

Willowbrook

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EST. 1960

Mayor

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Village Clerk

Deborah A. Hahn

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Mark Astrella

Sue Berglund

Umberto Davi

Michael Mistele

Gayle Neal

Gregory Ruffolo

Village Administrator

Brian Pabst

Chief of Police

Robert Schaller

A G E N D A

A JOINT PLAN COMMISSION AND VILLAGE BOARD MEETING OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON TUESDAY, JULY 12, 2022, AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

DUE TO THE COVID 19 PANDEMIC THE VILLAGE WILL BE UTILIZING A ZOOM WEBINAR FOR THIS MEETING.

THE PUBLIC CAN UTILIZE THE FOLLOWING CALL IN NUMBER:

Dial in Phone Number: (312) 626-6799
Meeting ID: 862 5214 0725

Written public comments can be submitted by 5:00 pm on Monday, July 12, 2022 by emailing shalloran@willowbrook.il.us.

1. CALL TO ORDER
2. ROLL CALL
3. VISITOR'S BUSINESS
4. DISCUSSION – ZONING CODE UPDATE
5. ADJOURNMENT



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VILLAGE OF WILLOWBROOK

JOINT PLAN COMMISSION/BOARD OF TRUSTEES MEETING AGENDA ITEM – HISTORY/COMMENTARY

ITEM TITLE:

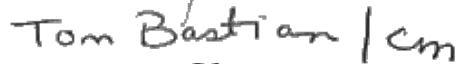
ZONING CODE UPDATE

AGENDA NO. 4

AGENDA DATE: 07/12/2022

STAFF REVIEW: Michael Krol, Director of Community Development

Sean Halloran, Assistant Village Administrator



LEGAL REVIEW: Tom Bastian, Village Attorney

RECOMMENDED BY: Brian Pabst, Village Administrator

ITEM COMMENTARY (BACKGROUND, DISCUSSION, RECOMMENDATIONS, ETC.)

In 2021, the Village Board approved a contract with Houseal Lavigne Associates for the update to the zoning code. As the Board is aware, the Village has never comprehensively updated its zoning code since its founding in 1960. Since the Board's approval last summer, staff and the steering committee have been working with representatives from Houseal Lavigne to review and provide guidance. The most recent meeting that staff had with Houseal Lavigne and members of the Plan Commission and Board of Trustees took place in January 2022.

At that meeting, staff received direction on the structure and intent of the zoning code from Commissioners and Trustees on several different topics including fences, accessory uses, signage and more. The attached report is Houseal Lavigne's first draft language for Chapters 1-4 of the proposed zoning code. The remaining chapters will be reviewed by the Plan Commission and the Board of Trustees in the summer of 2022.

ACTION PROPOSED:

Provide feedback to staff.

Chapter 1. General Provisions

9-1-01: Title.....	1
9-1-02: Purpose and Intent	1
9-1-03: Interpretation, Rules of Construction, Separability	2

9-1-01: Title

(A) This title shall be known and may be cited as the “Unified Development Ordinance of the Village of Willowbrook” or the “UDO”, and shall be in full force and effect after its passage, approval and publication, as provided by law.

9-1-02: Purpose and Intent

(A) **Purpose and Intent.**

- (1) This UDO is adopted to:
 - (a) Promote the public health, safety, comfort, and general welfare.;
 - (b) Secure adequate light, pure air, and safety from fire and other dangers;
 - (c) Conserve the taxable value of land and buildings throughout the Village;
 - (d) Lessen or avoid congestion in the public streets;
 - (e) Lessen or avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters;
 - (f) Ensure and facilitate the preservation of sites, areas, and structures of historical, architectural and aesthetic importance; and,
 - (g) Enhance and preserve aesthetic values throughout the Village.
- (2) To achieve these purposes, this UDO sets forth regulations and standards:
 - (a) To regulate and limit the height and bulk of buildings erected after the date of adoption of this UDO;
 - (b) To establish, regulate, and limit the building or setback lines on or along any street, traffic way, drive, parkway, storm or flood water runoff channel or basin or other property line;
 - (c) To regulate and limit the intensity of the use of lot areas, and to regulate and determine the area of open spaces, within and surrounding buildings;
 - (d) To classify, regulate, and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential, and other uses;
 - (e) To divide the entire Village into districts as may be deemed best suited to carry out the purposes of this UDO;
 - (f) To fix standards to which buildings or structures shall conform;

- (g) To prohibit uses, buildings, and/or structures that are incompatible with the character of such districts;
- (h) To prevent additions to, alterations of, or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed under this UDO;
- (i) To provide for the gradual elimination of uses, buildings, and/or structures which are incompatible with the character of the districts in which they are located;
- (j) To define and limit the powers and duties of the administrative officers and bodies as provided in this UDO; and,
- (k) To prescribe penalties for the violation of the provisions of this UDO, or any amendments to this UDO.

9-1-03: Interpretation, Rules of Construction, Separability

(A) Interpretation.

- (1) The provisions of this UDO shall be held to be minimum requirements, unless otherwise stated.
- (2) Where the regulations imposed by any provision of this UDO is either more restrictive or less restrictive than other applicable regulations established by this UDO or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations that govern shall be those which are more restrictive or which impose higher standards or requirements.
- (3) This UDO is not intended to abrogate any easement, covenant, or other private legal agreement, provided, that where the regulations of this UDO are most restrictive or impose higher standards or requirements than such easements, covenants, or other private agreements, the requirements of this UDO shall govern.
- (4) No building, structure, and/or use not lawfully existing at the time of the adoption of this UDO, shall become or be made lawful solely by reason of the adoption of this UDO.

(B) Separability. The provisions of this UDO are separable, in accordance with the following provisions.

- (1) If any court of competent jurisdiction shall adjudge any provision of this UDO is invalid, such judgment shall not affect any other provision of this UDO not specifically included in said judgment.
- (2) If any court of competent jurisdiction shall adjudge invalid the application of any provision of this UDO to a particular property, building, or structure, such judgment shall not affect the application of said provision to any other property, building, or structure not specifically included in the judgment.

Chapter 2. Establishment of Districts

9-2-01:	Districts Established.....	1
9-2-02:	Purpose and Intent of Districts.....	1
9-2-03:	Unclassified and Annexed Territory, Vacations, and Boundaries.....	2

9-2-01: Districts Established.

(A) Base Districts.

(1) Residential Districts.

- (a) R-1 - Single-Family Detached District.
- (b) R-2 - Single-Family Detached District.
- (c) R-3 - Single-Family Detached District.
- (d) R-4 - Single-Family Attached District.
- (e) R-5 - Multifamily District.

(2) Commercial, Office, and Industrial Districts.

- (a) B - Community Shopping District.
- (b) LOR - Limited Office and Research District.
- (c) M-1 - Light Manufacturing District.
- (d) I - Institutional District.

9-2-02: Purpose and Intent of Districts.

(A) Residential Districts.

- (1) **R-1 – Low Density Single-Family Detached District.** The R-1 Low Density Single-Family Detached District is intended to promote single-family detached residential development at low densities in the Village. The District is intended to preserve the low-density character of existing neighborhoods and to promote compatible infill development. The district is further intended to accommodate small-scale institutional uses.
- (2) **R-2 – Moderate Density Single-Family Detached District.** The R-2 Moderate Density Single-Family Detached District is intended to promote single-family detached residential development at moderate densities in the Village. The District is intended to preserve the moderate density character of existing neighborhoods and to promote compatible infill development, especially where opportunities are abundant north of 67th Street and west of Clarendon Hills Road. The district is further intended to accommodate small-scale institutional uses.
- (3) **R-3 – High Density Single-Family Detached District.** The R-3 High Density Single-Family Detached District is intended to promote single-family detached residential uses at high densities in the Village. The District is intended to

preserve the high density character of existing neighborhoods and to promote compatible infill development. The district is further intended to accommodate small-scale institutional uses.

- (4) **R-4 – Single-Family Attached District.** The R-4 Single-Family Attached District is intended to promote a mix of single-family attached housing types including duplexes and townhomes, as well as small-scale multifamily uses. The District is intended to accommodate a wide variety of housing options at moderate densities that serve residents during all stages of life. The district is further intended to accommodate small-scale institutional uses.
- (5) **R-5 - Multifamily District.** The R-5 Multiple Family District is intended to accommodate mid- to large-scale multifamily development in master planned settings. The District is intended to accommodate a compatible combination of multifamily and senior housing complexes in a moderate to high density environment.

(B) Nonresidential Districts.

- (1) **B - Community Shopping District.** The B Community Shopping District is intended to provide land for a variety of commercial retail, service, and employment uses that serve the needs of both Village residents and visitors along Kingery Highway, Plainfield Road, 63rd Street, and other major thoroughfares. The District is intended to accommodate the continuance of uses in existing shopping plazas and to allow the redevelopment and improvement of the areas over time. It is the intent and purpose of this district to protect areas for commercial development and the generation of sales tax revenue from the encroachment of nontaxable bodies including non-commercial places of assembly as defined in this Ordinance.
- (2) **LOR - Limited Office and Research District.** The LOR Limited Office and Research District is intended to accommodate professional office and scientific research facilities conducted wholly indoors and with minimal noise or nuisance impact on surrounding areas. The District is intended to promote these uses in a master planned environment that facilitates convenient vehicular and pedestrian travel and that enhances the appearance of the Village overall.
- (3) **M-1 - Light Manufacturing District.** The M-1 Light Manufacturing District is intended to accommodate facilities involved in the manufacturing and processing of goods and materials, distribution, storage, and similar intensity uses. Light manufacturing uses have minimal noise or nuisance impact on surrounding areas and should be clustered together in industrial parks. Due to the intensity of land use associated with the M-1 District, the district should not be located adjacent to residentially zoned property. Where M-1 zoned property is currently located adjacent to residentially zoned property, adequate screening and buffering should be provided to mitigate negative impacts.
- (4) **I - Institutional District.** The I Institutional District is intended to provide space for existing and future governmental uses, municipal buildings, parks and recreation areas, noncommercial places of assembly, and other institutional uses.

9-2-03: Unclassified and Annexed Territory, Vacations, and Boundaries

- (A) **Unclassified and Annexed Territory.** Any land not classified on the official zoning map and any land annexed by the Village shall be automatically classified in the R-1 – Single-Family Detached District until otherwise classified by amendment.
- (B) **Vacations.** Whenever any street, alley, or other public way is vacated by official action of the Village Board, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the centerline of such vacated property (or to the reversionary owner should such reversionary rights be different than the centerline of the right-of-way). All area included in the vacation shall then be subject to all appropriate regulations of the extended districts.
- (C) **Boundaries.**
 - (1) In the event that uncertainties exist with respect to the intended boundaries of the zoning districts as shown on the zoning map, the following rules shall apply.

- (a) The zoning district boundaries shall be the centerlines of streets or alleys unless otherwise indicated, and where the designation of a boundary line on the zoning map coincides with the location of a street or alley, the centerline of such street or alley shall be construed to be the boundary of such district.
- (b) Where the zoning district boundaries do not coincide with the location of streets or alleys, but do coincide with lot lines, such lot lines shall be construed to be the boundary of the district.
- (c) Where the zoning district boundaries do not coincide with the location of streets, alleys or lot lines, the district boundaries shall be determined by the measurements shown on the zoning map or in the absence of such measurements, the district boundaries shall be determined by scaling the zoning map.
- (d) Determinations as to the exact locations of zoning district boundary lines shall be made by the Director of Municipal Services.

Chapter 3. District Specific Standards

REVIEW GUIDE
Existing Text
<u>New Text</u>
<u>Deleted or Moved Text</u>
References to be updated

9-3-01:	Bulk and Dimensional Standards	1
9-3-02:	Calculating Dimensional Standards.....	2
9-3-03:	Exceptions to Bulk and Dimensional Standards.....	3
9-3-04:	Permitted, Special, and Temporary Uses.....	54

9-3-01: Bulk and Dimensional Standards.

Table 9-3-01 establishes the bulk and dimensional standards for the development or the use of a lot in each zoning district.

Standard	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
<i>Lot Standards (Minimum)</i>									
Lot Area (sqft)	20,000	11,000	9,000	--	--	--	43,560	43,560	--
Lot Area / DU (sqft)	--	--	--	4,500	2,000				
Lot Width (ft)	90	70	70	50	50	50	50	50	50
<i>Yard Setbacks (Minimum) (2)</i>									
Front (ft)	60	40	40	40	40	20	50	40	30
Exterior Side (ft)	50	40	40	40	40	20	50	40	20
Interior Side (ft)	15	8	8	15 ⁽¹⁾	15 ⁽¹⁾	10	20	20	10
Rear (ft)	50	30	30	30	35	40	30	20	30
<i>Building Standards (Maximum)</i>									
Building Height (ft)	35	35	35	35	45	40	40	40	40
Impervious Surface Coverage (%)	35	40	45	50	55	70	60	70	60
<i>Notes</i>									
(1) Parcels shall be exempt from the interior side yard requirement where dwellings are attached with a parti wall.									
(2) Other requirements of this ordinance, such as but not limited to those for landscape and parking, may further impact yard setback depth.									

9-3-02: Calculating Dimensional Standards

(A) **Lot Width.** Lot width shall be measured as the distance between the side lot lines of a lot at right angles to its depth along a straight line parallel to the front lot line.

(B) **Lot Widths for Lots that Abut a Cul-de-Sac.** The lot width of all lots which abut a cul-de-sac may be reduced by a maximum of fifty (50) percent of the required lot width for the district in which it is located, as measured from the front lot line.

(C) **Yard Setbacks.**

- (1) A required yard setback shall be measured as the horizontal distance from the center point of the applicable lot line into the interior of the lot for the minimum distance specified in Table 9-3-01(A) or Table 9-3-01(B).
- (2) The span of a yard setback shall be measured as follows.
 - (a) **Front Yard.** From the interior side lot line to the other interior side lot line or street side lot line as applicable.
 - (b) **Street Side Yard.** From the front yard setback line to the rear lot line.
 - (c) **Interior Side Yard.** From the front yard setback line to the rear yard setback line.
 - (d) **Rear Yard.**
 - (1) From the interior side lot line to the other interior side lot line; or
 - (2) From the interior side lot line to the street side yard setback line.

(D) **Height.** Building height shall be the vertical distance from the average grade adjacent to the building to the highest point of the building.

9-3-02:9-3-03: Exceptions to Bulk and Dimensional Standards

(A) **Allowed Yard Encroachments.** Encroachments into the yard requirements specified in Section [###-###\(A\)](#) and [###-###\(B\)](#) shall be allowed as specified in [Table 9-3-03\(A\)](#). The following key shall be utilized in the interpretation of [Table 9-3-03\(A\)](#).

- (1) [F = Front Yard](#)
- (2) [ES = Exterior Side Yard](#)
- (3) [IS = Interior Side Yard](#)
- (4) [R = Rear Yard](#)
- (4)(5) [X = Permitted Obstruction](#)

Table 9-3-03(A): Allowed Encroachments

Encroachment	F	ES	IS	R	Standard	Other Requirement(s)
Antenna, shortwave radio, transmitting and receiving, citizen band radio, transmitting and receiving, broadcast band radio, receiving				X	See Section 9-4-##	
Antenna, television, receiving				X	minimum setback of 15 feet from lot line	not more than 2 antennae on any 1 structure
Arbor, trellis	X	X	X	X	maximum projection of 2 feet	maximum height and width of 8 feet
Architectural entry monument	X	X	X	X	minimum setback of 10 feet from lot line	n/a
Balcony	X	X	X	X	maximum projection of 4 feet	n/a
Barbecue stove, permanent				X	minimum setback of 10 feet from lot line	n/a
Bay window, wing wall	X	X	X	X	maximum projection of 2 feet	n/a
Chimney	X	X	X	X	maximum projection of 2 feet	n/a
Driveway	X	X	X	X	minimum setback of 5 feet from lot line	See Section 9-5-##
Eave, gutter, permanent downspout	X	X	X	X	maximum projection of 3 feet	n/a
Fall out shelter				X	minimum setback of 10 feet from lot line	n/a
Fence, wall	X	X	X	X	See Section 9-5-##	
Fire escape				X	maximum projection of 5 feet	n/a
Flagpole	X	X	X	X	minimum setback of 10 feet from lot line	no more than 3 per lot
Ground / wall mounted mechanical equipment			X	X	minimum setback of 5 feet from lot line	n/a

Table 9-3-03(A): Allowed Encroachments

Encroachment	F	ES	IS	R	Standard	Other Requirement(s)
<i>Landscape planting</i>	X	X	X	X	n/a	maximum of 18 inches above curb level or edge of pavement if there is no curb within 15 feet of the lot corner formed by the intersection of 2 right-of-way lines
<i>Lawn ornament, furniture, ornamental, lighting, statuary</i>	X	X	X	X	minimum setback of 5 feet from lot line	n/a
<i>Non-mechanical laundry drying equipment</i>				X	minimum setback of 5 feet from lot line	n/a
<i>Nonresidential awning, canopy, marquee</i>	X	X	X	X	maximum projection of 1/3 of district yard standard	n/a
<i>Open terrace, porch, patio, deck</i>				X	minimum setback of 10 feet from lot line	maximum height of 4 feet above adjoining grade
<i>Parking, loading</i>				X	X	See Section 9-5-##
<i>Residential awning, canopy</i>	X	X	X	X	maximum projection of 3 feet in front, exterior side, and rear yards; maximum projection of 1.5 feet in interior side yard	n/a
<i>Sign</i>	X	X	X	X		See Section 9-6-##
<i>Steps, stoops</i>	X	X	X	X	maximum projection of 4 feet in front, exterior side, and rear yards; maximum projection of 3 feet in interior side yard	n/a
<i>Vegetable garden</i>				X	minimum setback of 5 feet from lot line	n/a
<i>Walkway</i>	X	X	X	X		n/a
						maximum width of 5 feet

9-3-03:9-3-04: Permitted, Special, and Temporary Uses

(A) The following key shall be used in the interpretation of Tables ##-##(B) and (C).

- (1) **Permitted Uses.** Uses which are marked as "P" in the table shall be allowed subject to all applicable regulations of this Zoning Ordinance.
- (2) **Special Uses.** Uses which are marked as "S" in the table shall be allowed upon the approval of a Special Use Permit as detailed in Section ##-##.
- (3) **Temporary Uses.** Uses which are marked "T" in the tables shall be allowed upon the approval of a Temporary Use Permit as detailed in Section ##-##.
- (4) **Prohibited Uses.** A blank space in the tables indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this Zoning Ordinance.
- (5) **Uses Not Listed.** If a proposed use is not listed in the tables, the City Planner shall determine if the use is substantially similar to a use listed on the tables per Section ##-##. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.
- (6) **Additional Regulation.** If a use has use specific standards the table cell is brown. Use specific standards shall apply to permitted, special, and temporary uses.

(A)(B) **Permitted, Special, and Temporary uses by Zoning District.**

Use	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
<i>Agricultural and Open Space Uses</i>	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
Community Garden	P	P	P	P	P				P
Parks and Natural Area Preserves	P	P	P	P	P	P	P	P	P
<i>Residential Uses</i>	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
Dwelling, Single Family Detached	P	P	P						
Dwelling, Duplex				P	P				
Dwelling, Townhome				P	P				
Dwelling, Multiple Family, up to 8 units				S	P				
Dwelling, Multiple Family, 8+ units					S				
Dwelling, Multiple Family, Complex					S				
Group Homes, up to 8 residents	P	P	P	P	P				
Group Homes, 9+ residents	S	S	S	S	S				
Senior Housing, Dependent				S	S				
Senior Housing, Independent				S	S				
<i>Place of Assembly Uses</i>	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
Indoor Commercial Place of Assembly, 3,000 sqft or less						P	P	P	
Indoor Commercial Place of Assembly, More Than 3,000 sqft						S	S	S	
Outdoor Commercial Place of Assembly						S	S	S	
Indoor Non-Commercial Place of Assembly, 3,000 sqft or less	P	P	P	P	P				P
Indoor Non-Commercial Place of Assembly, More Than 3,000 sqft									P

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Table 9-3-04(B): Permitted, Special, and Temporary Uses by Zoning District

Use	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
Outdoor Non-Commercial Place of Assembly									S
<i>Retail Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>B</i>	<i>LOR</i>	<i>M-1</i>	<i>I</i>
Alcohol/Liquor Sales						P	S		
Boat Showroom						S			
Firearms Retailer						S		S	
Garden Supply Store						P		P	
General Retail, 3,000 sqft or less					S	P	P	P	S
General Retail, 3,000 sqft or More					P				
Multitenant Shopping Center					S				
Pawn Shop					S		S		
Adult Use Cannabis Dispensary					S				
Adult Oriented Business							S		
<i>Service and Office Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>B</i>	<i>LOR</i>	<i>M-1</i>	<i>I</i>
Acute Care Center						P	P		
Adult Day Care	P	P	P	P		P	P		
Animal Hospital, Veterinarian						S	P		
Kennel						S	S		
Check Cashing / Pay Day Loan Store							S		
Child Care Center	P	P	P	P		P	P		
Coworking Space						P	P		
Financial Institution						S	S		
Hospital							S		
Laundry, Self Service						S	S		
Massage Parlor						S	S		
Personal Service, 3,000 sqft or less						P	P		
Personal Service, More Than 3,000 sqft						P	P		
Professional Office, 3,000 sqft or less						S	P		
Professional Office, More Than 3,000 sq ft							P		
Tattoo Parlor / Body Piercing Facility						S		P	
Video Gaming Cafes						S			
<i>Eating and Drinking Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>B</i>	<i>LOR</i>	<i>M-1</i>	<i>I</i>
Bar/Tavern						S			
Brewery/Winery/Distillery Tasting Room						S	S	S	
Microbrewery/Winery/Distillery						S	P	P	
Restaurant - Carry Out						P			
Restaurant - Sit-Down						P			
<i>Lodging Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>B</i>	<i>LOR</i>	<i>M-1</i>	<i>I</i>
Bed and Breakfast	S	S	S						
Hotel						S			
Motel									
<i>Vehicle Related Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>B</i>	<i>LOR</i>	<i>M-1</i>	<i>I</i>
Car Wash						S		S	

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Table 9-3-04(B): Permitted, Special, and Temporary Uses by Zoning District

Use	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
Fuel Sales						S		S	
Motor Vehicle Sales/Rental						S		S	
Minor Motor Vehicle Service						S		P	
Major Motor Vehicle Service								S	
<i>Industrial Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>B</i>	<i>LOR</i>	<i>M-1</i>	<i>I</i>
Artisan Manufacturing						P	P	P	
Building Material, Machinery, and Equipment Sales or Storage						S		P	
Brewery/Winery/Distillery Production Facility						S	P	P	
Contractor Shop						S		P	
Crematorium								S	
Dry Cleaner, Processing On Site								S	
Greenhouse, Wholesale						S		P	
Laundry, Commercial								S	
Light Manufacturing, Assembly, Fabrication								P	
Materials Salvage Yard/Recycling Operations								S	
Mining and Aggregate Extraction								S	
Mini-Warehouse / Personal Storage								S	
Research and Development								P	P
Warehouse, Distribution/Storage								P	
<i>Accessory Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>B</i>	<i>LOR</i>	<i>M-1</i>	<i>I</i>
Accessory Dwelling, Detached / Attached	S	S	S	S					
Accessory Dwelling, Internal	P	P	P	P					
Accessory Building	P	P	P	P	P	P	P	P	P
Accessory Retail								P	
Accessory Structure	P	P	P	P	P	P	P	P	P
Small Cell Wireless Facilities						P	P	P	P
Drive-Through Facility						S			
Home Based Child Care (8+ children)	S	S	S	S	S				
Home Based Business	P	P	P	P	P				
Outdoor Display / Sale of Merchandise, Permanent						P			
Outdoor Seating for Eating and Drinking Uses						P			
Outdoor Storage, Permanent								S	
Solar Energy Collection System, canopy	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, ground	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, roof	P	P	P	P	P	P	P	P	P
<i>Temporary Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>B</i>	<i>LOR</i>	<i>M-1</i>	<i>I</i>
Civic Uses of Public Property									P
Contractors Trailers and Real Estate Model Units	T	T	T	T	T	T	T	T	T
Food Cart or Truck						T	T		
Outdoor Display / Sale of Merchandise, Temporary						T	T	T	
Short Term Rental									

DRAFT FOR REVIEW ONLY**Table 9-3-04(B): Permitted, Special, and Temporary Uses by Zoning District**

Use	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
Parking of Trailers, Boats, and Other Vehicles	T	T	T	T	T				

Chapter 4. Use Specific Standards

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9-1-01: Agricultural and Open Space Uses

(A) Community Garden.

- (1) The name and contact information of the responsible person or organization shall be clearly posted and maintained for the duration of the existence of the community garden.
- (2) Accessory structures shall be limited in gross floor area to thirty (30) percent of the of the lot used for the community garden, shall have a maximum height of twelve (12) feet including any pitched roof, and shall be limited to the following accessory structure types:
 - (a) Storage sheds,
 - (b) Hoop houses, and
 - (c) Cold frames.
- (3) All compost and/or organic matter on the site:
 - (a) Shall not cover more than ten (10) percent of the total area of the property,
 - (b) Shall be screened from view from adjacent property and the public right-of-way,
 - (c) Shall be managed to prevent the harborage of rodents and pests,
 - (d) Shall be maintained to prevent odors, and

- (e) Shall be located to prevent leachate from flowing onto adjacent property or into natural or human-made storm channels.
- (f) The site shall be designed and maintained to prevent water from irrigation and/or other activities and/or fertilizer from draining onto adjacent property
- (4) A Type C Transition Area as specified in Section #### shall be provided to screen view from adjacent property and the public right-of-way.

9-1-02: Residential Uses

(A) Single-Family Detached Dwellings and Duplexes.

- (1) Duplexes shall be oriented with their primary entrances toward the designated front lot line.
- (2) A minimum of one (1) of the parking spaces, as required in Section 16-6-1(E) of this Zoning Ordinance, shall be provided in an attached or detached garage.
- (3) Attached garages are encouraged to be located on rear façades. If attached garages are located on the primary façade they shall:
 - (a) Not exceed forty-five (45) percent of the façade's total width,
 - (b) Be setback a minimum of twenty-five (25) feet from the property line, and
 - (c) Be recessed from the primary front façade (excluding porches) of the duplex a minimum of five (5) feet.
- (4) Exterior building cladding materials shall be time- and weather- tested materials and techniques such as but not limited to masonry; stone veneer systems; stucco; precast panels with inlaid or stamped brick texture; vinyl, cement board, wood, or smart board siding.

(B) Townhomes.

- (1) Townhomes shall be oriented with their primary entrances either:
 - (a) Toward the designated front lot line. The primary entrance of end unit rowhomes on corner lots may be oriented toward the designated front or exterior side lot line.
 - (b) Toward an internal courtyard space. The primary entrance of end unit rowhomes closest to the designated front lot line shall be oriented toward the designated front lot line.
- (2) Individual townhome units shall be articulated through the exterior design of the rowhome cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other architectural devices.
- (3) The maximum length of a townhome cluster shall be two hundred (200) lineal feet.
- (4) A maximum of one (1) curb cut shall be permitted per street frontage unless otherwise approved by the Village Administrator.
- (5) The siting of the townhome units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.
- (6) A minimum of one (1) of the parking spaces required for each dwelling unit, as required in Section 10-5-# of this Zoning Ordinance, shall be provided in an attached or detached garage.
- (7) Attached or detached garages shall be located on rear or side façades, unless otherwise approved.

- (8) Exterior building cladding materials shall be time- and weather- tested materials and techniques such as but not limited to masonry; stone veneer systems; stucco; precast panels with inlaid or stamped brick texture; vinyl, cement board, wood, or smart board siding.

(C) Multifamily Building, All Units.

- (1) The building's primary façade and principal entrance shall be oriented toward a public street.
- (2) A maximum of one (1) curb cut shall be permitted per street frontage unless otherwise approved by the Village Building and Zoning Official.
- (3) All off-street parking, as required in **Section 16-6-1(E)** of this Zoning Ordinance, shall be located in the rear and/or interior side of the primary building. Off-street parking located in the interior side yard shall be set back a minimum of one (1) foot from the front elevation of the primary building.
- (4) ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.
- (5) Service areas, dumpsters, utilities and the required nonvegetative screening of these features shall not be visible from public rights-of-way.
- (6) All multifamily complexes shall meet the design standards of **Section ##-##-##**.

(D) Group Homes, All Units.

- (1) Each group home, before admitting residents, shall have proof of compliance with all applicable local, state, and federal standards.
- (2) Each group home shall submit a copy of its Illinois License or Certification and the sponsoring agency's Illinois License of Certification to the Village Administrator.
- (3) Before admitting any residents, the group home operator shall submit a statement detailing the following information:
 - (a) The number of residents,
 - (b) The number and type of personnel that will be employed, and
 - (c) The qualifications of the agency operating the group home.
- (4) To the greatest extent practical, a group home shall conform to the type and outward appearances of the residences in the neighborhood in which it is located.

(E) Senior Housing, Dependent and Independent.

- (1) Senior housing shall meet applicable federal and state requirements including, but not limited to licensing, health, safety and building code requirements
- (2) Adequate vehicular drop-off and pick-up zones, sidewalks, and exterior lighting for the safety of the residents and other pedestrians shall be provided.
- (3) The site and building characteristics shall complement the visual character of the surrounding neighborhood to the greatest extent possible. Features including roof pitch, window placement, and the location of parking shall be considered.

9-1-03: Place of Assembly Uses

RESERVE

9-1-04: Retail Uses

(A) Adult Use Cannabis Dispensary.

(B) Adult Oriented Businesses.

- (1) The Village hereby adopts by reference the following studies and case law decisions, including the specific studies and findings contained therein, as to the negative secondary effects resulting from the location and concentration of adult business uses within a municipality:
 - (a) St. Paul Division of Planning at the Minnesota Crime Control Planning Board - 1978 study of relationships between sexually oriented and alcohol oriented adult entertainment business;
 - (b) Minnesota Crime Prevention Center study on the effects of sex oriented and alcohol oriented adult entertainment upon property values and crime rates - 1980;
 - (c) Indianapolis - 1983 study of sexually oriented businesses and property values;
 - (d) Indianapolis - 1984 "Adult Entertainment Business in Indianapolis";
 - (e) Phoenix - 1979 "Relation of Criminal Activity and Adult Businesses"; and
 - (f) Northend Cinema, Inc. v. City of Seattle (Supreme Court of Wash., 1978) 90 WASH 2d 709, 585 P.2d 1153.
- (2) The Village finds that the negative secondary effects associated with adult business uses, as adopted pursuant to subsection (A) of this section, are applicable to the location of adult business uses in the Village and that the regulation of adult business uses is necessary to lessen said negative secondary effects including, but not limited to, lessening the following negative secondary effects:
 - (a) There is a statistically significant correlation between the location of adult business uses and neighborhood deterioration.
 - (b) That the location of an adult business use in a neighborhood has a negative impact on property value.
 - (c) That the negative impact on property values increases when more than one adult business use is located within a given area.
 - (d) That the effect of adult business uses on the crime rate is positive and significant.
 - (e) That there is a significantly higher crime rate associated with two (2) adult businesses located in a given area than is associated with only one adult business use in a given area.
 - (f) That adult business uses should be located in areas of the Village which are not in close proximity to residential uses, schools and other retail business uses as well as areas frequented by minors.
 - (g) That residents of the Village and persons who are nonresidents but use the Village for shopping and other needs will move from the Village or shop elsewhere if adult business uses are allowed to locate in close proximity to residential dwellings, schools or other retail business uses.
 - (h) That the location of adult business uses in a given area creates the perception in the Village that such area is an unsafe and undesirable part of the Village.
 - (i) Therefore, adult business uses should be separated from other dissimilar uses just as any other land use should be separated from uses with characteristics different from itself. The reasonable regulation of the location of adult business uses will provide for the protection of the image of the Village and its property values, and protect the residents of the Village from the negative secondary effects of such business uses, while providing to those who

desire to patronize adult business uses such an opportunity in areas of the Village which are appropriate for location of adult business uses.

- (3) Adult uses shall comply with the following standards.
 - (a) Adult -oriented establishments shall not locate within at least one-thousand (1,000) feet from of any parcel in a residential district or with an existing use classified in the following categories established in this ordinance.
 - (1) Residential.
 - (2) Place of Assembly.
 - (3) Eating and Drinking.
 - (b) A Type D Transition Area shall be provided along all property lines shared with an existing use categorized in subsection (3)(a) or when adjoining a residential district.
 - (c) The hours of operation shall be limited to between 11:30 am and 1:00 am, except for cleaning and maintenance activities necessary for the property's operation, which may occur or after the hours specified in this subsection.
 - (d) No amplified sound equipment audible outside the principal building shall be allowed.

9-1-05: Service and Office Uses

(A) Animal Hospital, Veterinarian, Kennel

- (1) No livestock or large animals shall be boarded, treated, or kept on the premises.
- (2) The use shall be conducted primarily within a fully enclosed building designed with noise resistant materials (plans and specifications for noise resistant materials shall be approved by the city through the building permit approval process);
- (3) All litter and waste shall be contained and controlled on site by having appropriate flushing drains and other physical elements to properly dispose of cleaning waste from the boarding area.
- (4) Drainage from outdoor areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.
- (5) The boarding area must be air-conditioned and heated so that windows, doors or other openings can be closed at any time.
- (6) Outdoor areas shall be set back as far as possible from all residential properties, with a minimum setback of one hundred fifty (150) feet. However, the Village Council may consider smaller setbacks in areas with high levels of noise, such as those impacted by highways, provided that the operator can demonstrate how they will mitigate noise impacts in the outdoor area.
- (7) Solid waste will be removed from the outdoor area after each use of the area.
- (8) All outdoor areas shall be screened with a solid opaque fence or wall at least six (6) feet in height. Slatted chain link fences shall not meet this requirement.
- (9) Use of outdoor areas between the hours of 10:00 p.m. and 7:00 a.m. is prohibited.

9-1-06: Eating and Drinking Uses

RESERVE

9-1-07: Lodging Uses

(A) Bed and Breakfast.

- (1) The property must be developed, maintained, and operated so that the principal building, accessory buildings, yards, drive, and street frontage complement the appearance and character of its adjacent neighborhood and do not detract from abutting properties.
- (2) The maximum stay by any guest shall be limited to four (4) consecutive weeks.
- (3) Cooking facilities shall not be permitted in any of the guest rooms.

9-1-08: Vehicle Related Uses

(A) Carwash.

- (1) A Type B transition area, as detailed in Section ##-##, shall be required along lot lines adjacent to any parcel in a nonresidential Zoning District.
- (2) A Type D transition area, as detailed in Section ##-##, shall be required along lot lines adjacent to any parcel in a residential or the I Institutional Zoning District.
- (3) Hours of operation shall be restricted to between 7am and 10pm only.
- (4) All mechanical equipment, excluding self-service vacuum units, shall be enclosed within a building.
- (5) All facilities shall be designed and configured such that any outdoor spraying preparation or drying activities are directed away from any abutting residential properties,
- (6) All car wash facilities and accessory equipment such as vacuums, dryers, accessory buildings, etc. shall be set back a minimum of two hundred (200) feet from any residential use or Zoning District. Such facilities and equipment shall be enclosed within a building, with the exception of self-service vacuum units.
- (7) If self-service vacuum facilities are provided, a minimum of one (1) parking space for each vehicle capable of being serviced at any one time at such vacuum facility shall be provided, and parking spaces for accessory vacuum facilities shall not interfere with circulation or entrance or exit drives.
- (8) Accessory equipment including vacuum facilities shall be set back a minimum of twenty (20) feet from all property lines.
- (9) All full-service or conveyor-based carwash facilities shall be equipped with, and maintain in operation, a water recycling system that shall recycle a minimum of fifty (50) percent of the water being used by the facility
- (10) Drainage from outdoor storage and/or activity areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.

(B) Fuel Sales.

- (1) All fuel pumps shall be set back a minimum of twenty-five (25) feet from the street right-of-way and side or rear lot lines.
- (2) All fuel pump canopies shall be located a minimum of twenty (20) feet from the street right-of-way and side or rear lot lines.
- (3) All fuel pumps and fuel pump canopies shall be located a minimum of fifty (50) feet from any residential district boundary line.

- (4) Fuel pump canopies shall have a maximum height of seventeen (17) feet.
- (5) Fuel pump canopy columns shall be clad in masonry, stucco, fiber cement, or stone veneer systems with a minimum thickness of three (3) inches.
- (6) Fuel pump canopies shall be lit with only fully recessed lighting.
- (7) A Type B transition area, as detailed in **Section ## ####**, shall be required along lot lines adjacent to any parcel in a nonresidential district.
- (8) A Type D transition area, as detailed in **Section ## ####**, shall be required along lot lines adjacent to any parcel in a residential district.
- (9) Drainage from outdoor storage and/or activity areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.
- (10) The applicant shall submit all approvals required by external agencies, prior to the approval of a Special Use as specified in **Section ## ####**.

(C) Motor Vehicle Sales and Rental.

- (1) A Type B transition area, as detailed in **Section ## ####**, shall be required along lot lines adjacent to any parcel in a nonresidential district.
- (2) A Type D transition area, as detailed in **Section ## ####**, shall be required along lot lines adjacent to any parcel in a residential or the I Institutional Zoning District.
- (3) All outdoor display areas for sales, shall be improved with all-weather surfaces.
- (4) Parking lots utilized for the outdoor display of motor vehicles for sale shall be exempt from the landscape spacing requirements for the parking area perimeter zone, as detailed in **Section ## ####**, and instead may cluster required landscape elements in order to preserve views to motor vehicles offered for sale and/or rent.
- (5) No vehicles shall be parked within the public right-of-way.
- (6) Repair bays shall not front adjacent public rights-of-way or face a residential use or district.
- (7) No more than one (1) elevated display shall be used, raising the vehicle no more than three (3) feet off the ground.
- (8) Accessory uses and structures, such as car wash facilities and their incidental functions (vacuums and air compressors) shall be set back at least fifty (50) feet from public rights-of-way or a residential use or district.
- (9) No existing buildings shall be occupied or re-used for vehicle sales, rental, and service unless all requirements of this Zoning Ordinance are met.
- (10) The use shall operate in accordance with all other applicable federal, state, and local laws. If additional permits are required, such permits shall be obtained prior to the operation's approval.
- (11) Drainage from outdoor storage and/or activity areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.

(D) Major and Minor Automotive Repair.

- (1) A Type C transition area, as detailed in **Section ## ####**, shall be required along lot lines adjacent to any parcel in a nonresidential district.
- (2) A Type D transition area, as detailed in **Section ## ####**, shall be required along lot lines adjacent to any parcel in a residential or I Institutional Zoning District.

- (3) All repair activities shall take place entirely within a fully enclosed building.
- (4) Outdoor storage of vehicles shall be on an all-weather surface. Surfacing and maintenance shall be within an enclosed fence or wall at least six (6) feet in height.
- (5) Service bay entrances shall not front a public right-of-way, unless otherwise approved.
- (6) Drainage from outdoor storage and/or activity areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.

9-1-09: Industrial Uses

(A) Artisan Manufacturing.

- (1) Gross floor area shall not exceed five thousand (5,000) square feet.
- (2) Outdoor storage shall be prohibited.
- (3) Outdoor operations or activities may be approved with a temporary use permit.
- (4) Artisan manufacturing shall not create or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties.
- (5) Retail sales of goods manufactured on-site shall be required and shall comprise a minimum of ten (10) percent of the total area of the building. Retail sales areas shall be located on the ground floor and shall be directly adjacent to storefront windows.
- (6) Manufacturing areas are encouraged to be visible from retail areas.
- (7) A maximum of one (1) residential unit shall be permitted within the same unit/leasable area as the artisan manufacturing use but shall be limited to twenty-five (25) percent of the total area of the building.

(B) Building Material, Machinery, and Equipment Rental, Sales, and Service.

- (1) A Type B transition area, as detailed in Section ## ## ##, shall be required along lot lines adjacent to any parcel in a nonresidential district.
- (2) A Type D transition area, as detailed in Section ## ## ##, shall be required along lot lines adjacent to any parcel in a residential I Institutional Zoning District.
- (3) Metal and/or vinyl siding is prohibited. Exterior building cladding materials shall be brick, stone, or decorative masonry only.
- (4) Outdoor storage and/or activity is prohibited.

9-1-10: Utility Uses

RESERVE

9-1-11: Accessory Uses

(A) Accessory Dwelling, Detached / Attached.

- (1) One (1) detached, attached, or internal accessory dwelling unit shall be allowed per lot.
- (2) If a lot has a detached garage, a detached accessory dwelling unit shall be located above the detached garage. A standalone detached garage and standalone detached accessory dwelling unit shall not be allowed on a lot.

- (3) The detached / attached accessory dwelling shall be located to the interior side or rear of the principal dwelling.
- (4) The maximum size of a detached accessory dwelling shall be nine hundred **###** square feet.
- (5) The maximum height of a standalone detached accessory dwelling shall be seventeen (17) feet or the height of the principal dwelling, whichever is less.
- (6) The maximum, combined height of a detached accessory dwelling located above a detached garage and the detached garage shall be twenty-seven (27) feet or the height of the principal dwelling, whichever is less.
- (7) Detached accessory dwellings shall be setback a minimum of five (5) feet from the rear and interior side yard lot lines.
- (8) Attached accessory dwellings shall be located fully within the buildable area of the lot.
- (9) The principal dwelling and detached / attached accessory dwelling shall be served by a common driveway.
- (10) The detached / attached accessory dwelling shall have similar architectural features including roof pitch; window type, size, and placement; and exterior building cladding materials as the principal dwelling.
- (11) The principal dwelling or detached / attached accessory dwelling shall be the primary residence of the owner of the property.

(B) Accessory Dwelling, Internal.

- (1) One (1) detached, attached, or internal accessory dwelling unit shall be allowed per lot.
- (2) The maximum size of the internal accessory dwelling shall be twenty-five (25) percent of the floor area of the principal building.
- (3) The principal dwelling and internal accessory dwelling shall be served by a common driveway.
- (4) The principal dwelling or internal accessory dwelling shall be the primary residence of the owner of the property.

(C) Accessory Buildings.

- (1) One (1) accessory building shall be allowed per parcel.
- (2) An accessory building shall be a maximum of **###** square feet or seventy-five (75) percent of the gross floor area of the principal building, whichever is less.
- (3) An accessory building shall have a maximum height of **twenty (20) feet** or the height of the principal building, whichever is less.
- (4) An accessory building shall be located either:
 - (a) Completely within the required rear yard and five (5) feet interior side lot lines and ten (10) feet from rear lot lines.
 - (b) Completely within the buildable area of the lot and to the interior side or rear of the principal building.
- (5) An accessory building shall be located at least then (10) feet from the subject parcel's principal building.

(D) Accessory Structures.

- (1) No accessory building shall be constructed on a site without a principal building.
- (2) Two (2) accessory structures shall be allowed per parcel.
- (3) All accessory structures shall not exceed fifteen (15) feet in height.

- (4) Accessory structures shall be located as follows.
 - (a) Not over an easement.
 - (b) Either:
 - (1) Completely within the required rear yard and five (5) feet interior side lot lines and ten (10) feet from rear lot lines.
 - (2) Completely within the buildable area of the lot and to the interior side or rear of the principal building.
- (5) An accessory building shall be located at least then (10) feet from the subject parcel's principal building.
- (6) All pools having side walls less than four (4) feet above grade, including all pools constructed below grade, shall be required to be completely enclosed by a fence as specified in Section **##-##**.

(E) Small Cell Wireless Facilities.

- (1) **Appearance Standards.**
 - (a) Mobile service support structures shall be of a monopole design unless the Village Board determines that an alternate design would better blend into the surrounding environment.
 - (b) Mobile service support structures and facilities shall be designed to blend into the surrounding environment as closely as possible through the use of color, camouflaging and/or stealth architectural treatment, where possible.
 - (c) A mobile service support structure shall be painted a single, neutral color.
 - (d) Mobile service support structures and facilities shall not be illuminated by artificial means and shall not display lights unless such lights are specifically required by a Federal or State authority. Lights are permitted during on-going maintenance activities.
 - (e) All structures be enclosed within a solid fence as specified in Section **##-##** and a vegetative screen as provided in Section **##-##**. To the extent the feasible, equipment enclosures should be sized to accommodate co-location of additional facilities.
- (2) If the operator/property owner ceases using the small cell wireless facilities, the small cell wireless facilities within thirty (30) of the date upon which its use ceases

(F) Drive Throughs.

- (1) Drive throughs shall be permitted a maximum of four (4) total menu boards with a combined maximum area of 100 square feet.
 - (a) Each menu board or pre-order board shall not exceed sixty (60) square feet in area and ten (10) feet in height. Menu boards and pre-order boards may utilize electrically activated changeable copy message centers for one hundred (100) percent of the permitted menu board or pre-order board area and must follow all regulations of Section **##-##**.
- (2) Any structural element of a drive through, including pavement, speaker boxes, or menu boards shall be located at least four hundred (400) feet from the parcel boundary of any residentially zoned parcel, unless otherwise approved through the special use permit process.
- (3) Any speaker or intercom associated with a drive through shall not be audible beyond the boundaries of the property.
- (4) The hours of operation for a drive through adjoining a residential property shall be limited to between 7 am and 11 pm daily.

- (5) Drive through canopies shall maintain a uniform and consistent roofline with the building to which the drive-through is associated.
- (6) Stacking spaces and lanes for drive through stations shall not impede on- and off-street traffic movement, shall not cross off-street parking areas or drive aisles and shall not impede pedestrian access to a public building entrance.
- (7) Drive through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise delineated.
- (8) Drive through facilities shall be provided with a bypass lane with a minimum width of ten (10) feet unless an alternative means of exit is approved.
- (9) Stacking lanes shall have a minimum depth of twenty (20) feet per stacking space and the following minimum lane widths:
 - (a) One (1) lane: twelve (12) feet,
 - (b) Two (2) or more lanes: ten (10) feet per lane.
- (10) Drive through facilities shall be required to provide a minimum number of stacking spaces as detailed in **Table 9-1-11(D)**.

Table 9-1-11(D): Drive Through Stacking Requirements

Use	Minimum Stack	Measure From
Automated Teller Machine	3 per machine	teller machine
Bank Teller Lane	2 per lane	teller or window
Restaurant	6 per order box	order box ⁽¹⁾
Carwash Stall, Automatic	5 per stall	stall entrance
Carwash Stall, Manual	3 per stall	stall entrance
Oil Change Shop	3 per service bay	service bay entrance
Pharmacy	4 per lane	machine or window
Notes:		
⁽¹⁾ Four (4) of the required stacking spaces shall be located between the order-box and pick-up window, including the stacking space at the order box.		

- (11) The Village Board may require the applicant to provide a traffic impact study conducted by an independent engineering consultant as part of the Special Use approval process specified in **Section ##-##**.
- (12) Permits from all relevant state or county agencies, including the Illinois Department of Transportation and DuPage County Division of Transportation shall be required prior to the issuance of zoning approval.

(H) Home Occupations. Home Occupations shall comply with the following standards:

- (1) A Home Occupation shall employ only individuals that reside on-site.
- (2) A Home Occupation shall not involve manufacturing or processing of any kind.
- (3) A Home Occupation shall be conducted entirely within the principal building or accessory structure.
- (4) No more than twenty five percent (25%) of the area of one story of a single-family dwelling, nor more than twenty percent (20%) of the area of any other dwelling unit, may be devoted to the Home Occupation.
- (5) No sign shall advertise the presence or conduct of the occupation.
- (6) A Home Occupation shall not wholesale, jobbing, or retail business conducted entirely by mail or telephone, or the internet.

- (7) A Home Occupation shall not involve the receipt or sale, shipment, delivery or storage of merchandise on or from the premises.
- (8) The outdoor display, storage, sale of goods, materials, merchandise, or equipment or activities associates with home occupation shall be prohibited.
- (9) A Home Occupation shall not generate vehicular or pedestrian traffic in a greater volume than would normally be expected from the residential principal use.
- (10) No mechanical equipment shall be used except such that is normally used for domestic household purposes and shall be contained within the principal or accessory building or structure.
- (11) A Home Occupation shall not alter the exterior appearance of the principal residential structure which changes the site's residential character.

(I) *Outdoor Display/Sale of Merchandise, Permanent.*

- (1) The permanent outdoor display and sale of merchandise shall be limited to the following types of sites in the B Community Business Zoning Districts as follows.
 - (a) Principal use is a retail grocery store with a gross floor area exceeding thirty thousand (30,000) square feet.
 - (b) Principal use is a pharmacy and with a gross floor area of thirteen thousand, five hundred (13,500) square feet.
- (2) The permanent outdoor display of merchandise shall be limited to between April 1 and December 15, annually.
- (3) The sum of all merchandise display areas shall be no larger than one hundred (100) square feet in size unless an exception to this provision has been granted by the Village Administrator or his/her designee.
- (4) All outdoor displays shall be located within fifteen (15) feet of the side or front of the principal building as measured from the building foundation, and not occupy a required yard.
- (5) Such outdoor display of merchandise shall be incidental to the primary business and shall be located only on private property.
- (6) Merchandise shall not occupy more than ten (10) percent of the required parking spaces and shall not occupy those spaces designated for disabled persons.
- (7) At least three feet (3') of walkway shall be maintained at all times for pedestrian traffic, and if applicable, as required by the Illinois Accessibility Code.
- (8) Only goods and materials associated with the existing principal on-site use may be displayed or sold.
- (9) Permanent outdoor display or sales areas shall not be located within any required yard or parking area.
- (10) Permanent outdoor display or sales areas shall be surfaced with an approved hard surface material. Partially paved or unpaved outdoor display or sales areas shall be prohibited.
- (11) Permanent outdoor display or sales areas shall not exceed ten (10) percent of the gross floor area of the primary building on the property unless approved as a Special Use.

(J) *Outdoor Seating For Eating and Drinking Uses.*

- (1) The outdoor seating area shall be located on an approved hard paved surface.
- (2) Outdoor seating areas may utilize a maximum of twenty (20) percent of the parking spaces required for the operation of the principal use or two thousand (2,000) square feet, whichever is less.

- (3) The capacity of an outdoor seating area shall not exceed the posted capacity of the principal eating and drinking use it is associated with, when combined with the capacity of the eating and drinking use.
- (4) Outdoor seating areas shall not block a pedestrian walkway or public sidewalk in a manner which reduces the width of that walkway or sidewalk to less than five (5) feet.
- (5) Outdoor seating areas shall be visually delineated on-site by a fence, landscape hedge, or wall, the height and placement of which shall be deemed appropriate by the Plan Commission. The fence, landscape hedge, or wall shall be at least four (4) feet in height when facing a residential property or use.
- (6) A fence, landscape hedge, or wall with a height of four (4) feet shall be utilized to delineate the outdoor seating area from other structures and features on-site.
- (7) The use of outdoor seating areas shall be limited to the posted operational hours of the associated eating and drinking use, but shall not extend past 10:00 PM when adjoining a residential use.

(K) Outdoor Storage, Permanent.

- (1) Permanent outdoor storage areas shall obtain a building permit and comply with all other building, fire, and zoning codes.
- (2) Permanent outdoor storage areas must be screened on all sides with a minimum six (6) foot high solid fence, chain link fence with slats, wall, or Type C Transition Area as detailed in **Section # #-###**.
- (3) Permanent outdoor storage areas shall be located in rear yards and interior side yards only.
- (4) Permanent outdoor storage areas shall be located on impervious surfaces only.
- (5) Permanent outdoor storage areas shall not be located in drive aisles, fire lanes, or required parking spaces.
- (6) Permanent outdoor storage areas shall not be adjacent to residentially zoned properties.
- (7) Materials and/or equipment stored in permanent outdoor storage areas shall not exceed the height of the principal building.
- (8) Permanent outdoor storage areas shall not be visible from a public right-of-way.

(L) Solar Energy Collection System, Canopy.

- (1) The height of canopy solar energy collection systems shall not exceed the height of the primary building that the parking area serves.
- (2) The minimum height of solar energy collection systems shall allow clearance for emergency and service vehicles.

(M) Solar Energy Collection System, Ground.

- (1) Ground mounted solar energy collection systems shall be permitted in the rear yard only.
- (2) The maximum height of ground mounted solar energy collection systems shall be five (5) feet in height, measured from the grade at the base of the pole to the highest edge of the system.
- (3) Minimum clearance between the lowest point of the system and the surface on which the system is mounted is twelve (12) inches.
- (4) All parts of the freestanding system shall be set back ten (10) feet from the side and rear lot lines and shall not be located in a public utility easement.

(N) Solar Energy Collection System, Roof.

- (1) Roof mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
- (2) Systems on residential structures shall not extend beyond twelve (12) inches parallel to the roof surface of a pitched roof or flat roof.
- (3) Systems on nonresidential structures shall not extend beyond thirty-six (36) inches parallel to the roof surface of a pitched roof or flat roof.
- (4) Systems on all structures shall not extend above the highest peak of a pitched roof. Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
- (5) All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.

9-1-12: Temporary Uses

(A) Food Cart or Truck.

- (1) Sites for food carts or trucks are required to have full public improvements including curb, gutter, sidewalk, and an access drive, etc.
- (2) Food carts or trucks shall locate on paved surfaces. The location of a food cart or truck on unimproved surfaces, required landscape areas, in required setbacks, or on dirt or gravel areas is prohibited.
- (3) One (1) food cart or truck shall be allowed per lot.
- (4) Food carts or trucks shall obtain written permission from the owners of the subject property and shall submit such documentation as part of the temporary use approval process specified in **Section ##-##-##**.
- (5) A food cart or truck, including all vending activity, tables, chairs, and trash receptacles may occupy no more than four (4) parking stalls or six hundred and fifty (650) square feet of parking area, whichever is less.
- (6) Tables and chairs shall be permitted and located on improved or paved surfaces and shall not locate in parking stalls, landscape areas, or drive aisles, aside from the four (4) parking stalls designated for vending.
- (7) Food carts or trucks shall not occupy or operate within an ADA parking stall or pedestrian path.
- (8) A minimum of one (1) trash receptacle and one (1) recycling receptacle shall be provided per food cart or truck.
- (9) Required tables, chairs, and trash and recycling receptables shall not be retained on-site overnight.
- (10) Fire lanes, drive aisles, sidewalks, access to trash enclosures, and similar areas may not be blocked by any vending activity.
- (11) The food cart or truck shall not involve the use of amplified sound or music.
- (12) Food carts or trucks shall be located a minimum of five hundred (500) feet from any brick-and-mortar restaurant in the Village of Willowbrook, as measured from the property line.
- (13) Food carts or trucks shall be set back at least one thousand (1,000) feet from any arterial or major collector roadway as defined by the Illinois Department of Transportation.
- (14) The applicant for a food cart or truck shall submit all approvals required by external agencies, including the DuPage County Health Department, prior to the approval of a Temporary Use Permit as specified in **Section ##-##-##**.

(15) Food carts or trucks shall be allowed only in residential zoning districts when approved as a Special Event pursuant to **Chapter ##** of the Village of Willowbrook Code of Ordinances.

(B) **Parking of Trailers, Boats, and Other Vehicles.** No trailer, travel trailer, pickup coach, camping trailer, motorized home, boat, all-terrain vehicle, or other vehicle shall be parked for more than thirty (30) days in any district except in compliance with the following regulations.

- (1) A trailer may be used as a temporary office on a parcel incident to construction or development when construction or development is actively under way.
- (2) No vehicle shall be used or occupied for living, housekeeping or business purposes.
- (3) Trailers, travel trailers, pickup coaches, motorized homes, camping trailers, boats and other vehicles may be parked or stored in any district provided they meet all the yard requirements on the premises.
- (4) No trailers, travel trailers, pickup coaches, motorized homes, camping trailers, boats or other vehicles shall be placed, parked, or stored in any designated special flood hazard area.
- (5) Trailers, travel trailers, pickup coaches, motorized vehicles, camping trailers, boats, and other vehicles shall only be parked on driveways, garage access drives, or parking pads, as specified in **Section ##-##** or on a paved surface in the rear of the principal building.
- (6) A vehicle may be parked anywhere on the premises for active loading or unloading purposes or for a period not exceeding eight (8) hours, provided that they are not used for living, housekeeping or business purposes.
- (7) Mobile homes shall not be placed, parked, stored, kept or occupied in any district.

(C) **Portable Outdoor Storage Devices.**

- (1) One (1) device shall be allowed per lot.
- (2) The size of the device shall be limited to one hundred eighty (180) square feet.
- (3) Portable outdoor storage devices shall be allowed for a maximum of thirty (30) days unless specifically exempted allowed for a longer duration through a building permit.
- (4) Permanent outdoor display or sales areas shall not be located within any required yard, pedestrian travelway, or parking area, or in the front of a principal building.

(D) **Seasonal Sales.**

- (1) Seasonal sales shall be permitted for a period not to exceed ninety (90) days per calendar year, unless otherwise approved.
- (2) Seasonal sales areas may use a maximum of twenty (20) percent of the parking spaces required for the operation of the principal use or two thousand (2,000) square feet, whichever is less.
- (3) Seasonal sales areas shall not block pedestrian walkways in a manner which reduces the width of that walkway to less than five (5) feet.