.
1. Units of Measurement. The following shall be utilized to calculate the number of required parking spaces.
    - a. Gross Floor Area. Unless otherwise stated, parking standards for non-residential uses shall be calculated based on gross floor area (GFA) in square feet.
    - b. Occupancy- or Capacity-Based Requirements. Parking spaces required per seat, employee, student, or occupant shall be calculated based on the maximum number of employees on the largest shift, maximum number of students enrolled, or maximum fire-rated capacity, whichever measurement is applicable.
    - c. Bench Seating. For uses in which occupants are seated in benches, pews, bleachers, or similar seating facilities, each three feet of such seating shall be counted as one seat.
  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 required shall be the sum of the parking requirements for each individual use, unless the use qualifies for a parking reduction as established in § V-3 (Parking Reductions) or shared parking as established in § V-4 (Shared Parking).
  4. Use of Off-Street Loading Area. Area allocated to any off-street loading spaces shall not be used to satisfy parking space requirements, portions thereof, or portions of any drive aisles.
- C. Off-Street Parking Requirements. Table V-2-A. Off-Street Parking Requirements establishes the minimum vehicular parking requirements for the listed uses. Any use not specified in Table V-2-A. Off-Street Parking Requirements shall adhere to the requirements provided for the most similar use, as determined by the Zoning Administrator.

**Table V-2-A. Off-Street Parking Requirements**

Uses	Parking Requirement
<b>Residential</b>	
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 additional uses
Multi-Family Dwelling	1 per dwelling unit
Residential Care Facility	
Assisted Living Facility	0.5 per dwelling unit
Independent Living Facility	1 per dwelling unit
Nursing Home or Hospice	0.5 per bed
Rowhouse Dwelling	1 per dwelling unit
Single-Family Dwelling	2 per dwelling unit
Two-Family Dwelling	1 per dwelling unit
<b>Civic and Institutional</b>	
Community Garden	None
Government Facility	1 per 500 sf of GFA
Hospital	3 per bed
Library or Museum	1 per 750 sf of GFA
Cultural Facility	1 per 1,000 sf of GFA
Park	5 per acre
Place of Worship	1 per 4 persons designed to be accommodated in the largest single area for assembly purpose
Preschool or Elementary School	1 per classroom + 1 per 200 sf of office space

Park Forest Unified Development Ordinance

Uses	Parking Requirement
Secondary School	1 per classroom + 1 per 200 sf of office space + 1 per 10 students based on maximum enrollment
<b>Commercial</b>	
Adult Use	1 per 300 sf of GFA
Animal Boarding	1 per 500 sf of GFA
Animal Hospital	1.5 per exam room
Banquet Hall	10% of maximum capacity
Bar/Tavern	1 per 60 sf of public seating area
Brewery/Distillery	1 per 1,000 sf of GFA + 1 per 300 sf of GFA of any public tasting area
Car Wash	1 per bay
Day Care Center	1 per 500 sf of GFA
Day Care Home	None
Funeral Home	10 per chapel or parlor + 1 per business vehicle
Gas Station	1 per 500 sf of GFA of any accessory convenience retail and/or food service use
Hotel/Motel	1 per room + 10% of maximum capacity for meeting rooms. Additional spaces as required for additional uses
Indoor or Outdoor Entertainment	10% of maximum capacity
Indoor Recreation	1 per 300 sf of GFA
Bowling Alley	2 per lane + additional spaces as required for restaurant and/or bar
Motor Vehicle Rental	1 per 1,500 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
Multi-Tenant Retail Center	1 per 400 sf of GFA
Nursery	1 per 1,000 sf of combined GFA + outdoor sales and display area
Outdoor Recreation	1 per 500 sf of lot area
Personal Services Establishment	1 per 300 sf of GFA
Gym/Health Club	1 per 200 sf of exercise area
Laundromat	1 per 4 washing and/or drying machines
Professional Office	1 per 400 sf of GFA
Research/Development Facility	1 per 500 sf of GFA
Restaurant	1 per 60 sf of public seating area
Retail Goods Establishment	1 per 300 sf of GFA
Grocery Store	1 per 200 sf of GFA
Urban Agriculture	1 per 4 employees
<b>Manufacturing</b>	
Heavy or Light Manufacturing	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
Wholesale Establishment	1 per 500 sf of GFA
<b>Other Uses</b>	
Club, Lodge, or Hall	10% of maximum capacity
Solar Farm	1 per 3 employees
Utility or Infrastructure	1 per 3 employees

**§ V-3      Parking Reductions**

- A. Parking Reductions. The off-street parking requirements established in Table V-2-A Off-Street Parking Requirements may be reduced by the following parking reduction measures, as applicable.
1. Exemption from Off-Street Parking Requirements. The requirements of Table V-2-A. Off-Street Parking Requirements shall not apply to non-residential uses in existing buildings within the Village's Downtown area, considered for the purposes of this exemption to be the area within the boundaries of Lakewood Boulevard to the north, Orchard Drive to the west, Indianwood Boulevard to the South, and Forest Boulevard to the east.
  2. 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 50 percent.
  3. Proximity to a Bus Stop. Non-residential uses that are located within one-quarter mile 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 15 percent.
  4. Proximity to a Municipal Parking Lot. Non-residential uses that are located within 400 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.
  5. Fee-In-Lieu. A fee-in-lieu of providing parking spaces may be permitted by the Planning and Zoning Commission. The fee required shall be based upon a uniform fee per parking space as established annually by the Planning and Zoning Commission. 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 such that the parking facility could 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.
  6. 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.
  7. Car-Share. Multi-family dwellings that reserve car-share parking spaces may reduce the total number of required parking spaces by five for each car-share 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 a new agreement with a car-share company to avoid service interruption, or meet the minimum parking requirements established by this Article.

**§ V-4      Shared Parking**

- A. Applicability. For multiple uses that share a parking lot, a reduction of the total required off-street parking spaces may be granted by the Zoning Administrator through site plan review, in an amount determined by the requirements of Table V-4-A. Shared Parking Calculation.

**Table V-4-A. 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/ Government Facility	5%	100%	10%	10%	5%
Retail/ Commercial	5%	70%	90%	100%	70%
Hotel/Motel	80%	80%	100%	50%	100%
Place of Worship	0%	25%	50%	100%	50%
All Others	100%	100%	100%	100%	100%

- B. General Requirements. The following requirements apply to all shared parking arrangements.
1. Any change in ownership or use shall meet the minimum parking requirements established by this Article, or arrange a new shared parking agreement. In the event that such a change should occur, the applicant or property owner must provide written notification to the Zoning Administrator and, within 60 days of that notice, provide a remedy satisfactory to the Zoning Administrator to provide adequate parking or the condition will be considered a zoning violation.
  2. Shared parking may be located off-site provided it complies with the location requirements of § V-2.A.3 (Off-Premises Parking Facilities).
- C. Calculation. Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time. When any land or building is used for two or more uses that are listed in Table V-4-A. Shared Parking Calculation Table, 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 V-4-A. Shared Parking Calculation for each of the designated time periods.
  2. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums.
- D. Special Shared Parking Study. As an alternative to the methodology established in § V-4.C (Calculation), an applicant may submit a special study to the Zoning Administrator to demonstrate that the parking demand for multiple uses is less than the cumulative parking requirements for each individual use. The special study shall be conducted by a qualified professional at the applicant's expense.
- E. 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 plan that provides for interconnected lots.
  2. Recorded easements that provide:
    - a. Cross-access among the parking areas to permit vehicular access, pedestrian access, and parking by the different uses in the connected properties.
    - b. Allocation of maintenance responsibilities.
    - c. A pedestrian circulation system that connects uses and parking areas.

**§ V-5 Bicycle Parking**

- A. Applicability. Minimum short-term and long-term bicycle parking requirements shall apply to the specified land use categories set forth in Table V-5-A. Bicycle Parking Requirements, provided that those use categories meet the development thresholds listed in § V-1.B (Applicability). If no requirement is listed in Table V-5-A. Bicycle Parking Requirements for a particular use, no bicycle parking is required.
- B. Computation. When the bicycle parking requirement is based on the number of dwelling units, the total number of bicycle spaces required shall be based on the total number of dwelling units in the development.
- C. Minimum Requirement. Where bicycle parking is required, a minimum of two spaces shall be provided.
- D. Bicycle Parking Design. Bicycle parking spaces shall be designed in accordance with the requirements of this Section.
  - 1. General Design Standards. The following standards apply to all long-term and short-term bicycle parking spaces. Refer to Figure V-5-A. Bicycle Parking Design.
    - a. 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.
    - b. Access. An aisle with a minimum width of five feet shall be provided adjacent to bicycle parking facilities to ensure adequate maneuvering space.
    - c. 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 locking devices.
    - d. 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.
    - e. Signage. If bicycle parking spaces that are required for non-residential uses are not visible from the street, signage shall be posted indicating the location of such parking.
  - 2. Long-Term Bicycle Parking. The following standards apply to required long-term bicycle parking spaces, as established in Table V-5-A. Bicycle Parking Requirements.
    - a. Location. Long-term bicycle parking shall be located within an enclosed, limited-access area designed to protect bicycles from precipitation and theft, and shall adhere to the following:
      - (1) 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 a principal entrance to such building.
      - (2) Long-term bicycle parking serving multiple uses or buildings may be pooled into a single area, enclosure, or facility.
      - (3) 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 other vehicles.
    - b. Facilities. Spaces may be provided within the following types of facilities:
      - (1) Enclosed spaces within a building, such as bicycle rooms or garages.
      - (2) Bicycle sheds, lockers, or other enclosed structures designed to provide secure and fully covered parking for bicycles.
      - (3) Bicycle lockers or fixed-in-place containers in which single bicycles may be securely stored and protected.
      - (4) Weather-protected spaces that are monitored at all times by an attendant or other security system to prevent unauthorized use or theft.

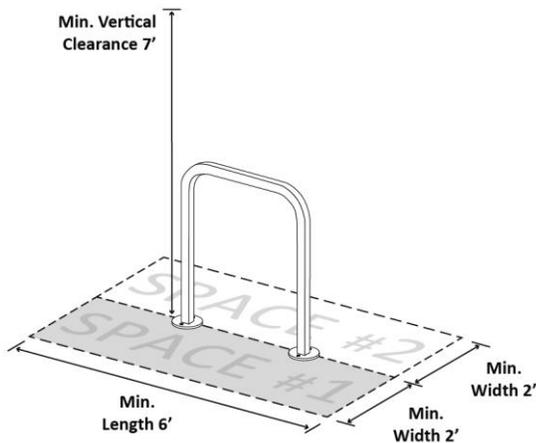
3. Short-Term Bicycle Parking. The following standards apply to required short-term bicycle parking spaces, as established in Table V-5-A. Bicycle Parking Requirements.
  - a. Location. Short-term bicycle parking shall be located in a highly visible, publicly accessible space within 50 feet of a principal entrance to the building containing the use it serves. For buildings or uses requiring more than eight short-term bicycle parking spaces, some of the required spaces may be located at a greater distance from the entrances, provided that eight short-term spaces are located within 50 feet of any entrance.
  - b. Facilities. Spaces shall permit the locking of the bicycle frame and one wheel to the rack, and shall support a bicycle in a stable position without damage to the wheels, frame, or components.
  - c. Safe Access. Parking areas shall be located to permit safe travel to and from the facility, which should be easily accessed from the street and protected from motor vehicles.
  - d. Spaces Within Right-Of-Way. With the permission of the Village, the property owner may install the required bicycle parking within the public right-of-way.
  - e. Credit for Existing Public Parking Facilities. Public bicycle parking spaces may contribute to compliance with required bicycle parking when located adjacent to the property in question.
  - f. Fee-In-Lieu. With prior written approval from the Zoning Administrator, a property owner may satisfy the requirement by providing funds for the installation of short-term bicycle parking spaces on public land. The Zoning Administrator shall determine the location and design of such bicycle parking spaces, which may vary from the standards set forth in this Section, and shall determine the necessary cost of such installation. At the Village’s discretion, fees may be used to install short-term bicycle parking within the right-of-way adjacent to the subject use, or retained in a fund to support the installation of public bicycle parking within the zoning district of the subject use. In either case, prior to issuance of a certificate of occupancy, the property owner shall enter into an agreement with the Village which sets forth the total cost of installing the required number of bicycle parking spaces, which shall be the amount of funds provided by the owner, the timing by which payments will be made, and each party’s responsibilities for ongoing maintenance of the facilities, if applicable.

**Table V-5-A. Bicycle Parking Requirements**

Use	Minimum Number of Long-Term Bicycle Parking Spaces Required	Minimum Number of Short-Term Bicycle Parking Spaces Required
<b>Residential</b>		
Multi-Family Dwelling	1 per dwelling unit	1 per 20 dwelling units
Residential Care Facility	1 per 10 dwelling units or beds, whichever is applicable	2 for every 50 dwelling units or beds, whichever is applicable
<b>Civic and Institutional</b>		
Government or Cultural Facility, Library	1 per 6,000 sf of GFA	1 per 3,000 sf of GFA
School, Elementary or Secondary	1 per classroom	4 per classroom
Hospital	1 per 15,000 sf occupied floor area	Minimum 4 spaces; 1 per 30,000 sf occupied floor area
<b>Commercial</b>		
Banquet Hall, Indoor Entertainment or Recreation, Place of Worship	10% of maximum capacity	1 per 12,000 sf of GFA
Multi-Tenant Retail Center	1 per 10,000 sf of GFA	1 per 3,500 sf of GFA

Use	Minimum Number of Long-Term Bicycle Parking Spaces Required	Minimum Number of Short-Term Bicycle Parking Spaces Required
Office, Professional and Medical/Dental	1 per 6,000 sf GFA	Minimum 4 spaces; 1 space per 12,000 sf of GFA
Personal Services Establishment, Restaurant, Bar	1 per 10,000 sf of GFA	1 per 1,000 sf of GFA
Outdoor Entertainment or Recreation	10% of maximum capacity	10% of maximum capacity
Retail Goods Establishment	1 per 10,000 sf of GFA	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
<b>Manufacturing</b>		
Manufacturing, Research/Development Facility, Wholesale, Nursery	1 per 15,000 sf of GFA	4 spaces for any use larger than 60,000 sf of GFA

Figure V-5-A. Bicycle Parking Design



**§ V-6 Parking Design Standards**

A. Dimensions. All off-street parking aisles and spaces shall be designed in compliance with the requirements established in Table V-6-A. Off-Street Parking Dimensions and Figure V-6-A. Parking Lot Layout.

1. Vertical Clearance. Each parking space shall have a minimum vertical clearance of seven feet.
2. Compact Spaces. Up to 35 percent of the total off-street parking requirement may be met with compact-sized spaces. Compact spaces shall generally be located in one or more contiguous area, and shall not be mixed with spaces designed for full-size cars if possible.

B. Access.

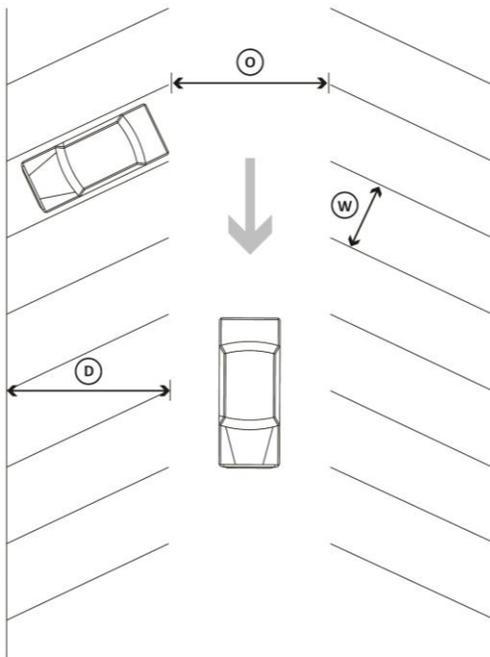
1. Parking Lots. Parking lots shall be designed with adequate means of vehicular access from a driveway, street, or alley in a manner that minimizes interference with traffic movement.
2. Parking Spaces. Each parking space within a parking lot shall open directly into an aisle or driveway of sufficient width to provide adequate means of vehicular access to the parking space.

C. 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.

**Table V-6-A. Off-Street Parking Dimensions**

Angle	Car Type	Space Width (W)	Space Depth (D)	Aisle Width: One Way (O)	Aisle Width: Two Way
0°	Full Size	9 ft	18.5 ft	12 ft	24 ft
	Compact	8 ft	18 ft	12 ft	24 ft
45°	Full Size	9 ft	18.5 ft	12 ft	24 ft
	Compact	8 ft	17 ft	12 ft	24 ft
60°	Full Size	9 ft	18.5 ft	18 ft	24 ft
	Compact	8 ft	17 ft	18 ft	24 ft
90°	Full Size	9 ft	18.5 ft	24 ft	24 ft
	Compact	8 ft	17 ft	24 ft	24 ft

**Figure V-6-A. Parking Lot Layout**



D. Snow Storage.

1. Provision for Snow Storage. Snow storage areas shall be provided on or adjacent to all off-street parking areas subject to the standards of this Section to ensure public safety and accommodate transportation.
2. 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 the purpose of snow storage.

3. Storage in Landscape Areas. Landscape areas shall not be used for snow storage unless designed for that purpose, with non-compacted soils, adequate area to accommodate snow piles, and plantings selected for salt-tolerance and durability.
  4. Storage in Stormwater Management Facilities. Snow should not be stored on top of storm drain catch basins, bioswales, rain gardens, or other stormwater management facilities, as plowed snow can contain pollutants and debris that accumulate in the area and block the system, causing localized flooding.
  5. Off-Site Snow Storage. If appropriate snow storage cannot be accommodated on-site, snow shall be stored off-site, with information on this arrangement submitted to the Zoning Administrator with sufficient detail to ensure adequate safety and parking facilities during snow events.
- E. Wheel Stops. Wheel stops, bumper stops, or curbing shall be permanently and securely installed along the perimeter of the parking lot to prevent vehicle overhang from encroaching on sidewalks, landscape areas, fencing, walls, or buildings. If there is no wheel stop, bumper stop, or curbing, then the adjacent sidewalk must measure a minimum six feet.
- F. Drainage. Off-street parking lots shall be graded for proper drainage, in compliance with Article XI (Stormwater Management), as approved by the Village Engineer. On-site retention and filtration of stormwater shall be provided where practical except as required for conveyance of an overland flow generated from upstream property. Water from the parking area shall not drain across a public walkway.
- G. Landscape Requirements. Parking areas shall meet the applicable requirements of Article VI (Landscape Standards).
- H. Lighting. Parking lots shall meet the applicable requirements of § VI-8 (Outdoor Lighting).

**§ V-7 Loading Facility Requirements**

- A. Applicability. Manufacturing, commercial, civic, institutional, and multi-family uses shall provide off-street loading spaces as established in Table V-7-A. 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 the site plan review process (see § VIII-3.B (Site Plan Review)).
- B. Computation. Off-street loading spaces shall be calculated on the basis of gross floor area (GFA) in square feet.
  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 Required. The maximum number of loading spaces required for any property shall be four spaces.
- C. Dimensions. All required loading spaces shall have a minimum width of 10 feet, minimum length of 26 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 alternate location has been approved by Zoning Administrator through the site plan review process (see § VIII-3.B (Site Plan Review)).

1. Interior Side or Rear Façade. Loading facilities shall be located on the interior side and/or rear façade of the building, and shall not project into any required yards. With prior written Zoning Administrator approval, a designated loading area may be located within a drive aisle.
  2. Residential Districts. No loading space shall be closer than 50 feet to any property in a residential district, unless the space is screened by a solid fence or wall with a minimum height of six feet.
- E. Access. Each required off-street loading space shall have appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movement. No loading space shall project into or block a street, alley, access drive, or parking area.
- F. Materials. Off-street loading areas shall be paved with a hard surface, all-weather dustless material. Semi-pervious materials and permeable pavements may also be used, subject to the approval of the Zoning Administrator.

**Table V-7-A. Loading Requirements**

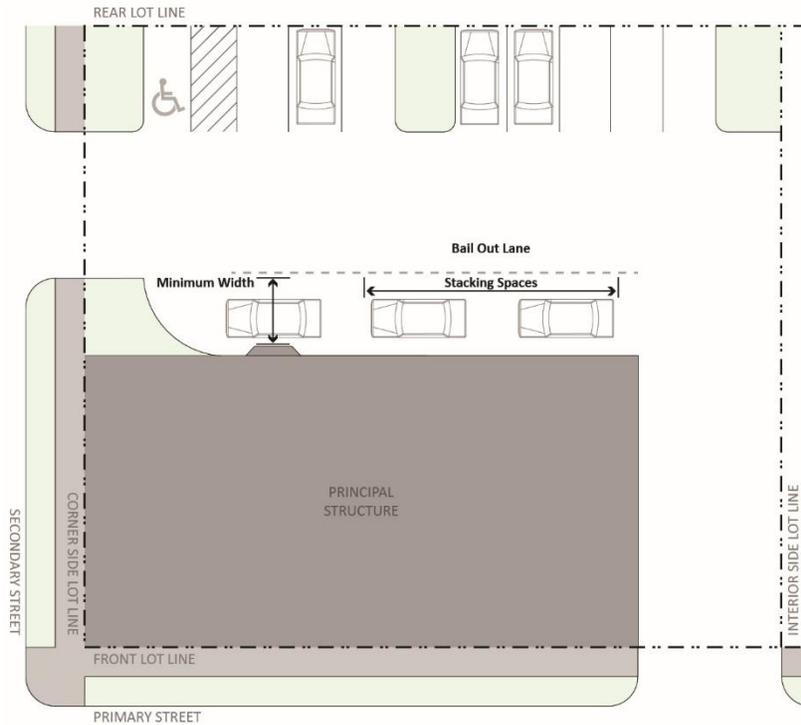
Gross Floor Area	Loading Spaces Required
<b>Commercial, Civic, and Institutional</b>	
10,000 to 100,000 sf	1
Each additional 100,000 sf	1
<b>Manufacturing</b>	
5,000 to 40,000 sf	1
Each additional 60,000 sf	1
<b>Multi-Family Residential</b>	
20,000 sf or more	1

**§ V-8 Vehicular Stacking Requirements**

Refer to Figure V-8-A. Stacking Spaces.

- A. Space Requirements. Each drive-through facility shall provide a minimum of two stacking spaces per bay, with the exception that restaurant uses shall provide a minimum of four stacking spaces per drive-through lane.
- B. Dimensions. All stacking spaces shall have a minimum width of nine feet, as measured from the outermost point of any service window to the edge of the drive-through lane, and minimum length of 18 feet.
- 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 ingress or egress to the site or to required parking and loading 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 also serve as the bailout lane provided it meets the requirements of this section.

**Figure V-8-A. Stacking Spaces**



**§ V-9 Driveways**

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

- A. Location. Driveways are permitted to encroach into the required interior side and/or rear yard, but shall be no closer than one foot from the interior side lot line, except when the driveway provides shared access for two adjacent properties.
- B. Quantity. One driveway per street frontage is allowed, provided that the minimum frontage requirements established in Article IV (Zoning District Regulations) are met. 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 V-9-A. Maximum Driveway Width. Driveway width shall be measured at the lot line.
- 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 ten feet along the lot line in the opposite direction of the driveway and ten 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 V-9-A. Visibility at Driveways).
- E. Sidewalk and Driveway Intersection. In locations that are crossed by a driveway, a sidewalk constructed of a permanent, concrete surface with a minimum width of five feet must be provided.

In locations that a sidepath is crossed by a driveway, the provided sidewalk may be constructed of a material other than concrete that is a continuation of the adjacent sidepath material. In all instances, driveway aprons installed within the right-of-way shall be constructed of concrete material. The 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 V-9-B. Sidewalk and Driveway Intersection Designs.

- F. Driveway Aprons. The construction of a new driveway apron is the responsibility of the property owner.
- G. Driveway Parking. Single-family, two-family, and rowhouse dwellings are permitted to park on private driveways, provided that the parked vehicle does not encroach into the right-of-way.
- H. Shared Driveways. Adjacent single-family, two-family, and rowhouse dwellings that share a common driveway are permitted a maximum driveway width of 30 feet at the property line.

**Table V-9-A. Maximum Driveway Width**

Uses	One-Way Driveway	Two-Way Driveway
Commercial, Civic, and Institutional	20 ft	30 ft
Manufacturing	20 ft	30 ft
Residential, Multi-Family	20 ft	30 ft
Residential, Other	24 ft	24 ft

(§ V-9 Driveways, revised 9-23-19, Ord#2121)

**Figure V-9-A. Visibility at Driveways**

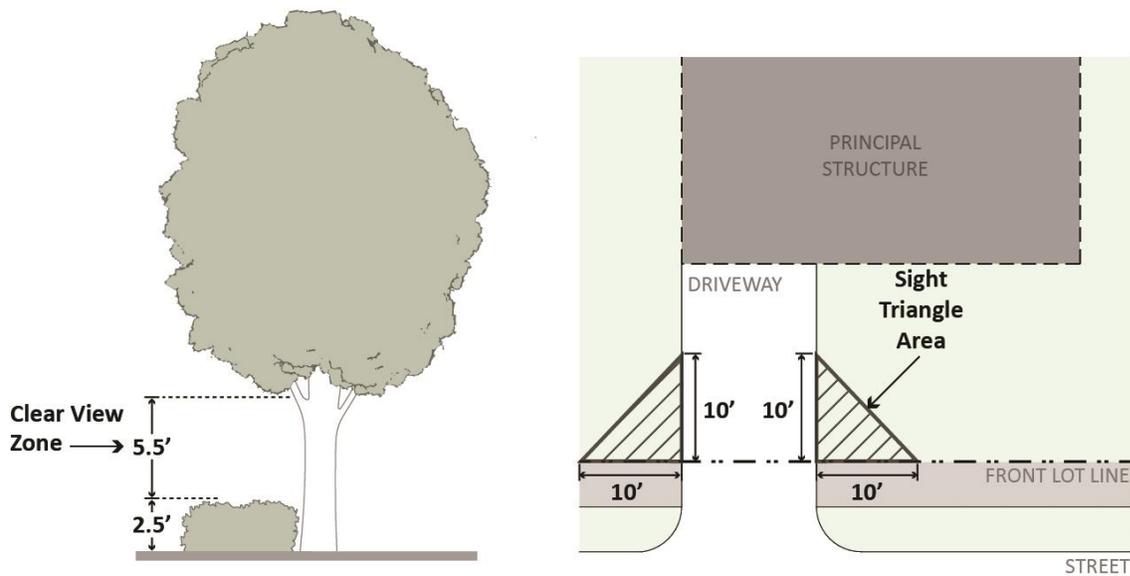
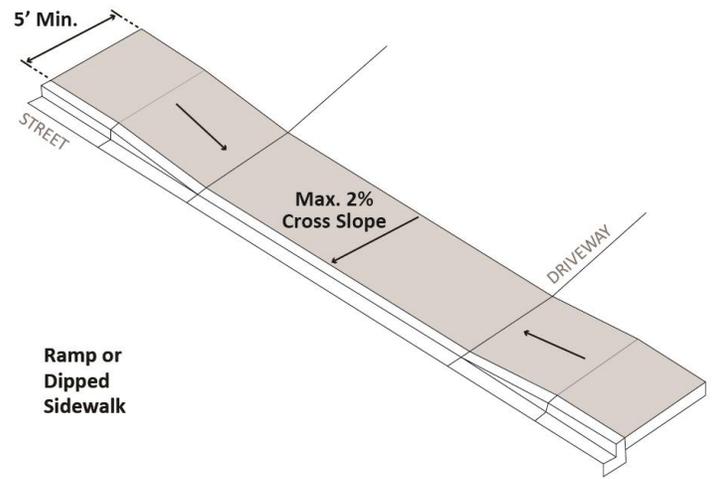
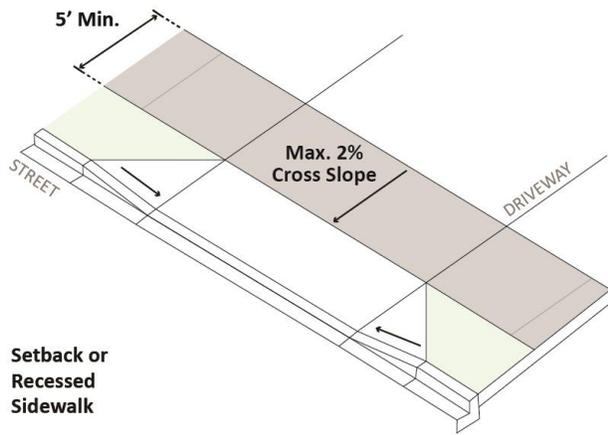


Figure V-9-B. Sidewalk and Driveway Intersection Designs



## ARTICLE VI: LANDSCAPE STANDARDS

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

### § VI-1 General Provisions

- A. Purpose. The purpose of this Article 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 Article apply to the following:
  - 1. New developments that require site plan review approval.
  - 2. Planned unit developments.
  - 3. The construction of any new parking lot of 15 spaces or more.
  - 4. The expansion or reconstruction of any existing parking lot that results in a total of 15 aggregate spaces or more.
  - 5. Tree preservation in accordance with the applicability standards of § VI-2 (Tree Preservation).
  - 6. Street trees in accordance with the applicability standards of § VI-4 (Street Trees).
  - 7. Buffer yards in accordance with the applicability standards of § VI-6 (Buffer Yards).
  - 8. Screening in accordance with the applicability standards of § VI-7 (Screening Requirements).
- C. Occupancy Permit. The requirements of this Article shall be met and landscape elements shall be fully installed 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 § VI-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 Article VI (Landscape Standards).
  - 1. Licensed Landscape Architect. The landscape plan shall be prepared and stamped by a licensed landscape architect registered in the State of Illinois if the project meets the criteria of § VI-1.B (Applicability).
  - 2. Contents. The landscape plan shall contain the following:

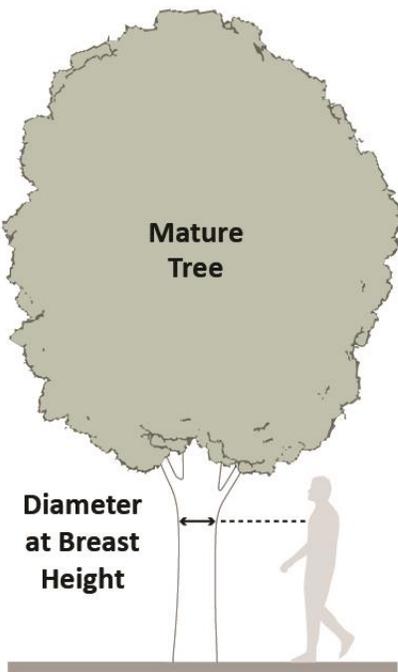
- a. Location and dimensions of all existing and proposed structures, parking stalls, landscape islands, buffer yards, street lights, utilities, easements, and other site elements.
  - b. Location, quantity, size, spacing, and name, both botanical and common, of all existing plant material, including trees and plant material in the right-of-way. The landscape plan shall indicate whether existing plant material will be retained or removed (refer to § VI-2 Tree Preservation).
  - c. Location, quantity, size, spacing, and name, both botanical and common, of all proposed plant material.
  - d. Planting details for all plantings and best management practices (BMPs), including type 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. (See § V-6.D (Snow Storage)).
  - h. Information on how existing trees will be preserved and protected during site development.
  - i. Construction information, including temporary roads, construction equipment points of access, location of staging areas, material storage, and other related activities.
3. Operations and Maintenance Plan. Maintenance of all elements of a landscape plan located on private property shall be the responsibility of the property owner. Prior to approval of a landscape plan, an Operations and Maintenance Plan including detail on the maintenance procedures to ensure ongoing compliance with this Article must be signed by the owner, notarized, and submitted to the Village.
- E. Credit for Existing Vegetation. The Village Arborist may credit existing vegetation toward the required buffer area, tree canopy coverage area, and/or landscape element requirements, provided that the existing vegetation is in good health, an acceptable species, and meets all applicable specifications of this Article.

## **§ VI-2 Tree Preservation**

- A. Applicability. Existing trees shall not be removed, wholly or in part, unless approved by the Zoning Administrator.
1. Procedure. The Zoning Administrator's approval shall be evidenced in writing, specifying the tree for which removal is permitted. Such written approval is not required if the removal is performed by Village employees, contractors, or agents.
  2. Criteria for Removal of Mature Trees. The Village Arborist 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.
  3. Requirement to Move Trees. Existing trees that may be removed per the criteria of § VI-2.A.2 shall be moved from existing locations and replanted, if determined by the Village Arborist to be of high quality or high value to the Village. Due to the difficulty of moving mature trees, any tree that is moved and replanted shall be periodically inspected to ensure the health of the tree. If the tree does not survive, it must be replaced in accordance with § VI-2.B (Replacement Standards).
- B. Replacement Standards. Mature trees to be removed shall be replaced in accordance with the following standards. Refer to Figure V-2-A. Tree Measurement and Table V-2-A. Tree Replacement Rates.

1. Replacement Rate. 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, at the option of the Zoning Administrator.
  - a. Any tree approved for removal by the Zoning Administrator prior to its removal shall be replaced at the rate specified in Table V-2-A. Tree Replacement Rates.
  - b. In the event that a tree is destroyed, damaged, or removed during the construction process, without prior Zoning Administrator approval, such tree shall be replaced at three times the applicable rate specified in Table V-2-A. Tree Replacement Rates.
2. Tree Valuation. The full value of the tree shall be determined by the Village Arborist in accordance with appraisal methods developed by the Council of Tree and Landscape Appraisers and published by the International Society of Arboriculture in the *Guide for Plant Appraisal*.

**Figure V-2-A. Tree Measurement**



**Table V-2-A. Tree Replacement Rates**

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

**§ VI-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 materials shall be healthy and hardy upon installation, and shall be planted with appropriate soils to ensure sustained growth.
2. **Plant Size Requirements.** Landscape materials shall be installed at or above the minimum sizes specified in Table VI-3-A. Required Landscape Material Size at Installation, unless otherwise noted in this Ordinance.
3. **Native Species and 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 Article, except for single-family and two-family dwellings. Refer to the Morton Arboretum *Northern Illinois Tree Species List* for preferred plant species and Table VI-3-B. Native Species and Species Diversity Requirements, for specifications.
4. **Prohibited Planting Material.** No materials listed on the Village’s Prohibited List of Planting Material shall be permitted in any installation.
5. **Runoff Infiltration.** All required parking lot perimeter landscape yards, buffer yards, and landscape islands shall be designed to accept and facilitate stormwater runoff in accordance with Article XI (Stormwater Management) of the Unified Development Ordinance and the Will County Stormwater Management Ordinance.
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 shall be designed to minimize the use of water, comply with the Illinois Plumbing Code, and require submittal of certification that the system is water efficient (e.g. EPA WaterSense certified).

**Table VI-3-A. Required Landscape Material Size at Installation**

Landscape Material Type	Minimum Size
Deciduous Shade Tree, Single Trunk	2.5 in caliper
Deciduous Shade Tree, Multiple Trunks	10 ft height
Evergreen Tree	4 ft height
Shrubs	18 in height

**Table VI-3-B. Native Species and Species Diversity Requirements**

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

**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 with the same care and attention as buildings, parking areas, and other site improvements. 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 one year after installation to ensure proper maintenance in accordance with this Article.
3. Ongoing Maintenance. All landscape elements shall be kept in good condition and shall have a healthy and maintained 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 Article and the approved landscape plan.

#### **§ VI-4 Street Trees**

- A. Purpose. The purpose of this Section is to aid in beautifying and shading the Village by providing consistent and appropriately spaced street trees.
- B. Applicability. The requirements of this Section apply to existing and proposed parkway areas adjacent to new developments that require site plan review or planned unit development approval.
- C. Street Tree Requirements.
  1. Frequency. Shade trees shall be installed at a minimum rate of one shade tree per 30 linear feet, with planted trees selected for appropriate size at maturity for the subject parkway width, based on consultation with the Village Arborist and Village Engineer. 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. Species Diversity. It is recommended that not more than five percent of any one species, 10 percent of any one genus or 20 percent of any one family be planted within the Village. Broad species diversity within individual streets will result in reduced catastrophic loss due to a disease or pest.
  3. Tree Species Not Permitted. The only tree species that shall be permitted for planting as street trees are those listed on the Morton Arboretum *Northern Illinois Tree Species List*.
  4. Trunk Diameter. Trunk Diameter. The trunk diameter of street trees at the time of installation shall be a minimum of three inches, measured at a height of six inches above finished ground level.
  5. Structural Soil. A minimum volume of 1,000 cubic feet of structural soil is required per large street tree, and 750 cubic feet per medium street tree, to accommodate subsurface root expansion.
  6. Tree Wells. Tree wells shall be utilized in locations where the sidewalk extends from the back of the curb to the lot line.
  7. 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.

**§ VI-5 Parking Lot Landscape**

- A. Purpose. The purpose of this Section is to improve the aesthetic appeal of parking lots, minimize impervious surface coverage, and create green space that reduces the heat island effect and facilitates stormwater management.
- B. Tree Canopy Coverage. New, reconstructed, or expanded off-street parking areas resulting in more than 15 spaces shall contain tree plantings located within perimeter yards and interior landscape islands such that a minimum of 40 percent of the parking area hardscape is shaded by tree canopy, including all parking spaces, travel lanes, and other impervious areas not exempted by this Section. Refer to Figure VI-5-A. Tree Canopy Coverage.
1. Calculation. Coverage credit for each tree shall be calculated using the projected mature width of the canopy. Refer to the Morton Arboretum *Northern Illinois Tree Species List* for canopy coverage estimates. 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.
  2. Loading Areas. Designated loading areas shall not be included in the total hardscape amount for the purpose of this requirement.
  3. Solar Energy Collection Systems. Any portion of this requirement may be met through installation of solar energy systems that provide shade to the parking area, with the approval of the Zoning Administrator, and in compliance with this Ordinance.
  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 VI-5-A. Tree Canopy Coverage**

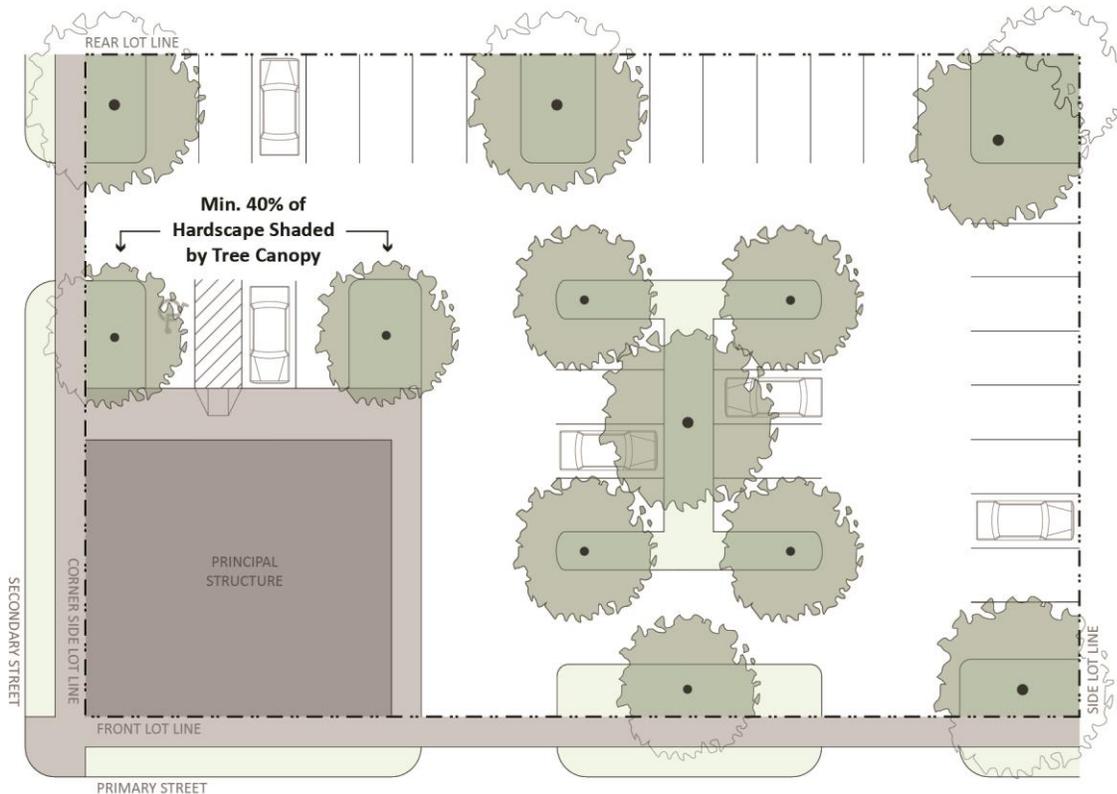
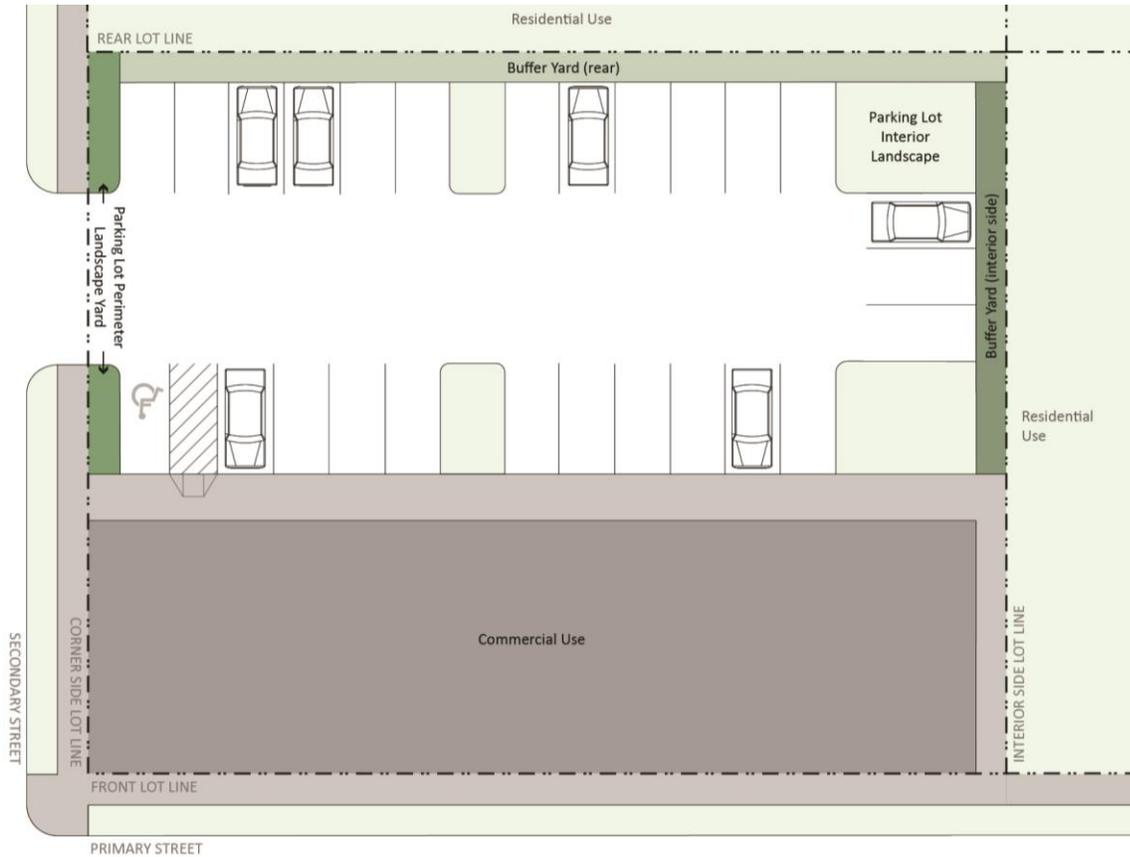


Figure VI-5-B. Location of Landscape Requirements

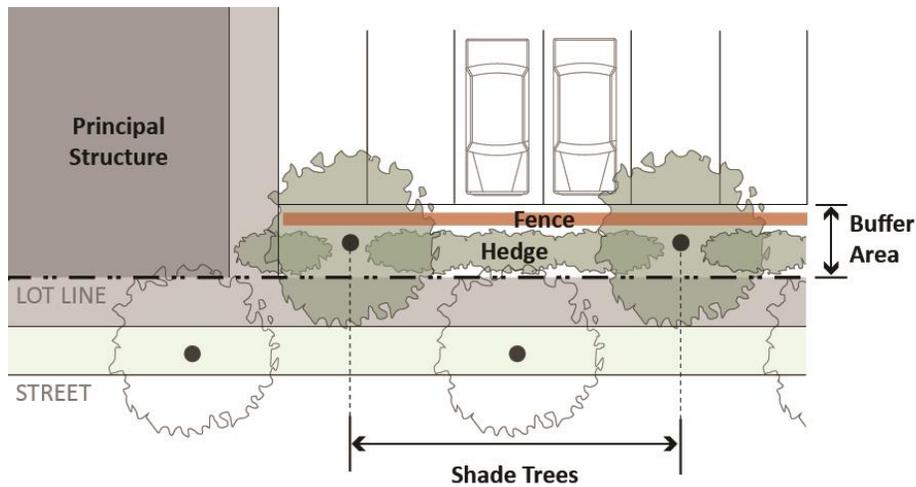


C. Parking Lot Perimeter Landscape Yard. Refer to Figure VI-5-B. Location of Landscape Requirements and Figure VI-5-C. Parking Lot Perimeter Landscape Yard.

1. Applicability. The requirements of this Section apply to properties in all zoning districts on which a parking lot is located adjacent to the front or corner side lot line, and to other uses as established in Article III (Uses).
2. Landscape Requirements.
  - a. Location. The parking lot perimeter landscape yard shall be located directly adjacent to the front or corner side lot line.
  - b. Minimum Parking Lot Perimeter Landscape Yard. A parking lot perimeter landscape yard 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 yard shall include all of 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 maximum height at maturity of 30 to 42 inches.
    - (2) One large shade tree per 30 linear feet 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 yard not covered by hedges and trees shall be planted with turf, clump or no-mow grasses, other perennial groundcover, or mulched.
  - d. Fence. Fencing is required 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 yard 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. Solid masonry fences shall have a minimum height of two feet, six inches and a maximum height of three 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) The fence shall be at least 30 percent open, unless solid masonry is used.
- (5) Ornamental metal, masonry, and wood are permitted fence materials. Chain link is prohibited.

**Figure VI-5-C. Parking Lot Perimeter Landscape Yard**



- D. Parking Lot Interior Landscape. Refer to Figure VI-5-D. Parking Lot Interior Landscape and Figure VI-5-B. Location of Landscape Requirements.
1. Applicability. The requirements of this Section apply to all new parking lots with 15 or more parking spaces, or existing lots that are expanded or reconstructed to contain 15 or more spaces.
  2. Landscape Island Requirements.
    - a. Spacing. One landscape island shall be provided for every eight contiguous parking spaces, with no parking rows containing more than eight contiguous parking spaces without an intervening landscape island. All rows of parking shall be terminated by a landscape island or landscape area.
    - b. Size. For a single parking row, the landscape island shall have a minimum width of six feet and minimum area of 100 square feet. When double rows of parking are provided, the required landscape islands shall have a minimum width of eight feet and a minimum area of 200 square feet.
    - c. Alternate Configuration. In conjunction with landscape plan approval, the Zoning Administrator may permit a different configuration of landscape islands and landscape areas to allow for more efficient site design or permit larger landscape areas that support tree health or stormwater management objectives. However, the overall area and number of plantings required for landscape islands pursuant to this section shall be met.
    - d. 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.

- e. 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.
- f. Curbing. Landscape islands shall be protected with concrete curbing that has a minimum height of six inches as measured from the parking lot surface. Curbing shall 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. Wheel stops and other alternate landscape protections may be approved by the Zoning Administrator to facilitate certain stormwater management facilities. Refer to Figure VI-5-E. Curb Inlet Design.

Figure VI-5-D. Parking Lot Interior Landscape

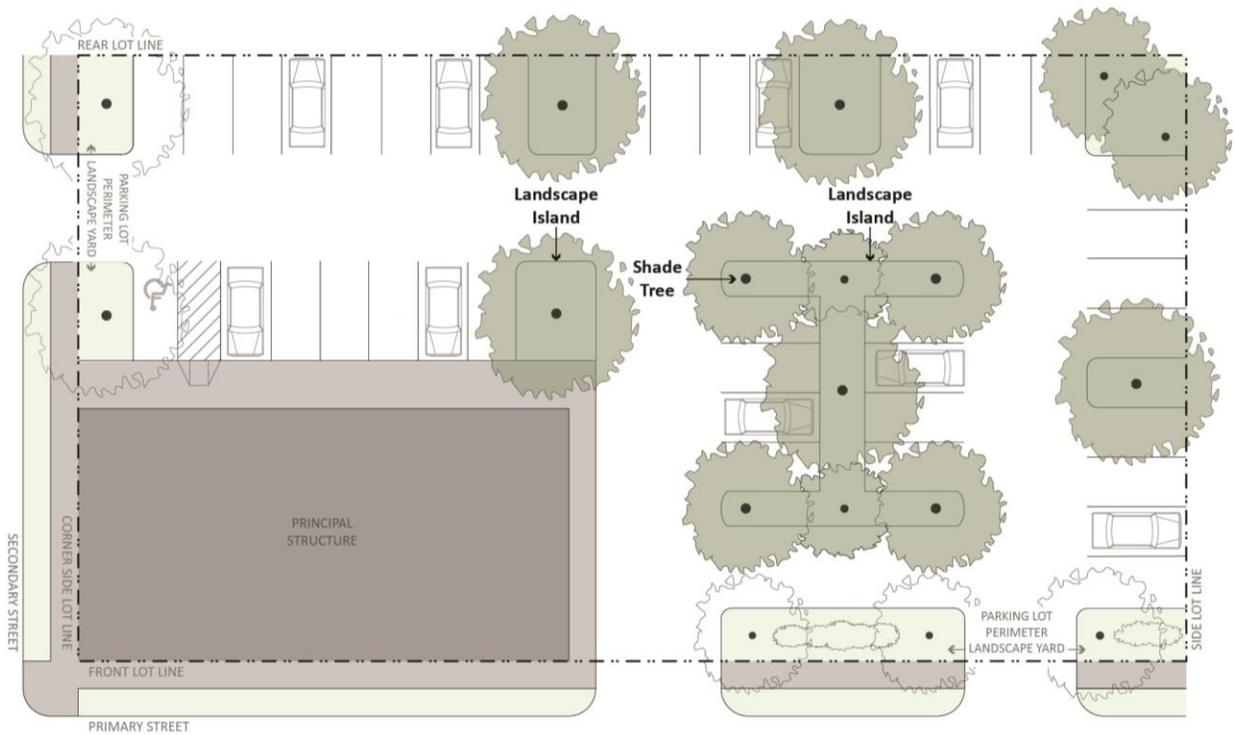
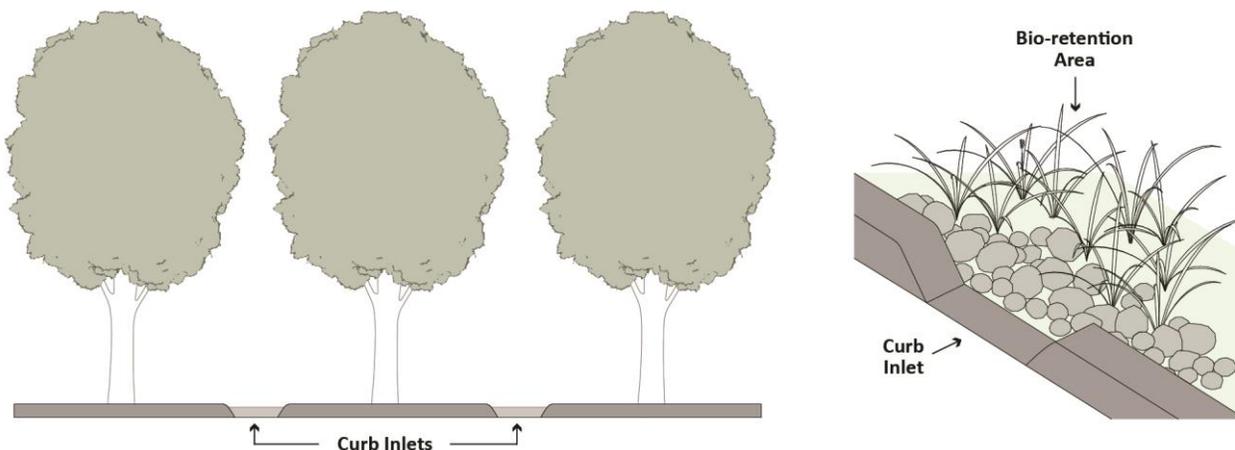


Figure VI-5-E. Curb Inlet Design

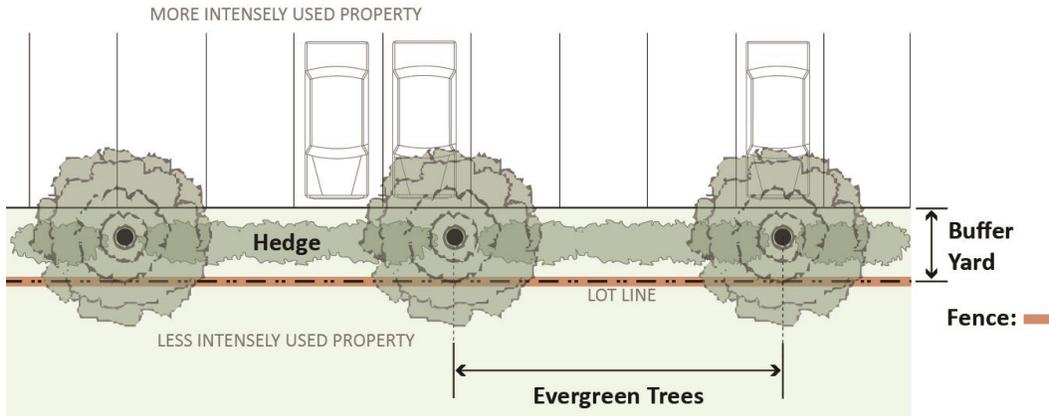


## § VI-6 Buffer Yards

Refer to Figure VI-6-A. Buffer Yards and Figure VI-5-B. Location of Landscape Requirements.

- A. Purpose. The purpose of this Section is to buffer more intensive zoning districts and uses from less intensive zoning districts and uses, and to provide for transitions between zoning districts.
- B. Applicability. 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.
  1. Non-Residential District. The property is located in the C-1, C-2, C-3, or M District and is directly adjacent to property located in the R-1, R-2, R-3, and/or R-4 Districts.
  2. Non-Residential Use in Residential Districts. The property is located in the R-1, R-2, R-3, or R-4 District, contains a non-residential use, and is directly adjacent to a residential use in the R-1, R-2, R-3, and/or R-4 Districts. Parks are exempt from this requirement.
  3. R-3 and R-4 Districts. The property is located in the R-3 or R-4 District, contains a use other than a single-family dwelling, two-family dwelling, live/work dwelling, day care home, community garden, or park, and is directly adjacent to property located in the R-1 and/or R-2 Districts.
- C. 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 eight 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, and maximum height at maturity of 30 to 42 inches.
    - b. One evergreen tree for every 15 linear feet of buffer area. Trees may be spaced evenly or grouped. Refer to The Morton Arboretum *Northern Illinois Tree Species List* for preferred plant species.
    - c. Any portion of the buffer yard not covered by hedges and trees shall be planted with turf or other groundcover, or mulched.
    - d. 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 for uses in all applicable zoning districts, except for residential uses in the R-3 and R-4 Districts.
    - a. Location. The fence shall be located along the entire length of the affected interior side or rear lot line.
    - b. Height. The fence shall be a minimum of five feet and maximum of eight feet in height.
    - c. Opacity. Semi-opaque fencing with a minimum of 30 percent opacity and opaque fencing are permitted.
    - d. Materials. Fence materials shall comply with the requirements of § III-4.C.6.c (Materials and Construction).

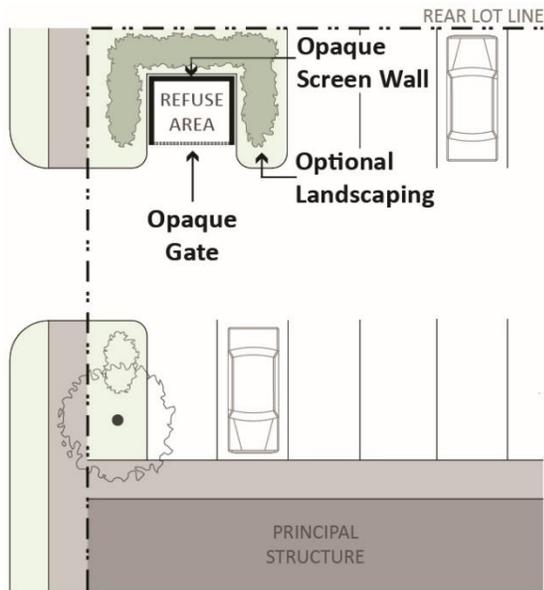
**Figure VI-6-A. Buffer Yards**



**§ VI-7 Screening Requirements**

- A. Purpose. The purpose of this Section is to screen refuse areas, outdoor storage areas, ground-mounted utilities, and off-street loading areas from view of the street and adjacent properties.
- B. Applicability. The requirements of this Section apply to refuse areas, outdoor storage areas, ground-mounted utilities, and off-street loading areas.
- C. Refuse Area, Ground-Mounted Utilities, and Outdoor Storage Area Screening Requirements. Refer to Figure VI-7-A. Refuse Area, Ground-Mounted Utilities, and Outdoor Storage Screening.
  - 1. Location. Refuse areas shall be located in the interior side yard or rear yard. Refer to § III-4.C.12 (Mechanical Equipment) and § III-4.C.13 (Outdoor Storage) for standards for mechanical equipment and outdoor storage. Refer to Table III-4-A. Accessory Structures for standards for electrical generators.
  - 2. Opaque Fence or Wall. The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or solid or simulated wood fence on three sides, and an opaque gate on the fourth side. The wall of a principal structure may serve as one of the screening walls.
    - a. Height. The fence or wall shall have a minimum height of six feet or an equivalent to the height of the refuse or outdoor storage area to be screened, whichever is greater.
    - 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 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.
- D. 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 § VI-5.C (Parking Lot Perimeter Landscape Yard).

**Figure VI-7-A. Refuse Area, Ground-Mounted Utilities, and Outdoor Storage Screening**



**§ VI-8 Outdoor Lighting**

- A. Purpose. The purpose of this Section is to prevent light trespass, promote energy efficiency, and minimize light pollution.
- B. Applicability. 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 § III-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.
- C. General Requirements.
  - 1. Photometric Plan. A photometric plan prepared by a licensed 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. The illuminated face of all fixtures shall be parallel to the ground, with the exception of fixtures used for façade illumination as established in § VI-8.C.5 (Building and Structure Illumination). The light fixture shall be designed so as not to extend below the fixture housing.
  - 5. Building and Structure Illumination. Building and structure illumination shall be limited to fully shielded or directionally shielded fixtures directed towards the façade. All light from such fixtures shall be concentrated on the exterior surface of the building or structure being illuminated.
  - 6. Automatic Lighting Controls. All outdoor lighting on non-residential properties shall be controlled by a photoelectric 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 energy efficient technology is required for applicable projects in accordance with § VI-8.B (Applicability).

D. 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 maintained 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 range facilities.
  - d. Sign Illumination. Sign illumination shall conform to the provisions of Article VII (Signs).
2. Height. The maximum height of light poles and building-mounted lighting is established herein unless otherwise required by the Building Code.
  - a. Non-Residential Uses. Light poles and building-mounted fixtures shall not exceed 25 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 eight feet in height for single-family dwellings, two-family dwellings, and rowhouse dwellings. Light poles shall not exceed 25 feet for multi-family dwellings. Building-mounted fixtures, including under-soffit lighting, shall not exceed 15 feet in height.

## **ARTICLE VII: SIGNS**

- § VII-1 General Provisions
- § VII-2 General Construction and Design Standards
- § VII-3 Sign Measurement Standards
- § VII-4 Permanent Signs
- § VII-5 Temporary Signs
- § VII-6 Prohibited Signs

### **§ VII-1 General Provisions**

- A. Purpose. The purpose of this Article is to establish regulations to govern the display, design, construction, installation, maintenance, and removal of signs. The regulations in this Article 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 signs are compatible with surrounding land uses and architecture.
  - 5. Discourage signs that are unsightly, inappropriate, or excessive in area or number.
  - 6. Ensure that the right of free speech is protected for residents and businesses.

### **§ VII-2 General Construction and Design Standards**

- A. General Requirements. All signs shall meet the construction and design standards of this Article and of Chapter 18 (Buildings and Building Regulations).
- 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 or as authorized by this Article 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.
  - 3. Building Exterior. A sign mounted on the exterior of a building shall not conceal any windows, doors, 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 Chapter 18 (Buildings and Building Regulations).
  - 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. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly glazed tiles, which would increase glare.
  4. External Illumination. Signs shall be externally illuminated with steady, stationary, fully shielded light sources concentrated on the face of the sign so as not to cause glare.
  5. Neon Signs. Marquee signs may be illuminated with neon. Window signs that are illuminated with neon are allowed in accordance with the standards of § VII-4.A.10 (Window Signs).
  6. Hours of Operation. Illuminated signs shall be turned off from 11:00 p.m. until 6:00 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 VII-2-A. Items of Information.
1. Applicability. The following standards apply to all permanent signs, with the exception of menu board 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 and pole 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 VII-2-A. Items of Information



F. Maintenance, Inspection, and Removal.

1. Maintenance. All signs, support structures, and the area immediately adjacent to signs shall be regularly maintained, including cleaning, repainting, and repairs. No sign may be constructed, erected, or maintained in a manner that is unsafe, insecure, or a danger to the public.
2. Inspection. The Village may inspect any sign regulated by this Article 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 Article.
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 shall 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 § VIII-5.D.6 (Discontinuation or Abandonment of Nonconforming Signs).

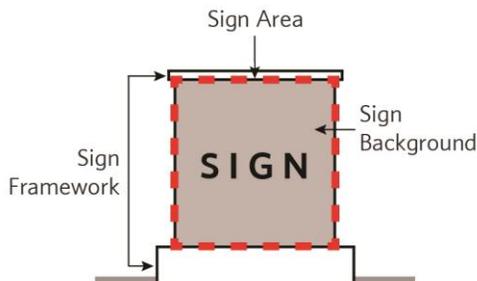
**§ VII-3 Sign Measurement Standards**

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

A. Measurement of Sign Area. Refer to Figure VII-3-A. Sign Area Measurement and Figure VII-3-B. 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 Article. 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 VII-3-A. Sign Area Measurement**

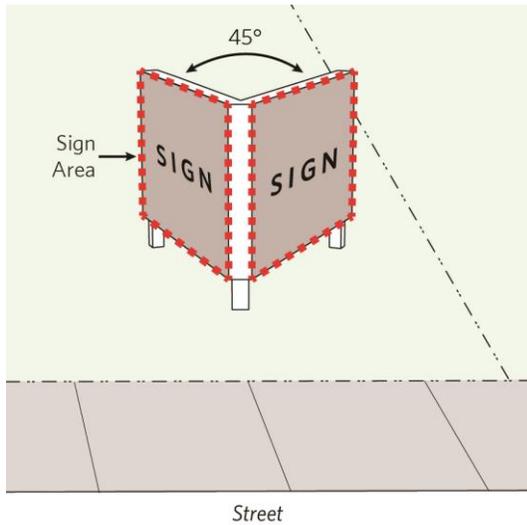


*Measuring a Sign on a Background*



*Measuring a Sign with Freestanding Letters and/or Logos*

**Figure VII-3-B. 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 Article.

**§ VII-4 Permanent Signs**

- A. **Permanent Signs Exempt from Permit Requirement.** The following types of permanent signs are exempt from the sign permit requirements of § VIII-3.H (Sign Permit) and are allowed in all zoning districts provided that they comply with the following standards.
1. **Bicycle Parking Signs.** Bicycle parking signs in accordance with § V-5.D.1.e (Signage) shall not exceed two square feet in area per sign.
  2. **Flags.** Flags may be hung from flag poles in accordance with § III-4.C.7 (Flag Pole).
  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 Occupation Signs.** Home occupation 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. One wall sign or window sign shall be allowed per 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 illuminated and shall not exceed two square feet in area per sign.
  10. **Warning Signs.** Warning signs shall not exceed two square feet in area per sign.
  11. **Window Signs.** The following regulations apply to both permanent and temporary window signs.
    - a. **Location.** Window signs are allowed in all non-residential districts on all building façades, and in all residential districts for non-residential uses.
    - b. **Size.** Window signs shall not occupy more than 25 percent of the total ground floor window area on each building façade.

- c. Illumination. Internally illuminated window signs, including neon signs that do not exceed six square feet in area per sign, and electronic message signs that do not exceed four square feet in total area, are allowed only in accordance with § VII-2.D (Illumination).
- B. Permanent Signs with Permit Requirement. The following permanent signs require a sign permit, in accordance with § VIII-3.H (Sign Permit), and shall comply with the following standards.
- 1. Awning Signs. Awnings that do not display signs are not subject to the regulations of this Section. Refer to Figure VII-4-A. Awning Sign.
    - a. Location.
      - (1) Awning signs are allowed in the C-1, C-2, C-3, and M Districts, and in all residential districts for non-residential uses.
      - (2) An awning sign may project from the front or corner side façade of the building to which it is attached, but shall not project more than five feet.
      - (3) No portion of the awning on which the awning sign is attached shall be located lower than eight feet above grade.
      - (4) 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 § VII-3.A.1 (Signs with Backgrounds) and shall follow the measurement standard of § VII-3.A.2 (Signs with Freestanding Letters and/or Logos).
    - c. Illumination. Externally illuminated awning signs are allowed only in accordance with § VII-2.D (Illumination).
    - d. Display Standards.
      - (1) Awning signs shall be displayed on standard planar 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, casement, bullnose, bubble, box, or waterfall awnings.

Figure VII-4-A. Awning Sign



Front View

Side View

2. Canopy-Mounted Signs. Refer to Figure VII-4-B. Canopy-Mounted Sign.

a. Location.

- (1) Canopy-mounted signs are allowed in the C-1, C-2, C-3, and M Districts, and in all residential districts for non-residential uses.
- (2) The canopy upon which the canopy-mounted sign is displayed may project from the front or corner side façade of the building to which it is attached, but shall not project more than five feet.
- (3) The canopy upon which the canopy-mounted sign is displayed shall be located at least eight feet above grade.

b. Quantity. One canopy-mounted sign is allowed per tenant entrance

c. Size.

- (1) The total area of canopy-mounted signs on the front and corner side façades shall not exceed one square foot of sign area per linear foot of zoning lot frontage as measured along the applicable front or corner side lot line.
- (2) Canopy-mounted signs shall not exceed two feet in height as measured from the top of the canopy.

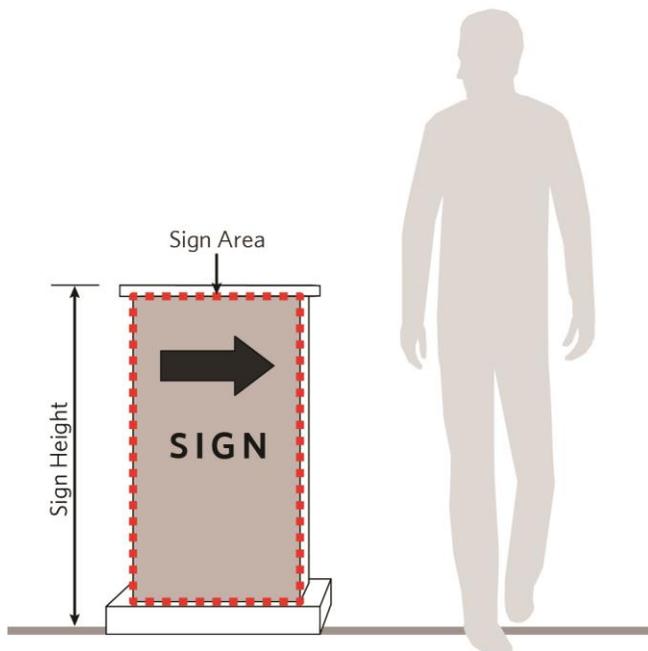
d. Illumination. Internally and externally illuminated canopy-mounted signs are allowed only in accordance with § VII-2.D (Illumination).

Figure VII-4-B. Canopy-Mounted Sign



3. Directional Signs. Refer to Figure VII-4-C. Directional Sign.
  - a. Location. Directional signs are allowed in the C-1, C-2, C-3, M Districts, and in residential districts for non-residential and multi-family uses.
  - b. Quantity. Two directional signs are allowed per driveway access from a public street, and one additional directional sign is allowed per intersection of internal driveways on a zoning lot and per drive-through lane located on a zoning lot to identify traffic routing. Directional signs shall not be counted toward any other requirement limiting the number of a particular sign type on a zoning lot.
  - c. Size. Directional signs shall not exceed eight square feet in area per sign and four feet in height. No dimension of the sign shall exceed four feet.
  - d. Illumination. Internally and externally illuminated directional signs are allowed only in accordance with § VII-2.D (Illumination).
  - e. Display Standards. Directional signs shall be displayed as pole signs or monument signs. In the event of a conflict between the provisions of § VII-4.B.3 (Directional Signs) and the applicable provisions of § VII-4.B.7 (Monument Signs) or § VII-4.B.8 (Pole Signs), the provisions of this § VII-4.B.3 shall control.

Figure VII-4-C. Directional Sign



4. Hanging Signs. Refer to Figure VII-4-D. Hanging Sign.

a. Location.

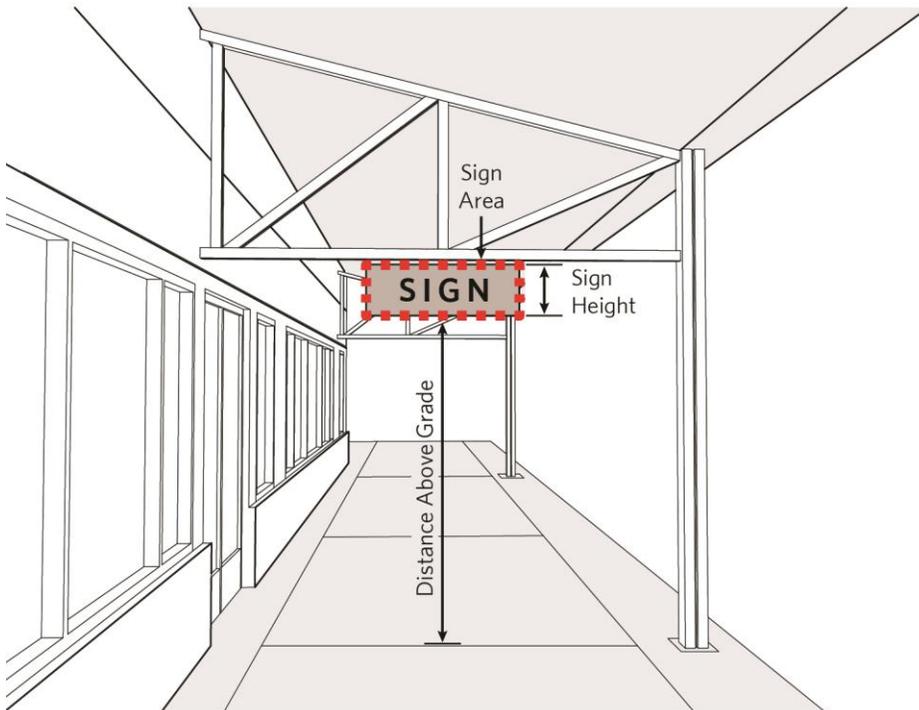
- (1) Hanging signs are allowed in the C-1 and C-2 Districts.
- (2) Hanging signs shall be located at least 7.5 feet above grade.
- (3) The hanging sign shall be located entirely underneath the awning or canopy to which it is attached.

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

c. Size. Hanging signs shall not exceed eight square feet in area per sign.

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

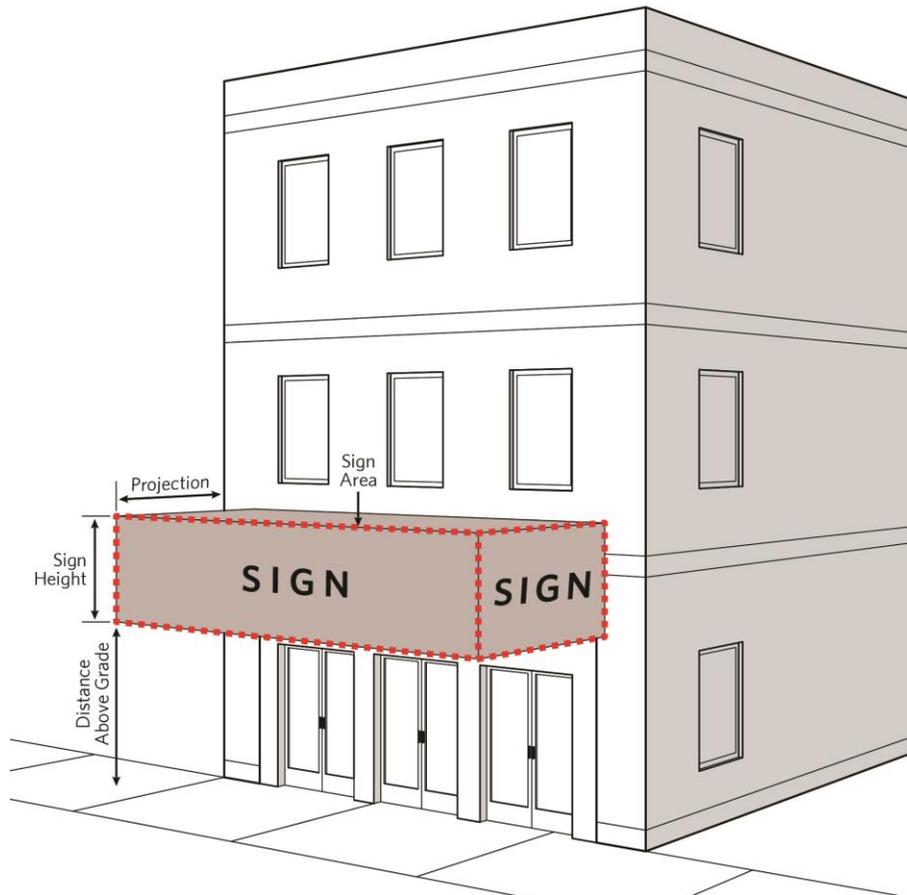
Figure VII-4-D. Hanging Sign



5. Marquee Signs. Refer to Figure VII-4-E. Marquee Sign.

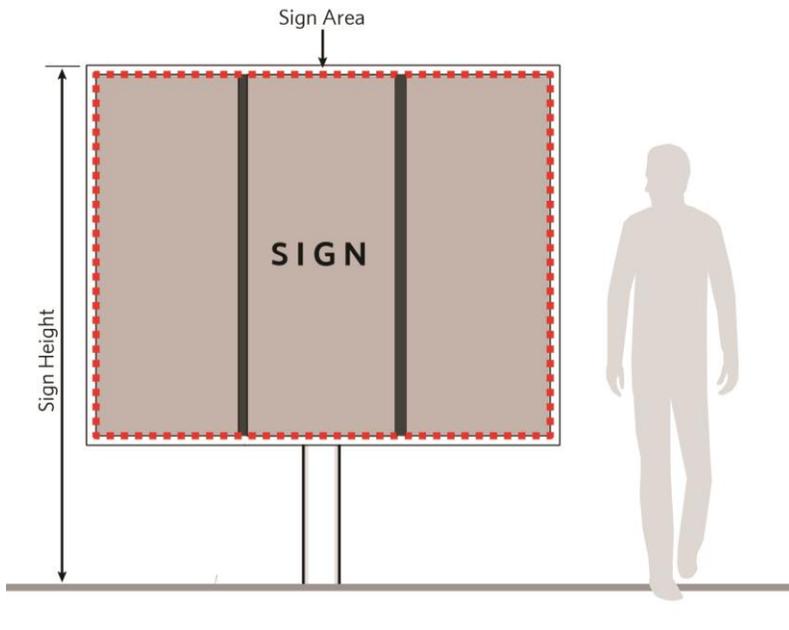
- a. Location.
  - (1) Marquee signs are allowed in the C-2 and C-3 Districts.
  - (2) A marquee sign may project from the front or corner side façade of the building to which it is attached, but shall not project beyond the curb line.
  - (3) A marquee sign must be located a minimum of one foot from 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 tenant entrance.
- c. Size. Marquee signs shall not exceed eight feet in height, 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 § VII-4.B.11 (Electronic Message and Video Display Signs) and § VII-4.B.12 (Manually Changeable Copy Signs).
- e. Illumination. Internally illuminated marquee signs are allowed in accordance with § VII-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 VII-4-E. Marquee Sign



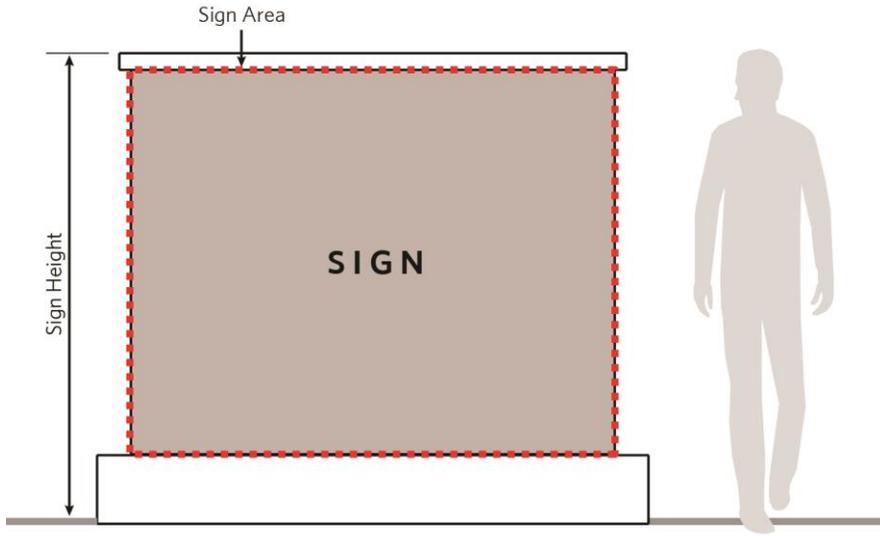
6. Menu Board Signs. Refer to Figure VII-4-F. Menu Board Sign.
  - a. Location.
    - (1) Menu board signs are allowed for any drive-through establishment.
    - (2) Menu board signs shall be located a minimum of 15 feet from any residential zoning district lot line.
  - b. Quantity. Two menu board signs are allowed per drive-through lane.
  - c. Size. Menu board signs shall not exceed 50 square feet in area and seven feet in height.
  - d. Illumination. Internally illuminated menu board signs are allowed only in accordance with § VII-2.D (Illumination).
  - e. Display Standards. Menu board signs shall be displayed as pole signs or monument signs. In the event of a conflict between the provisions of § VII-4.B.6 (Menu Board Signs) and the applicable provisions of § VII-4.B.7 (Monument Signs) or § VII-4.B.8 (Pole Signs), the provisions of this § VII-4.B.6 shall control.

**Figure VII-4-F. Menu Board Sign**



7. Monument Signs. Refer to Figure VII-4-G. Monument Sign.
  - a. Location.
    - (1) Monument signs are allowed in the C-1, C-2, C-3, M, R-3, and R-4 Districts, and in the R-1 and R-2 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 or one pole sign is allowed per street frontage.
    - (2) For zoning lots with 300 feet or more of lot width, two monument or pole signs, or any combination thereof, are allowed per street frontage. A minimum distance of 100 feet is required between any monument or pole signs on a zoning lot.
  - c. Size.
    - (1) In the C-1 and C-2 Districts, as well as in residential districts when allowed by this Article, monument signs shall not exceed 40 square feet in area per sign and six feet in height.
    - (2) In the C-3 and M Districts, monument signs shall not exceed 60 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 § VII-4.B.11 (Electronic Message and Video Display Signs) and § VII-4.B.12 (Manually Changeable Copy Signs).
  - e. Illumination. Internally and externally illuminated monument signs are allowed only in accordance with § VII-2.D (Illumination).
  - f. Landscaping. All monument signs must be landscaped in accordance with the following:
    - (1) For every one square foot of gross sign area, there shall be a minimum of two square feet of landscape area installed surrounding the base of the sign.
    - (2) Landscaping shall utilize a variety of plant types to achieve both height variation and color interest throughout the four seasons. To provide diversity, at least three different types of plant material must be installed, excluding turf. Refer to The Morton Arboretum *Northern Illinois Tree Species List* for preferred plant species.
    - (3) All landscape elements shall be kept in good condition and shall have a healthy maintained appearance.

**Figure VII-4-G. Monument Sign**



8. Pole Signs. Refer to Figure VII-4-H. Pole Sign.

a. Location.

- (1) Pole signs are allowed in the C-1, C-3 and M Districts, and in residential districts for non-residential and multi-family uses.
- (2) Pole signs shall be located a minimum of five feet from any front, corner side, or interior side lot line.
- (3) Pole signs mounted on one pole shall be located at least eight feet above grade.
- (4) Pole signs mounted on two poles shall be located at least two feet above grade.

b. Quantity.

- (1) For zoning lots with less than 300 feet of lot width, one pole sign or one monument sign is allowed per street frontage.
- (2) For zoning lots with 300 feet or more of lot width, two pole or monument signs, or any combination thereof, are allowed per street frontage. A minimum distance of 100 feet is required between any monument or pole signs on a zoning lot.

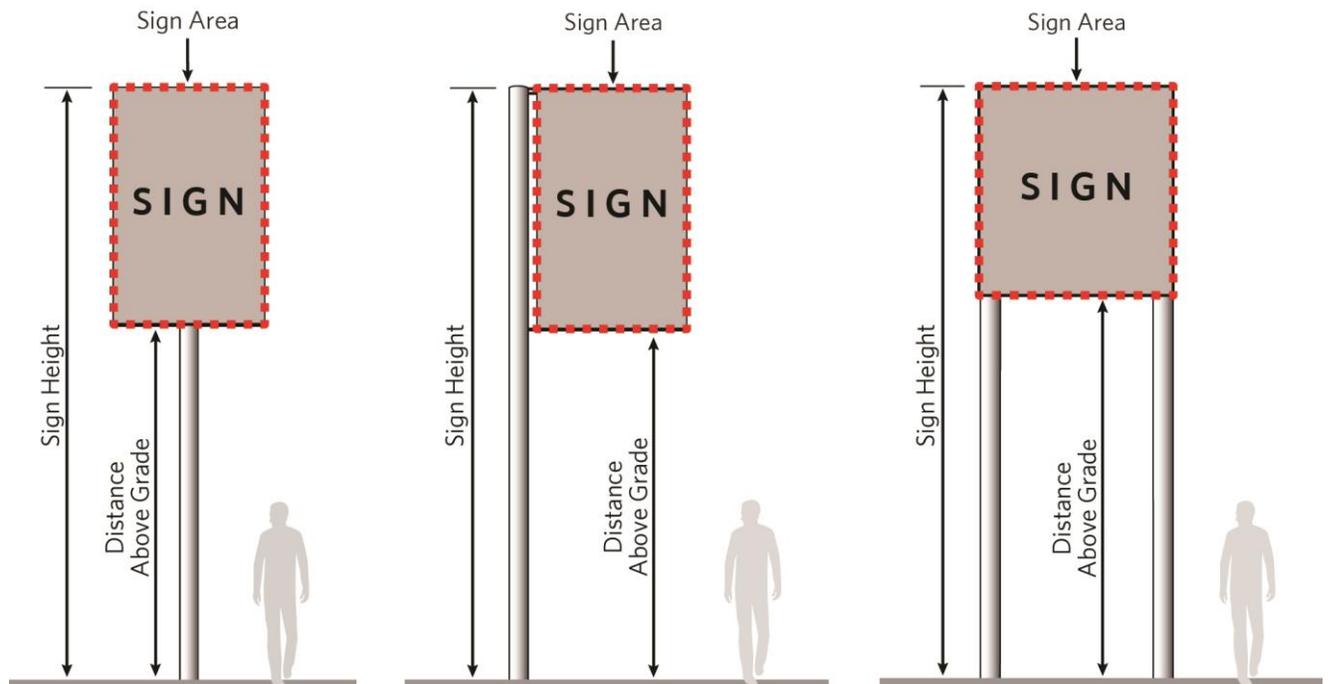
c. Size.

- (1) In the C-1, C-3, and M Districts, pole signs shall not exceed 48 square feet in area and 25 feet in height.
- (2) In residential districts, pole signs shall not exceed 30 square feet in area and six feet in height.

d. Components. An electronic message sign or manually changeable copy sign is allowed as a component of a pole sign, in accordance with § VII-4.B.11 (Electronic Message and Video Display Signs) and § VII-4.B.12 (Manually Changeable Copy Signs).

e. Illumination. Internally illuminated pole signs are allowed only in accordance with § VII-2.D (Illumination).

**Figure VII-4-H. Pole Sign**



*Sign mounted on a single pole*

*Sign hanging from a single pole*

*Sign mounted on a double set of poles*

9. Projecting Signs. Refer to Figure VII-4-I. Projecting Sign.

a. Location.

- (1) Projecting signs are allowed in the C-1, C-2, C-3, and M 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.

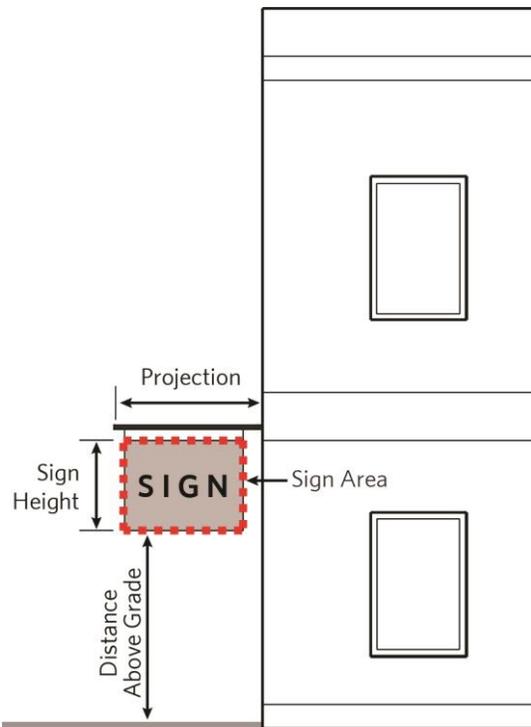
b. Quantity. One projecting sign is allowed per street frontage per tenant located on the ground floor.

c. Size.

- (1) In the C-1 and C-2 District, projecting signs shall not exceed 24 square feet in area per sign and six feet in height.
- (2) In the C-3 and M Districts, projecting signs shall not exceed 32 square feet in area per sign and eight feet in height.

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

Figure VII-4-I. Projecting Sign



Side View

10. Wall Signs. Refer to Figure VII-4-J. Wall Sign.

a. Location.

- (1) Wall signs are allowed in all non-residential districts, and in all residential districts for non-residential uses.
- (2) Wall signs shall be installed on the building façade at least eight feet above grade 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 building façades facing a corner side, interior side, or rear yard, if such signs are professionally painted. Painted wall signs are exempt from the location standards of § VII-4.B.10.a(2).

b. Quantity.

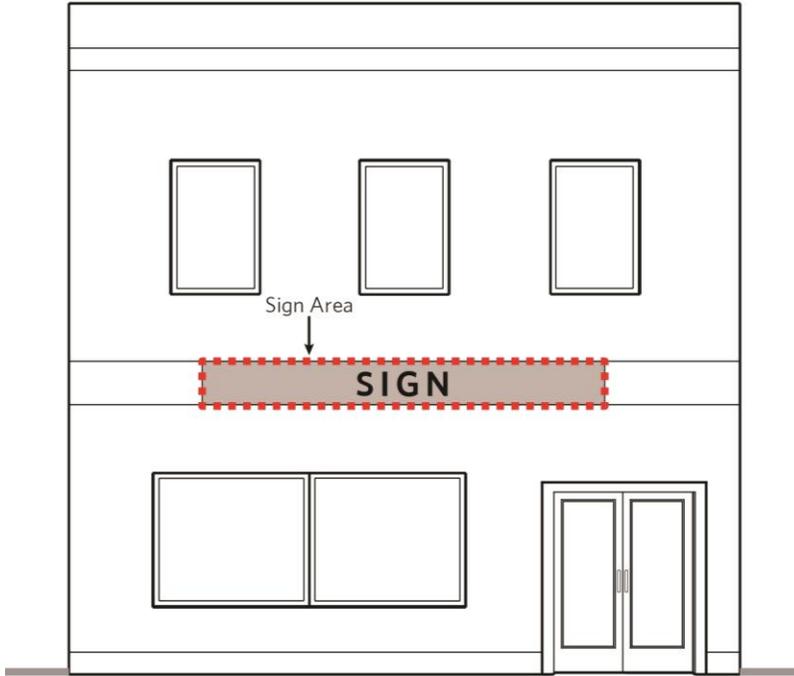
- (1) One wall sign is allowed per street frontage per tenant on the ground floor.
- (2) One additional wall sign is allowed per ground floor tenant on the side or rear façade adjacent to an off-street parking lot of the building.
- (3) Wall signs may be located on no more than three façades of a building.

c. Size.

- (1) The total area of wall signs on the front or corner side façade shall not exceed two square feet of sign area per linear foot of building façade, 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 building façade, as measured along either the rear or interior side lot line.
- (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 § VII-2.D (Illumination).

Figure VII-4-J. Wall Sign



11. Electronic Message and Video Display Signs. Refer to Figure VII-4-L. Electronic Message and Video Display Signs.

a. Location.

- (1) Electronic message and video display signs are allowed in the C-1, C-2, C-3, and M Districts, and in all residential districts for non-residential uses.
- (2) Electronic message and video display signs shall be allowed as components of marquee, menu board, monument, pole, or wall signs, or as a window sign as allowed in § VII-4.A.10 (Window Signs). An electronic message or video display sign is subject to the regulations pertaining to the sign type upon which it is located.

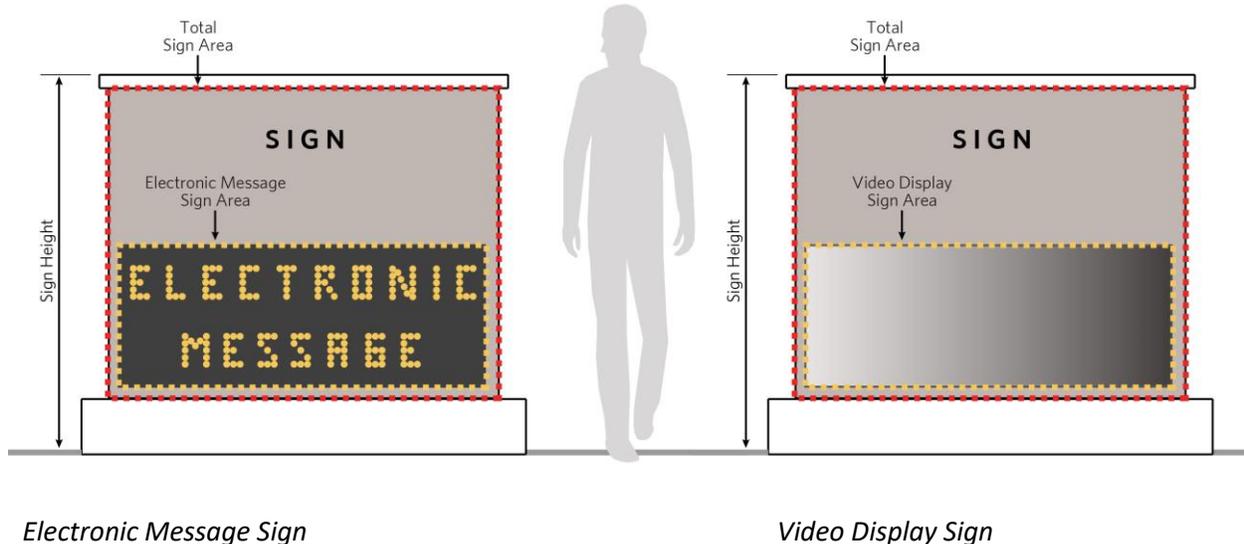
b. Quantity. One electronic message, video display sign, or manually changeable copy sign is allowed per zoning lot.

c. Size. An electronic message or video display sign shall not occupy more than 50 percent of the total sign area of the marquee, monument, pole, or wall sign on which it is displayed.

d. Illumination.

- (1) Internally illuminated electronic message and video display signs are allowed only in accordance with § VII-2.D (Illumination).
- (2) Electronic message and video display 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.
- (3) Electronic message and video display signs shall be designed to default to a static display in the event of mechanical failure.

Figure VII-4-L. Electronic Message and Video Display Signs

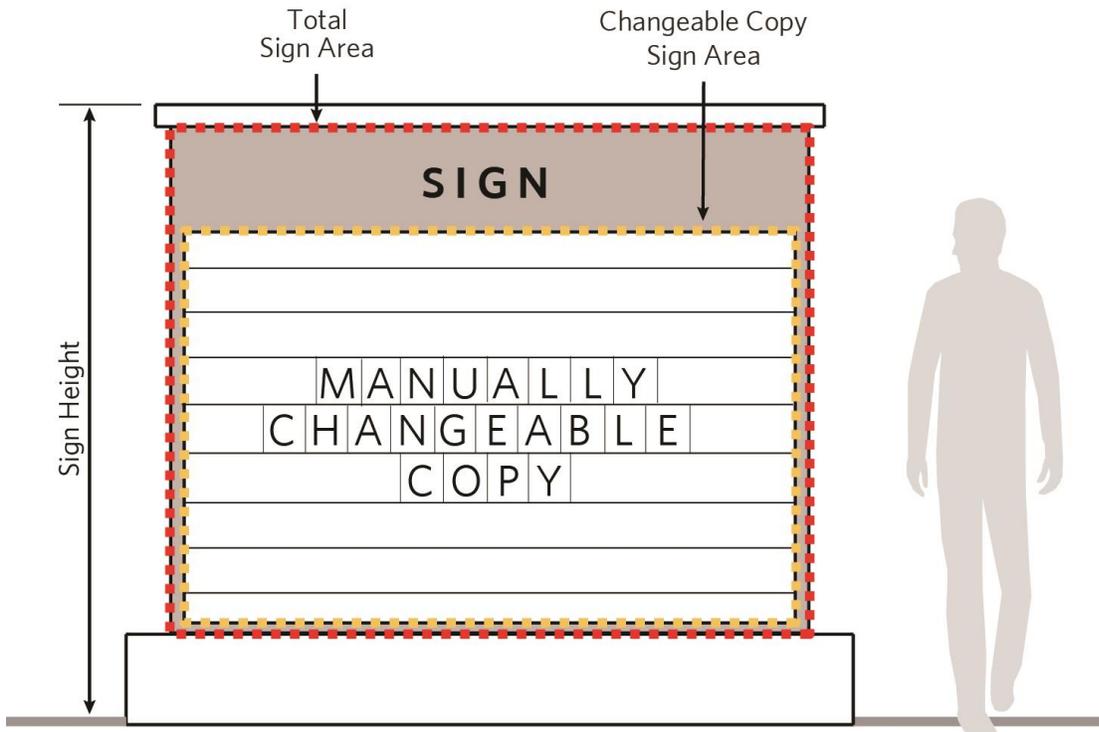


Electronic Message Sign

Video Display Sign

12. Manually Changeable Copy Signs. Refer to Figure VII-4-M. Manually Changeable Copy Sign.
- a. Location.
    - (1) Manually changeable copy signs are allowed in the C-1, C-2, C-3, and M Districts, and in all residential districts for non-residential uses.
    - (2) Manually changeable copy signs shall be allowed as components of marquee, monument, pole, or wall 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, electronic message sign, or video display 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, pole, or wall sign on which it is displayed.
  - d. Illumination. Internally illuminated manually changeable copy signs are allowed only in accordance with § VII-2.D (Illumination).

**Figure VII-4-M. Manually Changeable Copy Sign**



**§ VII-5 Temporary Signs**

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

- A. General Provisions. 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. Temporary non-commercial or political signs shall not be related to the products or services sold on the premises.
  
- B. Temporary Signs Exempt from Permit Requirement. The following temporary signs are exempt from the sign permit requirements of § VIII-3.H (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 and multi-family dwellings.
      - (2)A-frame signs may be located on the sidewalk, but at least four feet of sidewalk width must be maintained on the sidewalk 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 business.
    - 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 exist, such as high winds or heavy snow.
  
  - 2. Yard Signs.
    - a. Location. Yard signs are allowed in all zoning districts.
    - b. Quantity. Four yard signs are allowed per street frontage.
    - 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.
  
  - 3. Window Signs. Temporary window signs do not require a sign permit but shall meet the standards of § VII-4.A.10 (Window Signs).
  
- C. Temporary Signs with Permit Requirement. The following temporary signs require a sign permit, per § VIII-3.H (Sign Permit), and shall comply with the following standards.
  - 1. Auxiliary Yard Signs.
    - a. Location. Auxiliary yard signs are allowed in all zoning districts.
    - b. Quantity and Display Period. In addition to the four yard signs permitted by §VII-5.B (Temporary Signs Exempt From Permit Requirement) per street frontage, additional auxiliary

yard signs are allowed per street frontage for each of the following qualifying conditions with approval of a sign permit:

- (1) The applicant has an active, approved building permit for activities on the property on which the sign is placed. Such auxiliary yard signs 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 subject property, or buildings on the subject property, are currently for sale, lease, or rent. Such auxiliary yard signs shall be removed no later than seven days after the agreement for sale, rental, or lease has been completed for the subject property.
- (3) The auxiliary yard sign(s) will be installed for a period of time beginning up to 60 days prior to any election and shall be removed no later than 10 days following an election.

c. Size.

- (1) In residential districts, auxiliary yard signs shall not exceed five square feet in area per sign and six feet in height.
- (2) In non-residential districts, auxiliary yard signs shall not exceed 20 square feet in area per sign and eight feet in height.

2. Banner Signs.

a. Location.

- (1) Banner signs are allowed for non-residential uses in all zoning districts.
- (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 pole sign, 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 per calendar year. The Zoning Administrator may approve additional display period for banner signs under special circumstances.

3. Banner Flag Sign.

a. Location. Banner flag signs are allowed for non-residential uses in all zoning districts.

b. Quantity. Two banner flag signs are allowed per business.

c. Size. Banner flag signs shall not exceed 30 square feet in area.

d. Display Period. Banner flag signs are limited to a display period of 10 days on two occasions per calendar year.

4. Inflatable Devices. Refer to Figure VII-5-A. Inflatable Device.

a. Location.

- (1) Inflatable devices are allowed in the C-1, C-2, C-3 and M Districts.
- (2) Inflatable devices shall be ground-mounted, and shall not be mounted to any structure or vehicle.
- (3) Inflatable devices shall be located a minimum of 10 feet from the front lot line.

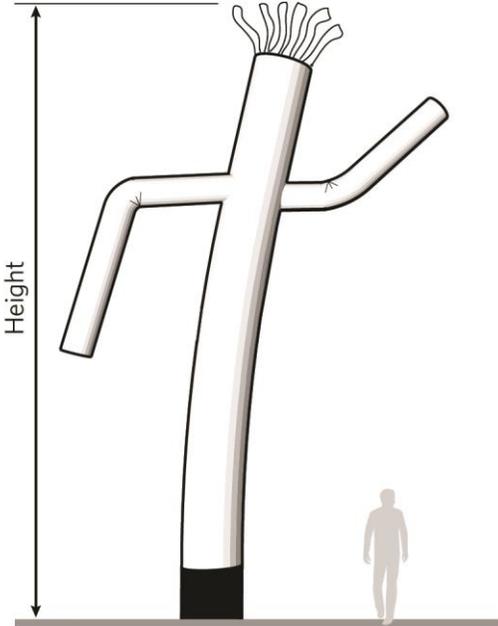
b. Quantity.

- (1) One inflatable device is allowed per business.
- (2) Inflatable signs may not be displayed simultaneously by adjacent businesses, or by more than one business in the same multi-tenant commercial development.

c. Size. Inflatable devices shall not exceed 25 feet in height.

- d. Display Period. Inflatable devices are limited to a display period of 10 days on two occasions per calendar year.

**Figure VII-5-A. Inflatable Device**



- 5. Portable Sign.
  - a. Location. Portable signs are allowed for non-residential uses in all zoning districts.
  - b. Quantity. One portable sign is allowed per business.
  - c. Size. Portable signs shall not exceed 32 square feet in area.
  - d. Display Period. Portable signs are limited to a display period of 30 days per calendar year.

**§ VII-6 Prohibited Signs**

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

- A. Attention Getting Devices.
- B. Bench Signs.
- C. Flashing Signs.
- D. 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 Article.
- E. Obscene Signs.

F. Off-Premises Signs.

G. Roof Signs.

H. 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.

I. Snipe Signs.

J. Vehicle Signs.

## **ARTICLE VIII: ADMINISTRATION**

- § VIII-1 Administrative Bodies
- § VIII-2 Administrative Procedures
- § VIII-3 Zoning Applications
- § VIII-4 Planned Unit Developments
- § VIII-5 Nonconformities

### **§ VIII-1 Administrative Bodies**

- A. Purpose. The purpose of this Section is to establish the specific duties and responsibilities of the Village Board, Planning and Zoning Commission, and Zoning Administrator as they relate to this Ordinance.
- B. Village Board. The Village Board shall have the following specific duties and responsibilities pursuant to this Ordinance.
  - 1. Make final decisions on applications for special use permits (refer to (§ VIII-3.C (Special Use Permit))).
  - 2. Make final decisions on applications for major zoning variations (refer to (§ VIII-3.D (Variation))).
  - 3. Make final decisions on applications for zoning text and map amendments (refer to (§ VIII-3.E (Zoning Text and Map Amendment))).
  - 4. Make final decisions on applications for planned unit developments (refer to (§ VIII-4 (Planned Unit Developments))).
  - 5. Make final decisions on applications for major subdivisions (refer to § IX-2.B (Major Subdivision)).
  - 6. Other responsibilities as designated by this Ordinance.
- C. Planning and Zoning Commission. The Planning and Zoning Commission shall have the following specific duties and responsibilities pursuant to this Ordinance.
  - 1. Make final decisions on applications for zoning appeals (refer to § VIII-3.F (Zoning Appeal)).
  - 2. Make recommendations to the Village Board on applications for special use permits (refer to § VIII-3.C (Special Use Permit)).
  - 3. Make recommendations to the Village Board on applications for major zoning variations (refer to § VIII-3.D (Variation)).
  - 4. Make recommendations to the Village Board on applications for zoning text and map amendments (refer to § VIII-3.E (Zoning Text and Map Amendment)).
  - 5. Make recommendations to the Village Board on applications for planned unit developments (refer to § VIII-4 (Planned Unit Developments)).
  - 6. Make recommendations to the Village Board on applications for major subdivisions (refer to § IX-2.B (Major Subdivision)). Prepare and recommend a comprehensive plan to the Village Board and propose amendments to the plan from time to time.
  - 7. Other responsibilities as designated by this Ordinance or by the Village Board.
- D. Zoning Administrator. The Village Manager 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.

1. Review and make final decisions on applications for site plan review (refer to § VIII-3.B (Site Plan Review)).
2. Review and make decisions on applications for minor zoning variations (refer to § VIII-3.D (Variation)).
3. Review and make decisions on applications for zoning interpretations (refer to § VIII-3.G (Zoning Interpretation)).
4. Review and make decisions on applications for sign permits (refer to § VIII-3.H (Sign Permit)).
5. Review and make decisions on applications for temporary use permits (refer to § VIII-3.I (Temporary Use Permit)).
6. Review and make decisions on applications for minor subdivisions (refer to § IX-2.A (Minor Subdivision)). Review and forward applications for special use permits (refer to § VIII-3.C (Special Use Permit)), major zoning variations (refer to § VIII-3.D (Variation)), zoning text and map amendments (refer to § VIII-3.E (Zoning Text and Map Amendment)), zoning appeals (refer to § VIII-3.F (Zoning Appeal)), planned unit developments (refer to § VIII-4 (Planned Unit Developments)), major subdivisions (§ IX-2.B (Major Subdivision)), and other administrative reviews required by this Ordinance to the Planning and Zoning Commission or Village Board, as specified.
7. Maintain and make available permanent and current records of this Ordinance and Zoning Map.
8. 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 or subdivision applications.
9. Other responsibilities as designated by this Ordinance, the Village Board, or the Planning and Zoning Commission.

## **§ VIII-2 Administrative Procedures**

- A. Purpose. The purpose of this Section is to establish the application, notice, and public hearing procedures for the zoning and subdivision applications and approvals of this Ordinance.
- B. Application Procedure.
  1. Authorization. Any property owner in the Village, or individual expressly identified by the owner in writing, is authorized to file an application for a site plan review, special use permit, major variation, minor variation, zoning appeal, temporary use permit, or planned unit development. Any owner of any property in the Village, an individual expressly identified by any owner in writing, or the Village is authorized to file an application for a zoning text amendment, zoning map amendment, zoning interpretation, minor subdivision, or major subdivision.
  2. Pre-Application Consultation. Prior to filing a zoning or subdivision application, the applicant may arrange an optional 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.
  3. 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 content required by the application and this Article.
  4. Fees. Every application shall be accompanied by the required filing fee as established and modified from time to time in the Village Code of Ordinances. Until the fee is paid, no steps shall

be taken to process the application. Applications initiated by the Village shall be exempt from fees.

5. **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.
  6. **Failure to Act.** The Zoning Administrator or Planning and Zoning 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.
  7. **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. Fees for withdrawn applications will not be refunded.
  8. **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.
  9. **Public Examination of Application.** Any person may examine any zoning or subdivision 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 subject to any fee specified by the Village.
- C. **Notice.** The administrative body conducting a hearing shall not hear a zoning or subdivision application unless the applicant complies in all respects to the notice requirements established herein.
1. **Published Notice.**
    - a. **Applicability.** Published notice of a public hearing shall be provided by the Zoning Administrator for applications for special use permits, major variations, zoning text amendments, zoning map amendments, zoning appeals, and planned unit developments.
    - b. **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.
    - 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. The Village may provide additional forms of published notice, including, but not limited to, notice of the hearing on the Village's website.
  2. **Mailed or Delivered Notice.**
    - a. **Special Use Permits, Major Variations, and Zoning Map Amendments.**
      - (1) **Applicability.** The requirements of this Section apply to special use permits, major variations, and zoning map amendments.
      - (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) **Notice to Neighboring Properties.** Mailed or delivered notice shall be provided by the applicant 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 applicant responsible for the mailed or delivered notice shall provide an affidavit to the Zoning Administrator stating that notice was provided to every property within 250 feet of the subject property as well as the names, addresses, and property identification numbers of all notice recipients. The requirements of this Section shall not prevent the applicant from giving additional notice to properties located more than 250 feet from the property line of the subject property as the applicant may deem appropriate.

(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.

b. Minor Variations.

(1) Applicability. The requirements of this Section apply to minor variations.

(2) 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.

(3) Notice to Neighboring Properties. Mailed or delivered notice shall be provided by the applicant 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 applicant for applications for minor variations. The applicant responsible for the mailed or delivered notice shall provide an affidavit to the Zoning Administrator stating that notice was provided to each property and shall provide the Village with the names, addresses, and property identification numbers of all notice recipients.

3. Posted Sign Notice.

a. Applicability. Posted sign notice of a public hearing shall be provided by the Zoning Administrator for applications for special use permits, major variations, zoning map amendments, and planned unit developments.

b. 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.

c. 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.

d. 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.

e. 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 to passersby. Modifications to the posted sign notice may include content, quantity, and location.

D. Public Hearing.

1. 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.

2. 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.

3. 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.

4. 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.

5. Rules of Procedure. The hearing body's rules of procedure shall not conflict with this Ordinance or with state statutes.

### **§ VIII-3 Zoning Applications**

- A. Purpose. The purpose of this Section is to establish the applicability, procedures, requirements, and approval standards for each of the Village's zoning applications.
- B. Site Plan Review.
  1. 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 elements of the Comprehensive Plan and this Ordinance.
  2. Applicability. Approval of a site plan review application shall be required for the following:
    - a. All development and redevelopment, with the exception of single-family and two-family developments of less than four units.
    - b. Additions to existing structures that result in an increase in gross floor area, capacity, or number of dwelling units by 15 percent or more, with the exception of single-family and two-family developments.
    - c. Construction of a new parking lot or expansion of an existing parking lot that results in a total of 15 spaces or more, as well as all applications for tandem parking, shared parking, and shared loading.
  3. Procedure.
    - a. Applications for site plan review shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).
    - b. Upon determining that the application is complete, the Zoning Administrator shall evaluate the application based upon each of the standards of § VIII-3.B.4 (Standards for Site Plan Review).
    - c. The Zoning Administrator shall prepare a report and render a decision within 60 days after receipt of a complete application and take action in the form of approval, approval with conditions, or denial of the application. The 60-day period may be extended with the written consent of the applicant.
    - d. If the Zoning Administrator denies an application for site plan review, the applicant may appeal the Zoning Administrator's decision to the Planning and Zoning Commission in accordance with § VIII-3.F (Zoning Appeal).
  4. Standards for Site Plan Review. The Zoning Administrator shall evaluate applications for site plan review with specific written findings based on each of the standards of this Section.
    - a. 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.
    - b. The site plan for the proposed development will not adversely impact adjacent properties and other property within the immediate vicinity of the proposed development.
    - c. The site plan for the proposed development will be provided with adequate utilities, access roads, circulation systems, parking, landscaping, drainage, exterior lighting, and/or other necessary facilities.
    - d. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

- e. The site plan for the proposed development is consistent with the intent of the elements of the Comprehensive Plan, this Unified Development Ordinance, and the other land use policies of the Village.
5. Amendment to Approved Site Plan.
- a. An application to amend an approved site plan shall include a written description and explanation of the requested amendment and shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).
  - b. Upon determining that the application is complete, the Zoning Administrator shall evaluate the application to establish whether the amendment is a minor modification to the approved site plan or a major modification to the approved site plan.
  - c. If the Zoning Administrator determines that the amendment is a major modification, the applicant must submit a new application for site plan review in accordance with § VIII-3.B.3 (Procedure).
  - d. If the Zoning Administrator determines that the amendment is a minor modification consistent with the scope and intent of the approved site plan, the applicant shall revise the site plan prior to completing an application for a building permit in accordance with Chapter 18, Buildings and Building Regulations, Article II, Technical Codes, Division 1, Municipal Code of Ordinances.
  - e. The determination of the Zoning Administrator may be appealed to the Planning and Zoning Commission in accordance with § VIII-3.F (Zoning Appeal).
6. Expiration of Approved Site Plan. Site plan approval shall expire and be revoked if either of the following conditions occur.
- a. A building permit has not been obtained for the use within one year after approval of the site plan. 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.
  - b. The standards of this Ordinance or any of the terms and conditions of the site plan approval are violated.
- C. Special Use Permit.
- 1. Purpose. The purpose of this special use application is to provide for uses that may have a special, unique, or unusual impact upon the use of neighboring property.
  - 2. No Presumption of Approval. A use established as a special use in Article III (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.
  - 3. Procedure.
    - a. Action by the Zoning Administrator
      - (1) An application for a special use permit shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).
      - (2) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Planning and Zoning Commission based upon the standards of § VIII-3.C.4 (Standards for Special Use Permits), and schedule the application for consideration by the Planning and Zoning Commission.
    - b. Action by the Planning and Zoning Commission
      - (1) The Planning and Zoning Commission shall conduct a public hearing on the application at a regularly scheduled meeting in accordance with § VIII-2.D (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.
- (2) The Planning and Zoning 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 § VIII-3.C.4 (Standards for Special Use Permits).
  - (3) The Planning and Zoning Commission shall recommend approval, approval with conditions, or denial of the application. In recommending approval, the Planning and Zoning Commission may:
    - (a) Recommend conditions upon the establishment, location, construction, maintenance, and operation of the special use as deemed necessary to protect the public interest.
    - (b) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
  - (4) The Planning and Zoning Commission shall forward its recommendation and the minutes of its public hearing to the Village Board within 60 days after the close of the public hearing.
- c. Action by the Village Board
- (1) The Village Board shall consider the application at a regularly scheduled meeting within 60 days after receiving the recommendation of the Planning and Zoning Commission. The 60-day period may be extended with the written consent of the applicant.
  - (2) The Village Board shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Planning and Zoning Commission, the evidence presented at the public hearing, and each of the standards of § VIII-3.C.4 (Standards for Special Use Permits).
  - (3) The Village Board shall take action in the form of approval, approval with conditions, denial, or referral of the application back to the Planning and Zoning Commission for further consideration. In approving a special use permit, the Village Board may:
    - (a) Recommend conditions upon the establishment, location, construction, maintenance, and operation of the special use as deemed necessary to protect the public interest.
    - (b) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
  - (4) A two-thirds favorable vote of the Village Board is required to approve the application if the Planning and Zoning Commission recommends denial of the application.
4. Standards for Special Use Permits. The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for special use permits with specific written findings based on each of the standards of this Section.
- a. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
  - b. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
  - c. 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.
  - d. The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.
  - e. The proposed special use is consistent with the intent of the elements of the Comprehensive Plan, this Unified Development Ordinance, and the other land use policies of the Village.
5. 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.

6. Expiration of Special Use Permit Approval. Special use permit approval shall expire and be revoked if any of the following conditions occur.
  - a. The use has not commenced or a building permit has not been obtained for the use 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.
  - b. The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
  - c. The standards of this Ordinance or any of the terms and conditions of the special use permit are violated.
  - d. The operation of the use for which a special use permit has been issued ceases for a minimum continuous period of six months.

D. Variation.

1. 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 regulations of this Ordinance.
2. Applicability. This Ordinance classifies variation applications as either major variations approved by the Village Board, or minor variations approved by the Zoning Administrator.
  - a. Major Variations. Any variation that is not established as a minor variation in § VIII-3.D.2.b (Minor Variations) shall be considered a major variation.
  - b. Minor Variations. Any variation that is established in this Section shall be considered a minor variation.
    - (1) A reduction of the minimum required lot area by not more than 20 percent.
    - (2) A reduction of the minimum required lot width by not more than 20 percent.
    - (3) An increase in the maximum permitted impervious coverage by not more than five percentage points.
    - (4) A reduction of the minimum required front setback by not more than 20 percent.
    - (5) An increase in the maximum permitted front setback by not more than 20 percent.
    - (6) A reduction of the minimum required rear setback by not more than 20 percent.
    - (7) A reduction of the minimum required street frontage by not more than 10 percentage points.
    - (8) A reduction of the minimum required off-street parking by not more than 10 percent, or six spaces, whichever is higher.
    - (9) An application for shared off-street parking facilities.
    - (10) An increase in the maximum permitted sign area by not more than 10 percent.
    - (11) An increase in the maximum permitted sign height by not more than 10 percent.
    - (12) An increase in the number of wall signs permitted per street frontage, provided that the total area does not exceed the allowance established in § VII-4.B.10.c (Size).
    - (13) Any change to any of the standards for temporary signs with permit requirement as established in § VII-5.C (Temporary Signs with Permit Requirement).

3. Procedure.

a. Major Variations

(1) Action by the Zoning Administrator

- (a) An application for a major variation shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).
- (b) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Planning and Zoning Commission based upon each of the standards of § VIII-3-D.4 (Standards for Variations), and schedule the application for consideration by the Planning and Zoning Commission.

(2) Action by the Planning and Zoning Commission

- (a) The Planning and Zoning Commission shall conduct a public hearing on the application at a regularly scheduled meeting in accordance with § VIII-2.D (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 Planning and Zoning 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 § VIII-3.D.4 (Standards for Variations).
- (c) The Planning and Zoning Commission shall recommend approval, approval with conditions, or denial of the application. In recommending approval, the Planning and Zoning Commission may:
  - i. Recommend conditions upon the establishment, location, construction, maintenance, and operation of the property that receives a major variation as deemed necessary to protect the public interest.
  - ii. Recommend approval of a variation from the regulations of this Ordinance less than the variation requested by the applicant, if the Planning and Zoning Commission finds that the applicant is entitled to some relief, but not to the entire relief requested, based upon each of the standards of § VIII-3.D.4 (Standards for Variations).
  - iii. Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
- (d) The Planning and Zoning Commission shall forward its recommendation and the minutes of its public hearing to the Village Board within 60 days after the close of the public hearing.

(3) Action by the Village Board

- (a) The Village Board shall consider the application at a regularly scheduled meeting within 60 days after receiving the recommendation of the Planning and Zoning 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 Planning and Zoning Commission, the evidence presented at the public hearing, and each of the standards of § VIII-3.D.4 (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 Planning and Zoning Commission for further consideration. In approving a major variation, the Village Board may:
  - i. Recommend conditions upon the establishment, location, construction, maintenance, and operation of the property that receives a major variation as deemed necessary to protect the public interest.
  - ii. Grant a variation from the regulations of this Ordinance less than the variation 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 § VIII-3.D.4 (Standards for Variations).

- iii. 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 Planning and Zoning Commission recommends denial of the application.

b. Minor Variations

- (1) An application for a minor variation shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure). Notice of Zoning Administrator review shall be in accordance with § VIII-2.C.2.b (Minor Variations).
  - (2) Upon determining that the application is complete, the Zoning Administrator shall evaluate the application based upon each of the standards of § VIII-3.D.4 (Standards for Variations).
  - (3) Due to the nature of an application for a minor variation, the Zoning Administrator may determine that the application must be resubmitted as a major variation in accordance with § VIII-3.D.2.a (Major Variations) even if it meets the criteria for a minor variation in § VIII-3.D.2.b (Minor Variations).
  - (4) A property owner that receives notice of a minor variation application may object to the application by written submission to the Zoning Administrator, prior to the Zoning Administrator's decision on the application. Any minor variation application for which an objection is received from a noticed property owner shall be resubmitted as a major variation in accordance with § VIII-3.D.2.a (Major 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 a minor variation, the Zoning Administrator may:
    - (a) Recommend conditions upon the establishment, location, construction, maintenance, and operation of the property that receives a minor variation as deemed necessary to protect the public interest.
    - (b) Grant a variation less than the variation 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 § VIII-3.D.4 (Standards for Variations).
    - (c) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions.
  - (6) If the Zoning Administrator denies an application for a minor variation, the applicant may resubmit the application as a major variation in accordance with § VIII-3.D.2.a (Major Variations).
4. Standards for Variations. The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for variations with specific written findings based on each of the standards of this Section.
- a. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
  - b. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
  - c. The proposed variation alleviates a particular hardship created by the literal enforcement of this Ordinance that would prevent the applicant from yielding a reasonable return from the subject property.

- d. The proposed variation is necessary due to the unique attributes of the subject property, which were not deliberately created by the applicant, and are not shared by adjacent properties and other properties within the immediate vicinity of the proposed variation.
  - e. The proposed variation is necessary to permit a reasonable use of land, but does not confer a special privilege on the applicant which is denied to the owners of adjacent properties and other properties within the immediate vicinity of the proposed variation.
  - f. The proposed variation represents the minimum deviation from the regulations of this Ordinance necessary to accomplish the desired improvement of the subject property.
  - g. The proposed variation is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.
5. Transferability. Variation approval runs with the land and is not affected by changes of ownership, tenancy, or management.
6. Expiration of Variation Approval. Variation approval shall expire and be revoked if any of the following conditions occur.
- a. A building permit has not been obtained for the use within six months 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.
  - b. The standards of this Ordinance or any of the terms and conditions of the variation for the use are violated.
- E. Zoning Text and Map Amendment.
1. Purpose. The purpose of this zoning text or map amendment application is to allow modifications to the text of the Unified Development Ordinance and the boundaries of the Zoning Map in response to changing conditions and/or policies in the Village.
2. Procedure.
- a. Action by the Zoning Administrator
    - (1) An application for a zoning text or map amendment shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).
    - (2) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Planning and Zoning Commission based upon a balance of the standards of § VIII-3.E.3 (Standards for Zoning Amendments) and schedule the application for consideration by the Planning and Zoning Commission.
  - b. Action by the Planning and Zoning Commission
    - (1) The Planning and Zoning Commission shall conduct a public hearing on a proposed zoning amendment in accordance with § VIII-2.D (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.
    - (2) The Planning and Zoning Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and the standards of § VIII-3.E.3 (Standards for Zoning Amendments).
    - (3) For zoning text amendments, the Planning and Zoning Commission shall recommend approval, approval with modifications to the proposed text, or denial of the application.
    - (4) The Planning and Zoning Commission shall forward its recommendation and the minutes of its public hearing to the Village Board within 60 days after the close of the public hearing.

- c. Action by the Village Board
  - (1) The Village Board shall consider the application at a regularly scheduled meeting within 60 days after receiving the recommendation of the Planning and Zoning Commission. The 60-day period may be extended with the written consent of the applicant.
  - (2) The Village Board shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Planning and Zoning Commission, the evidence presented at the public hearing, and the standards of § VIII-3.E.3 (Standards for Zoning Amendments).
  - (3) 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 Planning and Zoning Commission for further consideration.
  - (4) For zoning map amendments, the Village Board may take action in the form of approval, denial, or referral of the application back to the Planning and Zoning Commission for further consideration.
  - (5) 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.
- 3. Standards for Zoning Amendments. The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for zoning text or map amendments with specific written findings based on a balance of the standards of this Section.
  - 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 makes it more feasible to develop property relative to the present zoning classification of the property.
  - e. The proposed amendment addresses the community need for a specific use.
  - f. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
  - g. The proposed amendment rectifies existing nonconformities and, if so, the extent of such nonconformities.
  - h. The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, this Unified Development Ordinance, and the other land use policies of the Village.
- F. Zoning Appeal.
  - 1. 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.
  - 2. Limitation. A zoning appeal may be proposed by an individual that has been affected by a decision of the Zoning Administrator pursuant to this Ordinance in accordance with § VIII-2.B.1 (Authorization). A zoning appeal must be proposed within 30 days after the date of the decision being appealed.
  - 3. Procedure.

- a. Action by the Zoning Administrator
  - (1) An application for a zoning appeal shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).
  - (2) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Planning and Zoning Commission, and schedule the application for consideration by the Planning and Zoning Commission.
- b. Action by the Planning and Zoning Commission
  - (1) The Planning and Zoning Commission shall conduct a public hearing on a proposed zoning appeal at a regularly scheduled meeting in accordance with § VIII-2.D (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.
  - (2) The Planning and Zoning Commission shall take action in the form of reversing, affirming, or modifying the decision made by the Zoning Administrator.

G. Zoning Interpretation.

- 1. 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.
- 2. Limitation. All zoning interpretation requests shall be associated with an existing development project.
- 3. Procedure.
  - a. An application for a zoning interpretation shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).
  - b. Upon determining that the application is complete, the Zoning Administrator shall render an interpretation within 15 days after receipt of the complete application.
  - c. The determination of the Zoning Administrator may be appealed to the Planning and Zoning Commission in accordance with § VIII-3.F (Zoning Appeal).

H. Sign Permit.

- 1. 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.
- 2. 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 § VII-4.A (Permanent Signs Exempt from Permit Requirements) and § VII-5.B (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.
- 3. Procedure.
  - a. An application for a sign permit shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).
  - b. Upon determining that the application is complete, the Zoning Administrator shall approve, approve with conditions, or deny the sign permit based upon the requirements of Article VII (Signs) and all other applicable ordinances of the Village within 30 days after receipt of the complete application.
- 4. Expiration of Sign Permit Approval. Sign permit approval shall expire and be revoked if any of the following conditions occur.

- a. A building permit has not been obtained for the sign 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.
  - b. The standards of this Ordinance or any of the terms and conditions of the sign permit are violated.
- I. Temporary Use Permit.
1. 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.
  2. Applicability. An applicant must obtain a temporary use permit to establish a temporary use in accordance with § III-5 (Temporary Structures and Uses).
  3. Procedure.
    - a. An application for a temporary use permit shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).
    - b. 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 § III-5 (Temporary Structures and Uses), within 30 days after receipt of the complete application. Temporary uses not established in § III-5 (Temporary Structures and Uses) shall require approval by the Village Board through a Zoning Text or Map Amendment as established in § VIII-3.E (Zoning Text and Map Amendment).
  4. Expiration of Temporary Use Permit Approval. Temporary use permit approval shall expire and be revoked if any of the following conditions occur.
    - a. The use has not commenced or a building permit has not been obtained for the use within six months after approval of the temporary use 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 at least 30 days prior to the initial expiration of the six-month period.
    - b. The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
    - c. The standards of this Ordinance or any of the terms and conditions of the temporary use permit are violated.

#### **§ VIII-4 Planned Unit Developments**

- A. Purpose. Planned unit developments are a distinct category of special use permits intended to allow flexibility in the application of the standards of this Ordinance for significant development proposals that provide amenities to the community which are not required of conventional development applications. The planned unit development process seeks to achieve the following specific purposes:
1. Encourage creativity, flexibility, sustainability, and environmental sensitivity in the development of land and the design of structures.
  2. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, utilities, circulation systems, parking, and other facilities.
  3. Facilitate development that is consistent with Village land use policies, particularly in areas designated for potential redevelopment.
  4. Encourage development that preserves and enhances the natural features, environmental resources, watercourses, and topography of the site.

5. Facilitate the provision of public and private open space, recreational facilities, and other amenities that will enhance the character of the site.

B. Applicability.

1. Special Use Permit Standards. A planned unit development shall be granted in accordance with the procedures, standards, and requirements of this Section and § VIII-3.C (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.
2. Zoning District Standards. A planned unit development may be granted as a special use in accordance with Article III (Uses). The requirements of the underlying zoning district shall apply to the planned unit development, unless exceptions from these requirements are specifically granted in the ordinance approving the planned unit development.
3. 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 Article IX (Subdivision Applications) or a building permit in accordance with Chapter 18 (Buildings and Building Regulations).

C. Procedure. An application for a planned unit development shall follow a four-step procedure, which includes a required pre-application consultation, an optional concept plan consultation, a required preliminary plan, and a required final plan.

1. Pre-Application Consultation. The purpose of the required pre-application 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 required preliminary plan.
  - a. Action by the Zoning Administrator
    - (1) Prior to filing a formal application for a planned unit development, the applicant shall arrange a pre-application consultation with the Zoning Administrator to discuss the proposed planned unit development.
    - (2) The Zoning Administrator and appropriate Village staff shall meet with the applicant to discuss the proposed planned unit development in accordance with § VIII-4.D (Application Contents).
    - (3) 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 elements of the Comprehensive Plan and the other land use policies of the Village.
    - (4) Any advice and assistance provided by the Zoning Administrator and Village staff shall not be binding upon the Village Board or Planning and Zoning Commission with respect to the formal planned unit development application.
2. Optional Concept Plan Consultation. The purpose of the optional concept plan consultation is to allow the applicant to obtain information and guidance from a joint meeting of the Village Board and Planning and Zoning Commission prior to preparation of the required preliminary plan.
  - a. Action by the Village Board and Planning and Zoning Commission
    - (1) Prior to filing a formal application for a planned unit development, the applicant may arrange a concept plan consultation with the Village Board and Planning and Zoning Commission to discuss the proposed planned unit development.
    - (2) The Village Board and Planning and Zoning Commission shall meet with the applicant to discuss the proposed planned unit development in accordance with § VIII-4.D (Application Contents).

- (3) The Village Board and Planning and Zoning 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.
  - (4) Any information and guidance provided by the Village Board or Planning and Zoning Commission shall not be binding upon the Village Board or Planning and Zoning Commission with respect to the formal planned unit development application.
3. Preliminary Plan. The purpose of the required preliminary plan is to allow the applicant to obtain a preliminary recommendation from the Planning and Zoning Commission and preliminary approval from the Village Board prior to preparation of the required final plan.
  - a. Action by the Zoning Administrator
    - (1) Applications for a special use permit and preliminary plan for a planned unit development shall be filed concurrently with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure) and § VIII-4.D (Application Contents). Applications shall not be filed prior to completion of the required pre-application consultation.
    - (2) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Planning and Zoning Commission based upon the standards of § VIII-4.F (Standards for Planned Unit Developments) and § VIII-3.C.4 (Standards for Special Use Permits), and schedule the application for consideration by the Planning and Zoning Commission.
  - b. Action by the Planning Commission
    - (1) The Planning and Zoning Commission shall conduct a public hearing on a proposed preliminary plan for a planned unit development and a special use permit at a regularly scheduled meeting in accordance with § VIII-2.D (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 § VIII-2.C (Notice).
    - (2) The Planning and Zoning Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and the standards of § VIII-4.F (Standards for Planned Unit Developments) and § VIII-3.C.4 (Standards for Special Use Permits).
    - (3) The Planning and Zoning Commission shall recommend approval, approval with conditions, or denial of the application.
      - (a) In recommending approval of a special use permit and preliminary plan for a planned unit development, the Planning and Zoning Commission may recommend 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.
      - (b) In recommending approval of a special use permit and preliminary plan for a planned unit development, the Planning and Zoning Commission may require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
    - (4) The Planning and Zoning Commission shall forward its recommendation and the minutes of its public hearing to the Village Board within 60 days after the close of the public hearing.
  - c. Action by the Village Board
    - (1) The Village Board shall consider the application at a regularly scheduled meeting within 60 days after receiving the recommendation of the Planning and Zoning Commission. The 60-day period may be extended with the written consent of the applicant.

- (2) The Village Board shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Planning and Zoning Commission, the evidence presented at the public hearing, and the standards of § VIII-4.F (Standards for Planned Unit Developments) and § VIII-3.C.4 (Standards for Special Use Permits).
  - (3) The Village Board shall take action in the form of approval, approval with conditions, denial, or referral of the application back to the Planning and Zoning Commission for further consideration. In approving a special use permit and preliminary plan for a planned unit development, the Village Board may:
    - (a) Recommend 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 when final plan approval of the planned unit development is granted.
    - (b) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions.
  - (4) Following approval of the special use permit and preliminary plan for a planned unit development, the applicant shall be entitled to submit a final plan for the planned unit development.
4. Final Plan. The purpose of the required final plan is to allow the applicant to obtain final approval of the final plan from the Village Board.
- a. Action by the Zoning Administrator
    - (1) Applications for a final plan for a planned unit development shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure) and § VIII-4.D (Application Contents). Applications shall be filed within one year after approval of the required preliminary plan.
    - (2) 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.
    - (3) 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.
    - (4) 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.
  - b. Action by the Village Board
    - (1) The Village Board shall consider the application at a regularly scheduled meeting within 60 days after receiving the report of the Zoning Administrator recommending approval of the final plan. The 60-day period may be extended with the written consent of the applicant.
    - (2) The Village Board shall take action in the form of approval, approval with conditions, or denial of the application.
    - (3) 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.

D. Application Contents.

1. Pre-Application Consultation. An application for a pre-application consultation for a planned unit development shall include a site plan drawn to an appropriate scale including the following information:
  - a. The current ownership of the site.
  - b. A conceptual layout of the proposed planned unit development.
  - c. The location of the property and rights-of-way immediately adjacent to the proposed planned unit development.
  - d. The location and use of all existing and proposed buildings and structures within the proposed planned unit development.
  - e. The location of any proposed public or private improvements.
  - f. A statement establishing any known exceptions to this Ordinance to be requested as part of the proposed planned unit development, including the section number of each standard from which an exception is sought.
  - g. Any other information necessary to clearly explain the planned unit development.
2. Optional Concept Plan Consultation. An application for an optional concept plan consultation for a planned unit development shall include a site plan drawn to an appropriate scale including the following information:
  - a. The current ownership of the site.
  - b. A conceptual layout of the proposed planned unit development.
  - c. The location of the property and rights-of-way immediately adjacent to the proposed planned unit development.
  - d. The location and use of all existing and proposed buildings and structures within the proposed planned unit development.
  - e. The location of any proposed public or private improvements.
  - f. A statement establishing any known exceptions to this Ordinance to be requested as part of the proposed planned unit development, including the section number of each standard from which an exception is sought.
  - g. Any other information necessary to clearly explain the planned unit development.
3. Preliminary Plan. An application for a preliminary plan for a planned unit development shall include the following information:
  - a. Proof of ownership establishing that the proposed planned unit development shall be in single ownership or under unified control so that all owners of the property shall be included as joint applicants.
  - b. A plat of survey, drawn to an appropriate scale, showing the location of the zoning lot associated with the planned unit development, including all lots within the zoning lot.
  - c. A site plan drawn to an appropriate scale that includes the following information:
    - (1) The location of property and rights-of-way immediately adjacent to the proposed planned unit development.
    - (2) The location, height, and use of all existing buildings and structures immediately adjacent to the proposed planned unit development.
    - (3) The location, area, height, bulk, and dimensions of all existing and proposed buildings and structures within the proposed planned unit development.
    - (4) The general land uses of all existing and proposed buildings and structures within the proposed planned unit development.
    - (5) The location and dimensions of all setbacks within the proposed planned unit development.

- (6) The location and dimensions of all walkways, driveways, streets, parking facilities, and loading facilities within the proposed planned unit development.
  - (7) The location and dimensions of all external lighting fixtures within the proposed planned unit development.
  - (8) The location and dimensions of any areas proposed to be conveyed, dedicated or reserved for parks, playgrounds, schools, public buildings, or any other public uses within the proposed planned unit development.
  - (9) A statement establishing any proposed exceptions to this Ordinance to be requested as part of the proposed planned unit development, including the section number of each standard from which an exception is sought.
- d. Building elevations and schematic designs, indicating the general architectural character of all proposed buildings and structures.
  - e. A traffic circulation plan and traffic impact analysis, indicating the proposed movement of motorists, bicyclists, and pedestrians within the site, access to and from adjacent streets, off-street parking facilities, and the impact of the proposed planned unit development upon existing traffic patterns.
  - f. A utilities and drainage plan, indicating the adequacy of the utilities serving the proposed planned unit development, including water distribution lines, sanitary sewers, and stormwater management facilities.
  - g. A preliminary landscape plan, in accordance with the requirements of § VI-1.D (Landscape Plan).
  - h. A preliminary sign plan, indicating the general location, sign type, and dimensions of signs within the proposed plan unit development.
  - i. A statement establishing the amenities to be included in the proposed planned unit development.
4. Final Plan. An application for a final plan for a planned unit development shall include the following information:
    - a. All covenants, easements, agreements, and provisions required to govern the ownership, use, maintenance, and continued protection of the planned unit development, including an agreement assuring that the applicant, any subsequent owner, and/or any applicable homeowners association will be responsible for all private improvements within the planned unit development.
    - b. All plats, certificates, seals, and signatures required for the dedication or vacation of land, the dedication or vacation of public rights-of way, and for the recording of the final site plan.
    - c. A plat of subdivision prepared in a format suitable to be recorded with the Cook County and/or Will County Recorder of Deeds, if subdivision of the development site is included in the planned unit development.
    - d. A final site plan in a format suitable to be recorded with the Cook County and/or Will County Recorder of Deeds, including the following information:
      - (1) A legal description of the zoning lot associated with the planned unit development, including a legal description of each lot within the zoning lot.
      - (2) Final designation of the location, area, height, bulk, and dimensions of all existing and proposed buildings and structures within the proposed planned unit development.
      - (3) Final designation of the general land uses of all existing and proposed buildings and structures within the proposed planned unit development. Projects with residential land uses shall include the total number of residential dwelling units within the proposed planned unit development and the residential density of the site.
      - (4) The final location and dimensions of all setbacks within the proposed development.

- (5) The final location and dimensions of all walkways, driveways, streets, parking facilities, and loading facilities within the proposed planned unit development.
  - (6) The final location, dimensions, and design and illumination characteristics of all external lighting fixtures within the proposed planned unit development.
  - (7) The legal description, location, and dimensions of any areas proposed to be conveyed, dedicated, or reserved for parks, playgrounds, schools, public buildings, or any other public uses within the proposed planned unit development.
  - (8) A final statement establishing any proposed exceptions to this Ordinance requested as part of the proposed planned unit development, including the section number of each standard from which an exception is sought.
- e. Final building elevations and schematic designs, indicating the specific architectural character of all proposed buildings and structures.
  - f. A final traffic circulation plan and traffic impact analysis, indicating the proposed movement of motorists, bicyclists, and pedestrians within the site, access to and from adjacent streets, off-street parking facilities, and the impact of the proposed planned unit development upon existing traffic patterns.
  - g. A final utilities and drainage plan, indicating the size and location of all water distribution lines, sanitary sewers, and stormwater management facilities.
  - h. A final landscape plan, in accordance with the requirements of § VI-1.D (Landscape Plan).
  - i. A final sign plan, indicating the location and dimensions of all signs, including the design and illumination characteristics of all signs.
  - j. A final statement establishing the amenities to be included in the proposed planned unit development.
  - k. A construction schedule indicating the following:
    - (1) If the planned unit development is going to be developed in a single phase, the date construction is expected to begin, the date construction is expected to be completed, and the date when specific uses are expected to be established on the site.
    - (2) If the planned unit development is going to be developed in multiple phases, the date that construction of the initial phase is expected to begin, the dates when final plans are expected to be submitted for each subsequent phase, the date that construction is expected to be completed for each phase, and the date when specific uses are expected to be established on the site.
- E. Amendment to Approved Planned Unit Development. A final plan for an approved planned unit development may be amended in accordance with the requirements of this Section.
1. 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. The Village Board shall make a decision on a request for a major amendment after receiving a recommendation from the Planning and Zoning Commission in accordance with § VIII-4.C.3 (Preliminary Plan). Major amendments may include, but shall not be limited to, the following:
    - a. Any change in the location of general land uses within the development.
    - b. Any change in the proportion of land uses in the development by 10 percentage points or more.
    - c. Any change in the gross floor area of the development by five percent or more.
    - d. Any change in the building height of the development by five percent or more.
    - e. Any change in the proportion of the impervious coverage of the development by 10 percentage points or more.

- f. Any change in the number of dwelling units within the development.
  - g. Any change in the location or dimensions of walkways, driveways, streets, parking facilities, and loading facilities within the development by 10 feet or more.
  - h. Any change in the number of off-street parking spaces provided within the development by 10 percent or more.
  - i. Any change in the amount of open space provided within the development or in the location of open space from that shown on the approved final plan.
  - j. Any change to the landscape plan that reduces the amount of material planted within the development.
2. 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. Any amendment that is not established as a major amendment in § VIII-4.E.1 (Major Amendments) shall be considered a minor amendment. The Zoning Administrator shall make a decision on a request for a minor amendment in accordance with § VIII-4.C.3 (Preliminary Plan). The Zoning Administrator may determine that the application shall be resubmitted as a major amendment in accordance with § VIII-3.D.2.a (Major Variations).
- F. Standards for Planned Unit Developments. The Village Board, Planning and Zoning 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 VIII-3-C.4 (Standards for Special Use Permits).
- 1. The proposed planned development fulfills the objectives of the elements of the Comprehensive Plan and the other land use policies of the Village through an innovative and creative approach to the development of land.
  - 2. 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.
  - 3. 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.
  - 4. The proposed planned unit development will provide site design and development that is based on sustainable principles.
  - 5. The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, watercourses, trees, and native vegetation.
  - 6. 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.
- G. Zoning District Exceptions and Provision of Community Amenities.
- 1. 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 Planning and Zoning Commission, granted by the Village Board, and found to be in accordance with § VIII-4.F (Standards for Planned Unit Developments).
  - 2. Provision of Community Amenities. Planned unit developments may be granted 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, Planning and Zoning Commission, and Zoning Administrator shall be appropriate for the scale of the planned unit development and may include, but shall not be 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, watercourses, trees, and native vegetation.
- d. Preservation and enhancement of the community's historic places and cultural resources.
- 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.

H. Expiration of Approved Planned Unit Developments.

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

**§ VIII-5 Nonconformities**

A. Purpose. The purpose of this Section 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 Section 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.

B. Applicability.

1. Authority to Continue.
  - a. 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.
  - b. 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 Section as long as it remains otherwise lawful.

- c. 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.
2. 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.
3. 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.

C. Nonconforming Uses.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

D. Nonconforming Structures.

1. 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.
2. 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.
3. Structural Alterations, Enlargements, and Additions. Structural alterations, enlargements, and additions shall not be performed on any legal nonconforming structure, except in the following situations:

- a. 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.
  - b. When the alteration, enlargement, or addition is for the purpose of creating a conforming structure.
  - c. When the alteration, enlargement, or addition will not create any new nonconformity or increase the degree of any existing nonconformity.
  - d. 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:
    - (1) The resulting structure will not create any new nonconformity or increase the degree of any existing nonconformity.
    - (2) The resulting interior side setback is no less than 50 percent of the required interior side setback.
    - (3) The resulting front, corner side, or rear setback is no less than 75 percent of the required front, corner side, or rear setback.
  - e. 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.
4. 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.
5. Damage or Destruction.
- a. 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.
  - b. 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:
    - (1) The repairs will not create any new nonconformity or increase the degree of any existing nonconformity.
    - (2) A building permit is obtained for such repairs within six months of the date of damage or destruction, and such repairs are completed within one year of issuance of the building permit.
  - c. The replacement value of the legal nonconforming structure shall be established by:
    - (1) The sale of the structure within the previous year, or if that is not applicable;
    - (2) An appraisal of the structure within the last two years, or if that is not available;
    - (3) The amount for which the structure was insured prior to the date of damage or destruction, or if that is not available;
    - (4) An alternative method determined acceptable by the Village.
6. 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 six months or more. Any sign which advertises an activity, business, product, or service which has ceased operation or production shall be removed within six months of the discontinuance of the activity.
- E. Nonconforming Lots of Record.
1. 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.

2. 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.
3. Individual Nonconforming Lots of Record in Residential Districts. In the R-1 and R-2 Districts, a single-family dwelling unit 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.

## ARTICLE IX: SUBDIVISION APPLICATIONS

- § IX-1 General Provisions
- § IX-2 Subdivision Procedure
- § IX-3 Fees
- § IX-4 Illegal Sale and/or Recording
- § IX-5 Construction Security
- § IX-6 Acceptance of Streets and Public Improvements

### § IX-1 General Provisions

- A. Applicability. Approval of a subdivision application shall be required for the subdivision or resubdivision of a lot into two or more lots, the consolidation of two or more lots, or a change in the boundary of one or more lots. An applicant must comply with these regulations in order to divide, consolidate, or alter the boundaries of a lot within the Village or within its extraterritorial jurisdiction. The Village shall not grant any permits for the improvement or occupancy of any lot until the requirements of this Section have been met and the subdivision application has been approved, the final plat has been recorded with the Cook County or Will County Recorder of Deeds, and a copy of the recorded document deposited with the Village.
- B. Subdivision Development Standards. All subdivisions must comply with the development standards established in Article IV (Zoning District Regulations) and Article X (Subdivision Development Standards).
- C. Plat Act Exceptions. Properties described in the Plat Act (765 ILCS 205/1 et seq.) are specific exceptions from the subdivision procedures of this Article unless otherwise required in § IX-1.D. (Subdivision Classification).
- D. Subdivision Classification. Subdivisions shall be classified as minor or major according to the following standards.
  - 1. Minor Subdivision. A minor subdivision involves any of the following:
    - a. The division of a single lot into two lots which front on an existing right-of-way which is not under state or county jurisdiction, are served by existing utilities, and do not involve the dedication of land for public rights-of-way, parks, or other public purposes.
    - b. The consolidation of, or change in boundary between, two adjoining lots.
  - 2. Major Subdivision. A major subdivision involves any of the following:
    - a. The division of a single lot into three or more lots.
    - b. Any division or consolidation that involves the construction of new rights-of-way, access to a state or county highway, the extension of utilities, or the dedication of land for public rights-of-way, parks, or other public purposes.
    - c. The consolidation of, or change in boundary between, three or more adjoining lots.

**§ IX-2 Subdivision Procedure**

This Ordinance classifies subdivision applications as either minor subdivisions approved by the Zoning Administrator, or major subdivisions approved by the Village Board. Applications for minor subdivision and major subdivision shall be filed with the Zoning Administrator in accordance with § VIII-2.B (Application Procedure).

- A. Minor Subdivision. Approval of a minor subdivision requires a pre-application consultation and preliminary plat approval.
  - 1. Pre-Application Consultation. The purpose of the required pre-application consultation is to allow the applicant to receive advice and assistance from the Zoning Administrator and appropriate Village staff prior to preparation of the required preliminary plat.
    - a. Action by the Zoning Administrator.
      - (1) A sketch plan of the proposed subdivision is required showing a sketch of the proposed layout of lots and other features in relation to existing conditions.
      - (2) During the pre-application consultation, the Zoning Administrator will determine if the proposed subdivision is exempt from any items required in the preliminary plat submittal.
  - 2. Preliminary Plat Approval. The purpose of the required preliminary plat is to allow the applicant to obtain final approval of the preliminary plat from the Zoning Administrator.
    - a. Action by the Zoning Administrator.
      - (1) Upon determining that the application is complete, the Zoning Administrator shall evaluate the application pursuant to the standards of Article IV (Zoning District Regulations) and Article X (Subdivision Development Standards). The Zoning Administrator shall consult with the Village Engineer and other staff during the evaluation process.
      - (2) The Zoning Administrator shall 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.
        - (a) If a preliminary plat is approved without conditions, the plat is considered the final plat.
        - (b) If a preliminary plat is approved with conditions, the applicant must revise the plat based on such conditions, and present the revised plat to the Zoning Administrator for approval. Following approval of all revisions, the plat is considered the final plat.
        - (c) If the preliminary plat is denied, the applicant may appeal the decision to the Planning and Zoning Commission within 30 days after the date of the final decision in accordance with § VIII-3.F (Zoning Appeal).
      - (3) The Village will record the final plat with the Cook County or Will County Recorder of Deeds. One copy of the recorded final plat shall be deposited with the Village, and will become the property of the Village. All fees for copies of the final plat shall be the responsibility of the applicant.
      - (4) A building permit shall not be issued for the subject property until the final plat has been recorded with the Cook County or Will County Recorder of Deeds and a copy of the recorded document deposited with the Village. In cases where the plat includes the consolidation of lots, a building permit may be issued prior to Zoning Administrator approval.
- B. Major Subdivision. Approval of a major subdivision requires a pre-application consultation, preliminary plat approval, and final plat approval.

1. Pre-Application Consultation. The purpose of the required pre-application consultation is to allow the applicant to receive advice and assistance from the Zoning Administrator and appropriate Village staff prior to preparation of the required preliminary plat.
  - a. Action by the Zoning Administrator.
    - (1) A sketch plan of the proposed subdivision is required showing a sketch of the proposed layout of lots, stormwater detention areas, and other features in relation to existing conditions.
    - (2) During the pre-application consultation, the Zoning Administrator will determine if the proposed subdivision is exempt from any items required in the preliminary plat submittal.
2. Preliminary Plat Approval. The purpose of the required preliminary plat is to allow the applicant to obtain final approval of the preliminary plat from the Planning and Zoning Commission and the Village Board.
  - a. Action by the Zoning Administrator.
    - (1) Upon determining that the application is complete, the Zoning Administrator shall evaluate the application pursuant to the standards of Article IV (Zoning District Regulations) and Article X (Subdivision Development Standards). The Zoning Administrator shall consult with the Village Engineer and other staff during the evaluation process.
    - (2) The Zoning Administrator will prepare written comments on any deficiencies in the preliminary plat, and will forward these comments to the applicant to prepare a revised plat for submission. Upon receipt of the comments, it is the responsibility of the applicant to ensure that all deficiencies are addressed.
    - (3) The Zoning Administrator shall prepare a report for the Planning and Zoning Commission based upon the standards of this Article and schedule the application for consideration by the Planning and Zoning Commission.
  - b. Action by the Planning and Zoning Commission.
    - (1) The Planning and Zoning Commission shall conduct a public hearing on a proposed preliminary plat at a regularly scheduled meeting in accordance with § VIII-2.D (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.
    - (2) The Planning and Zoning Commission shall recommend approval or denial of the application.
    - (3) The Planning and Zoning Commission shall forward its recommendation and the minutes of its public hearing to the Village Board within 60 days after the close of the public hearing.
  - c. Action by the Village Board.
    - (1) The Village Board shall consider the application at a regularly scheduled meeting within 60 days after receiving the recommendation of the Planning and Zoning Commission. The 60-day period may be extended with the written consent of the applicant.
    - (2) The Village Board shall take action in the form of approval, approval with conditions, or denial of the application.
      - (a) If a preliminary plat is approved without conditions, the plat is considered the final plat, and may be submitted to the Village Board for approval as a final plat after the applicant has completed any necessary public improvements in accordance with § X-4 (Required Public Improvements) and § IX-6 (Acceptance of Streets and Public Improvements).
      - (b) If a preliminary plat is approved with conditions, the applicant must revise the plat based on such conditions, and present the revised plat to the Village Board for approval. Following approval of all revisions, the plat is considered the final plat, and may be submitted to the Village Board for approval as a final plat after the applicant

has completed any necessary public improvements in accordance with § X-4 (Required Public Improvements) and § IX-6 (Acceptance of Streets and Public Improvements).

(c) If a preliminary plat is denied, the Village Board shall state the reasons for the denial.

3. Final Plat Approval.

- a. Before a plat is approved as a final plat by the Village Board, the applicant must make all payments of any outstanding taxes and special assessments levied against the property being platted. In vacating subdivisions previously platted, the applicant must submit evidence of the payment of all taxes and special assessments levied against the property.
- b. Before a plat is approved as a final plat by the Village Board, the applicant must complete any necessary public improvements in accordance with § X-4 (Required Public Improvements) and § IX-6 (Acceptance of Streets and Public Improvements).
- c. The final plat must be recorded within 90 days after Village Board approval of the final plat, unless the applicant requests an extension of time in writing and such extension is agreed to by the Village Board. The plat approval will expire if the final plat is not recorded in such timeframe, including any agreed upon extensions of time.
  - (1) The Village will record the final plat with the Cook County or Will County Recorder of Deeds. One copy of the recorded final plat shall be deposited with the Village, and will become the property of the Village. All fees for copies of the final plat shall be the responsibility of the applicant.
  - (2) A building permit shall not be issued for the subject property until the final plat has been recorded with the Cook County or Will County Recorder of Deeds and a copy of the recorded document deposited with the Village, and construction security has been established per § IX-5 (Construction Security). In cases where the plat includes the consolidation of lots, a building permit may be issued prior to Village Board approval.

C. Exceptions.

1. Particular Difficulties or Unnecessary Hardships. The Planning and Zoning Commission may recommend and the Village Board may grant exceptions to the standards of Article X (Subdivision Development Standards) for major subdivisions, where there are particular difficulties or unnecessary hardships in carrying out the strict letter of these standards.
2. Additional Conditions as Deemed Necessary. In considering requests for exceptions, the Planning and Zoning Commission may recommend and the Village Board may impose additional conditions as deemed necessary to protect the public health, safety, and welfare.
3. Zoning District Regulations. In no case may an exception to any requirements of Article IV (Zoning District Regulations) be granted as part of subdivision approval. Exceptions to Article IV (Zoning District Regulations) must be granted as variances in accordance with § VIII-3.D (Variation).

D. Special Flood Hazard Area Review Standards and Requirements.

1. Known Flood Hazards. The Village Engineer will take known flood hazards into account in all official actions related to subdivisions and shall obtain the most recent Special Flood Hazard Area maps and data for any unincorporated areas being considered for subdivision.
2. Drainage of Surface Waters. Plats for new subdivisions must include a signed statement by the Village Engineer that the plat accounts for changes in the drainage of surface waters in accordance with the Plat Act (765 ILCS 205). Plats for new subdivisions must display the following data:
  - a. The boundary of the Special Flood Hazard Area.
  - b. The boundary of the floodway shown on the Special Flood Hazard Area maps.
  - c. Easements dedicated to the Village for channel maintenance purposes.

- d. The base flood elevation for each building site.
  - e. For subdivisions in Cook County, Metropolitan Water Reclamation District of Greater Chicago (MWRD) Inundation Maps.
3. Plans for Development Activities. Plans for the development activities to be undertaken in the Special Flood Hazard Area must be reviewed by the Zoning Administrator to ensure that they comply with this Section.

**§ IX-3 Fees**

Every application shall be accompanied by the required filing fee as established and modified from time to time in the Village Code of Ordinances. Until the fee is paid, no steps shall be taken to process the application. Applications initiated by the Village shall be exempt from fees.

**§ IX-4 Illegal Sale and/or Recording**

- A. **Illegal Sale.** Any person who sells or leases any lot within the Village before all of the requirements of Article IX (Subdivision Applications) are met, the lot or the subdivision containing such lots has been approved by the Village Board, or the lot has been properly recorded as a lot of record within a legal subdivision with the Cook County or Will County Recorder of Deeds, is in violation of these regulations. The Village is authorized to prosecute such person and institute proceedings to have the conveyance of the illegal lot nullified and stricken from county records.
- B. **Illegal Recording.** No subdivision within the Village is entitled to record a final plat until it has been approved in accordance with these regulations. In the event that an unapproved subdivision is recorded, it is invalid and the Village is authorized to prosecute such person and institute proceedings to have the conveyance of the illegal lot nullified and stricken from county records.

**§ IX-5 Construction Security**

- A. **Timeframe and Amount.** After the Village Engineer has approved the final engineering documents, the property owner shall submit to the Village Engineer, construction security to guarantee completion of public improvements prior to the expiration of two years from the approval of the preliminary plat of subdivision. Such construction security shall be in an amount determined by the Village Engineer to be sufficient to cover the cost of all public improvements required within such subdivision, but not in excess of 110% of the amount of the final public improvement cost estimate. Such construction security shall be made in one of the following forms:
  - 1. **Cash Security Deposit.** A cash security deposit, together with an agreement for the disposition thereof, in form and substance approved by the Village Engineer; or
  - 2. **Letter of Credit.** A commercial bank letter of credit in form and substance approved by the Village Engineer and drawn on a bank located within a 50 mile radius of the Village unless otherwise approved by the Village Engineer.
- B. **Procedure.** The method of creating such construction security shall, in each case, expressly provide the following:

1. **Withdrawal of Funds.** In the event that, as determined by the Village Engineer, any public improvement is not being properly constructed, completed, transferred and accepted within two years from the approval of the preliminary plat of subdivision, the funds represented by such security or any portion thereof, may be withdrawn by the Village, or a draft under any such letter of credit may be presented, upon the sole discretion of the Village Engineer. Such action shall be honored and paid by the surety, and disbursed to the Village Treasurer, to be held and used only for the payment of the cost of such public improvements or any portion thereof, and administrative costs in taking such action, including collection costs and attorney fees.
  2. That such security may be drawn upon demand of the Village in an amount equal to the cost of the Village for maintenance or restoration of such public improvements during the aforesaid two-year period, upon the sole determination by the Village Engineer, that the requirements of this Ordinance or applicable regulations regarding such maintenance and restoration have not been complied with by the property owner, and that either of the following conditions exist:
    - a. Failure of the Owner to properly protect, maintain or restore existing public improvements will cause material deterioration thereto.
    - b. Failure of the Owner to properly protect, maintain or restore existing public improvements will present an imminent hazard to life or property within the subdivision or in areas adjacent thereto.
- C. **Insufficient Funds.** In the event the construction security is insufficient to fund any charges, costs or expenses described in this section, including collection costs and attorney fees, the Owner shall be responsible for such deficiency. The Owner shall cause such deficiency to be paid to the Village upon 30 days notice. In the event such payment is not made in a timely fashion, the Village may institute appropriate proceedings to collect such amounts, plus all costs associated with such collection, including attorney fees.

**§ IX-6 Acceptance of Streets and Public Improvements**

- A. **Engineering Inspections.**
1. **Approval.** All plans and specifications for required subdivision improvements shall be approved by the Village Engineer and improvements shall be installed and accepted by the Village Board prior to approval of the final plat by the Village Board.
  2. **As-Built Plans.** Following completion of construction, as-built plans shall be submitted, indicating the exact locations of all information required by the Village Engineer, including, but not limited to, water mains and bends, street lighting systems, manholes, storm sewers, sanitary sewers, stormwater BMPs, valves, service connections, and other similar facilities. Plans shall be reviewed for accuracy and approved by the Village Engineer, and filed with the Department of Public Works.
- B. **Acceptance of Subdivision Improvements.**
1. **Village Board Approval.** After the Village Engineer certifies that all required subdivision improvements have been constructed and installed in accordance with previously approved plans and specifications, such improvements shall be accepted by the Village Board.
  2. **Permanent Connections.** No permanent connections shall be made to any wastewater collection, water distribution, or street lighting systems by the applicant until after the Village Engineer has certified that the required improvements have been properly constructed, said improvements have been accepted by the Village Board, and all fees have been paid to the Village.

3. Liability by the Village. The Village shall not be liable for any damages that may occur on any dedicated right-of-way within a new subdivision that has not been accepted as completed by the Village Board. The developer, its agents and employees shall indemnify, hold harmless, and defend the Village against all claims that may be submitted. These provisions shall be included in any subdivision improvement agreement between the Village and the developer.
- C. Deposit Required. No improvements shall be accepted by the Village until the subdivider provides a cash deposit, irrevocable letters of credit (in a form approved by the Village Attorney), or maintenance bond equal to ten percent of the estimated cost of the improvements. This deposit shall be a guarantee of satisfactory performance of the improvements constructed within the subdivision and shall be held by the Village for a period of 12 months after acceptance of such facilities by the Village.
- D. Refund Requirements. After the end of this 12 month period, the deposit shall be refunded or the letter of credit or bond shall be released if no defects in materials or workmanship have developed. If any defects have developed, then the Village shall repair or cause the repair of all such defects and shall deduct the actual costs of these repairs from the maintenance security posted by the subdivider and the balance of such deposit shall be refunded.
- E. Performance Guarantee Release. The deposit required by § IX-6.C (Deposit Required) shall be posted with the Village immediately upon completion and approval of the construction of said improvements, and the performance guarantee for the improvement shall thereupon be released.
- F. Developer Responsibility. The developer shall be responsible for keeping clear of ice and snow all dedicated streets within the subdivision which have been improved but not yet accepted by the Village. If the developer fails to clear ice and snow from any such street within six hours of any snowfall, such failure shall be considered a violation of the provisions of this Section.
- G. Agreement With Village. The developer may fulfill the obligations imposed by § IX-6.F (Developer Responsibility) by entering into an agreement with the Village whereby the Village shall clear such streets of ice and snow in consideration of the developer's agreement to hold the Village harmless for any damage to subdivision street improvements resulting from ice and snow removal. The developer shall also agree to repair any such damages prior to acceptance of such street improvements by the Village.
- H. Improvement Conveyance. As a condition of acceptance of all required subdivision improvements, the developer shall convey all completed improvements to the Village by a bill of sale in a form approved by the Village Attorney.
- I. Completion of Streets and Public Improvements
  1. Withdrawal of Funds to Complete Public Improvements. If the Owner shall fail to complete all public improvements within two years, or within such further time as the Village Engineer may grant, the Village Engineer may withdraw all funds provided as construction security, per § IX-5 (Construction Security) and may utilize such funds to cause the performance of any work necessary to complete the streets and public improvements or to bring them into conformance with approved plans and codes or ordinances of the Village. The Owner shall be obligated to reimburse the Village for all costs, including but not limited to attorney fees and court costs, incurred in excess of such funds in order to complete the required public improvements.

2. Village Discretion. Nothing herein shall require the Village to undertake any completion, maintenance, protective or repair work of any public improvement which has not been transferred to and accepted by the Village. It is expressly provided that the Village has the right, but not the obligation, to perform such work at its sole discretion.

## **ARTICLE X: SUBDIVISION DEVELOPMENT STANDARDS**

- § X-1 General Provisions
- § X-2 Subdivision Design and Layout
- § X-3 Street Standards
- § X-4 Required Public Improvements
- § X-5 Park Site Dedication
- § X-6 School Site Dedication

### **§ X-1 General Provisions**

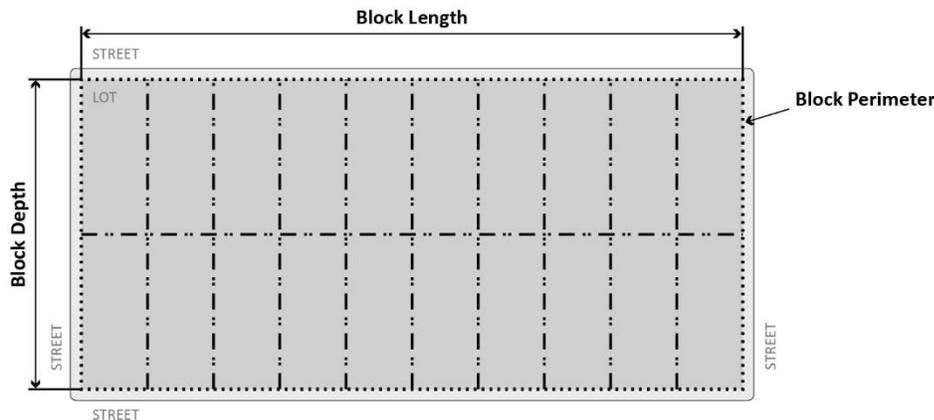
- A. Purpose. The purpose of this Article is to regulate the subdivision and development of land and to establish an adequate street system; water supply, sewage disposal, and other utilities; surface drainage; and stormwater management in order to promote public health, safety, and welfare and meet the goals of the elements of the Village's Comprehensive Plan and this UDO.
- B. Applicability. The provisions of this Article apply to all parcels of land being subdivided within the corporate limits of the Village, and all subdivisions under the Village's jurisdiction that are located within the contiguous unincorporated area within one and a half miles of the Village boundary, by the process established in Article IX (Subdivision Applications).
- C. Subdivision Applications. Applications for the subdivision of land are established in accordance with Article IX (Subdivision Applications).
- D. Plan Documents for Infrastructure Improvements.
  - 1. Plan Approval. Plans, profiles, and specifications for all improvements required by this Article shall be in accordance with the standards and specifications set forth herein. No improvements shall be made, installed, or constructed until all such plans, profiles, and specifications have been submitted to and approved by the Village Engineer, and such county, state, and other public officials as may be concerned or have jurisdiction therein.
  - 2. Drawings and Electronic Files. Upon completion of improvements in a subdivision, one set of drawings and one set of electronic files showing as-built plans shall be filed with the Village Engineer in a format suitable for reproduction that shows all improvements as installed in the field.
  - 3. Agreements for Infrastructure Improvements. All agreements for infrastructure improvements required by this Article shall be negotiated prior to the recommendation of approval of any plat of subdivision by the Village Engineer. All agreements shall be executed prior to the recording of a final plat.

### **§ X-2 Subdivision Design and Layout**

- A. Applicability. The following requirements for the design and layout of blocks, streets, and lots and assignment of zoning districts apply to all subdivisions.

- B. Blocks. The following standards apply to block design and layout. Refer to Figure X-2-A. Maximum Block Length and Size.
1. Block Configuration. The shape of a block shall generally be rectangular when feasible, but may vary based on topography, natural features, or site constraints. Blocks shall be two lots deep whenever feasible.
  2. Block Length and Size. Maximum block length shall be 1,200 feet and maximum block perimeter shall be 3,000 feet.
    - a. It is preferred that blocks have a maximum length of 800 feet to facilitate walkability.
    - b. Mid-block pedestrian crossings shall be provided across the right-of-way for all blocks longer than 800 feet and shall be located at the approximate center of the block.
    - c. Mid-block pedestrian access shall be provided along a cut-through public easement between lots at the approximate center of the block for all blocks longer than 800 feet. This access shall meet the standards for pedestrian crossings in X-3.B.1.c.(1)(c) (Pedestrian Connection from a Cul-de-Sac). Refer to Figure X-3-A (Pedestrian Connection from Cul-de-Sac).

**Figure X-2-A. Maximum Block Length and Size**



- C. Streets. Refer to § X-3.D (Street Type Standards) for street design standards by street type.
- D. Lots. The following standards apply to the dimensions, configuration, and orientation of lots.
1. Lot Dimensions. All lots of record shall be developed to meet the applicable zoning district requirements established in Article IV (Zoning District Regulations).
  2. Lot Configuration. All lots shall have frontage along a publicly dedicated and maintained street.
    - a. Lot Shape. Interior side lot lines shall be perpendicular to the right-of-way to the extent practical.
    - b. Through Lots. The creation of new through lots is prohibited unless subdivision of an existing through lot results in new through lots.
    - c. Flag Lots. Flag lots are prohibited.
  3. Lot Orientation. Lot orientation along an east-west longitudinal axis is recommended when feasible for increased energy efficiency.

**§ X-3 Street Standards**

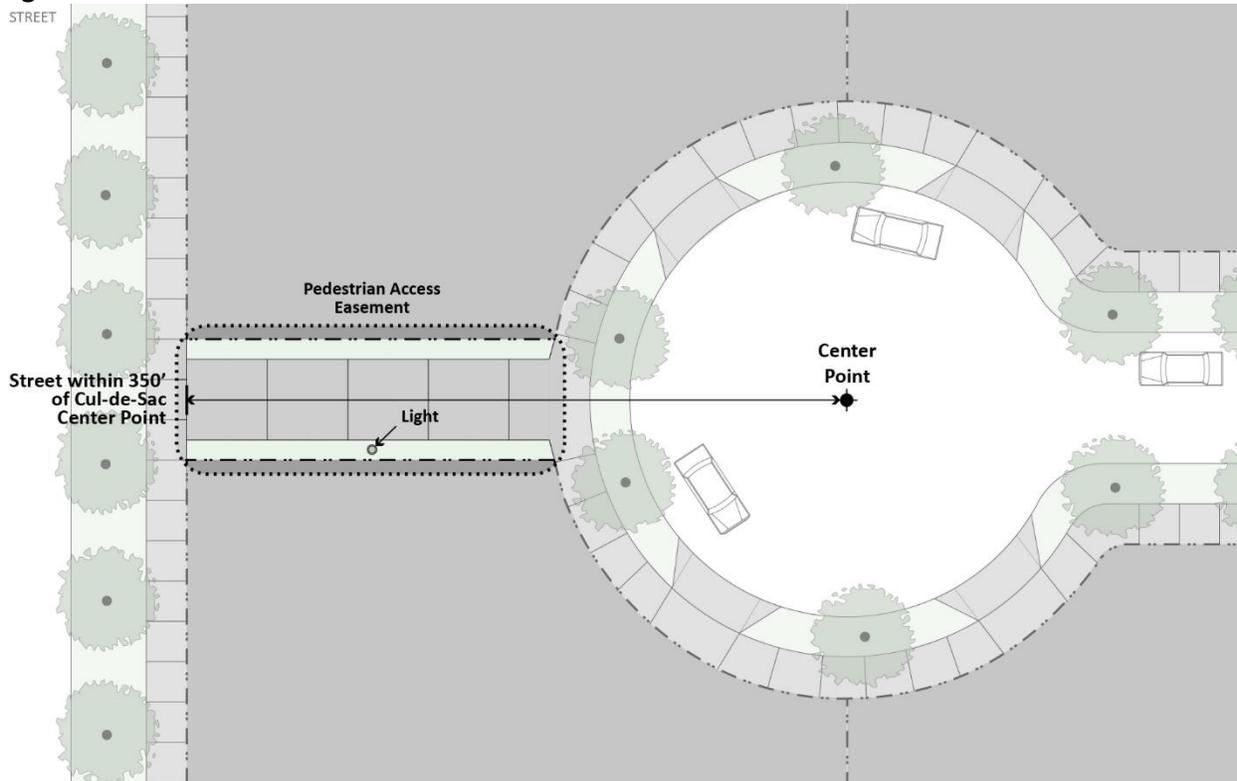
**A. General Provisions.**

1. Intent. The standards established in this Section are intended to:
  - a. Create complete streets that facilitate all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
  - b. Continue to provide a logical and comprehensible system of streets and street names that result in a simple and consistent pattern of blocks, lots, and house numbers.
  - c. Create streets that are appropriate for their contexts and are designed to encourage travel at appropriate volumes and speeds.
  - d. Encourage streets that respect natural features by following topography and drainage systems.
  - e. Create streets and public rights-of-way that help to reduce stormwater runoff and improve the quality of runoff.
2. Applicability. All provisions of this Section shall be installed, constructed, or otherwise made effective for every subdivision that includes streets established within the Village.
3. General Requirements. All proposed streets, parkways, and sidewalks shall be located in dedicated rights-of-way as required by this Article.
  - a. Street Types. All new streets shall meet the requirements of the street types designated in § X-3.D.2. Street Type Design Standards. Street types shall be approved by the Village Board pursuant to the recommendation of the Zoning Administrator based on the objectives of the Village's Comprehensive Plan elements and the other land use policies of the Village. Street type approval and subdivision approval shall occur simultaneously in accordance with Article IX (Subdivision Applications).
  - b. Typical and Alternative Street Types. Typical and alternative versions of Avenue, Industrial, and Neighborhood Streets are designated in § X-3.D.2 (Street Type Design Standards), which provide several acceptable configurations for each respective street type.
  - c. Public Use. All streets shall be available for public use at all times. Gated streets and private streets are not permitted.
  - d. Right-of-Way Features. Where the design requirements of this Section stipulate the provision of turning lanes, turning radii, center medians, traffic control devices, or other features which cannot be accommodated within the existing right-of-way, the developer shall dedicate additional rights-of-way as necessary to accommodate the required features.
  - e. Street Lighting.
    - (1) Location. Street lighting shall be installed in the following locations.
      - (a) At all street, township, county, and state highway intersections.
      - (b) At all intersections where the right-of-way of at least one street is 66 feet or greater.
      - (c) At all Neighborhood Street cross or tee intersections.
      - (d) At the end of streets and the turn-around point of culs-de-sac.
      - (e) At mid-block of all blocks, or at a spacing not to exceed 250 feet.
      - (f) At all major curves in street alignment.
      - (g) For Avenues and Connectors, street lighting shall conform to the requirements of the IDOT Bureau of Design and Environment Manual.
    - (2) Illumination. Illumination shall not exceed the following intensities.
      - (a) Residential zoning districts within the right-of-way shall not exceed 0.5 foot-candles.
      - (b) Residential zoning districts on residential property shall not exceed 0.2 foot-candles.
      - (c) Non-residential zoning districts within the right-of-way shall not exceed 0.5 foot-candles.

- (d) Non-residential zoning districts on non-residential property shall not exceed 2.0 foot-candles.
  - (3) Mounting Height. Mounting height for street lighting shall be no less than 25 feet and no more than 30 feet.
  - (4) Luminaires. Street lighting shall be installed with LED luminaires or similar energy efficient technology.
  - f. Street Names. New street names shall not duplicate any existing street name in the Village except where a new street is a continuation of an existing street.
  - g. Street Trees. Street trees shall be installed throughout the subdivision in accordance with the following specifications.
    - (1) Frequency. Shade trees shall be installed at a minimum rate of one shade tree per 30 linear feet, with planted trees selected for appropriate size at maturity for the subject parkway width, based on consultation with the Village Arborist and Village Engineer. 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) Species Diversity. It is recommended that not more than five percent of any one species, 10 percent of any one genus or 20 percent of any one family be planted within the Village. Broad species diversity within individual streets will result in reduced catastrophic loss due to a disease or pest.
    - (3) Tree Species Not Permitted. The only tree species that shall be permitted for planting as street trees are those listed as preferred on the Morton Arboretum *Northern Illinois Tree Species List*.
    - (4) Trunk Diameter. The trunk diameter of street trees at the time of installation shall be a minimum of three inches, measured at a height of six inches above finished ground level.
    - (5) 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.
    - (6) Tree Wells. Tree wells shall be utilized in locations where the sidewalk extends from the back of the curb to the lot line.
    - (7) Structural Soil. A minimum volume of 1,000 cubic feet of structural soil is required per large street tree, and 750 cubic feet per medium street tree, to accommodate subsurface root expansion.
- B. Street Design Standards for All Street Types.
- 1. General Street Layout Requirements. The following standards apply to new or newly-platted streets.
    - a. Curved Streets.
      - (1) Horizontal Alignment. When street lines deflect from each other by more than 10 degrees in horizontal alignment, the centerline shall be connected by a curve with a minimum radius meeting American Association of State Highway and Transportation Officials (AASHTO) standards.
      - (2) Vertical Alignment. The vertical alignment shall be selected with minimum sight distances designed to AASHTO standards.
    - b. Interconnected Streets. The network of streets shall form an interconnected grid pattern, with multiple intersections when appropriate, and provide for the continuation of existing streets from adjoining areas into new subdivisions.

- c. Disconnected Streets. Disconnected streets may take the following forms.
  - (1) Cul-de-Sac Streets. Cul-de-sac streets are prohibited in new subdivisions unless approved by the Village Board due to site constraints such as topography, natural features, or man-made barriers such as a railroad or raised highway. When cul-de-sacs are allowed, the following standards apply.
    - (a) The cul-de-sac shall not be more than 400 feet in length as measured along the centerline from the closest intersection. Special consideration may be given for longer cul-de-sacs under certain topographic conditions or other unique situations.
    - (b) Circular turn-around areas shall adhere to the following turning radii:
      - i. The R-1, R-2, R-3, and R-4 Districts shall utilize a maximum outside turning radius of 30 feet.
      - ii. The C-1, C-2, C-3, and M Districts shall utilize a maximum outside turning radius of 50 feet.
    - (c) When the center point of a cul-de-sac is within 350 feet of another street or cul-de-sac right-of-way and no connection to that other right-of-way exists, pedestrian access shall be provided along a public easement between the lots. Refer to Figure X-3-A. Pedestrian Connection from Cul-de-Sac.
      - i. The public easement for pedestrian access shall be a minimum of 15 feet wide.
      - ii. Pedestrian access shall include a multi-use path constructed of a permanent surface approved by the Village Engineer, with a minimum width of 10 feet, and lighting approved by the Zoning Administrator.
      - iii. Maintenance of the easement area shall be the responsibility of adjacent property owners or another group specifically designated in the final plat.
    - (d) Treatment of Natural Features. Streets shall be designed to respect natural features, such as rivers, woodlands, or slopes, by following, rather than interrupting or dead-ending at, the feature.
    - (e) Snow Storage. A plan for snow removal for any cul-de-sac shall be designed in consultation with the Village Engineer, and included as a note on the final plat.

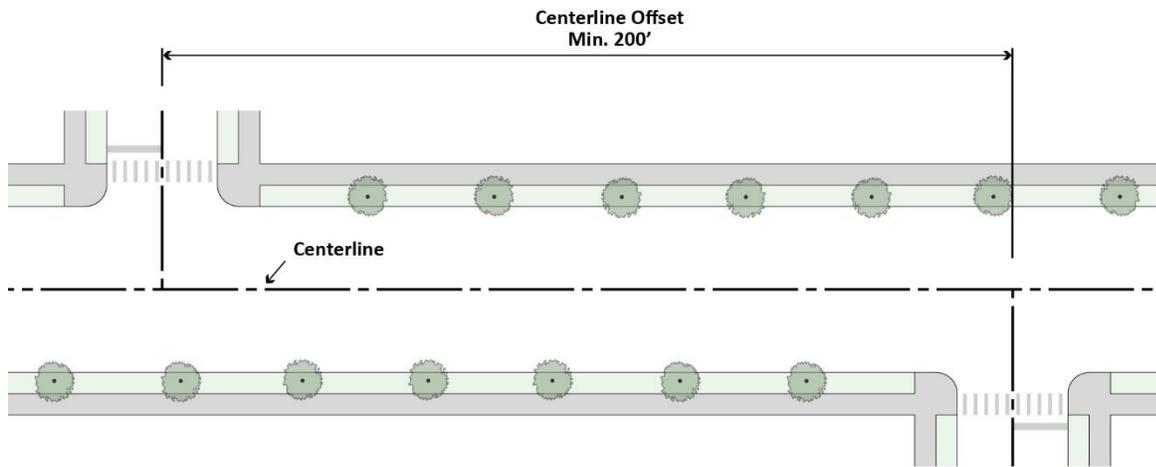
**Figure X-3-A. Pedestrian Connection from Cul-de-Sac**



- (2) Stub Streets. Where adjoining areas are not subdivided, stub streets in new subdivisions shall be extended to the boundary line of the tract to provide for the future connection of streets.
    - (a) Where abutting property is not subdivided, stub streets shall be provided at intervals no greater than 400 feet.
    - (b) Existing stub streets adjacent to a proposed subdivision shall be connected.
  
  - (3) Half Streets. The construction of a half street is prohibited unless otherwise approved by the Village Board in unique circumstances where a half street is essential and where satisfactory assurance for dedication of the remaining half of the street is provided.
    - (a) Proposed half streets along the periphery of a subdivision shall have no less than one half of the right-of-way dedicated and constructed.
    - (b) Existing half streets adjacent to a proposed subdivision shall be completed with the dedication of the remaining right-of-way and the completed development of the proposed subdivision.
2. Intersection Design.
- a. Applicability. The following standards apply to all new and reconstructed intersections.
  - b. Alignment of Intersections. New streets shall be aligned with existing streets whenever feasible.
    - (1) Number of Streets. No more than two streets shall intersect at any point.
    - (2) Angle of Intersection. Streets shall be aligned to intersect at right angles whenever possible. The angle of intersection of center lines shall not be less than 80 degrees or more than 100 degrees.

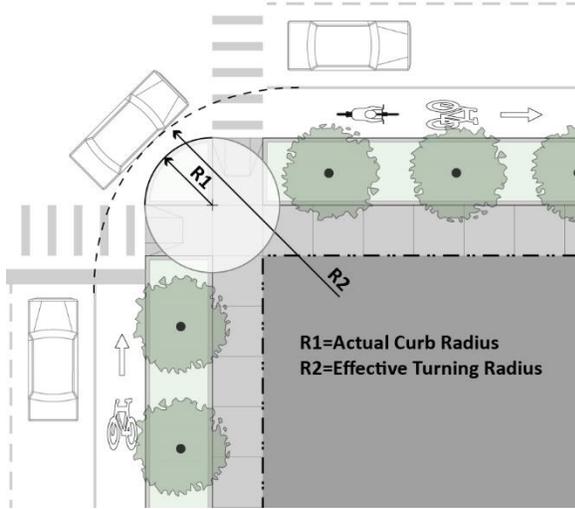
- (3) Centerline Offsets. Refer to Figure X-3-B. Minimum Street Centerline Offset.
  - (a) Centerline offsets of less than 200 feet shall be prohibited. Centerline offsets shall also be sufficient for any turn lane storage bays and tapers that are required.
  - (b) Driveways serving commercial, industrial, institutional, or multi-family land uses shall not be permitted within the 200-foot offset unless they are restricted to right-in/right-out ingress and egress.

**Figure X-3-B. Minimum Street Centerline Offset**



- (4) Clear Sight Triangles. Minimum clear sight distance at all intersections in accordance with § II-5.C (Visibility Obstruction).
- (5) Vertical Alignment. An extension of the through street cross slope shall be provided.
  - (a) This cross slope shall be carried back 100 to 200 feet each way from the intersection of the two centerlines.
  - (b) An allowance of two percent maximum intersection grade shall be permitted.
- c. Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the Village Engineer.
  - (1) Design Vehicle Used. Intersections shall be designed using the maximum design vehicle that accommodates the street users. The design vehicle used shall consider and balance the needs of the various users of the street, including pedestrians, bicyclists, and vehicles, and the volume and frequency of these users.
  - (2) Corner Radii. Intersections shall be designed for the effective turning radius of the chosen design vehicle, as opposed to the actual curb radius, as illustrated in Figure X-3-C. Effective Right Turn Radius. Refer to Table X-3-A. Minimum Curb Return Radii Standards and in accordance with §X-3.D (Street Type Standards).
  - (3) Larger Radius. When the design vehicle requires a larger curb radius than permitted by Table X-3-A. Curb Return Radii Standards, a larger radius is permitted with approval of the Village Engineer.

**Figure X-3-C. Effective Right Turn Radius**



**Table X-3-A. Minimum Curb Return Radii Standards**

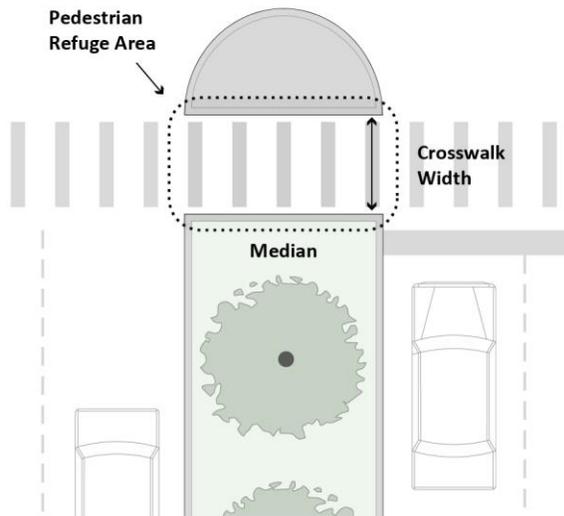
Classification of Intersecting Streets	Without On-Street Parking (ft)	With On-Street Parking (ft)
Avenue and Avenue	25	12
Avenue and Connector	25	12
Avenue and Industrial	25	12
Avenue and Neighborhood	20	10
Avenue and Narrow Neighborhood	20	10
Connector and Industrial	20	10
Connector and Neighborhood	20	10
Connector and Narrow Neighborhood	20	10
Industrial and Neighborhood	20	10
Industrial and Narrow Neighborhood	20	10
Neighborhood and Neighborhood	20	10
Neighborhood and Narrow Neighborhood	20	10
Narrow Neighborhood and Narrow Neighborhood	20	10

- d. Crosswalks. Crosswalks shall be required at all intersections.
  - (1) Dimensions. Crosswalks shall be a minimum of six feet in width, measured from mid-stripe to mid-stripe, per the Manual on Uniform Traffic Control Devices.
  - (2) Markings. Crosswalks shall be appropriately indicated on the finished street surface with highly visible painted markings and/or textured or colored pavement.
  - (3) Crossing Distances. To encourage pedestrian activity and safety, pavement width shall not extend over 38 feet without intervening installation of a landscape median, curb extensions, or other acceptable pedestrian refuge.
- e. Curb Extensions. Curb extensions shall be installed at the intersections of all street types that contain an on-street parking lane adjacent to the curb, to support pedestrian activity at corners and shorten crossing distances. Curb extensions shall contain landscaped bioretention cells to

facilitate stormwater infiltration, as established in § X-3.D.1.f (Stormwater Management Facilities).

- f. Median Pedestrian Refuges. At any intersection requiring a pedestrian to cross more than three lanes of vehicle travel, a median pedestrian refuge shall be installed to provide adequate pedestrian safety. The refuge cut-through or ramp width shall equal the width of the crosswalk. Refer to Figure X-3-D. Median Pedestrian Refuge Design.

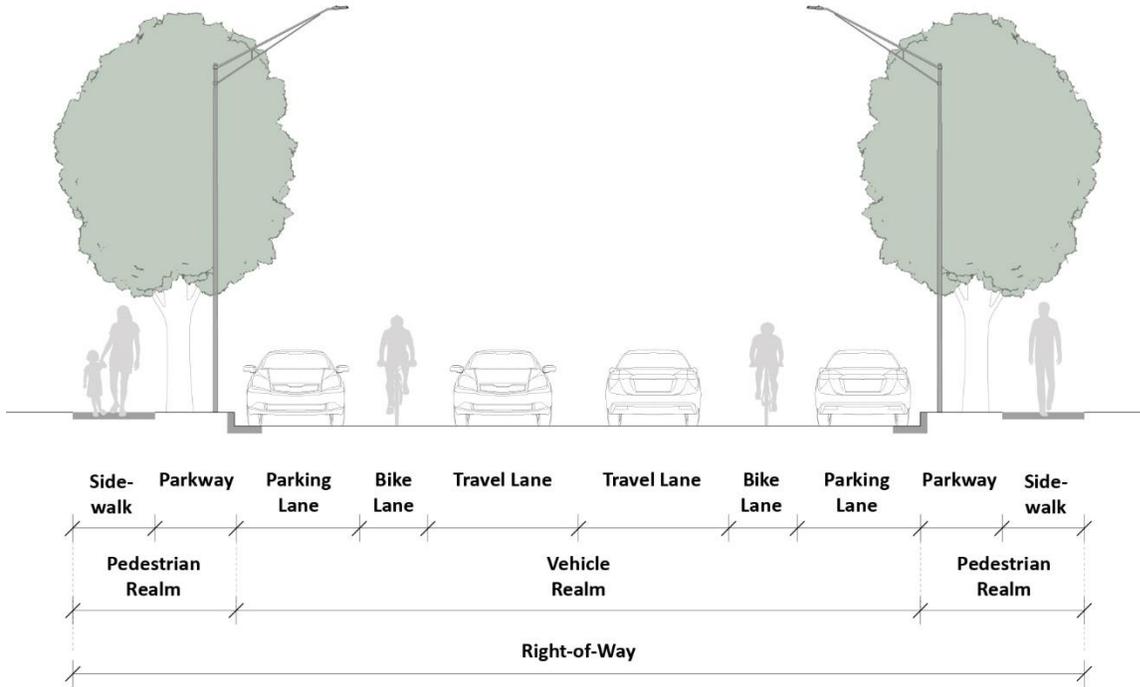
**Figure X-3-D. Median Pedestrian Refuge Design**



- g. Accessible Ramps and Warning Panels. Accessible ramps and warning panels are required where all sidewalks or trails terminate at a crosswalk or curb, per the Americans with Disabilities Act or any more stringent state requirement. Two ramps per corner at intersecting streets are required and shall be oriented perpendicular to traffic.
3. Curbs and Gutters. The dimensions and materials of all curbs, driveway curbs, and gutter installations shall be determined in consultation with the Village Engineer.
- C. Street and Sidewalk Construction Standards. All construction in the right-of-way shall follow specifications defined by the Department of Public Works and shall be available from the Village.
  - D. Street Type Standards.
    1. General Street Type Standards.
      - a. Applicability. This Section establishes street types that depict acceptable street configurations to be applied to all new streets within subdivisions. The Zoning Administrator may require additions or reductions to the right-of-way, pavement width, or additional street elements depending on unique site characteristics. Refer to Table X-3-B. General Street Type Standards, which summarizes the requirements of each street type.
      - b. Typical and Alternative Street Types. Typical and alternative versions of all street types are designated in § X-3.D.2 Street Type Design Standards, which provide examples of acceptable configurations for each street type.
      - c. Graphics. The graphics provided to illustrate each street type are examples of potential configurations of that street type. Other configurations may be deemed acceptable by the Village Engineer.
      - d. Typical Street Elements. Typical elements of a street are divided into the vehicle and pedestrian

realms. Each street type detailed in this Article identifies which facilities are applicable. Refer to Figure X-3-E. Typical Right-of-Way Elements.

**Figure X-3-E. Typical Right-of-Way Elements**



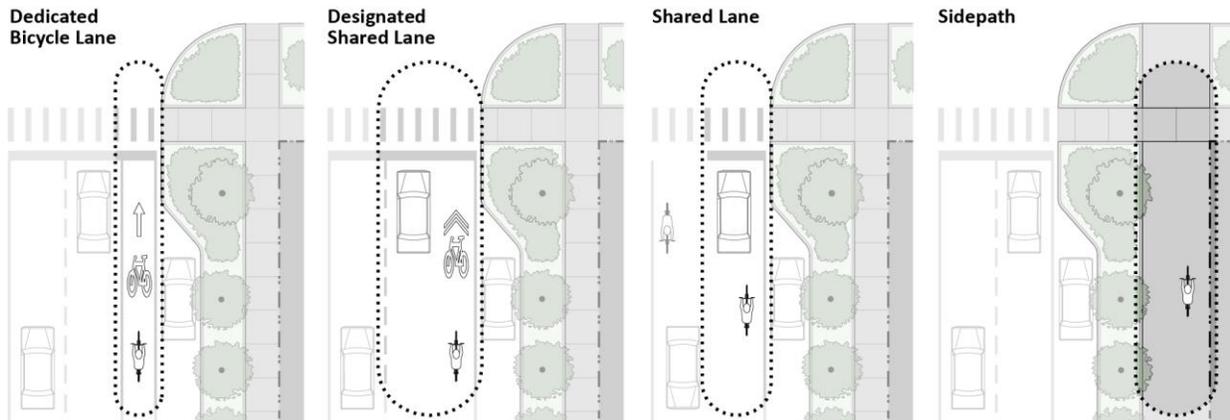
**Table X-3-B. General Street Type Standards**

Street Type	Right-of-Way Width	Vehicle Realm							Pedestrian Realm	
		Travel Lanes	Travel Lane Width	Allowable Turn Lanes	Parking Lanes	Pavement Width	Median	Bicycle Facilities	Pedestrian Facilities	Minimum Parkway
Avenue	90-108 ft	4	10-12 ft	Left permitted only with median; Right permitted in place of parking	Parallel parking lane optional on both sides	46-80 ft	Permitted, minimum 6 ft wide	Dedicated bike lane or sidepath	Minimum 10 ft sidepath or 6 ft sidewalk on both sides	8 ft both sides
Connector	60-80 ft	2	10-14 ft	Left permitted; Right permitted in place of parking	Parallel parking lane optional on both sides	24-50 ft	Permitted, minimum 4 ft wide	Dedicated bike lane, designated shared lane, or sidepath	6 ft sidewalk on both sides	8 ft both sides
Industrial Street	52-92 ft	2	12-14 ft	Left permitted; Right permitted in place of parking	Parallel parking lane optional on both sides; Minimum 8 ft	28-68 ft	Permitted, minimum 4 ft wide	Dedicated bike lane or designated shared lane	6 ft sidewalk on both sides	6 ft both sides
Neighborhood Street	59-74 ft	2	10-14 ft	Right permitted in place of parking	Parallel parking lane required on 1 side	35-50 ft	Permitted, minimum 4 ft wide	Dedicated bike lane or designated shared lane	6 ft sidewalk on both sides	6 ft both sides
Narrow Neighborhood Street	50 ft	1 Yield Lane	20 ft	Prohibited	Parallel parking lane required on 1 side	27 ft	Prohibited	Shared lane	5 ft sidewalk on both sides	6 ft both sides
Alley	20 ft	1 Yield Lane	20 ft	Prohibited	Prohibited	20 ft	Prohibited	Shared lane	Shared	None Required

e. Bicycle Facilities. Three types of bicycle facilities are permitted in the vehicle realm. One off-street bicycle facility is permitted within the pedestrian realm. Refer to Figure X-3- F. Bicycle Facilities.

- (1) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes on the outside of the outermost vehicular travel lanes that are designated for bicycle use. This lane occurs on both sides of the street and shall be a minimum of five feet wide.
- (2) Designated Shared Lane. A designated shared lane is a lane that is shared by vehicles and bicycles. This designated shared lane shall be a minimum of 14 feet wide, which is wider than a standard vehicle lane in order to accommodate both vehicles and cyclists. The designated shared lane shall include a painted bicycle marker combined with a double arrow (known as a “sharrow” or “shared lane marking”). On two-way streets, a designated shared lane is required in both directions.
- (3) Shared Lane. A shared lane refers to a street that does not have dedicated bicycle lanes or designated shared lanes, but the speed and configuration of the street allows bicycles to comfortably share lanes with traffic.
- (4) Sidepath. A sidepath is an off-street facility that is shared between pedestrians and bicycles. This path functions like a sidewalk but is wide enough to accommodate bicyclists and pedestrians simultaneously. Sidepaths are required on both sides of the street and shall be a minimum of 10 feet wide.

**Figure X-3-F. Bicycle Facilities**



f. Stormwater Management Facilities. Stormwater management facilities shall be integrated within the right-of-way as part of the design of all street types to help clean and infiltrate stormwater runoff in accordance with the following requirements. Examples of such facilities are illustrated in this Section (refer to Figure X-3-G. Bioswale Design, Figure X-3-H. Bioretention Planter Design, and Figure X-3-I. Bioretention Curb Extension Design).

- (1) Bioswales, bioretention planters, or other stormwater management best management practices (BMPs) accepted by the Village Engineer shall be installed within all new parkways.
- (2) Bioretention cells shall be included within curb extensions at intersections for all street types when a parking lane is adjacent to the parkway. Cells may extend into the parkway.

Figure X-3-G. Bioswale Design

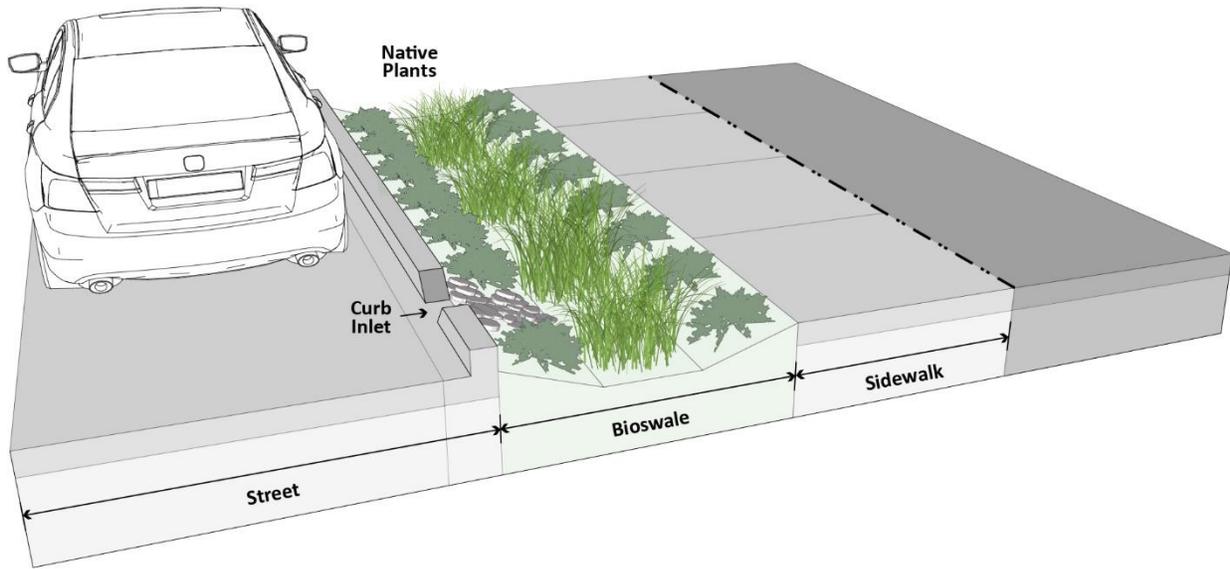


Figure X-3-H. Bioretention Planter Design

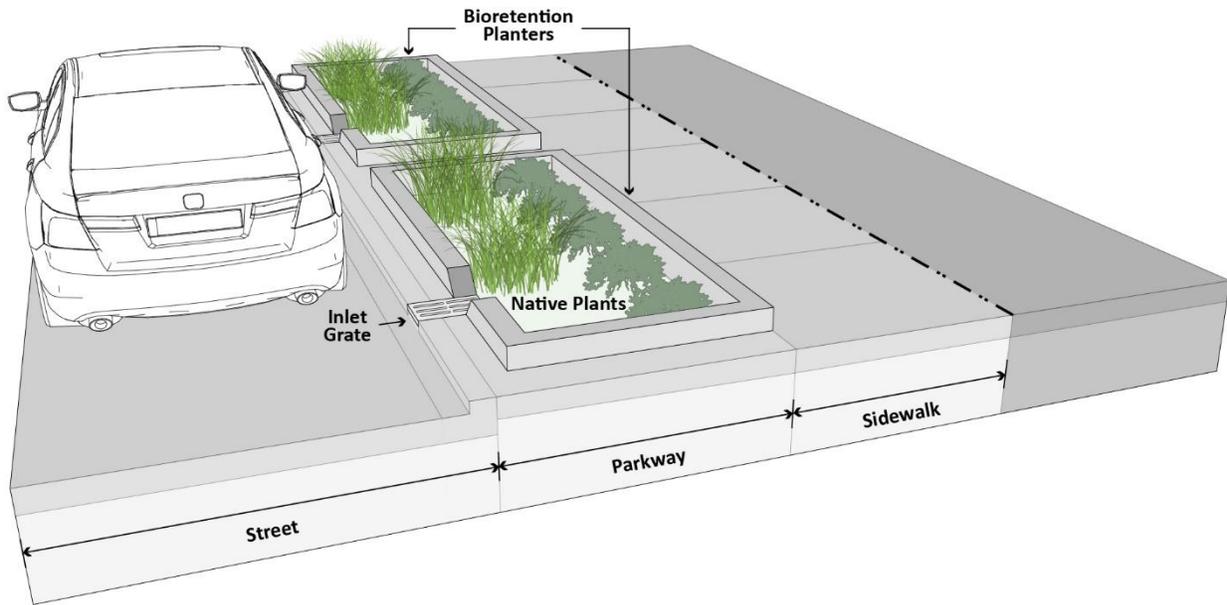
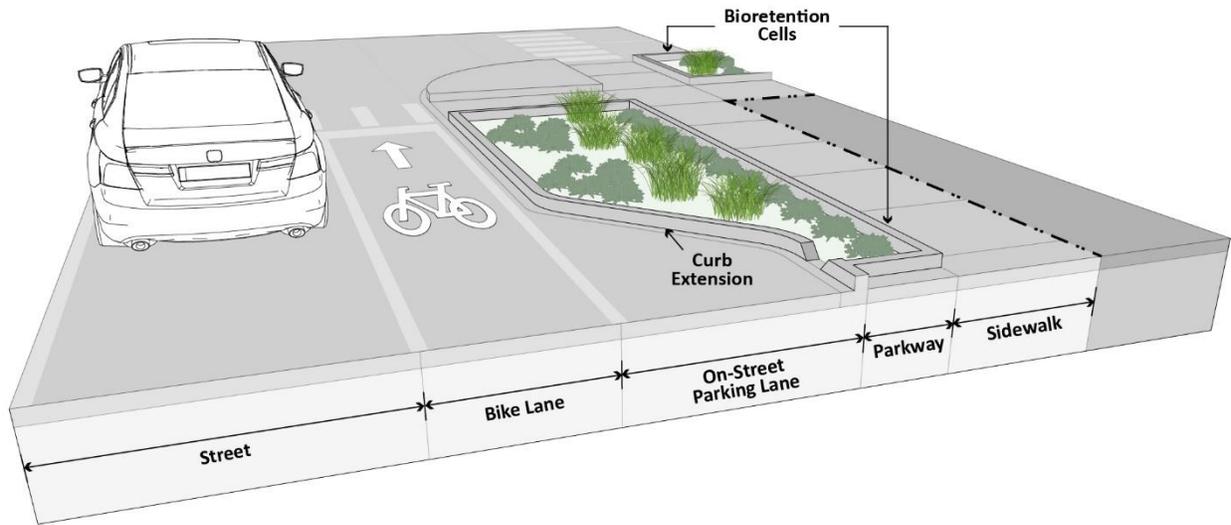


Figure X-3-I. Bioretention Curb Extension Design



2. Street Type Design Standards.

a. **Avenue.** Refer to the typical plan and section, Figure X-3- J. Typical Avenue and Figure X-3-K. Alternative Avenue.

- (1) Intent. The Avenue is a high capacity street with a wider right-of way than other street types, designed for moderate speeds. It serves higher-intensity development and provides crosstown connections.
- (2) General Requirements. Avenues shall be developed using the standards in Table X-3-C. Avenue Requirements.

**Table X-3-C. Avenue Requirements**

<b>General Requirements</b>	
Location	Permitted in the commercial districts
Typical Right-of-Way Width	90 – 108 ft
Stormwater Management Facilities	Include within parkway, median, and any curb extensions
<b>Vehicle Realm</b>	
Pavement Width	46 – 80 ft
Travel Lanes	4
Travel Lane Width	10 – 12 ft
Allowable Turn Lanes	Left permitted only with median; Right permitted in place of parking lane
Median	Permitted; Minimum width 6 ft; Include inlets to promote runoff infiltration
Bicycle Facilities	Dedicated bike lane or sidepath
Parking Lanes	Parallel parking lane optional on both sides
Curbs	Vertical or slotted
<b>Pedestrian Realm</b>	
Pedestrian Facilities	Minimum 10 ft clear sidepath on both sides or minimum 6 ft sidewalk on both sides
Parkway	Minimum 8 ft on both sides

Figure X-3-J. Typical Avenue

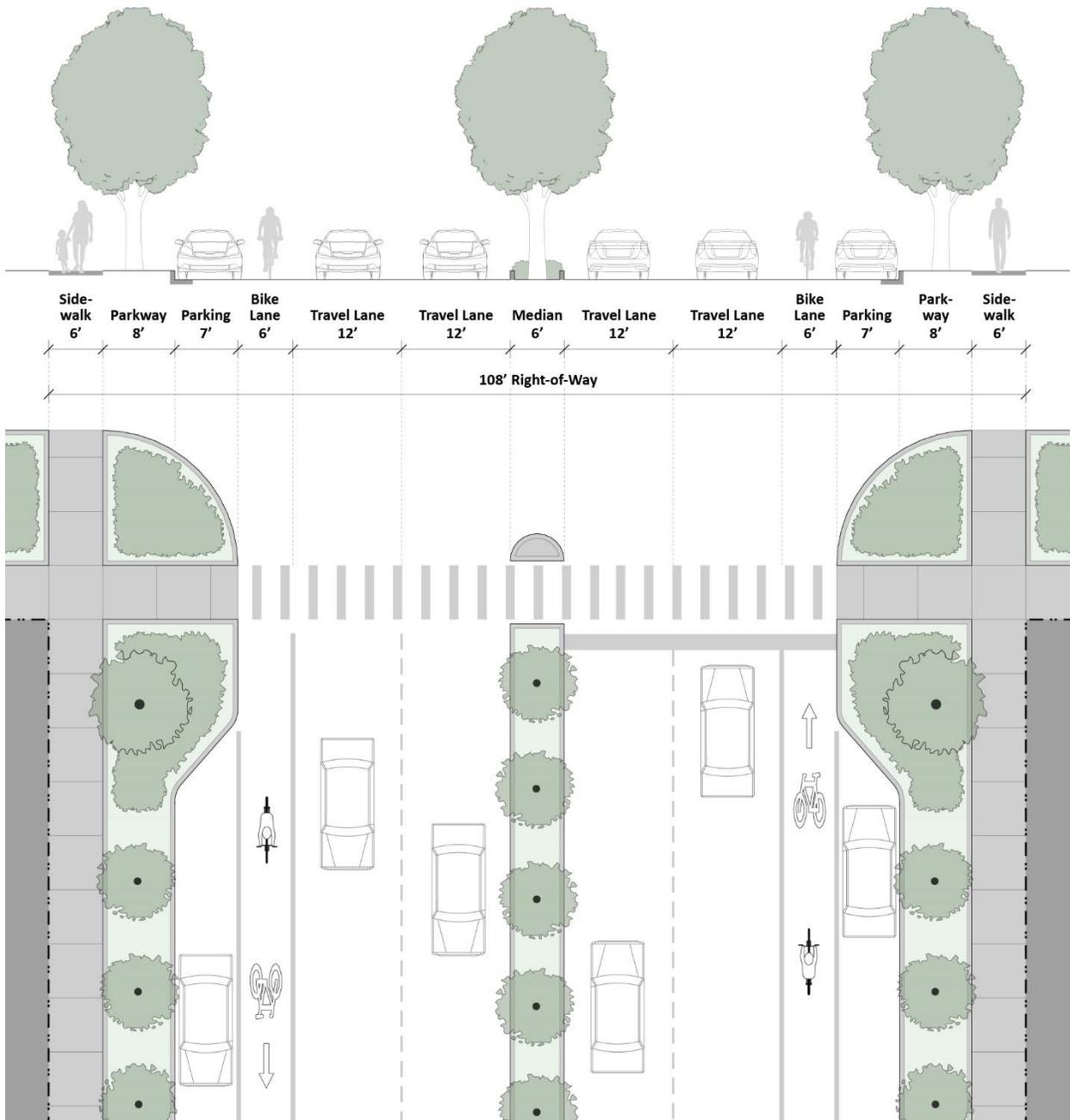
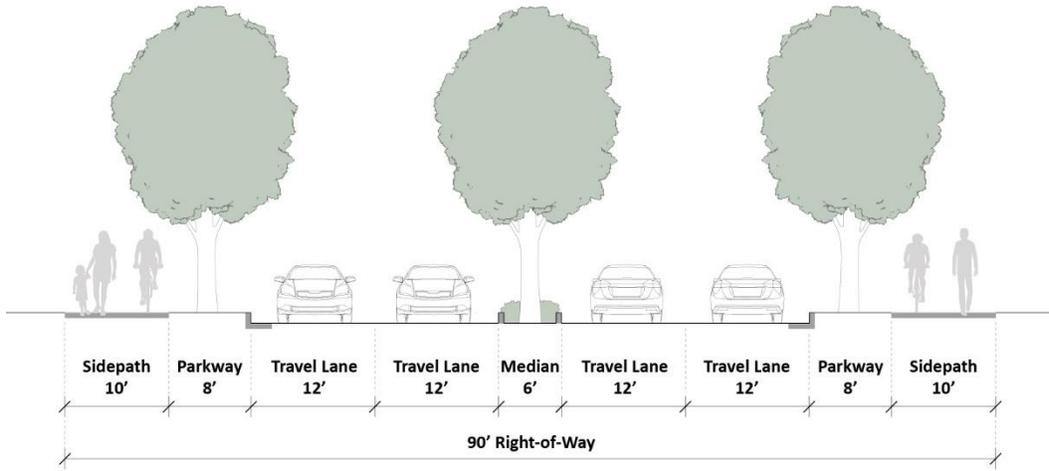


Figure X-3-K. Alternative Avenue



b. **Connector.** Refer to the typical plan and section illustrations, Figure X-3- L. Typical Connector and Figure X-3-M Alternative Connector.

- (1) Intent. The Connector is a medium capacity street, designed for moderate speeds. It primarily serves as a through street and connects Neighborhood Streets and Avenues.
- (2) General Requirements. Connectors shall be developed using the standards in Table X-3-D. Connector Requirements.

**Table X-3-D. Connector Requirements**

<b>General Requirements</b>	
Location	Permitted in residential and commercial districts
Typical Right-of-Way Width	60 – 80 ft
Stormwater Management Facilities	Include within parkway, median, and any curb extensions
<b>Vehicle Realm</b>	
Pavement Width	24 – 50 ft
Travel Lanes	2
Travel Lane Width	10 – 14 ft
Allowable Turn Lanes	Left permitted; Right permitted in place of parking lane
Median	Permitted; Minimum width 4 ft; Include inlets to promote runoff infiltration
Bicycle Facilities	Dedicated bike lane, designated shared lane, or sidepath
Parking Lanes	Parallel parking lane optional on both sides
Curbs	Vertical or slotted
<b>Pedestrian Realm</b>	
Pedestrian Facilities	Minimum 6 ft sidewalk on both sides
Parkway	Minimum 8 ft on both sides

Figure X-3-L. Typical Connector

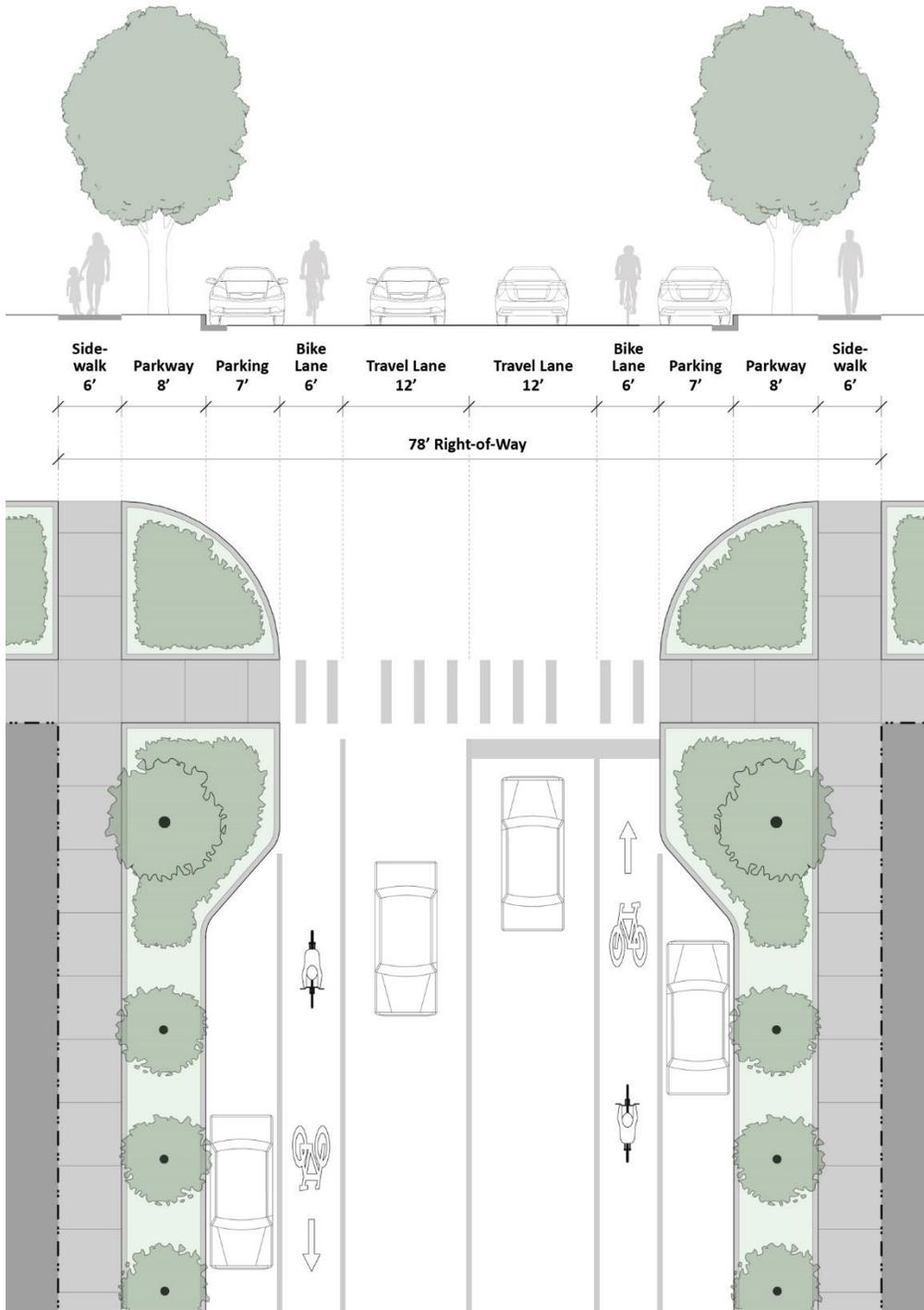
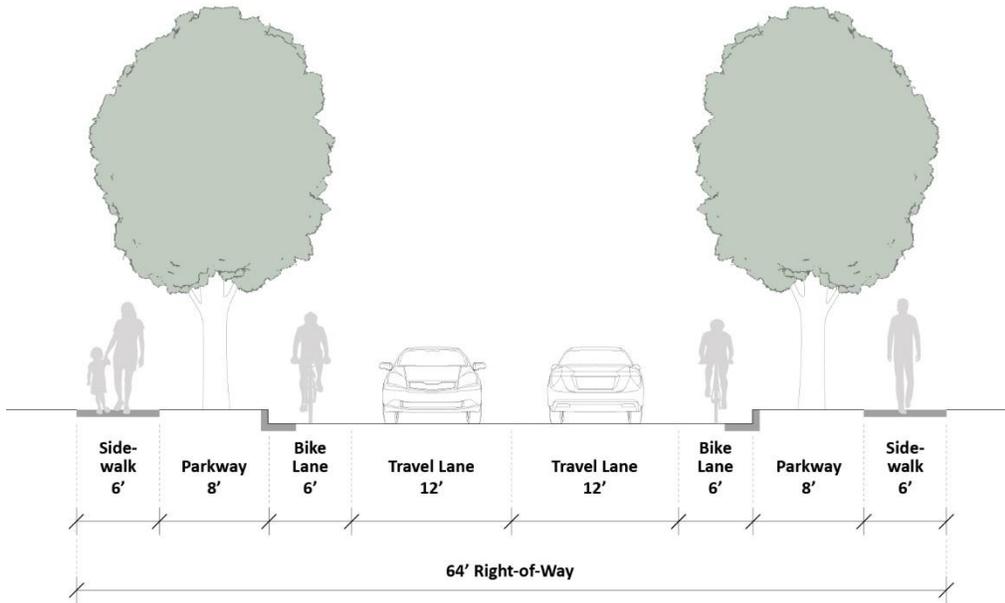


Figure X-3-M. Alternative Connector



b. **Industrial Street.** Refer to the typical plan and section illustrations, Figure X-3-N. Typical Industrial Street and Figure X-3-O. Alternative Industrial Street.

- (1) Intent. The Industrial Street is a medium capacity street designed for low to moderate speeds with a right-of-way that accommodates larger vehicles than other street types.
- (2) General Requirements. Industrial Streets shall be developed using the standards in Table X-3-E. Industrial Street Requirements.

**Table X-3-E. Industrial Street Requirements.**

<b>General Requirements</b>	
Location	Permitted in manufacturing districts
Typical Right-of-Way Width	52 – 92 ft
Stormwater Management Facilities	Include within parkway, median and any curb extensions
<b>Vehicle Realm</b>	
Pavement Width	28 – 68 ft
Travel Lanes	2
Travel Lane Width	12 – 14 ft
Allowable Turn Lanes	Left permitted; Right permitted in place of parking lane
Parking Lanes	Parallel parking lane optional on both sides; Minimum width 8 ft
Median	Permitted; Minimum width 4 ft; Include inlets to promote runoff infiltration
Bicycle Facilities	Dedicated bike lane or designated shared lane
Curbs	Vertical or slotted
<b>Pedestrian Realm</b>	
Pedestrian Facilities	Minimum 6 ft sidewalk on both sides
Parkway	Minimum 6 ft on both sides

Figure X-3-N. Typical Industrial Street

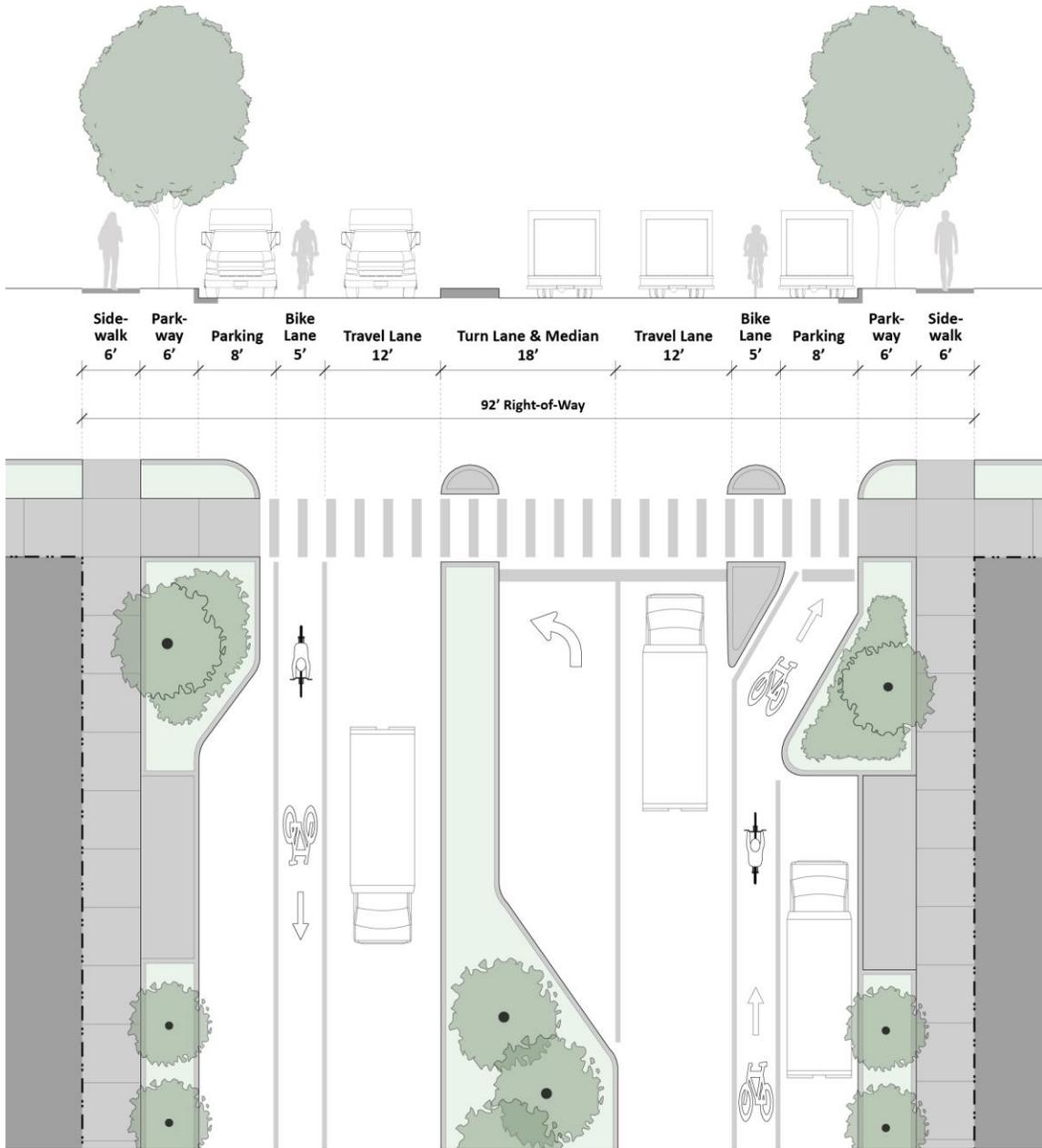
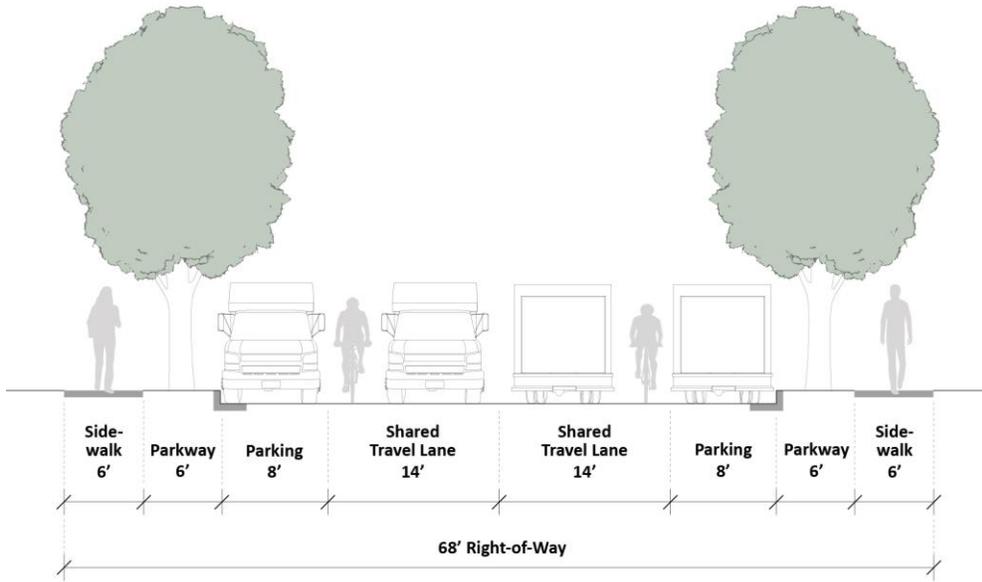


Figure X-3-O. Alternative Industrial Street.



c. **Neighborhood Street.** Refer to the typical plan and section illustrations, Figure X-3-P. Typical Neighborhood Street and Figure X-3-Q. Alternative Neighborhood Street.

- (1) Intent. The Neighborhood Street is a low capacity street designed for slow speeds. It primarily serves the area directly adjacent to it.
- (2) General Requirements. Neighborhood Streets shall be developed using the standards in Table X-3-F Neighborhood Street Requirements.

**Table X-3-F. Neighborhood Street Requirements.**

<b>General Requirements</b>	
Location	Permitted in residential and commercial districts
Typical Right-of-Way Width	59 – 74 ft
Stormwater Management Facilities	Include within parkway, median, and any curb extensions
<b>Vehicle Realm</b>	
Pavement Width	35 – 50 ft
Travel Lanes	2
Travel Lane Width	10 – 14 ft
Allowable Turn Lanes	Right permitted in place of parking lane
Median	Permitted; Minimum width 4 ft; Include inlets to promote runoff infiltration
Bicycle Facilities	Dedicated bike lane or designated shared lane
Parking Lanes	Parallel parking lane required on at least one side of street
Curbs	Vertical or slotted
<b>Pedestrian Realm</b>	
Pedestrian Facilities	Minimum 6 ft clear sidewalk on both sides
Parkway	Minimum 6 ft on both sides

Figure X-3-P. Typical Neighborhood Street.

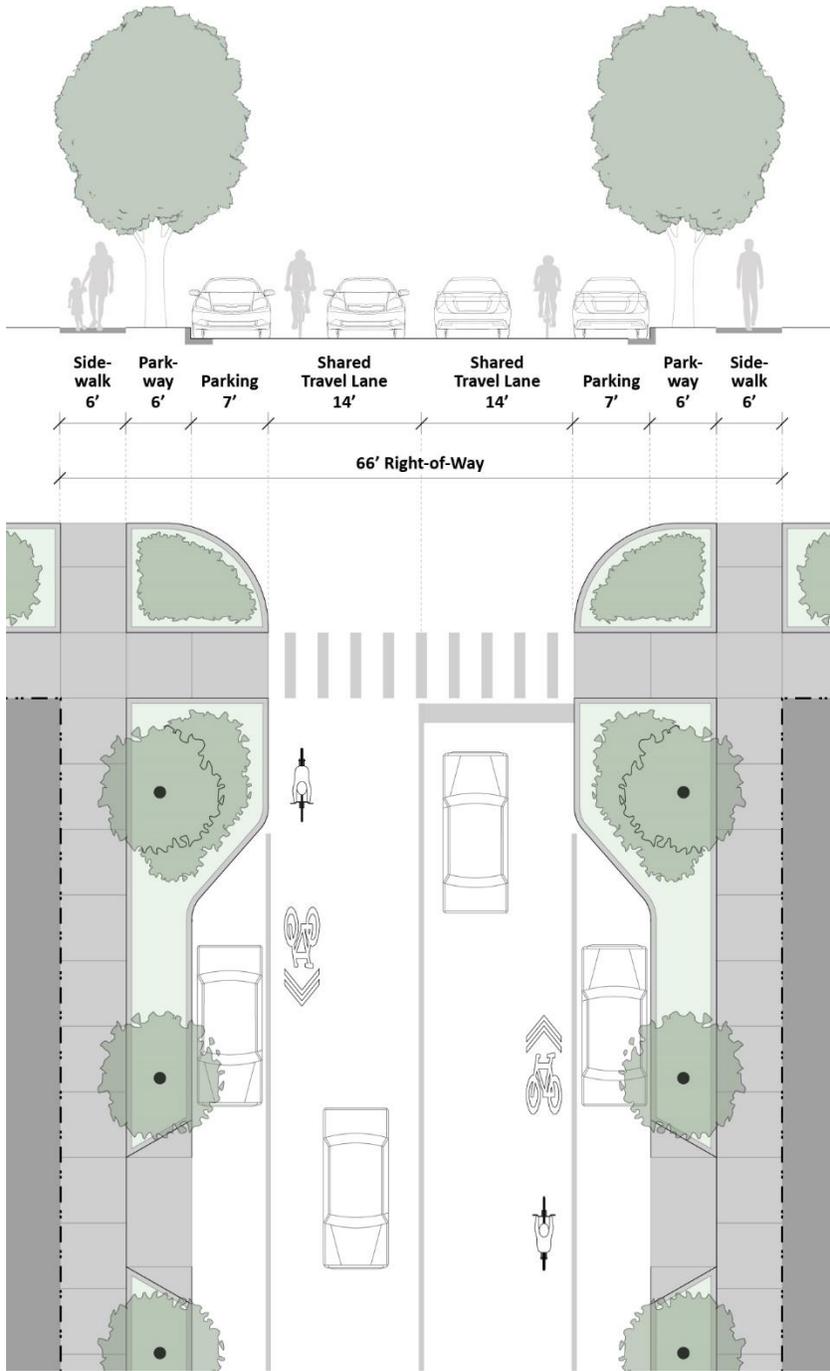
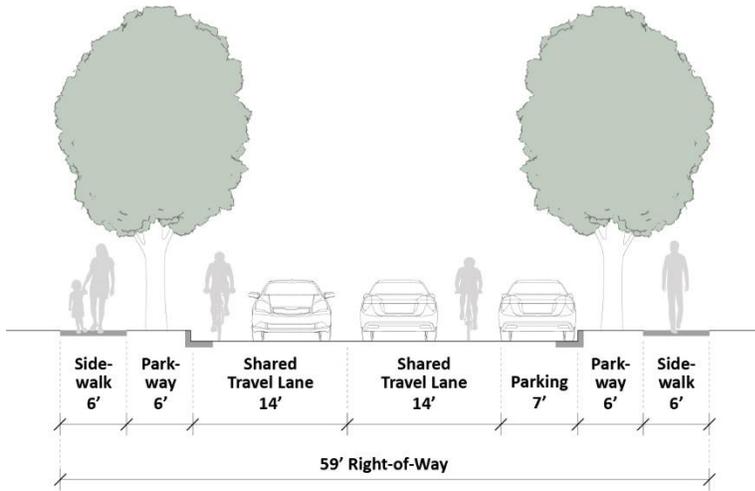


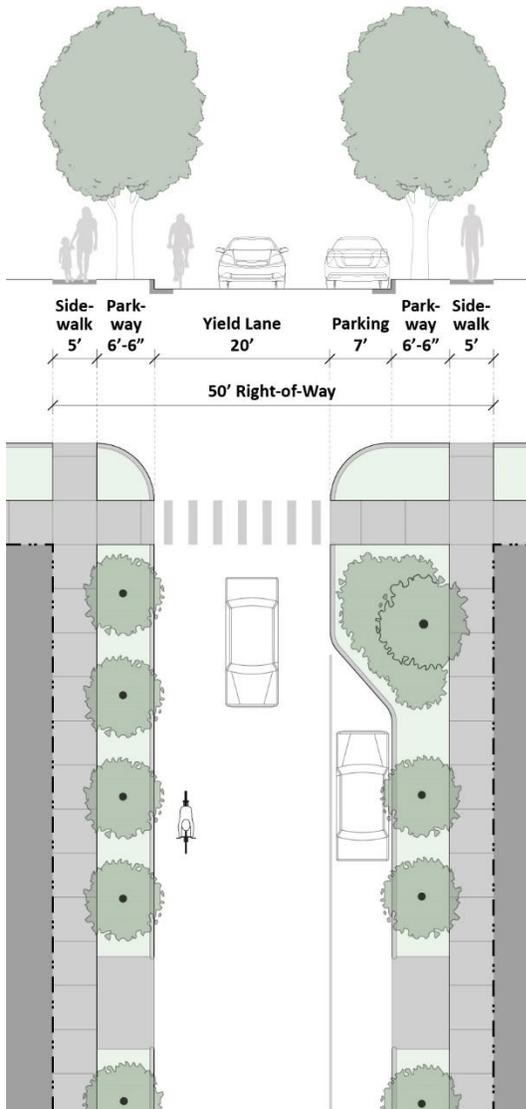
Figure X-3-Q. Alternative Neighborhood Street.



d. **Narrow Neighborhood Street.** Refer to the typical plan and section illustration, Figure X-3-R. Narrow Neighborhood Street.

- (1) Intent. The Narrow Neighborhood Street is the Village’s lowest capacity street and is designed to accommodate slow speeds and minimize the impervious surface area required for the roadway. It primarily serves the residential areas directly adjacent to it.
- (2) General Requirements. Narrow Neighborhood Streets shall be developed using the standards in Table X-3-G. Narrow Neighborhood Street Requirements.

**Figure X-3-R. Narrow Neighborhood Street.**



**Table X-3-G. Narrow Neighborhood Street Requirements.**

General Requirements	
Location	Permitted in residential districts
Typical Right-of-Way Width	50 ft
Stormwater Management Facilities	Include within parkway and any curb extensions
Vehicle Realm	
Pavement Width	27 ft
Travel Lanes	1 yield lane
Travel Lane Width	20 ft
Allowable Turn Lanes	Prohibited
Median	Prohibited
Bicycle Facilities	Shared lane
Parking Lanes	Parallel parking lane required on one side of street
Curbs	Vertical or slotted
Pedestrian Realm	
Pedestrian Facilities	Minimum 5 ft clear sidewalk on both sides
Parkway	Minimum 6 ft

e. **Alley.** Refer to the typical plan and section illustration, Figure X-3-S. Typical Alley.

- (1) Intent. The Alley is a very low capacity street located at the rear or to the side of parcels that is used to minimize the need for curb cuts and driveways along other streets and provide access to parking, loading, and service areas.
- (2) General Requirements. Alleys shall be developed using the standards in Table X-3-H. Alley Requirements. The Zoning Administrator may require additional pedestrian safety devices at the intersection of an Alley with sidewalks of other rights-of-way.

**Figure X-3-S. Typical Alley.**



**Table X-3-H. Alley Requirements.**

<b>General Requirements</b>	
Location	Permitted in all districts
Typical Right-of-Way Width	20 ft
Stormwater Management Facilities	None
<b>Vehicle Realm</b>	
Pavement Width	20 ft
Travel Lanes	1 yield lane
Travel Lane Width	20 ft
Allowable Turn Lanes	Prohibited
Median	Prohibited
Bicycle Facilities	Shared
Parking Lanes	Prohibited
Curbs	None, ribbon, or rollover
<b>Pedestrian Realm</b>	
Pedestrian Facilities	Shared
Parkway	None required

**§ X-4 Required Public Improvements**

Public improvements, such as water supply, sanitary sewer, stormwater management, and other utilities, shall be provided as follows.

**A. Water Supply.**

1. Provision of Service. The developer must provide the development with a complete water main supply system that is connected to a public water supply system.
  - a. General Requirements. The system shall provide reliable and adequate water supply, with sufficient pressure, to the uses anticipated within the subdivision, including fire flow, and shall be constructed according to the specifications and performance standards established by the Village and any other agencies that have jurisdiction.
  - b. Individual Water Supply. If good and sufficient reason can be demonstrated that such connection cannot be made, the developer must provide an individual water supply on each lot in the development in accordance with the requirements of the Cook County or Will County Health Department, whichever has jurisdiction.
2. Water Mains.
  - a. Construction Standards. All water mains and appurtenances must meet the requirements of the latest edition of the *Standard Specifications for Water and Sewer Construction in Illinois*.
  - b. Minimum Diameter. Water mains shall be at least eight inches in diameter, and include installation of shutoff valves and fire hydrants.
3. Fire Hydrants.
  - a. General Requirement. Fire hydrants must be installed throughout a development when serviced by a public water supply system, per the current requirements of the Fire Department.
  - b. Frequency of Installation. Fire hydrants must be installed at intervals of no more than 300 feet, unless otherwise authorized by the Fire Department.
  - c. Location. The locations of the fire hydrants shall generally take advantage of clear space adjacent to driveways and be coordinated with the Fire Department.

**B. Sanitary Sewer.**

1. Public Treatment. A complete sanitary sewer system must be provided that connects all lots in the subdivision with a public sanitary sewer system.
2. Construction Standards. The public sanitary sewer system and treatment plan shall conform to the requirements set forth in the latest edition of the *Standard Specifications for Water and Sewer Construction in Illinois* and the Thorn Creek Basin Sanitary District *Requirements for Permitting and Construction of Sanitary Sewer Extensions, Sanitary Sewer Connections, and Building Demolition*.

**C. Stormwater Drainage and Management.** All development must comply with Article XI (Stormwater Management) of this Ordinance. Stormwater best management practices (BMPs) should be incorporated into the storm sewer system as much as practical.

**D. Communication, Power, and Other Utilities.**

1. Location of Utility Lines. All communication, power, and other utility lines, except power lines carrying 12,000 volts or more, must be placed underground within easements or dedicated public ways.
2. Compliance. The installation of such facilities must be made in compliance with the applicable regulations of the Illinois Commerce Commission. The owner or subdivider of any property served by underground installations is responsible for compliance with the applicable regulations of the

Illinois Public Utilities Act (220 ILCS 5/1-101 et seq.) for any public utility whose services will be required for the provision of underground facilities.

3. Utility Clustering. Utility services should be clustered within a single easement when practical.

E. Easements.

1. Easement Provision. Easements must be provided for utility services and drainage including, but not limited to, sanitary sewer, storm sewer, water, gas, telecommunication, cable television, and electric. The location of a utility easement is determined by the developer and/or the appropriate utility company, to be reviewed and approved by the Village Engineer. These easements must be marked on the plat.
2. Use of Easements. Easements are reserved for the performance of municipal and governmental services, including sanitary sewer, storm sewer, and water service and maintenance, and for those utility companies that operate within the Village.
3. Right to Access and Modify. The Village and utility companies have the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate the utility transmission and distribution systems as part of such easement, together with right of access across the property for necessary personnel and equipment to do work.
4. Building Limitations. Principal buildings, accessory structures (with the exception of fences), including temporary structures, are prohibited within the easement. The easement may be used for landscape and other purposes that do not interfere with the utility and its maintenance. The Village or utility retains the right to cut down, trim, or remove any fences, accessory structures, temporary structures, trees, shrubs, or other plants that interfere with operation of the utilities within the easement area, without compensation.

**§ X-5 Park Site Dedication**

A. Purpose. The purpose of this Section is to provide for the immediate and future needs of residents for park and recreation land and facilities.

B. Applicability. The requirements of this Section shall apply to the following:

1. New building permits issued for construction on a vacant lot that results in one or more dwelling units.
2. New residential subdivisions that create one or more lots.
3. New residential planned unit developments of five acres or more.
4. Any annexation of land for new residential subdivisions or residential planned unit developments of five acres or more.

C. General Provisions.

1. Title. A clear title to the land to be dedicated shall be delivered within 30 days after the recording of a final plat, unless otherwise negotiated between the Village and the developer.
2. Payments. Payments covering fees in lieu of land dedication and the initial improvements fee shall be calculated according to the number of dwelling units in the subdivision and a proportionate amount shall be paid at the time a building permit is issued.
3. Park Contributions Account. All monies received as park contributions shall be paid into a park contributions account established by the Village. Such funds shall be disbursed only for park acquisition and/or improvement purposes for existing parks within the Village.
4. Park Improvements Credit. The Village Board may recognize existing or proposed park improvements as equal to or greater than the value of the improvement fees required in this

Section and may credit the development’s total required park contribution with the additional value of such site improvements.

5. Planned Unit Developments. Park site dedication for planned unit developments shall be provided in accordance with § VIII-4.G (G. Zoning District Exceptions and Provision of Community Amenities).

D. Land Dedication Requirements. The developer is required to dedicate land according to the formula set forth in Table X-5-A. Determination of Total Park Contribution Per Development, or to make a cash contribution in lieu of actual land and remit any fees as established in this Section.

1. Siting. The dedicated site shall be usable for active or passive recreation and sited in an accessible location. The slope, geology, and topography of the dedicated site shall be compatible with the surrounding neighborhood to the greatest extent possible.
2. Consistency with Comprehensive Plan. The location of park sites shall be guided by the goals and objectives of the Village’s comprehensive plan elements and other land use policies. Open space areas may be designed to include wetlands that facilitate stormwater management in order to contribute to the character of the Village’s existing open space areas.
3. Condition of Land. Dedicated land shall be in a condition ready for improvement, including proper site drainage and curb and gutter treatment consistent with the remainder of the development. Original topsoil and vegetative cover shall either remain undisturbed or shall be prepared with topsoil in a manner consistent with the remainder of the development.

**Table X-5-A. Determination of Total Park Contribution Per Development**

$TPC = (AD \times IIF) + (AD \times FMV) \text{ or } (AD \text{ in land dedicated})$
<p>TPC = Total park contribution.                  AD = Acreage demand for parks based upon population generated.                  IIF = Initial improvements fee per acre, adopted to fund initial improvements for park land (\$30,000).                  FMV = Fair market value, adopted average cost per acre to purchase park land (\$33,000).</p>

E. Land Dedication Calculation.

1. Park Acreage Requirement. The amount of required park land shall be determined by the ultimate density of the proposed development. For parks, 10 acres of park land per 1,000 residents shall be dedicated.
2. Determination of Population Density. The population density projection set forth in Table X-5-B. Ultimate Population Per Dwelling Unit, which was prepared by the Illinois School Consulting Service, is generally indicative of current and short-range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed by the subdivider.
3. Land Dedication Formula. The following formula determines how many acres are required to be dedicated:
  - a. The total type of each unit to be built is multiplied by the total number of people in the dwelling unit for each type of unit per Table X-5-B. Ultimate Population Per Dwelling Unit.
  - b. The total number of people in all dwelling units is divided by 1,000.
  - c. The result of such division is then multiplied by ten to determine total acreage needed for park land dedication.

**Table X-5-B. Ultimate Population Per Dwelling Unit**

Type of Dwelling	Pre-School 0-4 Years	Elementary Grades K-5 5-10 Years	Junior High Grades 6-8 11-13 Years	Total Grades K-8 5-13 Years	High School Grades 9-12 14-17 Years	Adults 18 Years +	Total Per Dwelling
<b>Single-Family Dwelling</b>							
2-Bedroom	0.113	0.136	0.048	0.184	0.020	1.700	2.017
3-Bedroom	0.292	0.369	0.173	0.542	0.184	1.881	2.899
4-Bedroom	0.418	0.530	0.298	0.828	0.360	2.158	3.764
5-Bedroom	0.283	0.345	0.248	0.593	0.300	2.594	3.770
<b>Two-Family Dwelling and Rowhouse Dwelling</b>							
1-Bedroom	0.000	0.000	0.000	0.000	0.000	1.193	1.193
2-Bedroom	0.064	0.088	0.048	0.136	0.038	1.752	1.990
3-Bedroom	0.212	0.234	0.058	0.292	0.059	1.829	2.392
4-Bedroom	0.323	0.322	0.154	0.476	0.173	2.173	3.145
<b>Multi-family Dwelling</b>							
Efficiency	0.000	0.000	0.000	0.000	0.000	1.294	1.294
1-Bedroom	0.000	0.002	0.001	0.003	0.001	1.754	1.758
2-Bedroom	0.047	0.086	0.042	0.128	0.046	1.693	1.914
3-Bedroom	0.052	0.234	0.123	0.357	0.118	2.526	3.053

(Source: 1996 Illinois School Consulting Service, Naperville, IL)

- F. Initial Improvements Fee. In order to provide for the initial improvement of areas and facilities to serve the residents of the dwelling units proposed, an initial improvements fee shall be assessed. An initial improvements fee of \$30,000.00 per acre of dedicated park land is necessary to provide for initial and partial site improvements.
- G. Criteria for Requiring Park Land Dedication.
1. General Uses and Location. The dedicated site shall be used for active recreation and located so as to be accessible and largely visible from public streets and the surrounding neighborhood. The slope, topography, and geology of the dedicated site shall be compatible with the surrounding neighborhood. Land in the floodplain and areas that may flood periodically as part of the development's stormwater detention system may be considered acceptable locations for park site dedication.
  2. Compatibility with Current Plans. The elements of the comprehensive plan, park and open space plans, and plans for unincorporated lands will be used to guide the location of park sites. Land dedication will only be accepted in those instances where a subdivider owns land in reasonable proximity to a planned future park site or is comparable thereto. In all other cases, the payment of fees in lieu of actual land is required.
  3. Condition of Dedicated Land. Dedicated land shall be in a condition ready for facility development including proper site drainage and curb and gutter treatment in a manner consistent with the balance of the development. Original topsoil and vegetative cover shall either remain undisturbed or the site shall be prepared with topsoil, fine-graded, and seeded in a manner consistent with the balance of the development.

H. Criteria for Establishment of Fees.

1. Determination of Amount of Fees. The cash contribution in lieu of land shall be determined by multiplying the acreage demand for a given development by the average fair market value for park acquisition.
2. Determination of Fair Market Value. The average fair market value for acquiring improved land in the Village is \$33,000 per acre. The fair market value will be utilized in computing fees in lieu of land dedication unless the subdivider files a written objection. The fair market value established by this Section shall only be a guideline for any final plat of subdivision resulting from an annexation of property to the Village or of a final plat of a planned unit development. In such case, fair market value may be negotiated between the subdivider and the Village on a case by case basis.

I. Appeals. The Village Board shall make the final decision concerning any appeal brought by a developer.

1. Fair Market Value. In the event of a written objection to the determination of fair market value, the developer shall submit an appraisal or other evidence showing fair market value of such land in the area of the subject development, after which a determination of appropriate fair market value shall be made by the Village Board.
2. Population Density Tables. In the event of a written objection to the population density tables, the developer shall submit their own demographic study showing estimated population per dwelling unit type, after which a determination of appropriate population density shall be made by the Village Board.
3. Site Improvement Fees. In the event of an objection concerning the site improvement requirements, improvements fees, or inclusion of detention areas, the developer shall submit their objections and proposed action in writing, after which a determination shall be made by the Village Board.

**§ X-6 School Site Dedication**

A. Purpose. The purpose of this Section is to provide for the immediate and future needs of residents for school land and facilities.

B. Applicability. The requirements of this Section shall apply to the following:

1. New residential subdivisions that create five or more lots.
2. New residential planned unit developments of five acres or more.
3. Any annexation of land for new residential subdivisions or residential planned unit developments, of five acres or more.

C. Criteria for Requiring School Site Dedication.

1. Requirement and Population Ratio. The number of students that will be generated by a residential subdivision or planned unit development will have a direct impact on the amount of land required for school site dedication. The land dedication requirement shall be determined in accordance with the data for the estimated number of children entering school by type of dwelling unit in accordance with Table X-5-B. Ultimate Population Per Dwelling Unit.
2. Location of Site. The location of school sites shall be guided by the goals and objectives of the Village's comprehensive plan elements, other land use policies, and information provided by the local school district.

D. Criteria for Requiring a Contribution in Lieu of a School Site.

1. Small or Otherwise Inappropriate Sites. In cases where a development is small and the resulting site would not be practical or appropriate for a school, the Village shall require the subdivider to pay a cash contribution in lieu of land dedication required. The cash contribution shall be paid to the school district for school grounds to serve the immediate or future needs of children from that subdivision, or for improvements to an existing school site which already serves such needs. Small sites are those where the total number of proposed dwelling units is less than one-half the maximum number of students for each school classification as set forth in Table X-6-A. School Classifications and Size.
2. Unsuitability to be Determined by Village. The determination that available land is unsuitable for a school site shall be made by the Village after inspection of the land by staff and after receiving the recommendation of the local school board and the subdivider affected. Any developer, subdivider, and/or builder affected may request a hearing before the Village Board on the question of whether the proposed land is inappropriate as a school site. Any developer, subdivider and/or builder affected, as well as the local school board, may present evidence at said hearing and in addition, the board, in its discretion, may hear evidence from other interested parties.
3. Fair Market Value. The cash contributions in lieu of land shall be based on the fair market value of improved, subdivided land or, as platted within the development's final plat, or of vacant land which results in a net new dwelling unit, that otherwise would have been dedicated as a school site. The Village, based upon its investigation, has determined that the fair market value of any particular parcel, for purposes of this Article, shall be \$33,000 per acre. The fair market value shall be used in the determination of cash contributions unless the developer, subdivider and/or builder, or any other subdivider, developer, and/or builder, or any public body, files a written objection thereto. In the event of any such objection, the objecting party shall submit an appraisal showing the fair market value of such improved land in the area of the development. Final determination of the fair market value of the improved land shall be made by the Village Board based on information submitted by the subdivider, other affected parties, and the Village.
4. Time and Manner of Payment. The cash contribution required herein shall be paid at the time of final plat approval, or calculated according to the number of dwelling units in the subdivision with a proportionate amount paid at the time a building permit is issued for each unit. The amount of each payment shall be determined by the Village at the time of approval of the final subdivision plat, the final plan of a planned unit development, or the building permit, as the case may be.

E. Conveyance of Site. Any land to be conveyed as a school site shall be conveyed to the applicable school district within 30 days after the recording of a final plat in accordance with the following criteria:

1. Title to Site. All sites shall be conveyed by warranty or trustee's deed. The subdivider shall be responsible for conveying the title to the school district free of encumbrances unless the encumbrances are waived by the school district. The subdivider shall be responsible for the payment of all real estate taxes to the date of conveyance.
2. Topography, Grading and General Suitability. The slope, geology, and topography of the dedicated site as well as its immediate surroundings must be suitable for its intended purpose. The site must be free of any environmental and archaeological concerns.
3. Site Improvements. All sites shall be dedicated in a condition ready for full service of electrical, water, sewer, drainage and streets as applicable to the location of the site.
4. Sale of Land. The school district may sell this land at its discretion. The proceeds of such sale shall be used in a manner consistent with the purposes of this Section.

F. Criteria for Requiring Combined Land Dedication and Fee. In circumstances where a combination of land dedication and a contribution in lieu of land is necessary, the following regulations shall apply.

1. If a portion of the land to be developed is proposed as the location for a school site, then that portion of the land within the subdivision falling within the school location shall be dedicated as a school site and a cash contribution in lieu shall be required for any land that would have been required to be dedicated.
  2. If a major part of the school site has already been acquired and only a small portion of land is needed from the development to complete the site then the remaining needed portions shall be required by dedication, and a cash contribution in lieu of the rest of the subdivider's obligation shall be required.
- G. Reservation of Additional Land. Where Village plans call for a school site in a proposed subdivision that is larger than the subdivider is required to dedicate then the land needed beyond the required contribution shall be reserved for subsequent purchase by the school district. This price shall be determined by the Village Board within one year of the date of an approved final plat.
- H. Combining with Adjoining Developments. Where appropriate, a school site that is to be dedicated should, if possible, be combined with dedications from adjoining developments in order to produce usable school sites without undue hardship on a particular developer.
- I. Density Formula.
1. School Classifications and Size of School Site. School classifications and the size of school sites within the Village shall be determined in accordance with the criteria shown in Table X-6-A. School Classifications and Size, which is consistent with the minimum site recommendations of the Illinois Office of Education Standards, as adopted by the Illinois State Board of Education.
  2. Determination of Population Density. The table of population density contained in Table X-5-B. Ultimate Population Per Dwelling Unit, is generally indicative of current and short-range projected trends in family size for new construction as determined by the Illinois School Consulting Service, and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider with the Village Clerk.
  3. Determination by Village Board. In the event that a subdivider files a written objection to the determination of population density, the subdivider shall submit their own demographic study showing the estimated population to be generated from the subdivision. The final determination of the density formula to be used in such calculation shall be made by the Village Board after a hearing. At such hearing, the subdivider, the school district and other interested people, at the discretion of the board, may present demographic information.
  4. Land Dedication Formula. The ultimate number of students to be generated by a subdivision or planned unit development shall bear directly on the amount of land required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of estimated number of children in each school classification from the subdivision or planned unit development over the maximum recommended number of students to be served in each such school classification as stated in Table X-6-A. School Classifications and Size; then applying the resulting ratio to the required number of acres for a school site of each such school classification as stated in Table X-6-A. School Classifications and Size. The result is the number of acres of land deemed needed for school sites to serve the estimated increase in number of students for each such school classification.

**Table X-6-A. School Classifications and Size**

<b>School Classification by Grades</b>	<b>Maximum Number of Students</b>	<b>Minimum Number of Acres of Land</b>
Elementary	600	19
Junior High	900	25
Senior High	1,500	40

- J. Agreement Between School District and Subdivider. Nothing in this Article shall prohibit an alternative agreement between the school district and the subdivider for land dedication and/or contributions in lieu that satisfy the requirements of this Article. Evidence of this agreement shall be submitted by an authorized representative of the school district stating that the requirements of this Article have been satisfied.
  
- K. Agreement Between the Village and Subdivider. Nothing in this Article shall prohibit an alternative agreement between the Village and the subdivider, for land dedication and/or contributions in lieu that satisfy the requirements of this Article. Evidence of this agreement shall be submitted by the Village stating that the requirements of this Article have been satisfied.
  
- L. School District Indemnification and Hold Harmless. All funds collected pursuant to the terms of this Article shall be paid to the school district and are to be used by the school district for the purposes stated in this Article. The school district receiving funds shall indemnify, hold harmless, and defend the Village in any action or proceeding which may hereafter be commenced challenging the imposition, collection and transfer of any funds pursuant to this Article. Pursuant to this Section, the school district shall execute and deliver to the Village an indemnification and hold harmless agreement in a form approved by the Village Attorney.

**ARTICLE XI: STORMWATER MANAGEMENT [RESERVED]**

## ARTICLE XII: DEFINITIONS

§ XII-1 Purpose

§ XII-2 Definition of Terms

### § XII-1 Purpose

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

### § XII-2 Definition of Terms

**Accessory Dwelling Unit:** 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 within which it is located.

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

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

**Actual Radius:** The curvature of a curb at an intersection measured along the curb line. This measurement will typically be smaller than the effective radius, as it does not account for the presence of on-street parking, bicycle lanes and other elements in a turning vehicle's path onto the destination street.

**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. Properties shall not be considered adjacent to one another if a public alley or other right-of-way separates the properties.

**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, 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.

**Adult-Use Cannabis Business Establishment:** An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization, or transporting organization.

**Adult-Use Cannabis Craft Grower:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure, and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**Adult-Use Cannabis Cultivation Center:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**Adult-Use Cannabis Dispensing Organization:** A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**Adult- Use Cannabis Infuser Organization or Infuser:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

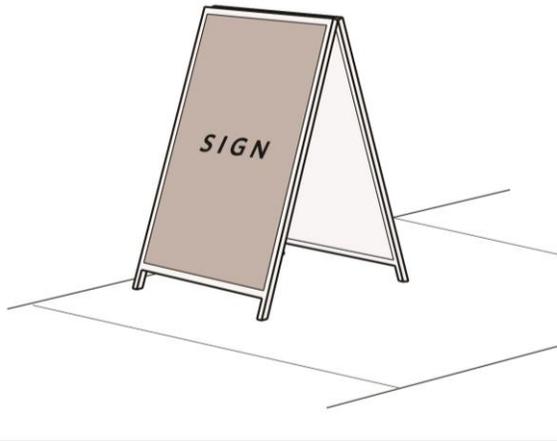
**Adult-Use Cannabis Processing Organization or Processor:** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**Adult-use Cannabis Transporting Organization or Transporter:** An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

(§ XII: Definitions. Adult Use Cannabis Business Establishments, revised 12-9-19, Ord#2132)

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

**Figure XII-2-A. A-Frame Sign**



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

**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:** An establishment where pet animals are temporarily boarded. “Animal Boarding” does not include “Animal Hospitals.”

**Animal Hospital:** An establishment for the care and treatment of ill or injured pet animals that may be temporarily boarded during the period of care and treatment.

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

**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 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.”

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

**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.

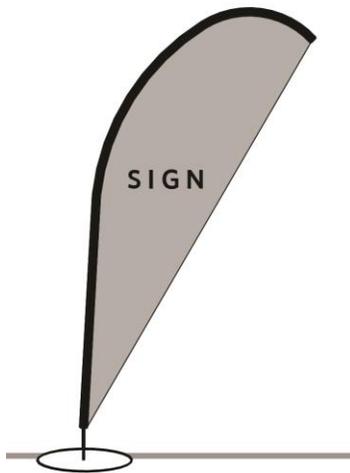
**Awning Sign:** A sign that is displayed on an awning.

**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 XII-2-B. Banner Flag Sign.

**Figure XII-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.

**Base Flood:** A flood that has a one percent chance of being equaled or exceeded in any given year.

**Base Flood Elevation:** The level to which floodwater is anticipated to rise during a base flood.

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

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

**Best Management Practice (BMP):** A structural device, measure, or program used to reduce pollution in stormwater runoff. BMPs regulate the quantity of stormwater runoff and improve the quality of the runoff before it enters the groundwater.

**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

**Bioswale:** A shallow vegetated basin that collects, absorbs, and conveys stormwater runoff.

**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.

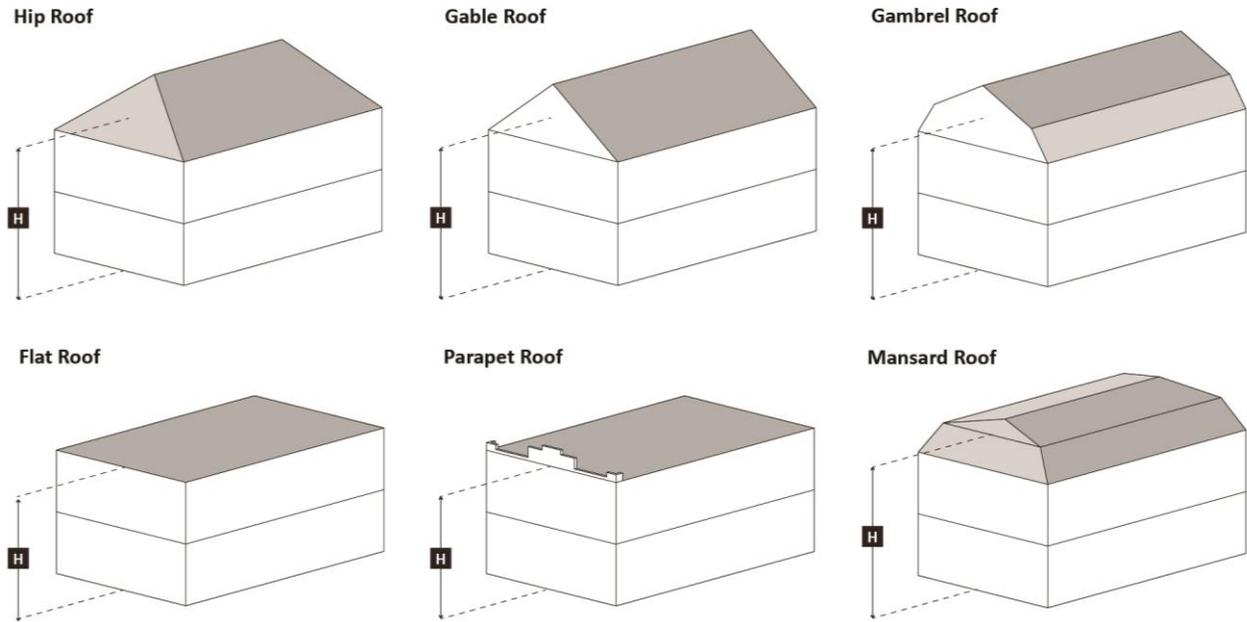
**Brewery/Distillery:** An establishment that produces alcoholic and/or non-alcoholic beverages on site, which may include an accessory or adjacent taproom where customers are allowed to sample and purchase products manufactured on-site. The sale of beer or other alcoholic liquors manufactured outside the premises is prohibited.

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

**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:** For a building with a flat roof, the vertical distance measured from the ground immediately adjacent to the building to its highest point. For a building with a gable, hip, or gambrel roof, the vertical distance measured from the ground immediately adjacent to the building to the mean point between the eaves and the ridge. For a building with a mansard roof, the vertical distance measured from the ground immediately adjacent to the building to the deck line. 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 XII-2-C. Building Height and Roof Types.

**Figure XII-2-C. Building Height and Roof Types**



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

**Carnival or Circus:** A traveling group of rides, animal displays, shows, games, and/or concessions.

**Chicken Coop:** An enclosure used to house chickens.

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

**Commercial Vehicle:** A motor vehicle operated for the transportation of people or property 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 which 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.

**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.

**Construction Security:** A letter of credit or other security required as part of the subdivision approval procedure to guarantee timely and proper completion of all public improvements.

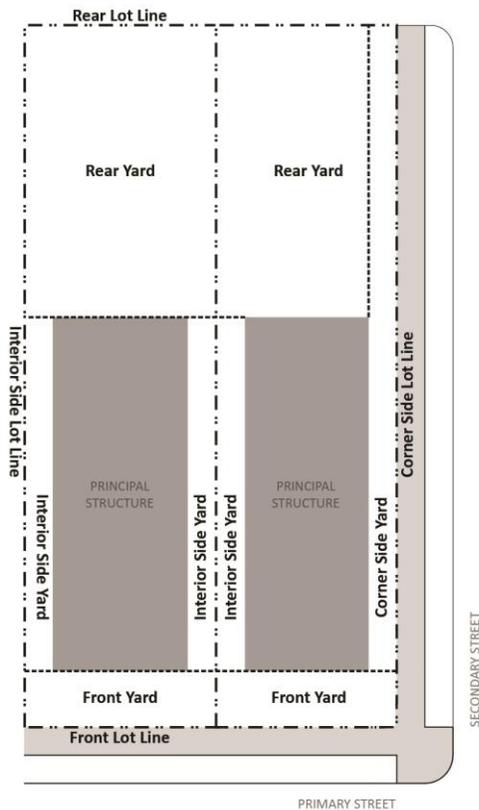
**Contractor Trailer:** A portable building or structure which may include office space and/or facilities for equipment storage for a construction project.

**Corner Lot:** A parcel of land located at the intersection of at least two streets and that has frontage on each street.

**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 XII-2-D. Lot Lines and Yards.

**Figure XII-2-D. 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 XII-2-D. Lot Lines and Yards.

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

**Cul-de-Sac:** A dead-end street with a single common ingress and egress that is permanently terminated by a vehicle turnaround.

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

**Curb Extension:** An extension of the curb line into the street, across the parking lane to the edge of the travel lane.

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

**Day Care Center:** An establishment providing care for more than three children or adults 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 "Educational Facility" or a "Place of Worship."

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

**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.

**Design Vehicle:** The vehicle type selected from the American Association of State Highway and Transportation Officials (AASHTO) classification system for the purpose of creating geometric designs for a highway or street.

**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, or the placement of mining, dredging, filling, grading, paving, excavation, or drilling operations.

**Directional Sign:** A sign that guides the circulation of motorists, bicyclists, and pedestrians, such as signs indicating parking lot entrances and exits, loading zones, and restrooms.

**Dog Run:** An enclosed area 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."

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

**Dwelling Above the Ground Floor:** One or more dwelling units located on the upper floors of a building that contains non-residential uses on its ground floor.

**Dwelling Unit:** A structure, or portion thereof, designed for occupancy by one family or household for residential purposes as a single housekeeping unit. “Dwelling Unit” does not include a motor home, trailer, tent, or portable building.

**Easement:** Land which 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.

**Effective Radius:** The curvature of a curb at an intersection measured along the path a vehicle follows when turning. This measurement will typically be larger than the actual radius, as it accounts for the presence of on-street parking, bicycle lanes and other elements in a turning vehicle’s path onto the destination street.

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

**Electrical Generator:** A device that generates electrical power.

**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.”

**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.

**Family:** One or more individuals who are related by blood, marriage, civil union, legal adoption, or legal guardianship living together and maintaining a common household including domestic guests and employees, or six or fewer individuals not so related.

**Farmers Market:** An outdoor market located in a designated area for the sale of products by the vendors who typically produce such items.

**Fence:** A barrier typically constructed of brick, stone, treated wood, simulated wood, PVC, steel, or a combination of materials, that is erected to separate, screen, or enclose an area.

**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 Establishment” or “Payday Loan Establishment.”

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

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

**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 XII-2-C. Building Height and Roof Types.

**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.

**Front Facade:** Any facade 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 irregularly shaped 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 XII-2-D. 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 XII-2-D. Lot Lines and Yards.

**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 services including 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.

**Garage or Rummage 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.

**Gas Station:** A business where motor vehicle fuel, including non-petroleum fuel, is stored and dispensed from fixed equipment into motor vehicles. "Gas Station" does not include "Motor Vehicle Repair and/or Service."

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

**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," "Preschool or Elementary School," or "Secondary 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:** The average level of the finished surface of the ground adjacent to the exterior walls of the building.

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

**Green Infrastructure:** Systems that use vegetation, soils, and natural processes to collect and absorb stormwater runoff, such as “Bioretention,” “Blue Roofs,” “Green Roofs,” “Permeable Pavement,” “Rain Gardens,” and “Rainwater Cisterns.”

**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.

**Gross Floor Area:** The total horizontal area of the floors of a building as measured from the outside face of the walls.

**Half Story:** The portion of a building under a gable, hip, or gambrel roof with exterior walls that are no more than four-and-a-half feet above the floor.

**Half Street:** A portion of the width of a right-of-way, usually along the edge of a development, where the remaining portion of the right-of-way is provided as part of the future development of the adjacent property.

**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 Manufacturing:** The manufacturing of products from unprocessed or raw materials, which may include the use of highly flammable material, toxic matter, or explosives. Heavy manufacturing processes ordinarily have a significant impact on the environment and adjacent properties. Typical heavy manufacturing uses include, but shall not be limited to, chemical processing, grain milling, metal casting, metal smelting, mining, motor vehicle assembly, 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 Occupation:** An occupation carried on in a dwelling unit by a resident, which is accessory to the residential use of the dwelling unit.

**Home Occupation Sign:** A sign associated with an occupation carried on in a dwelling unit.

**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.

**Household:** A number of individuals that live together on the premises as a single housekeeping unit.

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

**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 only 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 only 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, 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 "Indoor Entertainment," "Park", "Preschool or Elementary School," or "Secondary 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.

**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 XII-2-D. 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 XII-2-D. 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.

**Light Manufacturing:** The manufacturing of products from prepared materials or finished products. Light manufacturing processes ordinarily have a minimal impact on the environment and adjacent properties. Typical light manufacturing uses include, but shall not be limited to, the processing, fabrication, assembly, treatment, and packaging of products as well as the incidental storage and distribution of such products.

**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 people and/or 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.

**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 Will County Recorder of Deeds.

**Lot Width:** The distance between the side lot lines measured at right angles to the lot depth midway between the front and rear lot lines.

**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.

**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.

**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.

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

**Medical Marijuana Dispensary:** An establishment licensed, certified, or accredited by the appropriate state agencies to acquire medical cannabis from a registered cultivation center for the purpose of

dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

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

**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 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 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 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 Street Frontage:** The minimum proportion of a building required to be located adjacent to a primary right-of-way, expressed as a percentage of the overall lot frontage.

**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.

**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.

**Monument Sign:** A sign mounted to a freestanding base that does not include freestanding poles and is not attached to a building.

**Motor Vehicle Parking Space:** An area used to park a motor vehicle that may or may not be located on a right-of-way.

**Motor Vehicle Rental:** An establishment that rents motor vehicles, including incidental facilities for parking and servicing such vehicles.

**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” or “Motor Vehicle Sales.”

**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

“Electronic Message Signs,” “Inflatable Devices,” “Flags,” “Pennant Signs,” barber poles, signs displaying time and temperature, and street clocks.

**Multi-Family 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. “Multi-Family Dwelling” does not include “Rowhouse Dwelling” or “Two-Family Dwelling.”

**Multi-Tenant Retail Center:** A use with three or more retail tenants that is planned, owned, and/or managed as a single entity for the provision of parking facilities for motor vehicles and bicycles.

**Native Species:** A plant or animal that occurs naturally within an area, and was not introduced through human assistance.

**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.

**Nursery:** An establishment that sells plants grown or stored on site.

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

**Off-Street Parking Garage:** An area not located within a right-of-way that is used to park motor vehicles in a structure with two or more levels.

**Off-Street Parking Lot:** An area not located within a right-of-way that is used to park motor vehicles on a surface parking lot.

**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.

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

**Outdoor Dining:** An outdoor seating area, which is typically connected to an indoor seating area for a "Banquet Hall," "Bar/Tavern," or "Restaurant."

**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 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," "Preschool or Elementary School," or "Secondary School."

**Outdoor Sale.** The display and sale of products and services outside of a building or structure.

**Outdoor Storage:** 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 XII-2-C. 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 Lot Perimeter Landscape Yard.** A planted area located around the boundary of a parking lot that is located between the parking lot and a right-of-way.

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

**Parkway:** The area between the lot line and the nearest edge of the curb excluding the sidewalk, or in the absence of a curb, between the lot line and the nearest edge of the street. A "Parkway" typically includes low ground cover and/or street trees.

**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.

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

**Pedestrian Realm:** An element of the right-of-way, typically comprised of a sidewalk and a parkway area. The parkway area extends from the back of curb or edge of pavement to the sidewalk and serves to buffer pedestrians from vehicular traffic in the vehicle realm. The parkway area may include landscaping, street trees, stormwater management facilities, street furniture, lighting, and signage.

**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.

**Permeable Pavement:** A pavement system designed to collect and absorb stormwater runoff.

**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, laundromats, barbershops, beauty salons, massage therapy establishment, animal grooming establishments, health clubs, 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" 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 XII-2-C. 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 Schools," and "Secondary 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.

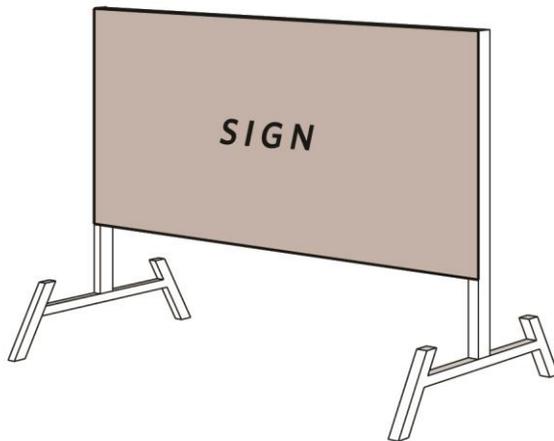
**Plat:** A document that displays property lines and other information for the purpose of identifying and/or dividing land.

**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.” Refer to Figure XII-2-E. Portable Sign.

**Figure XII-2-E. Portable Sign**



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

**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.

**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 offers 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 “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 Garden:** A shallow vegetated basin that collects and absorbs stormwater runoff.

**Rainwater Cistern:** A container for storing rainwater.

**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. Refer to Figure XII-2-D. 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 XII-2-D. 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.

**Research/Development Facility:** A facility in which innovative 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.”

**Resubdivision:** Any change to a previously recorded subdivision.

**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.”

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

**Roof Sign:** A sign erected on the roof of a building that projects above the highest point of the roofline or parapet wall.

**Rowhouse 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. “Rowhouse Dwelling” does not include “Two-Family Dwelling” or “Multi-Family Dwelling.”

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

**Secondary School:** A public or private educational facility offering instruction to high school students with a full range of curricular programs.

**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.

**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 by visitors to businesses and institutions. Bicycles are typically secured to short-term parking facilities by means of a bicyclist's own lock.

**Sidepath:** An off-street facility that is shared by pedestrians and bicyclists. A sidepath functions like a sidewalk but is wide enough to accommodate bicyclists and pedestrians simultaneously.

**Sidewalk Sale:** The temporary outdoor sale of merchandise by businesses which typically occurs on the sidewalk within the public right-of-way.

**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.

**Single-Family Dwelling:** A building that contains one dwelling unit, which is not attached to any other dwelling units with the exception of an "Accessory Dwelling Unit."

**Small Cell Wireless Facilities:** A wireless facility that meets both of the following qualifications:

- (i) each antenna is located inside an enclosure of no more than six cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet; and
- (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

Small Cell Wireless Facilities" do not include "Antenna", "Wireless Telecommunication Antenna", "Wireless Telecommunication Facility", or "Wireless Telecommunication Tower".

(§ XII: Definitions, revised 9-23-19, Ord#2121)

**Small Wind Energy System:** A structure that converts wind energy to electric or mechanical power with a rated capacity of not more than 100kW.

**Snipe Sign:** A sign affixed, posted, painted, or pasted 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.

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

**Solar Farm:** A facility that includes a group of solar energy collection systems for the purpose of converting sunlight into electrical 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.

**Special Flood Hazard Area:** The land area covered by the floodwater of a base flood.

**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 for vehicles at a drive-through establishment.

**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 (e.g. "CU-Structural Soil" or other soil that has the ability to support a concrete slab while allowing for root penetration).

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

**Stub Street:** A nonpermanent dead end street that can be extended as part of the subdivision and development of adjacent land. Access from the stub street shall be permitted only along the frontage of such street to the lots in the subdivision containing the stub street.

**Subdivision:** The division of land into two or more lots, or a development consisting of subdivided lots.

**Subdivision Exception:** Authorization granted by the Village to allow development that deviates from the specific subdivision regulations of this Chapter.

**Swimming Pool:** An in-ground or above-ground 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.

**Tattoo Parlor:** An establishment that provides the service of permanently marking the skin with designs, symbols, or other markings using ink and needles, and may also offer body piercing services.

**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 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 are typically constructed without a foundation.

**Temporary Use:** A use that is intended to be in place for a limited period of time.

**Through Lot:** An interior lot having frontage on two parallel streets that do not intersect.

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

**Two-Family 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-Family Dwelling" does not include "Rowhouse Dwelling" or "Multi-Family 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.

**Urban Agriculture:** Land that is cultivated and maintained for wholesale or retail sales of agricultural crops.

**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, and cable television.

**Utility Pole:** A pole or similar structure that is used in whole or in part by a communications service provider or for electric distribution, lighting, traffic control, or a similar function that is owned and maintained by Commonwealth Edison, Illinois Department of Transportation, Cook or Will Counties, the Village of Park Forest, or similar public utility provider.  
(§ XII: Definitions, revised 9-23-19, Ord#2121)

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

**Vegetable Garden:** An area dedicated to the cultivation of edible plants. “Vegetable Garden” does not include “Community Garden.”

**Vehicle Realm:** An element of the right-of-way, comprised of the travel lanes, bicycle lanes, and parking lanes.

**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 Park Forest, Illinois.

**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.”

**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.

**Wholesale Establishment:** An establishment that sells and distributes physical goods, products, or merchandise to commercial and industrial entities. “Wholesale Establishment” does not include “Retail Goods Establishment.”

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

**Wireless Support Structure:** A freestanding structure, such as a monopole; tower, either guyed or self-supporting; billboard; or other existing or proposed structure designed to support or capable of supporting wireless facilities. Wireless support structure does not include a utility pole.  
(§ XII: Definitions, revised 9-23-19, Ord#2121)

**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.