



Village of Campton Hills Zoning Ordinance

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ARTICLE 1. TITLE, PURPOSE, AND APPLICABILITY

1.1 TITLE

1.2 PURPOSE

1.3 APPLICABILITY

1.4 TRANSITION RULES

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1.1 TITLE

This Zoning Ordinance, which incorporates the Official Zoning Map, is known, cited, and referred to as the “Campton Hills Zoning Ordinance,” “Zoning Ordinance,” or “Ordinance.”

1.2 PURPOSE

The intent of this Ordinance is to establish land use regulations to serve the Village of Campton Hills. The purpose of this Ordinance is to:

- A. Promote the public health, safety, and welfare.
- B. Provide for preservation, protection, and conservation of natural resources.
- C. Preserve and enhance the value of structures, communities, and neighborhoods that constitute the distinct places within the Village.
- D. Divide the Village into zoning districts, according to use of land and structures, bulk of structures, intensity of the use of the lot, or other classification, as deemed best suited to carry out the purposes of this Ordinance.
- E. Preserve open space and natural areas, and quality of life.
- F. Control the development of the Village in an orderly manner in accordance with the Comprehensive Plan and adopted land use policies.
- G. Promote the principles of sustainability, as described and defined in the Comprehensive Plan.
- H. Promote economic development that balances the needs of the current and future economy with a high quality of life standard.
- I. Reduce traffic congestion, and utilize existing infrastructure and resources.
- J. Maintain, develop, and plan for public facilities and utilities in an economical and environmentally sound manner.
- K. Provide for the protection of public investment in transportation, water, stormwater management systems, sewage treatment and disposal, solid waste treatment and disposal, schools, recreation, public facilities, open space, and other public requirements.
- L. Provide for the gradual elimination of nonconformities.

1.3 APPLICABILITY

- A. Territorial Application
This Ordinance applies to all land, uses, and structures within the Village.
- B. General Application

In their interpretation and application, the provisions of this Ordinance are held to be the minimum requirements for the promotion and protection of the public health, safety, and welfare.

- C. **Required Conformance**
Any portion or whole of a structure must be erected, constructed, reconstructed, moved, or enlarged in conformance with the requirements of this Ordinance. Any structure or land must be used and occupied in conformance with the requirements of this Ordinance.
- D. **Relation to Private Agreements**
This Ordinance does not nullify any private agreement or covenant. However, where this Ordinance is more restrictive than a private agreement or covenant, this Ordinance controls. Those charged with administration and enforcement of this Ordinance do not enforce any private agreement.
- E. **Relation to Other Laws and Regulations**
Unless otherwise specifically provided, this Ordinance controls over less restrictive statutes, ordinances, or regulations, and more restrictive statutes, ordinances, or regulations control over the provisions of this Ordinance.
- F. **Rules Regarding Illustrations and Graphics**
Any illustrations, graphics, and/or photos contained in this Ordinance are to assist the reader in understanding and applying the Ordinance. If there is any inconsistency between the text of the Ordinance and any such illustration, graphic, and/or photo, the text controls unless specifically stated otherwise.

1.4 TRANSITION RULES

A. Existing Uses

1. Any structure or land used in a manner that was classified a permitted use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, and that use is classified as a permitted use as of the effective date of this Ordinance or any subsequent amendment to this Ordinance, that use remains a permitted use.
2. Any structure or land used in a manner that was classified a special use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, and that use is classified as a special use as of the effective date of this Ordinance or any subsequent amendment to this Ordinance, that use remains a special use and remains subject to the special use ordinance under which it was originally approved.
3. Any structure or land used in a manner that was classified as a permitted use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, and now that use is classified as a special use as of the effective date of this Ordinance or any subsequent amendment to this Ordinance, may continue by securing a special use permit in accordance with the procedures contained in this Ordinance. Unless and until a special use permit is secured, the use is deemed a nonconforming use.
4. Any structure or land used in a manner that was classified as a special use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, and that use is now classified as a permitted use as of the effective date of this Ordinance or any subsequent amendment to this Ordinance, that use is classified as a permitted use. The

use is no longer subject to any conditions placed upon its approval; however, the continued operation and/or any subsequent addition, enlargement, or expansion of that use must conform to all Ordinance requirements for such use.

5. Any structure or land used in a manner that was classified as either a permitted use or special use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, but this Ordinance no longer allows that use as either a permitted or special use in the zoning district in which it is located, that use is classified a nonconforming use.

B. Structures Rendered Nonconforming

If a structure existing on the effective date of this Ordinance was a conforming structure before the effective date of this Ordinance or any subsequent amendment to this Ordinance, but such structure does not meet all standards set forth in this Ordinance in the zoning district in which it is located, that structure is deemed a nonconforming structure.

C. Lots Rendered Nonconforming

If a lot existing on the effective date of this Ordinance was a conforming lot of record before the effective date of this Ordinance or any subsequent amendment to this Ordinance, but such lot does not meet all standards set forth in this Ordinance in the zoning district in which it is located, that lot is deemed a nonconforming lot.

D. Site Elements Rendered Nonconforming

If a site element existing on the effective date of this Ordinance was conforming before the effective date of this Ordinance or any subsequent amendment to this Ordinance, but such site element does not meet all standards set forth in this Ordinance in the zoning district in which it is located, that site element is deemed a nonconforming site element.

E. Previously Issued Building Permits

If a building permit for a structure was lawfully issued prior to the effective date of this Ordinance, or any subsequent amendment to this Ordinance, and if construction has begun within 90 days of the issuance of that permit, the structure may be completed in accordance with the plans on the basis of which the building permit was issued and may, upon completion, be occupied for the use originally intended.

F. Previously Granted Variances

All variance approvals granted prior to the effective date of this Ordinance, or any subsequent amendment to this Ordinance, remain in full force and effect. The recipient of the variance may proceed to develop the property in accordance with the approved plans and all applicable conditions.

G. Existing Planned Unit Developments

Previously approved planned unit developments (PUD) remain in effect and continue to control the development of land that is subject to the PUD. Any amendments to existing PUD are subject to the amendment procedures of this Ordinance.

H. Pending Applications

An application that has been received and deemed complete, and scheduled for a public hearing or meeting is subject to the rules in effect on the date the application was deemed complete.

I. Existing Unlawful Uses

Any use that was unlawful at the time of the adoption of this Ordinance that is in conflict with the requirements of this Ordinance remains unlawful.

1.5 SEVERABILITY

If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance is adjudged by any court of competent jurisdiction to be invalid, that judgment does not affect, impair, invalidate, or nullify the remainder of this Ordinance. The effect of the judgment is confined to the section, paragraph, subdivision, clause, sentence, or provision immediately involved in the controversy in which judgment or decree was rendered.

ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT

2.1 RULES OF INTERPRETATION

2.2 GENERAL ABBREVIATIONS

2.3 DEFINITION OF GENERAL TERMS

2.4 RULES OF MEASUREMENT

2.1 RULES OF INTERPRETATION

The terms in the text of this Ordinance must be interpreted in accordance with the following rules of construction:

- A. The singular number includes the plural, and the plural the singular.
- B. The present tense includes the past and future tenses, and the future tense includes the present.
- C. The terms “must,” “shall,” and “will” are mandatory, while the terms “may” and “can” are permissive.
- D. The terms “must not,” “will not,” “shall not,” “cannot,” and “may not” are prohibiting.
- E. Any gender includes all genders.
- F. Any word not defined in this Ordinance will have the meaning given in any applicable Village code or ordinance or, if none, in Webster’s Third New International Dictionary, Unabridged, except for words that refer to the permitted and special uses of this Ordinance, which will be interpreted in accordance with the meaning established in the North American Industry Classification System (NAICS) in effect at that time.

2.2 GENERAL ABBREVIATIONS

The following abbreviations may be used within this Ordinance:

- A. BTL is an abbreviation for “built-to line.”
- B. BTZ is an abbreviation for “built-to zone.”
- C. GFA is an abbreviation for “gross floor area.”
- D. ft is an abbreviation for “feet.”
- E. N/A is an abbreviation for “not applicable.”
- F. sf is an abbreviation for “square feet.”
- G. SF is an abbreviation for “single-family.”

2.3 DEFINITION OF GENERAL TERMS

Abut. To share a common wall or lot line without being separated by a street or alley.

Accessibility Ramp. A ramp or similar structure that provides wheelchair or similar access to a structure.

Accessory Unit. An additional area of living space located within a principal structure that contains at a minimum a bedroom and bath, but may also have additional rooms such as a sitting room or kitchen for the use of the family occupying the principal structure.

The accessory unit is accessed from within the principal structure, but may also have an additional separate ingress/egress to the outside.

Accessory Structure. A detached structure located on the same lot as the principal building that is incidental to the use of the principal building.

Accessory Use. A use of land or a structure, or portion thereof, customarily incidental and subordinate to the principal use of the land or structure.

Addition. Construction that increases the size of a structure in terms of building footprint, height, or floor area.

Alley. A public right-of-way that normally affords a secondary means of access to abutting property.

Amateur (HAM) Radio Equipment. An amateur (HAM) radio station licensed by the Federal Communications Commission (FCC), including equipment such as, but not limited to, a tower or building-mounted structure supporting a radiating antenna platform and other equipment.

Ambient Lighting. The general overall level of lighting in an area.

Ancillary. In regard to principal uses, a structure or use that provides support and/or is typically integral to a principal structure or use.

Apiary. A structure for the keeping of honeybees.

Aquaculture/Aquaponics. A structure designed for the farming of aquatic organisms such as fish, crustaceans, mollusks, and aquatic plants under controlled conditions

Architectural Feature. A part or projection that contributes to the aesthetics of a structure, exclusive of signs, that is not necessary for the structural integrity of the structure or to make the structure habitable.

Architectural Lighting. Outdoor lighting directed at buildings, facades, structures, monuments, and other architectural features.

Awning. A roof like structure typically made of cloth, metal, or other material attached to a frame that extends from and is supported by a building. Awnings are typically erected over a window, doorway, or building front. Awnings may be raised or retracted to a position adjacent to the building.

Balcony. A roofed or unroofed platform that projects from the exterior wall of a structure above the ground floor, which is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

Banner. A sign with copy on non-rigid material, such as cloth, plastic, fabric or paper, that is not supported by a framework.

Bay Window. A window that projects outward from the structure, which does not rest on the building foundation or on the ground.

Beacon/Searchlight. A stationary or revolving light which flashes or projects illumination in order to attract attention, not including, however, any lighting prescribed by safety regulations of the Federal Aviation Agency or similar agencies.

Berm. An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other similar purposes.

Block. Defined in Section 2.4.

Blockface. Defined in Section 2.4.

Blue Roof. A roof designed to store water and discharge rainfall.

Book Exchange Box. An outdoor accessory structure maintained by a property owner on private property where books and recorded performing arts and media are kept for public and/or exchanges with no fees or sales and are publicly accessible.

Buffer Yard. Land area with landscape plantings and other components used to separate one use from another and to shield or block noise, lights, or other nuisances.

Build-To Line (BTL). Defined in Section 2.4.

Build-To Zone (BTZ). Defined in Section 2.4.

Build-To Percentage. Defined in Section 2.4.

Buildable Area. The portion of a lot, excluding required setbacks, where a structure or building improvements may be erected.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Envelope. The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by regulations governing building setbacks, maximum height, and bulk, by other regulations, and/or by any combination thereof.

Building Coverage. Defined in Section 2.4.

Building Height. Defined in Section 2.4.

Building Line. A line measured at the building wall of a structure between parallel lot lines. For the purposes of establishing a building line, the building wall does not include permitted encroachments of architectural features, such as bay windows, eaves, and steps and stoops.

Caliper. Defined in Section 2.4.

Canopy - Non-Structural. A roof-like non-structural cover that projects from the wall of a structure with support posts that extend to the ground.

Canopy - Structural. A permanent structure, with support posts that extend to the ground, that serves as an overhanging shelter that forms the structure of a building and is constructed in such a manner as to allow pedestrians and/or vehicles to pass underneath. A structural canopy may be attached to the building or freestanding.

Carport. An open-sided roofed vehicle shelter, usually formed by extension of the roof from the side of a building, but may be freestanding.

Changeable Copy. Letters, numerals, or other graphics that are not permanently affixed to a structure and/or set for permanent display, and are intended to be alterable through manual means.

Chicken Coop. A structure where hens are kept.

Chimney. A vertical shaft of reinforced concrete, masonry or other approved material enclosing one or more flues, for the purpose of removing products of combustion from solid, liquid, or gaseous fuel.

Co-Location. Placement of equipment from more than one service or service provider on a single tower or site.

Commercial Districts. Zoning districts that allow a variety of non-residential uses such as retail, restaurant, entertainment, service, and office, where such types of uses are the primary uses allowed, and/or where a wide range of commercial uses are allowed with some residential uses to create mixed-use development. Commercial districts are identified in Section 3.1 as “Commercial Districts.”

Commercial Use. A structure or land arranged, designed, used, or intended to be used for non-residential uses, which includes, but is not limited to, retail, restaurant, entertainment, service, office, and similar uses.

Contiguous. See abut.

Contour Line. Contour lines denote elevation or altitude and depth on maps.

Conservation Design. A subdivision technique intended to preserve natural and environmentally sensitive areas while allowing for residential development.

Correlated Color Temperature (CCT). Measured in degrees Kelvin (K), the absolute temperature of a blackbody whose chromaticity most nearly resembles that of the light source. For the purpose of this chapter, "CCT" is used as a simplified way to characterize the spectral properties of a light source and estimate the overall appearance of the light to the human eye.

Cross-Access. A vehicular and/or pedestrian connection between abutting properties that connects the two sites and allows vehicles and/or pedestrians to travel between sites without the having to exist to the street.

Day. A calendar day.

Deck. A roofless outdoor space built as an aboveground platform projecting from the wall of a structure and connected by structural supports at grade or by the structure.

Development. The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, any mining, excavation, landfill or land disturbance, or any change in use, or alteration or extension of the use, of land.

Driveway. A pathway for motor vehicles from a street to a lot used only for service purposes or for access to the lot.

Dwelling. A structure, or portion thereof, designed or used exclusively for human habitation, including single-family dwellings, but excluding manufactured homes and hotels.

Dwelling Unit. A structure or portion of a structure providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Easement. Land designed by lawful agreement between the owner(s) of the land and a person(s) for a specified use only by such person(s).

Eave. The projecting lower edges of a roof overhanging the wall of a structure.

Electronic Message Sign. A sign designed where a portion of the sign area uses changing light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the electronic display panel(s) to form a message or messages in text and/or image from where the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

Time/temperature signs are not considered electronic message signs.

Encroachment. The extension or placement of any structure, or a component of such, into a required setback or right-of-way.

Erect. To build, construct, attach, hang, place, suspend, or affix.

Exterior Lighting. The illumination of an outside area or object by any man-made device that produces light by any means.

Exterior Stairwell. One or more flights of stairs, and the necessary landings and platforms connecting them, to form a continuous passage from the entryway of a floor or level to another in a structure located on the exterior of a principal building.

Family. A family is defined as one or more persons related by blood, marriage, civil union, domestic partnership, or adoption (including foster children), or a group of no more than three unrelated persons maintaining a common household in a single dwelling unit.

Fence. A structure used as a boundary, screen, separation, means of privacy, protection or confinement, and is constructed of wood, plastic, metal, wire mesh, masonry, or other similar material and is used as a barrier.

Fence - Non-Privacy. A fence that has, over its entirety, more than 20% of the superficial surface consisting of regularly distributed openings.

Fence - Privacy. A fence that has, over its entirety, no distributed openings. A shadowbox design fence is considered a solid fence.

Floodlight. A light designed for lighting a scene or object to a luminance greater than its surroundings.

Foot-Candle. A unit of measure of illuminance equal to one lumen of light spread over an area of one square foot.

Full Cutoff Luminaire. A luminaire having zero intensity at or above horizontal (90°) and limited to a value not exceeding 10% of lamp lumens at or above 80°. Such luminaire is determined by a photometric test and certified by the manufacturer.

Garage. A structure, either attached or detached, used for the parking and storage of vehicles as an accessory use to a residence. For the purposes of this definition, garage does not include a commercial parking structure.

Gazebo. A freestanding outdoor structure designed for recreational use and not for habitation.

Glare. Light emitting from a luminaire with an intensity great enough to reduce a viewers' ability to see, cause discomfort, and, in extreme cases, cause momentary blindness.

Grade. Defined in Section 2.4.

Green Roof. A building roof partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Greenhouse (Accessory). A structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

Gross Floor Area (GFA). Defined in Section 2.4.

Hedge. A row of closely planted shrubs, bushes, or any kind of plant forming a boundary.

Home-Based Business. Any commercial activity carried out for economic gain by a resident, conducted as an accessory use in the resident's dwelling unit.

IES. Illuminating Engineering Society of North America.

Illuminance. The total luminous flux incident on a surface, per unit area.

Illuminance Grid Plot. A photometric report indicating the average horizontal illumination delivered to each of the squares of a gridded area illuminated by one or more luminaires.

Impervious Surface Coverage. Defined in Section 2.4.

Infrastructure. Facilities and services needed to sustain residential, commercial, industrial, institutional, and other activities, including, but not limited to, water lines, sewer lines, and rights-of-way.

Initial Lumen. The measurement of a lamp's lumen output at the time the lamp is burned for the first time. As a light ages, the amount of light produced is reduced.

Installed Height. The height above grade of the lowest light emitting point of an installed luminaire.

Intensity of Use. Square feet of gross floor area, number of dwelling units, number of employees, or other factor used as a basis for requiring off-street parking or loading facilities.

Iso-Foot-Candle Plots. A plot that graphically represents a particular luminaire's lighting pattern, in illuminance, as the light strikes a horizontal surface. It includes foot-candle calculations shown with the luminaire at various mounting heights. Contour lines are drawn through illuminance values.

Kelvin. A unit increment of temperature used as a color temperature scale of a light bulb (see definition of correlated color temperature (CCT)). Kelvin is indicated by the abbreviation "K."

LED (Light Emitting Diode). An electronic semiconductor device that emits light when an electrical current is passed through it.

Lamp. The source of light being emitted from a luminaire, such as a bulb, LED, and/or a refractive pane.

Light. Electromagnetic radiation within a range of wavelengths sufficient for visual perception by the normal unaided human eye.

Light Level. See illuminance.

Light Output. The amount of light that is emitted by a lamp or luminaire.

Light Pole. Pole on which a luminaire is mounted.

Light Trespass. Light that falls on property other than that of the owner of the light source.

Lighting Installation. An arrangement of one or more luminaires including any mounting hardware, brackets, and supporting structures.

Lighting Plan. An overall plan that describes the outdoor lighting.

Livestock. Domesticated animals raised in an agricultural setting typically to produce labor or commodities such as meat, milk, leather, and wool. Livestock includes animals raised to promote the continuation of a breed, a practice typically called animal husbandry.

Loading Berth. A space within a loading facility exclusive of driveways, aisles, maneuvering areas, ramps, columns, landscape, and structures for the temporary parking of a commercial delivery vehicle while loading or unloading goods or materials.

Lot. Defined in Section 2.4.

Lot Area. Defined in Section 2.4.

Lot, Corner. Defined in Section 2.4.

Lot Depth. Defined in Section 2.4.

Lot, Flag. Defined in Section 2.4.

Lot, Interior. Defined in Section 2.4.

Lot Line. Defined in Section 2.4.

Lot Line, Corner. Defined in Section 2.4.

Lot Line, Front. Defined in Section 2.4.

Lot Line, Interior. Defined in Section 2.4.

Lot Line, Rear. Defined in Section 2.4.

Lot Line, Street. Defined in Section 2.4.

Lot, Through. Defined in Section 2.4.

Lot Width. Defined in Section 2.4.

Lumen. A unit of measure of luminous flux.

Luminaire, Light Luminaire. The complete lighting assembly (including the lamp(s), housing, ballasts, photocells, globes, reflectors or refractors, lenses, sensors and shield(s) and excluding the support assembly or pole, mounting bracket and base) consisting of one or more lamps, together with the attachment parts designed to distribute light, position and connect the lamp to the power supply.

Luminous Flux. The power emitted from a source of electromagnetic radiation, such as a light bulb, in the form of visible light. Luminous flux is measured in lumens and is typically specified by the manufacturer for a given lamp or luminaire.

Marquee. A permanent roof-like structure or canopy of rigid materials supported by and extended from the façade of a building.

Multi-Tenant Retail Center. A group of three or more commercial establishments that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant retail centers are large shopping centers/malls and strip centers.

Nadir. The direction pointing directly downward from the light source of the luminaire that originates from a horizontal plane at the lowest point on the luminaire.

Neon. Colored florescent or gas discharge tubular which can be bent into various forms for use decoratively or as signs.

New Construction. New construction is any of the following:

1. Site preparation for, and construction of, entirely new structures, and subsequent replacement of such new structures or any part thereof.
2. Enlargement of any existing structure by 50% of the area of the footprint of the building or 50% of the gross square footage of such existing structure regardless of the number of other structures on the same site, whichever is less.
3. For the purposes of exterior lighting controls, adding new lighting fixture(s), pole(s) or other amenity(ies) to existing structure(s) or pole(s) to which such fixture(s) were or are to be attached. This does not apply to the replacement of lighting fixtures, poles, or other amenities that existed prior to July 1, 2014.

Noncommercial Message. The expression of noncommercial ideas and messages. A noncommercial message does not direct attention to, does not advertise, or does not promote a business, activity, event, service, or product on-site or off-site

Nonconforming Lot. A lot of record that at one time conformed to the lot dimension requirements (lot area, lot width, lot depth) of the zoning district in which it is located but because of subsequent amendments to the Ordinance no longer conforms to the applicable lot dimensions.

Nonconforming Sign. A sign that once conformed to zoning district regulations but because of subsequent amendments to the Ordinance no longer conforms to applicable sign regulations.

Nonconforming Site Element. A site development element, such as landscape, fences or walls, lighting, and parking, that at one time conformed to the requirements of this Ordinance, but because of subsequent amendments, has been made nonconforming.

Nonconforming Structure. A principal or accessory structure that once conformed to zoning district regulations but because of subsequent amendments to the Ordinance no longer conforms to applicable dimensional standards.

Nonconforming Use. The use of a structure or land that at one time was an allowed use within a zoning district but because of subsequent amendments to the Ordinance is no longer allowed.

Non-Profit Organization. An organization that does not distribute its surplus funds to owners or shareholders, but instead uses them to help pursue its goals.

Non-Residential Districts. Zoning districts that allow a variety of non-residential uses such as retail, restaurant, service, and office, where such types of uses are the primary uses allowed, and/or where a wide range of commercial uses are allowed with some residential uses to create mixed-use development. Non-residential districts are identified in Section 3.1 as “Commercial Districts” and the base districts (i.e., those that are not overlay districts) of “Agricultural and Natural Area Districts” (Sections 3.1.B and 3.1.C). Non-residential districts include agricultural districts.

Non-Residential Use. A structure or land arranged, designed, used, or intended to be used for non-residential uses, which includes, but is not limited to, retail, office, entertainment, recreation, public, institutional, and other non-residential uses. Structures with dwellings above ground floor non-residential uses are considered mixed-use development and considered a non-residential use for the purposes of this Ordinance.

North American Industry Classification System (NAICS). The standard used by federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

Off-Premise Commercial Sign – Permanent. A permanent sign that advertises an activity, service, or commodity that is not the primary activity, service or commodity provided on the site where the sign is located. Also called a billboard.

Off-Premise Commercial Sign – Temporary. A temporary sign that advertises an activity, service, or commodity that is not the primary activity, service or commodity provided on the site where the sign is located. Also called a push, snipe, or bandit sign.

Off-Street Parking. The storage space for an automobile on premises other than streets or rights-of-way.

Open Space. That portion of land, either landscaped or left unimproved, which is used to meet active or passive recreation or spatial needs, and/or to protect water, air, or plant resources.

Organized Sporting Event. A prearranged sports or recreational event involving at least one group or team with a roster and schedule.

Outdoor Display and Sales Area. Part of a lot used for outdoor sales and/or display of goods accessory to the principal use.

Outdoor Lighting. Light generated from an indoor or outdoor source that provides illumination to any exterior surface, building, sign, structure, device, or other outdoor feature (including land) which is visible to an observer located outdoors. For the purposes of this chapter, the light source inside an internally illuminated sign is not considered outdoor lighting.

Owner. Any person, including the owner of the title or a mortgage whose interest is shown of record in the mortgage and conveyance records; a person shown as owner in the records of the tax assessor of the county in which the property is situated; or the agent of any such person and those in possession of a dwelling, dwelling unit, or premises.

Parapet. The extension of a false front or wall above a roof-line.

Party Wall. A wall starting from the foundation and extending continuously through all stories to or above the roof that separates one building from another, but is in joint use by each building.

Patio. A hard surface designed and intended for recreational use by people and not used as a parking space.

Pennant. Any lightweight plastic, fabric, or other material either containing a message or not containing a message, suspended from a rope, wire, string or other material, usually in a series.

Performance Standards. A set of criteria or limits relating to elements that a particular use or process must either meet or may not exceed.

Pergola. A freestanding, open structure that forms a partially shaded pedestrian walkway, passageway, or sitting area, and is constructed of a semi-open roof and vertical posts that support cross-beams and a sturdy open lattice. It may also be used as an extension of a building entryway.

Pervious Paving. A range of sustainable materials and techniques for permeable paving with a base and sub-base that allow the movement of stormwater through the surface. Gravel and loose rock are not considered pervious paving.

Photometric Plan. A technical plan that will indicate light distribution and the performance of lighting fixtures. It will explain the distribution of the proposed lighting and its effects on the area surrounding the site.

Playing Field. An open outdoor field or court used for, but not limited to, playing sports such as baseball, soccer, football, tennis, volleyball, and basketball.

Porch. An architectural feature that projects from the exterior wall of a structure, has direct access to the street level of the building, and is covered by a roof or eaves.

Porch – Unenclosed. A porch that is open on all sides that do not abut a principal building wall.

Porch – Enclosed. A porch enclosed by walls, screens, lattice or other material. A screened-in porch is an enclosed porch.

Portable Sign Structure. A sign structure that is intended, by design and construction, to rest upon the ground for support and can be moved and reused. Portable signs include, but are not limited to, signs mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure, with wheels or with wheels removed. Portable sign structures do not include A-frame signs.

Porte Cochere. A permanent structure built over a driveway or entry drive that provides temporary shelter to persons exiting a vehicle, but not serving as the only covered or enclosed vehicle shelter on-site.

Property Line. For the purposes of this Ordinance, a property line is a lot line. (See lot line definition.)

Principal Building. A non-accessory structure in which a principal use of the lot on which it is located is conducted.

Principal Use. The main use of land or structures as distinguished from an accessory use.

Recreational Vehicle. Any vehicle or boat designed for temporary living quarters, recreation, or temporary human habitation and not used as a commercial vehicle including, but not limited to, the following: boat/watercraft, camper trailer, motorized trailer, off-road vehicle, racing car or cycle, travel trailer, and truck camper.

Residential Districts. Zoning districts where the primary permitted use is residential. Residential districts, within the use structure, may allow very limited compatible non-residential uses, such as primary educational facilities and places of worship. Residential districts are identified in Section 3.1 as “Residential Districts” (Section 3.1.A).

Residential Subdivision. A residential neighborhood developed as an integrated whole and typically with a specific identity.

Residential Use. A structure arranged, designed, used, or intended to be used for residential occupancy by one or more families or households, which includes, but is not limited to, single-family dwellings. Structures with dwellings above ground floor non-residential uses are considered mixed-use development, which are considered a non-residential use for the purposes of this Ordinance.

Right-of-Way. A strip of land dedicated for use as a public way. In addition to the roadway, it typically incorporates the curbs, parkways, sidewalks, and shoulders.

Roofline. The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys or minor projections.

Satellite Dish Antenna. A dish antenna designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication or other signals from other antennas, satellites or other services.

Setback. Defined in Section 2.4.

Setback, Front. Defined in Section 2.4.

Setback, Interior Side. Defined in Section 2.4.

Setback, Corner Side. Defined in Section 2.4.

Setback, Rear. Defined in Section 2.4.

Shed. An accessory structure, often purchased pre-built or as a kit in pre-fabricated sections, that is not designed to be served by heat or plumbing and does not need to be placed on a permanent foundation. A shed is typically intended to store lawn, garden, or recreational equipment.

Sign. A name, identification, description, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure, or piece of land, and which directs attention to an object, product, place, activity, person, institution, organization, or business. However, a sign does not include any display of official court or public office notices nor does it include the flag, emblem, or insignia of a nation, political unit, school, or religious group. A sign does not include a sign located completely within an enclosed building, where the sign is not visible from outside the building.

Sign, Animated. Any sign that uses movement or changes lighting to depict action or create a special effect or scene.

Sign, Awning. An awning is a roof-like cover that projects from a wall or roof of a structure over a window, walkway, or door, with no supports that extend to the ground.

An awning sign is a sign printed or displayed upon an awning.

Sign, Balloon. An inflatable object or balloon shaped as an animal, person, or other form meant to attract attention.

Sign, Canopy. A canopy is a roof-like cover that is affixed to a building with supports that extend to the ground. A canopy sign is a sign printed or displayed upon an canopy.

Sign, Flashing. Any illuminated sign in which each artificial light unit is not maintained in a stationary condition, or in which all light units are not constant in intensity or color at all times when the sign is illuminated.

Sign, Freestanding. Any sign supported by structures or supports that are placed on, or anchored in the ground, and are independent from any building or other structure.

Sign Illuminated, External. Any sign illuminated by light cast upon its surface or face, causing the sign to be illuminated only by reflection.

Sign, Illuminated, Internal. Any sign illuminated by artificial or neon lighting.

Sign, Moving. A sign where the entire sign structure or a portion of which rotates, moves, elevates, or in any way alters position or geometry. A tri-vision sign where triangular prisms rotate inside a frame to show a new message and/or information are considered moving signs. Moving signs do not include clocks or barber poles.

Sign, Non-Permanent. A sign constructed for short-term use, which is not permanently installed, and may be easily moved or removed from the site. Temporary signs are non-permanent signs.

Sign, Permanent. A sign permanently attached to a building, affixed to a window, or anchored to the ground made of durable, weatherproof materials and constructed for long-term use and intended to exist for the duration of time that the use or occupant is located on the premises.

Sign, Projecting. Any sign affixed to a building or other structure and extends by more than six inches beyond the line of the building or structure or that portion of the building or structure to which it is attached.

Sign, Roof. Any sign erected, constructed, or maintained entirely or partially upon or over the roof of any building with the principal support being on the roof. A sign that is attached to a parapet or mansard roof and protrudes, wholly or partially, above the highest point of the parapet or mansard roof of the building or structure to which the mansard or parapet is attached is considered a roof sign.

Sign, Temporary Promotional. Any sign that is used only temporarily and not permanently mounted, generally made from cloth, canvas, cardboard, light fabric or other light materials, intended to be displayed for a short period of time.

Sign, Wall. A sign that is attached directly to an exterior wall of a building or dependent upon a building for support and projects 6 inches or less from the wall of a structure with the exposed face of the sign in a plane substantially parallel to the face of the wall. Window signs are not considered wall signs.

Sign, Window. Any temporary sign affixed to the interior or exterior of a window, or any sign located inside a building within six feet of the interior side of a window and displayed so as to attract the attention of persons outside the building. Merchandise included in a window display is not considered a window sign. However, shadowbox design within display windows, where the window display is designed with a background enclosure against which signs are mounted that blocks view into the establishment, is considered a window sign and the entire area of the shadowbox is subject to the maximum sign area limitation. The entire area of window clings or similar products that have one-way transparency (for example, the ability to see outside from the interior) are counted in the maximum sign area limitation.

Stacking Space. A space specifically designed and designated as a waiting area for vehicles patronizing a drive-through facility or service bay.

Stoop. An exterior floor typically, constructed of stone, concrete, and/or masonry, with a finished floor elevation higher than the adjacent ground level, often with steps leading up to it, and utilized primarily as an access platform to a structure. A stoop may be roofed and designed with railings, but cannot be enclosed.

Street. A public or private right-of-way that affords a primary means of vehicular access to abutting property, but does not include alleys or driveways.

Street Lighting. One or more luminaires or light installations designed to illuminate a public roadway or intersection.

Structural Alteration. Any change, other than incidental repairs, which would prolong the life of supporting members of a structure, such as the addition, removal, or alteration of bearing walls, columns, beams, girders or foundations.

Structure. A combination of materials to form a construction for use, occupancy, or ornamentation, whether installed on, above, or below, the surface of land or water.

Unified Control. The combination of two or more tracts of land wherein each owner has agreed that his tract of land will be developed under the same development approvals.

Uplighting. Lighting applications that direct light above a horizontal plane.

Use. The purpose or activity for which the land or structure is designed, arranged, or intended, or for which it is occupied or maintained.

Wall. A constructed solid barrier of concrete, stone, brick, tile, or similar type of material that closes, marks, or borders a field, yard, or lot, and that limits visibility and restricts the flow of air and light.

White Roof. A roof designed to deliver high solar reflectance, reducing heat transfer to the building and the ability to radiate absorbed, or non-reflected solar energy.

Yard. Defined in Section 2.4.

Yard, Front. Defined in Section 2.4.

Yard, Interior Side. Defined in Section 2.4.

Yard, Corner Side. Defined in Section 2.4.

Yard, Rear. Defined in Section 2.4.

Zoning Lot. A lot or combination of lots within a single block, which is designated by its owner or developer to be used, developed, or built upon as a unit. A zoning lot may or may not coincide with a lot of record.

Zoning Map. The map or maps that are a part of this Ordinance and which delineate the boundaries of all mapped zoning districts within the physical boundary of the Village.

2.4 RULES OF MEASUREMENT

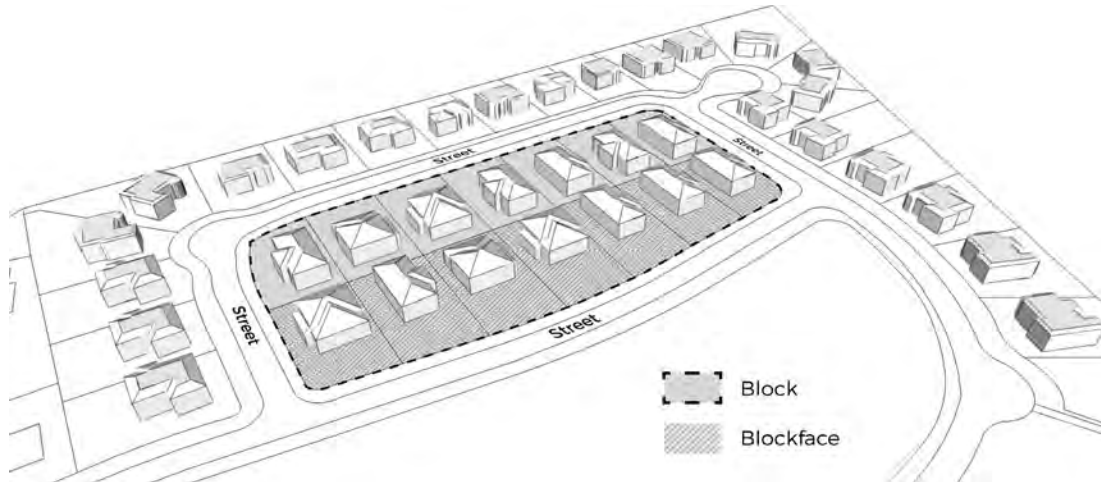
This section provides the rules of measurement for the dimensional standards and locational characteristics within the Ordinance.

A. Block and Blockface

1. A block is a tract of land bounded by streets, or a combination of streets and railroad rights-of-way or municipal boundary lines.

2. Blockface is measured as that portion of a block or tract of land facing the same side of a single street and lying between the closest intersecting streets.

BLOCK AND BLOCKFACE

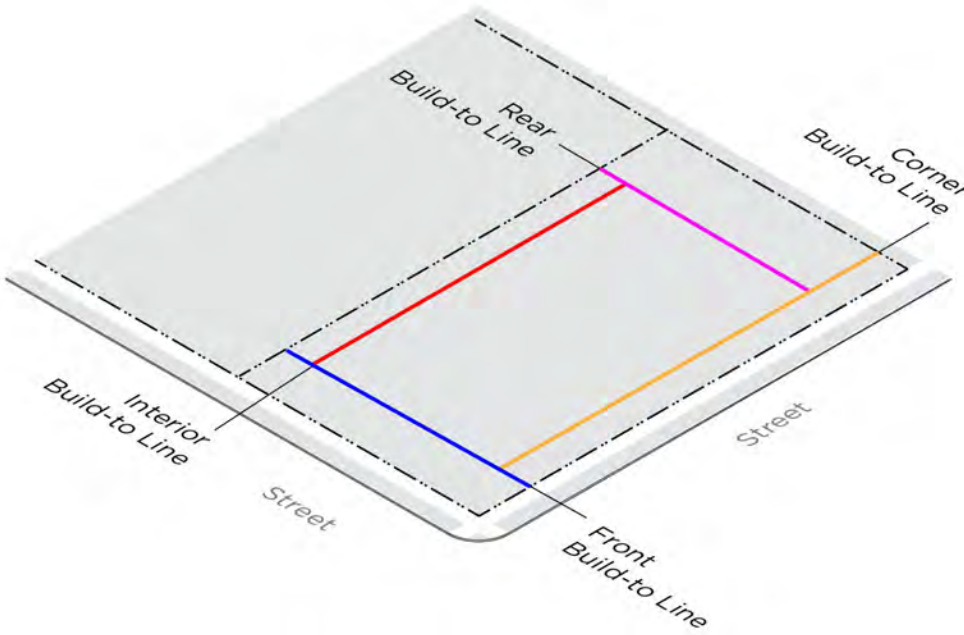


B. Build-To Dimensions

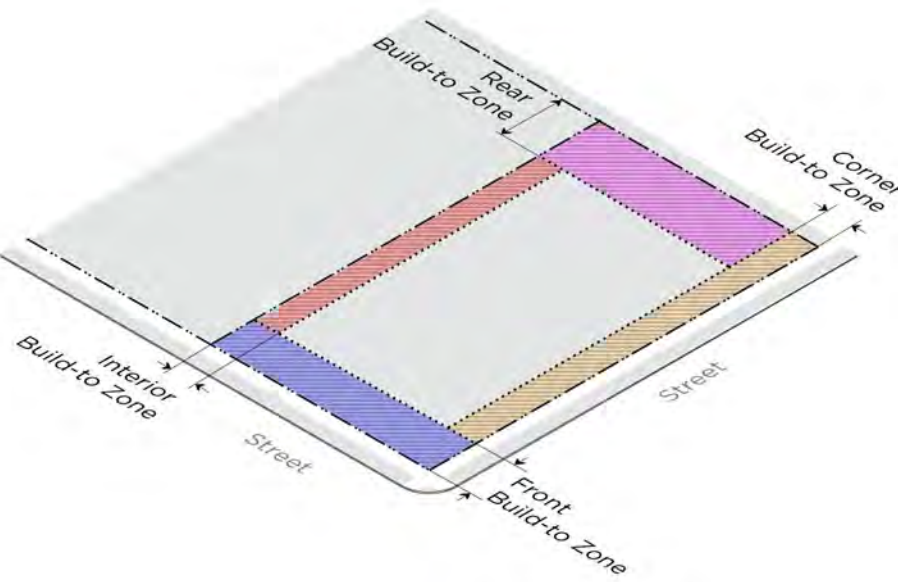
Certain dimensional requirements with the district require structures to be constructed at a build-to dimension. A build-to requirement is a boundary or alignment, parallel to a lot line, where a structure must be placed. This Ordinance includes three types of build-to dimensions:

1. A build-to line (BTL) is a set building line on a lot, located parallel to the applicable lot line, where the structure must be located. The building facade must be located on the build-to line. Facade articulation, such as window or wall recesses and projections are not counted as the building **façade** line, which begins at the applicable façade wall.
2. A build-to zone (BTZ) is the area on a lot, located parallel to the applicable lot line, where a structure must locate within the minimum and maximum range of setback provided. The building facade must be located within the build-to zone. Facade articulation, such as window or wall recesses and projections are not counted as the building façade line, which begins at the applicable façade wall.
3. A build-to percentage specifies the percentage of the building facade that must be located within a build-to line or build-to zone, as a percentage of the lot width. Facade articulation, such as window or wall recesses and projections, do not count against the required build-to percentage.

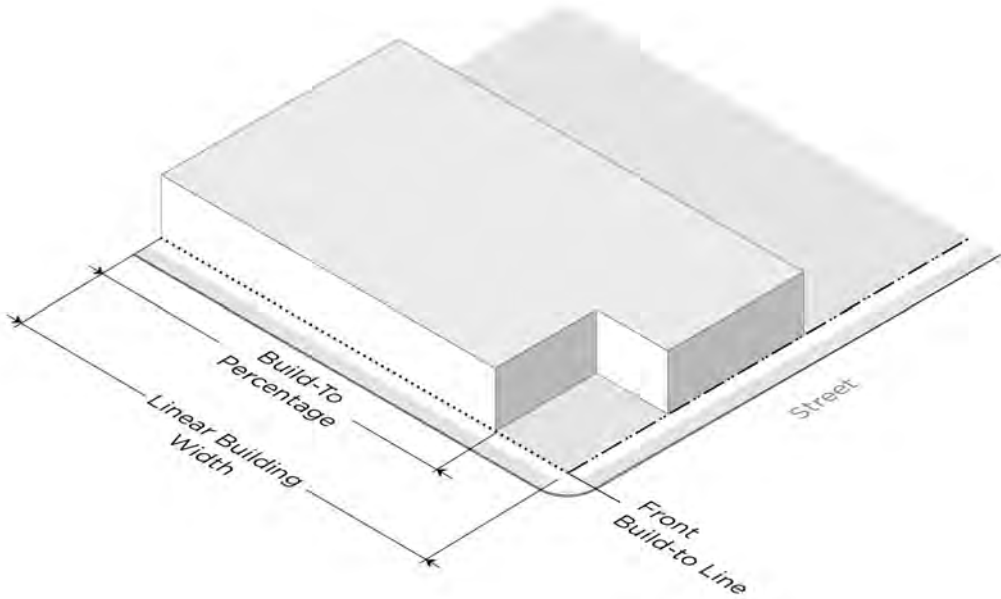
BUILD-TO LINE



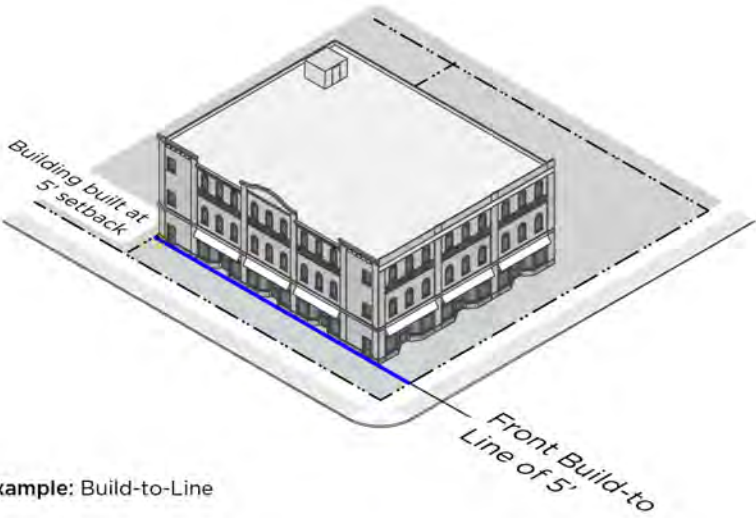
BUILD-TO ZONE



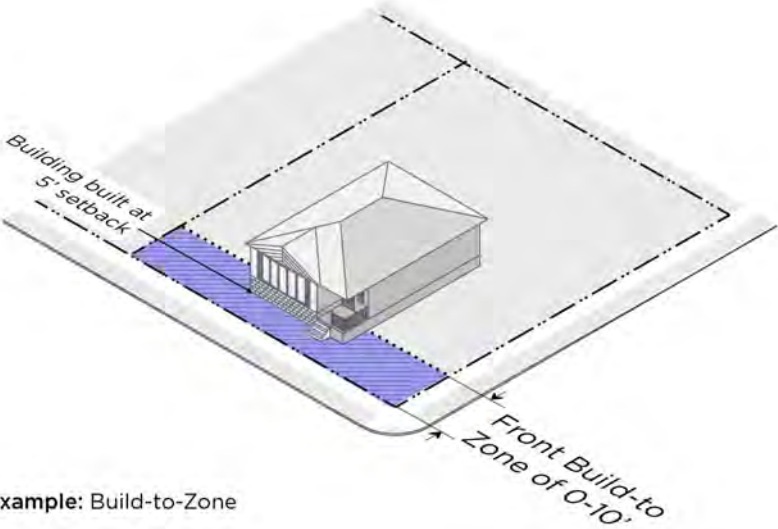
BUILD-TO PERCENTAGE



The following are examples of how build-to lines (BTL) and build-to zones (BTZ) are applied. When the front setback BTL is indicated as 5', the structure must be built at 5' from the front lot line. When the front setback BTZ is indicated as 0' to 10', the structure must be built within that range, shown in the example below as 5'; the property owner may choose any setback within that range.



Example: Build-to-Line



Example: Build-to-Zone

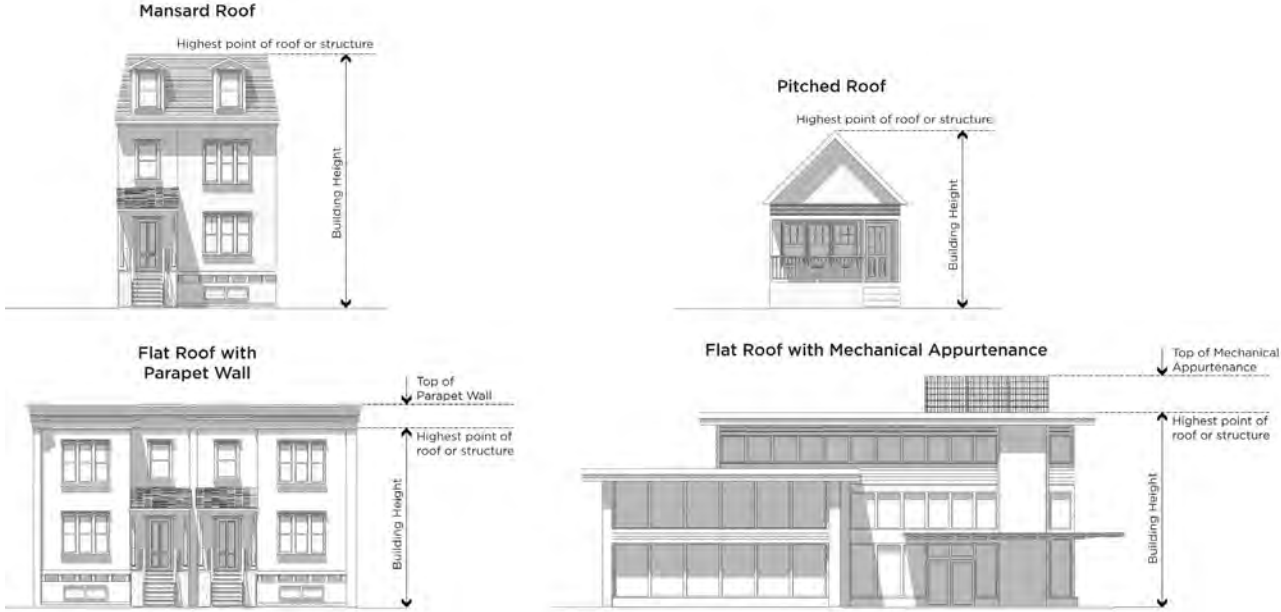
C. Building Coverage

That portion of the lot that is covered by principal buildings and accessory structures.

D. Building Height

1. Building height is measured as the vertical distance from grade at the front lot line to the top of the highest point of the roof or structure. This method of building height applies to all structures unless specifically exempted by this Ordinance.
2. The following structures or parts thereof are exempt from maximum height limitations, unless otherwise limited by any height restriction imposed by any airport authority, or other similar federal, state, or local authority.
 - a. Public utility poles, towers, and wires. This does not include wireless telecommunication towers and wind turbines that are regulated separately by this Ordinance.
 - b. Water tanks and standpipes.
 - c. Building appurtenances such as chimneys, parapet walls, skylights, steeples, flag poles, smokestacks, cooling towers, elevator bulkheads, fire towers, monuments, water towers, stacks, stage towers, or scenery lofts, tanks, ornamental towers and spires, rooftop accessory structures, recreational facilities, necessary mechanical appurtenances, or penthouses to house mechanical appurtenances.

BUILDING HEIGHT



E. Caliper

1. When measuring for tree installation, caliper is the diameter of a tree trunk, measured at four and one-half feet above the adjacent ground.

2. When measuring existing trees, caliper is the diameter of a tree trunk, measured at three feet above the adjacent ground.

F. Grade

The average level of the finished surface of the ground measured at the front lot line.

G. Gross Floor Area (GFA)

The gross floor area (GFA) of a structure is the sum of the gross horizontal areas of all floors of the structure as measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.

H. Impervious Surface Coverage

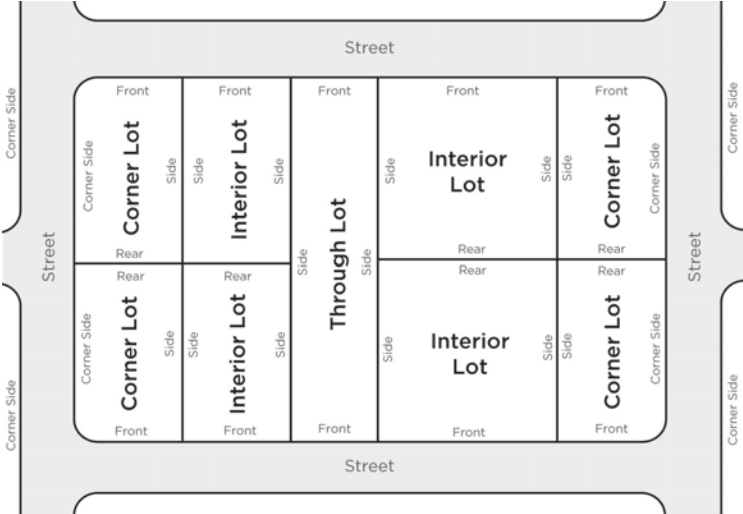
1. Impervious surface coverage is a measure of intensity of land use that represents the portion of a lot that is occupied by structures, pavement, and other impervious surfaces that do not allow for the absorption of water into the ground. Maximum impervious surface of a lot is calculated as the percentage of all impervious surface area against the total area of the lot.
2. When pervious paving is used, it is calculated at a reduced percentage of impervious coverage, as follows:
 - a. Pervious concrete and open grid paving systems are calculated as 50% impervious surface, provided that no barrier to infiltration is installed beneath the material. Open grid pavers must be installed on a sand base, without an impervious liner, to qualify.
 - b. Other types of pervious surfaces, such as permeable pavers, porous asphalt, or gravel-concrete, are credited based upon field performance data and coefficients of permeability provided by the manufacturer.

I. Lot

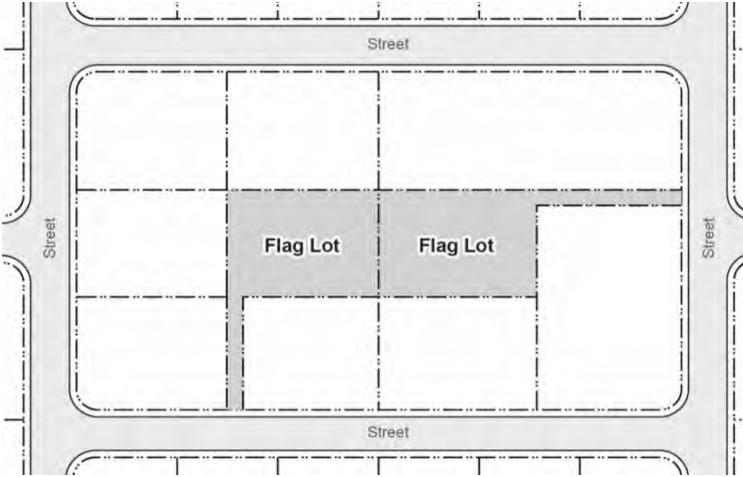
A lot is the basic development unit for determination of lot area, depth, and other dimensional regulations; or a parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or recorded map and which is recognized as a separate legal entity for purposes of transfer of title. The following describes the types of lot configurations:

1. An interior lot is a lot other than a corner or through lot, bounded by two interior side lot lines.
2. A corner lot is a lot situated at the junction of, and abutting on, two or more intersecting streets.
3. A through lot is a lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot. A through lot is also called a double frontage lot.
4. A flag lot is a lot shaped so that the main building area is set back from the street on which it fronts by a narrow access strip connecting the main building site with the right-of-way, where the narrow access strip does not meet the lot width requirements of the district.

LOT TYPES



LOT TYPES - FLAG LOT



J. Lot Area

The total area within the boundaries of a lot, excluding any street right-of-way, usually defined in acres or square feet.

K. Lot Depth

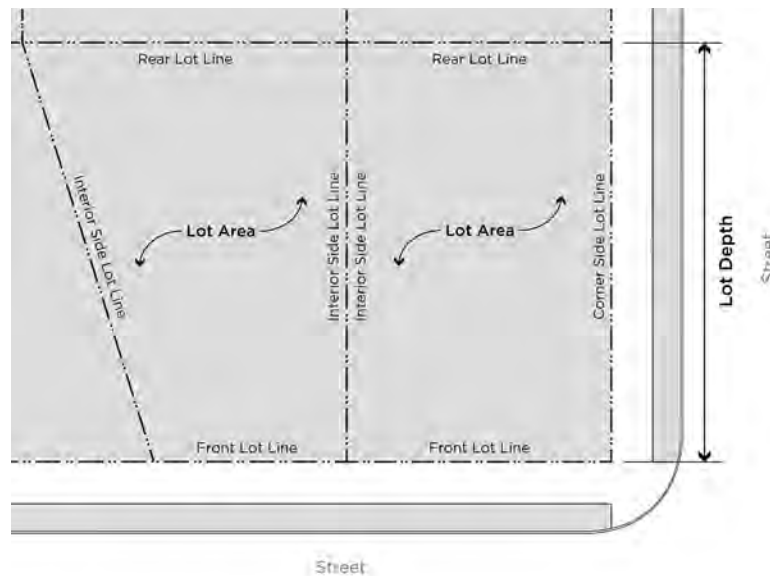
The distance measured from the front lot line to the rear lot line. For lots where the front and rear lot lines are not parallel, the lot depth is the depth calculated at the deepest part of the lot.

L. Lot Line

A line of record bounding a lot, as indicated on an approved, filed, and recorded subdivision plat, which divides one lot from another lot or from a public or private street or any other public or private space and includes:

1. A front lot line is the lot line separating a lot from a street right-of-way. The front lot line of a corner lot is the shortest street lot line of a corner lot abutting a street. A front lot line for a through lot is both lot lines that abut a street.
2. A rear lot line is the lot line opposite and most distant from the front lot line, or in the case of triangular or otherwise irregularly shaped lots, an assumed line at least ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.
3. On a corner lot, the corner side lot line is perpendicular or approximately perpendicular to the front lot line and is the longer street abutting lot line of a corner lot.
4. On an interior lot, the interior side lot line is perpendicular or approximately perpendicular to the front lot line and abuts the adjacent lot.
5. A street lot line is any lot line separating a lot from a street right-of-way.

LOT LINES, LOT AREA, & LOT DEPTH

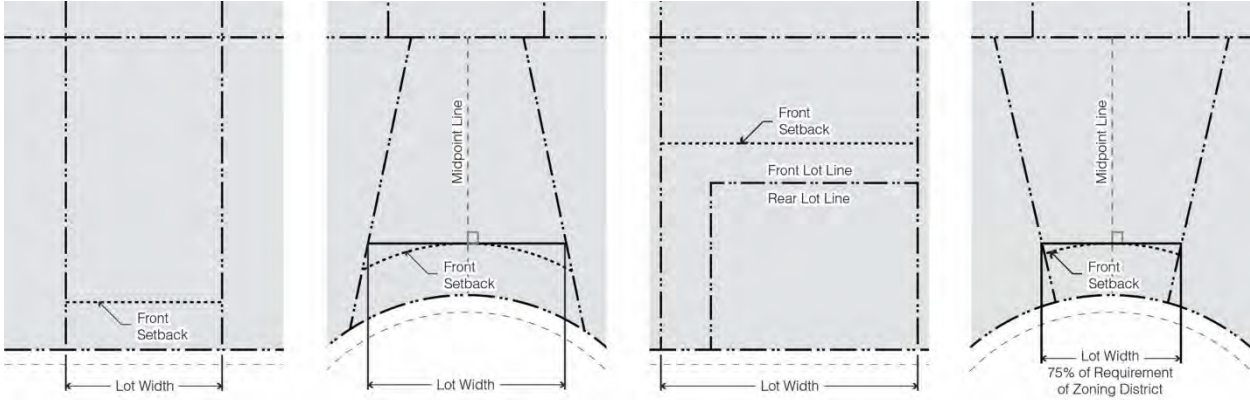


M. Lot Width

1. For regular lots, lot width is the horizontal distance between the side lot lines measured at right angles to its depth along a straight line parallel to the required front setback, build-to line, or farthest build-to line comprising a build-to zone.
2. For cul-de-sac lots, on those lots with a curved front lot line, lot width is measured as follows:

- a. A line is drawn at the midpoint of the lot between the side lot lines, extending from the front lot line to the rear lot line.
 - b. Where the required front setback intersects the midpoint line at a right angle, a line is drawn perpendicular to the midpoint line.
 - c. Lot width is determined as the length of the line between side lot lines.
 - d. Where the side lot lines angle to increase width towards the rear, the required lot width measured at the required setback is 75% of the lot width required by the zoning district.
3. For flag lots, lot width is measured at the required front setback as defined in this section.

LOT WIDTH



N. Calculation of Sign Dimensions

1. Calculation of Sign Area

a. The sign area of each sign is the total exposed surface devoted to the sign’s message, including all ornamentation, embellishment, symbols, logos, letters, characters, other figures, or frames, whether structural or decorative. The calculation of sign area does not include any supports or bracing. For channel letters or freestanding logos/symbols, the sign area is calculated as the customary, applicable mathematical formula for the total area of each square, circle, ellipse, rectangle, or triangle, or combination thereof, that encompasses each individual letter, logo, background or display.

SIGN AREA



b. Window area for the purpose of calculating maximum area of window signs is calculated as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area. Only the individual letters or logos of the window sign shall be used in the calculation of surface area. The transparent film around the perimeter of the individual letters or logos comprising the window sign and used to affix the window sign to the interior or exterior of a windowpane or glass door shall be exempt from the area calculations, provided that such portion of the transparent film maintains 100% transparency of the window.

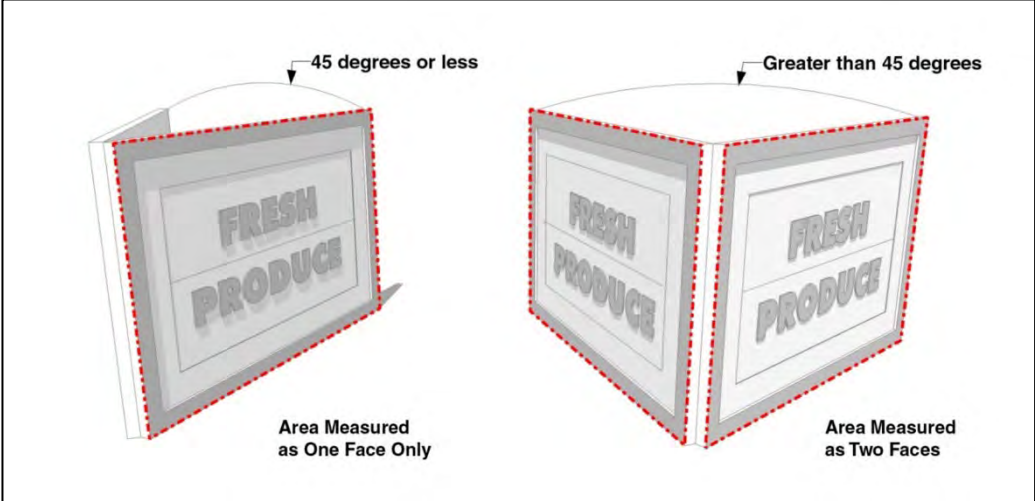
WINDOW SIGN AREA



2. Determination of Number of Sign Faces

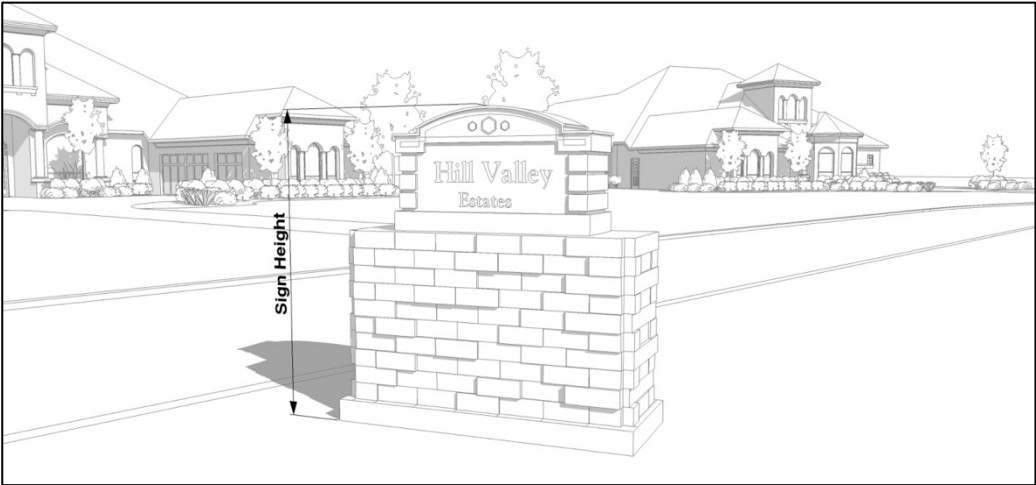
If the interior angle between two sign faces is 45° (degrees) or less, the sign area is computed as the area of one face only. If the angle between two sign faces is greater than 45° (degrees), the total sign area is computed as the sum of the areas of the two faces.

SIGN FACE



3. Measurement of Sign Height

For ground signs, sign height is measured as the vertical distance measured from the normal grade at the base of the sign to the highest point of the sign, including any decorative elements. Normal grade shall be construed to be the existing grade prior to construction or the newly established grade after construction, exclusive of any fill, berm, mound, or excavation solely for the purpose of locating the sign, whichever is lower.



SIGN HEIGHT

4. Sign Setback

A required setback is measured from the applicable lot line or other designated point to the closest point of the sign.

O. Yards and Setbacks

1. General Definitions

- a. A yard is the open space area between the building line, of a principal building and the adjoining lot lines, exclusive of facade articulation, such as window or wall recesses and projections.
- b. A required setback is the required minimum distance a principal building must be located from a lot line, which is unoccupied and unobstructed by any projections of a principal building, unless permitted by this Code.
 - i. A build-to zone or build-to line is considered a required setback.
 - ii. In the case of a build-to line it is where the principal building must be located.
 - iii. In the case of a build-to zone, it is the defined area (defined by minimum and maximum build-to lines) where the principal building must be located.
- c. A setback may be equal to or lesser than a yard.
- d. A setback is located along the applicable lot line for the minimum depth specified by the zoning district in which such lot is located.

2. Front Yard and Front Setback

The front yard and front setback extend the full width of the lot between side lot lines measured perpendicular to the front lot line.

- a. Front Yard: A front yard is located between a principal building line and the front lot line.
- b. Front Setback: A front setback is the required minimum distance per the zoning district that a principal building must be located from the front lot line.
- c. A front setback is measured from the right-of-way line. When a lot abuts a private road, such private road is considered the right-of-way for the purposes of this measurement.
 - d. Front setbacks on irregular lots are subject to the additional provisions:
 - i. On a lot with a radial (curved) front lot line, the required front setback, as measured from the right-of-way line follows the curve of the lot line.
 - ii. For flag lots, the front yard and setback is measured from the rear lot line of the lot that separates the flag portion of the lot from the street.

3. Interior Side Yard and Interior Side Setback

The interior side yard and interior side setback extend along the interior side lot line between the front and rear yard or setback, measured perpendicular to the interior side lot line.

a. Interior Side Yard: An interior side yard is located between a principal building line and the interior side lot line.

b. Interior Side Setback: An interior side setback is the required minimum distance per the zoning district that a principal building must be located from the interior side lot line.

4. Corner Side Yard and Corner Side Setback

The corner side yard and corner side setback extend along the corner side lot line between the front yard or front setback and the rear lot line, measured perpendicular to the corner side lot line.

- a. **Corner Side Yard:** A corner side yard is located between a principal building line and the corner side lot line.
- b. **Corner Side Setback:** A corner side setback is the required minimum distance per the zoning district that a principal building must be located from the corner side lot line.

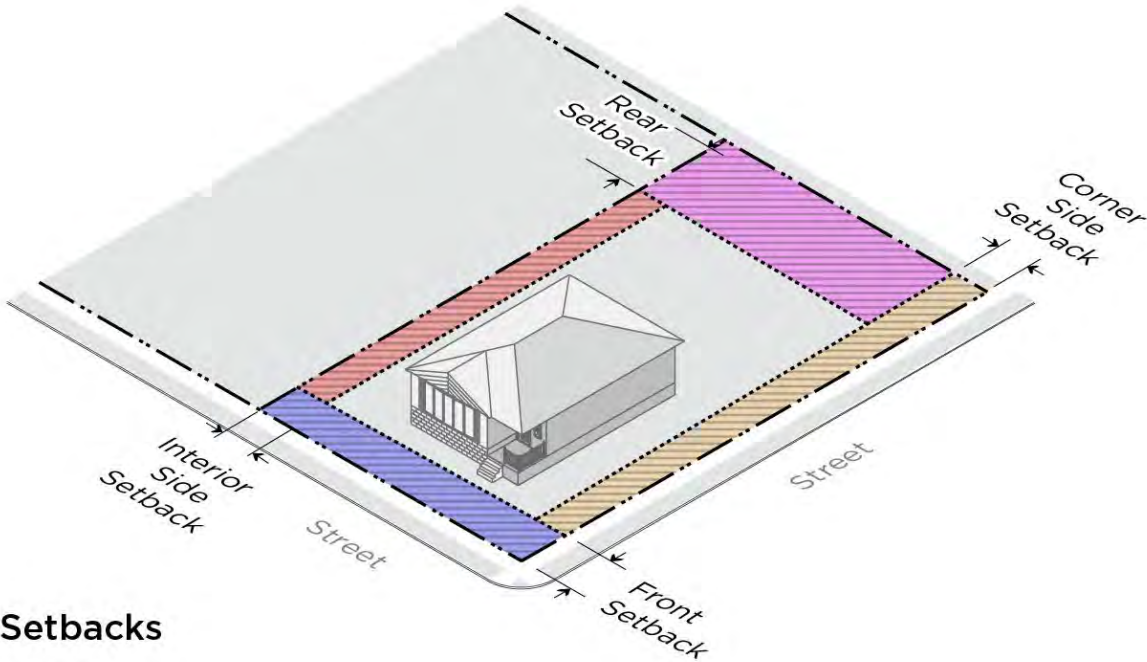
5. Rear Yard and Rear Setback

The rear yard and rear setback extend between interior side lot lines, measured perpendicular to the rear lot line.

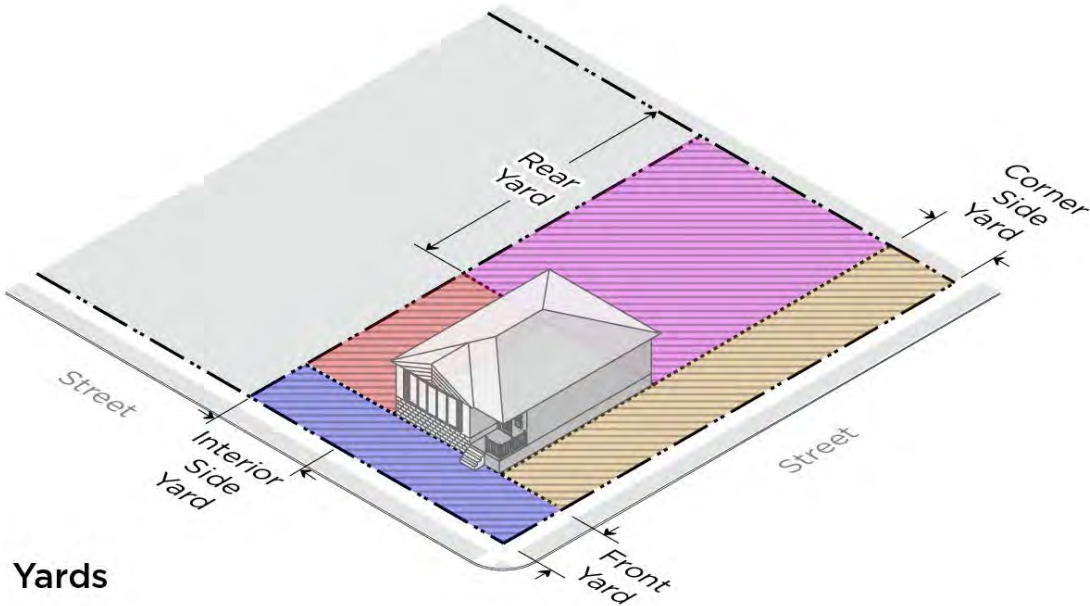
- a. **Rear Yard:** A rear yard is located between a principal building line and the rear lot line.
- b. **Rear Setback:** A rear setback is the required minimum distance per the zoning district that a principal building must be located from the rear lot line.
- c. In the case of a corner lot, the rear yard and rear setback extend between the interior side lot line to the required corner side setback for the, measured perpendicular to the rear lot line.

7. Yard and Setback Requirements for Through Lots

For through lots, both the front and the rear required setbacks must meet the required front setback of the zoning district.



Setbacks



Yards

ARTICLE 3. ZONING DISTRICTS

3.1 DISTRICTS

3.2 ZONING MAP

3.3 ANNEXED LAND

3.4 EXEMPTIONS FOR RIGHTS-OF-WAY AND PUBLIC UTILITIES

3.1 DISTRICTS

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

A. Residential Districts

RE-1 Residential Estate District

RE-2 Residential Estate District

RE-3 Residential Estate District

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-4 Residential District

B. Commercial Districts

C-1 Local Commercial District

C-2 General Commercial District

RD Research and Development District

C. Agricultural and Natural Area Districts

F Farming District

FB Farm-Business Overlay District

FP Farmland Preservation District

OS Open Space District

ESA Environmentally Sensitive Areas Overlay District

3.2 ZONING MAP

A. Location of Districts

1. The location and boundaries of the zoning districts established by this Ordinance are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map is incorporated into, and made an integral part of, this Ordinance.

2. It is the intent of this Ordinance that the entire area of the Village, including all land and water areas, are included in the zoning districts established by this Ordinance. Any land lying within the Village, but not shown on the Official Zoning Map as being included within a district, is classified as the F Farming District.

B. Interpretation of Boundary Lines

1. Right-of-Way Lines

Where zoning district boundary lines coincide with public or private streets, highways, expressways, easements, railroads, or waterways (streams, rivers, canals, lakes, or other bodies of water), the boundary line is construed to be the centerline of the right-of-way.

2. Property Lines

Where zoning district boundary lines coincide with a recorded property line, the property line is construed to be the boundary line of the district.

3. Scaled Lines

Where the district boundary lines do not coincide with a right-of-way line or recorded property line, the district boundary is determined by measuring such boundary line(s) by using the map scale as provided on the Official Zoning Map.

4. Clarification of Boundary Lines

The Zoning Administrator will decide any interpretations of zoning district boundary lines, where the application of items 1 through 3 of this section above leaves doubt as to the boundary between two zoning districts.

3.3 ANNEXED LAND

Any territory annexed into the Village is, upon annexation, zoned as the RE-1 Residential Estate District, unless otherwise provided for in the annexation agreement or the territory is rezoned.

3.4 EXEMPTIONS FOR RIGHTS-OF-WAY AND PUBLIC UTILITIES

A. The provisions of this Ordinance do not apply to land located within rights-of-way.

B. The following utility uses are exempt from the provisions of this Ordinance and permitted in any district: wires, cables, conduits, vaults, laterals, pipes, mains, hydrants, valves and water supply wells.

C. This exemption does not include utilities, as defined in Article 7, wireless telecommunications, amateur HAM radio towers, solar energy systems, or wind energy systems. All such structures must comply with this Ordinance and any other applicable Village ordinances.

ARTICLE 4. RESIDENTIAL DISTRICTS

4.1 PURPOSE STATEMENTS

4.2 USES

4.3 DIMENSIONAL STANDARDS

4.4 GENERAL STANDARDS OF APPLICABILITY

4.1 PURPOSE STATEMENTS

A. RE-1 Residential Estate District

The RE-1 Residential Estate District is intended for a low density, semi-rural environment of detached single-family dwellings sited on relatively large lots or four acres or larger. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be permitted.

B. RE-2 Residential Estate District

The RE-2 Residential Estate District is intended for a low density, semi-rural environment of detached single-family dwellings sited on relatively large lots of two acres or larger. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be permitted.

C. RE-3 Residential Estate District

The RE-3 Residential Estate District is intended for a low density, semi-rural environment of detached single-family dwellings sited on large lots a minimum of one and one-quarter acre in area. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be permitted.

D. R-1 Residential District

The R-1 Residential District is intended for areas of more moderate density development. The R-1 District accommodates detached single-family dwellings on relatively large lots of a minimum of 30,000 square feet in area. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be permitted.

E. R-2 Residential District

The R-2 Residential District is intended for areas of more moderate density development. The R-2 District accommodates detached single-family dwellings on relatively large lots of a minimum of 15,000 square feet in area. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be permitted.

F. R-3 Residential District

The R-3 Residential District is intended for higher density detached single-family development sited on sized lots a minimum of 10,000 square feet in area. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be permitted.

G. R-4 Residential District

The R-4 Residential District is intended for higher density detached single-family development sited on sized lots a minimum of 5,000 square feet in area. The R-4 District is intended only for areas where adequate public utilities and other infrastructure exists that can serve higher density development, and where such development will not negatively impact adjacent lower density residential neighborhoods. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be permitted.

4.2 USES

Article 7 lists permitted, and special principal uses and temporary uses for the residential districts.

4.3 DIMENSIONAL STANDARDS

Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

4-1: Residential Districts Dimensional Standards							
	RE-1	RE-2	RE-3	R-1	R-2	R-3	R-4
BULK							
Minimum Lot Area	4 acres	2 acres	1.25 acres	30,000sf	15,000sf	10,000sf	5,000sf
Minimum Lot Width	250'	150'	125'	125'	100'	80'	50'
Maximum Building Height	40'	40'	40'	40'	40'	40'	40'
Maximum Building Coverage	20%	25%	25%	30%	30%	35%	45%
Maximum Impervious Surface	35%	35%	40%	40%	50%	60%	65%
SETBACKS							
Minimum Front Setback	35'	35'	35'	35'	30'	25'	20'
Minimum Interior Side Setback	15'	15'	15'	15'	10'	10'	10'
Minimum Corner Side Setback	30'	30'	30'	25'	20'	20'	20'
Minimum Rear Setback	40'	40'	40'	30'	30'	30'	25'

4.4 GENERAL STANDARDS OF APPLICABILITY

A. Site Development Standards

See Article 8 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

B. Off-Street Parking and Loading

See Article 9 for off-street parking and loading standards and requirements.

C. Landscape

See Article 10 for landscape, buffering, and screening standards and requirements.

D. Signs

See Article 11 for standards governing signs.

ARTICLE 5. COMMERCIAL DISTRICTS

- 5.1 PURPOSE STATEMENTS
- 5.2 USES
- 5.3 DIMENSIONAL STANDARDS
- 5.4 DESIGN STANDARDS
- 5.5 GENERAL STANDARDS OF APPLICABILITY

5.1 PURPOSE STATEMENTS

A. C-1 Local Commercial District

The C-1 Local Commercial District is intended for smaller-scale commercial uses that serve the local community. The C-1 District applies to areas of commercial uses that are targeted at serving Village residents, and are compatible in scale and intensity with nearby residential areas.

B. C-2 General Commercial District

The C-2 General Commercial District is intended for areas with a variety of higher intensity commercial uses, generally serving a wider geographic area. The C-2 District accommodates a range of commercial uses and building types, including, but not limited to, freestanding retail and office buildings, and multi-tenant retail centers. The C-2 District standards are intended to enhance the appearance of these areas, and provide adequate buffering between residential area located adjacent to the district.

C. RD Research and Development District

The purpose of the RD Research and Development District is to accommodate research and development facilities and larger office structures that may include lighter industrial uses.

5.2 USES

Article 7 lists permitted, and special principal uses and temporary uses for the commercial districts.

5.3 DIMENSIONAL STANDARDS

Table 5-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

5-1: Commercial Districts Dimensional Standards			
	C-1	C-2	RD
BULK			
Minimum Lot Area	None	None	10,000sf
Minimum Lot Width	None	None	100'
Maximum Building Height	40'	40'	40'
SETBACKS			
Minimum Front Setback	15'	20'	25'
Minimum Interior Side Setback	None, unless abutting a residential district, then 10'	None, unless abutting a residential district, then 10'	10'
Minimum Corner Side Setback	15'	20'	25'
Minimum Rear Setback	20'	25'	25'

5.4 DESIGN STANDARDS

The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only

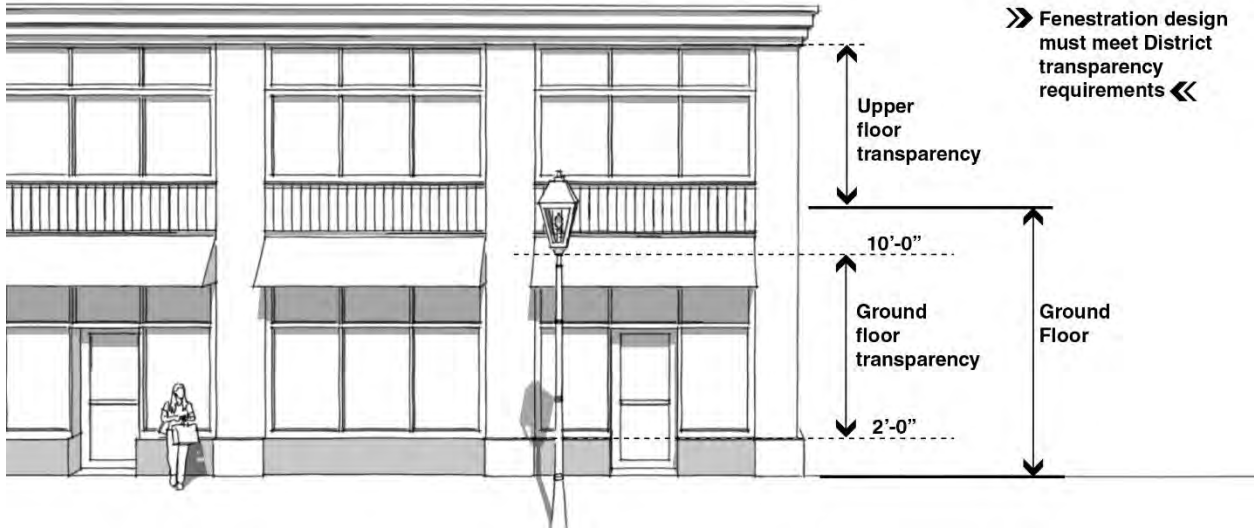
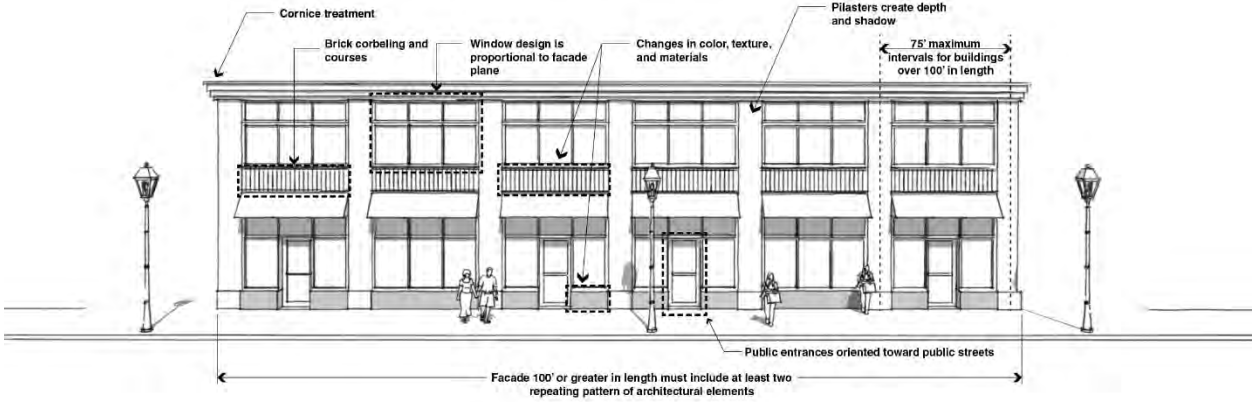
those standards that relate to the specific repair, rehabilitation or addition apply. These standards do not apply to interior remodeling.

A. Commercial District Design Standards

Table 5-2: General Building Design Standards indicates the applicability of general building design standards to the commercial districts. An "X" indicates that the standard is applicable in the district indicated. A blank cell indicates that the standard is not applicable.

Table 5-2: General Building Design Standards			
	C-1	C-2	RD
Façade Design			
When visible from the public right-of-way, facades should include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, windows, changes in the wall plane of at least two feet, changes in wall texture or masonry patterns, colonnade, columns or pilasters.	X	X	X
Building facades in excess of 100 feet along public rights-of-way must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must occur at intervals of no more than 40 feet.	X		
Building facades in excess of 100 feet along public rights-of-way must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must occur at intervals of no more than 75 feet.		X	X
Public entrances and primary building elevations must be oriented toward public streets. Main entrances to buildings must be defined and visually distinctive from the remaining portions of the façade on which they are located.	X	X	X
Fenestration Design			
The ground floor must maintain a transparency of 50%, measured between two and ten feet in height from grade.	X		
The ground floor must maintain a transparency of 35%, measured between two and ten feet in height from grade.		X	X
Upper floors must maintain a transparency of 25% of the wall area of the story.	X		
Roof Design			
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.	X	X	X
Green roof, blue roof, and white roof designs are encouraged.	X	X	X
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	X	X	X
Site Design			
Retail centers must be designed to accommodate safe pedestrian access to the center from the public right-of-way and safe pedestrian circulation within the development itself.		X	

COMMERCIAL DESIGN STANDARDS



B. Building Materials

The following building materials are prohibited along any façade that abuts a public right-of-way. However, such materials may be used as decorative or detail elements, or as part of the exterior construction that is not used as a surface finish material, for up to 30% of the façade.

1. Plain concrete masonry units
2. Corrugated metal
3. Aluminum, steel, or other metal sidings
4. Metal wall panels
5. Exposed aggregate concrete wall panels
6. Exterior insulating finish systems (EIFS). However, EIFS will be allowed with Building Official approval and an agreement to special inspections during and after installation.
7. T-111 composite plywood siding
8. Plastic
9. Vinyl

5.5 GENERAL STANDARDS OF APPLICABILITY

A. Site Development Standards

See Article 8 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

B. Off-Street Parking and Loading

See Article 9 for off-street parking and loading standards and requirements.

C. Landscape

See Article 10 for landscape, buffering, and screening standards and requirements.

D. Signs

See Article 11 for standards governing signs.

ARTICLE 6. AGRICULTURAL & NATURAL RESOURCE DISTRICTS

- 6.1 F FARMING DISTRICT
- 6.2 FB FARM-BUSINESS OVERLAY DISTRICT
- 6.3 FP FARMLAND PRESERVATION DISTRICT
- 6.4 OS OPEN SPACE DISTRICT
- 6.5 ESA ENVIRONMENTALLY SENSITIVE AREAS OVERLAY DISTRICT

6.1 F FARMING DISTRICT

A. Purpose

The F Farming District is intended to promote and protect agricultural land. The standards of the F District are to protect and promote the continuation of farming, and to protect agricultural land uses from encroachment of incompatible developments.

B. Uses

1. Article 7 lists permitted and special principal uses and temporary uses for the F District.
2. In addition, a single-family dwelling is permitted provided it meets one of the following:
 - a. The single-family dwelling was an existing residential structure on December 11, 1979. In no case will the area of the lot may be reduced after December 11, 1979, unless done in compliance with this Ordinance.
 - b. The land on which the single-family dwelling is proposed is a parcel of land recorded with this County Recorder of Deeds prior to December 11, 1979, whether the recording is by a deed or deeds, or by a contract to purchase or memorandum of purchase on which there is a detailed legal description, provided the parcel contains a minimum of 20,000 square feet and at least 75 feet in width, and that all other zoning, waste water disposal and building ordinance requirements are complied with.
 - c. The single-family dwelling is located on a parcel of no less than 15 acres in area and the parcel has been recorded with the Kane County Recorder between December 11, 1979 and 12:00 o'clock noon (CDT), September 8, 1992.
 - d. The single-family dwelling is located on a parcel of no less than 40 acres in area and the parcel has been recorded with the Kane County Recorder, and has 250 feet of frontage on a public right-of-way.

C. Dimensional Standards

Table 6-1: F District Dimensional Standards establishes the dimensional standards for the F District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

Table 6-1: F District Dimensional Standards	
F	
BULK	
Minimum Lot Area	Agricultural Use: 5 acres All Other Uses: 2 acres
Minimum Lot Width	Agricultural Use: None All Other Uses: 250'
Maximum Building Height	40'
Maximum Impervious Surface	Agricultural Use: None All Other Uses: 60%
SETBACKS	
Minimum Front Setback	35'
Minimum Interior Side Setback	10'
Minimum Corner Side Setback	35'
Minimum Rear Setback	10'

D. General Standards of Applicability

1. Site Development Standards

See Article 8 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

2. Off-Street Parking and Loading

See Article 9 for off-street parking and loading standards and requirements.

3. Landscape

See Article 10 for landscape, buffering, and screening standards and requirements.

4. Signs

See Article 11 for standards governing signs.

6.2 FB FARM-BUSINESS OVERLAY DISTRICT

A. Purpose

The FB Farm-Business Overlay District is intended to promote business actively and directly used by those engaged in the pursuit of agricultural activities, including commercial and industrial uses, located within rural and agricultural areas. The FB Overlay District is an overlay to be applied to the more rural districts, such as the F and RE-1 Districts.

B. Uses

Article 7 lists additional permitted and special principal uses and temporary uses allowed in the FB Overlay District, in addition to those allowed in the underlying district.

C. Dimensional Standards

The dimensional standards of the underlying district apply.

D. General Standards of Applicability

The general standards of applicability of the underlying district apply.

6.3 FP FARMLAND PRESERVATION DISTRICT

A. Purpose

The purpose of the FP District is to provide a zoning district for properties where at least 75% is the subject of a deed of an agricultural conservation easement as a perpetual restriction of uses of such property, whether the easement is conveyed to Kane County or Campton Hills or a Township to the extent permitted by statute or other applicable law, with the primary purpose of protecting the agricultural soils, agricultural viability, and agricultural productivity of properties subject to the easement.

B. Uses

Only the following uses are permitted in the FP District, unless prohibited by the easement:

1. Agriculture
2. If any parcel consists of more than 20 acres, single-family dwellings are permitted in the following density: the result of dividing the total contiguous acreage by 20, provided that no parcel is less than ten acres in size. All fractions resulting from such division are rounded down.
3. Hunting and fishing, as provided by the Illinois Compiled Statutes.
4. Single-family dwelling accessory structures and uses.
5. Those uses permitted by the easement.
6. Outdoor burning subject to Kane County restrictions.
7. Pigeon lofts and poultry farms.

8. Public boarding and private stables.
9. Truck gardening, nurseries, greenhouses, mushroom barns, and apiaries.
10. One temporary farmstand for products that are grown on premises with accessory off-street parking.

C. Dimensional Standards

The dimensional standards of the F District apply unless otherwise specified in the easement.

D. General Standards of Applicability

The general standards of applicability of the F District apply unless otherwise specified in the easement.

6.4 OS OPEN SPACE DISTRICT

A. Purpose

The OS Open Space District is intended to provide and protect open space and public recreational facilities, both outdoor and indoor. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary commercial activities, such as cultural facilities, performance venues, and restaurants.

B. Uses

Article 7 lists permitted and special principal uses and temporary uses for the OS District.

C. Dimensional Standards

Table 6-2: OS District Dimensional Standards establishes the dimensional standards for the OS District.

Table 6-2: OS District Dimensional Standards	
	OS
BULK	
Minimum Lot Area	1 acre
Minimum Lot Width	100'
Maximum Building Height	40'
SETBACKS	
Minimum Front Setback	15'
Minimum Interior Side Setback	15'
Minimum Corner Side Setback	15'
Minimum Rear Setback	15'

D. General Standards of Applicability

1. Site Development Standards

See Article 8 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

2. Off-Street Parking and Loading

See Article 9 for off-street parking and loading standards and requirements.

3. Landscape

See Article 10 for landscape, buffering, and screening standards and requirements.

4. Signs

See Article 11 for standards governing signs.

6.5 ESA ENVIRONMENTALLY SENSITIVE AREAS OVERLAY DISTRICT

A. Purpose

The purpose of the ESA Environmentally Sensitive Areas Overlay District is to preserve environmentally sensitive areas while allowing for residential development. The intent is to work with natural land features and cluster residential development within the larger development space to leave the remainder of the site as natural areas or open space. This type of conservation design helps to achieve numerous environmental and ecological benefits, including wildlife management and habitat preservation, water quality protection, and greater aquifer recharge.

B. Uses

Only those uses allowed as permitted and special principal uses and temporary uses of the underlying district are allowed.

C. Applicability

The ESA Environmentally Sensitive Areas Overlay District applies to all areas designated as "Regulated Green Infrastructure" and "Green Infrastructure Evaluation Zone" on the Future Land Use Plan and Green Infrastructure Plan contained in the Village of Campton Hills adopted Comprehensive Plan. The following uses established as of the adoption date of this Ordinance are exempt from the requirements of the ESA Overlay District:

1. Any land currently in agricultural use.
2. Single-family residences that are not part of a larger residential subdivision.
3. Any development with preliminary plat approval as of the adoption date of this Ordinance.
4. All current and future lots zoned the FP District.

D. Conservation Features Inventory

1. A conservation features inventory (CFI) must be included in an application for any new development in the ESA Overlay District. If the CFI indicates that 20% or more of the total land area on-site contains significant natural resources, additional development standards must be met per Section 6.4.E. Review and verification of whether conservation design is required will be conducted by Zoning Administrator and staff that he/she deems appropriate, which has the ability to consult with other Village staff and/or the ability to hire outside consultants for the review at the applicant's expense.
2. The CFI must include the entirety of the subject area. It is encouraged to show any conservation features present on adjacent land within 100 feet of the subject area.
3. A CFI must address each element of this section, including statements that such resources are not present.

a. Streams and Floodplains

- i. The CFI must show all streams and drainage courses, and floodplains as shown on FEMA flood insurance rate maps or more current sources of information.
- ii. Topographic maps must be used to determine the presence of streams and drainage courses. If engineering studies provide the basis for topographic or flood plain information, they must be approved by a professional engineer.

b. Sensitive Soils

The CFI must show sensitive soils as identified on any soil survey prepared for a government body. Any soil limitations on development potential must be noted on the CFI. Severe soil limitations must also be noted and described, which are defined as having one or more of the following characteristics:

- i. Seasonal high water table
- ii. Subject to flood hazard
- iii. Poor drainage
- iv. Wetland/hydric soil conditions

- v. High shrink/swell potential
- vi. Shallow depth to bedrock
- vii. Excessive slopes
- viii. High susceptibility to erosion

c. Wetlands

- i. The CFI must show all wetlands as defined by the Federal Clean Water Act.
- ii. U.S. Fish and Wildlife Service National Wetlands Inventory Maps, Kane County Advanced Identification of Wetlands (ADID) maps, and other sources required by the Village may be used to identify wetlands.
- iii. If wetlands are present, a wetlands assessment must be submitted as required by the U.S. Army Corps of Engineers.
- iv. Wetlands must be delineated on the CFI by a line denoting the boundary, or a note stating that no wetlands are present on the site.
- v. The removal of wetlands is discouraged, If the applicant is considering development that may impact or remove wetlands, a report must be submitted explaining the functional value of wetlands and measures proposed to mitigate any loss of wetlands, as required by the U.S. Army Corps of Engineers. A copy of the report must be submitted to the Village Board.

d. Woodlands

The CFI must show woodlands indicated by the most current aerial photos from Kane County or other available sources. Woodlands are areas of trees whose combined canopies cover a minimum of 80% of an area of one acre or more. Such areas must be delineated by a circumferential line extending to the outer perimeter of the tree canopies. Tree varieties and range of size must be indicated.

e. Threatened and Endangered Species

The CFI must show generally the habitat and location of flora and fauna designated as rare, threatened, endangered, in need of conservation, or listed as watch list species, as determined by the U.S. Fish and Wildlife Service, Illinois DNR, or other sources required by the Village, known to exist on the property proposed for development.

E. Development Standards

1. Development on any site shown where 20% or more of the total land area on-site contains significant natural resources as identified in the CFI must comply with the following:

a. Residential Development

Residential development is subject to the requirements of "Conservation Design" within Article 6 of the Subdivision Regulations (Chapter 19 of the Village Code).

b. Nonresidential Development

- i. Development envelopes must be configured to minimize site disturbance, and maximize protection of natural resources including but not limited to woodlands, waterbodies and wetlands, riparian and wildlife corridors. Undisturbed areas must be large enough to maximize environmental function and minimize fragmentation.
- ii. Development must preserve scenic natural views, including views from roadways.
- iii. No structure may be located closer than 200 feet from a wetland or waterway.
- iv. Impervious surface on-site must not exceed 50% of the total land area for sites less than 2 acres in size. For sites of 2 acres or larger, impervious surface must not exceed 40% of the total land area.

v. As part of subdivision or site plan review, the applicant must submit a Natural Resources Protection Plan (NRPP). This plan must outline specific management and protection measures related to the significant natural features identified on the CFI. The NRPP must also identify any unique features that are have not been specifically addressed in the CFI.

ARTICLE 7. USES

- 7.1 GENERAL USE REGULATIONS
- 7.2 USE MATRIX
- 7.3 PRINCIPAL USE STANDARDS
- 7.4 TEMPORARY USE STANDARDS
- 7.5 USE DEFINITIONS

7.1 GENERAL USE REGULATIONS

- A. Table 7-1: Use Matrix identifies principal and temporary uses allowed within each zoning district.
 - 1. P indicates that the use is permitted by-right in the district.
 - 2. S indicates that the use is a special use in the district and requires special use permit approval.
 - 3. Certain uses, whether permitted or special, are subject to principal use standards (Section 7.3).
 - 4. If a cell is blank, the use is not allowed in the district.
 - 5. In the case of temporary uses, a T indicates the temporary use is allowed in the district but may require approval of a temporary use permit per the temporary use standards (Section 7.4).
- B. All uses found within Table 7-1 are defined in Section 7.5.
 - 1. Certain uses are defined to be inclusive of many uses.
 - 2. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.
 - 3. A use that is not specifically allowed in a zoning district, does not fall within a use definition, or is interpreted as not part of a use definition, is prohibited.
- C. The following use restrictions apply in the Village:
 - 1. Accessory dwelling units, as defined in Section 7.5, are prohibited in the Village of Campton Hills
 - 2. Self-storage facilities, as defined in Section 7.5, are prohibited in the Village of Campton Hills.
 - 3. Short-term rentals, as defined in Section 7.5, are prohibited in the Village of Campton Hills.
 - 4. Standalone parking structures, as defined in Section 7.5, are prohibited in the Village of Campton Hills
 - 5. Vehicle dealerships, as defined in Section 7.5, are prohibited in the Village of Campton Hills
 - 6. Vehicle rental agencies, as defined in Section 7.5, are prohibited in the Village of Campton Hills

7.2 USE MATRIX

Table 7-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. For accessory uses, see Article 8. Uses allowed in the FP District are not included in this matrix and are found in Article 6.

TABLE 7-1: USE MATRIX														
Use	RE-1	RE-2	RE-3	R-1	R-2	R-3	R-4	C-1	C-2	RD	F	F-B	OS	Use Standard
Agricultural Implement Sales									S			P		
Agriculture	P	P	P	P	P						P	P	P	
Amusement Facility - Indoor								P	P					
Amusement Facility - Outdoor									S					
Animal Care Facility								S	S		P	P		Sec. 7.3.A
Animal Kennel: Commercial											S	P		Sec. 7.3.A
Animal Shelter											S	S		Sec. 7.3.A
Art Gallery								P	P					
Arts Studio								P	P					
Bed and Breakfast	S	S	S	S	S	S					S			Sec. 7.3.B
Body Modification Establishment									S					
Broadcasting Facility - With Antenna									S	S				
Broadcasting Facility - No Antenna								P	P	P				
Bar/Brew Pub								S	S					
Campground											S		S	
Car Wash									S					Sec. 7.3.C
Cemetery													S	
Community Center								P	P				S	
Community Garden	P	P	P	P	P	P	P	P	P	P			P	Sec. 7.3.D
Community Residence - Small	P	P	P	P	P	P	P							Sec. 7.3.E
Community Residence - Large	S	S	S	S	S	S	S							Sec. 7.3.E
Contractor Office - With Outdoor Equipment Storage										S	S	P		
Cultural Facility								P	P		P	P	P	
Day Care Center								P	P					Sec. 7.3.F
Day Care Home	P	P	P	P	P	S	S							Sec. 7.3.F
Drive-Through Facility								S	P					Sec. 7.3.G
Dwelling, Above the Ground Floor								P	P					
Dwelling, Single-Family	P	P	P	P	P	P								
Energy System - Solar (Principal)										S	S	S		Sec. 7.3.H.1
Energy System - Wind (Principal)										S	S	S		Sec. 7.3.H.2
Farmstand								P	P		P	P	S	
Financial Institution								P	P					
Funeral Home								P	P					

TABLE 7-1: USE MATRIX														
Use	RE-1	RE-2	RE-3	R-1	R-2	R-3	R-4	C-1	C-2	RD	F	F-B	OS	Use Standard
Gas Station								S	S			S		Sec. 7.3.I
Golf Course/Driving Range														
Government Facility	P	P	P	P	P	P	P	P	P	P	P	P		
Healthcare Facility									P					
Hotel									P	P				
Industrial Design								P	P	P				
Industrial, Light										P		S		
Live Entertainment								P	P					
Medical/Dental Clinic								P	P	P				
Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	
Nursery/Greenhouse - Retail									P			P		
Office								P	P	P		P		
Outdoor Dining								P	P	P				Sec. 7.3.J
Park	P	P	P	P	P	P	P	P	P	P	P		P	
Parking Lot (Principal)								S	S	S		S		Sec. 7.3.K
Personal Service Establishment								P	P	P				
Places of Worship	P	P	P	P	P	P	P	P	P		P			
Private Clubs or Lodge								S	S		S	S		Sec. 7.3.L
Public Safety Facility							S	P	P	P	P	P		
Public Works Facility								P	P	P	P	P	S	
Reception/Banquet Facility								S	P		S	S		Sec. 7.3.M
Research & Development										P				
Residential Care Facility							S	S	P					Sec. 7.3.N
Restaurant								P	P					
Retail Goods Establishment								P	P			P		
School - Primary or Secondary	S	S	S	S	S	S	S	S	S					
School - College or University								S	S	S				
School - Trade or Vocational								S	S	S				
Specialized Food Production								P	P			P		
Stable	P	P									P	P	P	
Utilities	S	S	S	S	S	S	S	S	S	S	S	S	S	
Vehicle Operation Facility									S	S				
Vehicle Repair								S	S					Sec. 7.3.O
Warehouse										S				
Wholesale									S	S				

TABLE 7-1: USE MATRIX														
Use	RE-1	RE-2	RE-3	R-1	R-2	R-3	R-4	C-1	C-2	RD	F	F-B	OS	Use Standard
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 7.3.P
Wireless Telecommunications – Stealth Design	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.3.P
Wireless Telecommunications - DAS	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 7.3.P
Temporary Uses	RE-1	RE-2	RE-3	R-1	R-2	R-3	R-4	C-1	C-2	RD	F	F-B	OS	
Farmer's Market								T	T	T	T	T	T	Sec. 7.4.A
Temporary Contractor's Office	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 7.4.B
Temporary Mobile Food Sales								T	T	T		T	T	Sec. 7.4.C
Temporary Outdoor Entertainment								T	T		T	T	T	Sec. 7.4.D
Temporary Outdoor Sales								T	T			T		Sec. 7.4.E

7.3 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Code.

A. Animal Care Facility, Animal Kennel (Commercial), and Animal Shelter

1. Exterior exercise areas must be located to the interior side or rear of the principal building on the lot. Exterior exercise areas must provide covered areas over a minimum of 25% of the exterior area to provide shelter against weather.
2. Exterior exercise areas are prohibited in required setbacks.
3. Exterior exercise may be located on rooftop, when determined by the Village to be structurally sound for such use.
4. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.
5. All animal overnight boarding facilities must be located indoors.

B. Bed and Breakfast

1. The owner of the bed and breakfast must reside in and continue to reside in the dwelling as a principal residence. The owner must provide a sworn statement certifying to such residency upon request of the Village.
2. Bed and breakfasts are allowed only within single-family dwellings.
3. Bed and breakfasts must not generate a significant increase in pedestrian or vehicular traffic within the residential district in which it is located.
4. Bed and breakfasts must not change the character of the single-family dwelling unit or adversely affect the character of the neighborhood or the enjoyment of adjacent properties.
5. No more than one person who is not a principal resident of the dwelling may be an employee at the dwelling site at any one time. The term employee does not apply to contractors providing short-term temporary services, such as repairs or landscaping.
6. One permanent sign is allowed on the property of up to eight square feet per sign face, and may be attached to the exterior or placed in the window of the residence or an accessory structure, or placed within the front setback, mounted on an architectural post not to exceed four feet in height, or a monument sign not to exceed four feet above grade in the front setback. No sign may interfere with vision clearance on adjoining public rights-of-way.

C. Car Wash

1. Car wash facilities must be screened along interior side and rear lot lines with a privacy fence or wall, a minimum of six feet and a maximum of seven feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall.
2. The site must be graded to drain away from adjoining properties.

D. Community Garden

1. Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity. It may also include community-gathering spaces for active or passive recreation but playground equipment is prohibited.

2. Greenhouses, including high tunnels/hoop-houses, cold-frames, and similar structures, are permitted to extend the growing season. Accessory structures such as sheds, gazebos, and pergolas are also permitted.
3. Farmstands are permitted and are limited to sales of items grown at the site. Farmstands must be removed from the premises or stored inside a structure on the premises during that time of the year when the use is not open to the public. Only one farmstand is permitted per lot.

E. Community Residence

1. Community residences must meet all federal, state, and local requirements including, but not limited to, licensing, health, safety, and building code requirements.
2. The facility must retain a residential character, which is compatible with the surrounding residential neighborhood.

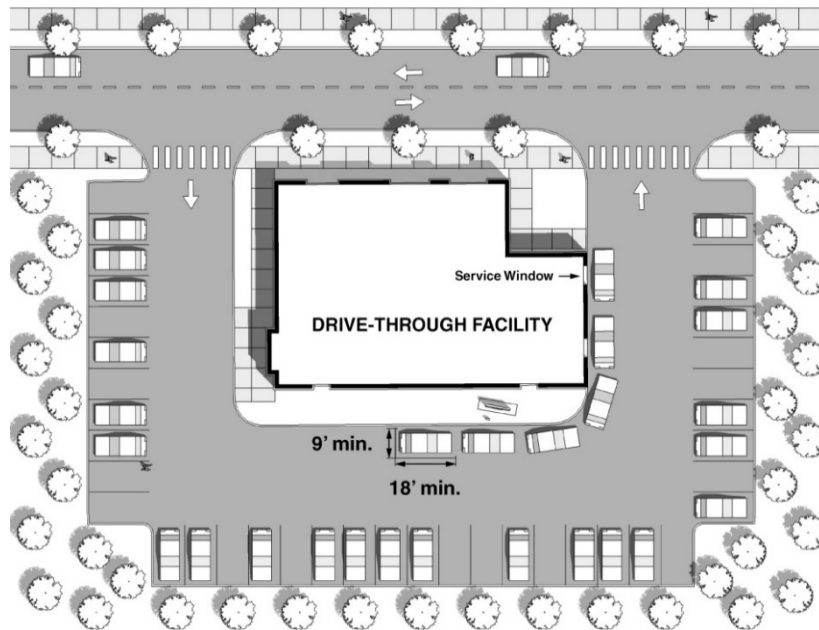
F. Day Care Center and Day Care Home

1. Each day care must comply with all applicable state and federal regulations. The operator of a day care must be licensed by the state.
2. A day care home must maintain its original appearance as a residential dwelling.
3. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

G. Drive-Through Facility

1. All drive-through facilities must provide a minimum of three stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Ordinance. Stacking spaces provided for drive-through uses must be:
 - a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. In the case of a recessed service window, the measurement must be taken from the building wall.
 - b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menu board). Spaces must be placed in a single line behind each lane or bay.
2. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots must not route exiting traffic into adjacent residential neighborhoods.
3. Drive-through facilities must be screened along interior side and rear lot lines with a wall or privacy fence, a minimum of six feet and a maximum of seven feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall. This standard does not apply to drive-through facilities within multi-tenant retail centers.
4. A drive through lane must have bail out capability for all vehicles that enter the drive through lane. The bail out lane must be a minimum width of 10 feet in width and run parallel to the drive through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.

DRIVE THROUGH FACILITY



H. Energy Systems (Principal Use)

1. Solar Energy System

- a. Systems, equipment, and structures are limited to the maximum height of the district.
- b. All solar farm structures must meet the district setbacks.
- c. No grid tied photovoltaic system must be installed until evidence has provided that it has been approved by the utility company to install the system.
- d. The facility owner and operator must, at their sole expense, complete decommissioning of the solar farm within one year after the end of the useful life of the solar farm. The solar farm is deemed to be at the end of its useful life if it is abandoned for a period for 180 days or more.

2. Wind Energy System

- a. The design of the wind energy system must conform to applicable industry standards as such standards exist as of the date construction is commenced. The facility owner or operator must submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories, Det Norske Veritas, Germanischer Lloyd Wind Energies, or similar certifying organizations.
- b. All wind turbines must be newly manufactured as of the date of installation. Experimental/prototype wind turbines may be approved as a special use.
- c. All wind energy system must be equipped with a redundant braking system. This includes both aerodynamic over speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes must be operated in a fail-safe mode. Stall regulation is not considered a sufficient braking system for over speed protection.
- d. All electrical components of the wind energy system must conform to applicable local, state, and national codes, and applicable international standards.
- e. An engineer's certificate must be completed by a structural engineer, licensed in the State of Illinois, certifying that the tower and foundation of the wind turbines are compatible with, and are appropriate for, the particular model of wind turbine used, and that the specific soils at the site can support the wind turbine.
- f. Wind turbines must comply with the following design standards:
 - i. Wind turbines must be a non-obtrusive and non-reflective color. The facility owner or operator must maintain the paint on wind turbines at all times in good repair.

- ii. Wind turbines must not display advertising, except for reasonable identification of the turbine manufacturer, or the facility owner and operator.
- iii. Wind turbines must not be artificially lit, except to the extent required by the Federal Aviation Administration or other applicable regulatory authorities.
- iv. On-site transmission and power lines between wind turbines must, to the maximum extent practicable, be placed underground, reach the property line, and be located and constructed in such a way as to minimize disruption to the property's primary purpose as well as to facilitate the interconnection of other commercial wind power generating facilities.
- v. Non-essential appurtenances are prohibited to be affixed to any wind turbine, including, but not limited to, cellular or radio antennae.
- vi. A clearly visible warning sign advising persons of the presence of high voltage levels must be placed at the base of all pad-mounted transformers and substations.
- g. The applicant must commission and submit at the time of permit application a wildlife assessment (impact study), conducted by a qualified wildlife expert having no less than ten years of experience conducting wildlife assessments, indicating possible risks to local wildlife, habitat, and migratory birds. Additionally, the applicant's wildlife expert must also develop a mitigation plan, if applicable, that addresses/mitigates any risk to wildlife, migratory birds, and affiliated habitat. All wind turbines at time of application must be located out of bird and bat migration pathways/corridors where wind turbine construction would pose a substantial risk.
- h. Wind turbines must not be climbable up to a height of at least 15 feet above ground surface. All access doors to wind turbines and electrical equipment must be locked or fenced, as appropriate, to prevent entry by non-authorized persons.
- i. Wind turbines must be set back from all surrounding buildings at the date of installation a distance of no less than the turbine height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building. Turbine height is measured from the base of the tower to tip of a prop at maximum vertical rotation.
- j. Operation and maintenance building(s) and substations must be located in accordance with zoning district yard requirements. All wind farm structures, except for wind turbines, must comply with the regulations of the zoning district.
- k. All wind turbines must be set back from the nearest public right-of-way a distance of 110% of the turbine height, as measured from the right-of-way line to the nearest point on the outside edge of a tower. Turbine height is measured from the base of the tower to tip of a prop at maximum vertical rotation.
- l. The facility owner or operator must comply with all applicable codes and codes regulating sound generation. In the event that any sound levels from a wind turbine are found to be in excess of permissible levels, the facility owner or operator must take necessary measures to bring sound levels down to a level acceptable.
- m. A wind turbine's shadow flicker must not fall on any window of an existing structure or within the buildable area of an adjacent lot, as defined by current setback requirements at the time of installation.
- n. The facility owner and operator must, at their sole expense, complete decommissioning of the wind energy system, or individual wind turbines, within one year after the end of the useful life of the wind energy system or individual wind turbines. The wind energy system or turbine must be deemed to be at the end of its useful life if it is abandoned for a period of time in excess of 180 days. Decommissioning includes removal of wind turbines, structures, roads and foundations to a depth of 48 inches, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the wind energy system.
- o. All facilities for a solar energy system must be screened. Screening is required on all sides of the structure except access openings to the structure. Screening must be a masonry wall, privacy fence, or hedge, and must be the height of the structure or eight feet, whichever is less.

I. Gas Station

- 1. All gas station driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
- 2. All structures and pump islands must be set back a minimum of 20 feet from interior side and rear lot lines. Structures are exempt from any build-to lines required by the district.
- 3. Minor motor vehicle repair is permitted as part of a gas station use if allowed within the district. All repair work must be conducted entirely within an enclosed structure. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure. Any vehicles awaiting repair must be stored so that no fluids will drain into the storm sewer system, such as the use of drip pans and other coverings.
- 4. The ancillary uses of a retail goods establishment and one car wash bay are permitted in connection with the principal gas station use.
- 5. The volume on any audio component must be maintained at a level so as not to be audible in adjoining properties. The volume on any audio component must comply with all local noise regulations. Audio

components are permitted only on the gas station pump. Audio components are prohibited as part of any other structure, including canopies and buildings.

J. Outdoor Dining

These standards address outdoor dining areas on private property only associated with a non-residential use.

1. Outdoor dining may only be established when allowed as a use within the zoning district and must be in conjunction with another principal use allowed in the district, such as a restaurant.
2. Outdoor dining must not interfere with any pedestrian access or parking spaces and aisles.

K. Parking Lot

1. A parking lot must be used solely for the temporary parking of motor vehicles and cannot be used as an off-street loading area.
2. Only structures for the shelter of attendants or for payment kiosks are permitted in a parking lot. Shelters or kiosks must not exceed ten feet in height and 75 square feet in area.
3. The parking lots must be screened and landscaped in accordance with the requirements of this Ordinance.

L. Private Club or Lodge

1. No more than 30% of the gross floor area may be used as office space.
2. Private clubs and lodges are permitted to serve meals and alcohol on the premises for members and their guests only.
3. Sleeping facilities are prohibited.
4. Private clubs and lodges leased or used as reception/banquet halls must comply with the requirements for reception/banquet halls.

M. Reception/Banquet Facility

A reception/banquet facility may include outdoor areas for the use of guests.

N. Residential Care Facility

1. Residential care facilities must meet all federal, state, and local requirements including, but not limited to, licensing, health, safety, and building code requirements.
2. A copy of state license must be visible at all times.
3. When located in a residential district, the facility must retain a residential character, which is compatible with the surrounding residential neighborhood. When located in a non-residential district, the structure must be designed with a lobby entrance along the primary frontage.

O. Vehicle Repair

1. Vehicle repair establishments may not store the same vehicles outdoors on the site for longer than 20 days once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.
2. All repair operations must be performed within a fully enclosed building. All equipment and parts must be stored indoors. Any vehicles awaiting repair must be stored so that no fluids will drain and cause contamination.
3. Vehicle repair establishments that abut a residential district must be screened along interior side and rear lot lines with a wall or privacy fence, a minimum of six feet and a maximum of seven feet in height.
4. No partially dismantled, wrecked, junked, or discarded vehicles, or vehicles that sit on one or more flat tires or are inoperable in any manner may be stored outdoors on the premises. This standard does not apply to vehicles under repair.
5. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

P. Wireless Telecommunications

A. 1. Application Requirements

All applications to erect, construct, or modify any part of a wireless telecommunications system require site plan review must include the following items:

- a. A site plan showing:
 - i. The location, size, screening, and design of all structures, including fences.
 - ii. The location and size of all outdoor equipment.
 - iii. Elevations showing antenna height.
 - iv. If the site plan is for a new wireless telecommunications facility, a landscape plan showing all screening.

- v. If the site plan is for a new wireless telecommunications tower, indication of the fall zone as a shaded circle.
 - b. A maintenance plan and any applicable maintenance agreement designed to ensure long-term, continuous maintenance, such as maintenance of landscape, keeping the area free from debris and litter, and immediate removal of any graffiti.
 - c. A disclosure of what is proposed, demonstrating the need for the wireless telecommunications system in the proposed location. This is not required for co-location or stealth design antennas.
 - d. The reason or purpose for the placement, construction, or modification in the proposed location with specific reference to the provider's coverage, capacity, and/or quality needs, goals, and objectives. This is not required if the proposal is does not involve the erection of a new tower.
 - e. The service area of the proposed wireless telecommunications system.
 - f. If the proposal is for a new telecommunications tower, then a map showing collocation opportunities within the Village and within areas surrounding the borders of the Village must be provided and justification for why co-location is not feasible in order to demonstrate the need for a new tower.
 - g. If the proposal is for a new telecommunications tower, certification by a licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.
- B. 2. Setbacks**
- a. All wireless telecommunications towers must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements no less than the tower height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.
 - b. All wireless telecommunications facilities must be set back from all property lines in accordance with the minimum setback requirements in the zoning district.
- C. 3. Height**
- The maximum height of a wireless telecommunications tower is the minimum needed to function satisfactorily. The application for approval of a wireless telecommunications tower must demonstrate the minimum height needed for the tower to function, which will be reviewed and approved as part of site plan review. The Village has the ability to hire an independent consultant to assist in review of the proposed height, whose fee will be charged to the applicant.
- D. 4. Lighting and Marking**
- Wireless telecommunications systems must not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).
- E. 5. Specific Standards for Wireless Telecommunications Antennas**
- Wireless telecommunications antennas are a special use in all districts, unless they are stealth design in which case they are a permitted use. Stealth design for wireless antennas is encouraged and is considered a permitted use in all districts, subject to site plan review and approval. All applications for wireless telecommunications antennas must include all information required by this section. In addition to the standards of this section for wireless telecommunications antennas, stealth design must comply with the following regulations:
- a. To qualify as a stealth design, wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.
 - b. Wireless telecommunication antennas must be mounted at least 30 feet above grade, as measured from grade to the base of the antenna, to qualify as stealth design, in addition to meeting the other requirements of this section. Wireless telecommunication antennas mounted lower than 30 feet are considered a special use.
 - c. Antennas must be located on or in existing structures already permitted within zoning districts, such as water towers, clock towers, streetlights, penthouses, parapet walls (must be behind the parapet wall), and steeples, and must be designed to blend in with the structure. The installation of the antenna must be secondary to the principal use of the structure, which must be functional. (For example, installation upon a water tower must be upon a working water tower.)

- d. Antennas that co-locate on existing wireless telecommunications towers are also considered stealth design. However, such antennas cannot increase the overall height of the existing wireless telecommunications tower.
- e. No antenna may increase the overall height of any structure on which it is mounted by more than 12 feet.

F. 6. Specific Standards for Wireless Telecommunications Facilities

- a. Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation must not be stored on the site.
- b. Commercial advertising is prohibited. Only signage that is part of the equipment as manufactured or warning signage is permitted.

G. 7. Specific Standards for Wireless Telecommunications Towers

- a. The use of guyed towers is prohibited. Towers must be monopoles, meaning self-supporting with no wires, cables, or beams.
- b. Wireless telecommunications towers must be designed to accommodate other telecommunications providers. The area surrounding a tower must be of a sufficient size to accommodate accompanying wireless telecommunications facilities for other telecommunications providers.
- c. Unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or the Village, towers must have a galvanized silver or gray finish.

H. 8. Specific Standards for Distributed Antenna Systems (DAS)

If a distributed antenna systems (DAS) is installed and entirely enclosed within a principal building, the requirements of this Ordinance do not apply.

- a. All equipment related to a distributed antenna system must be mounted/co-located on existing poles or other existing structures unless it can be shown that an alternate location will be less obtrusive and/or more beneficial to the public. The design of any new pole requested requires special use approval.
- b. An applicant seeking installation of a distributed antenna system must demonstrate that it has made efforts to blend or camouflage the system with existing facilities and surroundings or has otherwise screened or concealed the system from view. Approved blending methods include, but are not limited to, location of equipment other than antennas within a tree canopy or other inconspicuous location, use of green, brown or other colored equipment (if commercially available to the applicant) designed to mimic the colors and/or materials of the tree canopy, co-location structure or other nearby structures, as well as use of textures and shapes as appropriate, all with the intent of minimizing the visual impact of the system. Unnatural colors and exposed cables are prohibited.
- c. All pole-mounted distributed antenna systems must be installed at a minimum height of nine feet above the ground. Equipment may be housed in a cabinet at ground level only with the approval of the Village as to location and with appropriate screening.
- d. Distributed antenna systems may not extend more than seven feet above the height of the existing pole or other structure on which it is installed.
- e. Where distributed antenna systems are placed in residential districts, every effort must be made to avoid placement at right of way locations directly in front of a residence. If placement directly in front of a residence is absolutely necessary for technological reasons, the Village has the right to require screening or impose other design mitigation requirements.
- f. The Village may request that a particular node or nodes be placed in an alternative location to that proposed by the applicant. Where a request for an alternative location is unable to be accommodated by an applicant, the applicant must supply an explanation in writing as to why the suggested alternative location will materially compromise the functioning of the system or is otherwise impractical.

I. 9. Abandonment

Any wireless telecommunications system that is not operated for a period of 180 consecutive days is considered abandoned. The owner must immediately remove the tower or facility, and all aboveground equipment and related debris. The Village may ensure and enforce removal by means of its existing regulatory authority.

J. **10. Nonconformities**

- a. Ordinary maintenance, including replacement/upgrading, of antenna equipment may be performed on nonconforming antennas or towers. However, if the proposed alteration intensifies a nonconforming characteristic of the antenna or tower, a variance is required.
- b. Co-location of an antenna on an existing nonconforming tower is permitted as a special use, provided that the addition of the antenna and any additional wireless telecommunications facilities do not increase the overall height of the nonconforming tower.

7.4 TEMPORARY USE STANDARDS

Temporary uses are required to comply with the use standards of this section, in addition to all other regulations of this Ordinance. These regulations are for temporary uses located on private property only. Unless otherwise indicated, all temporary uses require a temporary use permit per Article 14.

A. Farmers Market

1. The timeframe of a farmers market, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit. A temporary use permit for a farmers market can be issued on a yearly basis, which allows for a schedule of days per week and number of weeks per year.
2. A management plan is required for a farmers market, to be submitted as part of the temporary use permit application, that demonstrates the following:
 - a. The on-site presence of a manager during hours of operation who directs the operations of vendors participating in the market.
 - b. An established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance when open to the public.
 - c. A general site plan of vendor stalls, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.
 - d. Provision for waste removal.
 - e. The days and hours of internal operation, including vendor set-up and take-down times.

B. Temporary Contractor's Office

1. A temporary contractor's office is allowed incidental to any construction project.
2. The temporary use permit is valid for the duration of the building permit, including any extensions.
3. The temporary contractor's office must be removed within 30 days of completion of the construction project.

C. Temporary Mobile Food Sales

1. A temporary mobile food sales use is permitted for a maximum of 30 days per temporary use permit. There is no restriction on renewal of a temporary use permit, however no single permit may exceed 30 days validity.
2. The temporary use permit will be evaluated on the basis of the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties.
3. If the mobile food establishment operator is not the owner of the site where the truck or trailer will be located, written permission from the property owner must be submitted as part of the temporary use permit application.
4. Sale of alcohol is prohibited.
5. During business hours, the permit holder must provide a trash receptacle for customer use and must keep the area clear of litter and debris at all times.
6. Outdoor seating may be provided on the site, but no seating may be permanently installed.
7. A permanent water or wastewater connection is prohibited.
8. Electrical service may be provided only by temporary service or other connection provided by an electric utility, or an on-board generator.
9. Drive-through service is prohibited.

D. Temporary Outdoor Entertainment

A temporary use permit is not required for outdoor entertainment events within public parks when organized by a public agency.

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. The on-site presence of a manager during the event.
 - b. A general site plan of performance areas, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.
 - c. Provision for recycling and waste removal. Recycling containers must be clearly marked for acceptable types of recyclables.
 - d. The days and hours of operation, including set-up and take-down times.
 - e. A description of crowd control and security measures.
2. Any temporary structures must be removed within five business days of conclusion of the event.

3. Temporary outdoor entertainment events are limited to three events per calendar year on the same lot and a maximum duration of four days per event, with a minimum of 15 days between events, with the following exceptions:
 - a. A temporary use permit for a carnival or circus is valid for a period of two events per calendar year on the same lot no more than 15 days in duration, with a minimum of 30 days between events.

E. Temporary Outdoor Sales

A temporary use permit is not required for outdoor sales within public parks when organized by a public agency.

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. The on-site presence of a manager during hours of operation who directs the operations of all participating vendors.
 - b. An established set of operating rules addressing the governance structure of the sales event, hours of operation, and maintenance.
 - c. A general site plan of vendor stalls, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.
 - d. Provision for recycling and waste removal. Recycling containers must be clearly marked for acceptable types of recyclables.
 - e. The days and hours of operation, including vendor set-up and take-down times.
2. Any temporary structures must be removed within five business days of conclusion of the event.
3. Temporary outdoor sales events are limited to three events per calendar year and a maximum duration of seven days per event, with a minimum of 30 days between events, with the following exceptions:
 - a. A temporary use permit for a seasonal sale, such as Christmas tree lots or pumpkin patches, are limited to three events per calendar year and a maximum duration of 45 days. There is no minimum time between events.

7.5 USE DEFINITIONS

All uses identified within Section 7.1, including restricted uses, and within Table 7-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

Accessory Dwelling Unit. A secondary dwelling unit on the same lot as a principal dwelling unit. An accessory dwelling unit has its own legal means of ingress/egress, and is a complete and separate dwelling unit. An accessory dwelling unit may be contained within a principal structure or in a detached structure, such as a garage or carriage house. An accessory dwelling unit contained within a principal dwelling unit is distinguished from an "accessory unit," which is allowed and regulated by Article 8.

Agricultural Implement Sales. A business primarily engaged in the sale or rental of farm tools, machinery and implements, tack, animal care products and farm supplies, and includes farm machinery repair services. Sale of feed, grain and seed are also allowed.

Agriculture. Land and associated structures used to grow crops and/or raise livestock for sale, commercial use, personal food production, donation, and/or educational purposes. The agriculture use includes single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, gymnasiums (excluding those within public parks), sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, and pool halls. An indoor amusement facility may include ancillary uses such as, but not limited to, concession stands, restaurants, and retail sales.

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor stadiums, fairgrounds, batting cages, miniature golf courses, and amusement parks. An outdoor amusement facility may include ancillary uses such as, but not limited to, concession stands, restaurants, and retail sales.

Animal Care Facility. A business which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, and pet boarding facilities, where animals are boarded during the day or for overnight stays.

Animal Kennel: Commercial. An establishment where dogs over six months of age are boarded, bred, raised, and trained for commercial gain. A commercial animal kennel does not include animal shelters or shelter and training facilities for canine units of public safety agencies.

Animal Shelter. An establishment that houses and provides care for homeless, lost, or abandoned dogs, cats, and/or other animals until such animals are reclaimed by their owner, placed in a new home, placed with another organization for adoption, and/or euthanized.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Arts Studio. An establishment where an art, type of art or activity is taught, studied, or practiced such as dance, martial

arts, photography, music, painting, gymnastics, Pilates, or yoga. An arts studio also includes private exercise studios for private sessions with trainers and/or private classes.

Bed and Breakfast. A single-family detached dwelling where a resident/owner, who lives on the premises, provides lodging for a daily fee in guest rooms with no in-room cooking facilities and prepares meals for guests.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Broadcasting Facility - TV/Radio. A facility engaged in broadcasting and information relay services for radio and television signals, including studio facilities. A broadcasting facility may or may not include antennas to broadcast the signal.

Bar/Brew Pub. An establishment for the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use. The bar/brew pub definition also includes an eating and drinking establishment where beer is brewed on premises exclusively for on-site consumption. The brewing of such beer is ancillary to the eating and drinking establishment.

Campground. An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters.

Car Wash. An establishment for the washing and cleaning of vehicles or other light duty equipment, whether automatic, by hand, or self-service. The car wash facility may be within an enclosed structure, an open bay structure, or similar configurations.

Cemetery. Land and structures reserved for the interring of human remains or the interring of animal remains. Cemeteries may include structures for performing religious ceremonies related to the entombment of the deceased, mortuaries, including the sales of items related to the interment of remains, and related accessory structures, such as sheds for the storage of maintenance equipment.

Community Center. A facility used as a place of meeting, recreation, or social activity, that is open to the public and is not operated for profit, and offers a variety of social, educational, community service activities.

Community Garden. The cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family. Community gardens do not include the raising of livestock or the use of heavy machinery.

Community Residence. A dwelling unit occupied as a common household for specialized residential care for persons with disabilities in need of personal services or assistance essential for activities of daily living or in need of supervision.

1. **Community Residence - Small.** A small community residence is such facility occupied by a number of residents that meet the number of persons allowed by the definition of family.

2. **Community Residence - Large.** A large community residence is such facility occupied by a number of residents that exceed the number of persons allowed by the definition of family.

Contractor Office – With Equipment Storage. Offices for businesses in the conduct of any building trade or building craft, together with land and/or structures used for the storage of equipment, vehicles, machinery, or building materials related to and used by the building trade or craft. A contractor office with no equipment storage is considered an office.

Cultural Facility. A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural centers, non-commercial galleries, historical societies, and libraries. A cultural facility may include uses such as, but not limited to, retail sales of related items, and restaurants as ancillary uses.

Day Care Center. A facility where, for a portion of a 24 hour day, care and supervision is provided for: 1) children not related to the owner or operator of the facility; or 2) elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator.

Day Care Home. A residential dwelling where care and supervision is provided by a permanent occupant of the dwelling for: 1) care children not related to the owner or operator of the facility; or 2) elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator of the facility. A child day care home does not include a dwelling that receives children from a single household. For the purposes of applying district dimensional standards, day care homes are subject to the standards for the dwelling type.

Drive-Through Facility. That portion of a business where business is transacted directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility is approved separately as a principal use in conjunction with other principal uses such as restaurants and financial institutions.

Dwelling, Single-Family - Detached. A structure containing only one dwelling unit on a single lot.

Energy System - Solar (Principal). An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy.

Energy System - Wind (Principal). An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, or processing of wind energy.

Farmer's Market. Temporary use of structures and/or land for the sale of a variety of fresh fruits, flowers, vegetables, or ornamental plants, and other locally produced farm and food products, including value-added products, directly to consumers from two or more farmers or from vendors that have taken such items on consignment for retail sale.

Farmstand. A temporary structure where agricultural products produced on the premises are sold.

Financial Institution. An institution licensed as a receiver of deposits, a savings and loan, credit union, or mortgage office.

Funeral Home. An establishment where the dead are prepared for burial display and for rituals before burial or cremation, including chapels for the display of the deceased and the conducting of rituals before burial. A funeral home may or may not perform cremation and have crematoriums.

Gas Station. An establishment where fuel for vehicles is stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also include ancillary retail uses, an ancillary car wash bay, ancillary minor vehicle repair facilities, and solar and/or electric charging stations.

Golf Course/Driving Range. A tract of land design with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms and shelters, and country club facilities. A driving range may be designed as a standalone facility or included as part of a larger golf course.

Government Facility. Facilities owned, operated, or occupied by a governmental agency to provide a governmental service to the public. Government offices do not include public safety or public works facilities.

Healthcare Facility. Facilities for primary health services and medical or surgical care to people, primarily in-patient, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, dormitories, or educational facilities, and ancillary uses such as, but not limited to, cafeterias, restaurants, retail sales, and similar uses.

Hotel. A facility that provides sleeping accommodations for a fee and customary lodging services. Related ancillary uses include, but are not be limited to, meeting facilities, restaurants, bars, and recreational facilities for the use of guests.

Industrial Design. An establishment where the design, marketing, brand development and sales of various products are researched and developed. An industrial design establishment may create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

Industrial – Light. The manufacturing of products from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users. These industrial uses typically have ancillary outdoor storage areas. Light industrial does not include outdoor storage yards as a principal use; outdoor storage yards are prohibited in this Ordinance.

Live Entertainment. A venue that stages live performances, performed live by one or more persons including, but not limited to, musical acts including disc jockeys (DJs), theatrical plays, performance art, stand-up comedy, and magic, and may be included as part of the operation of a bar, restaurant, amusement facility, or similar use.

Medical/Dental Office. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Nature Preserve. Designated open space that preserves and protects natural features, wildlife, and critical environmental features. A nature preserve may include opportunities for passive recreation, such as hiking trails and lookout structures, and environmental education.

Nursery/Greenhouse – Retail. An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are propagated and sold, and may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, paving stones and bricks, and other related items for sale.

Office. An establishment that engages in the processing, manipulation, or application of business information or professional expertise. Such an office may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair of products or retail services. An office does not include bank or financial institution, government facility, or industrial design.

Outdoor Dining. A seating area that is located outdoors and contiguous to a restaurant or bar/brew pub, typically in addition to an indoor seating area. Outdoor dining is approved separately as a principal use. Outdoor dining areas may be roofed or covered with an awning.

Park. A facility that serves the recreational needs of residents and visitors. Park includes, but is not limited to, playgrounds, ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, and field houses. Public parks may also include non-commercial indoor or outdoor amusement facilities, including zoos and amphitheaters, ancillary uses such as, but not limited to, restaurant and retail establishments, and temporary outdoor uses such as festivals and performances.

Parking Lot. An open, hard-surfaced area, other than a street or public way, used for the storage of operable vehicles, whether for compensation or at no charge. This includes park-and-ride lots, where commuters and others park their vehicles and transfer to a bus, rail system (rapid transit, light rail, or commuter rail), or carpool, and the vehicle is left in the lot during the day and retrieved when the owner returns.

Parking Structure. A structure of one or more levels or floors used for the parking or storage of operable vehicles, whether for compensation or at no charge.

Personal Service Establishment. An establishment that provides frequent or recurrent needed services of a personal

nature. Typical uses include, but are not limited to, beauty shops, barbershops, tanning salons, electronics repair shops, nail salons, laundromats, health clubs, dry cleaners, and tailors. Personal service establishment does not include vehicle rental agencies.

Places of Worship. A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary day care facilities and/or classrooms for weekly religious instruction.

Private Clubs or Lodge. A facility operated by an organization or association for a common purpose, such as, but not limited to, a meeting hall for a fraternal or social organization or a union hall. A private club or lodge does not include clubs organized primarily for-profit or to render a service which is customarily carried on as a business.

Public Safety Facility. A facility operated by and for the use of public safety agencies, such as the fire department and the police department, including the dispatch, storage, and maintenance of police and fire vehicles. Public safety facilities include shelter and training facilities for canine units of public safety agencies.

Public Works Facility. A facility operated by the municipal or parish public works departments to provide municipal and parish services, including dispatch, storage, and maintenance of municipal vehicles.

Reception/Banquet Facility. A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception/banquet facility is not operated as a restaurant with regular hours of operation.

Research and Development. A facility where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software. A research and development establishment may create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

Residential Care Facility. A facility that provides the following types of licensed 24-hour medical or non-medical care: nursing homes, assisted living, and hospice care. A residential care facility includes continuum of care facilities, which are facilities that contain a mix of these types of care. Residential care facility does not include outpatient or in-patient drug treatment facilities.

Restaurant. An establishment where food and drinks are prepared and sold to the public, typically for on-premises consumption by seated patrons.

Retail Goods Establishment. An establishment that provides 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 does not include establishments of a heavier and larger-scale commercial character typically requiring permanent outdoor service or storage areas and/or partially enclosed structures, such as large-scale home improvement centers with outdoor storage, display, and rental, lumberyards, truck rental establishments, and sales, rental, and repair of heavy equipment. Retail goods establishment also does not include vehicle dealerships.

School - Primary or Secondary. A public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school levels.

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

School - Trade or Vocational. A facility that offers instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for *general educational development* or driving school. School – trade or vocational also applies to privately operated schools that do not offer a complete educational curriculum.

Self-Storage. A facility for the storage of personal property where individual renters control and access individual storage spaces. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included.

Short-Term Rental. A residential building or portion thereof that is held out for rent, rented, or occupied as a rental for overnight accommodation for a period of less than 30 consecutive days.

Specialty Food Service. A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheese monger, coffee roaster, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts.

Stable. A facility where equines are kept, fed, and cared for.

Temporary Contractor's Office. A temporary structure utilized as a watchman's quarters, construction office, equipment shed, or sales center during the construction of a new development.

Temporary Mobile Food Sales. A mobile food establishment where food preparation and service is housed in a truck or trailer or a non-motorized mobile food cart.

Temporary Outdoor Entertainment. A temporary live entertainment event, such as the performance of live music, revue, or play within an outdoor space. Temporary outdoor entertainment event includes fireworks shows, horse shows, carnivals/circuses, temporary worship services, and others.

Temporary Outdoor Sales. Temporary uses, which may include temporary structures, where goods are sold, such as consignment auctions, arts and crafts fairs, flea markets, rummage sales, temporary vehicle sales, and holiday sales, such as Christmas tree lots and pumpkin sales lots. This temporary use category does not include outdoor sales related to a retail goods establishment where such goods are part of the establishment's regular items offered for purchase.

Utilities. Facilities that produce and/or transmit basic services, such as gas, sewer, water, cable, or communications, including large-scale developments such as electrical substations, high voltage transmission lines, and water towers and tanks. Utilities do not include public works facilities, wireless telecommunications, wind energy systems, or solar farms.

Vehicle Dealership. An establishment that sells or leases new or used automobiles, vans, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

Vehicle Operations Facility. A facility for the dispatch, storage, and maintenance of emergency medical care vehicles, taxicabs and similar vehicles for hire, school buses, utility vehicles, and similar vehicles. Vehicle operations facility does not include a public works or public safety facility.

Vehicle Rental Agency. An establishment that rents automobiles and vans, including incidental parking and servicing of rental vehicles. A motor vehicle rental establishment may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

Vehicle Repair. A business that provides repair services to motor vehicles, motorcycles, and all-terrain vehicles (ATV) vehicles.

Warehouse. An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment.

Wholesale. A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services.

Wireless Telecommunications. Towers, antennas, and facilities used to transmit and receive signals that facilitate wireless telecommunications. The following definitions describe the wireless telecommunications infrastructure described within the general definition for wireless telecommunications:

1. **Antenna.** A specific device, the surface of which is used to transmit and/or receive signals transmitted to or from other antennas. This does not include satellite dish antennae.
2. **Facility.** A structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators. Facility also includes any necessary equipment that facilitates wireless transmission.
3. **Tower.** A structure designed and constructed to support one or more wireless telecommunications antennae and including all appurtenant devices attached to it.
4. **Distributed Antenna System.** A wireless communications network with multiple spatially separated antenna nodes and related equipment mounted on existing infrastructure, typically power, light, and/or telephone poles, all connected to a common source via fiber optic cable or other transport medium, which provides enhanced coverage within a geographic area.

ARTICLE 8. ON-SITE DEVELOPMENT STANDARDS

8.1 GENERAL REQUIREMENTS

8.2 EXTERIOR LIGHTING

8.3 ACCESSORY STRUCTURES AND USES

8.4 PERMITTED ENCROACHMENTS

8.5 ENVIRONMENTAL PERFORMANCE STANDARDS

8.1 GENERAL REQUIREMENTS

A. Number of Structures on a Lot

On lots used for single-family dwellings there must be no more than one principal building per lot. This does not include permitted accessory structures, or agricultural structures. In all other instances, more than one principal building is permitted on a lot, provided that the lot complies with all dimensional standards of the district.

B. All Activities within an Enclosed Structure

Within all districts, all activities must be conducted entirely within an enclosed structure, with the exception of the following uses and activities:

1. Parking lots, principal and ancillary.
2. Park/playground, conservation areas, and similar open space uses.

3. Establishments with a permitted outdoor component, including, but not limited to, agriculture, outdoor amusement facilities, outdoor dining, car washes, reception/banquet facilities, animal care facilities, animal boarding, animal kennels, light industrial, and similar businesses. However, these businesses may be limited or the outdoor components prohibited as a condition of a special use, when special use approval is applicable.
4. Permitted outdoor temporary uses.

C. Applicability of Required Setbacks

No lot may be reduced in area so that the setbacks are less than required by this Ordinance. The required setbacks for a lot cannot be considered a setback for any other lot. No principal building or accessory structure may be located in a required setback unless specifically permitted by this Ordinance or a variance is approved.

D. Applicability of Bulk Requirements

All structures must meet the dimensional requirements of the zoning district in which the structure is located. No existing structure may be enlarged, altered, reconstructed, or relocated in such a manner that conflicts with the requirements of the district in which the structure it is located unless a variance is approved.

E. Sight Triangle

All structures, including signs, mailboxes, a privacy fence or wall, and all plantings are limited to a maximum height of 30 inches within the sight triangle, which is a triangular area of 25 feet from the point of intersection of the two street curb lines forming such corner lot. A non-privacy fence that complies with all fence requirements that does not impair the sight triangle is permitted.

8.2 EXTERIOR LIGHTING

The following standards are intended, in keeping with the adopted 2009 advisory referendum for consideration of adoption of a “dark skies” ordinance, to preserve rural character, aesthetic value, and the unique quality of life of Village residents by preserving and enhancing the ability to view the night sky.

A. Prohibited Lighting

The following lighting is prohibited:

1. Strobe lights and laser lights, including laser light shows and aerial laser lights.
2. Neon style colored light tubes.
3. Flashing lights unless temporarily triggered by a security system and extinguished within 30 minutes or at a time of security response.
4. Lighting that is used to outline a building, including neon, fiber optic, light emitting diode (LED), or fluorescent tube lighting that is used for this purpose. This does not include holiday lighting.
5. Any lighting luminaire that is construed as or confused with a traffic signal or traffic control device.
6. As determined by the Police Chief, lighting that contributes to or causes disabling or distracting glare onto a public roadway.
7. The use of uplighting, except when lighting the flags of any nation, state, municipality, or political subdivision, flags officially designated as a national, state, or local symbol, or flags of fraternal, religious, and civic organizations.

B. Illumination Standards

1. Gross Emission of Light

The total light output from all luminaires used for outdoor lighting on any zoning lot, except for street lighting, outdoor display lots, gas stations, and outdoor lighting of playing fields on public property, cannot exceed 50,000 initial lumens per acre of illuminated area. Gas stations cannot exceed 80,000 initial lumens per acre of illuminated area. Lighting installations located under skirted canopies cannot contribute more than 50% of this limit.

2. Light Intensity and Uniformity

The maximum illuminated surface light level for automobile service stations and drive-in/drive-through canopies is ten foot-candles, measured horizontally at ground level.

3. Light Direction and Control

Lighting applications must meet the following requirements:

Lighting Application	Maximum Inclination Above Nadir	Maximum Light Output
Architectural Lighting	90 degrees	1,100 initial lumens
Floodlighting	90 degrees	2,200 initial lumens
Sidewalk Lighting	45 degrees	800 initial lumens

4. Correlated Color Temperature (CCT)

All lighting sources, except for public playing fields, must have a correlated color temperature (CCT) at or below 3200°K.

5. Permitted Hours of Outdoor Lighting

a. Commercial

Full illumination of exterior lighting is permitted for one hour before start of business, during regular business hours as determined by said business, and one hour following close of business. Outside of such timeframes, no more than 50% of exterior lighting is permitted to be illuminated. All outdoor lighting must be turned off during daylight hours. These standards may be exceeded for safety or security concerns, as determined by the Police Chief.

b. Property Used for Governmental and Public Purposes

Any zoning lot in any zoning district used for governmental or public purposes, except for street lighting, must comply with the permitted hours and security lighting limitations for commercial lighting zones. Outdoor lighting of the playing field of an organized sporting event on public property may remain illuminated until 30 minutes after the conclusion of an event.

C. Luminaire Standards

1. Full Cutoff Requirement

- a. All lighting regulated by this Ordinance must be full cutoff.
- b. Where applicable and appropriate, for areas outside of the Village jurisdiction including, but not limited to, forest preserve and open space areas, the Village will make a recommendation to the appropriate jurisdiction that lighting be full cutoff.

2. Streetlight Restrictions

Streetlights are permitted only at intersections unless exempted through a planned unit development (PUD) or a variance is obtained.

3. Photocell/Timer Requirement for Street and Parking Lot Lights

Both street lighting and parking lot lighting must include photocells or timers as needed to regulate the hours of operation as required by this Ordinance and to prevent operation during daylight hours.

4. Installed Height

The installed height of any full cutoff luminaire used for the outdoor lighting of any roadway must not exceed the following limits:

Roadway	Maximum Installed Height
Residential Lighting	20 feet
Commercial Lighting, Municipal Lighting, Open Space/Forest Preserve Lighting	25 feet
Public Playing Field Lighting	50 feet

5. Light Pole Color Restriction

Street and parking lot luminaire poles must have a dark, matte finish, excluding spun aluminum and concrete poles.

6. Canopy Requirement

All canopies must be skirted with a skirt depth of eight inches or greater.

D. Lighting Plan Requirements

1. Plan Submission

When outdoor lighting is proposed as part of new construction, a lighting plan must be submitted to the Zoning Administrator for review by a Village appointed engineer at the expense of the applicant and prior to final approval. The lighting plan must include:

- a. A site plan complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and all adjacent uses. The site plan must show and identify the location of each existing and proposed luminaire and specify its installed height, detailed pole foundations, and method of mounting.
- b. Iso-foot-candle plots for individual lighting installations, or ten feet by ten feet illuminance grid plots for multi-luminaire lighting installations that must demonstrate compliance with all applicable requirements. The plots must indicate the location of each existing and proposed luminaire, the installed height of said luminaires, and the overall light levels in foot-candles and initial lumens on the entire zoning lot and at the lot lines.
- c. A summary table identifying the maximum and minimum light levels in foot-candles and initial lumens for all, but not limited to, parking areas, street or building entryways, signs, street lighting, canopies, architectural lighting, and walkways.
- d. A description of each luminaire identified in the site plan including, but not limited to:

- i. Manufacturer with website
- ii. Lamp type
- iii. Bulb type, including CCT (Kelvin)
- iv. Model number
- v. Photograph or catalog cut
- vi. Photometric plan
- vii. Pole color
- viii. Light output in initial lumens
- ix. Shielding or glare reduction devices
- x. Energy reduction and on/off control devices

2. Post-Approval Modifications

Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment must be submitted to the Zoning Administrator for review by a Village appointed engineer at the expense of the applicant and approval prior to final plat, with all submission requirements, prior to installation.

3. Inspections

The Village has the right to conduct a post-installation inspection to verify compliance with the requirements of this Ordinance and, if appropriate, to require remedial action within thirty days at the expense of the applicant.

E. Exemptions

The following types of lighting are exempt from this section:

1. Seasonal and holiday decorations.

8.3 ACCESSORY STRUCTURES AND USES

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of 8.4. Additional accessory structures not regulated in this section may be regulated in Section 8.4.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, in addition to any other specific regulations within this section. Where an accessory structure is not subject to specific standards in this Section or Section 8.4, it is subject to the general regulations of this item.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.
2. A building permit is required for the construction of an accessory structure, unless specifically exempted by this Ordinance. If the standards for an accessory structure do not specifically cite that a building permit is not required, such accessory structure requires a building permit.
3. Only those accessory structures specifically allowed by the standards of this section and Section 8.4 are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. Required setbacks are stated in the district standards. The use of the term "yard" refers to the area between the applicable building line and lot line. The distinction is made because certain principal buildings may not be built at required district setback lines, thereby creating a yard larger than the minimum setback dimension. If a structure is permitted within a yard, it is permitted within the required setback subject to any additional limitations. Where there is no structure to determine yard location, yards are equivalent to the minimum district setback dimensions. In applying the regulations of this section, the permissions and restrictions for structures within a front setback and yard apply to a reverse corner side setback and yard, unless specifically allowed otherwise.
4. The maximum height of any detached accessory structure is 20 feet or the height of the principal structure, whichever is less, unless otherwise permitted or restricted by this Ordinance. This does not apply to accessory structures for any lot in active agricultural use, which are limited to the maximum height of the district with the exception of silos, which are not limited in height.
5. No more than two detached accessory structures are permitted on any lot, with the following exceptions:
 - a. For any lot in active agricultural use or any community garden, any detached accessory structures used for farming operations or cultivation are not included in calculations of the total number of detached accessory structures on a lot.
 - b. The following are not included when calculating the total number of detached accessory structures on a lot: ground-mounted mechanical equipment, arbors and trellises, fences or walls, lawn furniture and lawn decorations, book exchange boxes, and mailboxes.

6. Detached accessory structures are limited to the following total square footages; however, all principal and accessory structures on a lot are still subject to maximum building coverage and maximum impervious surface regulations.

a. On lots of two acres or less in lot area, the combined total of all detached structures calculated per item 5 above cannot exceed 900 square feet in total floor area, measured by building footprint.

b. On lots of two acres to five acres in lot area, the combined total of all detached structures calculated per item 5 above cannot exceed 1,800 square feet in total floor area, measured by building footprint.

c. On lots over five acres in lot area, the combined total of all detached structures calculated per item 5 above cannot exceed 2,880 square feet in total floor area, measured by building footprint.

7. Accessory structures must be at least ten feet from any lot line, unless otherwise permitted or restricted by this Ordinance, with the exception of the R-4 District, where accessory structures must be at least five feet from any lot line, unless otherwise permitted or restricted by this Ordinance.

8. No accessory structure is permitted to be located on any utility and/or access easement. If an accessory structure is located on a utility easement and repair or replacement of the utility is needed, the cost of removing the accessory building is the responsibility of the owner of the structure. The Village or utility is not responsible for the replacement of such structure.

B. Accessory Unit

1. The accessory unit must be located entirely within and must be connected to the principal structure. The primary access to the unit must be from within/internal to the primary structure. A secondary means of access to the outside is permitted once internal access is established.

2. The accessory unit is limited to the use of the family members of the principal structure. The accessory unit cannot be used, rented, or sold as a separate dwelling unit. This restriction must be recorded against the property with the Kane County Recorder of Deeds. A copy of such recording must be provided to the Village.

3. No separate utility reading meters for the accessory unit are permitted.

C. Amateur (ham) Radio Equipment

1. Towers that solely support amateur (ham) radio equipment and conform to all applicable performance criteria as set forth in Section 8.5 are permitted only in the rear yard, and must be located ten feet from any lot line and any principal building. Towers are limited to the maximum building height of the applicable district plus an additional 10 feet, unless a taller tower is technically necessary to engage successfully in amateur radio communications and a special use approval is obtained.

2. Antennas may also be building-mounted and are limited to a maximum height of ten feet above the structure, unless a taller antenna is technically necessary to engage successfully in amateur radio communications and special use approval is obtained.

3. Every effort must be made to install towers or antennas in locations that are not readily visible from adjacent residential lots or from the public right-of-way, excluding alleys.

4. An antenna or tower that is proposed to exceed the height limitations is a special use. The operator must provide evidence that a taller tower and/or antenna is technically necessary to engage successfully in amateur radio communications. In addition, the applicant must provide evidence that the tower and/or antenna will not prove a hazard and that it conforms to all applicable performance criteria of Section 8.5. As part of the application, the applicant must submit a site plan showing the proposed location of the tower or antenna, as well as its relation to the principal building and accessory structures.

5. Any such antennas and/or towers owned and operated by the Village are exempt from these requirements.

D. Apiary

These standards apply to apiaries that are accessory to non-agricultural uses.

1. Apiaries are permitted only in the rear yard and must be located 25 feet from any lot line and ten feet from the principal building.
2. All bee colonies must be kept in a removable frame hive, which must be kept in sound and usable condition.
3. Where any colony is located within 25 feet of a lot line, as measured from the nearest point on the hive to the lot line, the beekeeper must establish and maintain a flyway barrier at least six feet in height consisting of a hedge, fence, solid wall, or combination that is parallel to the lot line and extends 10 feet beyond the colony in each direction so that bees are forced to fly at an elevation of at least six feet above ground level over adjacent lots in the vicinity of the apiary. When located more than 25 feet from a lot line, such barrier is not required.
4. Each beekeeper must provide a convenient source of water available to the bees at all times.
5. Apiaries do not require a building permit.

E. Aquaculture/Aquaponics

Aquaculture/aquaponics facilities as an accessory use do not apply to lots that are in use for agriculture as a principal use.

1. Aquaculture/aquaponics facilities do not require a building permit.
2. Aquaculture/aquaponics facilities are permitted only in the rear yard and must be located ten feet from any lot line.
3. All aquaculture/aquaponics operations must be located within fully or partially enclosed structures designed for holding and rearing fish, and contain adequate space and shade.

F. Book Exchange Box

1. Only one book exchange box is allowed per lot.
2. No book exchange box may be located so that it impedes pedestrian access or circulation, obstructs parking areas, or creates an unsafe condition. Boxes cannot be constructed in a manner that obstructs visibility of intersections.
3. Boxes are prohibited in the public right-of-way.
4. Each box must be designed and constructed in such a manner that its contents are protected from the elements. All media must be fully contained within a weatherproof enclosure that is integral with the structure that comprises the book exchange box.
5. Boxes are limited to a maximum height of six feet to the highest point on the structure, and a maximum width and depth of three feet.
6. Boxes are permitted only in the front yard or side corner yard, and must be located a minimum of five feet from any lot line.
7. Temporary foundations comprised of concrete or masonry pavers or other similar movable materials may be utilized. Single metal or wooden posts set in concrete for pedestal mounted boxes or to provide additional stability to ground mounted boxes are allowed. Permanent concrete slab foundations are prohibited.

G. Carport

1. Carports are permitted in the F District only.
2. Carports must be located over a driveway.
3. A carport is permitted in any yard however it may not be located within the required front setback. A carport must be a minimum of ten feet from any lot line.
4. The total length of a carport is limited to 22 feet. The height of a carport is limited to 12 feet.

5. A carport must be entirely open on at least two sides except for the necessary supporting columns and customary architectural features.
6. A carport must be constructed as a permanent structure. Temporary tent structures are not considered carports.

H. Chicken Coops

These standards apply to chicken coops that are accessory to non-agricultural uses.

1. Chicken coops are permitted in the rear yard only and must be a minimum of ten feet from any lot line.
2. No chickens may be kept or raised within a dwelling.
3. The owner of the chickens must be a resident of the dwelling on the lot.
4. Roosters are allowed only on lots of five acres or more. For lots less than five acres or less, if the sex of a chick cannot be determined at hatching, a chick of either sex may be kept on the property for up to six months.
5. All chickens must be provided with both a chicken coop and a fenced outdoor enclosure, subject to the following provisions:
 - a. The chicken coop must provide a minimum of five square feet per hen.
 - b. The chicken coop and fenced enclosure must be kept in good repair, maintained in a clean and sanitary condition, and free of vermin, obnoxious smells, and substances. The facility must be adequately lit and ventilated.
 - c. The chicken coop must be designed to ensure the health and well-being of the chickens, including protection from predators, the elements, and inclement weather.
6. All manure must be composted in enclosed bins.
7. Slaughtering of chickens on-site is prohibited.

I. Electric Vehicle Charging Station

1. Commercial electric vehicle charging stations are permitted as an accessory use within any parking lot, parking structure, or gas station in all districts.
2. Private charging stations are permitted as an accessory use to all residential uses to serve the occupants of the dwellings located on that property.
3. Electric charging station equipment may not block the public right-of-way.
4. Each public charging station space must be posted with a sign indicating the space is only for electric vehicle charging purposes. Days and hour of operations must be included if time limits of tow away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information must be posted.
5. Charging station equipment must be maintained in good condition and all equipment must be functional. Charging stations no longer in use must be immediately removed.

J. Fences and Walls

1. General Requirements

- a. The installation of new fences and the partial or full replacement of existing fences requires a building permit with the exception of lots in agricultural use where fences do not require a building permit.
- b. Every fence and wall must be maintained in a good repair and safe condition at all times. Every damaged or missing element must be repaired, removed, or replaced.
- c. Height is measured from the adjacent ground to the highest point, except that decorative posts of a fence or wall may exceed the maximum height by six inches.
- d. When additional fence and wall requirements are found in the use standards of Article 7 or the landscape standards of Article 10, such requirements control.
- e. The following materials are prohibited in the construction of fences and walls:
 - i. Scrap metal
 - ii. Corrugated metal
 - iii. Sheet metal
 - iv. Spiked posts, which means sharpened ends of fence posts that can cause physical damage to persons and animals
 - v. Electrical fences, with the exception for livestock enclosures
 - vi. Razor wire
 - vii. Chain link is prohibited in residential districts. Chain link is allowed in non-residential districts for non-residential uses but only in yard areas located beyond the front façade building line. No chain link fence in the Village may use slats.
- f. When only one side of a fence is finished, the finished side of all fences must face away from the lot on which it is located.
- g. A fence or wall, including all posts, bases, and other structural parts must be located completely within the boundaries of the lot on which it is located. There is no setback from the lot line required.

2. Heights of Fences, Walls, and Hedges

a. Fence Height in Residential Districts

- i. In the required front and corner side setbacks, a non-privacy fence is permitted up to a maximum height of three and one-half feet.
- ii. In all other areas, a fence of any type, wall, or hedge is permitted up to a maximum height of six feet.

b. Fence Height in Non-Residential Districts

- i. In the required front and corner side setbacks, a non-privacy fence is permitted up to a maximum height of three and one-half feet.
- ii. In all other areas, a fence of any type, wall, or hedge is permitted up to a maximum height of eight feet.

c. Fence Height for Agricultural Use

Notwithstanding the above, any lot in agricultural use in any district is subject to the following fence height restrictions.

- i. In the required front and corner side setbacks, a non-privacy fence is permitted up to a maximum height of five feet.
- ii. In all other areas, a fence of any type, wall, or hedge is permitted up to a maximum height of eight feet.

d. Fence Height for Public Recreation Areas

Public recreation areas may be enclosed along their boundaries (i.e., all yards) with a non-privacy fence to a height not to exceed ten feet. Tennis courts and other similar uses may be fenced in accordance with national standards for such uses.

3. Barbed Wire and Chicken Wire Fences

- a. Barbed wire fences are only permitted on a lot used for a utility in any district, or in the RD, F, and FB Districts.
- b. Chicken wire fences are permitted only in the F and FB Districts
- c. Barbed wire material must be located a minimum of seven feet above the adjacent ground.

4. Corral Fences

Corral fences are defined as a fence designed and constructed with posts and two to four rails to contain animals. Corral fences are limited to a maximum height of five feet and are permitted in any setback where animals are contained. Wire is allowed on the inside of such fences.

K. Garage, Detached

1. The area above the vehicle parking spaces in a detached garage may not contain a kitchen but may contain an office or recreation room.
2. Detached garages are permitted only in the rear, interior side, and corner side yards. Detached garages must not be constructed in front of the front building line and must be ten feet from any lot line.

L. Home-Based Business

1. The home-based business must be conducted by an individual permanently residing within the dwelling. Only residents of the dwelling may be employed in the home-based business.
2. The home-based business and all related activity, including storage, must be conducted completely within the principal building.
3. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials may be used or stored on the site.
4. No commodities can be sold or services rendered that require receipt or delivery of merchandise, goods, or equipment other than by a passenger motor vehicle or by parcel or letter carrier mail services using vehicles typically employed in residential deliveries.
5. The home-based business cannot create greater vehicular or pedestrian traffic than normal for a residential area. The home-based business and any related activity must not create any traffic hazards or nuisances in public rights-of-way.
6. Alterations to the residence that would alter the residential character of the dwelling are prohibited.
7. There must be no perceptible noise, odor, smoke, electrical interference, vibration, or other nuisance emanating from the structure where the home-based business is located in excess of that normally associated with residential use.

8. Repair and service of any vehicles or any heavy machinery is prohibited as a home-based business. Day care homes are not considered a home-based business and are regulated separately by this Ordinance.
9. Use or storage of tractor trailers, semi-trucks, or heavy equipment, such as construction equipment used in a commercial business, is prohibited.

M. Livestock

These standards apply to the keeping of livestock that is accessory to non-agricultural uses. Chicken coops, apiaries, and aquaponic/aquaculture facilities are regulated separately. These standards do not apply to livestock kept as part of a public safety facility, such as police dogs or horses for mounted police.

1. Keeping of livestock, including required livestock enclosures, is permitted as an accessory use on lots in residential use of two or more acres.
2. A livestock enclosure on-site is required.
3. The maximum number of livestock permitted on a lot is calculated one Animal Unit per acre of lot area. For horses on a lot with a sufficient manure management plan which includes regular off-site disposal, the maximum number of animals is one horse per additional ½ acre of lot area. Animal Units (AU) establish an equivalent density for various species of livestock, as defined by the following Animal Units table:

Animal Type	Animal(s) Per AU: 1 Acre	Animal(s) Per AU: 2 Acre
Cattle	0	1*
Horse, Mule, Donkey	1	3
Llama, Miniature Horse or Miniature Donkey	2	4
Swine	0	2*
Alpaca, Standard Goat and Sheep Breeds	2	3
Miniature Goat and Sheep Breeds	2	6
Poultry (Excluding Chickens from a maximum), Duck, Turkey)	8*	6*
<i>Newborn animals shall not be considered as animals per unit until they are weaned.</i>		
<i>* 1 for each additional acre.</i>		

4. Livestock enclosures and any roofed livestock structures are prohibited in the required front or corner side setback.
5. Livestock enclosures and any roofed livestock structures must be located at least 25 feet from any lot line. Fenced enclosures must be located at least five feet from any lot line.
6. All livestock structures and enclosures must be designed to ensure the health and well-being of the animals, including protection from predators, the elements, and inclement weather.
7. All livestock must be kept to prevent any adverse impact, including but not limited to odor, noise, drainage, or pest infestation, on any other property.
8. The following ancillary activities are permitted as part of keeping horses and other equine specifically:
 - a. Riding lessons
 - b. Boarding horses
 - c. Therapeutic riding

N. Mailbox

The following standards apply to mailboxes located on private property. This Ordinance does not control those located on the public right-of-way.

1. Mailboxes may be located in a required setback. There is no minimum distance from the lot line it must be located, however it cannot be located within the required sight triangle of Section 8.1.E.

2. Mailboxes must be of break-away construction, which is a type of assembly that bends or falls away when struck by a vehicle.
3. The use of brick mailboxes, heavy metal posts, concrete posts, and items filled with concrete are prohibited.

O. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

1. Ground-Mounted Equipment

- a. Mechanical equipment is prohibited in the front yard. If mechanical equipment is located in the front yard as of the effective date of this Ordinance, the equipment may remain and may be repaired and maintained unless it is replaced in its entirety or the principal structure is demolished.
- b. Mechanical equipment is permitted only in the interior side, corner side, or rear yards.

2. Roof-Mounted Equipment

Roof-mounted equipment must be screened from view from a public street by either a parapet wall on all four sides to screen the equipment, or the equipment must be housed in solid building material that is architecturally integrated with the structure. No barbed wire, razor wire, or similar wire obstacles cannot be placed anywhere along the parapet wall or structure.

P. Outdoor Sales and Display (Ancillary)

Retail goods establishments are permitted to have accessory outdoor sales and display of merchandise. The Zoning Administrator can also render an interpretation that a use not listed in this section would typically have outdoor sales and display and permit such use to include outdoor sales and display on the site.

1. Outdoor sales and display of goods not offered for sale by the establishment is prohibited.
2. Any outdoor display must be located on the same lot as the principal use. No outdoor display is permitted in the public right-of-way.
3. No required parking area may be used as outdoor display.

Q. Outdoor Storage (Ancillary)

The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, vehicle operations facility, vehicle repair, and light industrial. The Zoning Administrator can also render an interpretation that a use not listed in this section would typically have outdoor storage and permit such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

1. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic. Outdoor storage is prohibited in a required setback.
2. All manufacturing, assembly, repair, or work activity must take place inside an enclosed building. This does not apply to heavy industrial uses that are typically conducted outdoors or have an outdoor component.
3. No required parking area may be used as an outdoor storage.

R. Refuse Dumpsters

Refuse dumpsters, for the purposes of this section, include recycling containers of similar size.

1. Refuse dumpsters are prohibited in the front or corner side yard. No dumpsters or recycling containers may be kept or stored in any public right-of-way.
2. All dumpsters and recycling containers must be fully enclosed on three sides by a privacy fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The enclosure must be gated. Such gate must be solid. Such construction requires a building permit. This requirement does not apply to refuse containers located in an alley.

3. Dumpsters must not be located so that the disposal area drains toward a storm drain or off-site. Dumpsters must be covered and are not allowed to drain freely.
4. Existing properties, as of the effective date of this Ordinance, whose dumpsters and recycling containers are not required to be enclosed, are exempt from this section unless the site is being redeveloped, or the existing building or parking lot is being expanded.

S. Satellite Dish Antennas

1. General Requirements

- a. Small satellite dish antennas do not require a building permit. Large satellite dish antennas require a building permit.
- b. Satellite dish antennas must be permanently installed on a building, in the ground, or on a foundation, and cannot be mounted on a portable or movable structure.
- c. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.
- d. Cables and lines serving ground-mounted satellite dish antennas must be located underground.
- e. Compliance with all federal, state, and local regulations is required in the construction, installation, and operation of satellite dish antennas.
- f. All exposed surfaces of the antenna must be kept clean and all supports must be painted to maintain a well-kept appearance.
- g. Antennas no longer in use must be immediately removed.
- h. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Small Satellite Dish Antennas

Small satellite dish antennas, which are one meter (3.28 feet) or less in diameter, are subject to the general requirements above.

3. Large Satellite Dish Antennas

Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:

a. Residential Districts

- i. Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are permitted only in the rear yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.
- ii. The overall height of a large satellite dish antenna cannot exceed 12 feet.
- iii. A large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes privacy fences, plant materials, and/or earth berms located to conceal the antenna and its support structure. Plants must be, a minimum of five feet tall at the time of installation.

b. Non-Residential Districts

- i. Large satellite dish antenna are permitted only in the rear yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.
- ii. Roof-mounting is permitted only if the satellite dish antenna is screened by a permanent architectural feature so that it is not visible from a point six feet above the ground level from the sidewalk across the street from the structure and from a point six feet above the ground level from any required setback line that abuts a residential district or open space.
- iii. A large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes privacy fences, plant materials, and/or earth berms located to conceal the antenna and its support structure. Plants must be a minimum of five feet tall at the time of installation.

T. Solar Panels

1. General Requirements

- a. A solar panel may be building-mounted or freestanding.
- b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems

- a. A building mounted system may be mounted on the roof or wall of a principal building or accessory structure.
- b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
- c. On flat roofed buildings, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. Roof-mounted solar energy systems are excluded from the calculation of building height.
- d. Building-mounted solar panels may project up to two feet from a building façade and must be integrated into the structure as an architectural feature.

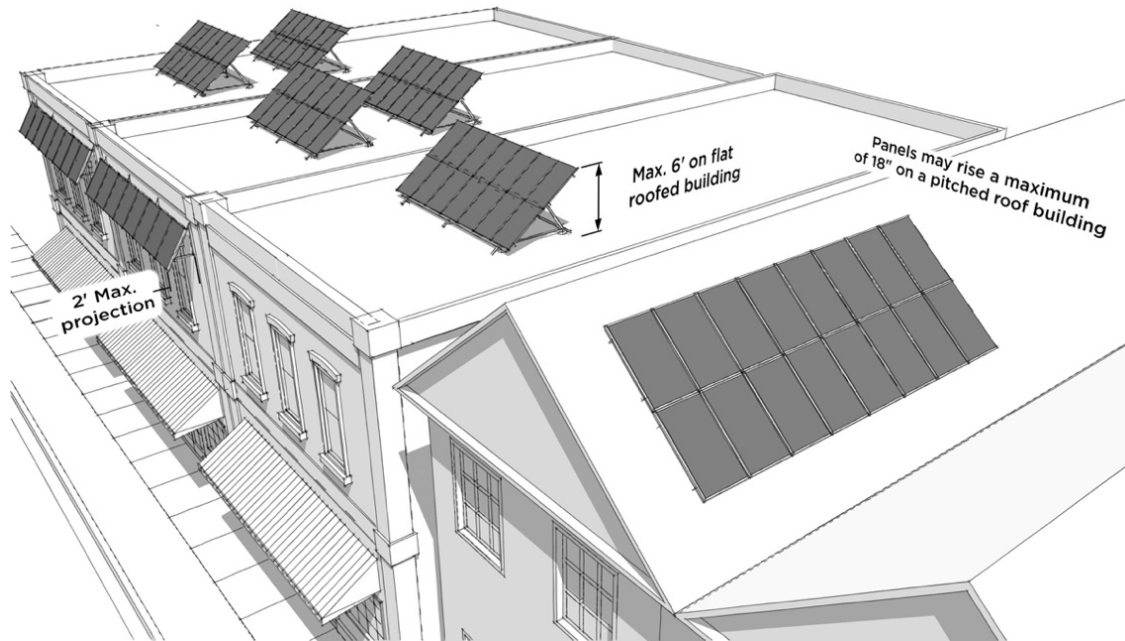
3. Freestanding Systems

- a. A freestanding system is permitted only in the interior side and rear yard.
- b. The maximum height of a freestanding system is eight feet. Freestanding systems are prohibited in the front yard and setback.

4. Co-Location

Solar panels may be co-located on structures such as light poles.

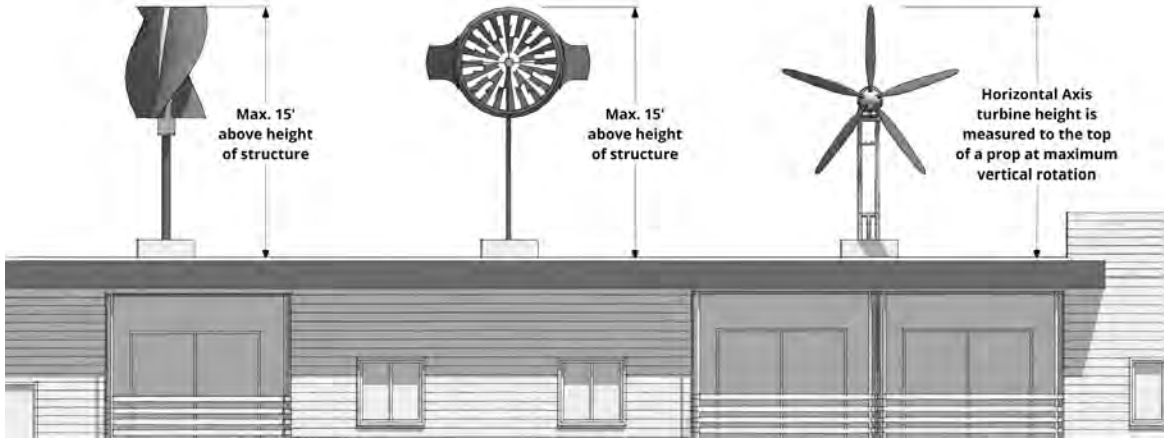
SOLAR PANELS



U. Wind Turbines (Private)

1. Wind turbines may be designed as either vertical or horizontal axis turbines with or without exposed blades, including designs that combine elements of the different types of turbines.
2. Wind turbines are subject to the following height restrictions:
 - a. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district. A taller height may be allowed by special use.
 - b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.
 - c. Maximum height is the total height of the turbine system, including the tower and the maximum vertical height of the turbine blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind turbine is measured from grade to the length of a prop at maximum vertical rotation.
 - d. No portion of exposed turbine blades (vertical access wind turbine) may be within 20 feet of the ground. Unexposed turbine blades (horizontal access wind turbine) may be within 10 feet of the ground.
3. Ground-mounted wind turbines are permitted only in the rear yard. No part of the wind system structure, including guy wire anchors, may be located closer than ten feet to any lot line. The tower must be set back from all lot lines equal to the height of the system. No principal buildings may be located within this area.
4. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

WIND TURBINES



8.4 PERMITTED ENCROACHMENTS

An encroachment is the extension or placement of any attached or detached accessory structure or architectural feature into a required setback. Permitted encroachments are indicated in Table 8-1: Permitted Encroachments into Required Setbacks.

- A. Additional restrictions on permitted encroachments, including additional placement restrictions and dimensional standards, can be found in Section 8.3.
- B. Unless constructed as part of and concurrently with the principal building, attached or detached accessory structures or architectural features require a separate building permit, unless exempted by this section or Section 8.3.
- C. Unless otherwise indicated, all accessory structures and architectural features must be at least ten feet from any lot line, which controls over permissions to encroach into a required setback, unless otherwise specifically permitted or further restricted by Table 8-1 or Section 8.3. In the R-4 District, this distance is reduced to five feet from any lot line. Where no distance from a lot line is indicated, the above distances cited in this section apply. In the case where the encroachment is controlled by a maximum encroachment into a setback (for example, three feet into a front setback), such permission controls over the required distance from a lot line.
- D. When an attached or detached accessory structure or architectural feature regulated by Table 8-1 is permitted to locate in a required setback, it also indicates permission to locate in the corresponding yard.

TABLE 8-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit <i>Max. projection of 18" from building wall</i> <i>No building permit required</i>	Y	Y	Y	Y
Awning or Sunshade <i>Max. of 3' into any setback</i>	Y	Y	Y	Y
Balcony <i>Max. of 5' into required setback</i> <i>Max. vertical clearance of 8'</i>	N	N	N	Y
Bay Window <i>Max. of 3' into any setback</i>	Y	Y	Y	Y

TABLE 8-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS				
Y= Permitted // N= Prohibited		Max. = Maximum // Min. = Minimum		
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Canopy: Non-Structural (Non-Sign) <i>Max. of 3' into any setback</i>	Y	Y	Y	Y
Canopy: Structural (Non-Sign)	Y	Y	Y	Y
Chimney <i>Max. of 24" into setback</i>	Y	Y	Y	Y
Deck or Patio <i>Max. of 8' into rear setback</i>	N	N	N	Y
Eaves <i>Max. of 3' into setback</i>	Y	Y	Y	Y
Gazebo or Pergola <i>Prohibited in front yard</i>	N	N	Y	Y
Greenhouse <i>Prohibited in front yard</i>	N	N	N	Y
Personal Recreation Game Court <i>Prohibited in front yard</i>	N	N	N	Y
Porch - Unenclosed <i>Max. of 5' into front/ or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>* Enclosed porches are considered part of the principal structure</i>	Y	Y	N	Y
Porte Cochere	Y	Y	N	Y
Shed <i>Prohibited in front yard</i>	N	N	Y	Y
Sidewalk <i>No min. distance from lot lines required</i>	Y	Y	Y	Y
Sills, belt course, cornices, and ornamental features <i>Max. of 30" into setback</i>	Y	Y	Y	Y
Steps and Stoops (roofed or unroofed, includes support posts) <i>Max. of 5' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i>	Y	Y	Y	Y

8.5 ENVIRONMENTAL PERFORMANCE STANDARDS

A. General Application

1. Uses must comply with the performance standards established in this section unless any federal, state, or local law, ordinance, or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies. Special protections are afforded agricultural uses, per item 2 below.
2. Agricultural uses are protected by the Illinois Farm Nuisance Suit Act (740 ILCS 70/), as amended. As per the Act (which may be amended following the effective date of this Ordinance): "No farm or any of its appurtenances shall be or become a private or public nuisance because of any changed conditions in the surrounding area occurring after the farm has been in operation for more than one year, when such farm was not a nuisance at the time it began operation, provided, that the provisions of this Section shall not apply whenever a nuisance results from the negligent or improper operation of any farm or its appurtenances."

B. Standards

1. Noise

No activity or use must be conducted in a manner that generates a level of sound as measured on another property greater than that allowed by federal, state, and local regulations, as amended from time to time. These limits do 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.

2. Glare and Heat

Any activity or the operation of any use that produces glare or heat must be conducted so that no glare or heat from the activity or operation is detectable at any point off the lot on which the use is located. Flickering or intense sources of light must be controlled or shielded so as not to cause a nuisance across lot lines.

3. Stormwater Management

All development must comply with local, county, state, and federal stormwater management requirements.

4. Vibration

No earthborne vibration from the operation of any use may be detectable at any point off the lot on which the use is located.

5. Dust and Air Pollution

Dust and other types of air pollution, borne by the wind from sources, such as storage areas, yards, roads, conveying equipment and the like, within lot boundaries, must be kept to a minimum by appropriate landscape, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.

6. Discharge and Disposal of Radioactive and Hazardous Waste

The discharge of fluid and the disposal of solid radioactive and hazardous waste materials must comply with applicable federal, state, and local laws, and regulations governing such materials or waste. Radioactive and hazardous material waste must be transported, stored, and used in conformance with all applicable federal, state, and local laws.

7. Electromagnetic Interference

Electromagnetic interference from any operation of any use must not adversely affect the operation of any equipment located off the lot on which such interference originates.

8. Odors

Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the public health and welfare, or which interferes unreasonably with the comfort of the public, must be removed, stopped or modified so as to remove the odor.

9. Fire and Explosion Hazards

Materials that present potential fire and explosion hazards must be transported, stored, and used only in conformance with all applicable federal, state, and local regulations.

ARTICLE 9. OFF-STREET PARKING AND LOADING

- 9.1 GENERAL APPLICATION
- 9.2 COMPUTATION OF REQUIREMENTS
- 9.3 REQUIRED OFF-STREET VEHICLE SPACES
- 9.4 REQUIRED OFF-STREET LOADING SPACES
- 9.5 DESIGN OF VEHICLE PARKING FACILITIES
- 9.6 DRIVEWAY DESIGN
- 9.7 DESIGN OF OFF-STREET LOADING SPACES
- 9.8 SHARED PARKING
- 9.9 STORAGE OF COMMERCIAL VEHICLES
- 9.10 STORAGE OF RECREATIONAL VEHICLES

9.1 GENERAL APPLICATION

A. Existing Facilities

1. The existing number of off-street vehicle and loading spaces may not be reduced below the minimum requirements of this Ordinance. If the number of existing spaces is already less than the requirements of this Article, it may not be further reduced.
2. If a building permit was lawfully issued prior to the effective date of this Ordinance, and if substantial construction has begun within 90 days of the issuance of a permit, the number of off-street vehicle and loading spaces is that required by the building permit rather than the requirements of this Ordinance.

B. New Construction

The construction of a new principal building must provide all required parking unless the site is eligible for a parking exemption or other parking flexibility allowed by this Article.

C. Change in Use

When the existing use of a structure or land is changed to a new use, vehicle parking spaces must be provided as required for the new use.

D. Change in Intensity of Use

Whenever the intensity of a use is increased based on an increase in the number of dwelling units, floor area, seating capacity, or other unit of measurement used to calculate the number of required number of vehicle parking spaces, additional spaces must be provided for that increase.

E. Provision of Additional Spaces

The establishment of additional off-street parking or loading facilities above the minimum required by this Ordinance is not prohibited.

F. Use of Parking Facilities

1. The sale, repair, or dismantling or servicing of any vehicles, equipment, materials, or supplies, or the display of goods in off-street parking areas is prohibited, unless otherwise permitted by this Ordinance.
2. The property owner is responsible for ensuring that parking and loading facilities are only used by tenants, employees, visitors, or other authorized persons.
3. Space allocated to any off-street loading space may not be used to satisfy the requirement for any off-street vehicle parking space or access aisle or portion thereof. Conversely, the area allocated to any off-street vehicle parking space may not be used to satisfy the replacement for any off-street loading space or portion thereof.

G. Prohibition of Standalone Parking Structures

Standalone parking structures are prohibited in the Village of Campton Hills.

9.2 COMPUTATION OF REQUIREMENTS

This section describes how the number of vehicle and loading spaces are calculated based upon the requirements of this Article. The total number of required vehicle parking and loading spaces is based upon the requirements for the principal use or uses located on the lot.

- A. Where multiple uses with different parking requirements occupy the same structure or lot, the required vehicle parking and loading spaces is the sum of the requirements for each use computed separately, unless otherwise permitted by this Ordinance.
- B. A fraction of less than one-half is disregarded, and a fraction of one-half or more is counted as one parking or loading space.
- C. For uses where patrons or spectators occupy benches, pews or open floor areas used for service, each 48 linear inches of benches, pews, or permanent seating areas, or five square feet of open floor areas used for seating is counted as one seat for the purpose of determining the requirement for the required number of spaces.

9.3 REQUIRED OFF-STREET VEHICLE SPACES

A. General Requirements

1. Except as otherwise provided in this Ordinance, the minimum number of off-street vehicle parking spaces to be provided for each use is listed in Table 9-1: Off-Street Vehicle Parking Requirements.
2. Table 9-1 lists parking requirements for each use. In some cases, uses that are considered part of a generic use category are listed with specific vehicle parking requirements. These specific uses are listed only for the purposes of this section and do not indicate whether such uses are permitted or special uses within any district. Certain uses listed within the districts are not listed in Table 9-1 and therefore do not have vehicle parking requirements.

B. Provision of Car- and Bike-Share Facilities

1. Spaces within parking lots and structures may include designated parking spaces for car-share facilities. A car-share facility is a membership-based car-sharing service that provides automobile rental to members, billable by the hour or day, and is not considered a vehicle rental establishment. Spaces reserved for car-share facilities may count toward minimum parking requirements of this Ordinance.
2. Spaces within parking lots and structures may include designated areas for bike-share facilities. A bike-share facility provides bicycle rentals to the public and it is not considered a vehicle rental establishment. When a minimum of 15 bicycles are provided for rental, such bike-share facilities may be substituted for up to four automobile spaces or 5% of the required parking spaces, whichever is less.

C. Provision of Electric Vehicle Charging Stations

Spaces within parking lots and structures may include designated parking spaces for electric vehicle charging. Spaces reserved for electric vehicle charging count toward minimum parking requirements of this Ordinance.

D. Multi-Tenant Retail Center Parking Calculation

A multi-tenant retail center is defined as a group of three or more separate commercial establishments, primarily retail, but also including personal service, restaurant, office, and similar non-residential uses, that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant retail centers are large shopping centers and strip centers. Multi-tenant retail centers require a minimum of one parking space per 300 square feet of total gross floor area, rather than calculation by the individual uses.

TABLE 9-1: OFF-STREET VEHICLE PARKING REQUIREMENTS	
USE	MINIMUM REQUIRED
Agricultural Implement Sales	1 per 500sf GFA (includes any outdoor display or sales)
Amusement Facility - Indoor	1 per 500sf GFA
<i>Movie Theater</i>	<i>1 per 4 seats for first 400 seats + 1 per 6 seats after first 400</i>
Amusement Facility - Outdoor	1 per 500sf of total site area
Animal Care Facility	1 per 300sf GFA
Animal Kennel: Commercial	5 spaces
Animal Shelter	1 per 500sf GFA
Art Gallery	1 per 300sf GFA
Arts Studio	1 per 300sf GFA
Bed and Breakfast	2 + 1 per guestroom
Body Modification Establishment	1 per 300sf GFA
Bar/Brew Pub	1 per 100sf GFA
Broadcasting Facility	1 per 1,000sf GFA
Campground	2 per campsite
Car Wash	1 per car wash bay + 3 stacking spaces per bay
Cemetery	1 per 200sf of GFA of office, chapel/parlor, and/or preparation area
Community Center	1 per 500sf GFA
Community Residence	1 per 2 beds
Contractor Office – With Outdoor Equipment Storage	1 per 300sf of GFA of office
Cultural Facility	1 per 500sf GFA
Day Care Center	1 per 500sf GFA
Dwelling, Above the Ground Floor	2 per dwelling unit + 1 visitor space per 10 dwelling units
Dwelling, Single-Family	2 per dwelling unit
Financial Institution	1 per 500sf GFA + 4 stacking spaces per drive-through lane
Funeral Home	1 per 200sf GFA
Gas Station	2 per pump (in addition to pump space) + 1 per 500sf GFA of retail area + 2 per service bay of accessory motor vehicle service and repair + 4 stacking spaces for car wash bay
Golf Course/Driving Range	4 per golf hole and/or 4 per tee of driving range
Government Facility	1 per 300sf GFA
Healthcare Facility	3 per room
Hotel	1.5 per room
Industrial Design	1 per 500sf GFA
Industrial, Light	1 per 1,000sf of GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Live Entertainment	1 per 200sf GFA
Medical/Dental Clinic	1 per 300sf GFA
Nursery/ Greenhouse - Retail	1 per 500sf of GFA (includes any outdoor display or storage)
Office	1 per 500sf GFA
Personal Service Establishment	1 per 500sf GFA
Place of Worship	1 per 3 seats + 1 per 1,000sf of residential living component (convent, rectory, etc.)
Private Clubs or Lodge	1 per 500sf GFA
Public Safety Facility	1 per 500sf GFA
Public Works Facility	1 per 500sf GFA
Reception/Banquet Facility	1 per 300sf GFA

TABLE 9-1: OFF-STREET VEHICLE PARKING REQUIREMENTS	
USE	MINIMUM REQUIRED
Research & Development	1 per 300sf GFA
Residential Care Facility	To be calculated on the type of facility or combination of facilities provided below
<i>Independent Living Facility</i>	<i>0.75 per dwelling unit</i>
<i>Assisted Living Facility</i>	<i>0.5 per dwelling unit</i>
<i>Nursing Home, Hospice</i>	<i>1 per patient room</i>
Restaurant	1 per 100sf GFA
Retail Goods Establishment	1 per 500sf GFA
School – Primary or Secondary	2 per classroom and office
School – College or University	2 per classroom and office + 1 per 4 students of maximum enrollment
School – Trade or Vocational	2 per classroom and office + 1 per 8 students of maximum enrollment
Specialized Food Service	1 per 500sf GFA
Stable	1 per 2 stalls
Utilities	1 per 300sf of GFA of office
Vehicle Operations Facility	1 per 300sf of GFA of office
Vehicle Repair	4 per service bay
Warehouse	1 per 300sf of GFA of office + 1 per 20,000sf of GFA of warehouse area
Wholesale	1 per 1,000sf GFA

9.4 REQUIRED OFF-STREET LOADING SPACES

A. Off-street loading spaces must be provided for any use that distributes or receives materials or merchandise by trucks or other commercial vehicles. In the case of multi-tenant developments, required loading spaces are calculated on the basis of each individual tenant. For example, if only one tenant of a multi-tenant development is over 10,000 square feet in gross floor area, only one loading space is required; if all tenants are under 10,000 square feet, no loading is required.

B. The following number of minimum loading spaces are required for commercial uses, including industrial uses, is as follows:

1. 10,000sf or more but less than 20,000sf in gross floor area: 1 loading space
2. 20,000sf or more but less than 40,000sf in gross floor area: 2 loading spaces
3. 40,000sf or more in gross floor area: 3 loading spaces

9.5 DESIGN OF VEHICLE PARKING FACILITIES

A. Location

1. Residential Uses

a. All required off-street vehicle parking spaces for residential uses and the residential component of mixed-use developments must be located on the same lot as the structure.

b. For single-family (detached and attached) and two-family dwellings, required vehicle parking spaces are permitted in private driveways, but must not encroach onto the public right-of-way.

2. Non-Residential Uses

Vehicle parking for a non-residential use may be located on the same lot or within 500 feet of the use served. The maximum 500 foot distance restriction does not apply to valet parking services. However, valet parking services must provide evidence of a lot reserved for vehicle parking.

B. Dimensions of Vehicle Parking Spaces

1. Off-street vehicle parking space dimensions must meet the standards of Figure 9-1. All vehicle parking spaces must have a minimum vertical clearance of seven feet six inches.

2. As of the effective date of this Ordinance, stall width must be a minimum of ten feet for all parking angles except parallel, as per Figure 9-1. Any existing parking lots are only required a minimum parking stall width of nine feet.

C. Circulation Requirements for Off-Street Vehicle Parking Areas

1. Each off-street vehicle space must open directly upon an aisle or driveway of adequate width to provide access to a vehicle parking space. All off-street parking facilities must provide access in a

manner that least interferes with traffic movement. For all uses except single-family detached and two-family dwellings, the parking area must be designed so that the driver of the vehicle proceeds forward into traffic rather than backs out.

2. All required off-street parking facilities must have vehicular access from a street, alley, driveway, or cross-access easement.

3. Clearly delineated crosswalks of paving, brick paver, bituminous brick pattern stamping, or painted striping must connect landscaped areas and parking lot islands to building entrances to improve safe passageway for pedestrians. Curb cuts must be included on landscaped areas or islands where such crosswalks are located.

4. All parking lots must comply with the “ADA Accessibility Guidelines for Buildings and Facilities” regulations issued by federal agencies under the Americans with Disabilities Act (ADA) and State of Illinois and local requirements for the amount and design of accessible vehicle parking spaces required in parking lots and structures.

D. Striping

Off-street parking areas must be marked by painted lines a minimum of four inches in width and maintained in clearly visible condition. Signs or markers should be used as necessary to ensure efficient and safe circulation within the lot. Vehicle parking spaces for handicapped persons must be identified with the appropriate sign and visible at all times of the year, regardless of plant growth or similar conditions.

E. Curbing and Wheel Stops

Wheel stops or curbing are required when a parking space abuts a pedestrian walkway, landscape area, or fence.

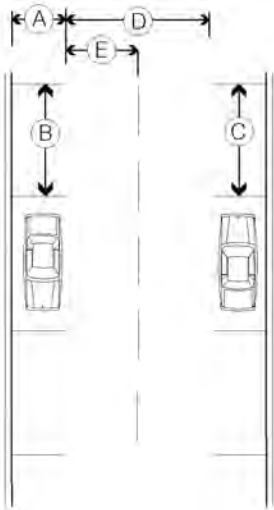
F. Surfacing

All parking lots must be surfaced with a durable all-weather material, such as asphalt, concrete, or other product, as approved by the Village. Pervious paving may be allowed, subject to review and approval by the Village.

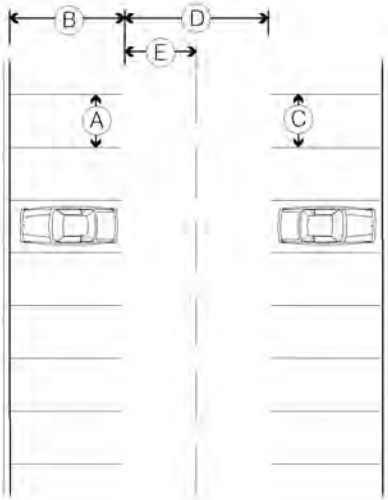
FIGURE 9-1: OFF-STREET PARKING SPACE DIMENSIONS

Parking Angle	Stall Width (A)	Stall Depth (B)	Skew Width (C)	Aisle Width Two-Way (D)	Aisle Width One-Way (E)	Vertical Clearance
0° (Parallel)	9	18'	18'	22'	12'	10' 6"
90° (Head-In)	10'	18'	10'	22'	20'	10' 6"
60°	10'	21'	9.8'	N/A	18'	10' 6"
45°	10'	19.8'	12'	N/A	12.5'	10' 6"

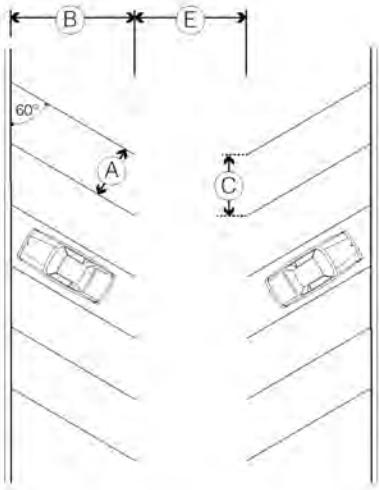
0° (Parallel)



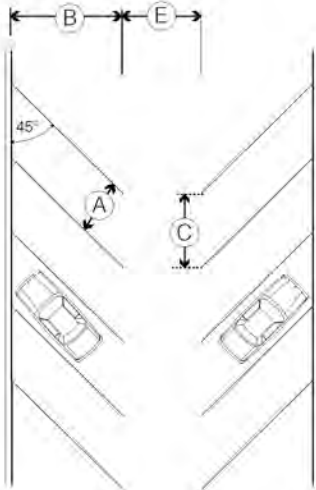
90° (Head-In)



Angled (60°)



Angled (45°)



G. Drainage

Off-street parking facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. All drainage must comply with any stormwater management requirements.

H. Maintenance

Off-street parking areas must be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee.

I. Lighting

Parking lot lighting must meet the exterior lighting standards of Article 8.

J. Landscape and Screening

All parking lots must be landscaped and screened in accordance with Article 10.

K. Prohibition on Dead End Parking Lots

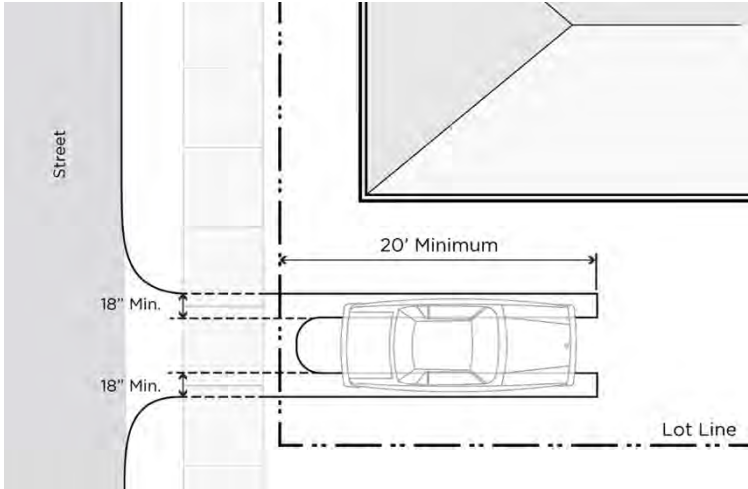
Dead end parking lots are prohibited. A turnaround space does not qualify as creating a non-dead end lot.

9.6 DRIVEWAY DESIGN

A. Single-Family Dwelling Driveways

- 1. Residential driveways are limited to 24 feet in width at the lot line for a distance of 24 feet towards the rear of the lot. There is no limit on driveway width past that distance.
- 2. A residential driveway may be located five feet from any interior side or corner side lot line, unless a shared driveway is established per Item 3 below.
- 3. A residential driveway may be shared by adjacent lots. This shared driveway location is only allowed if agreed to by the owners of each lot, and the agreement is recorded as a shared driveway easement on each plat of survey.
- 4. Single-family detached dwellings are permitted to construct driveways that consist of two concrete wheel strips, each of which is at least 18 inches wide and at least 20 feet long. Space between wheel strips must be planted with turf or groundcover; gravel is prohibited.
- 5. Residential driveways must be surfaced with a durable all-weather material, such as asphalt, concrete, or other product. Pervious paving is allowed. Gravel is prohibited in all districts except the F, RE-1, RE-2, and RE-3 Districts.

RESIDENTIAL WHEEL STRIPS



B. Cross-Access Easements

1. Adjacent non-residential uses, including mixed-use development, with dedicated parking areas are encouraged to provide a cross-access drive to allow circulation between sites. Property owners are encouraged to pursue cross-access with adjacent property owners at the time of development. If cross-access is provided, the Zoning Administrator may require that the property owner provide proof that adjacent property owners have been contacted in writing regarding the provision of cross-access.
2. Joint use driveways and cross-access easements must incorporate site design features to make it visually obvious that the abutting properties are tied together.
3. Pursuant to this section, property owners who establish cross-access easements must:
 - a. Record an easement allowing cross-access to and from properties served by the joint use driveways and cross-access easement.
 - b. Any pre-existing driveways must be closed and eliminated after construction of the joint-use driveway.
 - c. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.

9.7 DESIGN OF OFF-STREET LOADING SPACES

A. Location

All off-street loading spaces must be located on the same lot as the use served. No off-street loading spaces may project into a public right-of-way. No off-street loading spaces are permitted in the front yard.

B. Dimensions

All required off-street loading spaces must be a minimum of 12 feet in width, a minimum of 35 feet in length, exclusive of aisle and maneuvering space, and have a minimum vertical clearance of 15 feet.

C. Surfacing

All off-street loading spaces must be paved with a durable, all-weather material paving.

D. Drainage and Maintenance

Off-street loading facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Off-street loading areas must be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee.

E. Access

Each required off-street loading space must be designed with adequate means of vehicular access to a street or alley and in a manner that will minimize interference with traffic movement.

F. Lighting

Parking lot lighting must meet the exterior lighting standards of Article 8.

G. Landscape and Screening

All parking lots must be landscaped and screened in accordance with Article 10.

9.8 SHARED PARKING

- A. Off-street parking spaces for separate uses may be provided collectively if the aggregate number of spaces provided is not less than the sum of the spaces required in Table 9-3: Shared Parking Calculation. Multi-tenant retail centers are not eligible for this shared parking provision.

- B. Table 9-3 is applied in the following manner:
1. The required number of spaces for each use is calculated according Table 9-1.
 2. The required number of spaces for each use is then applied to the percentages for each timeframe according to the appropriate land use category in Table 9-3 to determine the number of required spaces. This is done for each timeframe category.
 3. The numbers are summed for within each timeframe and the highest sum total in a timeframe is the required number of spaces.
 4. Shared parking may be located off-site so long as it complies with the location requirements of this Article.

TABLE 9-3: SHARED PARKING CALCULATION						
LAND USE	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	100%	100%	100%	100%	100%	75%
Commercial	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	50%	90%	100%	65%	80%
Office	5%	100%	5%	0%	40%	10%
Industrial	5%	100%	5%	0%	60%	10%

9.9 STORAGE OF COMMERCIAL VEHICLES

These provisions do not apply to standard size passenger motor vehicles including, but not limited to: vans, sports utility vehicles (SUVs), standard passenger size livery vehicles, and pick-up trucks, which are permitted to be stored or parked outdoors overnight on lots in residential districts. These permitted commercial vehicles may include the logo of the commercial business painted on or applied to the vehicle.

A. No commercial vehicle may be stored or parked outside overnight on a lot in a residential district, unless engaged in loading or unloading or current work being done on the premises. Examples of large commercial vehicles subject to this prohibition include, but are not limited to, semi-truck tractor units, with or without attached trailers, commercial trailers, box vans and box trucks, buses, tow trucks, construction vehicles, livery vehicles that exceed standard passenger vehicle size, such as limousines.

B. For non-residential uses in the non-residential districts, commercial vehicles with the logo of the commercial business painted on or applied to the vehicle that are being operated and stored in the normal course of business, such as signs located on delivery trucks, promotional vehicles, moving vans, and rental trucks, are permitted to be stored on the lot in areas related to their use as vehicles, provided that the primary purpose of such vehicles is not the display of signs. All such vehicles must be in operable condition. Signs placed or painted on parked vehicles where the only purpose is to advertise a product or service, or to direct the public to a business or activity located on or off the premises, are prohibited.

9.10 STORAGE OF RECREATIONAL VEHICLES

A. No recreational vehicle or trailer licensed to transport recreational vehicles or equipment may be stored within a residential driveway within the front or corner side yard for more than seven days.

B. Recreational vehicles may be stored in a residential district either within a fully enclosed structure or within the interior side yard behind the front building line or in the rear yard. If stored in the interior side or rear yard, the recreational vehicle must be located at least ten feet from any lot line and screened from view from any public right-of-way, excluding alleys, or any adjacent residential by a privacy fence or wall. The recreational vehicle must be stored on either a paved or gravel surface. If the recreational vehicle is screened by an existing structure or landscape so that it is not visible from the public right-of-way, excluding alleys, it is considered to have met these requirements. Temporary storage tents for recreational vehicles are not considered a fully enclosed structure.

C. No recreational vehicle may be used for living, sleeping, or housekeeping purposes in any district and may not be hooked up to any public utilities.

D. All recreational vehicles must be maintained in mobile condition. No recreational vehicle may be parked or stored in such manner as to create a dangerous or unsafe condition on the lot where it is parked or stored. If the recreational vehicle is parked or stored, whether loaded or not, so that it may tip or roll, it is considered to be a dangerous and unsafe condition.

ARTICLE 10. LANDSCAPE

- 10.1 LANDSCAPE PLAN
- 10.2 ENFORCEMENT OF LANDSCAPE PLAN
- 10.3 SELECTION, INSTALLATION AND MAINTENANCE
- 10.4 LANDSCAPE DESIGN STANDARDS
- 10.5 PARKING LOT PERIMETER LANDSCAPE YARD
- 10.6 INTERIOR PARKING LOT LANDSCAPE
- 10.7 SITE LANDSCAPE
- 10.8 BUFFER YARDS

10.1 LANDSCAPE PLAN

A. Landscape Plan Required

A landscape plan is required as part of a site plan review (Section 13.7) application for non-residential (including mixed-use) developments and any planned unit development. The landscape plan must be approved prior to the issuance of a building permit.

B. Content of Landscape Plan

1. North arrow and graphic scale, the location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, rights-of-way, refuse disposal and recycling areas, pedestrian and bicycle paths, fences, mechanical equipment, overhead utility wires, underground utilities, retention/detention facilities, and other drainage facilities, such as drainage swales.
2. The location, quantity, size, name, and condition, both botanical and common, of all existing plant materials on-site, indicating plant material to be retained and to be removed.
3. The location, quantity, size, and name, both botanical and common, of all proposed plant material.
4. The existing and proposed grading of the site indicating contours at one foot intervals. Any proposed berming, earthwork, or stormwater management basins must also be indicated using one foot contour intervals.
5. Elevations of all proposed fences, stairs, and retaining walls.
6. Any other details as determined necessary by the Zoning Administrator.

C. Minor Changes to Approved Landscape Plans

Minor changes to the landscape plan that do not result in a reduction in the net amount of plant material as specified on the approved landscape plan may be approved by the Zoning Administrator. Changes that reduce the amount of plant materials contained within an approved landscape plan are a major change and must be approved by the body granting approval of the landscape plan initially.

D. Alternative Landscape Design

Alternative landscape design intended to improve stormwater quality and/or intended to decrease stormwater quantity will be considered if submitted as part of a site-specific stormwater management plan.

10.2 ENFORCEMENT OF LANDSCAPE PLAN

- A. No certificate of occupancy will be issued until all the requirements of this Article and the landscape plan have been fulfilled. Failure to implement the landscape plan, or to maintain the lot in conformance with the landscape plan, may result in the application of fines and penalties, as established in this Ordinance. All landscape is subject to periodic inspection.
- B. If weather prohibits the installation of landscape at the time a certificate of occupancy is applied for, a temporary certificate of occupancy may be issued with provision of a cash bond of \$1,500.00 or funds equaling 125% of the cost of the item(s) to be completed are held in escrow with a bank or title company or are available to be drawn down from an approved mortgage.

10.3 SELECTION, INSTALLATION AND MAINTENANCE

A. Selection

1. All plant materials must be of good quality and meet American Horticulture Industry Association (AmericanHort) or its ANSI accredited successor's standards for minimum acceptable form, quality, and size for species selected, and capable to withstand the seasonal temperature variations of northeastern Illinois, as well as the individual site microclimate.
2. The use of species native to northeastern Illinois is required.
3. Size and density of plant material, both at the time of planting and at maturity, are additional criteria that must be considered when selecting plant material.
4. Where appropriate, the use of drought and salt tolerant plant material is preferred.
5. Invasive species of northeastern Illinois are prohibited. The Village may maintain a list of invasive and prohibited species.

B. Installation

1. All landscape materials must be installed in accordance with current nursery industry standards, and must be properly supported to ensure survival.
2. Support devices such as guy wires or stakes must not interfere with pedestrian or vehicular movement. Plantings over three feet in height are prohibited in the site triangle per Section 8.1.E.
3. All plant materials must be free of disease and installed so that soil of sufficient volume, composition, and nutrient balance are available to sustain healthy growth.
4. Installation of plant materials during the appropriate growing season is encouraged.
5. Where overhead utilities are present, the following provisions apply to the selection and installation of plant materials:
 - a. Only trees 25 feet or less in anticipated height at maturity are permitted within 20 feet of any overhead utilities. Shrubs, grasses, vines, and other plant materials less than 25 feet in height are also permitted.
 - b. Any tree species taller than 25 feet at maturity must be planted at a setback from utility lines that is equal to or greater than the tree's anticipated height at maturity.

OVERHEAD UTILITY PLANTING



C. Maintenance

1. Landscape materials depicted on approved landscape plans are considered a required site element in the same manner as structures, required parking, lighting, and other improvements. As such, the owner of record or the business or homeowner's association is responsible for the maintenance, repair, and replacement of all landscape materials, fences, steps, retaining walls, and similar landscape elements.
2. All landscape materials must be maintained in good condition, present a healthy, neat, and orderly appearance, and be kept free of refuse and debris. Any dead, unhealthy, or missing plants must be replaced within 60 days of notification, unless an extension is approved by the Zoning Administrator.

10.4 LANDSCAPE DESIGN STANDARDS

A. Minimum Planting Sizes

1. Shade trees must have a minimum trunk size of 2.5 inches in caliper at planting.
2. Evergreens trees must have a minimum height of six feet at planting.
3. Single stem ornamental trees must have a minimum trunk size of two and one-half inches in caliper at planting. Multiple stem ornamental trees must have a minimum height of eight feet at planting.
4. Evergreen or deciduous shrubs must have a minimum height of 24 or 30 inches in height at planting.

B. Species Diversity

Diversity among required plant material is required for visual interest and to reduce the risk of losing a large population of plants due to disease. Table 10-1: Plant Diversity Requirements indicates the percentage of diversity required based on the total quantity of species being used. (For example, if a development requires 45 shade trees, no more than 18 trees (40%) can be of one species, and there must be a minimum of five different species within the 45 trees. When the calculation of plant diversity requirements results in a fraction, the fraction is rounded up.)

TABLE 10-1: PLANT DIVERSITY REQUIREMENTS		
Total Number of Plants per Plant Type	Maximum Number of One Species	Minimum Number of Species
1-4	100%	1
5-10	60%	2
10-15	45%	3
16-75	40%	5
76-500	25%	8
500-1,000	30%	10
1,000+	15%	15

C. Berming

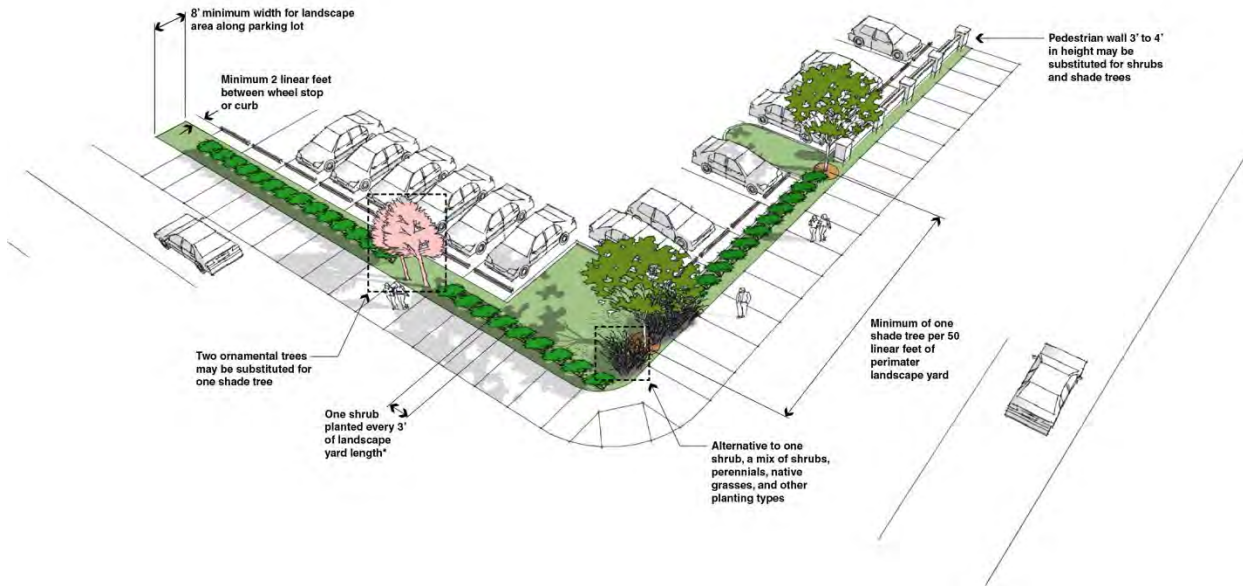
Earthen berms and existing topographic features should be incorporated into the landscape treatment of a site where there is sufficient space and, in particular, when berms and existing topographic features can be combined with plant material to facilitate effective screening. Minimum unretained berm side slopes must be maintained at no steeper than a 4:1 slope ratio to prevent erosion and be properly and safely maintained, unless a steeper slope is allowed by the Zoning Administrator. Retained slopes may be implemented with the appropriate terracing necessary to reduce the need for safety railing.

10.5 PARKING LOT PERIMETER LANDSCAPE YARD

A perimeter landscape yard is required for all parking lots that abut a public right-of-way and must be established along the edge of the parking lot to screen vehicle parking. The landscape treatment must run the full length of the parking lot perimeter along the right-of-way and must be located between the lot line and the edge of the parking lot. The landscaped area must be improved as follows:

- A.** The perimeter parking lot landscape area must be at least eight feet in width. There must be a minimum linear distance of two feet between any wheels stops or curbs to accommodate vehicle bumper overhang, which is not included in the minimum eight-foot calculation.
- B.** One shrub must be planted for every three feet of landscape yard length, spaced linearly. Alternatively, a mix of shrubs, perennials, native grasses, and other planting types that provide screening of a minimum of three feet in height may be used.
- C.** A minimum of one shade tree must be provided for each 50 linear feet of perimeter landscape yard. Two ornamental trees may be substituted for one shade tree.
- D.** 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses.
- E.** Alternatively, a low pedestrian wall a minimum of three feet to a maximum of four feet in height may be used instead of shrubs and shade trees. Shrubs are encouraged between the sidewalk and the wall to provide a softening effect on the fence or wall.

PARKING LOT PERIMETER LANDSCAPE YARD



10.6 INTERIOR PARKING LOT LANDSCAPE

All parking lots consisting of ten or more spaces require interior parking lot landscape as described in this section.

- A.** All rows of parking stalls must terminate in a parking lot island or landscape area.
- B.** Where more than ten parking stalls are provided in a row, one parking lot island must be provided between every ten parking spaces. As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every ten spaces.
- C.** Parking lot islands must be at least the same dimension as the parking stall. Double rows of parking must provide parking lot islands that are at least the same dimension as the double row.
- D.** A minimum of one shade tree must be provided in every parking lot island or landscape area. If a parking lot island extends the width of a double row, then two shade trees are required. In addition to the required shade trees, a minimum of 60% of every parking lot island must be planted in ornamental trees, live groundcover, shrubs, perennials, or ornamental grasses.
- E.** The use of stormwater management techniques, such as rain gardens and bioswales, is encouraged in landscape areas. Parking lot islands and landscape areas are encouraged to be designed to accommodate stormwater infiltration.
- F.** In addition to parking lot islands, additional landscape areas must be provided within the interior of parking lots when the parking area is 10,000 square feet or more in area. The minimum total landscape area of a parking lot, including parking lot islands, must be 10% of the total parking lot area. Parking lot perimeter landscape is excluded from the calculation of total parking lot area square footage and is not counted toward required landscape area.

INTERIOR PARKING LOT LANDSCAPE



10.7 SITE LANDSCAPE

- A. All areas of any lot that are not covered by structures or pavement must be planted with live landscaping.
- B. Where non-residential (including mixed-use) developments are located 15 feet or more from a street lot line, and no parking located in front of the structure, the area must be planted as described below. This does not apply when sidewalks, driveways, and loading and service areas provide access to the building in the yard adjacent to the street lot line or where fire department connections are necessary.
 - 1. The landscape area must be planted with a variety of trees (any type), shrubs, live groundcover, perennials, or ornamental grasses.
 - 2. Decorative stone, brick, or pavement may be used for edging planting beds but may not cover more than 20% of the landscaped area.
 - 3. Outdoor seating areas, planted pots, and similar hardscape design may be used to satisfy this requirement for up to 30% of this area.

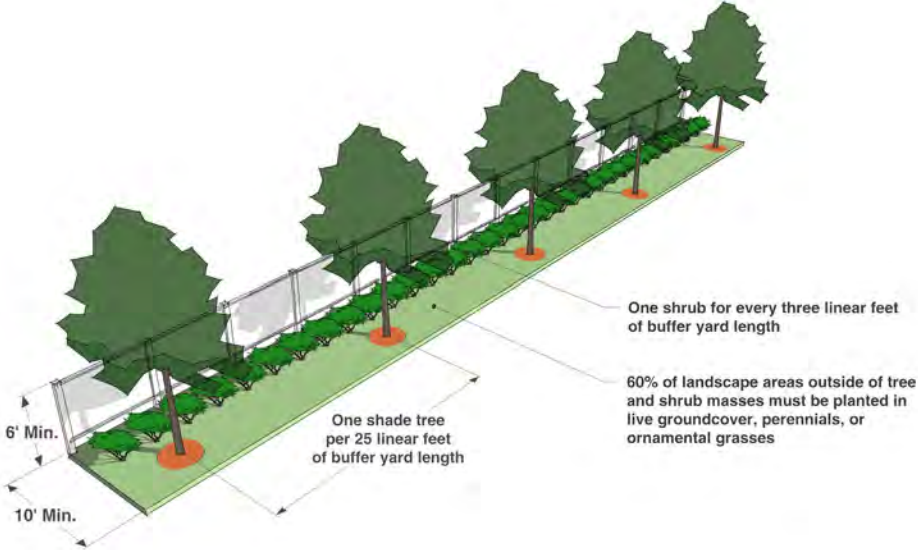
10.8 BUFFER YARDS

This section establishes standards for the dimension and required landscape for buffer yards between land uses and/or zoning districts within the rear or interior side yard. Nothing in this section prevents the applicant's voluntary installation of buffer yards where they are not required.

- A. As of the effective date of this Ordinance, buffer yards are required for new construction along interior side and rear yards in the following cases:
 - 1. Where a non-residential use is located within a residential district. This does not include public parks.
 - 2. Where a non-residential district abuts a residential district. This does not include the OS District or public parks.
- B. Buffer yards may be located within required yards, but must be reserved for the planting of material and installation of screening as required by this section. No parking, driveways, sidewalks, accessory structures, or other impervious surfaces are permitted within the buffer yard area.
- C. The required design of buffer yards is as follows:
 - 1. A buffer yard must be a minimum of ten feet in width.
 - 2. One shade tree must be planted for every 25 linear feet of buffer yard length. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 25 linear feet of buffer yard length.
 - 3. Existing trees that are preserved may count toward the buffer yard tree requirement. This credit is a 1:1 ratio (one existing tree for one proposed tree) regardless of the size of the existing tree.

- 4. Unless otherwise specifically required by the use standards of this Ordinance, a solid fence or wall a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the buffer yard length.
- 5. One shrub, measuring a minimum of 18 inches in height at planting and reaching a minimum of three feet in height at maturity, must be planted for every three linear feet of buffer yard length, spaced linearly.
- 6. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses.

BUFFER YARDS



ARTICLE 11. SIGNS

- 11.1 PURPOSE
- 11.2 AUTHORIZATION
- 11.3 LOCATION
- 11.4 GENERAL STANDARDS
- 11.5 ILLUMINATION
- 11.6 RELATION TO PLANNED UNIT DEVELOPMENTS
- 11.7 PROHIBITED SIGNS
- 11.8 EXEMPT SIGNS
- 11.9 TEMPORARY SIGNS FOR NON-PROFIT ORGANIZATION EVENTS
- 11.10 TEMPORARY PROMOTIONAL SIGNS
- 11.11 FREESTANDING SIGNS
- 11.12 WALL SIGNS
- 11.13 AWNING AND CANOPY SIGNS
- 11.14 MENUBOARD SIGNS

11.1 PURPOSE

The purpose of this Article is to balance the need for signage as a means of communication, identification and direction with the need to protect the safety and welfare of the public, to protect and enhance property values, and to maintain and enhance the appearance and unique character of the Village. This is intended to fulfill the following objectives:

- A. To preserve the unique character and appearance of the Village of Campton Hills by regulating new, removing obsolete, and restricting certain types of signs.
- B. To provide safe passage for pedestrian and vehicular traffic by regulating location, illumination, design, construction, installation, and maintenance.
- C. To avoid clutter and minimize competition in relation to signs among neighbors by regulating the number, size, location, and illumination of signs.
- D. To provide for legible signage by regulating the size and quality of sign graphics so they are visible and readable by the viewing public.
- E. To promote signs that are compatible with adjacent land uses as well as the general character of the area and/or zoning district in which the signage is located.
- F. To ensure that signs are designed to complement the architectural elements of the building and site to which they principally relate.

11.2 AUTHORIZATION

- A. All signs, unless prohibited or exempted from a sign permit per the terms of this Article, must obtain a sign permit to be installed, altered, or relocated from the Zoning Administrator per Section 14.8.
- B. No person may erect, alter, or relocate any sign without first obtaining the express consent of the owner of the property on which the sign is to be erected, altered, or relocated.
- C. Every sign must be maintained in a safe, legible, good structural, and presentable condition at all times. Every sign must be erected and maintained in compliance with the building and electrical codes of the Village. All signs should be kept painted or otherwise treated to prevent rust and other deterioration.
- D. Every sign is subject to a general inspection, electrical inspection, footing inspection, and any other inspection deemed appropriate by the Zoning Administrator. The Zoning Administrator may authorize or conduct periodic inspections as he/she deems necessary to determine if the sign should be repaired or subject to removal.
- E. If the Zoning Administrator determines that the sign is not in proper repair or poses a hazard to the public, or has been constructed or maintained in violation of the provisions of this Article, he/she will use the enforcement provisions of Article 16 of this Ordinance.

11.3 LOCATION

- A. Signs may not be mounted in a location that poses a threat or obstruction to pedestrians or traffic.
- B. No sign can extend beyond any vertical corner edge of a wall, canopy, or awning. Any sign placed on a wall cannot obscure a wall opening, architectural feature, or project beyond the sides of the wall to which it is affixed.
- C. No sign may be placed closer than ten feet from a lot line except for those erected by a government body or unless this Article requires a different setback.
- D. No sign may obstruct the sight triangle. No sign may be above 30 inches in height in the site triangle, which is the triangular area of 25 feet from the point of intersection of the two street right-of-way lines forming such corner lot. The sight triangle also applies to the intersection of a street and a driveway.
- E. No sign may be erected in a location that violates the building code, fire code, and other applicable Village

codes or ordinances No sign may be erected in a manner that obstructs access to any ingress or egress to the structure, fire escapes, or standpipes or similar fire safety connections.

F. Only signs that have been placed by or authorized by federal, state, or the Village may be installed on public property with the exception of campaign signs expressly allowed at polling places pursuant to the Illinois Election Code. Any sign installed on public property including rights-of-way without prior authorization may be removed by the Village without notice.

G. No permanent sign may be erected on private property without the consent of the property owner or his/her authorized agent. When a sign permit applicant proposes to install a sign on property not owned by the applicant, written permission from the property owner or his/her authorized agent must be submitted as part of the sign permit application.

11.4 GENERAL STANDARDS

A. Construction Standards

1. Supports and braces must be designed as an integral part of the overall sign and obscured from public view to the extent technically feasible.
2. All signs must be designed and constructed in compliance with the building code, electrical code, and all other applicable codes and ordinances.
3. Glass comprising any part of a sign must be safety glass.
4. All letters, figures, characters, or representations in cut-out or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign must be safely and securely built into or attached to the sign structure.
5. Audio components are prohibited on any sign, with the exception of menuboards. For menuboards, the audio component is limited to communication between the customer and service window.

B. Electrical Wiring

1. All electrical fixtures, devices, circuits, conduits, raceways, or similar features must be installed and maintained in compliance with the current Village electrical code.
2. Conduits and other components of a sign illumination system must be designed as an integral part of the overall sign structure and obscured from public view to the extent technically feasible.

C. Required Maintenance

1. All signs must be kept in a safe and well-maintained condition and appearance, and must be repainted or otherwise maintained by the property owner or business owner to prevent corrosion or deterioration caused by the weather, age, or any other condition.
2. All signs must be maintained to prevent any kind of safety hazard, including faulty or deteriorated sign structures, a fire hazard, or an electrical shock hazard.

11.5 ILLUMINATION

All illuminated signs must comply with the following requirements. In addition, any applicable standards of Section 8.2 (Exterior Lighting) apply. In the case of conflict between Section 8.2 and these illumination standards, the standards of Section 8.2 control.

A. With the exception of signs exhibiting the time and temperature, all signs with illumination in direct line of sight of dwellings in a residential district must be turned off between the hours of 11:00 p.m. and 7:00 a.m. unless the establishment associated with the sign is operating during those hours, in which case the sign can remain illuminated for the remainder of the operating hours.

B. Any sign illumination, including gooseneck reflectors, external illumination, and internal illumination, must be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the public right-of-way.

C. The sign face of internally illuminated signs must function as a filter to diffuse illumination. The sign face must cover all internal illumination components so that no exposed bulbs are visible.

D. All external illumination of a sign must concentrate the illumination upon the printed area of the sign face. Uplighting, where permanent ground-based lighting is installed and directed upwards to the sky and not focused directly on the sign face, is prohibited.

E. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.

F. Signs should be shaded as necessary to prevent light trespass on any residential property, a park, or a public right-of-way.

G. Illumination must be constant in intensity and color and cannot consist of flashing, animated, chasing, or other illumination conveying the sense of movement.

H. Neon or LED lighting to outline doors, windows, architectural features, and building facades is prohibited.

I. Strobe lights are prohibited.

J. Beacons/searchlights are prohibited, unless properly permitted as a temporary promotional sign and not as a permanent sign.

- K. Exposed light bulbs and LED tubes are prohibited.

11.6 RELATION TO PLANNED UNIT DEVELOPMENTS

Signs located within a planned unit development are governed by those standards of the underlying zoning district unless such standards and permissions have been as part of the PUD approval.

11.7 PROHIBITED SIGNS

All signs not expressly permitted by this Ordinance are prohibited. In addition, the following sign types are specifically prohibited:

- A. Animated signs.
- B. Balloon signs. Inflatable advertising displays designed to inflate or move by use of a fan or blower are considered a balloon sign.
- C. Beacons/Searchlights.
- D. Changeable copy signs with the following exemptions:
 - 1. Gas stations to show the price of fuel.
 - 2. Institutional uses are permitted changeable copy as part of a wall or freestanding sign. Institutional signs may include changeable copy provided that the area of the sign containing such copy does not exceed 50% of the total area of the sign face or 40 square feet, whichever is less.
- E. Electronic message signs, with the exception of time and temperature components as part of a larger sign or those components of gas station signs that show the price of fuel.
- F. Flashing signs.
- G. Inflatable or balloon signs, including air-infused/air-inflated signs, used as a permanent sign.
- H. Marquees, excluding those that are part of a designated historical building
- I. Moving signs including any sign that rotates, revolves, or has any visible moving part. Any sign that gives the appearance of movement, including signs designed to be moved by wind or other natural elements. This excludes clocks and barber poles.
- J. Off-premise commercial signs – permanent. Also known as billboards.
- K. Off-premise commercial signs – temporary. Also known as push or snipe signs.
- L. Pennants.
- M. Portable sign structures, excluding A-frame signs.
- N. Projecting signs. Also known as blade signs.
- O. Roof signs.
- P. Signs painted directly on the exterior of a building. This does not include ghost signs per Section 11.12.
- Q. Signs that contain unlawful, obscene, or misleading information.
- R. Signs that constitute a traffic hazard, including signs that:
 - 1. Interfere with, obstruct the view of, or may be confused with any authorized traffic sign, signal, or device because of its position, shape, or color, including signs illuminated in red, green, or amber color designed to resemble a traffic signal.
 - 2. May be confused with any public safety lighting, including signs illuminated in red and blue colors.
 - 3. Make use of the words STOP, LOOK, DETOUR, DANGER, CAUTION, WARNING, or any other word, phrase, symbol, or character in a manner that misleads, interferes with, or confuses traffic.
- S. Vehicular signs whose primary apparent purpose is to advertise business. Motor vehicles primarily engaged in the primary cartage of goods or the transportation of passengers are exempt from this restriction as are vehicles parked at the residence of the owner and/or operator of the vehicle.
- T. Video display signs.

11.8 EXEMPT SIGNS

The signs and activities identified in this Section 11.8 do not require a sign permit but must meet all standards of this section for the sign type. If an exempt sign does not meet these standards, it is considered a violation of this Ordinance.

A. Exempt Alteration and Maintenance on Existing Signs

The following activities are exempt from requiring a sign permit:

- 1. Painting, cleaning, or other normal maintenance and repair of a sign is permitted without a permit. Such activities cannot include any structural changes, changes in the electrical components of the sign, or the removal and replacement of illumination components. Any activity that increases the sign area, sign height, or any sign dimension, moves the location of a sign, or a change in the sign face panel requires a sign permit.
- 2. Changing the copy of a permitted changeable message sign.

B. Exempt Ancillary Signs

- 1. Logos and labels located on mechanical equipment, recycling bins, trash containers, and the like, which are part of the equipment as manufactured and/or installed, are exempt.

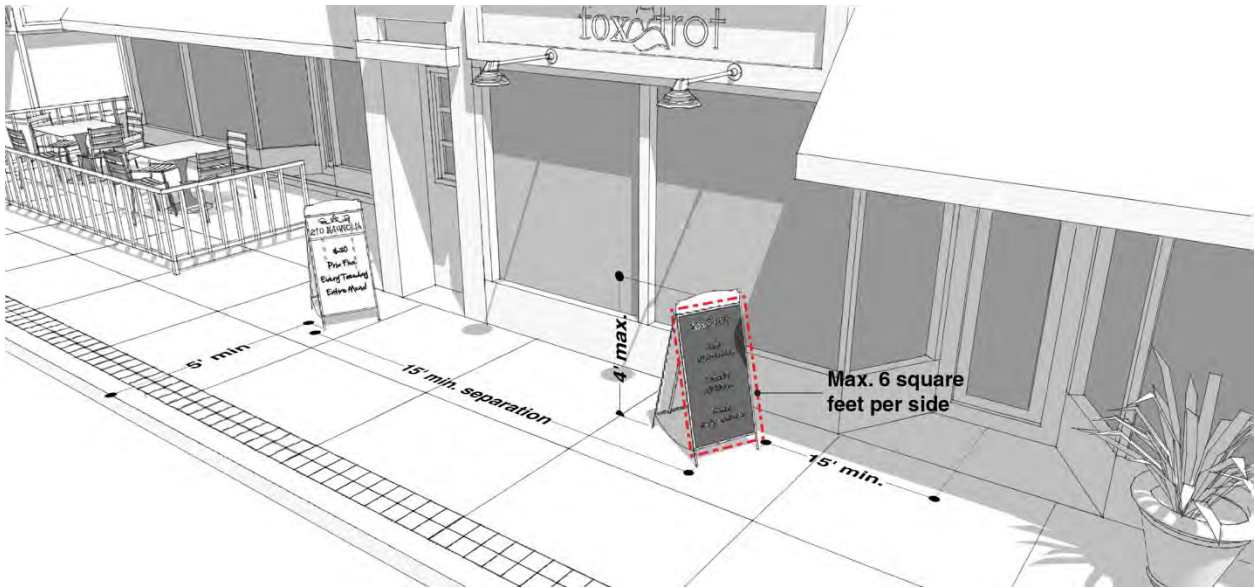
2. A maximum of one sign mounted on each gas station pump island is permitted and is limited to 1.5 square feet in sign area. Such signs must be oriented to face the vehicle fueling.
3. Signs identifying only the address and/or name of a building or the name of an occupant thereof. A maximum of one such sign is allowed per building entry, whichever is greater. Signs must be wall-mounted and no more than three square feet in area unless safety codes require a larger size.

C. Exempt Permanent and Temporary Signs

1. A-Frame Sign

- a. One A-frame sign is permitted per non-residential establishment within the commercial districts, including one for each tenant in a multi-tenant development. A minimum 15 foot separation is required between all A-frame signs.
- b. An A-frame sign must be placed within 15 feet of the primary entrance of the business, and must not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.
- c. A-frame signs may be placed in the sidewalk or parkway concurrent with the lot of the establishment being advertised, but must maintain a five foot sidewalk clearance at all times.
- d. A-frame signs are limited to six square feet in area per side and four feet in height.
- e. The placement of A-frame signs outdoors is limited to business hours only. A-frame signs must be stored indoors at all other times.
- f. A-frame signs must not be used outdoors when high winds or heavy rain conditions exist.
- g. Illumination of A-frame signs is prohibited. No A-frame sign may have any type of electronic component.

A-FRAME SIGN



2. Government Sign

Federal, state, or local governments or taxing bodies may install signs in the public interest or for warnings in any number, configuration, or size in any district. Such signs may be illuminated as required by the agency. Electronic message signs are only permitted for temporary roadway work, utility work, or emergency information signs.

3. Holiday and Seasonal Decorations

Decorations on private property clearly incidental and customary, and commonly associated with, national, local, or religious holidays or seasonal events, are permitted for one 30 day display period at a time.

4. Signs for Historic Sites and/or Structures

Where a structure or a site memorializes a historic person, event, building, site, or construction date, a sign is permitted as follows:

- a. Memorial signs are permitted in any district.
- b. Memorial signs may be constructed as either freestanding or wall signs, subject to the following:
 - i. Memorial signs are limited to six square feet.
 - ii. Freestanding signs are limited to five feet in height and must be located ten feet from any lot line.
 - iii. Wall mounted signs must be inlaid to be an integral part of the structure, cut into stone or masonry, or be a permanently affixed plaque of bronze or aluminum
 - iv. Signs may be internally or externally illuminated.
- c. Memorial signs are limited to one per street frontage.

5. Multiple Tenant Building Entryways

Multiple tenant buildings are permitted a sign at building entryways subject to the following.

- a. Such signs may be constructed as either freestanding or wall signs, subject to the following:
 - i. Signs are limited to six square feet in area.
 - ii. Freestanding signs are limited to five feet in height, and must be located within five feet of the building entry and no less than ten feet from any lot line. Freestanding building entryway signs must be installed so that they are primarily viewed from the building entryway and not intended to be viewed from a public right-of-way.
 - iii. Signs may only be internally illuminated.
- b. Signs are limited to one per building entry.

6. Noncommercial Message Sign Structure

Non-permanent sign structures for noncommercial messages are subject to the following standard.

Noncommercial messages may also be displayed on any sign authorized to display commercial messages.

- a. Noncommercial message sign structures may be constructed as either freestanding, wall, or window non-permanent signs. There is no limit on the number of signs permitted.
- b. Freestanding and wall-mounted sign structures in residential districts are limited to 32 square feet in area and six feet in height.
- c. Window-mounted sign structures must meet the coverage limitations of window signs. If no coverage is specified, the limitation is 25% of the window area.
- d. Freestanding noncommercial message sign structures must be located ten feet from any lot line.
- e. Noncommercial message sign structures posted on private property must have the permission of the property owner.
- f. Noncommercial message sign structures cannot be placed on public rights-of-way.
- g. Noncommercial message sign structures cannot be used as a temporary off-premise sign.

7. Parking Lots and Structures: Additional Signs

Parking lots and structures are permitted the following signs, whether such parking lots or structures are a principal or ancillary use.

- a. A sign is permitted at each entrance/exit, driveway intersection, drive-through lane, and other circulation points.
- b. Signs are limited to four square feet in area.
- c. A freestanding sign is limited to six feet in height and must be ten feet from any lot line that abuts a street.
- d. Signs located at an entrance/exit, driveway intersection, drive-through lane, and other circulation points may be internally or externally illuminated.

8. Real Estate Activity Sign

When a structure or lot is offered for sale, lease, or rent, such lot is permitted a temporary sign as follows:

- a. Real estate activity signs are permitted in all districts. Real estate signs must be located on the site of the property for sale, lease, or rent.
- b. Signs in residential districts:
 - i. Signs are limited to freestanding signs, not exceeding ten square feet in area and six feet in height.
 - ii. Signs must be located on the subject property.
 - iii. One sign is permitted per street frontage, with a maximum of two signs.
- c. Signs in non-residential districts:
 - i. Signs may be freestanding, wall, or window signs, not exceeding 32 square feet in area and eight feet in height.
 - ii. Signs must be located on the subject property.
 - iii. One sign is permitted per street frontage, with a maximum of two signs.
- d. Signs must be removed within seven days after the consummation of the real estate transaction or within seven days after the real estate is no longer listed for sale or lease.

9. Temporary Construction Activity Sign

On a lot where active construction is taking place, a temporary sign is permitted subject to the following.

- a. Such signs are permitted in all districts on all sites with active construction projects.
- b. One sign is permitted per street frontage.
- c. Signs may be constructed as either freestanding signs, wall signs, or installed on accessory structures such as fences. Freestanding signs must be located ten feet from any lot line.
- d. Signs are limited to 32 square feet in area and eight feet in height.
- e. Signs may not be illuminated.
- f. Signs may be installed only after approval of a building permit for such activity and must be removed within 72 hours once construction is complete.

10. Temporary New Development Signs

On a lot under development, a temporary sign is permitted in conjunction with such development subject to the following.

- a. Such signs are permitted in all districts on all sites with active development/construction projects.
- b. One sign is permitted per street frontage.
- c. Signs may be constructed as either freestanding signs, wall signs, or installed on accessory structures such as fences. Freestanding signs must be located ten feet from any lot line.
- d. Signs are limited to 32 square feet in area and eight feet in height.
- e. Signs may not be illuminated.
- f. Signs may be installed only after approval of a building permit for such activity and must be removed within 72 hours of issuance of a certificate of occupancy.

11. Temporary Renovation Activity Sign

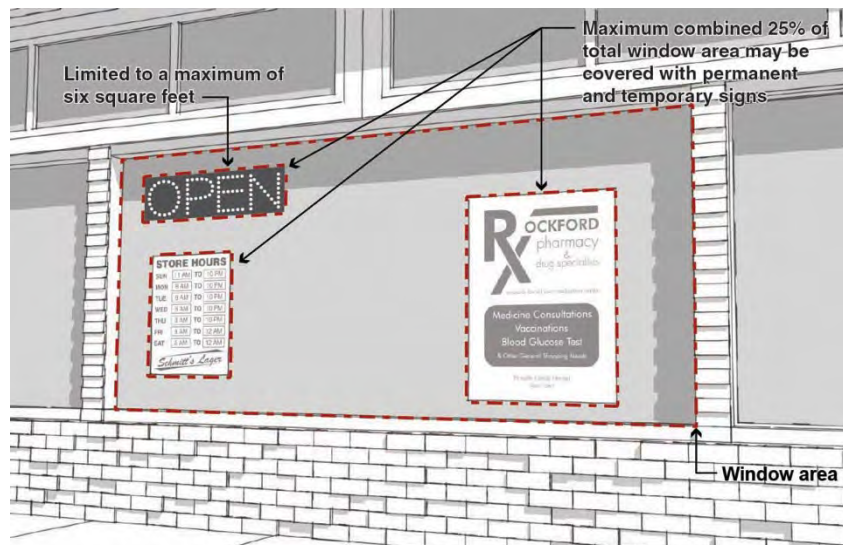
On a lot where active renovation of an existing structure is taking place, a temporary sign is permitted subject to the following. Renovation includes landscape work on the site.

- a. Such signs are permitted in all districts on all sites with active renovation projects.
- b. Signs may be constructed only as freestanding signs and must be located ten feet from any lot line.
- c. Signs are limited to four square feet in area and two feet in height.
- d. Signs may not be illuminated.
- e. Signs may be installed only after the renovation activity has commenced on the site and must be removed within 72 hours once complete.

12. Window Sign

- a. Window signs are permitted for all non-residential uses in all districts.
- b. The total area of window signage, both temporary and permanent, is limited to 25% or less of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area.
- c. An illuminated window sign is permitted but limited to a maximum area of six square feet. This is included in the maximum 25% calculation.

WINDOW SIGN



11.9 TEMPORARY SIGNS FOR NON-PROFIT ORGANIZATION EVENTS

Non-profit organization events are allowed temporary signs in all zoning districts. A sign permit is required but this sign type is exempt from any permit fees.

- A. Temporary signs allowed with non-profit organization events must be displayed no more than 30 days prior to the event it is advertising and removed within five days following the event.
- B. The area of the sign is limited to 32 square feet and six feet in height.
- C. Temporary signs allowed with non-profit organization events posted on private property must have the permission of the property owner.
- D. Temporary signs allowed with non-profit organization events cannot be placed on public rights-of-way.
- E. Temporary signs allowed with non-profit organization events cannot be used as a temporary off-premise sign.

11.10 TEMPORARY PROMOTIONAL SIGNS

Temporary promotional signs are allowed in the C-1, C-2, and RD Districts. A permit is required and all signs must meet the following standards.

- A. Only one type of promotional sign is permitted to be displayed per establishment at one time. A-frame signs are regulated separately in Section 11.8.C.1 and are not considered promotional signs.
- B. Display of temporary promotional signs is limited to five periods per calendar year with 30 days between such periods.
- C. Temporary promotional signs cannot be used as a temporary off-premise sign.
- D. Wall-mounted banners are limited to 32 square feet in area.
- E. Freestanding signs, including banners mounted between two posts rather than wall-mounted, are limited to a maximum height of 6 feet and 32 square feet in area.
- F. All freestanding signs must be located a minimum of ten feet from a lot line, as measured from the outermost portion of the sign.
- G. Display is limited to 30 days.

11.11 FREESTANDING SIGNS

Freestanding signs are permitted as follows. A sign permit is required for all freestanding signs. All freestanding signs are subject to the sight triangle regulations of Section 11.3.D, which control over any other sign siting regulations.

A. Agricultural Use and FP District

Lots in agricultural use in any district and all lots in the FP District, are permitted the following freestanding signs.

- 1. One permanent freestanding sign up to a maximum of 20 square feet. If the agricultural use is located in the F District, it may be up to a maximum of 32 square feet.
- 2. One temporary freestanding sign no larger than two square feet. Such sign is not permitted in the required setbacks and may only be displayed between June 1 and December 1.
- 3. In the FP District, a designated agricultural conservation easement is permitted one sign no larger than six square feet. Such sign requires Village and/or County approval to determine if the location of the sign would interfere with any anticipated public highway improvements or create a hazard to public highway safety.
- 4. Signs are limited to eight feet in height.
- 5. No freestanding sign may be used as an off-premise sign.

B. Residential Subdivisions

Residential subdivisions in any district, are permitted the following freestanding signs.

1. Temporary Residential Subdivision Development Signs

- a. In connection with the development and sales within a residential subdivision, a single sign or double-faced sign on a common support or structure, up to a maximum of 100 square feet in area for each sign face, limited to two sides, is permitted on the premises being developed, for a period not to exceed three years, with the ability for the Village Board to approve one additional extension of up to three years .
- b. The sign cannot exceed eight feet in height.
- c. Only one sign is allowed per entrance to the subdivision.

2. Permanent Residential Subdivision Development Signs

- a. Masonry entry monuments may be constructed on both sides of the street.
- b. The total height, including the base of the sign, cannot exceed seven feet in height.
- c. The sign area cannot exceed 40 square feet per side, limited to two sides.
- d. A homeowner's association or similar organization must maintain said signs.

3. Setbacks

All residential subdivision development signs must be located a minimum of 20 feet from the back of the curb or edge of road pavement where there is no curb of an adjacent public street and five feet from a lot line.

4. Landscaping

All permanent residential subdivision development signs must be landscaped so that the signs blend with the landscape where they are located.

C. Institutional Uses

Institutional uses in any district, are permitted the following freestanding signs.

- 1. One sign is permitted per zoning lot. If the use is on the corner, one per frontage is allowed.
- 2. The area of the sign is limited to 40 square feet per side, limited to two sides, and a maximum height of eight feet.
- 3. All signs must be located a minimum of 20 feet from the back of the curb or edge of road pavement where there is no curb of an adjacent public street and five feet from a lot line.

D. Commercial Uses

Commercial uses in any district, are permitted the following freestanding signs.

1. Multi-Tenant Commercial Development Signs - Four or More Tenants

- a. Multi-tenant commercial development signs are limited to a maximum of 64 square feet per side, limited to two sides.
- b. Signs are limited to eight feet in height.
- c. All signs must be located a minimum of 20 feet from the back of the curb or edge of road pavement where there is no curb of an adjacent public street and five feet from a lot line.
- d. One sign is permitted per entry with a minimum separation of 100 feet between signs.

2. Commercial Uses - Three or Fewer Tenants (Including single tenant structures)

This does not apply to residential dwellings that have been converted to commercial uses, per item 3 below.

- a. Freestanding signs for commercial uses are limited to a maximum of 40 square feet per side and limited to two sides.
- b. Signs are limited to eight feet in height.
- c. All signs must be located a minimum of 20 feet from the back of the curb or edge of road pavement where there is no curb of an adjacent public street and five feet from a lot line.
- d. One sign is permitted per lot.

3. Residential Conversions

Residential dwellings that have been converted to a commercial use are permitted freestanding signs as described in this section:

- a. Only one freestanding sign or wall sign is permitted per lot.
- b. The sign cannot exceed eight feet in height measured from its base.
- c. The area of the sign is limited to 20 square feet per side and limited to two sides.
- d. All freestanding signs must be located a minimum of 20 feet from the back of the curb or edge of road pavement where there is no curb of an adjacent public street and five feet from a lot line.

11.12 WALL SIGNS

Wall signs are allowed for non-residential uses in all districts. A sign permit is required and all signs must meet the following standards.

A. Wall signs are permitted on all facades of a structure that face a right-of-way, parking area, or other public space. Wall signs are not permitted on facades of a structure that face only building service areas. On a site consisting of multiple structures, each structure is permitted wall signs per the regulations of this section. The square footage from different structures cannot be combined to create a larger sign on any one structure.

B. The maximum size of a wall sign is established at one square foot per linear foot of building wall where the wall sign will be mounted or 32 square feet, whichever is greater. The square footage from different facades cannot be combined to create a larger sign on any one facade.

C. For a structure that contains multiple tenants, each tenant that has exterior business frontage is permitted a total wall sign area of one square foot per linear foot of business frontage or 32 square feet, whichever is greater, along their individual frontage(s). The square footage from different tenants cannot be combined to create a larger sign than allowed by this section.

D. The number of individual wall signs on a facade is not limited, however the cumulative sign area of all signs on that facade cannot exceed the maximum allowable sign area per items B or C (as applicable) above.

E. Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face. No uplighting is permitted.

F. Wall signs must be safely and securely attached to the building wall. Wall signs must project less than 18 inches from the building wall. Wall signs may encroach into the public right-of-way no more than 18 inches.

G. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.

H. Wall signs must be constructed of wood or simulated wood, metal, durable, weather-resistant material such as canvas, canvas-like material, nylon or vinyl-coated fabric, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Wall signs constructed of material must be mounted so that they are held taut against the wall.

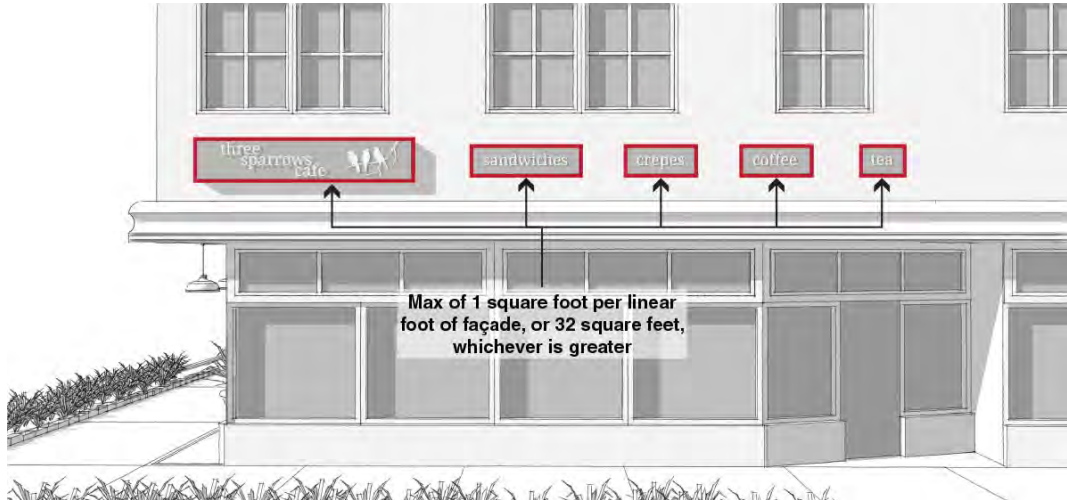
I. Walls signs may not be painted on buildings or structures. This does not apply to ghost signs per item J below.

J. A ghost sign is a painted wall sign that remains from an earlier time or advertises the use of a building that provides evidence of the history of the use of the building or activities of the community.

1. Ghost signs are considered wall signs.
2. A ghost sign is not considered an off-premise sign.

3. Existing ghost signs are exempt from these requirements and are considered conforming.
4. Existing ghost signs may be repainted to their original image. No new business or product may be added to the sign.

WALL SIGN

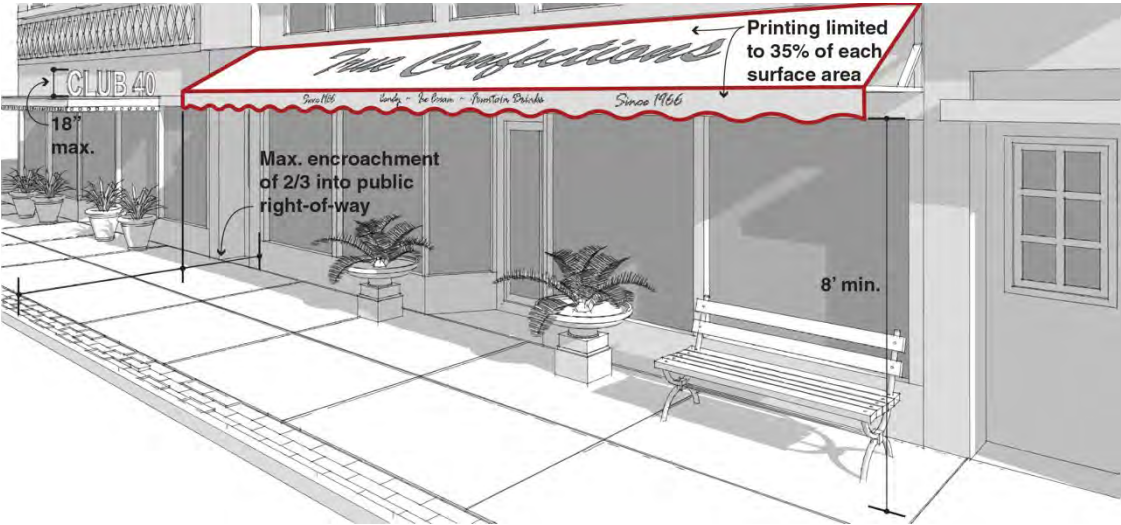


11.13 AWNING AND CANOPY SIGNS

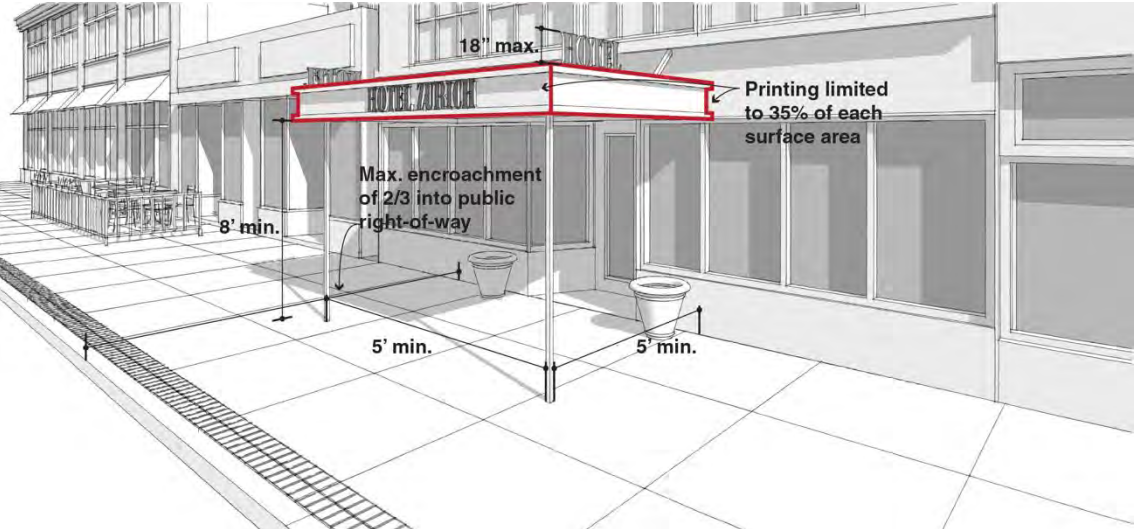
Awning signs are allowed in the C-1, C-2, and RD Districts. A sign permit is required and all signs must meet the following standards.

- A. Sign copy on any awning sign surface is limited to 35% of each surface area. A valance is considered a separate surface area.
- B. Signs may encroach into the public right-of-way but can only encroach a maximum of 2/3 the distance from the lot line to the back of curb.
- C. Signs must maintain a minimum vertical clearance of eight feet. Support posts of canopy signs must maintain a minimum separation of five feet between posts and five feet between the posts and any building wall.
- D. Signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, vinyl-coated fabric, or permanent building material such as metal.
- E. Solid canopies and awnings are permitted lettering attached to and located above the top of the awning to a maximum height of 18 inches.
- F. Signs may be externally illuminated and lighting must be focused on the printed area.
- G. Back-lit awnings and canopies are prohibited.

AWNING SIGN



CANOPY SIGN

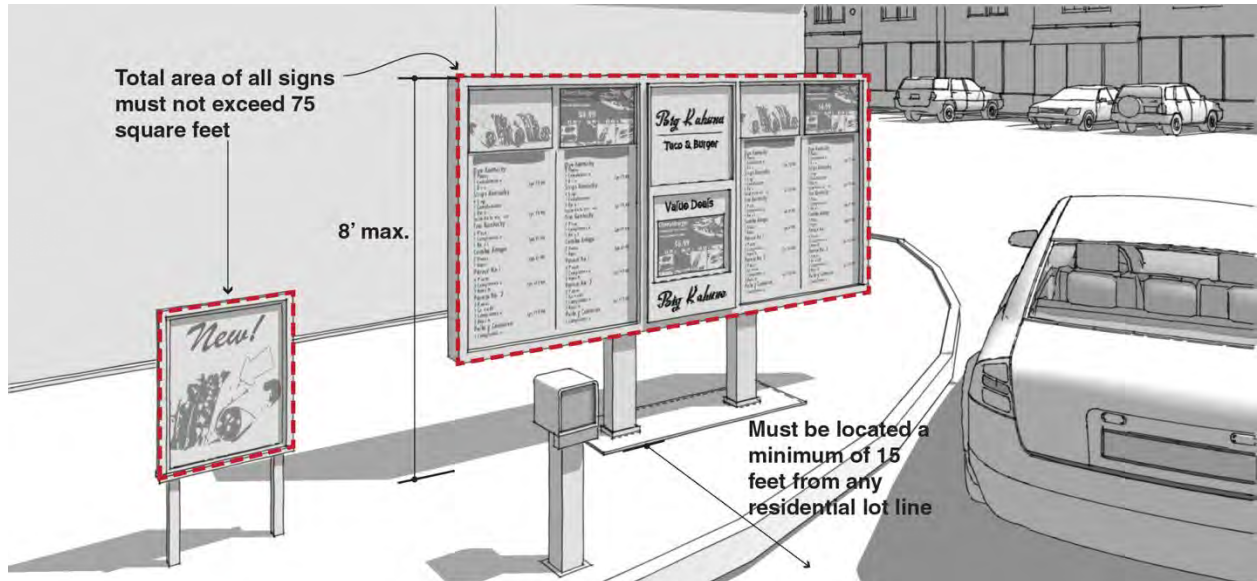


11.14 MENUBOARD SIGNS

Menuboards are permitted for all drive-through facilities in any district. A sign permit is required and all signs must meet the following standards.

- A. Menuboards are limited to a maximum of two signs per drive-through lane.
- B. Menuboards are limited to 75 square feet in sign area and eight feet in height.
- C. Menuboards must be located a minimum of 15 feet from any residential district lot line. This is measured from sign face to lot line, including any public right-of-way.
- D. Menuboards may be internally illuminated.
- E. Menuboards may contain an electronic screen and audio for interaction with each customer.

MENUBOARD SIGN



ARTICLE 12. ZONING ADMINISTRATORS

- 12.1 DESIGNEES
- 12.2 VILLAGE BOARD
- 12.3 PLANNING AND ZONING COMMISSION
- 12.4 ZONING ADMINISTRATOR

12.1 DESIGNEES

Certain Village officials within this Article are cited as having powers that may also be administered by a designee, indicated by the language "or his/her designee." The ability to direct powers to a designee applies to the actions of such officials throughout this Ordinance.

12.2 VILLAGE BOARD

The Village Board has the following powers, pursuant to this Ordinance:

- A. To make final decisions on zoning text and map amendment applications.
- B. To make final decisions on special use applications.
- C. To make final decisions on planned unit development applications.
- D. To make final decisions on variation applications.

12.3 PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission has the following powers, pursuant to this Ordinance:

- A. To make recommendations to the Village Board on zoning text and map amendment applications.**
- B.** To make recommendations to the Village Board on special use applications.
- C.** To make recommendations to the Village Board on variance applications.
- D.** To make recommendations to the Village Board on planned unit development applications.
- E.** To make final decisions on zoning appeals of Zoning Administrator decisions.
- F.** To hear and report to the Village Board on such other matters as may be referred to it by the Village Board.

12.4 ZONING ADMINISTRATOR

The Zoning Administrator may designate one or more Village staff to act as the Zoning Administrator. If a designee is appointed and renders a decision, that decision is considered the final decision of the Zoning Administrator. The Zoning Administrator, or his/her designee, has the following powers, pursuant to this Ordinance:

- A.** To make final decisions on site plan review applications.
- B.** To make final decisions on zoning interpretation applications.
- C.** To make final decisions on sign permit applications.
- D.** To make final decisions on temporary use permit applications.
- E.** To receive and forward zoning applications as required by this Ordinance to the Planning and Zoning Commission, Village Board, or Village official, as appropriate.
- F.** To maintain permanent and current records as required by this Ordinance.
- G.** To maintain and make available the Village's Official Zoning Ordinance and Zoning Map, and all permanent and current records required by this Ordinance.
- H.** To conduct inspections of structures or the use of land to determine whether there is compliance with this Ordinance, and, in case of any violation, order corrective action.

ARTICLE 13. ZONING APPLICATIONS

- 13.1 APPLICATION
- 13.2 NOTICE
- 13.3 ZONING TEXT AND MAP AMENDMENT
- 13.4 SPECIAL USE
- 13.5 VARIATION
- 13.6 PLANNED UNIT DEVELOPMENT
- 13.7 SITE PLAN REVIEW
- 13.8 ZONING INTERPRETATION
- 13.9 SIGN PERMIT
- 13.10 TEMPORARY USE PERMIT
- 13.11 ZONING APPEALS OF ZONING ADMINISTRATOR DECISIONS

13.1 APPLICATION

A. Filing, Pre-Application Conference, and Referrals

1. All zoning applications must be filed with the Zoning Administrator. The application must be on forms provided by the Village and filed in such quantity as required by the instructions.
2. Prior to formal submittal of an application, the applicant may request a pre-application conference with the Zoning Administrator. The purpose of a pre-application conference, which does not require a formal application or fees, is to provide informal advice and assistance to the applicant. Any opinions or advice provided are not binding with respect to any official action that may be taken on the formal application.
3. Prior to final decisions on the applications of Article 14, during the review and recommendation process, the application may be referred to the applicable fire district, applicable school district, Kane County Department of Transportation, Illinois Department of Transportation, and/or other governmental authorities for review and comment.

B. Completeness

1. An application must include all information, plans, and data as specified in the application requirements. Any required plans must be at a scale sufficient to permit a clear and precise understanding of the proposal, unless specifically required to be at a set scale.
2. The Zoning Administrator will examine all applications within 30 days of filing to determine completeness, which time may be reasonably extended by the Zoning Administrator upon notice to the applicant. If the

application does not include all the submittal requirements for the application, the Zoning Administrator will reject the application and provide the applicant with the reasons for the rejection. The Zoning Administrator will take no further steps to process the application until all deficiencies are remedied.

3. After an application is determined to be complete, any substantive change made by the applicant to the application requires resubmittal of the entire application and a new completeness review. However, such revisions do not require an additional payment of fees.

4. Once the application is under consideration by the appropriate body, additional information, or revisions are not subject to this provision.

C. Fees

Each application must be accompanied by the required filing fee as established and modified, from time to time, in the Village Code. The failure to pay such fee when due is grounds for refusing to process the application and renders the application incomplete. If an application is submitted by the Village Board or Planning and Zoning Commission, then all fee requirements are considered waived.

D. Withdrawal of Application

An applicant has the right to withdraw an application at any time prior to the final decision on the application by a board or official, including the ability to withdraw the application if it has been tabled by a board or official. The applicant must submit a request for withdrawal in writing. There will be no refund of fees.

E. Consideration of Successive Applications

1. Within one year of the date of denial, a subsequent application for the same zoning approval will not be reviewed or heard unless the applicant can show there is substantial new evidence available or that changed circumstances exist.
2. If the application is resubmitted earlier than one year from the date of denial, the subsequent application must include a detailed statement of the grounds justifying its consideration. The Zoning Administrator will make a determination as to whether the subsequent application is appropriate for resubmittal prior to the expiration of the one year wait requirement. If the Zoning Administrator finds that there are no new grounds for consideration of the subsequent application, he/she will summarily, and without hearing, deny the request.

13.2 NOTICE

A. Required Notice

Table 13-1: Required Notice indicates the types of notice required for zoning applications.

Table 13-1: Required Notice			
Zoning Application	Notice Type		
	Published	Mailed	Posted On Property
Zoning Text Amendment Notice for Public Hearing	X		
Zoning Map Amendment Notice for Public Hearing	X	X	X
Special Use Notice for Public Hearing	X	X	X
Variation Notice for Public Hearing	X	X	X
Zoning Appeals Notice for Public Hearing	X		

B. Published Notice

When published notice is required, the Zoning Administrator will publish notice in a newspaper of general circulation within the Village. The notice must include the date, time, place, and purpose of such hearing, and the address and Parcel Identification Number (PIN) of the subject property. Notice must be published no less than 15 days and no more than 30 days in advance of the scheduled hearing date.

C. Mailed Notice

The following mailed notice requirements apply to all applications cited in Table 13-1: Required Notice as requiring notice for a public hearing.

1. Written notice will be mailed by the Village no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within 500 feet of all property lines of the subject property. When measuring from a property line abutting a right-of-way, measurement is taken from the right-of-way line on the farthest side of the right-of-way from the property.
2. The notice must include the date, time, place, and purpose of such hearing, the address of the subject property. When a zoning map amendment is proposed by the Village, notification must also be mailed to the owner of the subject property.
3. Nothing in this section is intended to prevent the applicant or the Village from giving additional notice as he/she may deem appropriate.
4. The applicant is responsible for providing mailing material and postage costs.

D. Posted Notice

When posted notice is required, it must be located on the subject property in accordance with the following provisions:

1. The required posting period must be no less than 15 days and no more than 30 days in advance of the scheduled hearing date. The sign must be posted at a prominent location on the property, near the sidewalk or public or private right-of-way so that it is visible to pedestrians and motorists. Properties with more than one street frontage are required to post one sign visible on each street frontage. Posted signs may be removed the day following the scheduled hearing date.
2. The Village will install the sign during the required posting period.

13.3 ZONING TEXT AND MAP AMENDMENT

A. Purpose

The regulations imposed and the districts created by this Ordinance may be amended from time to time in accordance with this section. This process for amending the Zoning Ordinance text or the Zoning Map is intended to allow modifications in response to omissions or errors, changed conditions, or changes in Village policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

B. Initiation

1. The Village Board, the Planning and Zoning Commission, or a property owner in the Village, or his/her designee, may propose a zoning text amendment.
2. The Village Board, the Planning and Zoning Commission, or a property owner in the Village, or his/her designee, may propose zoning map amendments.

C. Authority

The Village Board, after receiving a recommendation from the Planning and Zoning Commission, will take formal action on requests for zoning text or map amendments.

D. Procedure

All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Planning and Zoning Commission. Amendments initiated by the Village Board or the Planning and Zoning Commission also require an application, but are exempt from fees.

1. Action by Planning and Zoning Commission

- a. Within 60 days of receipt of a complete application, unless an extension of time is agreed to by the applicant and the Planning and Zoning Commission, the Planning and Zoning Commission will consider the proposed zoning amendment at a public hearing.
- b. The Planning and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. For zoning text amendments, the Planning and Zoning Commission must recommend approval, approval with modifications, or denial of the application. For zoning map amendments, the Planning and Zoning Commission must recommend approval or denial of the application.
- c. Within 60 days of the close of the public hearing, the Planning and Zoning Commission must forward its recommendation to the Village Board, unless an extension is agreed to by the applicant.

2. Action by Village Board

The Village Board will review the application within 60 days of receipt of the Planning and Zoning Commission recommendation, unless an extension of time is agreed to by the applicant and the Village Board. The Village Board must take action in the form of approval, approval with modifications, or denial on applications for zoning text amendments, and approval or denial on applications for zoning map amendments.

E. Approval Standards

The Planning and Zoning Commission recommendation and the Village Board decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning and Zoning Commission and the Village Board must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. Approval Standards for Map Amendments

- a. The compatibility with the existing use and zoning of nearby property.
- b. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.
- c. The relative gain to the public, as compared to the hardship imposed upon the applicant.
- d. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.
- e. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.
- f. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
- g. That the proposed amendment will benefit the residents of the Village as a whole, and not serve solely the interest of the applicant.

- h. The extent to which the proposed amendment creates or eliminates nonconformities.
- i. The trend of development, if any, in the general area of the property in question.
- j. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

2. Approval Standards for Text Amendments

- a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.
- b. The relative gain to the public, as compared to the hardship imposed upon the applicant.
- c. The consistency of the proposed amendment with the Comprehensive Plan and whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan.
- d. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
- e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
- f. The extent to which the proposed amendment creates nonconformities.
- g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

F. Written Protest of Amendment

Written protest of an amendment may be filed and will be processed and considered in accordance with Illinois state law.

13.4 SPECIAL USE

A. Purpose

This Ordinance is based upon the division of the Village into districts. Within each district the use of land and structures are substantially uniform. It is recognized, however, that there are certain uses which, because of their unique characteristics, cannot be properly classified in a particular district or districts without consideration of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.

B. Initiation

A property owner in the Village, or his/her designee, may file an application to use his/her land for one or more of the special uses authorized within the zoning district. A property owner, or his/her designee, may only propose a special use for property under his/her control.

C. Authority

The Village Board, after receiving a recommendation from the Planning and Zoning Commission, will take formal action on special use applications.

D. Procedure

An application for a special use must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Planning and Zoning Commission.

1. Action by Planning and Zoning Commission

- a. Within 60 days of receipt of a complete application, unless an extension of time is agreed to by the applicant and the Planning and Zoning Commission, the Planning and Zoning Commission will consider the special use at a public hearing.
- b. The Planning and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Planning and Zoning Commission must recommend either approval, approval with conditions, or denial of the special use.
- c. Within 60 days of the close of the public hearing, the Planning and Zoning Commission must forward its recommendation to the Village Board, unless an extension is agreed to by the applicant.

2. Action by Village Board

The Village Board must act on the special use within 60 days of receipt of the Planning and Zoning Commission recommendation. The Village Board must approve, approve with conditions, or deny the special use.

3. Conditions on Special Uses

The Planning and Zoning Commission may recommend, and the Village Board may impose, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as

may be deemed necessary for the protection of the public health, safety, and welfare. The Village Board may require such guarantees, as it may deem necessary, to assure compliance with any stipulated conditions.

E. Approval Standards

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The recommendation of the Planning and Zoning Commission will make findings to support each of the following conclusions, which the Village Board will consider in its decision:

1. The proposed special use will not endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted Village land use policies.

F. Modifications to Approved Special Uses

Any amendment to an approved special use permit must follow the application, hearing, and approval process required for a new special use permit.

G. Relation to Owner or Operator

Special use permit approval is granted to the owner or operator of the special use. A new owner or operator of the previously granted special use requires submittal of a new special use application and approval by the Village Board. No fees are required to be paid with the exception of any required notice publication fees.

H. Expiration

A special use approval expires if any one of the following conditions occurs and no request for an extension of the special use approval is pending.

1. When an approved special use is changed to another use.
2. For special uses approved in conjunction with new construction or additions or enlargements to an existing structure, the special use approval expires within one year of the date of approval if a building permit has not been issued.
3. For special uses approved in conjunction with an existing structure or on lot where no structure is planned, the special use approval expires within one year of the date of approval if the licenses or permits required for the operation or maintenance of the use have not been obtained.
4. For special uses approved in conjunction with a preliminary plan for a planned unit development, the special use approval expires in conjunction with the preliminary plan expiration.
5. When the special use has been abandoned for one year or more.

13.5 VARIATION

A. Purpose

The purpose of the variation process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships.

B. Initiation

A property owner in the Village, or his/her designee, may file an application for a variation. A property owner, or his/her designee, may only propose a variation for property under his/her control.

C. Authority

The Village Board, after receiving a recommendation from the Planning and Zoning Commission, will take formal action on variations.

D. Procedure

All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Planning and Zoning Commission.

1. Action by Planning and Zoning Commission

- a. Within 60 days of receipt of a complete application, unless an extension of time is agreed to by the applicant and the Planning and Zoning Commission, the Planning and Zoning Commission will consider the variation at a public hearing.
- b. The Planning and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Planning and Zoning Commission must recommend either approval, approval with conditions, or denial of the variation.

- c. Within 60 days of the close of the public hearing, the Planning and Zoning Commission must forward its recommendation to the Village Board, unless an extension is agreed to by the applicant.
2. **Action by Village Board**

The Village Board must act on the variation within 60 days of receipt of the Planning and Zoning Commission recommendation. The Village Board must approve, approve with conditions, or deny the variation.
3. **Conditions**
 - a. The Planning and Zoning Commission may recommend and the Village Board impose such conditions and restrictions upon the variation as may be deemed necessary for the protection of the public health, safety, and welfare.
 - b. The Planning and Zoning Commission may recommend and the Village Board may grant a variation that is less than that requested when it has been decided that the applicant is entitled to some relief of the hardship, but not to the entire relief requested in the variation application.

E. Approval Standards

The recommendation of the Planning and Zoning Commission must make findings to support the following conclusions, which the Village Board will consider in its decision:

1. The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.
2. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
3. The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.

F. Expiration of Variation

An approved variation will expire 180 days from the date of approval unless a building permit is obtained or applied for within such period. The Village Board may grant an extension for a period of validity longer than 180 days, so long as the applicant applies in writing for an extension of time at any time prior to the date of expiration. No public hearing is required for approval of such extension of time.

13.6 PLANNED UNIT DEVELOPMENT

A. Purpose

Planned unit developments (PUD) are allowed as a distinct category of special use. In particular, however, the planned unit development technique is intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide compensating amenities to the Village. The underlying district dimensional and use regulations apply to a PUD unless specifically modified through the approval process. Through the flexibility of the planned unit development technique, the planned unit development is intended to:

1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Ordinance.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.
7. Facilitate the implementation of adopted Village land use policies, particularly with respect to areas planned for potential redevelopment.

B. Initiation

The entire property proposed for the planned unit development must be in single ownership or under unified control. All owners of the property must be included as joint applicants on all applications and all approvals will bind all owners.

C. Authorization

A planned unit development is authorized in all zoning districts. A planned unit development must be granted in accordance with the procedures and standards of this section.

D. Exceptions From District Regulations

1. The planned unit development is subject to the underlying district dimensional and use regulations unless an exception is specifically granted. The Planning and Zoning Commission may recommend and the Village

Board may grant exceptions to the applicable zoning district use and dimensional regulations. Exceptions from district regulations may be granted for planned unit developments, if the exceptions:

- a. Enhance the overall merit of the planned unit development.
 - b. Promote the objectives of both the Village and the development.
 - c. Enhance the quality of the design of the structures and the site plan.
 - d. Will not cause such an adverse impact on neighboring properties so as to outweigh the benefits of the development.
 - e. Are compatible with adopted Village land use policies.
 - f. Provide a public benefit to the Village, as described below.
2. Exceptions to district regulations may be granted where it is determined that such modifications do not negatively affect the value and enjoyment of surrounding property, the provision of municipal services, or traffic circulation on-site and off-site. To be granted such exceptions, the applicant must demonstrate superior design and enhanced amenities. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the Village. Design characteristics and amenities to be considered in this determination include, but are not limited to, the following:
- a. Community amenities including plazas, malls, formal gardens, places to congregate, outdoor seating, public art, and pedestrian and public transit facilities
 - b. Preservation of existing environmental features.
 - c. Preservation of historic features.
 - d. Open space and recreational amenities such as:
 - i. Swimming pools.
 - ii. Tennis courts.
 - iii. Recreational open space accessory buildings.
 - iv. Jogging trails and fitness courses.
 - v. Playgrounds, dog parks, skate parks, and similar recreational features.
 - vi. Natural water features and conservation areas.
 - vii. Multi-use trails, nature trails, boardwalks, overlooks, landscaped areas with native plantings, which may incorporate water features, such as a detention pond.
 - e. The use of green building and sustainable development techniques, including LEED or LEED-equivalent certification of structures.
 - f. Incorporation of stormwater management techniques above that required by the development.
 - g. Adaptive reuse of existing buildings.
 - h. Provision of public car and/or bike share facilities
 - i. A senior housing set-aside, either rental or for-sale.

E. Procedure

The following procedures, requirements, restrictions, and conditions are required. In addition to the special use procedures, approval of a planned unit development includes a pre-application consultation, required concept plan review, preliminary plan approval, and final plan approval. A preliminary plan and a final plan may not be submitted and reviewed simultaneously but must follow the procedures as laid out sequentially in this section.

1. Pre-Application Consultation

- a. Prior to formal submittal of an application, a pre-application conference with the Zoning Administrator is required.
- b. At a pre-application consultation, the applicant must provide information as to the location of the proposed planned unit development, the proposed uses, proposed improvements including the public benefits and amenities, anticipated exceptions to this Ordinance, and any other information necessary to explain the planned unit development.
- c. The purpose of such pre-application consultation is to make advice and assistance available to the applicant before preparation of concept plan, so that the applicant may determine whether the proposed planned unit development is in compliance with the provisions of this Ordinance and other applicable regulations, and whether the proposed planned unit development aligns with the adopted land use policies of the Village.
- d. The pre-application conference does not require formal application, fee, or filing of a planned unit development application. Any opinions or advice provided by the Zoning Administrator are in no way binding with respect to any official action that may be taken on the subsequent formal application.

2. Concept Plan

- a. Before submitting a formal application for a planned unit development, the applicant must present a concept plan before the Planning and Zoning Commission for the purpose of obtaining information and guidance prior to formal application. The concept plan will be presented at a public meeting and no notice is required. At minimum, the concept plan must consist of the following:
 - i. A map or maps in general form containing the proposed land uses, the natural features of the development site, the character and approximate location of all roadways and access drives proposed

within the planned unit development, the location of all adjacent public streets, public utilities, and schematic drawings showing the size, character, and disposition of buildings on the site.

ii. A written statement containing a general explanation of the planned unit development, including a statement of the present ownership of all the land within said development and the expected schedule of construction.

iii. The Planning and Zoning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Planning and Zoning Commission is in no way binding with respect to any official action the Planning and Zoning Commission or Village Board may take on the subsequent formal application. The review of the concept plan is not a public hearing.

3. Preliminary Plan

a. Action by Zoning Administrator

An application for a preliminary plan for a planned unit development must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Planning and Zoning Commission.

b. Action by Planning and Zoning Commission

i. Within 60 days of receipt of a complete application, unless an extension of time is agreed to by the applicant and the Planning and Zoning Commission, the Planning and Zoning Commission will consider the preliminary plan at a public hearing.

ii. The Planning and Zoning Commission will review the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section and the approval standards for a special use. The Planning and Zoning Commission must recommend either approval, approval with conditions, or denial of the preliminary plan.

iii. Following the close of the public hearing, the Planning and Zoning Commission will forward its recommendation to the Village Board.

c. Action by Village Board

The Village Board will review the preliminary plan within 60 days of receipt of the Planning and Zoning Commission recommendation, unless an extension of time is agreed to by the applicant and the Village Board. The Village Board must approve, approve with conditions, or deny the preliminary plan.

d. Conditions

The Planning and Zoning Commission may recommend, and the Village Board may impose, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the planned unit development as may be deemed necessary for the protection of the public health, safety, and welfare. Such conditions and restrictions must be incorporated into the final plan.

e. Approval Standards

The Planning and Zoning Commission make a finding that the following standards for a planned unit development have generally been met, which the Village Board will consider in its decision.

i. The proposed planned unit development meets the purpose of a planned unit development.

ii. The proposed planned unit development will not be injurious to the use and enjoyment of other property in the vicinity.

iii. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.

iv. There is provision for adequate utilities, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities.

v. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.

vi. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

f. Expiration

The preliminary plan approval expires if a complete application for approval of a final plan has not been filed within two years after the date the Village Board grants preliminary plan approval. As part of the Village Board approval of the preliminary plan, the Village Board may approve a longer period of validity. An extension of this two years period may also be granted by the Village Board if the applicant requests an extension in writing prior to the expiration date of the approval. A public hearing for an extension of time of a preliminary plan is not required.

4. Final Plan

Following the approval of the preliminary plan, an application for a final plan for a planned unit development must be filed with the Zoning Administrator.

a. Action by Village Engineer

The Village Engineer will review the final plan take the following action:

- i. If the final plan is in substantial compliance with the approved preliminary plan, the Village Engineer will recommend approval of the final plan to the Village Board. The Village Engineer will certify to the Village Board that the final plan is in substantial conformance with the previously filed preliminary plan.
- ii. If the final plan is not in substantial conformance with the approved preliminary plan, the Village Engineer must inform the applicant as to specific areas found not to be in compliance, and the applicant must resubmit the final plan to the Village Engineer with changes to those areas found not to be in substantial compliance and the validity of the preliminary plan remains in effect. If the revised final plan remains noncompliant with the preliminary plan, the applicant may request that the Village Engineer to render a decision to be forwarded to the Village Board. In such case, the Village Engineer will recommend to the Village Board that the final plan be denied. If denied, the applicant may reapply by submitting a new preliminary plan.

b. Action by Village Board

After receipt of the Village Engineer recommendation, the Village Board must review the final plan. The Village Board must approve or deny the final plan. If denied, the applicant may reapply by submitting a new final plan and the validity of the preliminary plan remains in effect. If subdivision is part of the development of the planned unit development, the final plan will be reviewed simultaneously with the final plat following the Planning and Zoning Commission review of the final plat.

c. Effect of Approval

After final plan approval, the final plan will supplements the development regulations applicable to the subject property. The planned unit development must be developed in accordance with the final plan and the applicable zoning district regulations. Violation of the final plan approval or any condition of approval is a violation of this Ordinance and constitutes grounds for revocation of all approvals granted for the planned unit development.

d. Expiration

The final plan approval expires if a building permit has not been issued within two years after the date the Village Board grants final plan approval. As part of the Village Board approval of the final plan, the Village Board may approve a longer period of validity. An extension of this two year validity period may be granted by the Village Board prior to the expiration date of the approval if the applicant requests an extension in writing prior to the expiration date of the approval.

F. Modifications to Approved Final Plans

No adjustments may be made to the approved final plan, except upon application to the Village in accordance with the following.

1. Administrative Modifications

The Zoning Administrator may approve the following administrative modifications to an approved final plan when it is determined by the Zoning Administrator that such changes are in substantial conformance with the approved final plan. Any changes considered a minor or major modification, as defined in this section, cannot be approved as an administrative modification. No notice is required for an administrative modification.

- a. Changes in building location of no more than five feet that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.
- b. Changes in the location of walkways, vehicle circulation ways, and parking areas of up to ten feet that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.
- c. Interior modifications that do not increase the area of the building footprint.
- d. Changes in building design, including building materials, that continue to meet the requirements of this Ordinance and any conditions of the final plan approval.
- e. Modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Ordinance.
- f. Modifications to the approved landscape plan that do not result in a reduction of the total amount of plant material required and conform with all landscape requirements of this Ordinance.
- g. Modification of existing signs or the addition of new signs when in conformance with sign regulations.

2. Minor Modifications

The Planning and Zoning Commission may approve the following minor modifications to an approved final plan when it is determined by the Planning and Zoning Commission that such changes are in general conformance with the approved final plan. Any changes considered a major modification, as defined in this section, cannot be approved as a minor modification. The Planning and Zoning Commission, at its sole discretion, may choose to classify a modification that meets the criteria of this section as a major modification

to be approved by the Village Board. No notice is required for a minor modification. When calculating percentages, all fractions are rounded up to the nearest whole number.

- a. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation.
- b. An increase or decrease in the number of dwelling units of up to 5%.
- c. An increase or decrease in building height of up to 5%.
- d. An increase or decrease in building coverage up to 5%.
- e. An increase or decrease in open space up to 5%.
- f. A change of in the location of walkways, vehicle circulation ways, and parking areas between up to ten feet.
- g. A change in the location and arrangement of general land use categories within the development, or an increase or decrease of up to 5% in the overall final approved land use mix in any phase.
- h. An increase or decrease in the number of parking spaces of up to 10 parking spaces.
- i. A change to the landscape plan that results in a reduction of plant material but does not violate the landscape requirements of this Ordinance.
- j. Altering any final grade by no more than 10% of the originally planned grade.

3. Major Modifications

- a. The Village Board may approve any other changes to an approved final plan that do not qualify as an administrative or minor modification. In addition, any of the following are considered major modifications:
 - i. Any request for an extension of time of the final plan approval.
 - ii. Changes to any conditions imposed as part of final plan approval.
 - iii. Reductions or alterations in the approved public benefit and amenities to be provided.
 - iv. Any development action that does not comply with zoning district regulations.
- b. All major modifications to the final plan must be approved by the Village Board. Approval of major modifications will follow the special use process including conducting a properly noticed public hearing before the Planning and Zoning Commission. The Village Board may only approve changes to the final plan if they find such changes are in general conformance with the approved final plan, necessary for the continued successful functioning of the planned unit development, respond to changes in conditions that have occurred since the final plan was approved, and/or respond to changes in adopted Village land use policies.

13.7 SITE PLAN REVIEW

A. Purpose

The site plan review process is intended to promote orderly development and redevelopment in the Village, and to assure that such development or redevelopment occurs in a manner that is harmonious with surrounding properties, is consistent with Village's adopted land use policies, and promotes the public health, safety, and welfare of the Village. This section provides standards by which to determine and control the physical layout and design to achieve compatibility of land uses and structures, efficient use of land, minimization of traffic and safety hazards, and incorporation of stormwater management and sustainable design techniques.

B. Authority

The Zoning Administrator will conduct site plan review as required by this Section. The Zoning Administrator may convene a technical review committee, comprised of Village staff as the Zoning Administrator deems appropriate.

C. Required Site Plan Review

No zoning approval or building permit may be issued until site plan approval has been granted. In addition, all other requirements of all other applicable Village codes and ordinances must be met. Site plan review and approval is required for the following developments:

1. New non-residential and mixed-use, construction.
2. As of the effective date of this Ordinance, additions to existing non-residential and mixed-use developments that increase the total floor area by 30% or more.
3. Parking lots of 20 or more spaces.
4. Drive-through facilities.

D. Procedure

1. Applications for site plan review must be submitted to the Zoning Administrator.
2. The Zoning Administrator will begin the review of the site plan within 30 days of the date the application is deemed complete. The Zoning Administrator will review and evaluate the application, pursuant to the standards of this section and the Ordinance, and approve, approve with conditions, or deny the site plan.
3. If the Zoning Administrator approves the site plan subject to certain conditions, all plans and drawings to be submitted as part of the application for a building permit or zoning approval must include those conditions.
4. If the Zoning Administrator denies site plan approval or approves with conditions, the applicant may appeal the decision to the Planning and Zoning Commission within 30 days of the date of the final decision.

E. Approval Standards

The following will be evaluated in the review of site plans:

1. Conformity with the regulations of this Ordinance and any other applicable regulations of the Village Code, and the Village's Comprehensive Plan and adopted land use policies.
2. The location, arrangement, size, design, and general site compatibility of all structures, lighting, and signs to ensure:
 - a. Efficient use of land that responds to the existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities, and infrastructure.
 - b. Compatibility with and mitigation of any potential impact upon adjacent property.
 - c. Lighting designed and installed to minimize adverse impact on adjacent properties.
 - d. Signs in conformance with the Ordinance.
3. Landscape and the arrangement of open space or natural features on the site should:
 - a. Create a desirable and functional open space environment for all site users.
 - b. Preserve unique natural resources, including measures to preserve and protect existing healthy plantings.
 - c. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
 - d. Utilize plant materials suitable to withstand the climatic conditions of the Village and microclimate of the site. The use of species native or naturalized to northeastern Illinois is encouraged.
 - e. Use of screening to minimize the impact of the development on adjacent uses and mitigate impacts between incompatible uses, creating a logical transition to adjoining lots and developments.
4. Circulation systems and off-street parking designed to:
 - a. Provide adequate and safe access to the site for motor vehicles as well as other modes of transportation, including pedestrians, bicyclists, and public transit users.
 - b. Minimize potentially dangerous traffic movements.
 - c. Minimize curb cuts, including the use of cross-access easements and shared parking.
 - d. Clearly define a network of pedestrian connections in and between parking lots, street sidewalks, open spaces, and structures that is safe, visible, and identifiable.

F. Modifications to Approved Site Plans

1. An application for an amendment to an approved site plan must be submitted to the Zoning Administrator. Amendment applications must include a written description of the proposed change, including the reason for such change, and a notation of the location on the approved site plan.
2. The Zoning Administrator may approve the following minor modifications to approved site plans:
 - a. Minor changes required during construction, as related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation.
 - b. Exterior renovations to a building facade.
 - c. The modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Ordinance.
 - d. The construction of additional bicycle or parking spaces.
 - e. The addition of any open space.
 - f. A reduction in the amount of bicycle or parking spaces so long as the remaining number of spaces is in conformance with the requirements of this Ordinance.
 - g. Modifications to the approved landscape plan that does not result in a reduction of the total amount of plant material required and remains in conformance with all landscape requirements.
 - h. The modification of existing signs or the addition of new signs when in conformance with the requirements of the Ordinance.
3. The Zoning Administrator must approve or deny the proposed site plan modifications within 30 days of receipt of a complete application. The Zoning Administrator may decide that the proposed change or changes to the approved site plan is such a significant change that it constitutes a new application and is subject to the complete site plan review provisions of this Section.

13.7 ZONING INTERPRETATION

A. Purpose

The interpretation authority is intended to recognize that the provisions of this Ordinance, though detailed and extensive, cannot, as a practical matter, address every specific zoning issue. However, this zoning interpretation authority is not intended to add or change the essential content of the Ordinance.

B. Initiation

The Village Board, the Planning and Zoning Commission, or a property owner in the Village, or person expressly authorized in writing by the property owner, may initiate a zoning interpretation application. All interpretation requests must be for the purpose of furthering some actual development

C. Authority

The Zoning Administrator will review and make final decisions on written requests for zoning interpretations.

D. Procedure

1. All applications for interpretations must be filed with the Zoning Administrator.
2. The Zoning Administrator must review a written request for an interpretation and render the interpretation in writing within 30 days of receipt of a complete application.
3. The Zoning Administrator may request additional information prior to rendering an interpretation. Until such additional material is received, the 30 day period described in item 2 above is temporarily suspended.

13.8 SIGN PERMIT

A. Applicability

No sign, except those identified as exempt by this Ordinance, may be erected, constructed, altered, or relocated without first obtaining a sign permit.

B. Authority

The Zoning Administrator is responsible for determining compliance with this Ordinance and for issuing a sign permit.

C. Process

1. Construction documents must be filed with the Zoning Administrator showing the dimensions, materials, and required details of construction, including loads, stresses, anchorage and any other pertinent data. The permit application must be accompanied by the written consent of the owner of the premises upon which the sign is to be erected. Any sign greater than 100 square feet in area or greater than 15 feet in height requires construction documents sealed by a structural engineer.
2. Upon the filing of an application for a sign permit, the Zoning Administrator will determine whether the application is complete. Once it is determined that the application is complete, the Zoning Administrator will:
 - a. Examine the plans and specifications and the premises upon which the proposed structure is to be erected.
 - b. Issue a permit if the structure complies with the requirements of this Ordinance and all other ordinances, including the electrical code.

D. Expiration

If construction is not commenced within 120 days from the date of issuance, the permit expires. If work authorized by the sign permit is suspended or abandoned for 120 days any time after the work has commenced, a new permit must be obtained to do so and the fee will be one-half the amount required for a new permit for such work, provided that no changes have been made to the original plans.

13.9 TEMPORARY USE PERMIT

A. Purpose

A temporary use permit allows for the short-term use and/or placement of structures on a lot. The temporary use permit regulates temporary uses that occur entirely on and within a lot. Temporary uses located within the public right-of-way are regulated separately by the Village Code.

B. Initiation

A property owner in the Village, or person expressly authorized in writing by the property owner, may initiate a temporary use permit application

C. Authority

The Zoning Administrator will review and make final decisions on temporary use permit applications.

D. Procedure

1. All applications for temporary use permit must be filed with the Zoning Administrator.
2. The Zoning Administrator must render a decision on the temporary use permit within 30 days of the date of receipt of a complete application. The Zoning Administrator must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the application.

E. Approval Standards

All temporary uses must comply with the requirements of this Ordinance, including the temporary use standards of Article 7, and the following standards:

1. Unless expressly allowed by this Ordinance, the temporary use or structure complies with the dimensional requirements of the district in which it is located.
2. The temporary use does not adversely impact the public health, safety, and welfare.
3. The temporary use is operated in accordance with any restrictions and conditions as the Police and Fire District, or other Village officials, may require.
4. The temporary use does not conflict with another previously authorized temporary use.
5. The temporary use provides adequate parking if needed. If located on a lot with an operational principal use, does not impact the parking and site circulation of the principal use.

F. Expiration

The temporary use permit is valid for the time period granted as part of the approval.

13.10 ZONING APPEALS OF ZONING ADMINISTRATOR DECISIONS

A. Purpose

The zoning appeals process is intended to provide appropriate checks and balances on the administrative authority of the Zoning Administrator

B. Initiation

A property owner in the Village that is directly affected by a determination of the Zoning Administrator may file an appeal of the Zoning Administrator's decision on a site plan review, zoning interpretation, temporary use permit, or other administrative decision related to this Ordinance.

C. Authority

The Planning and Zoning Commission will take formal action on zoning appeal applications.

D. Procedure

All applications must be filed with the Zoning Administrator. Once it is determined that the application is complete, the Zoning Administrator will schedule the application for consideration by the Planning and Zoning Commission.

1. Within 60 days of receipt of a complete application, unless an extension of time is agreed to by the applicant and the Planning and Zoning Commission, the Planning and Zoning Commission will consider the appeal at a public hearing.
2. The Planning and Zoning Commission must evaluate the application based upon the evidence presented at the public hearing.
3. Within 30 days of the close of the public hearing, unless an extension is agreed to by the applicant, the Planning and Zoning Commission must either confirm or overturn the Zoning Administrator's decision.

E. Limitations on Zoning Appeals

A decision of the Zoning Administrator may only be appealed if an application is filed within 45 days of the date the decision is made.

ARTICLE 14. NONCONFORMITIES

- 14.1 General Applicability**
- 14.2 NONCONFORMING USE**
- 14.3 Nonconforming Structure**
- 14.4 NONCONFORMING LOT OF RECORD**
- 14.5 NONCONFORMING SITE ELEMENTS**
- 14.6 NONCONFORMING SIGNS**

14.1 General Applicability

A. Authority to Continue

Any use, structure, lot, or site element that legally existed as a nonconformity as of the effective date of this Ordinance, and any use, structure, lot, or site element that has been made nonconforming as of the effective date of this Ordinance, and any subsequent amendments, may continue subject to the provisions of this Article so long as it remains otherwise legal. A use, structure, lot, or site element that is illegal as of the effective date of this Ordinance, remains illegal.

B. Burden on Property Owner

The burden of establishing the legality of a nonconformity under the provisions of this Ordinance is the responsibility of the property owner of the nonconforming use, structure, lot, or site element, or the operator of the use.

C. Safety Regulations

All police power regulations enacted to promote public health, safety, and welfare including, but not limited to, all building, fire and health codes apply to nonconformities.

14.2 NONCONFORMING USE

A. Definition

A nonconforming use is the use of a structure or land that at one time was an allowed use within a zoning district, but because of subsequent amendments to the Ordinance is no longer allowed or requires the issuance of a special use permit.

B. Expansion

A nonconforming use of a structure or land cannot be expanded, extended, enlarged, or increased in intensity. Such prohibited activity includes additions or enlargements of any structure devoted entirely to a nonconforming use, and any expansion, extension, or relocation of a nonconforming use to any other structure, any portion of the floor area, or any land area currently not occupied by such nonconforming use.

C. Relocation

A nonconforming use of a structure or land cannot be relocated, in whole or in part, to any other structure or location on the same lot. The nonconforming use may only be relocated to another structure or lot if the use conforms to all regulations of the zoning district where it is relocated.

D. Change of Use

A nonconforming use can only be changed to a use allowed within the zoning district where it is located. When a nonconforming use has been changed, in whole or in part, to an allowed use, the whole or part that conforms cannot be changed back to a use that is not allowed in the district. A change of use occurs when an existing nonconforming use has been terminated and another use has commenced. Any change in use in violation of this Ordinance is deemed an abandonment of the previously existing nonconforming use.

E. Discontinuation or Abandonment

If a nonconforming use is discontinued, or the structure that it occupies becomes vacant and remains unoccupied for a continuous period of one year, the nonconforming use is terminated. Any subsequent use or occupancy of such land or structure must comply with all regulations of the zoning district in which the structure or land is located. A period of discontinuance caused by acts of God are not included in calculating the length of discontinuance for this section.

F. Damage or Destruction

In the event that any structure that is devoted in whole or in part to a nonconforming use is structurally damaged or destroyed through no fault of the property owner or tenant, the nonconforming use may be re-established provided that no new nonconformities are created and the degree of the previous nonconformity is not increased. If the structure containing the nonconforming use is also a nonconforming structure, the structure may only be rebuilt, restored, repaired, or reconstructed in accordance with Section 14.3. However, if a building permit is not obtained within one year of the date of damage or destruction, then the nonconforming use may not be reestablished.

14.3 Nonconforming Structure

A. Definition

A nonconforming structure is a principal or accessory structure that at one time conformed to applicable zoning regulations, but because of subsequent amendments to the Ordinance no longer conforms to applicable dimensional regulations.

B. Maintenance

Normal maintenance and repair may be performed on any nonconforming structure. No repairs or reconstruction are permitted that would create any new nonconformity or increase the degree of the previously existing nonconformity.

C. Structural Alterations

No structural alterations are permitted on any nonconforming structure, except in the following situations:

1. When the alteration is required by law or is necessary to restore the structure to a safe condition upon the order of any official charged with protecting public safety.
2. When the alteration will eliminate the nonconformity.
3. When the alteration will not create any new nonconformity or increase the degree of any existing nonconformity. (For example, if a structure is nonconforming in terms of the required front setback (i.e., does not meet the required minimum), the structure may add a rear addition if that addition meets all other bulk and setback requirements of the district.)

D. Relocation

A nonconforming structure cannot be relocated, in whole or in part, to any other location on the same lot unless such relocation would make the structure conforming. A nonconforming structure may be relocated to another lot if the structure conforms to all regulations of the zoning district where it is relocated.

E. Damage or Destruction

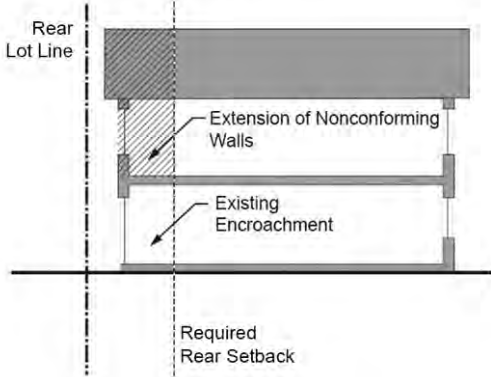
1. Non-residential nonconforming structures are subject to the following:
 - a. In the event that any non-residential nonconforming structure is damaged or destroyed to the extent of 50% or more of its replacement value at the time, then the structure may not be restored or rebuilt unless the structure, including foundation, conforms to all regulations of the zoning district in which it is located.
 - b. When a non-residential nonconforming structure is damaged or destroyed to the extent of less than 50% of the replacement value at the time, it may be repaired and reconstructed to its pre-damaged state provided that no new nonconformities are created and that the existing degree of the nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one year of the date of damage or destruction. In the event that the building permit is not obtained within one year, then the structure cannot be restored unless it conforms to all regulations of the district in which it is located.
2. If a nonconforming single-family or two-family structure is destroyed or damaged by an act of God, regardless of the percent of damage, it may be rebuilt to its original condition before such casualty or loss if a building permit is obtained within one year of the date of damage or destruction. In the event that the building permit is not obtained within one year, then the structure cannot be restored unless it conforms to all regulations of the district in which it is located.
3. The replacement value of the structure is based on: 1) the sale of that structure within the previous year or, if that is not applicable; 2) an appraisal 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 the damage or destruction; or, 4) an alternative method determined acceptable by the Village.

F. Extension of Walls for Nonconforming Single-Family Dwellings

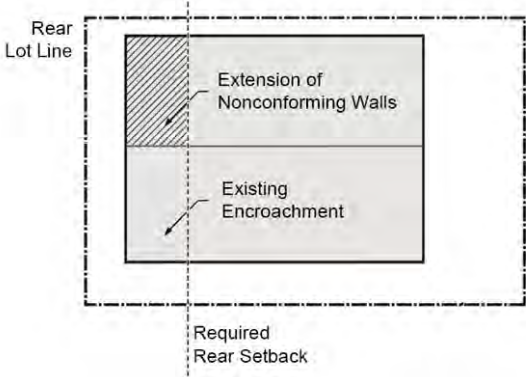
Where a single-family dwelling is deemed nonconforming because of encroachment into a required rear or interior side setback, the structure may be enlarged or extended horizontally or vertically along the same plane as the existing perimeter walls, so long as the resulting structure does not violate any other district regulation.

EXTENSION OF NONCONFORMING WALLS

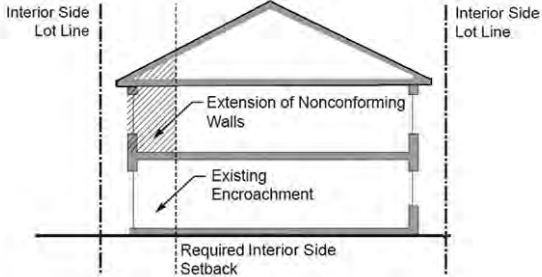
Vertical Extension into Rear Setback
(Elevation View)



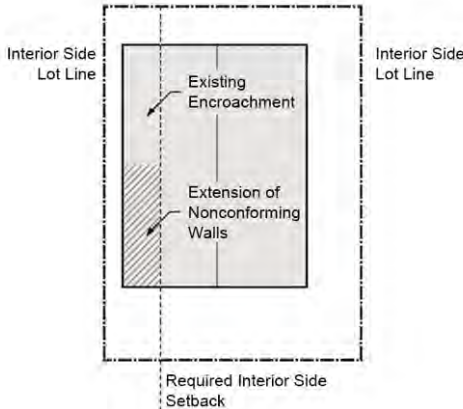
Horizontal Extension into Rear Setback
(Plan View)



Vertical Extension into Interior Side Setback
(Elevation View)



Horizontal Extension into Interior Side Setback
(Plan View)



14.4 NONCONFORMING LOT OF RECORD

A. Definition

A nonconforming lot of record is a lot of record that at one time conformed to the lot dimension requirements of the zoning district in which it is located, but because of subsequent amendments to the Ordinance no longer conforms to the applicable lot dimensions.

B. Use

A nonconforming lot of record may be used for a permitted or special use allowed within the zoning district.

C. Development

Development of a nonconforming lot of record must meet all applicable dimensional or bulk regulations of the district in which it is located with the exception of that lot dimension requirement that renders it nonconforming.

D. Lot Division

No division of a nonconforming lot is permitted that creates a nonconforming lot and/or renders a lot or lots remaining nonconforming.

E. Common Ownership Limitation

If two or more lots with contiguous street frontage are held in common ownership that have historically been used as a single zoning lot, and one or more of the lots does not meet the requirements for lot width or lot area as established by this Ordinance, the land is considered to be a single zoning lot for the purposes of this Ordinance. No portion of the lots may be used, transferred, or conveyed unless all lots created meet the lot width and lot area requirements of this Ordinance. No division of the lot may be made which leaves the remaining lot or lots with lot width or lot area below the minimum requirements of this Ordinance without approval of a variation. No building permit may be issued for the use of any lot or portion of a lot transferred or conveyed in violation of this section.

F. Building Permits

No building permit will be issued for the use of any lot or portion of a lot, transferred or conveyed in violation of this Article.

14.5 NONCONFORMING SITE ELEMENTS

A. Definition

A nonconforming site element is a site development element, such as landscape or lighting, that at one time conformed to the requirements of this Ordinance, but because of subsequent amendments, has been made nonconforming. This does not include nonconforming signs, which are regulated separately.

B. Maintenance

Normal maintenance and incidental repair to a nonconforming site element may be performed. No repairs or reconstruction are permitted that would create any new nonconformity or increase the degree of the previously existing nonconformity.

C. Required Conformance

1. General

All nonconforming site elements must be brought into conformance when the following occurs:

- a. A new principal building is constructed on a site
- b. An existing principal building is increased in building footprint square footage by 30% or more.

2. Nonconforming Parking Lot Landscape

When a parking lot of ten or more spaces does not conform to required parking lot landscape requirements, it must be brought into conformance when such parking lot is fully reconstructed or expanded by an additional 50% or more spaces (viz., the total number of spaces after expansion is 150% or more of the spaces prior to expansion).

- a. Resealing, repaving, resurfacing, and/or re-striping of an existing parking lot are not considered reconstruction.
- b. If installing landscape would result in a parking lot that cannot accommodate the required number of spaces, such existing parking lot is not required to that portion of the required landscape that would reduce the number of spaces below that required. The applicant is required to show that landscape cannot be accommodated on the site, which must be verified by the Zoning Administrator.

14.6 NONCONFORMING SIGNS

Any sign that existed lawfully prior to the adoption of this Ordinance is considered a nonconforming sign and permitted to remain. The signs are not permitted to remain if any of the following occur:

- A. If the principal use to which the sign is accessory ceases to exist for 90 successive days, the right of the current owner to have the sign erected on the property must immediately terminate and the sign must be removed.
- B. The right for the current owner to maintain the sign will be terminated and the sign must be removed under the following conditions:
 - 1. The sign is damaged or destroyed to the extent that the cost of repair or replacement exceeds 50% of its replacement cost as of the date it became nonconforming.
 - 2. The owner of the property requests a rezoning that will cause the sign to be obsolete or substandard.
 - 3. If the sign becomes a danger to the safety and welfare of the public.
- C. If the use or name of the business changes, the owner has 90 days from the change in use or name to bring the noncompliant sign into compliance or he/she will lose the right to maintain the sign and it must be removed.
- D. Signs that are moved or affected by redevelopment of the property, façade improvement program, or roadway widening cannot be reinstalled but must be brought into compliance with this Article unless they are found to be of historic value to the Village.

ARTICLE 15. ENFORCEMENT

- 15.1 ENFORCEMENT OFFICIAL**
- 15.2 APPLICATION OF PENALTIES**
- 15.3 FINES**

15.1 ENFORCEMENT OFFICIAL

This Ordinance is enforced by the Zoning Administrator. The Zoning Administrator may secure the assistance of the Village Attorney to seek an injunction, abatement, or other appropriate actions to enjoin, abate, or stop any violation of this Ordinance. At times, the aid of the Police Department may be sought to enforce this Ordinance.

15.2 APPLICATION OF PENALTIES

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this Ordinance, upon conviction, will be fined for each offence. Each day that a violation continues constitutes a separate offense for the purposes of the penalties and remedies available to the Village. The accumulation of penalties for violations, but not the obligation for payment for violations already committed, ceases upon correction of the violation.

15.3 FINES

- A. Each violation, and each day that such violation continues, is subject to a fine as established in the Village Code.
- B. Upon proof of compliance, the Zoning Administrator may reduce accumulated fines at his/her discretion.