

CHAPTER 40

ZONING CODE

ARTICLE I - GENERAL PROVISIONS

40-1-1 **TITLE.** This Code shall be known, cited, and referred to as the "Zoning Code of the Village of St. Jacob, Illinois."

40-1-2 **PURPOSE.** In accordance with State law, this Code regulates lots, structures, and uses in order to preserve, protect, and promote the public health, safety, and welfare. More specifically, this Code is intended to assist in achieving the following objectives:

(A) to encourage the development of buildings and uses on appropriate sites in order to maximize community-wide social and economic benefits while accommodating the particular needs of all residents, and to discourage development on inappropriate sites;

(B) to protect and enhance the character and stability of sound existing residential, commercial, community, highway business, and industrial districts, and to gradually eliminate nonconforming uses and structures;

(C) to conserve and increase the value of taxable property throughout the Village;

(D) to ensure the provision of adequate lights, air, and privacy for the occupants of all buildings;

(E) to protect persons and property from damage caused by fire, flooding and improper sewage disposal;

(F) to provide adequate and well-designed parking and loading space for all buildings and uses, and to reduce vehicular congestion on the public streets and highways;

(G) to ensure the proper design and improvement of mobile home parks;

(H) to promote the use of signs which are safe, aesthetically pleasing, compatible with their surroundings, and legible in the circumstances in which they are seen;

(I) to provide for the efficient administration and fair enforcement of all the substantive regulations in this Code;

(J) to divide the Village into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings structures and land for residential, business and manufacturing and other specified uses;

(K) to establish building lines and the location of buildings designed for residential, business, manufacturing or other uses within such area;

(L) to prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;

(M) to prevent additions, or alterations or remodeling of, existing building or structures in such a way as to avoid the restrictions and limitation imposed hereunder;

(N) to prevent the overcrowding of land and undue concentration of structures, so far as is possible and appropriate in each district, by regulating the use and bulk of buildings in relation to the land surrounding them, and;

(O) to define and limit the powers and duties of the administrative officers and bodies as provided herein.

(See 65 ILCS 5/11-13-1)

40-1-3 **JURISDICTION.** This Code shall be applicable only within the corporate limits of the Village.

40-1-4 **INTERPRETATION, CONFLICT WITH OTHER ORDINANCES.** Every provision of this Code shall be construed liberally in favor of the Village and every requirement imposed herein shall be deemed minimal. Whenever the requirements of this Code differ from the requirements of any other lawfully adopted and effective ordinance, regulation, deed restriction, or covenant, the more stringent requirement shall prevail. If there are contradictions within this Code, the most stringent application shall apply.

40-1-5 **DISCLAIMER OF LIABILITY.**
(A) Except as may be provided otherwise by statute or ordinance, no official, board member, agent, or employee of the Village shall render himself personally liable for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of his duties under this Code. (See “**Local Governmental and Governmental Employees Tort Immunity Act**”, Ill. Comp. Stats., Ch. 745; 10/1-101 et seq.)
(B) Any suit brought against any official, board member, agent, or employee of the Village as a result of any act required or permitted in the discharge of his duties under this Code, shall be defended by the Village Attorney until the final determination of the legal proceedings.

40-1-6 **SEVERABILITY.** If any provision of this Code is declared unconstitutional or invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remainder of this Code.

40-1-7 **REVIEW.** This Code shall be reviewed annually after its effective date by the Plan Commission and the Zoning Board of Appeals. After the review, they shall file their reports and recommendations with the Mayor and the Village Board.

ARTICLE II - DEFINITIONS

40-2-1 **CONSTRUCTION OF TERMS.** In construing the intended meaning of terminology used in this Code, the following rules shall be observed:

(A) Words and phrases shall have the meanings respectively ascribed to them in **Section 40-2-2** unless the context clearly indicates otherwise; terms not defined in **Section 40-2-2** shall have their standard English meanings.

(B) Words denoting the masculine gender shall be deemed to include the feminine and neuter genders.

(C) Words used in the present tense shall include the future tense.

(D) Words used in the singular number shall include the plural number, and the plural shall include the singular.

(E) The term "shall" is mandatory; the term "may" is discretionary.

(F) All distances shall be measured to the nearest integral foot; **six inches (6")** or more shall be deemed **one foot (1')**.

(G) References to sections shall be deemed to include all subsections within that section; but a reference to a particular subsection designates only that subsection.

(H) A general term that follows or is followed by enumerations of specific terms shall not be limited to the enumerated class unless expressly limited.

(I) The words "lots," "parcel," "tract," and "site" shall be synonymous.

(J) The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

40-2-2 **SELECTED DEFINITIONS.**

"ABUTTING": As applied to lots, "abutting" means having a common lot line or district line, or so located in relation to each other that there would be a common lot line or district line but for the existence of a street, alley, or other public right-of-way.

"ACCESS WAY" means a curb cut, ramp, driveway, or other means for providing vehicular access to an off-street parking or loading area.

"ACCESSORY USE" means any structure or use that is:

(A) subordinate in size or purpose to the principal structure or use which it serves;

(B) necessary or contributing to the comfort and convenience of the occupants of the principal structure or use served; and

(C) is located on the same zoning lot as the principal building or principal use served with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building use served; and

(D) the gross horizontal floor area of the largest of any one horizontal level is not more than **ten (10) percent** of the area of the lot on which the principal structure is situated, and which is not higher than the principal structure, and in residentially zoned districts shall not exceed **fifteen (15) feet** in height.

"ADJACENT": Lying near, in the vicinity of, next to, adjoining.

“ADMINISTRATOR” means the official appointed by the Mayor, with the advice and consent of the Village Board of Trustees to administer this Code, or his representative. (Synonymous with **“Zoning Administrator”**, **“Building and Zoning Officer”** or **“Zoning Official.”**)

“AGRICULTURE” means any one or any combination of the following: The growing of farm or truck garden crops, dairying, pasturage, horticulture, floriculture, or animal/poultry husbandry. The term “agriculture” encompasses the farmhouse and accessory uses and structures customarily incidental to agricultural activities.

“AGRICULTURAL BUILDING OR STRUCTURE” for the purpose of this Code, an “agricultural building or structure” shall imply any building or structure existing or erected on land used principally for agricultural purposes, with the exception of dwelling units.

“AIRCRAFT”: Any contrivance, now known or hereafter invented for use in or designed for navigation of or flight in the air.

“AIRPORT (LANDING STRIP, HELIPORT OR AIRCRAFT STOP)”: Any premises which are used or intended for use for the landing and take off of aircraft; and any appurtenant areas which are used or intended for use for buildings incidental to aircraft services, together with all buildings and structures thereon.

“AISLE” means a vehicular traffic-way within an off-street parking area, used as a means of access/egress from parking spaces.

“ALLEY” means a public right-of-way which affords a secondary means of vehicular access to abutting premises that front on a nearby street and which is not generally used as a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation or which is not a minimum of **twenty (20) feet** and in excess of **thirty-nine (39) feet** in width at its intersections with a street.

“ALTER” means to change the size, shape or use of a structure, or the moving from one location to another.

“AMENDMENT”: A change in the provisions of this Code (including those portions incorporated by reference), properly effected in accordance with State law and the procedures set forth herein.

“ANCHOR” means any approved device to which a mobile home is tied down to keep it firmly attached to the stand on which it is placed.

“APARTMENT”: **One (1)** or more rooms in an apartment building or combination apartment and commercial building, arranged, intended or designed or occupied as a dwelling unit of a single family, an individual or a group of individuals.

“APARTMENT HOTEL”: A multiple-family dwelling which furnishes for its tenants services customarily provided by hotels, but which does not furnish such services to the transient public.

“ASSEMBLY USE”: All buildings and structures, or parts thereof, which are used or designed for the gathering together of persons for purposes such as civic, social, or religious functions, recreation, food or drink consumption or awaiting transportation.

“ASSEMBLY USE OUTDOOR” shall include structures used for outdoor assembly intended for participation in or reviewing activities, including grandstands, bleachers, coliseums, stadiums, amusement park structures and fair or carnival structures.

“ASSEMBLY USE RELIGIOUS” shall include all buildings used as churches and for similar religious purposes.

“ASSEMBLY USE STRUCTURES” shall include all building and places of public assembly, without theatrical stage accessories, designed for use as dance halls, nightclubs, and for similar purposes, including all rooms, lobbies, and other spaces connected thereto with a common means of egress and entrance.

“ASSEMBLY USE THEATERS” shall include all theaters and all other buildings and structures, or parts thereof, intended for the production and viewing of performing arts or motion pictures; and which are usually provided with fixed seats.

“ATTACHED” as applied to buildings, means having common wall and/or a common roof.

“AUTOMOBILE SERVICE STATION”: Any building or premises used for the dispensing, sale or offering for sale at retail to the public, automobile fuels stored only in underground tanks and located wholly within the lot lines; lubricating oil or grease for the operation of automobiles, and the sale and installation of tires, batteries, other minor accessories, and minor auto repair, but not including a bulk plant, conduct of major auto repairs, automobile wrecking, automobile sales, or automobile laundries; provided, however, that the washing of individual automobiles where no chain conveyor is employed may be included.

“BASEMENT” means a story having more than **one-half (½)** of its height below the average level of the adjoining ground. A basement is counted as a story for the purpose of height regulation if subdivided and used for dwelling purposes.

“BILLBOARD” means any single- or double- faced sign displaying messages or advertising not associated with the premises on which the sign is located or to which it is affixed, the billboard to be **four (4) square foot** or larger.

“BITUMINOUS CONCRETE” means a mixture of petroleum by-products and gravel used for paving to form a smooth, permanent surface. It does not mean “oil and chip”.

“BLOCK” means an area of land entirely bounded by streets, highways, barriers, or ways (except alleys, pedestrian ways or exterior boundaries or a subdivision unless the exterior boundary is a street, highway, or way), or bounded by a combination of streets, public parks, cemeteries, railroad rights-of-way, waterways or corporate boundary lines.

“BOARD OF APPEALS” means the Zoning Board of Appeals of the Village.

“BOARDING HOUSE” means a building other than a hotel or restaurant where meals are provided for compensation to three (3) or more persons, but not more than ten (10) who are not members of the keepers family, but not open on a daily overnight or per meal basis to transient guests.

“BUFFER STRIP” means an area of land undeveloped except for landscaping fences, etc., used to protect a use situated on one lot from the deleterious effects of the use on the adjacent lot.

“BUILDING”: A structure having a roof, supported by columns or walls, for the shelter, support, or enclosure of persons, animals, or chattels; and when separated by division walls from the ground up and without openings, each portion of such building shall be deemed as a separate building.

“BUILDING HEIGHT”: The vertical distance measured from the average elevation of the proposed finish grade at the front wall of the building to the highest point of the roof.

“BUILDING LINE” means the line nearest the front of and across a lot, delineating the minimum open space required between the front of a structure and the street right-of-way line.

“BUILDING LINE SETBACK”: The distance between the building line and the street right-of-way line.

“BULK” means any one or any combination of the following structural or site design characteristics:

- (A) size or height of structure;
- (B) location of exterior walls at all levels in relation to lot lines, streets, or other structures;
- (C) lot area;
- (D) yards or setbacks;
- (E) gross floor area of buildings in relation to lot area (floor area ratio).

“BULK PLANT”: A bulk storage plant shall mean any place where flammable liquids of ten thousand (10,000) gallons or more are received by tanker, barge, pipeline, tank car, tank vessel or truck and are stored or blended in bulk for the purpose of distributing such liquids by tank truck, pipeline, tank car, tank vessel or container.

“CAMPING TRAILER”: A mobile structure designed for temporary occupancy.

“CAMPING TRAILER PARK”: A lot developed with facilities for accommodating temporarily occupied camping trailers.

“CENTERLINE” means:

- (A) the centerline of any right-of-way having a uniform width;
- (B) the original centerline where a right-of-way has been widened irregularly;
- (C) the new centerline, whenever a road has been relocated.

“CERTIFICATE OF ZONING COMPLIANCE, FINAL” means a permit issued by the Administrator indicating that a lot or newly completed structure or use complies with all pertinent requirements of this Code and therefore, may be occupied or used.

“CERTIFICATE OF ZONING COMPLIANCE, INITIAL” means a permit issued by the Administrator indicating a proposed lot, structure, or use is in conformity with the requirements of this Code.

“CLINIC” means a place used for the care, diagnosis and treatment of sick, ailing, infirm and injured persons, but who are not provided with room or board nor kept overnight on the premises.

“CLUB/LODGE” means a non-profit association of persons who are bonafide members organized for some purpose(s) and paying regular dues and whose facilities are restricted to members and their guests; not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

“COMMERCIAL USE/ESTABLISHMENT” means any use or establishment wherein goods or services are purchased or sold, whether to the consuming public (retail) or to other businesses (wholesale).

“COMMUNITY RESIDENCE”: A group home or specialized residential care home serving unrelated persons with handicaps which is licensed, certified or accredited by appropriate local, state or national bodies. Community residence does not include a residence which serves persons as an alternative to incarceration for a criminal offense, or persons whose primary reason for placement is substance or alcohol abuse or for treatment of communicable disease.

“COMMUNITY RESIDENCE LARGE”: A community residence serving **nine (9)** to **fifteen (15)** persons with handicaps.

“COMMUNITY RESIDENCE SMALL”: A community residence serving **eight (8)** or fewer persons with handicaps in a family-like atmosphere.

“CONFORMING” means in compliance with the applicable provision of this Code.

“CONVENIENCE/GASOLINE SERVICE STATION” means a building or premises or portion thereof used for retail sales of gasoline, oil and accessories or motor vehicles, and general convenience service goods to include the retail sale of alcoholic beverages, not for consumption on the premises where it is sold.

“CORRECTIVE ACTION ORDER” means a legally binding order issued by the Administrator in accordance with the procedures set forth herein to effect compliance with this Code.

“COURT”: An open unoccupied space other than a yard on the same lot with a building, which is totally or partially enclosed by a building or buildings and is completely open to the sky.

“CURB LEVEL”: The level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one street, the “curb level” shall be the average of the levels of the curbs at the center front of each street. Where no curb elevation has been established, the level of the center line of the street shall be considered the “curb level”.

“DAY CARE CENTER” means an establishment for the part-time care and/or instruction at any time of day of **four (4)** or more unrelated children of pre-elementary or elementary school age.

“DECK”: An open porch which has no roof, is generally open on the sides, is above ground level and its intended use is for leisure enjoyment.

“DETACHED”: As applied to buildings, means surrounded by yards on the same lot as the building.

“DEVELOP” means to erect any structure or to install any improvements on a tract of land or to undertake any activity (such as grading) in preparation therefore.

“DIMENSIONS” refers to both lot depth and lot width.

“DISTRICT, ZONING” means a portion of the territory of the Village wherein certain uniform requirements or various combinations thereof apply to structures, lots and uses under the terms of this Code.

“DRIVE-IN RESTAURANT OR REFRESHMENT STAND”: An establishment principally used for the sale of fast order food for consumption off the premises or in parked cars on the premises. Fast order food means food that is:

- (A) primarily intended for immediate consumption;
- (B) available after a short waiting time; and
- (C) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.

“DRIVEWAY” means a minor way commonly providing vehicular access to a garage or off-street parking area.

“DWELLING” means a building or portion thereof designed or used primarily as living quarters for **one (1)** or more families, but not including hotels, motels, or other accommodations for the transient public. Modular dwellings on permanent foundations shall be treated in the same manner as conventionally constructed dwellings.

“DWELLING, MULTIPLE-FAMILY” means a building or portion thereof containing **three (3)** or more dwelling units.

“DWELLING, SINGLE-FAMILY” means a dwelling containing **one (1)** dwelling unit and intended for the occupancy of **one (1)** family.

“DWELLING, TWO FAMILY” means a dwelling containing **two (2)** dwelling units.

“DWELLING UNIT” means **two (2)** or more rooms designed or used as living quarters by one family. A “dwelling unit” always includes a bathroom and a kitchen.

“EASEMENT” means a right to use another person’s real property for certain limited purposes.

“EDUCATIONAL INSTITUTION”: A public, parochial, charitable, or non-profit junior college, college, or university, other than trade or business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers, and employees.

“ENCLOSED”: As applied to a building, means covered by a permanent roof and separated on all sides from adjacent open space or other buildings by fixed exterior walls or by common walls, with openings only for windows and doors.

“ENLARGE” means to increase the size (floor area, height, etc.) of an existing principal structure or accessory use, or to devote more land to an existing use.

“ERECT” means to build or construct.

“ESSENTIAL GOVERNMENTAL OR PUBLIC UTILITY SERVICES”: The erection, construction, alteration or maintenance by public utilities or municipal departments, of underground or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply or disposal system, including poles, wires, mains, drains, sewers, pipes, conduits, cables, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or the furnishing of adequate service by such public utilities or municipal departments or commission or for the public health or safety or general welfare, but not including buildings.

“ESTABLISHMENT” means either of the following:

(A) an institutional, business, commercial or industrial activity that is the sole occupant of one or more buildings; or,

(B) an institutional, business, commercial, or industrial activity that occupies a portion of a building such that

- (1) the activity is a logical and separate entity from the other activities with the building and not a department of the whole; and
- (2) the activity has either a separate entrance from the exterior of the building or a separate entrance from a common and clearly defined entry way that has direct access to the exterior of the building.

“EXISTING” means actually constructed or in operation on the effective date of this Code.

“EXTEND”: To increase the amount of floor area or land area devoted to an existing use.

“FAMILY”: One (1) person, or two (2) or more persons related by blood, marriage or legal adoption; or up to four (4) unrelated persons maintaining a common household in a dwelling unit.

"FARM HOUSE": A detached dwelling on a tract of land of not less than ten (10) acres and occupied by a family whose income is primarily derived from agricultural activities conducted on the premises.

"FENCE": Any construction of wood, metal, wire, mesh, masonry, or other material erected for the purpose of assuring privacy, protection or restraining animals and to be maintained to original specifications by the property owner as long as a fence is required. A solid fence shall provide at least ninety percent (90%) density.

"FLOOR AREA": As used in determining floor/area ratios and parking requirements

"FLOOR AREA, GROSS" means the sum of the gross horizontal areas of the several floors of a building, measured from the exterior face of the exterior walls or from the center of the common walls of attached building. "Gross Floor Area" includes basement floors; attic floor space, halls, closets, stairwells, space devoted to mechanical equipment, and enclosed porches.

"FREIGHT TERMINAL": As applied to motor carriers subject to the Illinois Compiled Statutes, Chapter 625, 18c-1101 et seq., a station for commercial motor vehicles wherein said motor trucks are stored, repaired or parked.

"FRONTAGE" means the lineal extent of the front (street side) of a lot or establishment.

"GARAGE, BUS OR TRUCK": A building which is used or intended to be used for the storage of motor trucks, truck trailers, tractors, and commercial vehicles exceeding one and one-half (1 1/2) tons capacity.

"GARAGE, PRIVATE" means a garage for four (4) or less passenger motor vehicles without provision for repairing or servicing such vehicles (s) for profit.

"GARAGE, PUBLIC": A building other than a private garage, used for the care, incidental servicing, and sale of automobile supplies, or where motor vehicles are parked or stored for remuneration, hire, or sale within the structure, but not including trucks, tractors, truck-trailers and commercial vehicles exceeding one and one-half (1 1/2) tons capacity.

"GOVERNMENT": The act or process of administering public policy in a political unit; a political jurisdiction, the office or function thereof.

"HEREAFTER" means any time after the effective date of this Code.

"HOME OCCUPATION": Any business, profession, or occupation conducted for gain or support entirely within a dwelling or on residential premises in conformity with the provisions of this Code. (See Section 40-7-4)

"HOSPITAL": An institution devoted primarily to the maintenance and operation of facilities around-the-clock for the diagnosis, treatment, or care for members of the general public suffering from disease, injury, or other abnormal physical conditions. The term "hospital" as used in this Code does not include institutions operating solely for the treatment of insane persons, drug addicts, and alcoholics, nor does it include convalescent or nursing homes.

“HOTEL”: An establishment containing lodging accommodations designed for use by travelers or temporary guests. Facilities provided may include a general kitchen, maid service, desk service, meeting rooms, restaurants, cocktail lounges, and similar ancillary uses, but not cooking facilities in guest rooms.

“IMMOBILIZE”: As applied to a mobile home, “immobilize” means to remove the wheels, tongue and hitch and place on a permanent foundation.

“INTERSECTION” means the point at which **two (2)** or more public rights-of-way (generally streets) meet.

“JUNKYARD” means a tract of land, including any accessory structures thereon, that is used for buying, selling, exchanging, storing, baling, packing, disassembling, or handling waste or scrap materials. Such scrap materials include vehicles, machinery, and equipment not in operable condition (or parts thereof), and metals, glass, paper, plastic, rags, and rubber tires. (A lot on which **three (3)** or more inoperable or abandoned vehicles are stored shall be deemed a junkyard).

“KENNEL”: Any structure or lot on which **five (5)** or more domesticated animals over **four (4)** months of age are kept.

“LIVING AREA”: Habitable area of dwelling excluding garage and basement. (Ord. No. 99-422; 06-17-99)

“LOADING SPACE”: An off-street space or berth on the same lot with a building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

“LOT” means a tract of land intended as a unit for the purpose (whether immediate or future) of transfer of ownership or development. A “lot” may or may not coincide with the “lot of record.”

“LOT, CORNER” means a lot having a least **two (2) adjacent sides** that abut for their full length upon streets. Both such side lines shall be deemed front lot lines.

“LOT, THROUGH” means a lot having a pair of approximately parallel lot lines that abut **two (2)** approximately parallel streets.

“LOT AREA” means the area of a horizontal plane bounded by the front, side, and rear lines of a lot.

“LOT COVERAGE” means the portion of a lot that is occupied by buildings or structures, including accessory buildings or structures.

“LOT DEPTH” means the average horizontal distance between the front lot line and the rear lot line of a lot.

“LOT LINE, FRONT” means the lot line abutting the street.

“LOT LINE, REAR” means an interior lot line which is most distant from and most nearly parallel to the front lot line.

“LOT LINE, SIDE”: Any lot line other than front or rear lot line. A side lot line separating a lot from a street is called a side street lot line. (A side lot line separating a lot from another lot or lots is called an interior side lot line.)

“LOT OF RECORD” means an area of land designated as a lot on a plat of subdivision recorded with the County Recorder of Deeds in accordance with State law.

“LOT SIZE REQUIREMENTS” refers to the lot area, width and depth requirements of the applicable district.

“LOT WIDTH” means the mean horizontal width of a lot measured at right angles to the side lot lines at the building line.

“MAINTENANCE” means the routine upkeep of a structure, premises or equipment including the replacement or modification of structural components to the extent necessary to keep said structure in sound condition.

“MANUFACTURED OR PREFABRICATED HOUSING” means a partially constructed factory fabricated building unit which will be substantially assembled on-site, utilizing premanufactured component parts. This term shall not be construed to include “mobile homes”, “immobilized mobile home”, or “modular homes”.

“MOBILE (MANUFACTURED) HOME” means a structure designed for permanent habitation and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction to the location at which it is intended to be permanent habitation and designed to permit the occupancy thereof as a dwelling place for **one (1)** or more persons. The term “mobile home” shall only include manufactured homes constructed after **June 30, 1976**, in accordance with the Federal **“National Manufactured Housing Construction and Safety Standards Act of 1974”**. Compliance with this standard is indicated by a 2-inch by 4-inch metal plate attached to the exterior tail light end of the mobile home. Provided that any such structure resting on a permanent foundation with wheels, tongue and hitch permanently removed shall not be construed as a “mobile home”, but shall be an “immobilized mobile home”. A mobile home should not be confused with a “camping trailer” or “recreational vehicle”. (See 210 ILCS 115/2.10)

“MOBILE HOME; IMMOBILIZED” means any mobile home resting on a permanent foundation with wheels, tongue, and hitch permanently removed. The Village Board establishes the following criteria to complete the immobilization of a mobile home:

(A) the foundation shall extend into the ground below the frost line so as to attach and become a part of the real estate. Materials such as concrete, mortared concrete block, or mortared brick extending into the ground below the frost line shall satisfy the requirement for a permanent foundation.

(B) as an alternative to paragraph (A) above, piers may be used, extending into the ground below the frost line and sufficient in number to properly support the mobile home.

(C) to complete the immobilization, wheels, tongue, and hitch must be removed. Axles may be removed.

“MOBILE HOME PARK” means a parcel of not less than **two (2) acres** in area in single ownership/control, developed with facilities for accommodating occupied mobile homes in accordance with the requirements of this Code. (See 210 ILCS 115/2.5)

“MOBILE HOME SPACE” means a portion of a mobile home park designed and improved for the placement of one mobile home and private use of the occupants thereof.

“MOBILE HOME STAND” means the part of a mobile home space beneath the mobile home that includes the concrete slab on which the home is placed and to which it is anchored.

“MOBILE OR PORTABLE MARQUEE” is a term used to describe any sign designed to be moved from place to place, including but not limited to, signs attached to wood or metal frames designed to be self-supporting and movable; or paper, cardboard, or canvas signs wrapped around supporting poles.

“MODULAR HOME” means a substantially constructed factory fabricated building unit transported to a building site, mounted on a permanent foundation and designed for residential use as a “single-family dwelling” unit. “Modular home” shall not be construed to include “mobile homes”, “immobilized mobile homes”, “manufactured housing” or “prefabricated housing”.

“MOTEL OR MOTOR HOTEL” means a series of attached, semi-attached or detached sleeping or living units for the accommodation of transient guests and not customarily including individual cooking or kitchen facilities; said units having convenient access to off-street parking spaces for the exclusive use of the guests or occupants.

“NONCONFORMING”: As applied to a lot, structure or use, means;

- (A) lawfully existing on the effective date of this Code, but
- (B) not in compliance with the applicable provisions thereof.

“NUISANCE” means anything, condition, or conduct that endangers health or unreasonably offends the senses or obstructs the free use of property or essentially interferes with the comfortable enjoyment of life or property.

“NURSERY” means a tract of land on which trees, shrubs, and other plants are raised for transplanting and/or sale, and including any structure in which said activities are conducted.

“NURSERY SCHOOL OR DAY CARE CENTER” means an establishment for the part-time care and/or instruction at any time of day or **four (4)** or more unrelated children of pre-elementary or elementary school age.

“NURSING HOME” means a building used as a medical care facility for persons who need nursing care and medical service, but do not require intensive hospital care.

“OFFICE” means any building or portion thereof in which the business (usually clerical and administrative affairs) or a commercial/service enterprise or professional person is transacted.

“OFFICIAL MAP” means the portion of the master plan which designates land necessary for public facilities or uses. It shall include streets, alleys, public ways, parks, playgrounds, school sites and other public grounds and ways for public service facilities within the whole area included within the official comprehensive plan. It can be **one (1)** or more separate geographical or functional parts or include all of any part of the contiguous, unincorporated area under the planning jurisdiction or the Village.

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“OVERLAY DISTRICT” means a zoning district superimposed over one (1) or more standard (primary) zoning districts or portions thereof for the purpose of controlling developmental problems caused by such factors as steep slopes, wet soils, flooding, etc.

“PARKING AREA/LOT, OFF-STREET” means land that is improved in accordance with this Code and used primarily for the storage of passenger motor vehicles, free of charge or for compensation. An “off-street parking lot”, depending on the circumstances of its use, may be either a principal use or an accessory use.

“PARKING LOT - COMMERCIAL” means land that is improved in accordance with this Code and shall be limited to automobiles and trucks one (1) ton and under.

“PARKING SPACE, OFF-STREET” means an area at least twenty feet (20') long and ten feet (10') wide within an off-street parking area or garage, used for the storage of one (1) passenger motor vehicle.

“PERMITTED USE” means any use which is or may be lawfully established in a particular district(s), provided it conforms with all the requirements applicable to such district(s).

“PERSON” means any individual, firm, association, organization, or corporate body.

“PLANNED DEVELOPMENT PROJECT” means a residential or commercial development on a parcel of land in single ownership and consisting of two (2) or more buildings have any yard, court, parking or loading space in common.

“PREMISES” means a lot and all the structures and uses thereon.

“PRINCIPAL BUILDING/STRUCTURE USE” means the main structure erected on or the main use occupying a lot, as distinguished from an accessory (subordinate) structure or use.

“PROFESSIONAL OFFICE” means an office (other than a service office and other than an office for care and/or treatment of or medical attention to, animals as distinguished from persons) for the practice of professions, such as the offices of physicians, dentists, attorneys-at-law, architects, or engineers qualified to perform services of a professional nature, or the offices of a governmental agency; and where there is no storage, sale or display of merchandise on the premises.

“PROPERTY LINE”: See Lot Line.

“PUBLIC BUILDINGS” means any building owned, operated, constructed or maintained at the expense of the public or a building which provides a service or function necessary for the general health, welfare, and convenience of the public.

“PUBLIC OPEN SPACE” means any publicly-owned open area, including, but not limited to the following: parks, playgrounds, forest preserves, beaches, waterways, parkways, and streets.

“PUBLIC UTILITIES” means utilities which are either government-owned or owned by an established firm serving a wide geographical area and/or a substantial number of persons.

“QUICK SHOP” means any small retail commercial or service establishment offering goods/services primarily to the residents of a particular multi-family complex, mobile home park or similar development.

“RECONSTRUCT” as applied to nonconforming structures, means to rebuild after damage or destruction.

“RECREATIONAL VEHICLE” is a term encompassing any type of vehicle used primarily for pleasure, such as travel trailers, motor homes, boats, snowmobiles, etc.

“REFUSE” means garbage (food wastes) and trash, but not sewage or industrial wastes.

“RELOCATE” means to move to another portion of a lot or to a different lot.

“REPAIR” means to restore to sound condition, but not to reconstruct.

“RESTRICTIVE” means tending to keep within prescribed limits.

“RETAIL” refers to the sale of goods or services directly to the consumer rather than to another business.

“RIGHT-OF-WAY, PUBLIC” means a strip of land which the owner/subdivider had dedicated to the Village or to another unit of government for streets and alleys.

“ROOF LINE” means a horizontal line parallel to the average ground level of a building along the front thereof, which line delineates the highest point for a flat roof; or where the flat surface area of a gable, hip, mansard, or gambrel roof is in view from the ground level, the line of demarcation between the flat surface and the vertically structured facade; or the line along the front of a building delineating the roof line between eaves and ridge for gable, hip, and gambrel roofs.

“SCREENING” means trees, shrubs, walls, solid fences, etc. used as a means of view and noise control.

“SEMI-FINISHED MATERIALS” means materials which have been sufficiently processed at heavy industrial facilities so that they are no longer in their raw state, but are readily usable by light industry for assembly or manufacture into consumer goods.

“SERVICE BUILDING” means a structure within a mobile home park or travel trailer park that contains toilet facilities, clothes washers and dryers and in some instances, a convenience store.

“SERVICE STATION” means a building and premises or portion thereof designed and used for the retail sale of gasoline or other automotive fuel, oil, and automotive parts, supplies, and accessories. A service station may include facilities for washing vehicles and for making minor automotive repairs.

“SERVICE USE/ESTABLISHMENT” means any use or establishment where services are provided for remuneration either to individuals or to other firms.

"SETBACK" means the horizontal distance from the lot line in question to the side of the structure facing that lot line or to the edge of the area of operation of the principal use (in the case of a use which does not involve a structure).

"SEWAGE TREATMENT PLANT, PRIVATE" shall mean any properly constructed disposal system intended for the treatment of waste waters from more than **one (1)** residence and/or building unit.

"SIGN" means any object, device, display, or structure or part thereof used to advertise, identify, display, or attract attention to a person, establishments, product, service, or event by any means including words, letters, figures, designs, symbols, fixtures, colors, illuminations, etc. The term "sign" includes, but is not limited to, every projecting sign, freestanding sign, awning, canopy, marquee sign; changeable copy sign, illuminated sign; moving sign, temporary sign; portable sign; or other display whether affixed to a building or erected elsewhere on the premises. The term "sign" excludes features of a building which are an integral part of the building's design (e.g., the "castle look" of a White Castle Restaurant.)

"SIGN, CANOPY/MARQUEE" means any sign affixed to, painted on, or suspended from an awning, canopy, marquee, or similar overhang.

"SIGN, FLUSH-MOUNTED" means any sign attached to or erected against a wall of a structure with the exposed face of the sign in a plane approximately parallel to the plane of a wall and not projecting more than **eighteen inches (18")**. A flush mounted sign displays only messages associated with the building to which said sign is attached.

"SIGN, FREESTANDING" means any sign supported by one or more uprights, poles, or braces placed in or upon the ground; or any sign supported by any structure erected primarily for the display and support of the sign; provided that a freestanding sign displays only messages associated with the structure to which it is attached.

"SIGN, PROJECTING" means any sign which is suspended from or supported by a wall, awning, canopy, marquee, etc., and which is approximately perpendicular thereto. A projecting sign displays only messages associated with the structure to which it is attached.

"SIGN AREA" means the entire area within a single, continuous perimeter enclosing the extreme limits of the message and the background thereof, calculated in accordance with the provisions of this Code.

"SIGN AREA ALLOWANCE" means the maximum total sign area of all signs that an establishment is permitted to display.

"SKIRTING" means the covering affixed to the bottom of the exterior walls of a mobile home to conceal the underside thereof.

"SPECIAL USE" means a use that has unusual operational, physical, or other characteristics which distinguish it from the permitted uses of a district, but which can be made compatible with the intended overall development within a district. Special uses commonly must meet special standards not necessarily applicable to permitted uses in the district, and are allowed only by permit.

“SPECIAL USE PERMIT” means a permit issued in accordance with the provisions of this Code to regulate development of a special use.

“STOP ORDER” means a type of corrective action order used by the Administrator to halt work in progress that is in violation of this Code.

“STREET” means a public or private way for motor vehicle travel. The term “street” includes a highway, thoroughfare, parkway, throughway, road, pike, avenue, boulevard, lane, place, drive, court, and similar designations, but excludes an alley or a way for pedestrian use only.

“STREET, PRIVATE” means any street providing access to abutting property that is not maintained by and dedicated to the Village or other public entity.

“STRINGENT” means binding and/or exacting.

“STRUCTURE” means anything constructed or erected on the ground, or attached to something having a fixed location on the ground. All buildings are structures, but not all structures are buildings.

“TOPOGRAPHY” means the relief features or surface configuration of an area.

“USE” means the purpose or activity for which the land or a structure thereon is designed, arranged, intended, occupied or maintained.

“USE VARIANCE” means a type of amendment (not a variance) that allows a use in a district where said use would not be allowed under existing provisions of this Code.

“UTILITY SUBSTATION” means a secondary utility facility such as an electrical substation, gas regulator station, telephone exchange facility, sewage treatment plant, etc.

“VACANT” as applied to a lot, means that no structure is situated thereon.

“VARIANCE” means a relaxation of the strict application of the lot size, setbacks, or other bulk requirements applicable to a particular lot or structure.

“VILLAGE” means either the territory or the local government of the Village.

“WHOLESALE” refers to the sale of goods or services by one business or another business.

“WINDOW SIGN” means any sign visible from the exterior of a building or structure which is painted directly on the surface of a window or affixed to or suspended immediately behind the window for the purpose of informing passersby of the identity of the proprietor or business, or of the product or service which can be obtained on the premises.

“YARD” means open space that is unobstructed, except as specifically permitted in this Code and that is located on the same lot as the principal building.

“YARD, FRONT” means a yard which is bounded by the side lot lines, front lot line, and the building line.

“YARD, REAR” means a yard which is bounded by side lot line, rear lot line and rear yard line.

“YARD, SIDE” means a yard which is bounded by the rear yard line, front yard line, side yard line, and side lot line.

“YARD LINE” means a line in a lot that is generally parallel to the lot line along which the yard in question extends and which is not nearer to such lot line at any point than the required depth or width of said yard.

“ZONING ADMINISTRATOR; ZONING OFFICIAL OR ZONING OFFICER” means the Zoning Administrator or Building and Zoning Officer of the Village or an authorized representative.

“ZONING MAP” means the map(s) and any amendments thereto designating zoning districts, and incorporated into this Code by reference.

ARTICLE III**GENERAL ZONING REGULATIONS****DIVISION I - GENERALLY**

40-3-1 **ESTABLISHMENT OF DISTRICTS.** In order to implement the regulatory scheme of this Code so as to achieve the objectives enumerated in **Section 40-1-2**, the entire Village is hereby divided into the following Zoning Districts:

<u>DISTRICTS</u>	<u>DESIGNATION</u>	<u>MINIMUM AREA*</u>
Agricultural	A-1	3 Acres
Single-Family Residence (Large)	SR-1	5 Acres
Single-Family Residence (Original Town)	SR-2	
Two Family Residence	MR-1	3 Acres
Multiple Family Residence	MR-2	3 Acres
Mobile Housing	MH-1	3 Acres
Community Business	B-1	1 Acre
Highway Business	B-2	2 Acres
Industrial - Light	I-1	5 Acres
Industrial - Moderate	I-2	5 Acres
Flood Plain Overlay	O-FP	None

* The "minimum area" requirement (which is intended to prevent spot zoning) refers to the smallest total area of contiguous parcels that can properly be given the particular district classification. The minimum area requirement is not satisfied merely because the acreage of numerous noncontiguous parcels, when aggregated, happens to equal or exceed the minimum area indicated above.

40-3-2 **ZONING MAP AND DISTRICT BOUNDARIES.** The boundaries of the listed zoning districts are hereby established as shown on the Official Zoning Map of the Village. This map, including all notations and other information thereof is hereby made a part of this Code by reference. The Official Zoning Map shall be kept on file in the Village Hall.

40-3-3 **ANNUAL PUBLICATION.** In accordance with State Law, if any changes are made in the zoning districts or regulations during a calendar year, the Zoning Administrator shall publish the reviewed official zoning map of the Village not later than **March 31st** of the following year. (See **65 ILCS 5/11-13-19**)

NOTE: The map shall be published if there are any annexations.

40-3-4 DETERMINING TERRITORY OF DISTRICTS WITH PRECISION. In determining with precision what territory is actually included within any zoning district, the Administrator shall apply the following rules:

(A) Where a district boundary as indicated on the zoning map approximately follows any of the features listed below on the left, the corresponding feature on the right shall be deemed the district boundary:

- | | | |
|-----|--|----------------------------------|
| (1) | Center line of any street, alley, or highway | such center line |
| (2) | Lot line | such lot line |
| (3) | Railroad tracks | right-of-way line of such tracks |
| (4) | Stream | center of such stream |
| (5) | Section, fraction or survey lines | such lines |

(B) Whenever any street, alley, or other public way is legally vacated, the zoning districts adjoining each side of such vacated public way shall automatically extend to the center of such way, and all territory included in the vacated way shall thereafter be subject to all regulations of the extended districts.

40-3-5 ANNEXED TERRITORY. Any territory hereafter annexed to the Village shall automatically be in the SR-1, Single-Family Residence District until duly changed by an amendment to this Code; except that the Village Board of Trustees, with the advice of the Plan Commission, may annex any territory as any other zoning district or districts herein established if all legal requirements for amending this Code by the extension of the zoning district provisions are met.

40-3-6 GENERAL PROHIBITION. Hereafter, it shall be unlawful to do the following within the Village:

(A) Erect, use, occupy, enlarge, alter, relocate, or reconstruct any structure or part thereof;*

(B) to create any lot; * or

(C) to use, occupy, or develop any lot or part thereof; *

*EXCEPT in conformity with the provisions of this Code.

40-3-7 UNLISTED USES PROHIBITED. Whenever any use is not specifically listed as "permitted" or "special" within a particular zoning district, such use shall be deemed prohibited in that district. However, if the Board of Trustees, following consultation with the Zoning Administrator and the Plan Commission finds that the unlisted use is similar to a compatible with the listed uses, they may allow such use by amending this Code in accordance with **Section 40-10-30**. The decision of the Board of Trustees shall become a permanent public record, and any unlisted use that they approve shall thereafter have the same status as listed uses.

40-3-8 ONE BUILDING AND ALL YARDS ON ONE LOT. Except as specifically provided otherwise:

(A) Only **one (1)** principal building or structure shall be permitted on any residential lot; and

(B) No portion of any minimum area, minimum dimensions, or minimum yards required for any lot, structure, or use shall be counted to satisfy the minimum area, dimensions, or yards requirements for any other lot, structure or use.

40-3-9 ACCESS REQUIRED. No building shall be erected on any lot unless such lot abuts, or has permanent easement of access to a public street or private street; such alley, driveway or street shall have a minimum width of **twenty (20) feet**.

40-3-10 FRONT SETBACKS - CORNER/THROUGH LOTS. Every lot with multiple frontages (such as corner or through lots) shall meet the front setback requirements of the district in which it is located on every side having frontage.

40-3-11 FRONT SETBACKS IN CERTAIN BUILT UP AREAS. Except as specifically provided otherwise in the "B-1", Community Business District and in all residential zoning districts where lots having **fifty percent (50%)** or more of the frontage on **one (1) side** of a street between intersections (that is, in one block) are developed with buildings, and the front setbacks of those lots do not differ by more than **ten feet (10')**, the minimum required front setback on that block shall be the average of the existing front setbacks, but no less than **five feet (5')**, provided, however, that in any built-up area, no front setback greater than **fifty feet (50')** shall be required.

40-3-12 INTRUSIONS INTO YARDS. To the extent indicated below, the following features of principal buildings may intrude into required yards without thereby violating the minimum setback requirements:

<u>FEATURES</u>	<u>MAXIMUM INTRUSION</u>
Cornices, chimneys, planters or similar architectural features	2 feet
Fire escapes	4 feet
Patios uncovered at ground level	No Limit
Porches if unenclosed and at ground level	6 feet
Balconies and decks	4 feet
Canopies, roof overhangs	4 feet

40-3-13 EXCEPTIONS TO HEIGHT LIMITS.

(A) **Necessary Appurtenances.** Chimneys, church spires, parapet walls, cooling towers, elevator bulkheads, fire towers, antennas, or other necessary appurtenances commonly constructed above the roof line shall be permitted to exceed the maximum height limitations of the district in which they are located if they comply with all other pertinent ordinances of the Village.

(B) **Intersections** on corner lots, in the triangular portion of land bounded by intersecting street lines and a line joining these street lines at points **thirty feet (30')** from the point of intersection, no obstruction, whether natural or manmade, shall intrude into the air space that is between **two feet (2')** and **ten feet (10')** above the level of the adjacent street. (See figure 1 at the end of this Code)

40-3-14 SEWERS, SEPTIC TANKS. In all districts, property owners of all buildings and places where people live, work or assemble shall provide for the sanitary disposal of all sewage in accordance with the following requirements:

(A) Whenever the public sanitary sewerage is reasonably accessible (that is, when the distance from the property in question to the nearest public sewer with available capacity does not exceed **one hundred fifty (150) feet**), all sewage shall be discharged into such system whether or not a private sewerage system already exists or is more convenient.

(B) Whenever public sanitary sewerage system is not reasonably accessible, a private sewerage system shall be installed and used. All private sewerage systems shall be designed, constructed, operated and maintained in conformity with the following requirements:

- (1) Illinois Private Sewage Disposal Licensing Act, **Illinois Compiled Statutes, Chapter 225; 225/1 through 225/23**, as amended from time to time;
- (2) Illinois Private Sewage Disposal Code No. 4.002, promulgated by the Director of the Illinois Department of Public Health, as amended from time to time;
- (3) Pertinent, current regulations issued by the Illinois Environmental Protection Agency; and
- (4) Applicable ordinances and regulations of the Village, in particular the Subdivision Code.

The Administrator shall not issue any Initial Certificate of Zoning Compliance unless, following consultation with the Village Engineer, he is satisfied that these requirements will be met.

40-3-15 ACCESSORY USES.

(A) Any accessory use shall be deemed permitted in a particular zoning district if such use;

- (1) meets the definition of "accessory use" found in **Section 40-2-2**;
- (2) is accessory to a principal structure or use that is allowed in a particular zoning district as a permitted or special use; and
- (3) is in compliance with restrictions set forth in **Section 40-3-16**.

(B) If an accessory structure is attached to a principal structure, it shall be considered part of such structure. (See Definition of "Attached" in **Section 40-2-2**)

40-3-16 ACCESSORY USE RESTRICTIONS.

(A) **Height.** No accessory use shall be higher than **fifteen feet (15')** in any zoning District; provided, there shall be no height limit on agricultural accessory structures located in an Agricultural District.

(B) **Setbacks.** No accessory use in any zoning district shall be located in any part of any front yard that is required because of the setback regulations of such district. All other setback requirements are hereby established in the Area-Built Schedule in **Section 40-3-17**.

(C) **Yard Coverage.** Accessory uses shall not cover more than **thirty percent (30%)** of a required rear yard.

(D) **Use As Dwelling.** Use of any accessory structure as a dwelling is strictly prohibited throughout the Village.

(E) **Maximum Area.** No accessory use shall be larger than **nine hundred (900) square feet** in total ground floor area, except that no such restriction shall exist in A-1, Agricultural Districts, I-1, I-2 Industrial Districts. (Ord. No. 99-422; 06-17-99)

40-3-17 **AREA BULK REGULATIONS.** To facilitate public understanding of this Code, the area bulk regulation schedule is hereby adopted and declared to be an integral part of this Code and it may be amended in the same manner as any other part of this Code. The schedule is attached and incorporated herein. (See Appendix "A") (Ord. No. 99-422; 06-17-99)

40-3-18 - 40-3-19 **RESERVED.**

DIVISION II - PLANNED DEVELOPMENTS

40-3-20 **PLANNED DEVELOPMENT DEFINED.** As used in this Division, the term “planned development” or “PD” means a development wherein, in accordance with an approved development plan:

- (A) common open space is reserved;
- (B) various housing types and other structures and uses may be mixed and /or
- (C) overall average density does not exceed the usual zoning district limit.

40-3-21 **OBJECTIVES.** This section authorizes development of Planned Developments and establishes procedures in order to achieve the objectives enumerated in **Section 40-1-2** and the following additional objectives:

- (A) to provide a regulatory mechanism whereby the Village can be assured that upon completion, approved development projects will substantially conform to the plans or models which constituted the basis for the issuance of the necessary zoning and subdivision permits;
- (B) to permit development of a wide variety of housing types and other structures and uses in a single comprehensively planned project;
- (C) to preserve the natural topography, scenic features, mature trees and historic structures existing on sites proposed for development;
- (D) to encourage innovative site layouts and coordinated architectural treatment of different housing types and other structures;
- (E) to ensure the provision of usable, common, open space in planned developments, and to spur installation of various amenities therein;
- (F) to facilitate the economical installation of standard streets, sewers, utilities, and other improvements.

40-3-22 **COMPLIANCE WITH REGULATIONS GENERALLY REQUIRED.** Except as specifically provided otherwise in this Code, planned developments—including all structures and uses thereon—shall, at a minimum, be built in conformity with all applicable ordinances and ordinances, including the Zoning Code and the Subdivision Code.

40-3-23 **DISTRICTS WHERE ALLOWED.** Planned Developments may be built in any Zoning District, but only upon the issuance of a special-use permit by the Zoning Board after a hearing before the Plan Commission (See **Section 40-10-26**)

40-3-24 **PERMISSIBLE DEVIATION FROM CODE REQUIREMENTS.** The Planned Development concept is intended to afford both the developer and the Village considerable flexibility in formulating development proposals. Consequently, to the extent indicated in this section, Planned Development may deviate from generally applicable Code requirements without a variance. Any proposed deviation not listed below, however, shall require a variance.

- (A) **Mixed Uses.** Planned Developments may include all types of residential structures and any other uses approved by the Zoning Board, provided that in approving such mixed uses, the Zoning Board may attach any conditions necessary to protect the public welfare.

(B) **Lot and Structure Requirements.** In Planned Developments, the Zoning Board may approve any reasonable deviation from the lot and structure requirements of the particular zoning district so long as the different uses within the PD are appropriately interrelated and property abutting the PD is adequately protected from any potential adverse impacts of the development. "Lot and structure requirements" means minimum individual lot area, width and depth; minimum setbacks and maximum structure height.

(C) **Accessory Uses.** In PD's the Zoning Board may allow the developer to disregard the usual restrictions on accessory uses other than the prohibition against using an accessory structure as a dwelling.

(D) **Location of Parking/Loading Spaces.** By permission of the Zoning Board, off-street parking and loading spaces in PD's need not be located in accordance with generally applicable requirements. The minimum number of such spaces, however, shall not be less than the number required as per Article V of this Code.

40-3-25 PROCEDURES FOR PLANNED DEVELOPMENTS. Every applicant for Planned Development approval shall comply with the procedural requirements of this Section. The required procedures are as follows:

- (A) Filing development plan with the Zoning Administrator;
- (B) Review of plans by Plan Commission;
- (C) Provision by the development of adequate assurance for completion or required improvements as per the development plan and subdivision regulations;
- (D) Recommendation by Plan Commission;
- (E) Public hearing by the Zoning Board of Appeals as per the requirement of Article X - Special Procedures and Permits;
- (F) Decision of the Zoning Board of Appeals regarding approval/rejection of the development plan;
- (G) Recording of development plan with the County Recorder of Deeds;
- (H) Approval of Village Board (if necessary).

40-3-26 APPLICATION, INFORMATION REQUIRED. Every applicant for approval of a development plan shall submit to the Administrator, in narrative and/or graphic form, the items of information listed below:

40-3-26.1 WRITTEN DOCUMENTS.

- (A) Legal description of the total site proposed for development;
- (B) Names and addresses of all owners of property within or adjacent to the proposed Planned Development
- (C) Statement of the planning objectives to be achieved by the PD through the particular approach proposed by the applicant, including a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant;
- (D) Development schedule indicating the approximate date when construction of the PD or stages of the PD can be expected to begin and to be completed;
- (E) Statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PD, such as land areas, dwelling units, etc.

- (F) Date indicating:
- (1) total number and type of proposed dwelling units;
 - (2) gross and net acreage of parcel;
 - (3) acreage of gross and usable open space; and
 - (4) area of any commercial uses.

40-3-26.2 GRAPHIC MATERIALS.

- (A) Existing site conditions, including contours at **ten foot (10')** intervals and locations of watercourses, flood plains, unique natural features, and wooded areas;
- (B) Proposed lot lines and plot designs;
- (C) Proposed location, size in square feet and general appearance of all existing and proposed buildings (both residential and non-residential) and other structures and facilities;
- (D) Location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses;
- (E) Existing and proposed vehicular circulation system, including off-street parking and loading areas and major points of ingress and egress to the development (notations or proposed ownership -- public or private -- should be included where appropriate);
- (F) Existing and proposed pedestrian circulation system, including its relationship to the vehicular circulation system and proposed treatments of points of conflict;
- (G) Existing and proposed utility systems, including sanitary sewers, storm sewers, and water, electric, gas and telephone lines;
- (H) General landscape plan indicating the treatment of both private and common open spaces and the location of required buffer strips;
- (I) Enough information on land areas adjacent to the proposed PD to indicate the relationship between the proposed development and existing and proposed adjacent areas;
- (J) Any additional information required by the Village to evaluate the character and impact of the proposed PD.
- (K) Appropriate seals of the licensed surveyor, engineer, or architect.

40-3-27 CRITERIA CONSIDERED. The Zoning Board of Appeals shall compile a written report which either accepts or rejects the Development Plan. In making their decision, the Zoning Board of Appeals shall consider the following criteria:

- (A) The extent to which the proposed development is consistent with the Comprehensive Plan and with the purposes of this Code and of all other applicable codes and ordinances;
- (B) The extent to which the proposed development deviated from the regulations that are generally applicable to the property (including, but not limited to, the use, lot and building regulations of the district), and the apparent merits, if any, of said deviations.
- (C) Whether the proposed design of the PD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth;
- (D) The compatibility of the proposed PD with adjacent properties and surrounding area; and
- (E) Any other reasonable criteria that the Zoning Board of Appeals may devise.

40-3-28 DECISION BY ZONING BOARD. The Zoning Board of Appeals shall either approve or disapprove each and every Development Plan. However, the Zoning Board shall not approve any PD unless:

(A) The developer has posed a performance bond or deposited funds in escrow in the amount the Village Engineer deems sufficient to guarantee the satisfactory completion of all required improvements; and

(B) The Village Attorney has stated that all legal instruments (particularly the restrictive covenants) are satisfactory; and

(C) The proposed PD, as evidenced by the Development Plan, complies with all applicable codes, regulations and ordinances. (Deviations to the extent permitted under **Section 40-3-27** shall not be deemed as noncomplying.)

40-3-29 CHANGES IN APPROVED PLANS. No changes shall be made to any approved PD Development Plan, except as follows:

(A) **Minor** changes, if required by engineering or other circumstances not foreseen at the time the final development plan was approved.

(B) All other changes shall require a public hearing before the Zoning Board of Appeals.

(C) No approved change shall have any effect until it is recorded with the County Recorder of Deeds as an amendment to the recorded copy of the Development Plan. (See **Article X - Division V**)

40-3-30 FAILURE TO BEGIN DEVELOPMENT. If a substantial amount of construction has not begun within the time stated in the approved construction schedule, the Development Plan shall lapse upon written notice to the applicant from the Zoning Administrator and shall be of no further effect. However, in his discretion and for good cause, the Zoning Administrator may extend for a reasonable time the period for beginning of construction. If a final Development Plan lapses as per this section, the following shall be applicable:

(A) The special-use permit shall be automatically revoked; and

(B) Any zoning permits shall automatically become null and void; and

(C) All regulations applicable before the PD was approved shall automatically be in full effect.

40-3-31 MUNICIPAL EXEMPTION. In conjunction with any existing or proposed development, the Village shall be exempt from all of the provisions of this Section.

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ARTICLE IV

REGULATIONS FOR SPECIFIC DISTRICTS

DIVISION I - "A-1" - AGRICULTURAL DISTRICT

40-4-1 "A-1" - AGRICULTURAL DISTRICT. The "A-1" Agricultural District encompasses areas that are presently undeveloped or sparsely developed and that, for various reasons, should remain so for the foreseeable future. Some tracts of land in this district are fertile and relatively level and best suited for agricultural pursuits. Other tracts in this district have such poor soils, steep slopes, inadequate natural drainage, and/or other problems, or are simply so distant from existing developed areas that the provision and maintenance of roads, utilities, and storm water drainage systems would be impractical or burdensomely expensive to the tax-paying public.

40-4-2 ONE DWELLING ON ONE LOT. In the "A-1" District, only one (1) dwelling shall be situated on any one (1) lot.

40-4-3 LOT AND BUILDING REQUIREMENTS. Every principal building erected in the "A-1" District shall conform to the following requirements:

- | | | |
|-----|--|----------|
| (A) | Minimum Lot Area: | 3 acres |
| (B) | Minimum Lot Width at the established building line: | 150 feet |
| (C) | Minimum Lot Depth: | 200 feet |
| (D) | Minimum Setbacks: | |
| | (1) From front lot line: | 50 feet |
| | (2) Total for both side yard lines: | 25 feet |
| | (3) From either side lot line: | 10 feet |
| | (4) From rear lot line: | 25 feet |
| | (5) From side yard abutting street: | 50 feet |
| (E) | Maximum Building Height: (Does not apply to accessory agricultural structures) | 35 feet |
| (F) | Separation required between dwelling and any barn, stable, shed or other structure intended to shelter farm animals. | 300 feet |

40-4-4 PERMITTED USES. The following uses shall be permitted in the "A-1" - Agricultural District:

Agricultural, including all uses commonly classified as such, provided the requirements of Section 40-7-2 are met.

Cemeteries.

Government Uses.

Nurseries, greenhouses, temporary produce stands.

Single-family dwellings, conventionally constructed.

Accessory Uses in accordance with Section 40-3-15.

40-4-5 **SPECIAL USES.** The following uses may be allowed by this special-use permit in accordance with **Section 40-10-24**, et seq. of this Code in the "A-1" - Agricultural District:

Agricultural implement sales.

Amusement facilities, such as go-cart tracks, miniature golf courses, etc.

Animal hospitals.

Churches and other places of formal worship.

Clubs or lodges, private; but not those which have as their chief activity a service customarily carried on as a business.

Golf courses, regulation size.

Home occupations.

Institutions, such as convents, retreat houses, seminaries, etc.

Kennels, commercial.

Nursing homes, sanitariums.

Utility substations.

40-4-6 **RESERVED.**

DIVISION II - SINGLE FAMILY DISTRICTS

40-4-7 "SR-1" - SINGLE FAMILY RESIDENCE DISTRICT (LARGE LOT). In the "SR-1", Single-family Residence District, land is principally used for or is best suited for detached, single-family dwellings and related educational, religious and recreational facilities. The regulations for this district are intended to stabilize and preserve sound existing single-family neighborhoods, and to promote the development of subdivisions offering a range of new conventionally constructed single-family housing.

40-4-8 SPECIAL RESTRICTIONS.

(A) **One Principal Building Per Lot.** In the "SR-1" District, only one (1) principal building shall be situated on any one lot.

(B) Mobile Homes Prohibited.

- (1) No mobile home shall be brought into or placed anywhere in the "SR-1" District.
- (2) No existing mobile home in the "SR-1" District permit shall be immobilized unless a special-use permit is granted by the Zoning Board of Appeals.
- (3) It shall be unlawful to replace any existing mobile home located in the "SR-1" District without a special-use permit from the Zoning Board of Appeals.

40-4-9 LOT AND BUILDING REQUIREMENTS. Every principal building erected in the "SR-1" District shall conform to the following requirements:

- | | | |
|-----|--|---|
| (A) | Minimum Lot Area: | 11,000 square feet or
12,500 square feet for corner lots |
| (B) | Minimum Lot Width at the established building line: | 80 feet |
| (C) | Minimum Lot Depth | 100 feet |
| (D) | Minimum Setbacks: | |
| | (1) From front lot line: | 25 feet |
| | (2) From both side yard lines: | 25 feet |
| | (3) From either side lot line: | 12.5 feet |
| | (4) From rear lot line: | 25 feet |
| | (5) From side yard abutting street: | 25 feet |
| (E) | Maximum Building Height: | 35 feet |
| (F) | Minimum Off-Street Parking <u>Per Dwelling Unit:</u> | 2 spaces |
| (G) | Maximum Percent Coverage Per Lot: | 25% |
| (H) | Minimum Principal Structure Living Area: | 1,200 sq. ft. |

(Ord. No. 99-422; 06-27-99)

40-4-10 PERMITTED USES. The following uses shall be permitted in the "SR-1" - Single Family Residential District:

Government uses.

Single-family dwelling, conventionally constructed.

Manufactured or prefabricated dwellings (See Section 40-2-2)

Accessory uses in accordance with Section 40-3-15.

40-4-11 SPECIAL USES. The following special uses may be allowed by special-use permit in accordance with **Section 40-10-24** of this Code in the "SR-1" District.

Churches and related religious facilities.

Home occupations, but only in conformity with the requirements of **Section 40-7-4**.

Modular homes (See **Section 40-2-2**)

Schools

Utility substations.

DIVISION IIA – SINGLE-FAMILY DISTRICTS (ORIGINAL TOWN)

40-4-12 "SR-2" – SINGLE-FAMILY RESIDENCE DISTRICT (SMALL LOT – ORIGINAL TOWN). In the "SR-2", Single-Family Residence District, land is principally used for or is best suited for detached, single-family dwellings and related educational, religious and recreational facilities. The regulations for this district are intended to stabilize and preserve sound existing single-family neighborhoods, and to promote the development of subdivisions offering a range of new conventionally constructed single-family housing.

40-4-13 SPECIAL RESTRICTIONS.

(A) **One Principal Building Per Lot.** In the "SR-2" District, only one (1) principal building shall be situated on any one lot.

(B) **Mobile Homes Prohibited.**

- (1) No mobile home shall be brought into or placed anywhere in the "SR-2" District.
- (2) No existing mobile home in the "SR-2" District permit shall be immobilized unless a special-use permit is granted by the Zoning Board of Appeals.
- (3) It shall be unlawful to replace any existing mobile home located in the "SR-2" District without a special-use permit from the Zoning Board of Appeals.

40-4-14 LOT AND BUILDING REQUIREMENTS. Every principal building erected in the "SR-2" District shall conform to the following requirements:

(A)	Minimum Lot Area:	5,000 square feet
(B)	Minimum Lot Width at the established building line:	50 feet
(C)	Minimum Lot Depth	100 feet
(D)	Minimum Setbacks:	
	(1) From front lot line:	25 feet
	(2) From both side yard lines:	14 feet
	(3) From either side lot line:	7 feet
	(4) From rear lot line:	15 feet
	(5) From side yard abutting street:	7 feet
(E)	Maximum Building Height:	35 feet
(F)	Minimum Off-Street Parking <u>Per Dwelling Unit:</u>	2 spaces
(G)	Maximum Percent Coverage Per Lot:	25%
(H)	Minimum Principal Structure Size:	1,100 sq. ft.

40-4-15 PERMITTED USES. The following uses shall be permitted in the “SR-2” - Single Family Residential District:
Government uses.
Single-family dwelling, conventionally constructed.
Manufactured or prefabricated dwellings (See Section 40-2-2)
Accessory uses in accordance with Section 40-3-15.

40-4-16 SPECIAL USES. The following special uses may be allowed by special-use permit in accordance with Section 40-10-24 of this Code in the “SR-2” District.
Churches and related religious facilities.
Home occupations, but only in conformity with the requirements of Section 40-7-4.
Modular homes (See Section 40-2-2)
Schools
Utility substations.

40-4-17 INAPPLICABILITY OF SECTION 40-8-3 TO “SR-2” - SINGLE-FAMILY RESIDENCE DISTRICT (SMALL LOT - ORIGINAL TOWN). Section 40-8-3 of the Revised Code of Ordinances of the Village of St. Jacob shall be inapplicable to land and property in the “SR-2” Single Family Residence District (Small Lot - Original Town).

(Ord. No. 01-445; 04-05-01)

40-4-18 - 40-4-20 RESERVED.

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DIVISION III - MULTI-FAMILY DISTRICTS

40-4-21 **"MR-1" - TWO-FAMILY RESIDENCE DISTRICT.** In the "MR-1" two-family Residence District encompasses areas suitable for both single-family dwellings and duplexes as well as related educational, religious and recreational facilities.

40-4-22 **SINGLE- OR TWO-FAMILY DWELLING.** In the "MR-1" District, only one (1) single-family or two-family dwelling may be situated on any one (1) lot.

40-4-23 **LOT AND BUILDING REQUIREMENTS.** Every principal building erected in the "MR-1" District shall conform to the following requirements:

- | | | |
|-----|---|---|
| (A) | Minimum Lot Area: | 11,000 square feet or
12,500 square feet for corner lots or
5,500 square feet per unit whichever is greater |
| (B) | Minimum Lot Width at the established building line: | 80 feet |
| (C) | Minimum Lot Depth | 100 feet |
| (D) | Minimum Setbacks: | |
| | (1) From front lot line: | 25 feet |
| | (2) Total for both side yard lines: | 15 feet |
| | (3) From either side lot line: | 7.5 feet |
| | (4) From rear lot line: | 25 feet |
| | (5) From side yard abutting street: | 25 feet |
| (E) | Maximum Building Height: | 35 feet |
| (F) | Minimum Off-Street Parking <u>Per Dwelling Unit</u> : | 2 spaces |
| (G) | Maximum Percent Coverage Per Lot: | 30% |
| (H) | Minimum Duplex Living Area Size Per Unit: | 950 sq. ft. |
| (I) | Minimum Single Family Dwelling Principle Structure
Living Area for a MR-1 District | 1,200 sq. ft. |

(Ord. No. 99-422; 06-17-99)

40-4-24 **PERMITTED USES.** The following uses shall be permitted in the "MR-1" - Two-family Residential District:
Any use permitted in the "SR-1" District. (Section 40-4-10)
Two-family dwellings.

40-4-25 **SPECIAL USES.** The following uses may be allowed in the "MR-1" District by special-use permit in accordance with Section 40-10-24:

Churches and related religious facilities.

Home occupations, but only in conformity with the requirements of Section 40-7-4.

Mobile homes in compliance with the provisions of Section 40-4-33.

Replacement mobile homes in compliance with the Housing and Urban Development Federal Code known as the "National Manufactured Home Construction and Safety Standards".

Modular homes. (See Section 40-2-2)

Nursing Homes.

Schools.

Utilities Substations.

40-4-26 **"MR-2" MULTIPLE-FAMILY RESIDENCE DISTRICT.** The "MR-2" Multiple-family Residence District is established to stabilize and conserve existing neighborhoods that predominantly consist of multiple-family dwellings and to promote the development of comparable new areas in order to accommodate all persons desiring this type of residential environment.

40-4-27 **LOT AND BUILDING REQUIREMENTS.** Every principal building erected in the "MR-2" District shall conform to the following requirements:

NOTE: Detached single-family and two-family dwellings erected in the "MR-2" District shall comply with all applicable regulations of the "MR-2" District.

- | | | |
|-----|--|--|
| (A) | Minimum Lot Area: | 11,000 square feet or
12,500 square feet for corner lots or
2,500 square feet per unit, whichever is greater |
| (B) | Minimum Lot Width at the established building line: | 80 feet |
| (C) | Minimum Lot Depth | 100 feet |
| (D) | Minimum Setbacks: | |
| | (1) From front lot line: | 25 feet |
| | (2) Total for both side yard lines: | 15 feet |
| | (3) From either side lot line: | 7.5 feet |
| | (4) From rear lot line: | 25 feet |
| (E) | Maximum Building Height: | 35 feet |
| (F) | Minimum Off-Street Parking <u>Per Dwelling Unit</u> : | 2 spaces |
| (G) | Maximum Percent Coverage Per Lot: | 30% |
| (H) | Minimum Multi-Family Living Area Per Unit: | 900 sq. ft. |
| (I) | Minimum Multi-Family Dwelling Principle Structure
Living Area in MR-2 Districts | 1,200 sq. ft. |

(Ord. No. 99-422; 06-17-99)

40-4-28 **PERMITTED USES.** The following uses shall be permitted in the "MR-2" Multiple Family Residential District:
Any use permitted in the "MR-1" District. (See Section 40-2-24)
Multiple family dwellings.

40-4-29 **SPECIAL USES.** The following uses may be allowed in the "MR-2" District by special-use permit in accordance with Section 40-10-24:
Churches and related religious facilities.
Convenience shops (e.g., small drugstore, food store, laundromat.)
Home occupations, but only in conformity with the requirements of Section 40-7-4.
Mobile homes in compliance with the provisions of Section 40-4-33.
Modular homes. (See Section 40-2-2)
Nursing homes.
Quick Shop, as defined in this Code.
Schools.
Utility Substations.
Replacement mobile homes in compliance with the Housing and Urban Development Federal Code known as the "National Manufactured Home Construction and Safety Standards".

40-4-30 - 40-4-31 **RESERVED.**

DIVISION IV - MOBILE HOUSING DISTRICT

40-4-32 **"MH-1" - MOBILE HOUSING DISTRICT.** The "MH-1", Mobile Housing District is primarily intended to provide areas suitable for the placement of immobilized mobile homes on individual lots, for the establishment of mobile home parks, and for the placement of modular home. This district is intended to preserve all other residential districts for conventionally constructed dwellings.

40-4-33 **LOT OWNERSHIP.** All manufactured housing units located outside an approved mobile home park shall be located on property owned by the owner of the mobile housing unit.

All units shall meet the Housing and Urban Development Federal Code known as the "National Manufactured Home Construction and Safety Standards".

40-4-34 <u>NOTE:</u> (See Section 40-4-37)	<u>LOT AND BUILDING REQUIREMENTS, GENERALLY.</u> Special lot and building requirements are applicable to mobile home parks.
(A)	Minimum Lot Area: 9,500 square feet
(B)	Minimum Lot Width at the established building line: 50 feet
(C)	Minimum Lot Depth 100 feet
(D)	Minimum Setbacks:
(1)	From front lot line: 25 feet
(2)	Total for both side yard lines: 15 feet
(3)	From either side lot line: 5 feet
(4)	From rear lot line: 20 feet
(5)	From side yard abutting street: 25 feet
(E)	Maximum Building Height: 35 feet
(F)	Minimum Off-Street Parking <u>Per Dwelling Unit</u> : 2 spaces
(G)	Maximum Percent Coverage Per Lot: 25%

40-4-35 **PERMITTED USES.** The following uses shall be permitted in the "MH-1" - Mobile Housing District:

Any use permitted in the "MR-1" District (See Section 40-4-24)

Immobilized mobile homes on individual lots and modular homes, provided said units conform to all applicable requirements of the Village Code of Ordinances.

40-4-36 **SPECIAL USES.** The following may be permitted in the "MH-1" District by special-use permit in accordance with Section 40-10-24:

Churches and related religious facilities.

Convenience stores.

Home occupations, but only in conformity with the requirements of **Section 40-7-4**.

Mobile home parks in conformity with all applicable requirements of this Section.

Multiple-family dwellings.

Nursing Homes.

Quick shops, as defined in this Code.

Schools.

Utility substations.

40-4-37 **MOBILE HOME PARKS.** After the effective date of this Code, no mobile home park shall be established except in conformity with the requirements of this Section:

(A) **Minimum Lot Size, Setback Requirements.**

- (1) **Minimum Lot Area.** No mobile home park shall be located on a tract less than **two (2) acres** in area.
- (2) **Minimum Dimensions.** No mobile home park shall be developed on any tract that is less than **two hundred fifty feet (250')** in both width and depth.
- (3) **Minimum Setbacks.** No part of any mobile home or other structure in any mobile home park shall be situated closer than **twenty-five feet (25')** to any boundary line of the park.
- (4) **Maximum Height.** No structure in any mobile home park shall be more than **thirty-five feet (35')** in height.

(B) **Spacing of Mobile Homes.**

- (1) Every mobile home space shall meet the following requirements:
 - (a) Minimum Area 8,000 sq ft
 - (b) Minimum Width 50 feet
 - (c) Minimum Depth 100 feet
- (2) Mobile homes within any park shall be placed so that no part of any mobile home is closer than:
 - (a) **ten (10) feet** to any park street;
 - (b) **twenty-five (25) feet** to any boundary line of the park; or
 - (c) **twenty (20) feet** to any part of any other mobile home or structure.

(See Chapter 23 in the Village Code.)

40-4-38 - 40-4-39 RESERVED.

DIVISION V - BUSINESS DISTRICTS

40-4-40 **"B-1" - COMMUNITY BUSINESS.** The "B-1", Community Business District primarily encompasses the long-established commercial areas of the Village where a wide range of goods and services are offered to the general public at retail or wholesale.

40-4-41 **LOT AND BUILDING REQUIREMENTS.**

(A)	Minimum Lot Area	5,000 sq. ft.
(B)	Minimum Lot Width	50 feet
(C)	Minimum Lot Depth	100 feet
(D)	Minimum Depth of side yard abutting street	25 feet
(E)	Minimum Setbacks: Generally, none required except as necessary to comply with applicable off-street parking and loading requirements. However, any lot that abuts any residential district shall meet the front setback and side setback (on the side abutting the residential use) requirements of such residential district. (See Section 40-3-8)	
(F)	Maximum Building Height	45 feet
(G)	Maximum Percent Coverage Per Lot:	50%

40-4-42 **PERMITTED USES.** The following uses shall be permitted in the "B-1" Community Business District:

Churches and related facilities.
 Clubs and lodges.
 Commercial establishments, wholesale and retail except those listed under **Section 40-4-43**.
 Government Uses.
 Medical/Dental Clinic.
 Offices.
 Service establishments.
 Accessory uses in accordance with **Section 40-3-15**.

40-4-43 **SPECIAL USES.** The following may be permitted as special uses in the "B-1" District in accordance with **Section 40-10-24**, to wit:

Any use, such as drive-in restaurants, drive-in banks, service stations, etc., that offers goods or services directly to customers waiting in parked vehicles, or that sells food or beverages for consumption on the premises in parked motor vehicles. Screening for such uses as defined in **Section 40-4-45(c)** shall be included.
 Dwelling units, if located above the first story.
 Nursing Homes.
 Schools.
 Utility substations.
 Any use permitted in the "MR-2" District. (See **Section 40-4-29**)

40-4-44 **"B-2" - HIGHWAY BUSINESS DISTRICT.** The "B-2", Highway Business District is intended to accommodate and regulate strip commercial developments and compatible uses. Since such businesses, both retail and wholesale, draw their patrons primarily from the motoring public, they typically require direct access to major streets and parking lots for off-street parking and loading.

40-4-45 **USE RESTRICTIONS.**

(A) **Storage Areas.** Any inventory or materials stored outside may be open to the sky, but shall be enclosed by walls or solid fences at least six feet (6') high.

(B) **Refuse Containers.** All refuse generated by facilities located within this district shall be stored in tightly covered containers placed in visually-screened areas.

(C) **Screening.** Along the side and rear lot lines of any lot abutting any residential district, screening at least six feet (6') high, which completely blocks the view from the adjacent residential property shall be installed. The type of screening shall be approved by the Zoning Administrator.

(D) **Parking.** See Article V.

(E) **Signs.** See Article VI.

40-4-46 **LOT AND BUILDING REQUIREMENTS.** Every principal building erected in the "B-2" Highway Business District shall conform to the requirements indicated below:

(A)	Minimum Lot Area	20,000 square feet
(B)	Minimum Lot Width at the established building line	125 feet
(C)	Minimum Lot Depth	125 feet
(D)	Minimum Setbacks	
	(1) From front lot line	50 feet
	(2) Side Yards	
	(a) Minimum total setback from abutting street	50 feet
	(b) Minimum setback from either side lot line	25 feet
	(3) From rear lot line when lot is 125 feet or more in depth	25 feet
	(4) From rear lot line when lot is less than 125 feet in depth	15 feet
(E)	Maximum Structure Height	35 feet
(F)	Maximum Percent Coverage Per Lot	50%

40-4-47 **PERMITTED USES.** Provided all the use restrictions of the "B-2" District are observed, the following uses are permitted: (See Section 40-4-45)

Any use permitted in the "B-1" District (See Section 40-4-42)

Churches and related facilities.

Clubs and lodges.

Commercial establishments, any type, including drive-in facilities.

Such uses as the following are especially appropriate in this district:

 bowling alleys

 furniture and appliance sales

 greenhouses

 lumber and building supplies sales

mobile home and recreational vehicle sales\
motor vehicles sales

Government uses.

Offices.

Service establishments, any type, including drive-in facilities.

Such uses as the following are especially appropriate in this district:

animal hospitals
banks and other financial institutions
motels
motor vehicles services
service stations

Accessory uses in accordance with Section 40-3-15.

40-4-48 **SPECIAL USES.** Provided all the use restrictions of the "B-2" District are observed, the following uses may be allowed by special use permit. (See Section 40-4-45)

Drive in theaters

Bus terminals and bus transportation facilities.

Research and development facilities not involving explosives, flammable gases or liquids, or live animals.

Utility substations.

Warehousing and wholesaling of any goods except explosives, flammable gases, or live animals.

Any use permitted in the "MR-2" District (See Section 40-4-28)

40-4-49 - 40-4-55 **RESERVED.**

DIVISION VI - INDUSTRIAL DISTRICT

40-4-56 "I-1" - LIGHT INDUSTRIAL. The "I-1", Light Industrial District is intended to provide for areas where light industry, research facilities, warehouses, and wholesale businesses may locate without detriment to the remainder of the community. In these areas, a satisfactory correlation of factors required by such uses exists or can be readily achieved.

40-4-57 USE RESTRICTION.

(A) **Nuisances Prohibited.** No production, processing, cleaning, services, testing, repair, sale, or storage of goods, materials or equipment shall unreasonably interfere with the use, occupancy, or enjoyment of neighboring properties or the community as a whole. Unreasonable interferences include, but are not limited to, loud or shrill noises, excessive emission of smoke, emission of toxic gases, excessive glare, and noxious odors.

(B) **Activities Enclosed.** All production, processing, cleaning, servicing, testing or repair activities shall be conducted within completely enclosed buildings. Storage areas may be open to the sky, but shall be enclosed by walls or fences (whether solid or chain-link), including gates, at least **eight feet (8')** high.

(C) **Buffer Strips.** Wherever any industrial use located in this district abuts any residential district, a **twenty-foot (20')** wide view and noise control buffer strip shall be installed. Such buffer strip shall consist of densely planted shrubbery that is at least **five feet (5')** high when planted and that can be expected to reach a height of at least **ten feet (10')** when full grown.

40-4-58 LOT AND STRUCTURE REQUIREMENTS.

(A)	Minimum Lot Area	20,000 square feet
(B)	Minimum Lot Width at the established building line	125 feet
(C)	Minimum Lot Depth	150 feet
(D)	Minimum Setbacks	
	(1) From front lot line	50 feet
	(2) From any side lot lines	25 feet
	(3) From rear lot line	25 feet
	(4) From side yard abutting street	50 feet
(E)	Maximum Structure Height	60 feet
(F)	Maximum Percent Coverage Per Lot	50%

40-4-59 PERMITTED USES. Provided all the use restrictions of the "I-1" District are observed, the following uses are permitted: **(See Section 40-4-57)**

Assembly, manufacturing or processing of any commodity from semi-finished materials, provided explosives, flammable gases or liquids or live animals are not involved.

Freight and bus terminals and related mass transportation facilities.

Government uses.

Individual private storage units. **(Ord. No. 10-514; 03-04-10)**

Research and development facilities not involving explosives, or flammable gases or liquids.

Service stations.

Warehousing or wholesaling of goods, except explosives, flammable gases or liquids, or live animals.
Utility substations or government uses.
Accessory uses in accordance with **Section 40-3-15**.

40-4-60 SPECIAL USES. The following uses may be permitted as special uses in the "I-1" District by special use permit in accordance with **Section 40-10-24**, to-wit:

Any use permitted in the "B-1" or "B-2" Districts (See **Sections 40-4-42 and 40-4-47**)
Nursing homes.
Schools.
Utility substations.

40-4-61 - 40-4-64 RESERVED.

40-4-65 "I-2" - MODERATE INDUSTRIAL. The "I-2", Moderate Industrial District is intended to provide for areas where industry, research facilities, warehouses, and wholesale businesses may locate without detriment to the remainder of the community. In these areas, a satisfactory correlation of factors required by such uses exists or can be readily achieved.

40-4-66 USE RESTRICTION.

(A) **Nuisances Prohibited.** No production, processing, cleaning, servicing, testing, repair, sale or storage of goods, materials or equipment shall unreasonably interfere with the use, occupancy, or enjoyment of neighboring properties or the community as a whole. Unreasonable interferences include, but are not limited to, loud or shrill noises, excessive emission of smoke, emission of toxic gases, excessive glare, and noxious odors.

(B) **Activities Enclosed.** All production, processing, cleaning, servicing, testing or repair activities shall be conducted within completely enclosed buildings. Storage areas may be open to the sky, but shall be enclosed by walls or fences (whether solid or chain-link), including gates, at least **eight (8) feet** high.

(C) **Buffer Strips.** Wherever any industrial use located in this district abuts any residential district, a **twenty-foot (20')** wide view and noise control buffer strip shall be installed. Such buffer strip shall consist of densely planted shrubbery that is at least **five feet (5')** high when planted and that can be expected to reach a height of at least **ten feet (10')** when full grown.

40-4-67 LOT AND STRUCTURE REQUIREMENTS.

(A)	Minimum Lot Area	20,000 square feet
(B)	Minimum Lot Width at the established building line	125 feet
(C)	Minimum Lot Depth	150 feet
(D)	Minimum Setbacks	
	(1) From front lot line	50 feet
	(2) From any side lot lines	25 feet
	(3) From rear lot line	25 feet
	(4) From side yard abutting street	50 feet

(E)	Maximum Structure Height	60 feet
(F)	Maximum Percent Coverage Per Lot	40%

40-4-68 PERMITTED USES. Provided all the use restrictions of the "I-2" District are observed, the following uses are permitted: **(See Section 40-4-66)**

Assembly, manufacturing or processing of any commodity from semi-finished materials, provided explosives, flammable gases or liquids or live animals are not involved.

Freight and bus terminals and related mass transportation facilities.

Individual private storage units. **(Ord. No. 10-514; 03-04-10)**

Research and development facilities not involving explosives, or flammable gases and liquids.
Service stations.

Warehousing or wholesaling of goods, except explosives, flammable gases or liquids, or live animals.

Utility substations or governments uses.

The following uses shall be prohibited in this district:

residential construction

commercial incineration

junk yards or auto wrecking or salvage yards

rubbish, garbage or trash dumps or storage

sawmill

contractors storage yard

fuel storage yard

mini storage facilities unrelated or normal business operations

outside above ground permanent chemical storage units

adult entertainment

40-4-69 SPECIAL USES. The following uses may be permitted as special uses in the "I-2" District by special-use permit in accordance with **Section 40-10-24**, to-wit:

Any use permitted in the "B-2" & "I-1" District. **(See Sections 40-4-48 and 40-4-60)**

Nursing homes.

Schools.

40-4-70 - 40-4-79 RESERVED.

DIVISION VII - FLOOD PLAIN DISTRICT

40-4-80 **"O-FP" - FLOOD PLAIN OVERLAY DISTRICT.** The "O-FP", Flood Plain Overlay District delineates areas in the vicinity of watercourses and tributaries in the Village subject to special requirement.

In the absence of flood protection measures, these areas are subject to periodic flooding which may result in injury to or loss of life and property, disruption of private and governmental services, impairment of the municipal tax base, and the need for extraordinary relief measures. The regulations of this section are intended to restrict permitted development in flood plains to:

- (A) Uses which inherently have low flood damage potential and
- (B) to other uses allowed in the primary zoning district provided appropriate protective measures have been taken.

40-4-81 **PERMITTED AND/OR SPECIAL USES.** This overlay district has no effect on the classification, whether permitted, special, or prohibited, or uses in the primary zoning district. Rather, this overlay district imposes additional restrictions on both permitted and special uses.

40-4-82 **ADDITIONAL RESTRICTIONS.** All uses, whether permitted or special, that are located in the Village are covered by "O-FP", Overlay District shall not only meet all the applicable requirements of the primary district, but shall also be adequately protected against flood damage. To assure such protection, the Administrator, following consultation with technically-qualified persons, may require as necessary:

- (A) Anchorage or addition of weight to structures to resist flotation;
- (B) installation of watertight doors and bulkheads;
- (C) use of special paints, membranes, or mortars so as to reduce seepage through walls;
- (D) installation of pumps to lower water levels in structures or to relieve external foundation wall flood pressure;
- (E) reinforcement of walls to resist rupture or collapse caused by water pressure or floating debris;
- (F) installation of valves or controls on sanitary and storm drains so that the drains can be closed to prevent backup of sewage or storm runoff into structures;
- (G) location of electrical equipment and appliances above the level of the regulatory flood elevation;
- (H) location of storage facilities for chemicals, explosives, flammable liquids, toxic substances, etc., above the regulatory flood elevation;
- (I) filling and earth-moving to raise the level of proposed building site above the regulatory flood elevation; and/or
- (J) any other reasonable flood protection measures.

In no case shall the Zoning Administrator approve a proposed flood protection measure which would result in an increase in the volume or velocity of floodwater leaving the lot in question.

ARTICLE V

OFF-STREET PARKING AND LOADING

40-5-1 **APPLICABILITY OF ARTICLE.** Off-street parking and loading shall be provided in accordance with this Article for all structures and uses erected or established after the effective date of this Code.

40-5-2 **EXISTING PARKING/LOADING FACILITIES.**

(A) Existing off-street parking or loading facilities located on the same lot as the use served shall not be reduced, or if already less than, shall not be further reduced below the requirements and standards for similar structures or uses.

(B) When an existing structure or use is damaged or destroyed and subsequently repaired or rebuilt, parking/loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored, but additional parking/loading spaces need not be provided.

(C) Whenever the use of any structure or premises is intensified through addition of dwelling units, increased floor area, greater seating capacity, etc., additional off-street parking and loading spaces commensurate with such intensification shall be provided.

(D) Whenever the existing use of a structure is changed to a different use, off-street parking or loading facilities shall be provided as required herein for such new use.

40-5-3 **PARKING LOT DESIGN STANDARDS.** All off-street parking lots shall conform to the standards indicated in the subsections which follow:

NOTE: Standards applicable to all parking areas are indicated by one asterisk (*); standards applicable to all parking areas except those accessory to single- or two-family dwellings are indicated by two asterisks (**).

(A) **Spaces.**

(1) Every off-street parking space shall be at least **ten feet (10')** wide and **twenty feet (20')** long, and shall have at least **seven feet (7')** of vertical clearance. Every space shall be situated so that no part of any parked vehicle overhangs the public right-of-way. (*)

(2) Markings shall be laid and restored as often as necessary to clearly delineate each parking space. (**)

(B) **Interior Aisles.** Aisles within parking lots shall be sufficiently wide to permit safe and efficient vehicular movement in the aisles, and into and out of parking spaces. Aisles designed for two-way traffic shall be at least **twenty-two feet (22')** wide. One-way aisles designed for **sixty degree (60°)** parking shall be at least **eighteen feet (18')** wide. (**)

(C) **Access Ways.**

(1) Parking lots shall be designed so that ingress to or egress from a parking space is from an aisle or driveway, not directly from the public right-of-way. (*)

(2) No access way to any parking lot shall be located within **thirty feet (30')** of any corner formed by the intersection of the rights-of-way of

two (2) or more streets. At intersections where traffic control devices are installed, the Administrator may increase this requirement as necessary to prevent hazards. (*)

- (3) Parking lot access ways (as well as residential driveways) and public streets shall be aligned to form, as closely as feasible, right angles. (*)
- (4) The access way to every parking lot located in any business district or in the Industrial District shall be at least **twenty-four feet (24')** wide unless **two (2)** one-way drives, each **twelve feet (12')** wide are provided. (**)
- (5) The access way to every parking lot located in any residential district or in the Agriculture District shall be at least **ten feet (10')** wide; but if the parking area is longer than **one hundred feet (100')**, access shall be provided either by one two-way drive at least **twenty feet (20')** wide or by two one-way drives, each at least **ten feet (10')** wide. (*).

(D) **Surfacing.** Parking lots shall be graded and improved with a compacted stone base at least **seven inches (7")** thick, surfaced with at least **two inches (2")** of asphaltic concrete or approved comparable material. Parking lots used exclusively for employees are hereby exempt from these requirements, but shall be constructed of an approved dustless surface. (Note: "Oil and Chip" is not comparable material.) (**)

(E) **Lighting.** Any light(s) used to illuminate any parking lot shall be arranged or shielded so as to confine direct light rays within the lot lines of the parking lot to the greatest extent possible and in no case shall the light(s) shine on or into nearby residences. (*)

(F) **Landscaping.** In order to reduce heat and glare, to minimize blowing of dust and trash, and to reduce the oppressive visual effects of large open parking areas, landscaping shall be provided and maintained within every parking lot that contains **twenty (20)** or more parking spaces. Parking lots used exclusively for employees are hereby exempt from these requirements, but shall be constructed on an approved dustless surface. (**)

- (1) A landscaping plan (either a separate document or an element of a more inclusive development plan) shall accompany every application for an Initial Certificate of Zoning Compliance to develop any parking lot that will contain **twenty (20)** or more parking spaces.
- (2) The landscaping plan shall include the following information:
 - (a) Proposed type, amount, size and spacing of plantings, including trees, shrubbery, and ground cover;
 - (b) Proposed size, construction materials, and drainage of landscaped islands; and
 - (c) Sketch indicating proposed spatial relationships of landscaped areas, parking spaces, automobile circulation, and pedestrian movement.

40-5-4 LOCATION OF PARKING. All off-street parking shall be located in conformity with the following requirements:

(A) **For Dwellings.**

- (1) Parking spaces accessory to any dwelling shall be located on the same lot as the dwelling. Such parking spaces shall not be located in any required front yard or required side yard adjacent to a street except in the driveway, but may be located in the side or rear yards.

- (2) Each parking space accessory to a multi-family dwelling shall be unobstructed so that no vehicle need be moved in order to allow another vehicle to enter/exit the parking area; provided that this requirement shall not be applicable to two-family dwellings.
- (B) **For Business/Industrial Use.**
- (1) Every off-street parking space accessory to any business or industrial use shall be located within **five hundred feet (500')** of the use served; provided that no portion of any parking lot for non-residential uses shall extend into any residential district or into the Agriculture District, except by written permission of the Administrator.
- (2) In any business district or in the Industrial District, off-street parking facilities for different buildings or uses may be provided collectively; but only if the total number of spaces so located together is not less than the sum of the separate requirements for each use, and if all other pertinent regulations are observed.
- (3) No commercial vehicle exceeding one ton cargo capacity shall be parked anywhere in a single-family residence, two-family residence, multiple family residence, or mobile housing district (except for normal loading, unloading, and service call), unless a special use permit has been obtained. No vehicle repair work shall be permitted on any parking lot located in a residential district.

40-5-5 DESIGN AND LOCATION OF OFF-STREET LOADING FACILITIES.

All off-street loading facilities shall conform to the minimum standards indicated below:

- (A) **Size of Space.** Every off-street loading space shall be at least **twelve feet (12')** wide and **forty-five feet (45')** long exclusive of aisle and maneuver space, and shall have vertical clearance of at least **fourteen feet (14')**. In no case shall a vehicle being loaded or unloaded overhang into the public right-of-way.
- (B) **Access Way.** Every off-street loading space shall have a safe means of vehicular access to a street or alley. Such access way shall be at least **twelve feet (12')** wide.
- (C) **Surfacing.** Every off-street loading area shall be improved with a compacted stone base at least **seven inches (7")** thick, surfaced with at least **two inches (2")** of asphaltic concrete or approved comparable dustless material. (No "oil and chip")
- (D) **Buffer Strips.** No loading space or area for vehicles over **two (2) ton** cargo capacity shall be developed closer than **fifty feet (50')** to the lot line of any lot located in any Residential District or in the Agricultural District unless such space/area is completely enclosed by walls, a solid fence, or closely planted shrubbery at least **ten feet (10')** in height and of sufficient density to block the view from residential property.
- (E) **Location.** Every off-street loading space shall be located on the same parcel of land as the use served, and not closer than **fifty feet (50')** to the intersection of the rights-of-way of **two (2)** or more streets, and not on any required front yard.

40-5-6 COMPUTATION OF REQUIRED PARKING/LOADING SPACES. In computing the number of parking spaces required by this Code, the Zoning Administrator shall apply the following rules:

(A) In computing parking space requirements based on the number of employees, the maximum number of employees on the premises at any period of the day shall be used. "Employee parking" means **one (1) parking space** shall be required per **one and one-half (1.5) employees**, unless otherwise stated.

(B) In computing parking or loading space requirements on the basis of building floor area, the gross floor area shall be used.

(C) Whenever it is necessary to translate gross parking lot area into number of parking spaces, **three hundred fifty (350) square feet** of gross area shall be deemed **one (1) parking space**.

(D) If computation of the number of parking or loading spaces required by this Code results in a fractional space, any fraction of one-half or more shall be counted as **one (1) space**.

(E) No space or portion thereof needed to satisfy the minimum applicable requirement for number of off-street parking or loading spaces shall be counted as part of the off-street parking or loading spaces required for another structure or use.

40-5-7 NUMBER OF PARKING AND LOADING SPACES REQUIRED. Off-street parking and loading spaces shall be provided as indicated in tabular form below. For any use that is not listed in the table, the same amount of parking and loading space shall be provided as is required for the most similar listed use. The Zoning Administrator shall make the determination of similarity:

USE	PARKING SPACES REQUIRED	LOADING SPACES REQUIRED (IF ANY)
(A) DWELLINGS, LODGINGS:		
Motels, Boarding Houses	1 Space per lodging unit, plus employee parking	1 Space if the use has 20,000 sq. ft. or more of floor area
Modular homes, Mobile homes & Immobilized homes	2 spaces per unit	Not Applicable
Multi-family Dwellings	2 spaces per dwelling unit	Not Applicable
Single-family & two-family dwellings	2 spaces per dwelling unit	Not Applicable
(B) EDUCATIONAL, INSTITUTIONAL, RECREATIONAL		
Churches, assembly halls	1 space per 4 seats in the largest seating area	Not Applicable
Libraries, museums	1 space per 500 sq. ft. of floor area	On review by the Administrator
Nursing homes	1 space per 5 beds, plus 1.5 spaces per employee on the major shift	To 50,000 sq. ft. of floor area - 1 space; 50,001-100,000 sq. ft - 2 spaces
Schools, Elementary and Junior High	1 space for every 20 students that the building is designed to accommodate, plus employee parking	On review by the Administrator

Schools, Senior High	1 space for every 4 students that the building is designed to accommodate plus employee parking	On review by the Administrator
(C) COMMERCIAL, OFFICE, SERVICE:		
NOTE: All commercial and service uses, unless specifically indicated otherwise below.	1 space per 300 sq. ft. of floor area	To 10,000 sq. ft. of floor area - 1 space, more than 10,001 sq. ft - 1 space plus 1 additional space per 50,000 sq. ft. of floor area in excess of 10,000 sq. ft.
Financial Institutions, Walk In	1 space per 300 sq. ft of floor area, plus employee parking	To 30,000 sq. ft. of floor area - none required; 30,001 to 100,000 sq.ft. - 1 space
Financial Institutions, Drive In	5 spaces per teller window	To 30,000 sq. ft. of floor area - none required; 30,001 to 100,000 sq.ft. - 1 space
Beauty and Barber shops	2 spaces per chair, plus employee parking	Not applicable
Bowling Alleys	4 spaces per bowling lane plus additional spaces as required herein for affiliated uses such as restaurants and taverns	Not applicable, except as required for affiliated uses
Car Wash	3 spaces per wash lane	Not Applicable
Furniture and appliance stores	1 space per 600 sq.ft. of floor area	To 25,000 sq. ft. of floor area - 2 spaces; more than 25,000 sq. for. of floor area - 2 spaces, plus 1 additional space per 25,000 sq. ft. of floor area in excess of 25,000 sq. ft.
Home Occupations	1 space per 150 sq. ft. of floor area devoted to the home occupation in addition to the parking requirements for the dwelling	Not Applicable
Offices, generally but not medical/dental offices	1 space per 300 sq. ft. of floor area	To 30,000 sq. ft. of floor area - none required; 30,001 - 100,000 sq. ft. - 1 space
Offices, medical/dental	1 space per 200 sq. ft. of floor area or 3 spaces per professional, whichever is greater	Not Applicable
Mortuaries	1 space per 5 seats plus 1 space per funeral vehicle, but not less than 20 spaces per chapel or state room	1 space per 10,000 sq. ft. or more of floor area

Restaurants, refreshment stands - Sit Down	1 space per 4 seats or 1 space per 50 sq. ft. or floor area whichever is greater	1 space per structure having 10,000 sq. ft. or more floor area
Restaurants, refreshment stands - Drive In	1 space per 25 sq. ft. of floor area	1 space per structure having 10,000 sq. ft. or more floor area
Service Stations	2 spaces per service stall, plus employee parking	Not Applicable
Taverns	1 space per 2 seats or 1 space per 50 sq. ft. of floor area, whichever is greater	1 space per structure having 10,000 sq. ft. or more of floor area
Theaters, Indoor	1 space per 4 seats	Not Applicable
Theaters, Drive In	On Review by the Administrator	Not Applicable
Vehicle Sales (autos, boats, trailers, etc.)	1 space per 600 sq. ft. of enclosed floor area plus: Up to 10,000 sq. ft. of open lot area devoted to sale/display of vehicles - 1 space per 2,500 sq. ft. of open lot area. Above 10,000 sq. ft. - 4 spaces plus 1 additional space per 5,000 sq. ft. of open lot area in excess of 10,000 sq. ft.	To 25,000 sq. ft. of floor area and open lot area - 2 spaces. More than 25,000 sq. ft. of floor area and open lot area - 2 spaces plus 1 additional space per 25,000 sq. ft. in excess of 25,000 sq. ft.
<u>(D) INDUSTRIAL</u>		
Any manufacturing, warehousing, or other industrial use	Employee parking - 1 space per 1.5 employees plus 1 space per company vehicle; plus 1 visitor space per 25 employees on the major shift	To 20,000 sq. ft. of floor area - 1 space; 20,001 - 50,000 sq. ft. - 2 spaces; 50,001 - 90,000 sq. ft. - 3 spaces; above 90,000 sq. ft. 3 spaces plus 1 additional space per 50,000 sq. ft. of floor area in excess of 90,000 sq. ft.

ARTICLE VI - SIGN REGULATIONS

40-6-1 GENERAL PROHIBITION. Any sign not expressly permitted in this Article shall be deemed prohibited.

40-6-2 COMPUTATION OF SIGN AREA ALLOWANCE. Within the limitations and restrictions as further provided in this Article, the total area of all signs which an establishment is permitted to display shall be computed according to the following formula:

One (1) square foot of sign area per **one (1) foot** of street frontage or **two (2) square feet** of sign for each lineal foot of the front width of the business.

provided, however, that no establishment in any district shall display more than **three hundred (300) square feet** of sign on any street front. All permanent signs will require a Sign Permit Fee be paid to the Village.

40-6-3 DEFINITION OF SIGN AREA. As used in this Article, the term "sign area" means the area of one imaginary square or rectangle which would completely enclose all the letters, parts, or symbols of a sign. (See Figures 3 and 4 at the End of the Code)

40-6-4 SPECIAL SITUATIONS.

(A) Except as specifically provided otherwise in this Article, if an establishment has ground on **two (2)** or more streets, each side having such frontage shall be considered separately for purposes of determining compliance with the provisions of this Article. However, the area allowance for signs shall not be aggregated so as to permit such establishment to display on any one frontage a greater area of signs than would be permitted by application of the formula set forth above.

(B) The side of the establishment adjacent to an off-street parking area shall not be deemed frontage unless the establishment has no other frontage.

40-6-5 SIGNS TO BE NON-HAZARDOUS, WELL-MAINTAINED.

(A) No sign shall be erected, relocated or maintained so as to prevent free access or egress from any door, window, fire escape, or driveway.

(B) No sign shall be erected or maintained in such a manner that it interferes with, obstructs the view of, or is likely to be confused with any authorized traffic control device.

(C) Every sign shall be designed and constructed in conformity with any applicable provisions of the adopted Building Code.

(D) Every sign and appurtenance shall be maintained in a neat and attractive condition by its owner. The sign supports shall be kept painted to prevent rust or deterioration.

40-6-6 **ILLUMINATION.** Illumination of signs is permitted, subject to the following requirements:

(A) No sign shall employ red, yellow, or green lights in such a manner as to confuse or interfere with vehicular traffic.

(B) No sign other than those providing time and temperature information shall have blinking, flashing, or fluttering lights or any other illuminating device which has a changing light intensity, brightness, or color; provided, however, that this provision shall not apply to any message on any electronically operated, changeable sign.

(C) The light from any illuminated sign shall be shaded, shielded, or directed so that it creates neither a nuisance to adjacent property nor a traffic hazard.

40-6-7 **NONCONFORMING SIGNS.** A nonconforming sign means any lawfully erected sign or billboard that does not conform to one or more provisions of this Article or any amendment thereto.

40-6-8 **RESTRICTIONS** Any nonconforming sign as defined in **Section 40-6-7** that does not pose an imminent peril to life or property may lawfully remain subject to all the restrictions on the enlargement, alteration, or relocation, or reconstruction of nonconforming structures set forth in **Article VIII** of this Code; provided as follows:

(A) Merely changing the message displayed on a nonconforming sign shall not be construed as a prohibited alteration;

(B) Whenever any sign is nonconforming solely because it is appurtenant to a nonconforming commercial/industrial use located in the Agricultural District or in any residential district, the sign shall be treated in the same manner as it would be if it were appurtenant to a commercial/industrial use located in any Business District or in the Industrial District.

40-6-9 **STRICTLY PROHIBITED SIGNS.** Except as specifically noted otherwise, henceforth, the following signs and street graphics are strictly prohibited throughout the Village:

(A) Signs attached to trees, fences or public utility poles, other than warning signs posted by government officials or public utilities.

(B) Defunct signs, including the posts or other supports therefor that advertise or identify an activity, business, product, or service no longer conducted on the premises where such sign is located.

(C) Roof-mounted signs, that project or protrude above the highest point of the roof.

(D) Mobile/portable marquees, except that they may be permitted as a temporary sign. (See **Section 40-6-13**)

40-6-10 **SIGNS PERMITTED IN ANY DISTRICT.** Any sign or other street graphic enumerated below that complies with the indicated requirements is permitted in any district of the Village. Such signs or street graphics shall not be debited against the displaying establishment's sign area allowance. (See **Section 40-6-2**)

(A) **Construction Signs** identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, and/or announcing the character or purpose of the building, but not advertising any product: Such signs shall not exceed **twenty-four (24) square feet** in area, shall be confined to the site of the construction, and shall be removed within **fourteen (14) days** after the intended use of the project has begun.

(B) **Real Estate Signs** indicating the sale, rental, or lease of the premises on which they are located: Such signs on residential property shall not exceed **six (6) square feet**; on other property, such signs shall not exceed **sixteen (16) square feet**. Not more than **one (1) real estate sign** per street front shall be erected on any lot. Such signs shall be removed within **seven (7) days** of the sale, rental or lease.

(C) **Political Signs** announcing candidates seeking public office and/or political issues or questions to be voted upon at an upcoming election or referendum:

In any Agricultural or Residential Districts, signs may be displayed on any lot or premises. Individual signs may not exceed **two (2) feet** in height or width and total signage may not exceed **sixteen (16) square feet**.

In all other district, signs may be displayed on any lot or premises and total signage shall not exceed **thirty-two (32) square feet**.

In all districts, the display of political signs is limited to **sixty (60) days** before and **seven (7) days** after the election of referendum to which they pertain. Compliance with this section shall be the responsibility of the land owner. Limitations set forth in this section shall apply to flush mounted signs, window signs, and all other political signs, interior or exterior, displayed to the public.

(D) **Garage Sale Signs** advertising a garage or yard sale to be held on private residential property: such signs shall not exceed **four (4) square feet**, and shall not be posted for longer than **five (5) days**.

(E) **Public Interest Signs and Street Banners.** Publicizing a charitable or non-profit event of general public interest: in the Agricultural District, and in any Residential District, public interest signs shall not exceed **thirty-two (32) square feet**. Public interest signs and street banners shall be permitted only for **sixty (60) days** before and **seven (7) days** after the event.

(F) **Governmental, Public and Directional Signs:** Such as traffic control signs; railroad crossing signs; legal notices; signs indicating the location or underground cables; no trespassing sign; no parking signs; signs indicating the entrances and exits of parking lots; signs indicating the location of public telephones; restrooms; etc, and so forth.

(G) **Institutional Signs** identifying a public, charitable, or religious institution: Such signs shall be located on the premises of such institution, shall not obstruct the vision of motorists, and shall not exceed **twenty-four (24) square feet**.

(H) **Integral Signs** carved into stone or inlaid so as to become part of the building, and containing such information as date of erection, name of building and memorial tributes.

(I) **Home Occupation Signs** identifying only the name and occupation of the residents: Home occupation signs shall not be illuminated, and shall not exceed **four (4) square feet**.

(J) **Subdivision Entrance Sign** identifying a residential subdivision or apartment complex: Such signs shall contain no commercial advertising, and shall not exceed **twenty (20) square feet**.

(K) Permanent House Numbers and/or Permanent Name of Occupant Signs located on the lot to which the sign applies: Such signs shall not exceed **two (2) square feet** for single-family dwellings, nor **six (6) square feet** for multiple-family dwellings.

(L) Signs Located in the Interior of Any Building or within an enclosed lobby or court of any building or group of buildings, provided such signs are designed and located to be viewed exclusively by the patrons or residents of such buildings.

40-6-11 AGRICULTURAL; RESIDENTIAL DISTRICT. No sign other than those listed in **Section 40-6-10** shall be erected in the Agricultural District or in any Residential District.

40-6-12 BUSINESS; INDUSTRIAL DISTRICTS. No establishment located in any Business District or in the Industrial District shall display on any street front a total area of sign in excess of the allowance derived by application of the formula set forth in **Section 40-6-2** and **40-6-10**.

Additionally, signs in any Business District or in the Industrial District shall conform to the requirements indicated in the subsections below:

(A) Flush Mounted Signs. No flush-mounted (wall) sign shall:

- (1) Project more than **eighteen inches (18")** from the wall or surface to which it is attached; or
- (2) Extend above the roof line of the building to which it is attached.

(B) Window Signs. Signs permanently mounted in display windows shall not be debited against the sign area allowance of the particular establishment.

(C) Projecting Signs. No establishment shall display more than **one (1)** projecting sign on any street front. No projecting sign shall:

- (1) Project above the roof line of the building to which it is attached; or
- (2) Extend below a point **eight feet (8')** above the ground or pavement; or
- (3) Project over a driveway or beyond the curbline of any public street; or
- (4) Project more than **four feet (4')** from the building to which it is attached; or
- (5) Extend to a point higher than **twelve feet (12')** above ground level.

(D) Canopy or Marquee Signs. Signs mounted flush on any canopy or marquee shall be considered flush-mounted (wall) sign, and shall meet the requirements of **Subsection 40-6-12(A)**. Signs suspended beneath a canopy or marquee shall be considered projecting signs, and shall meet the requirements of **Subsection 40-6-12(C)**.

(E) Freestanding Signs. No establishment shall display more than **one (1)** freestanding sign on any street front. Freestanding signs, whether mounted on the ground or post-mounted, shall comply with the following regulations:

- (1) No part of any freestanding sign shall intrude into any public right-of-way. No part of any freestanding sign that extends below a point **ten feet (10')** above the ground or pavement shall be located closer than **ten feet (10')** from the public right-of-way line.
- (2) The area of any freestanding sign, calculated in accordance with **Subsection 40-6-3** shall not exceed **one hundred (100) square feet** in a "B-1" District or **one hundred fifty (150) square feet** in a "B-2" District.

- (3) When attached to its structural supports, no part of any freestanding sign shall extend more than **thirty-five feet (35')** above the ground or pavement.
- (4) The length or width of any freestanding sign shall not exceed **twelve feet (12')**.

(F) **Billboards.** Billboards and other off-premises advertising signs are strictly prohibited in every district except the Industrial District. No billboard shall:

- (1) Be stacked on top of another billboard; or
- (2) Be located closer than **twenty-five feet (25')** to any lot line or any public right-of-way; or
- (3) Be located closer than **five hundred feet (500')** from any other billboard on the same side of the roadway; or
- (4) Extend more than **twenty feet (20')** above the ground or pavement;
- (5) Exceed **three hundred (300) square feet** in area.

40-6-13 TEMPORARY SIGNS. Temporary signs shall not remain in place for a period of more than **thirty (30) days** except when the Zoning Administrator extends the time period for an additional **ninety (90) days**. Any further time extension shall thereafter be applied for through Zoning Board of Appeals and the Board may grant such time extension as seems reasonable and necessary in compliance with this Article. (A permit is required).

ARTICLE VII**ADDITIONAL SUPPLEMENTARY REGULATIONS**

40-7-1 APPLICABILITY OF ARTICLE. This Article establishes lot and structure requirements and design/operational standards for specific, potentially troublesome structures and uses. These regulations apply in every zoning district where the specific structure or use is permitted or allowed by special-use permit; but if more stringent regulations are applicable in any particular district, such regulation shall prevail.

40-7-2 AGRICULTURAL ACTIVITIES.

(A) **Farm Animals.** No barn, stable, shed, or other structure intended to shelter farm animals shall be erected closer than **three hundred feet (300')** to any existing dwelling, or closer than **three hundred feet (300')** to any lot line of residential property, whichever distance is greater. Similarly, fences shall be erected or other means shall be taken to prevent farm animals from approaching closer than **three hundred feet (300')** to any existing dwelling or closer than **three hundred feet (300')** to any lot line or residential property, whichever distance is greater.

(B) **Farm Equipment/Commodities.** No agricultural equipment or commodities (including, but not limited to, baled crops, fertilizer, pesticides/herbicides) shall be stored outdoors closer than **three hundred feet (300')** to any existing dwelling or closer than **three hundred feet (300')** to any lot line of residential property, whichever distance is greater. If said equipment/commodities are stored within a completely enclosed structure, said structure shall be located at least **one hundred feet (100')** from any lot line of residential property.

(C) **Barbed Wire/Electrical Fences.** See Section 40-7-3(A).

40-7-3 FENCES, WALLS.

(A) It shall be unlawful for any person to erect or maintain any barbed wire or other such sharp, pointed fence below **eight feet (8')** in height and no electrically charged fence shall be erected or maintained, except in an agricultural or conservation zone district.

(B) No fence, wall, or other obstruction shall be erected within any public right-of-way or utility easement, except by written permission of the Zoning Administrator.

(C) No fence, wall or other obstruction shall be erected in violation of the Illinois Drainage Code, **Illinois Compiled Statutes, Chapter 70, 605/2-1 through 605/2-13**, as amended from time to time.

(D) Structures, fences, walls and hedges in any district may be located on lot lines, provided such structures, fences, walls and hedges exceeding **six feet (6')** in height shall be subject to the minimum yard requirements of the district in which such fences are located.

(E) Every fence, wall or other obstruction shall conform to the special height restrictions applicable in areas near intersections. (See Section 40-3-13(B))

40-7-4 HOME OCCUPATIONS.

(A) **Limitations on Use.** A home occupation shall be considered a special-use in any residence district, provided the home occupation is subject to the following limitations.

- (1) The use shall be clearly incidental and secondary to the use of the dwelling and dwelling purposes and shall not change the character of use as a dwelling.
- (2) The total area used for the home occupation shall not exceed **one-half (1/2)** the floor area of the user's living unit.
- (3) There shall be no exterior advertising other than identification of the home occupation by a sign which shall be attached to the dwelling or the accessory building and shall not exceed **two (2) square feet** in area and which shall not be illuminated.
- (4) There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.
- (5) There shall be no offensive noise nor shall there be vibrations, smoke, dust, odors, heat or glare noticeable at or beyond the property line.
- (6) There shall be no storage or use of toxic, explosive or other dangerous or hazardous materials upon the premises.
- (7) A home occupation, including studios or rooms for instruction, shall provide off-street parking area adequate to accommodate needs created by the home occupation.
- (8) The use must be in conformance with all valid covenants and agreements recorded with the County Recorder of Deeds, covering the land underlying the dwelling.
- (9) A home occupation permit may be issued for any use allowed by the Zoning Code, providing all other criteria for issuance of a home occupation permit are met. No home occupation permit shall be issued for any other use.

(B) **Permit Required.** A home occupation shall not be permitted without a business license being granted by the Zoning Board of Appeals, which shall determine whether or not the proposed home occupation complies with all applicable laws and ordinances.

- (1) The applicant for a home occupation permit shall be responsible for providing a list of surrounding landowners and tenants. (**See Section 40-10-26**)
- (2) A hearing upon the application shall be held in accordance with the rules and regulations of the Zoning Board of Appeals.

(C) **Activities Not Covered.** No home occupation permit shall be required for activities such as telecommuting, involving no outside sign, little or no increase in traffic, and with only occasional visits by members of the public to the home. As used in this section, "telecommuting" means working in the home by using a computer terminal connected by the telephone line to a central office or central computer.

(D) **Parking.** (**See Section 40-5-7**)

(E) **Signs.** (**See Section 40-6-10**)

(F) **When Permitted.** Notwithstanding other sections of this Article a home occupation may be conducted in zones B-1, B-2, MR-1, MR-2, MP-1, SR-1 and SR-2, provided that it shall be unlawful to conduct such home occupation without the prior issuance of a home occupation permit or home occupation conditional use permit, except for the following: (i) a public auction provided that such auction is held no more than one time each calendar year and

takes place for no more than **two (2)** consecutive days; (ii) garage sales, subject to the conditions set forth below; and (iii) minor's miscellaneous seasonal work.

- (1) **Garage Sale Signs** advertising a garage or yard sale to be held on private residential property: such signs shall not exceed **four (4) square feet**, and shall not be posted for longer than **five (5) days**. It shall be unlawful to conduct a garage sale unless such sale is in compliance with the following requirement:
 - (a) Sales shall last no longer than **three (3) consecutive days**.
 - (b) Sales are held no more than twice yearly at any one location.
 - (c) Sales are conducted on a person's then owned or rented dwelling property provided that multi-family sales are permitted if they are held on property then owned or rented for dwelling purposes by one of the participants.
 - (d) No goods purchased for resale may be offered for sale.
 - (e) No consignment goods may be offered for sale.
 - (f) Directional signs may be placed on the City right-of-way in a location that does not obstruct the traveled portion of a street or obstruct a sidewalk, or obstruct the view of vehicle drivers or pedestrians or other vehicles or users of the streets and sidewalks.
 - (g) All directional advertising signs shall be freestanding and shall be removed after completion of the sale.
 - (h) No directional or advertising signs shall be larger than **four (4) feet by four (4) feet**.
 - (i) No directional or advertising signs shall not be attached to any tree, poles or signs that are Village or state property in any way. Such signs will be removed, if violated.
 - (j) Homeowner or rental property must have liability insurance on said property having yard or garage sale.

(Ord. No. 05-484; 03-03-05)

40-7-5 JUNK YARDS.

(A) No part of any junk yard, which includes any lot on which **three (3)** or more inoperable vehicles are stored, shall be located closer than **five hundred (500) feet** to the boundary of any residential district.

(B) All vehicles, parts, and equipment shall be stored within a completely enclosed structure or within an area screened by a wall, solid fence, or closely-planted shrubbery at least **ten (10) feet** high and of sufficient density to block the view from adjacent property. **(See definition of "Junk Yard")**

40-7-6 NURSING HOMES.

(A) The lot on which any nursing home is situated shall have a minimum width and depth of **two hundred (200) feet**, and a minimum area of **two (2) acres**.

(B) The principal building of any nursing home shall be located at least **twenty-five (25) feet** from all lot lines.

40-7-7 RECREATIONAL VEHICLES. The regulations of this section do not apply to travel trailers or other recreational vehicles parked in a permitted travel trailer park that conforms to the pertinent requirements of the Mobile Housing Code. The requirements of paragraphs (A), (C) and (D) to not apply to travel trailers or other recreational vehicles parked on a permitted recreational vehicles sales lot.

(A) Not more than **two (2)** travel trailers or recreational vehicles shall be parked on any lot. They shall not be parked on a street.

(B) No travel trailer or other recreational vehicle shall be used as a dwelling.

(C) No travel trailer or other recreational vehicle shall be used as an office or for any other commercial purpose.

(D) Travel trailers or recreational vehicles shall be required to have setbacks as required for accessory buildings.

(E) No travel trailer or other recreational vehicle shall be parked on any front yard.

(F) No unlicensed mobile home may be located in a travel trailer or recreational vehicle park.

40-7-8 SERVICE STATIONS.

(A) All gasoline pumps and other service facilities shall be located at least **twenty-five (25) feet** from any street right-of-way line, side lot line, or rear lot line.

(B) Every access way shall be located at least **two hundred (200) feet** from the principal building of any fire station, school, public library, church, park or playground, and at least **thirty (30) feet** from any intersection of public streets.

(C) Every device for dispensing or selling milk, ice, soft drinks, snacks, and similar products shall be located within or adjacent to the principle building.

(D) All trash receptacles, except minor receptacles adjacent to the gasoline pumps, shall be screened from view.

(E) Whenever the use of a service station has been discontinued for **twelve (12) consecutive months** or for **eighteen (18) months** during any **three (3) year** period, the Administrator shall order that all underground storage tanks be removed or filled with material approved by the Fire Chief.

(F) A permanent curb of at least **four (4) inches** in height shall be provided between the public sidewalk and the gasoline pump island, parallel to and extending the complete length of the pump island.

40-7-9 SWIMMING POOLS.

(A) No private swimming pool shall be located in any front yard or closer than **ten (10) feet** to any side or rear lot line.

(B) Every swimming pool that is more than **two (2) feet** deep shall be enclosed by a wall or fence at least **four (4) feet** in height. The passage through such wall or fence shall be equipped with a locking gate, a locking ladder or a removable ladder. Gates and ladders must be locked when not in use to prevent unauthorized entry.

(C) All lights used to illuminate any swimming pool shall be arranged or shielded so as to confine direct light rays within the lot lines to the greatest extent possible.

40-7-10 UTILITY SUBSTATIONS. Every electrical substation, gas regulator station, telephone exchange facility, private sewage treatment plant, private water storage facility, or similar facility shall be deemed a special use, and shall conform to the following regulations:

(A) Every lot on which any such facility is situated shall meet the minimum area and dimensions requirements of the district in which it is located. Every part of any such facility shall be located at least **twenty-five (25) feet** from all lot lines, or shall meet the district setback requirements, whichever is greater.

(B) In any residential district, every such facility shall be designed, constructed, and operated so that it is compatible with the residential character of the area.

(C) Screening at least **ten (10) feet** in height and of sufficient density to block the view from adjacent property shall be installed around every such facility. Furthermore, if the Administrator determines that the facility poses a safety hazard (for example, if there are transformers exposed), he shall require that a secure fence at least **ten (10) feet** in height be installed behind any planting screen.

40-7-11 LIGHTING CONTROLS. Any light used for the illumination of signs, parking areas, swimming pools, or for any other purpose, shall be arranged in such a manner as to direct the light away from neighboring residential properties and away from the vision of passing motorists.

40-7-12 PARABOLIC OR DISH SHAPED ANTENNAS: REQUIREMENTS. Parabolic or dish-type antennas located outside of the business or residence shall meet the following requirements:

(A) Maximum number per business lot or residence lot shall be **one (1) antenna**. Businesses selling these dishes shall be allowed a maximum of **three (3)** and **one (1)** of these shall be allowed in front of the building.

(B) The parabolic or dish-type antenna shall be located in the rear yard, except that when the main building is on a corner lot, the parabolic or dish-type antenna cannot be closer to the adjoining side street than the main building is permitted to be located.

(C) The parabolic or dish-type antenna shall be placed in the rear yard, except that if a usable satellite signal cannot be obtained from the rear yard, the antenna may be located on the side yard of the property, subject to the approval of the Zoning Administrator and subject to the other requirements of this Section.

In the event that a usable satellite signal cannot be obtained from the rear or side yard of the property, such antenna may be placed on the roof of a structure subject to the approval of the Zoning Administrator and subject to the other requirements of this Section.

(D) Screening shall be as deemed necessary by the Zoning Administrator for commercial installations.

(E) All parts of the parabolic or dish-type antenna structure must be a minimum of **three (3) feet** from all property lines of the lot.

(F) The parabolic or dish-type antenna shall be mounted on a steel pipe support anchored in accordance with the adopted building code for wind load, together with the base, shall not extend more than **fifteen (15) feet** above the ground. In the event that a usable signal cannot be obtained at a height of **fifteen (15) feet** then a pole may be raised to the minimum height necessary to obtain a clear signal for the installation. The main diameter of the parabolic or dish-type antenna shall not exceed **eleven (11) feet**.

(G) All petitions for a variance from the provisions of this Section shall be heard by the Zoning Board of Appeals and as provided in Article X, Division III.

(H) An Initial Certificate of Zoning Compliance shall be required prior to erection of any such parabolic or dish-type antenna.

(I) No parabolic or dish-type antenna shall be roof mounted unless the size is **six (6) feet** or less in diameter and is mounted on the rear portion of the roof.

(J) No parabolic or dish-type antenna shall be used or serve as a sign for the purpose of advertisement by a business or commercial unit.

(K) **Nuisance and Injunction.** Any violation of this Section is hereby declared to be nuisance. In addition to any other relief provided by this Code, the Village Attorney may apply to a Court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this Section. Such application for relief may include seeking a temporary restraining order, temporary injunction and permanent injunction.

(L) This Section shall not apply to any existing parabolic or dish-type antennae which have been installed prior to the effective date of this Code.

(M) This Section does not apply to **twenty-four (24) inch** or less parabolic or dish-type antenna that are affixed to the structure.

40-7-13 EXTERIOR BUILDING DESIGN AND MATERIALS.

(A) All exterior building materials shall be high durability and quality and require low maintenance, and must be of brick and brick-like masonry, vinyl, wood siding, architectural panels such as Alucabond or approved equal, glass or architectural pre-cast concrete or comparable material.

(B) Exterior material not allowed include metal panels or metal siding, steel panels or steel siding, concrete block or comparable metal or concrete block-like materials and wood panels except as provided in subsections (D) and (E) below.

(C) All exterior building materials including metal roofing materials shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permit.

(D) Metal roofing materials such as 29-gauge Standing Seam (Seam Loc 24), Strong panel, or other metal roofing materials of like kind and quality may be permitted in zoning districts SR-1, SR-2, MR-1, MR-2, MH-1, B-1 and B-2 subject to review and approval of the Zoning Administrator as set forth above in subsection (C).

(E) Residential metal siding materials such as 29-gauge Standing Seam (Seam Loc 24), Strong panel or other residential metal or aluminum siding materials of like kind and quality may be permitted in zoning districts, SR-1, SR-2, MR-1, MR-2, and MH-1 subject to the review and approval of the Zoning Administrator as set forth above in subsection (C).

(F) The provisions of this Section shall apply only in zoning districts SR-1, SR-2, MR-1, MR-2, MH-1, B-1 and B-2.

(G) This Section shall apply only to new construction and/or buildings being remodeled on the exterior of structure.

(Ord. No. 01-446; 04-19-01)

ARTICLE VIII - NONCONFORMITIES

40-8-1 **PURPOSE OF ARTICLE.** The requirements imposed by this Code are designed to guide the use of land by encouraging the development of structures and uses that are compatible with the predominate character of each of the various districts. Lots, structures, and uses of land or structures that do not conform to the requirements of the district in which they are located then to impede appropriate development. For example, NONCONFORMITIES are frequently responsible for heavy traffic on residential streets, the overtaking of parking facilities, the creation of nuisances, and/or the lowering of property values. The regulations of this Article are intended to alleviate such existing/potential problems by encouraging the gradual elimination of nonconformities.

40-8-2 **NONCONFORMING LOTS.** If the Zoning Board of Appeals grants a variance for any vacant lot that does not conform to one or more of the lot size (area dimensions) requirements of the district in which it is located, that lot may, nonetheless, be developed for any use permitted in that district if such vacant lot:

- (A) was recorded in the office of the County Recorder of Deeds prior to the effective date of this Code (or pertinent amendment thereto); and
- (B) is at least **fifty feet (50')** wide.

40-8-3 **TWO OR MORE LOTS IN COMMON OWNERSHIP.** If **two (2)** or more lots or combinations of lots and portions of lots with continuous frontage were of record and in common ownership on the effective date of this Code, and if **one (1)** or more of those lots does not meet the minimum lot width, depth, or area requirements of the district in which it is located, the land involved shall be considered an individual parcel. No portion of any such parcel shall be developed except in compliance with this Code, nor shall any such parcel be divided so as to create a lot that does not meet the requirements of this Code.

40-8-4 **NONCONFORMING STRUCTURES.** Any otherwise lawful structure which exists on the effective date of this Code, but which could not be erected under the terms of this Code because of requirements/restrictions concerning lot size, height, setbacks, or other characteristics of the structure or its location on the lot, may lawfully remain, subject to the following provisions.

(A) **Maintenance.** A nonconforming structure may be maintained by ordinary repairs.

(B) **Enlargement, Alterations.** A nonconforming structure shall not be enlarged or altered in any way which increases its nonconformity.

(C) **Relocation.** A nonconforming structure shall not be moved unless, after relocation, it will conform to all the regulations of the district in which it will be situated.

(D) **Reconstruction.** No structure which is destroyed or damaged by any means shall be reconstructed if the Administrator determines that the cost of such reconstruction exceeds **fifty percent (50%)** of the structure's market value at the time of loss, unless after reconstruction the structure will conform to all applicable regulations of the district in which it is located. In the event the Administrator determines the estimated cost of reconstruction is less than **fifty percent (50%)** of

the structure's market value at the time of the loss, repairs or reconstruction shall be permitted, provided such work starts within **six (6) months** from the date the damage occurred and is diligently prosecuted to completion.

The Administrator may require that the reconstruction cost estimate be made by a bona fide construction contractor, and that the structure's market value at the time of loss be determined by a licensed real estate appraiser. The owner of the damaged structure shall be responsible for obtaining these estimates for the Administrator.

As an alternative, the market value may be determined by the Administrator by using the "state equalized assessed value" multiplied by the number three (3).

The provisions of paragraph (D) shall not apply to single-family dwellings.

40-8-5 NONCONFORMING USES OCCUPYING A STRUCTURE. If any lawful use occupying a structure exists on the effective date of this Code, but would not be allowed under the terms of this Code, such use may lawfully continue, subject to the following provisions:

(A) **Maintenance.** Any structure housing a nonconforming use may be maintained through ordinary repairs.

(B) **Enlargement- Alteration- Reconstruction- Relocation.** No structure housing a nonconforming use shall be enlarged, structurally altered, reconstructed, or relocated unless the use of the structure is changed to a permitted use.

(C) **Extension of Use.** No conforming use may be extended to any part(s) of the structure not intended or designed for such use, nor shall the nonconforming use be extended to occupy and land outside such structure.

(D) **Change of Use.** A nonconforming use occupying a structure may be changed to a similar use, to a more restrictive use, or to a conforming use. Such use shall not thereafter be changed to a less restrictive use.

(E) **Discontinuance of Use.** When a nonconforming use of a structure or of a structure and premises in combination is discontinued for **twelve (12) consecutive months**, the nonconforming use shall not thereafter be resumed. Any discontinuance caused by government action and without any contributing fault by the nonconforming user shall not be counted in calculating the length of discontinuance.

40-8-6 NONCONFORMING USES OF LAND. Any lawful use of land existing on the effective date of this Code that would not be permitted under the terms of this Code may lawfully continue, subject to the following provisions:

(A) **Intensification or Extension of Use.** A nonconforming use of land shall not be intensified or extended to occupy a greater area of land than was occupied by such use on the effective date of this Code.

(B) **Relocation.** No nonconforming use of land shall be moved, in whole or in part, unless such use, upon relocation, will conform to all pertinent regulations of the district in which it is proposed to be located.

(C) **Change of Use.** Whenever a nonconforming use of a building has been changed to a more restrictive use or to a conforming use, such use shall not thereafter be changed to a less restrictive use. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or more restricted classification.

(D) **Discontinuance.** When a nonconforming use of land is discontinued for a period of **twelve (12) consecutive months**, it shall not thereafter be resumed, and any subsequent use of such land shall conform to the applicable district regulations. Any discontinuance caused by government action and without any contributing fault by the owner or operator shall not be counted in calculating the length of discontinuation.

40-8-7 **NONCONFORMITIES UNDER PERMIT AUTHORITY.** The regulations of this article shall not apply to any change in an existing structure or to any change in the use of a structure or of land for which a permit was issued prior to the effective date of this Code or any pertinent amendment thereto, provided that the work authorized by such permit is completed within a reasonable time.

(A) Any structure lawfully or unlawfully constructed in accordance with previous regulations and existing in damaged condition on the effective date of this Code, or upon annexation by the Village shall comply with the requirements of **Section 40-8-4(D)**. If such structures are not allowed to be repaired, or are not repaired **six (6) months** of the effective date of this Code or of the date of annexation by the Village, such structure shall be ordered to be demolished in accordance with the applicable codes by the Administrator.

ARTICLE IX

ADMINISTRATION AND ENFORCEMENT

40-9-1 **APPOINTMENT AND DUTIES OF ZONING ADMINISTRATOR.** There is hereby established the office of Zoning Administrator, who shall be appointed by the Mayor, with the advice and consent of the Village Board for a term of **two (2) years**.

40-9-2 **DUTIES.** The Zoning Administrator is hereby authorized and directed to administer and enforce the provisions of this Code. This broad responsibility encompasses, but is not limited to, the following specific duties:

(A) To review and pass upon applications for initial and final certificates of zoning compliance;

(B) To inspect lots, structures, and uses to determine compliance with this Code, and where there are violations, to initiate appropriate corrective action;

(C) To review and forward to the Zoning Board of Appeals all appeals and applications for variances, special-use permits, and forward all amendments to the Plan Commission.

(D) To maintain up-to-date records of matters related to this Code, including, but not limited to, district maps, certificates of zoning compliance, special-use permits, variances, interpretative decisions of the Zoning Board of Appeals, amendments and all applications/documents related to any of these items;

(E) To republish the zoning district map not later than **March 31st** if any rezoning or annexations have been approved during the preceding calendar year;

(F) To provide information to the general public on matters related to this Code; and

(G) To perform such other duties as the Board of Trustees may prescribe from time to time.

40-9-3 **INITIAL CERTIFICATES OF ZONING COMPLIANCE.** Upon the effective date of this Code, no land shall be developed, no new use or structure shall be established or erected, and no existing use or structure shall be enlarged, extended, altered, relocated, or reconstructed until an initial certificate of zoning compliance has been issued. The Administrator shall not issue an initial certificate of zoning compliance unless he determines that the proposed activity conforms to the applicable provisions of this Code.

40-9-4 **APPLICATION.** Every applicant for an initial certificate of zoning compliance shall submit to the Administrator, in graphic and/or narrative form, all the items of information listed below that are applicable to the particular project. The Administrator shall decide which items are applicable. **(NOTE: Filing fee required in Section 40-9-14)**

ITEMS OF INFORMATION

(A) Name and address of the applicant;

(B) Name and address of the owner or operator of the proposed lot, structure or use, if different from (A);

- (C) Brief, general description/explanation of the proposal;
- (D) Location of the proposed lot, use or structure, and its relationship to adjacent lots, uses or structures. If the property corner markers are not accurately located or non existent, the Zoning Administrator may require a legal boundary survey;
- (E) Area and dimensions of the site, for the proposed structure or use;
- (F) Existing topography of the site, and proposed finished grade;
- (G) Existing and proposed screening, landscaping, and erosion control features on the site, including the parking area;
- (H) Height and setbacks of the proposed structure;
- (I) Number and size of proposed dwelling units, if any;
- (J) Location and number of proposed parking/loading spaces and access ways;
- (K) Identification and location of all existing or proposed utilities, whether public or private; and/or
- (L) Any other pertinent information that the Administrator may require.

40-9-5 DURATION OF CERTIFICATE. Initial certificates of zoning compliance shall be valid for **one (1) year**, or until revoked for failure to abide by a corrective action order. The Administrator may renew initial certificates of zoning compliance for successive one-year periods upon written request, provided the applicant is making a good faith effort to complete the authorized work.

40-9-6 RELATIONSHIP TO BUILDING PERMITS. Upon effective date of this Code, no building permit for the erection, enlargement, extension, alteration, or reconstruction of any structure shall be issued until the applicant for such permit has properly obtained an initial certificate of zoning compliance pertaining to such work.

The Village in compliance with the Illinois Architecture Practice Act of 1989 and effective **January 1, 1992 (See 225 ILCS 305/1 et seq.)** required that all new construction and structural renovations of buildings used by the general public, including multiple housing, but excluding one and two family residences, shall require architectural plans with an architect's seal from a licensed architect.

40-9-7 FINAL CERTIFICATES OF ZONING COMPLIANCE. No lot or part thereof recorded or developed after the effective date of this Code, and no structure or use, or part thereof, that has been erected, enlarge, altered, relocated, or reconstructed after the effective date of this Code shall be used, occupied, or put into operation until a final certificate of zoning compliance has been issued. The Administrator shall not issue a final certificate of Zoning compliance until it has been determined, by inspection, that the work authorized by the initial certificate of zoning compliance has been completed in accordance with approved plans. Failure to obtain a final certificate of zoning compliance shall construe a separate violation of this Code.

40-9-8 CORRECTIVE ACTION ORDERS. Whenever the Zoning Administrator finds, by inspection or otherwise, that any lot, structure, or use, of work thereon is in violation of this Code, he shall so notify the responsible party, and shall order appropriate corrective action.

40-9-9 **CONTENTS OF ORDER.** The order to take corrective action shall be in writing and shall include:

- (A) A description of the premises sufficient for identification;
- (B) A statement indicating the nature of the violation;
- (C) A statement of the remedial action necessary to effect compliance;
- (D) The date by which the violation must be corrected;
- (E) A statement that the alleged violator is entitled to a conference with the Administrator if he so desires.
- (F) The date by which an appeal of the corrective action order must be filed, and a statement of the procedure for so filing; and
- (G) A statement that failure to obey a corrective action order shall result in revocation of the certificate of zoning compliance and may result in the imposition of fines.

40-9-10 **SERVICE OF ORDER.** A corrective action order shall be deemed properly served upon the owner, occupant, or operator of the offending lot, structure, or use if it is:

- (A) Served upon him personally;
- (B) Sent by certified mail to his last known address; or
- (C) Posted in conspicuous place on or about the affected premises.

40-9-11 **STOP ORDERS.** Whenever any work is being done in violation of the initial certificate of zoning compliance, the Administrator's corrective action order may state that the violations must cease immediately. In such case, the corrective action order is equivalent to a stop order. (See Sec. 40-9-9(D))

40-9-12 **EMERGENCY MEASURES.** Notwithstanding any other provisions of this Code, whenever the Administrator determines that any violation of this Code poses and imminent peril to life or property, he may institute, without notice or hearing, any necessary proceedings to alleviate the perilous condition.

40-9-13 **COMPLAINTS.** Whenever any violation of this Code occurs, or is alleged to have occurred, any person may file a written complaint on forms provided by the Administrator. The Administrator shall record such complaints, promptly investigate, and, if necessary, institute appropriate corrective action.

40-9-14 **FEES.** The Board of Trustees shall establish by ordinance all Zoning Occupancy Fees and hearing fees. (See Addendum "A") (Ord. No. 97-396; 08-07-97)

40-9-15 **PENALTIES.**

- (A) Any person who is convicted of a violation of this Code shall be fined not less than **Seventy-Five Dollars (\$75.00)**, nor more than **Seven Hundred Fifty Dollars (\$750.00)**, plus costs. Each day on which a violation continues shall be considered a separate offense.
- (B) Nothing contained in this section shall prevent the Village from taking any other lawful action that may be necessary to secure compliance with this Code.

ARTICLE X

SPECIAL PROCEDURES AND PERMITS

DIVISION I – HEARING OFFICER

40-10-1 HEARING OFFICER. The position of Hearing Officer is hereby established in accordance with Illinois law. **(See 65 ILCS 5/11-13-3)**

40-10-2 ZONING BOARD OF APPEALS ABOLISHED. The Zoning Board of Appeals is hereby abolished.

40-10-3 SUBSTITUTION OF HEARING OFFICER. Throughout the Zoning Code, the Hearing Officer is hereby substituted and replaces any reference as to the duties and powers of the Board of Appeals or Zoning Board of Appeals.

40-10-4 MEMBERSHIP, APPOINTMENT, COMPENSATION. The Hearing Officer shall be appointed by the Mayor, with the advice and consent of the Village Board of Trustees, and said person shall be an attorney licensed in the State of Illinois, have a law degree from a nationally accredited law school, and have at least **three (3) years** legal experience. The Hearing Officer shall be compensated for his or her services at the rate of **One Hundred Fifteen Dollars (\$115.00)** per hour or portion thereof worked. **(Ord. No. 11-534; 2011)**

40-10-5 TERM OF OFFICE - VACANCIES. The Hearing Officer shall hold office for **two (2) years** from the date of his appointment, and until his or her successor has been selected and qualified. With the advice and consent of the Village Board, the Mayor may remove the Hearing Officer for cause after a public hearing. Vacancies in the Hearing Officer position shall be filled for the unexpired term in the same manner as provided in the appointment.

40-10-6 MEETING. All meetings of the Hearing Officer shall be held at such times as he or she may determine. All meetings shall be open to the public. The Hearing Officer may adopt rules of meeting procedures consistent with this Code and the applicable Illinois Statutes. The Hearing Officer may administer oaths and compel the attendance of witnesses.

40-10-7 RECORDS. The Secretary for the Hearing Officer shall keep minutes of the proceedings and examinations. These minutes shall indicate any official action taken. A copy of every rule, variance, order or recommendation of the Hearing Officer shall be filed immediately with the Village Clerk and shall be public record.

40-10-8 DECISIONS. The approval of the Hearing Officer shall be necessary to recommend a variance or special-use permit or to recommend an amendment to the Village Board. The recommendation of the Hearing Officer shall be by written letter or written document and shall contain findings of fact. A copy shall be sent to the Village Board.

40-10-9 PERIOD OF VALIDITY. No decision by the Village Board granting a variance or special-use permit shall be valid for a period longer than **twelve (12) months** from the date of such decision unless (1) an application for a zoning certificate is obtained within such period and construction, moving, remodeling, or reconstruction is started, or (2) an occupancy certificate is obtained and a use is commenced. However, the Village Board may grant additional extensions of time not exceeding **one hundred eighty (180) days**, each upon written application made within the initial **twelve (12) month period** without further notice or hearing, but said right to so extend said time shall not include the right to grant additional relief by expanding the scope of the variation.

40-10-10 FINALITY OF DECISIONS OF THE VILLAGE BOARD. All decisions of the Village Board, shall in all instances be the final administrative determination and shall be subject to review by a court in the manner provided by applicable Illinois Statutes. No applicant shall apply for the same or identical request for a period of **one (1) year** unless the facts and/or request have substantially changed. **[NOTE: The Village Board will need to pass an ordinance each time it takes action on a special-use permit, variance or amendment.]**

40-10-11 OFFICE OF THE SECRETARY FOR THE HEARING OFFICER. The Secretary for the Hearing Officer shall be appointed by the Village Board to serve until a successor is appointed. The Secretary shall record the minutes of the Hearing Officer's proceedings and actions. The Secretary shall perform such other duties as may be assigned from time to time by the Hearing Officer.

DIVISION II - APPEALS

40-10-12 NATURE OF AN APPEAL. Any person aggrieved by any decision or order of the Zoning Administrator in any matter related to the interpretation or enforcement of any provision of this Code may appeal to the Hearing Officer on a prescribed form. Every such appeal shall be made and treated in accordance with Illinois law and the provisions of this Division. (See 65 ILCS 5/11-13-12)

40-10-13 FILING, RECORD TRANSMITTAL. Every appeal shall be made within **forty-five (45) days** of the matter complained of by filing with the Administrator and the Hearing Officer a written notice specifying the grounds of appeal. Every appeal shall also be filed with the Soil and Water Conservation District pursuant to State law. Not more than **five (5) working days** after the notice of appeal has been filed, the Administrator shall transmit to the Hearing Officer all records pertinent to the case. (See filing fee required in Sec. 40-9-14) (See 65 ILCS 5/11-13-12 and 5/11-13-14) (See 70 ILCS 405/22.02A)

40-10-14 STAY OF FURTHER PROCEEDINGS. An appeal stays all further action on the matter being appealed unless the Administrator certifies to the Hearing Officer after the notice of appeal has been filed with him, that for reasons stated in the certificate, a stay would cause imminent peril to life or property. In such case, further action shall not be stayed unless the Hearing Officer or the Circuit Court grants a restraining order for due cause and so notifies the Administrator. (See 65 ILCS 5/11-13-12)

40-10-15 PUBLIC HEARING, NOTICE. The Hearing Officer shall hold a public hearing on every appeal within a reasonable time after the filing of the appeal notice. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and briefly describing the issue to be decided shall be given not more than **thirty (30) days** nor less than **fifteen (15) days** before the hearing:

(A) By publication in a newspaper of general circulation within this Municipality; and

(B) By certified mail to the applicant; and

(C) By first-class mail to all owners of property contiguous to any property affected by the appeal.

(See 65 ILCS 5/11-13-12)

40-10-16 DECISION BY HEARING OFFICER. The Hearing Officer shall render a decision on the appeal within **thirty (30) days** after the hearing therein. The Hearing Officer may reverse or affirm, wholly or partly, or may modify or amend the decision or order appealed from the extent and in the manner that he or she deems appropriate. In so doing, the Hearing Officer has all the power of the Administrator. (See 65 ILCS 5/11-13-3 and 5/11-13-12)

NOTE:

The Hearing Officer is delegated the task of hearing appeals from the decisions of the Zoning Administrator or other official charged with enforcement of an ordinance passed pursuant to the Zoning Enabling Act. This may, for example, entail determining whether there had been a discontinuance of a nonconforming use. It is important for the applicant to note the appeal process because of the requirement of exhaustion or administrative remedies before suit is filed as well as the more obvious reason of using a less expensive administrative process for correcting a mistake or error which may have been made by the Zoning Administrator. (See 65 ILCS 5/11-13/3)

40-10-17 RESERVED.

DIVISION III - VARIANCES

40-10-18 VARIANCES.

(A) A variance is a relaxation of the requirements of this Code that are applicable to a particular lot or structure.

(B) A so-called "use variance" (which would allow a use that is neither permitted nor special in the district in question) is not a variance, it is an amendment, and should be granted only as provided for in **Section 40-10-30**.

40-10-19 APPLICATION. Every application for a variance shall be filed with the Administrator on a prescribed form. Every variance application shall also be filed with the Soil and Water Conservation District as per State law. The Administrator shall promptly transmit said application, together with any device he might wish to offer, to the Hearing Officer. The application shall contain sufficient information to allow the Hearing Officer to make an informed decision and shall include, at a minimum, the following: **(NOTE: Filing fee required) (See 70 ILCS 405-22.02(A))**

- (A) Name and address of the applicant;
- (B) Location of the structure/use for which the variance is sought;
- (C) Brief description of adjacent lots, structures, and/or uses;
- (D) Brief description of the problems/circumstances engendering the variance request;
- (E) Brief, but specific, explanation of the desired variance;
- (F) Specific section(s) of this Code containing the regulations which, if strictly applied, would cause a serious problem; and
- (G) Any other pertinent information that the Administrator may require.

40-10-20 PUBLIC HEARING, NOTICE. The Hearing Officer shall hold a public hearing on each variance request within **sixty (60) days** after the variance application is submitted to them. At the hearing any interested party may appear and testify either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and the nature of the proposed variance shall be given not more than **thirty (30)** nor less than **fifteen (15) days** before the hearing:

- (A) By certified mail to the applicant and
- (B) By publication in a newspaper of general circulation within this Municipality; and
- (C) By first-class mail to all owners of property contiguous to the property affected by the proposed variance.

(See 65 ILCS 5/11-13-7)

40-10-21 STANDARDS FOR VARIANCES. The Hearing Officer shall not recommend any variance unless he or she finds that the proposed variance is consistent with the general purposes of this Code, and that the strict application of the district requirements would result in great practical difficulties of hardship to the applicant. More specifically the

Hearing Officer shall not decide upon a variance unless he or she determines, based upon the evidence presented to him or her, that:

- (A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
- (B) The plight of the owner is due to peculiar circumstances; and
- (C) The variance, if granted, will not alter the essential character of the locality. (See 65 ILCS 5/11-13-4 and 5/11-13-5)

[NOTE: A variation shall be permitted only if in the judgment of the Hearing Officer sustains each of the three conditions above.]

40-10-22 RECOMMENDATION OF HEARING OFFICER. The Hearing Officer shall be required to submit an advisory report on all applications within **thirty (30) days** after the final hearing thereon. A copy of the Hearing Officer's report shall be transmitted to the applicant or appellant and to the Zoning Administrator. The Hearing Officer shall specify the terms of relief recommended (if any) in one statement and the findings of fact in another statement. The findings of fact shall clearly indicate the Hearing Officer's reasons for recommending or denying any requested variance. (See 65 ILCS 5/11-13-5 and 5/11-13-11)

40-10-23 ACTION BY VILLAGE BOARD. The Village Board shall act on every proposed variance at their regularly scheduled meeting following submission of the advisory report of the Hearing Officer. Without further public hearing, the Village Board may approve or disapprove any proposed variance by simple majority vote of all the members then holding office. Such decision shall be binding upon the Zoning Administrator and observed by the Zoning Administrator. The Administrator shall be required to incorporate the terms and conditions of the same in the Zoning Certificate to the applicant or appellant whenever a Certificate is authorized by the Hearing Officer. **[NOTE: The Village Board takes action through the adoption of an ordinance.]**

DIVISION IV - SPECIAL USES

40-10-24 SPECIAL-USE PERMITS. This Code divides the Village into various districts, and permits in each district as a matter of right only those uses which are clearly compatible with one another. Certain other uses, because of their special operational or physical characteristics, may or may not have a detrimental impact on nearby permitted uses, depending upon their precise location, manner of operation and other factors. Such "special uses" require careful case-by-case review, and may be allowed only after review and approval by the Hearing Officer.

40-10-25 APPLICATION. Every applicant for a special-use permit shall submit to the Zoning Administrator in narrative and/or graphic form, the items of information enumerated below. The Administrator shall promptly transmit the completed application, together with any comments or recommendation he or she might have, to the Hearing Officer for further consideration. **(Note: Filing fee required in Section 40-9-14)**

ITEMS OF INFORMATION

- (A) Name and address of applicant;
- (B) Name and address of the owner or operator of the proposed structure or use, if different from (A):
- (C) Nature of the proposed use, including type or activity, manner of operation, number of occupants or employees, and similar matters;
- (D) Location of the proposed use or structure, and its relationship to existing uses or structures on adjacent lots;
- (E) Area and dimensions of the site for the proposed structure or use;
- (F) Existing topography of the site and proposed finished grade;
- (G) Existing and proposed screening, landscaping, and erosion control features on the site, including the parking area;
- (H) Height and setbacks of the proposed structure;
- (I) Number and size of the proposed dwelling units, if any;
- (J) Number and location of proposed parking/loading spaces and access ways;
- (K) Identification and location of all existing or proposed utilities, whether public or private;
- (L) Any other pertinent information that the Administrator may require; and/or
- (M) Location of any signs.

40-10-26 PUBLIC HEARING, NOTICE. The Hearing Officer shall hold a public hearing on every special-use permit application within **sixty (60) days** after the application is submitted to them. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and the nature of the proposed special use shall be given not more than **thirty (30) days** nor less than **fifteen (15) days** before the hearing:

- (A) By certified mail to the applicant; and
- (B) By publication in a newspaper of general circulation within this Municipality.
- (C) By first class mail to all owners of property contiguous to the property affected by the proposed special-use request. **(See 65 ILCS 5/11-13-7)**

40-10-27 ADVISORY REPORT FACTORS CONSIDERED. Within **thirty (30) days** after the public hearing, the Hearing Officer shall prepare an advisory report. In deciding the recommendation the Hearing Officer shall consider the following factors:

- (A) Whether the proposed design, location, and manner of operation of the proposed special use will adequately protect the public health, safety, and welfare, and the physical environment;
- (B) Whether the proposed special use is consistent with this Municipality's comprehensive plan, if any;
- (C) The effect the proposed special use would have on the value of neighboring property and on this Municipality's overall tax base;
- (D) The effect the proposed special use would have on public utilities and on the traffic circulation on nearby streets; and
- (E) Whether there are any facilities near the proposed special use (such as schools or hospitals) that require special protection.

40-10-28 ACTION BY VILLAGE BOARD. The Village Board shall act on every request for a special use permit at their next regularly scheduled meeting following submission of the advisory report by the Hearing Officer. Without further public hearing, the Village Board may approve or disapprove the special use permit by an ordinance passed by simple majority vote of all members then holding office. In a separate statement accompanying any such ordinance, the Village Board shall state their findings of fact, and indicate their reasons for a special use permit. **(See 65 ILCS 5/11-13-1)**

40-10-29 TEMPORARY USE PERMITS: PROCEDURE FOR. As set forth at **Section 40-3-7**, requests for temporary use permits shall be treated in the same manner as requests for special use permits. The Hearing Officer shall issue no temporary use permit for a period longer than **one (1) year** but may renew any such permit as they see fit.

DIVISION V - AMENDMENTS

40-10-30 AMENDMENTS. The Village Board may amend this Code in accordance with State Law and the provisions of this Section. Proposed alterations or district boundaries or proposed changes in the status of uses (permitted, special, prohibited) shall be deemed proposed amendments. Amendments may be proposed by the Village Board, the Hearing Officer, the Plan Commission, the Zoning Administrator or any party in interest. **(See 65 ILCS 5/11-13-14)**

40-10-31 FILING. Every proposal to amend this Code shall be filed with the Zoning Administrator on a prescribed form. Every amendment proposal shall also be filed with the Soil and Water Conservation District pursuant to State law. The Administrator shall promptly transmit said proposal, together with any comments or recommendations he or she might wish to make to the Hearing Officer for a public hearing. **(Note: Filing fee required.)**

40-10-32 PUBLIC HEARING - NOTICE. The Hearing Officer shall hold a public hearing on every amendment proposal within **sixty (60) days** after said proposal has been submitted to him or her. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing and the nature of the proposed amendment shall be given not more than **thirty (30)** nor less than **fifteen (15) days** before the hearing:

- (A) By certified mail to the applicant; and,
- (B) By publication in a newspaper of general circulation within the Municipality.
- (B) By first-class mail to all owners of property contiguous to the property affected by the proposed amendment. **(See 65 ILCS 5/11-13-14)**

40-10-33 ADVISORY REPORT - FINDINGS OF FACT. Within **thirty (30) days** after the public hearing, the Hearing Officer shall submit his or her advisory report to the Village Board. The report shall state the recommendations of the Hearing Officer regarding adoption of the proposed amendment and his or her reasons therefor. If the effect of the proposed amendment would be to alter district boundaries or to changes the status of any use, the Hearing Officer shall include in his or her advisory report findings of fact concerning each of the following matters:

- (A) Existing use and zoning of the property in question;
- (B) Existing uses and zoning of other lots in the vicinity of the property in question;
- (C) Suitability of the property in question for uses already permitted under existing regulations;
- (D) Suitability of the property in question for the proposed use;
- (E) The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last rezoned.

40-10-34 ACTION BY VILLAGE BOARD. The Village Board shall act on every proposed amendment at their next regularly scheduled meeting following submission of the advisory report of the Hearing Officer. Without further public hearing, the Village Board may approve or disapprove any proposed amendment or may refer it back to the Hearing Officer for further consideration by simple majority vote of all the members then holding office.

40-10-35 WHEN TWO-THIRDS MAJORITY VOTE IS REQUIRED. The favorable vote of at least **two-thirds (2/3)** of the members of the Village Board is required to pass an amendment to this Code in each of the following instances:

(A) When passage would be contrary to the recommendation of the Hearing Officer.

(B) When the amendment is opposed, in writing, by the owners of **twenty percent (20%)** of the frontage proposed to be altered, or by the owners of **twenty percent (20%)** of the frontage immediately adjoining or across an alley therefrom, or by the owners of **twenty percent (20%)** of the frontage directly opposite the frontage proposed to be altered.

40-10-36 NOTICE TO APPLICANT OF WRITTEN PROTEST. In cases of written opposition to an amendment of this Code as prescribed in **Section 40-10-35**, a copy of the written protest shall be served by the protestor or protestors on the applicant for the proposed amendment and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed amendment. **(See 65 ILCS 5/11-13-14)**

(Ord. No. 05-483; 02-03-05)

**AREA AND BULK REGULATIONS
SECTION 40-3-17**

	"A" Agricultural	"SR-1" Single Family	"SR-2" Single Family	"MR-1" Two-Family Residential	"MR-2" Multi-Family Residential	"MH-1" Mobile Housing	"B-1" Community Business	"B-2" Highway Business	"I-1" Light Industrial	"I-2" Moderate Industrial
MINIMUM LOT SIZE										
Maximum # of Dwelling Units	1	1	1	1	1 per 2,500 sq. ft.	1	N/A	N/A	N/A	N/A
Area in Sq. Ft. or Acres	3 acres	11,000 sq. ft.	5,000 sq. ft.	11,000 sq. ft.	11,000 sq. ft. or 2,500 sq. ft./dwelling	9,500 sq. ft.	5,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
Corner Lot Size		12,500 sq. ft.	5,000 sq. ft.	12,500 sq. ft.	12,500 sq. ft.					
Width @ Building Line, In Linear Feet	150' Min	80' Min	50' Min	80' Min	80' Min	50' Min	50' Min	125' Min	125' Min	125' Min
Mean Depth in Linear Feet	200' Min	100' Min	100' Min	100' Min	100' Min	100' Min	100' Min	125' Min	150' Min	150' Min
MINIMUM YARD DIMENSIONS										
Depth of Front Yard in Feet	50' Min	25' Min	25' Min	25' Min	25' Min	25' Min	N/A	50' Min	50' Min	50' Min
Depth of Side Yard Abutting Street in Feet	50' Min	25' Min	7' Min	25' Min	25' Min	25' Min	25' Min	50' Min	50' Min	50' Min
Depth of Side Yard Abutting a Lot, in Linear Feet										
Total for Both	25'	25'	14' Min	15'	15'	15'	See Note	50'	50'	50'
Minimum for Either	12.5'	12.5'	7' Min	7.5'	7.5'	7.5'	See Note	25'	25'	25'
Min. Distance to nearest Principal on Adj. Lot in	N/A	N/A	N/A	12.5'	15'	20'	N/A	N/A	N/A	N/A
Depth of Rear Yard in Linear Feet	25'	25'	15' Min	25'	25'	20'	20'	See 40-4-46	25'	25'
MAXIMUM HGT. OF PRIN. BLDG IN LINEAR FE	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
MAXIMUM COVERAGE AS A PERCENT OF LOT	N/A	25%	25%	30%	30%	25%	50%	50%	50%	50%
ACCESSORY BUILDINGS AND USES										
Maximum Height in Linear Feet	N/A	15'	15'	15'	15'	15'	15'	15'	15'	15'
IF DETACHED MINIMUM DISTANCE TO:										
Principal Building in Linear Feet	N/A	N/A	N/A	N/A	N/A	N/A	15'	15'	15'	15'
Front Lot Line in Linear Feet	50'	N/A	N/A	N/A	N/A	N/A	15'	15'	15'	15'
Side Lot Adjacent to Street in Linear Feet	25'	25'	7'	25'	25'	25'	25'	25'	25'	25'
Other Side Lot Line in Linear Feet	5'	5'	5'	5'	5'	5'	See, Prin. Bldg.	15'	15'	15'
Rear Lot Line in Linear Feet	5'	5'	5'	5'	5'	5'	12'	12'	12'	12'

Note: None Required. Except when abutting, a "SR" or "MR" district a side yard of 15' is required.

ADDENDUM "A"

ZONING FEES

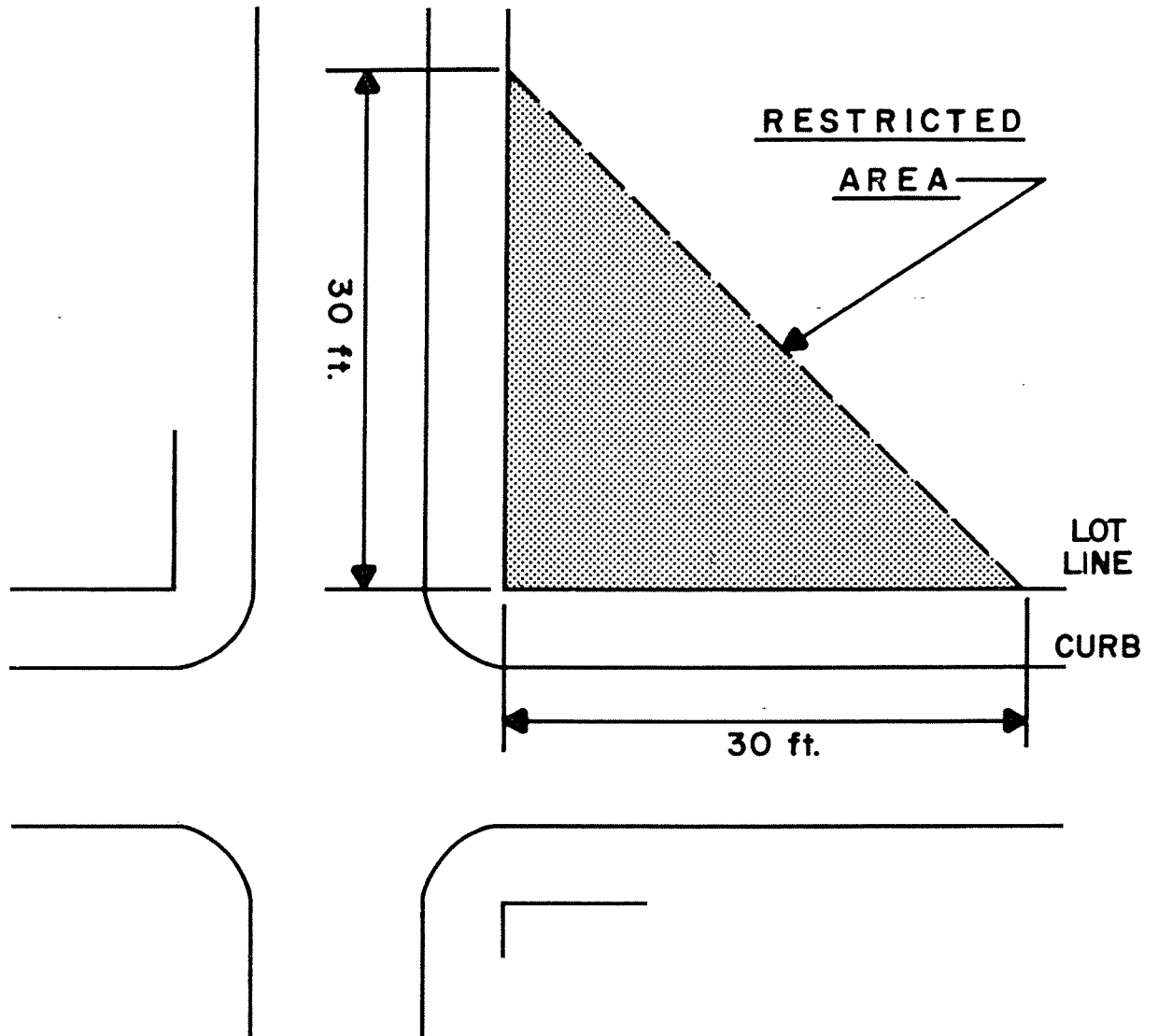
In accordance with the provisions of **Section 40-9-14** the following fees shall be assessed:

(A)	Initial Certificate Zoning Compliance	
	(1) If Building Permit issued	Included in permit fee
	(2) All other certificate requirements	\$25.00
(B)	Final Certificate of Zoning Compliance	No Fee
(C)	Public Hearing	
	(1) Variance	\$45.00
	(2) Special Use	\$45.00
	(3) Appeal	\$45.00
	(4) Amendments	\$45.00
	(5) Rezoning	\$45.00
(D)	Certificate of Occupancy	
	(1) If Building Permit issued	Included in permit fee
	(2) All other certificate requirements	\$25.00
(E)	Additional Inspections	\$25.00

The following provisions shall be applicable to the aforementioned fees:

- (A) There shall be no refunds for zoning fees paid.
- (B) If improvement is not properly located prior to Zoning Official inspection an additional inspection and fee is required.
- (C) Applicant shall notify Zoning Official at least **forty-eight (48) hours** prior to requested inspection date and time.
- (D) Above ground pools with decks installed together are considered to be the same project and only **one (1)** certificate of Initial Zoning Compliance fee is required.
- (E) The Initial Zoning Compliance fee is included in the Non-Ordinary Repair building permit fee.

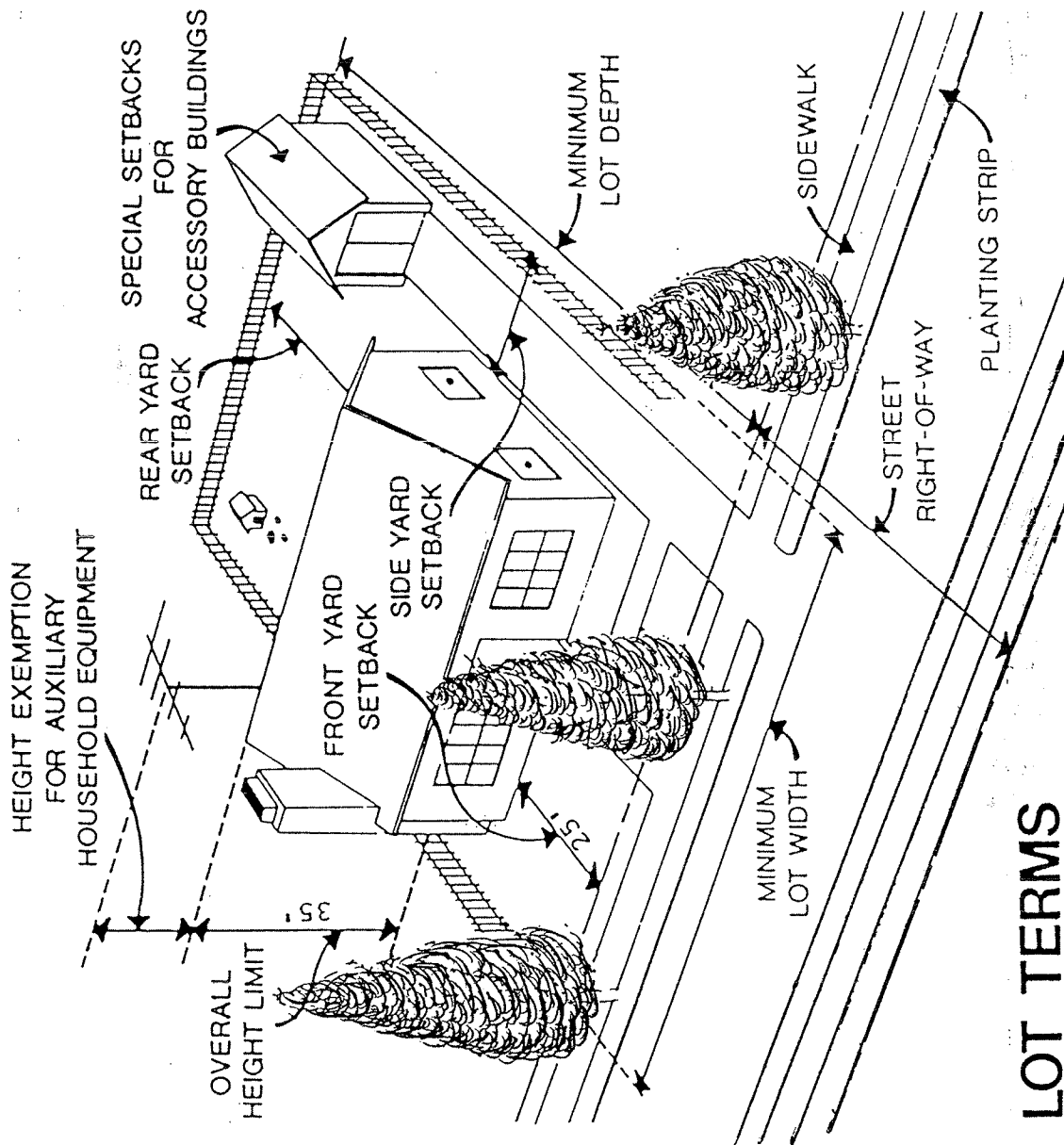
FIGURE 1



NOTE: 2' HEIGHT LIMIT ON FENCES, WALLS,
AND HEDGES IN RESTRICTED AREA.

CORNERS

FIGURE 2



LOT TERMS

Figure 4 is a diagram illustrating a street layout and lot types. The diagram shows a central horizontal street with a curved section on the left and a straight section on the right. On the left, a street branches off to the left, creating a T-junction. On the right, a street branches off to the right, creating a T-junction. The lots are labeled A, B, and C. A legend at the bottom defines the labels: A - CORNER LOT, B - INTERIOR LOT, and C - THROUGH LOT.

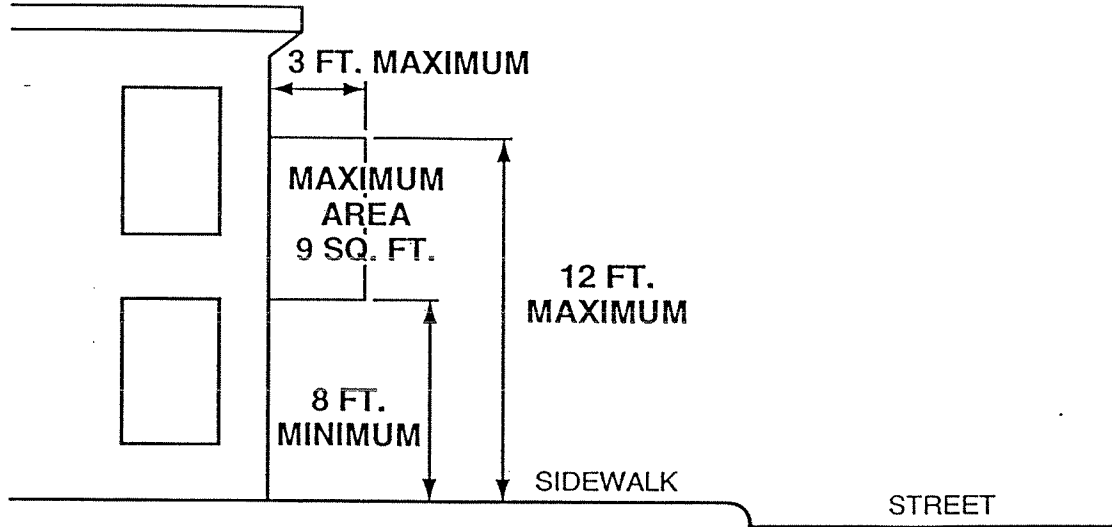
A - CORNER LOT
B - INTERIOR LOT
C - THROUGH LOT

LOTS, CORNER

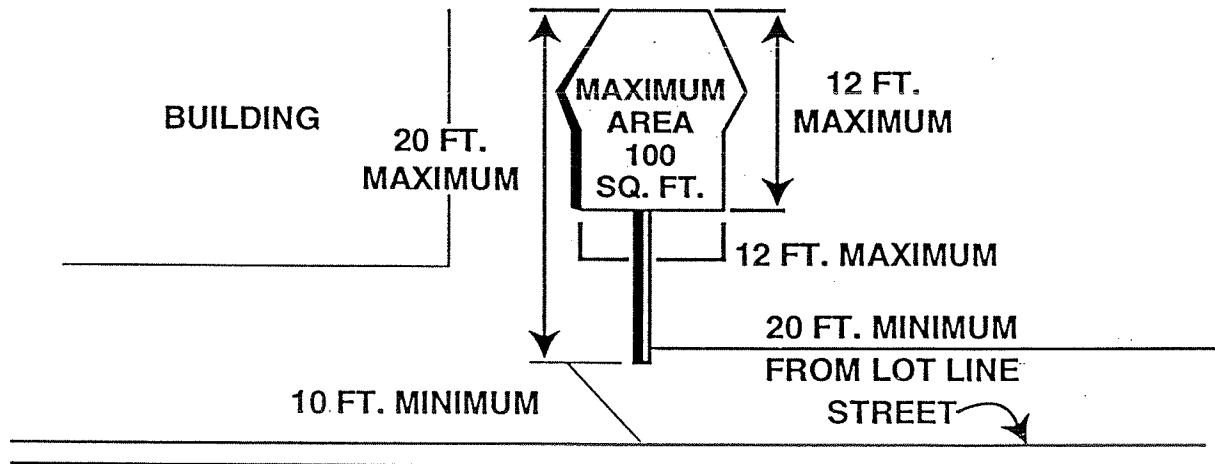
APPENDIX

SELECTED ILLUSTRATIONS

A PROJECTING SIGNS

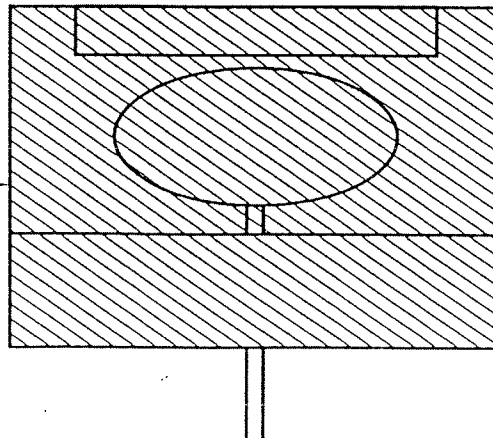


B FREE STANDING SIGNS



C SIGN AREA

DENOTES
SIGN AREA



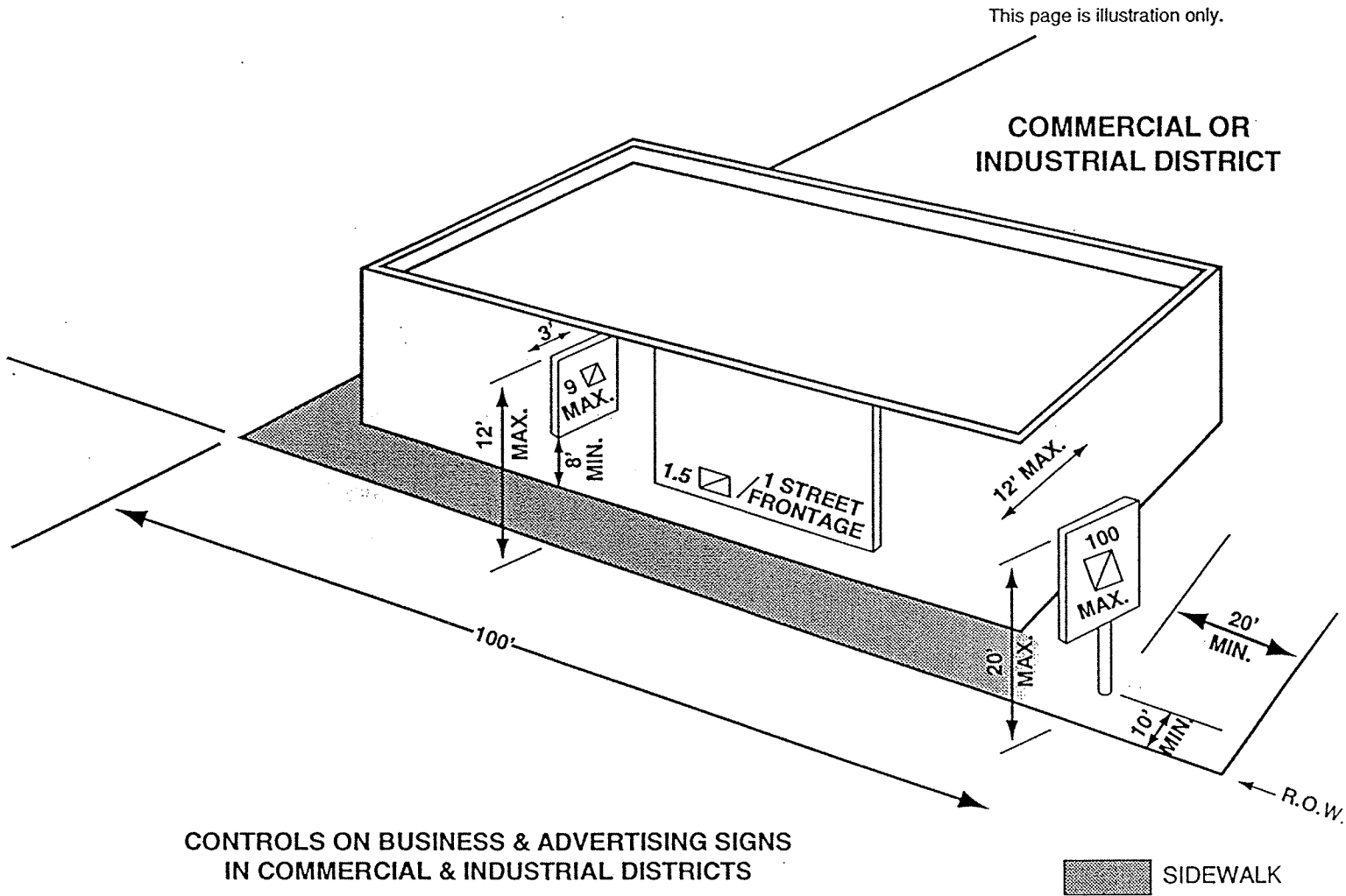
APPENDIX

D

BUSINESS SIGNS

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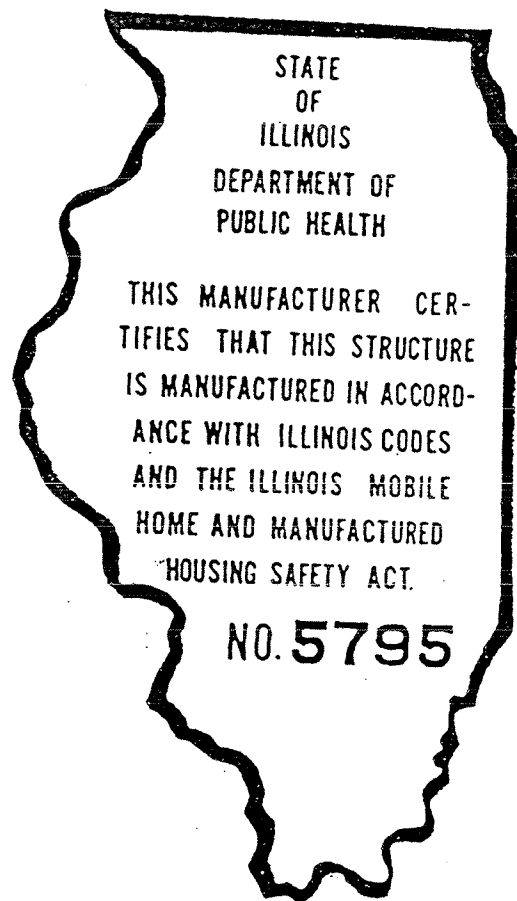
COMMERCIAL OR INDUSTRIAL DISTRICT



CONTROLS ON BUSINESS & ADVERTISING SIGNS
IN COMMERCIAL & INDUSTRIAL DISTRICTS

MODULAR AND MOBILE HOME IDENTIFICATION SEALS

Illinois Modular Seal
Affixed to Electrical
Panel Box on all
Modular Homes



HUD Mobile Home Seal
Affixed to the tail
light end of mobile
home.

