
**THE VILLAGE OF HOMER GLEN
WILL COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 14-001**

**A TEXT AMENDMENT TO ORDINANCE 08-048 ENTITLED
“THE VILLAGE OF HOMER GLEN ZONING ORDINANCE”
AMENDING THE DEFINITIONS AND THE TABLE OF
PERMITTED AND SPECIAL USES IN NON-RESIDENTIAL
DISTRICTS REGARDING MEDICAL CANNABIS
CULTIVATION CENTERS AND MEDICAL CANNABIS
DISPENSARY ORGANIZATIONS**

**JAMES P. DALEY, Village President
GALE SKROBUTON, Village Clerk**

**MICHAEL COSTA
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MARGARET SABO
SHARON SWEAS
GEORGE YUKICH**

Trustees

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MEDICAL CANNABIS CULTIVATION CENTERS AND MEDICAL CANNABIS
DISPENSARY ORGANIZATIONS

WHEREAS, the Village of Homer Glen, Will County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and,

WHEREAS, pursuant to a public notice published in a newspaper of general circulation within the Village as required by the Village’s Zoning Ordinance, the Plan Commission of the Village held a public hearing; and,

WHEREAS, the provisions hereof have been published and kept available for public inspection and examination all in accordance with the provisions of the Illinois Municipal Code; and,

WHEREAS, the Village Board now considers it to be appropriate, in the best interests of the Village and in the best interests of the public health, safety and welfare of the residents of Homer Glen, to adopt the amendments as attached in Exhibit “B” to the text of the Village of Homer Glen Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

Section 1. Incorporation of Recitals. The above recitals and the findings of fact and recommendation of the Plan Commission attached hereto as Exhibit “A” are found to be true and correct and are hereby incorporated herein by reference and made a part hereof the same as if they were set forth verbatim herein and they are adopted as the findings of the Village Board.

Section 2. Amendments. The following provisions as more fully set forth in Exhibit “B” are hereby adopted as an amendment to Section 3.2 Definitions and to Table 2A “the Table of Permitted and Special Uses in Non-Residential Districts” of the Homer Glen Zoning Ordinance. The amendments shall be included in their respective sections of the Homer Glen Zoning Ordinance. All wording crossed through shall be removed. All wording that is bold and underlined shall be inserted.

Section 3. Severability. The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

Section 4. Repealer. All ordinances or portions of ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

Adopted this 14th day of January, 2014 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Costa	X			
DeVivo	X			
Kagianas	X			
Sabo	X			
Sweas	X			
Yukich	X			
Daley (Village President)	-			
TOTAL	6	0	0	-

APPROVED by the Village President on January 14, 2014.

James P. Daley
Village President

ATTEST:

Gale Skrobuton
Village Clerk

Exhibit A

Whereas, on April 17, 2013, the Illinois House of Representatives passed the Compassionate Use of Medical Cannabis Pilot Program Act, and on May 17, 2013, the Illinois Senate passed the Act, and on August 1, 2013, Act was signed into law by Governor Quinn; and,

Whereas, the Act recognizes approximately thirty (30) conditions that will allow patients to qualify for the use of medical cannabis and allows for a qualified patient to obtain 2.5oz of cannabis every 14 days; and,

Whereas, Section 140 of the Act, states that “a unit of local government may enact reasonable zoning ordinances or resolutions, not in conflict with the Act or with Department of Agriculture or Department of Public Health rules, regulating registered medical cannabis cultivation center or medical cannabis dispensing organizations;

Whereas, the Plan Commission of the Village of Homer Glen has held the required public hearing per Section 12 of the zoning ordinance and after due consideration of the issues, exhibits and testimony, has made the above recommendation to the Village Board.

A motion was made and seconded to adopt these findings of fact and recommend to the Village Board to recommend the approval a text amendment to the following sections of the Village Zoning Ordinance:

1. Section 3.2 to add the following terms: cannabis, medical cannabis cultivation center, medical cannabis dispensary organization, medical use and qualifying patient; and,
2. Table 2A, the Table of Permitted and Special Uses, Non Residential Districts Only to add “medical cannabis cultivation center” and “medical cannabis distribution center” as a special use in the I-1, Industrial District.

A roll call vote was taken and all Commissioners present voted aye. The motion carried with a 7-0 vote.

Exhibit B

3.2 Definitions

The following words and terms shall have the meaning set forth, except where otherwise specifically indicated. Words and terms not defined shall have the meaning indicated by common dictionary definition.

ABUTTING: To have a common property line or zoning district line.

ACCESSORY BUILDING, STRUCTURE OR USE: An “accessory building, structure or use” is one which:

- a. Is subordinate to and serves a principal structure or principal use;
- b. Is subordinate in area, extent, or purpose to the principal structure or principal use served;
- c. Contributes to the comfort, convenience, or necessity of occupants of the principal structure or principal use served; and
- d. Is on the same zoning lot as the principal structure or principal use served, except that off-street parking facilities may be permitted to locate elsewhere other than on the same zoning lot.

ADJACENT: The terms adjacent and contiguous are used as synonymous terms, and mean lots located with the same street frontage in contact with or touching another parcel of land, in contradistinction to lying across a street or alley there from.

ADULT USE: Any establishment, including but not limited to arcades, bookstores, cabaret, hotel/motel, motion picture theatre, massage parlor, modeling studio, sexual encounter establishment, or store, charging any form of consideration; or a point of transmission or broadcast of video, internet content or other electronic media; at which a substantial portion of the stock-in-trade or business activities are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

ADULT USE, SPECIFIED ANATOMICAL AREAS: As used herein, includes any of the following: (1) less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or (2) human male genitals in a discernibly turgid state, even if completely and opaquely covered.

ADULT USE, SPECIFIED SEXUAL ACTIVITIES: As used herein, includes any of the following: (1) the fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; (2) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; (3) masturbation, actual or simulated; or (4) excretory functions as part of or in connection with any of the activities (1) through (3).

AGRIBUSINESS: A commercial enterprise which engages in the purchase, sale, barter, or exchange of goods, wares, or services traditionally related to agricultural production, or limited processing of agricultural produce.

AGRICULTURAL BUILDING OR STRUCTURE: Any building or structure existing or erected on land used principally for agricultural purposes, with the exception of dwelling units.

AGRICULTURE: Land, including necessary buildings and structures thereto, shall be considered used for agricultural purposes if: (1) the zoning lot contains not less than five (5) acres of land area and (2) if the principal use involves the production, cultivation, or growing of crops (including but not limited to seed crops, trees, ornamental plants, sod, etc.) pasturage, apiculture, horticulture, floriculture, animal husbandry, and the raising of livestock (including horses, bees, fish, etc.), or any by-product thereof, for sale, lease or personal use, and all necessary and related activities thereof. Lands devoted to soil conservation or forestry management programs shall also be deemed used for an agricultural purpose.

AIRPORT/HELI-PORT: An area of land or water that is used or designed for the landing and take-off of aircraft of any type and which may include buildings for the shelter of such aircraft.

ALLEY: A public or private way, at the rear or side of property, permanently reserved as a means of secondary vehicular access to abutting property. Frontage on said alley shall not be construed as satisfying the requirements of this Ordinance related to frontage on a dedicated street.

ALTERATION: Any change in size, shape, character, occupancy or use of a building or structure.

AMUSEMENT ARCADE (GAME ROOM): Any establishment containing mechanical, electronic and/or coin operated amusement devices and/or games operated on the premises for the amusement of the general public as the principal use and/or any business which operates more than twenty (20) amusement devices which are accessory to the principal use.

AMUSEMENT DEVICE: Any machine, game, table or other such device which is designed, intended or used as entertainment and may be operated by the public upon the insertion of a coin or token, or the use of which is made available for any valuable consideration, including, but not limited to devices such as pinball machines, pool tables, video games, electronic games, kiddie rides, mini-theater projection devices, video screens, and all games and operations similar thereto. An amusement device shall not include food, soft drink and cigarette vending machines.

ANIMAL HOSPITAL: A structure, or portion thereof, designed or used for the care, observation or treatment of animals by a veterinarian.

ANTENNA: An antenna device by which radio or electromagnetic waves are transmitted, received, or both.

APARTMENT: One (1) or more rooms, each dwelling containing a private bathroom and kitchen, in an apartment building, or combination apartment and commercial building, arranged, intended, designed or occupied as a dwelling unit of a single-family, an individual, or a group of individuals.

APARTMENT BUILDING: A multiple-family dwelling originally designed and constructed to accommodate three or more apartments designed with more than one dwelling unit connecting to a common corridor or entranceway, in contrast to single or two-family dwellings converted for multiple-family use.

APPLICANT: Any person, firm, corporation or agency which submits an application.

APPROPRIATE USE: Only uses of the designated floodway that are permissible and will be considered for permit issuance. The only uses that will be allowed are as specified in Section 10.8-2 of this Ordinance.

ASSISTED LIVING FACILITY: A combination of housing and maintenance services provided to residents on-site within the same building and in response to the individual needs of residents. Supportive services may include meals, housekeeping, transportation to shopping and medical appointments, social activities, educational activities, and security and response systems on-site within the same building to meet resident needs. These services can also include on-site medication management or intermittent health care services from qualified providers located within the same building. Services are furnished in a manner that promotes self-direction and participation in decisions that emphasize independence, individuality, and privacy in a residential surrounding.

AREA, GROSS: The gross area of a parcel or development site is the area in square feet/acres, in fee ownership, excluding all peripheral rights-of-way.

AUTOMOBILE: A self-propelled, free moving vehicle, with four wheels, usually used to transport not more than eight (8) passengers and licensed by the governmental licensing authority as a passenger vehicle of the first division.

AUTOMOBILE RENTAL AGENCY: Rental of automobiles, light trucks and vans, including incidental parking and servicing of vehicles for rent or lease.

AUTOMOBILE REPAIR: An establishment which is primarily engaged in the business of providing maintenance, servicing, repair or painting of automobiles.

AUTOMOBILE SALVAGE YARD: Any place where (2) or more motor vehicles not in running condition, or parts thereof, are stored in the open and are not being restored to operation, or any land, building, or structure used for wrecking or storing of such motor vehicles or farm machinery, or parts thereof, stored in the open and not any other goods, articles, or merchandise.

AUTOMOBILE SERVICE STATION (GAS STATION): Any building or premises used for dispensing or offering for sale of automotive fluids or oils having pumps and underground storage tanks; also, where battery, tire and other similar services are rendered, but only if rendered wholly within a building. Automobile service stations shall not include the sales or storage (new or used) of automobiles, trailers, or other vehicles. Automobile service stations may include mini-marts as a Special Use.

AUTOMOBILE, BOAT, CAMPER, EQUIPMENT, MANUFACTURED HOME, OR MOTORCYCLE SALES AND SERVICE: The sale of new and used automobiles, trucks, tractors, construction equipment, agricultural equipment, and similar industrial equipment, and other

vehicles in operating condition; the storage of such vehicles in operating condition, but not including storage of trucks of more than five tons in weight or buses; and the repair and servicing of such vehicles, including body work, painting and motor rebuilding, when conducted within a completely enclosed building.

AWNING: A roof like cover, temporary in nature, which projects from the wall of a building.

BALCONY: A level plane or platform which, for the purpose of this Ordinance, is located adjacent to one or more faces of the principal structure.

BANKS AND FINANCIAL INSTITUTIONS: Commercial banks, savings and loan associations, brokerage offices and other similar financial institutions, but not including pawn shops.

BAR : see Tavern (Am. Ord. 08-048, passed 09/09/08)

BASEMENT: A space having more than one-half (1/2) of its height below average grade.

BAY: A principal compartment of the walls, roof or other main structural component of a building or of the whole building.

BAY WINDOW: A window, or series of windows, projecting outward from the wall of a building used to enhance the beauty, not size, of the building.

BED AND BREAKFAST ESTABLISHMENT: An owner occupied residence providing overnight accommodations available to the general public for compensation. Bed and breakfast establishments shall not include hotels, motels, boarding houses, lodging rooms, or food service establishments.

BERM: An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

BILLBOARD: A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any use of premises wherein it is displayed or posted.

BLOCK: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, bulkhead lines, shore lines of waterways or corporate lines of the Village.

BOARDING STABLE: An area of land and buildings used to house and care for horses, which horses are not owned by the owner of the land, for which compensation is received by the owner of the land and such boarding stable is limited for that purpose.

BODY PIERCING ESTABLISHMENT: An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of piercing patrons' bodies with sharp instruments in order to allow insertion of rings, pieces of jewelry, or other ornamental devices through the orifices thus created. (Am. Ord. 08-048, passed 09/09/08)

BOUNDARY LINE: A line on the Zoning District Map designating the edge of a use district. Such a boundary line may be a boundary line for two (2) use districts depending on the particular use districts located on each side of a said line.

BUFFER: A combination of physical space and vertical elements, such as plants, berms, fences, or walls, for the purpose of which is to separate and screen incompatible land uses from each other.

BUILDABLE AREA: The space remaining on a zoning lot after all yard and open space requirements of this Ordinance have been complied with.

BUILDING: Any structure constructed partially or wholly above ground with a permanent roof separated on all sides from adjacent open space by walls, built for the shelter or enclosure of persons, animals, chattels, or property of any kind. The term includes both the above-ground and below-ground portion of the structure.

BUILDING, ATTACHED: A building is considered attached to another building only when the attachment satisfies the following minimum criteria:

- a. Is constructed on a forty-two (42) inch deep foundation, and
- b. Is enclosed by a roof and permanent walls, and
- c. Is at least six (6) feet wide.

BUILDING DETACHED: A building surrounded by an open area on the same lot as a principle building.

BUILDING HEIGHT: The vertical distance from the average contact ground level at the front wall of the building to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs. (Am. Ord. 08-048, passed 09/09/08)

BUILDING LINE: The line nearest the front of, and across a zoning lot, establishing the minimum open space to be provided between the front line of a building or structure and the street right-of-way line.

BUILDING PERMIT: Permit issued by the Village for the construction, erection, or alteration of a structure or building.

BUILDING, PRINCIPAL: A non-accessory building which the primary use of the lot on which it is located is conducted.

BUILDING, STRUCTURE OR USE, NON-CONFORMING: Any lawfully constructed building or structure which, on the effective date of this Ordinance, does not comply with all of the applicable regulations of the Zoning District in which such building or structure shall be located.

BUILDING, STRUCTURE OR USE, NONCONFORMING (SPECIAL FLOOD HAZARD AREA AND/OR WETLAND AREA): Any lawfully established building, structure or use which, on the effective date of this Ordinance, does not comply with all of the applicable storm water, floodplain and/or wetland management regulations of the Special Flood Hazard Areas (SFHA) and/or Wetland Areas in which such building, structure or use is located.

BULK: The term used to indicate the size and setbacks of buildings or structures and location of same with respect to one another and includes the following:

- a. Size and height of buildings.
- b. Location of exterior walls at all levels in relation to lot lines, streets, or to other buildings.
- c. Gross floor area of buildings in relation to lot area (floor area ratio).
- d. All open spaces allocated to buildings.
- e. Amount of lot area per dwelling unit.
- f. Lot width and area.

BUSINESS: The word “business” or the word “commerce” when used in this Ordinance means the engaging in the purchase, sale, barter, or exchange of goods, wares, or merchandise, the provision of services for compensation, or the maintenance or operation of offices, or recreational or amusement enterprises.

CANNABIS: Includes marihuana, hashish and other substances which are identified as including any parts of the plant Cannabis Sativa, whether growing or not; the seeds thereof, the resin extracted from any part of such plant; and any compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds, or resin, including tetrahydrocannabinol (THC) and all other cannabinol derivatives, including its naturally occurring or synthetically produced ingredients, whether produced directly or indirectly by extraction, or independently by means of chemical synthesis or by a combination of extraction and chemical synthesis; but shall not include the mature stalks of such plant, fiber produced from such stalks, oil or cake made from the seeds of such plant, any other compound, manufacture, salt, derivative, mixture, or preparation of such mature stalks (except the resin extracted therefrom), fiber, oil or cake, or the sterilized seed of such plant which is incapable of germination. (Am. Ord. 14-001, passed XX/XX/XX)

CAPACITY (IN PERSON): The maximum number of persons that can avail themselves of the services (or goods) of an establishment, at any one time, with reasonable comfort and safety.

CAR WASH: A building, or portion thereof, containing facilities for washing vehicles; using automatic production-line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing space, water and equipment for the hand washing of automobiles, whether by the customer or the operator.

CARGO CONTAINER: A standardized, reusable vessel, designed without an axle or wheels, which was originally specifically or formerly designed for or used in the packing, shipping, movement, or transportation of freight, articles, goods, or commodities, and or designed for or capable of being mounted or moved on a rail car, and/or designed for or capable of being mounted on a chassis for movement by a truck trailer or loaded on a ship. (Am. Ord. 08-048, passed 09/09/08)

CARTAGE ESTABLISHMENT: A business in which any person, firm, corporation or other entity engages in the hauling and moving goods. (Am. Ord. 08-048, passed 09/09/08)

CELLULAR SERVICE: A telecommunications service that permits customers to use wireless, mobile telephones to connect, via low-power radio transmission sites called cell sites, either to the public switched network or to other mobile cellular phones.

CELLULAR TELECOMMUNICATIONS: A commercial Low Power Mobile Radio Service licensed by the Federal Communications Commission (FCC) to providers in a specific geographical area in which the radio frequency spectrum is divided into discrete channels which are assigned in groups to geographic cells within a service area and which are capable of being reused in different cells within the service area.

CEMETERY: Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

CENTRAL WATER: All mains, pipes, and structures through which water is obtained and distributed to the public, including wells and well structures, intakes and cribs, pumping stations, treatment plants, reservoirs, storage tanks, and appurtenances, collectively or severally, actually used or intended for use of the purpose of furnishing water for drinking or general domestic use.

CLEARING: Any activity which removes vegetative ground cover, shrubs or trees.

CLINIC: A building containing an individual practitioner or an association or group of physicians, dentists, clinical psychologists or similar professional health care practitioners including assistants and staff. The clinic may include apothecary, dental and medical laboratories, and/or X-ray facilities, but shall not include inpatient care or operating rooms for major surgery.

CLUB, PRIVATE: A non-profit association of persons, who are bona fide members paying annual dues, which owns, hires or leases land or a building(s) or any portion thereof; the use of such premises being restricted to members and their guests. The affairs and management of such "private club" are conducted by a board of directors, executive committee or similar body chosen by the members. It shall be permissible to serve food and meals on the premises, provided adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests shall be subject to compliance with the Village, State and Federal ordinances.

CLUSTER DEVELOPMENT: An alternative development technique for single family homes where individual lot size and other bulk requirements are reduced in direct ratio to areas set aside within the development for the preservation of water, environmentally sensitive areas, other natural features and common open space.

COMPREHENSIVE PLAN: The adopted land use plan and all parts thereof adopted by the Village Board.

CONFORMING BUILDING OR STRUCTURE: Any building or structure which complies with all regulations of this comprehensive amendment or of any amendment hereto governing bulk for zoning district in which such building or structure is located.

CONVENIENCE STORE: A small retail establishment offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood.

COUNTY: The County of Will, Illinois.

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.

CULTIVATION CENTER: Means a facility operated by an organization or business that is registered by the Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis. (Am. Ord. 01-0XX, passed XX/XX/14)

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 centering of the street shall be considered the “curb level”.

DAM: All obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool. Underground water storage tanks are not included.

DANGEROUS ANIMALS: Animals including, but not limited to, the following: lion, tiger, ocelot, jaguar, cheetah, margay, mountain lion, lynx, bobcat, jaguarondi, leopard, bear, hyena, wolf, coyote, wolf-dog or coyote-dog hybrid, alligator, crocodile, caiman, and poisonous or other life-threatening reptiles.

DAY CARE CENTER (CHILD OR ADULT): State licensed facility where a person, other than a relative or guardian, provides care and supervision for seven (7) or more children under seven (7) years of age or seven (7) or more adults requiring care, for less than 24 hours a day for compensation. The term does not include facilities which receive only children from a single household. (Am. Ord. 08-048, passed 09/09/08)

DAY CARE HOME: A family home which receives up to six (6) children or six (6) adults requiring care for less than twenty-four (24) hours per day. (Am. Ord. 08-048, passed 09/09/08)

DECIBEL: A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in decibels.

DECK: A structure attached to or closely adjacent to any dwelling unit that is:

- a. Designed and intended for the support of people;

- b. Open to the sky and has no permanent roof; and
- c. Is greater than fifty (50) square feet in area.

DENSITY, GROSS: The total number of dwelling units per gross acre of land determined by dividing the total gross acreage of a site by the minimum lot or dwelling unit size of the appropriate residential district.

DENSITY, NET: The numerical value used as a measurement for the specific intensity of that portion of a development upon which buildings are placed, Net density is obtained by dividing the total number of dwelling units in a development by the Net Acreage within the development, the result of which is the number of dwelling units per net acre of land.

DEVELOPMENT: Any human change to real estate, including excavation, clearing, construction, reconstruction, enlargement, repair, or placement of a building or any addition to a building, but does not include maintenance of existing buildings or structures.

DIRECTIONAL ANTENNA: An antenna or array of antennas designed to concentrate a radio signal in a particular area.

DISPENSARY ORGANIZATION: Means a facility operated by an organization or business that is registered by the Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients. (Am. Ord. 14-001, passed XX/XX/14)

DISTRICT: A portion of the Village within which certain uniform regulations and requirements apply under provisions of this Ordinance.

DOMESTIC ANIMAL: Any breed of animals (including, but not limited to, horses or sheep) domesticated by man so as to live and breed in a tame condition.

DRIP LINE: The outer perimeter of the largest branches or limbs of a tree or brush as measured on the ground around the base of the tree or brush.

DRIVE-IN or DRIVE-THROUGH ESTABLISHMENT: Any Commercial retail, personal service, or service establishment designed or intended to enable a customer in a motor vehicle parked on or moving through the premises to transact business with a person located within the principal structure, including an establishment or facility that by design of physical facilities or by service or packaging procedures encourages or permits customers to receive a service or obtain a product while staying within a motor vehicle. Such establishments include but are not limited to financial institutions, restaurants, and dry cleaning stores. (Am. Ord. 08-048, passed 09/09/08)

DRIVEWAY: That portion of a lot used to provide access from the street to a place of residence or business and which has been graded and graveled or surfaced with concrete, asphalt, crushed stone, or other hard surface and dustless materials.

DWELLING: A building or portion thereof, but not including a house trailer or mobile home, designed or used exclusively for residential occupancy, including one-family dwelling

units, two-family dwelling units, and multiple-family dwelling units, but not including mobile homes, hotels, boarding, or lodging houses.

DWELLING, CONVERTED: Any building which was originally designed and constructed as a single-family dwelling, but has not been changed or altered by the construction of an additional accessory dwelling unit.

DWELLING, GROUND FLOOR AREA: The first floor area in square feet measured from the outside of the exterior walls but excluding cellars, basements, open porches, breezeways, garages, and other infrequently used spaces.

DWELLING, ATTACHED: A residential building which is joined to another dwelling at one or more sides by a party wall or walls.

DWELLING, DETACHED: A residential building which is entirely surrounded by open space on the same lot.

DWELLING, GROUP QUARTERS: Group quarters, not a “family” as defined herein, are living arrangements for groups of people containing more than five (5) persons not related by blood, marriage, adoption, or guardianship. Group quarters shall not include group homes for the handicapped or persons fifty-five (55) years of age or older which have eight (8) persons or less plus their resident staff. Group quarters are most frequently contained within the following terms and phrases:

Church Oriented Schools (Boarding); Colleges, Universities (Dormitories); Convents; Drug Abuse Centers (Boarding); Emergency Shelter (Family); Fraternity Houses; Monasteries; Orphanages; Primary/Secondary Schools (Boarding); Rehabilitation Centers (Boarding); Religious Retreats; Seminaries; Sorority Houses; YMCA – Residence Rooms; or YWCA – Residence Rooms.

DWELLING, MULTIPLE FAMILY: A residential building containing three (3) or more dwelling units.

DWELLING, SINGLE FAMILY: A residential building containing one (1) dwelling unit only.

DWELLING, TWO-FAMILY: A residential building containing two (2) dwelling units only.

DWELLING UNIT: One or more rooms in a residential building, or residential portion of a building, which are arranged, designed, used or intended for use by one family, and which includes cooking space and lawful, sanitary facilities reserved for the occupants thereof.

EASEMENT: An authorization or grant by a property owner for the use by another, and for one (1) or more specific purposes, of any designated part of the owner property.

ESSENTIAL SERVICES: Services provided by public and private utilities necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, or overhead gas, electrical, steam, water, sanitary sewerage, storm water

drainage, and communication systems and accessories thereto, such as poles, towers, wires, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, hydrants, but not including buildings that do not need to be in the immediate area of the uses they service.

EXCAVATING/FILLING: Except as hereinafter provided, excavation and/or filling shall mean any changing of the grade or subgrade of a tract of land by cutting, scraping, grading, trenching, digging, filling-in, or otherwise reshaping the natural contour of the ground. The following shall not be construed as excavating/filling:

- a. Any cutting, grading, trenching, digging, or backfilling of any foundation of a building or structure approved for construction.
- b. Top dressing in an area of existing homes, which top dressing does not change the drainage patterns, does not disturb an area greater than five (5) percent of the lot area or 2,000 square feet, whichever is smaller, and does not exceed five (5) cubic yards of fill.

Cutting, grading, trenching, digging or backfilling of any septic site as part of new construction shall be reviewed for drainage as part of the building permit application, but shall not require drainage review by the Village Development Department when the area of ground disturbed is 2,000 square feet or less. Repairs to existing septic sites in which the area of ground disturbed is greater than 2,000 square feet shall require the issuance of a stormwater management permit.

EXISTING GRADE: The vertical location of the existing ground surface prior to excavation or filing.

EXOTIC ANIMAL: Any animal which is not usually or customarily found for sale in the majority of pet shops in the region and includes, but is not limited to, wild, dangerous, endangered and other non-domestic animals.

FACILITY: That part of the signal distribution system used or operated by a telecommunications carrier under a license from the Federal Communication Commission (FCC) consisting of a combination of improvements and equipment including (i) one or more antennas; (ii) a supporting structure and the hardware by which antennas are attached; (iii) equipment housing; and (iv) ancillary equipment such as signal transmission cables and miscellaneous hardware.

FACILITY LOT: The zoning lot on which a facility is or will be located.

FAMILY: An individual, or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than five (5) persons (excluding servants) not related by blood, marriage, or adoption, living together as a single, house-keeping unit in a dwelling unit, but not including sororities, fraternities, or other similar organizations.

FARM: Land being used for agricultural purposes with ten (10) acres or more.

FARM HOMESTEAD: The building located on a farm that is the residence of the farm owner or tenant operator.

FARM, RESEARCH OR EXPERIMENTAL: An agricultural use, including buildings, and land, for the purpose of obtaining new knowledge in agricultural processes and procedures.

FCC: Federal Communications Commission.

FENCE: A structure used as a boundary, screen, separation, means of privacy, protection or confinement.

FENCE, OPEN: An open fence is one where visibility at right angles to any surface thereof is not reduced by more than fifty (50) percent.

FENCE, SOLID: A fence including gates which conceals from view of adjoining properties, open storage of materials, and/or operations conducted behind the fenced area.

FILL: Any act by which earth, sand, gravel, rock or any other material is deposited, placed, replaced, pushed, dumped, pulled, transported, or moved by man to a new location and shall include the conditions resulting therefrom.

FLAG LOT (RESERVE LOT): A buildable lot where access is obtained by way of a narrow strip of land (reserve strip) from a dedicated street only where each lot shall contain a minimum of 40,000 square feet, exclusive of the portion of the lot used as the reserve strip, except where a specific zoning district requires more than 40,000 square feet as its minimum lot area.

FLOOR AREA: (for determining floor area ratio)- The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings. The “floor area of building” shall include the basement floor area when more than one-half (1/2) of the basement height is above the established curb level, off street parking space, elevator shafts and stairwells at each floor space used for mechanical equipment (except equipment, open or enclosed located on the roof), penthouses, attic spaces having headroom of seven feet, ten inches or more, interior balconies, mezzanines, enclosed porches and floor area devoted to accessory uses, excluding areas devoted to off-street parking.

For determining Off-Street Parking and Loading Requirements, the sum of the following areas:

- a. Floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space such as counters, racks or closets;
- b. Any basement floor area devoted to retailing activities; and
- c. Floor area devoted to the production or processing of goods, or to business or professional offices.

For this purpose, floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities (including aisles, ramps and maneuvering space) or basement floor area other than area devoted to retailing activities, the production or processing of goods, business or professional offices.

FLOOR AREA RATIO (FAR): The ratio determined by dividing the floor area of a building or structure by the area of the lot on which the building or structure is located. When one or more than one building or structure is located on a lot, then the floor area ratio is determined by dividing the total floor area of all buildings or structures by the area of the lot, or, in the case of planned development, by the net acreage. The floor area ratio requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for a building or other structure (including both principal and accessory buildings) in direct ratio to the gross area of the lot.

FOOT-CANDLE: A unit of illumination. Technically, the illumination at all points one foot distance from a uniform point source of one candle power.

FRONTAGE: The length of a front lot line or lines.

FOUNDATION, PERMANENT: A closed perimeter formation consisting of materials such as concrete or concrete block which extends into the ground below the frost line.

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 12,000 pounds gross vehicle weight.

GARAGE, PRIVATE: A detached accessory building or portion of the main building, designed, arranged, used, or intended to be used for the storage of passenger automobiles of the occupants of the premises.

GARAGE, PUBLIC: A building other than a private garage, used primarily for parking or storage of motor vehicles for remuneration and available to the public at large.

GOLF COURSE: A public, semi-public, or private tract of land where the game of golf is played, including accessory buildings and land uses incidental there to, and consisting of at least sixty (60) acres for each standard nine (9) hole course; and thirty (30) acres for each standard nine (9) hole par-3 course. A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters.

GRADE, Average: The average elevation of the land surrounding a building or other structure as measured on the finished surface of the ground six (6) feet from the exterior wall of the building or structure.

GRADE, FINAL: The final elevation of ground level after the completion of all construction and development,

GRADING: Excavation or fill or any combination thereof and shall include the conditions resulting from any excavation or fill.

GROSS ACREAGE: The total acreage of a site less land within the platted rights-of-way of existing roads, utilities, and easements of access.

GROUP HOME: A dwelling used to provide a socially dependent family environment for developmentally or mentally disabled patients, as specified in the 1988 Fair Housing Act Amendments of the Civil Rights Act of 1968. For purposes of this Ordinance, this definition shall

not include “halfway houses,” uses for the recovering chemically dependent, prison work release programs or any use that does not house solely the developmentally or mentally disabled. (Am. Ord. 08-048, passed 09/09/08)

GROUP HOME, LARGE: A group home of seven (7) to twelve (12) residents, not including non-residential staff. (Am. Ord. 08-048, passed 09/09/08)

GROUP HOME, SMALL: A group home of six (6) or fewer residents, not including non-resident staff. (Am. Ord. 08-048, passed 09/09/08)

HANDICAPPED: Having a physical, mental or emotional impairment which substantially limits one or more of such person’s major life activities; a record of having such impairment; or being regarded as having such impairment. The term shall include, but not be limited to; persons who are developmentally or physically disabled, the mentally ill, recovering alcoholics, and those who are suffering from AIDS and other diseases. Such term shall not include current, illegal use of or addiction to a controlled substance (as defined in Section 102 of the Controlled Substances Action (21 U.S.C. 802)) nor shall it include any person whose residency in the home would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.

HEALTH CLINIC: An establishment, other than a hospital as defined herein, where human patients who are not lodged overnight are admitted for examination and treatment by one or more physicians, dentists, other health care professionals, or similar professions. (Am. Ord. 08-048, passed 09/09/08)

HEDGE: A landscaped barrier consisting of a continuous, dense planting of shrubs.

HEIGHT, MAXIMUM: A horizontal plane above and parallel to the average finished grade of the entire zoning lot at the height shown in the district regulations. The height of a structure, also known as “Building Height” above, may not project through said plane.

HELIPORT The Federal Aviation Administration’s (FAA) definition of a heliport is any landing area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities. (Am. Ord 09-029, passed 04/28/09)

HELIPAD: A facility without the logistical support provided by a heliport where helicopters take off and land. Helipads do not include facilities for maintenance, repair, fueling, or storage of helicopters. (Am. Ord 09-029, passed 04/28/09)

HOME OCCUPATION: A gainful occupation or profession engaged in by an occupant of a dwelling unit as a use that is clearly incidental to the use of the dwelling unit for residential purposes.

HOSPITAL OR SANITARIUM: An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for not less than twenty-four (24) hours in any week, of three (3) or more non-related individuals suffering from illness, disease, injury, deformity, or other abnormal physical conditions. The term “hospital” as used in this Ordinance does not apply to institutions operating primarily for treatment of insane persons, drug addicts, alcoholics, or other types of cases necessitating restraint of patients, and the term “hospital” shall

not include solely assisted or independent living facilities, convalescent, nursing, shelter, or boarding house.

HOTEL: An establishment which is open to transient guests, in contradistinction to a boarding, rooming, or lodging house, and is commonly known as a hotel in the community in which it is located; and which provided customary hotel services such as maid service, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture, and bellboy service.

IMPERVIOUS SURFACE COVERAGE: The percentage of a lot, which when viewed directly from above, is covered by all impervious surfaces, or any part thereof. For the purpose of calculating maximum impervious surface coverage, primary structures, accessory structures, sidewalks, driveways, patios, decks, swimming pools, open porches, outdoor tennis or basketball courts or other similar such accessory uses shall be included. For swimming pools, fifty (50%) percent of the total area (exclusive of patio, deck, pavement or any impervious surface shall be included in this calculation toward lot coverage). (Am. Ord 09-065, passed 10/13/09).

INOPERABLE VEHICLE: Any motor vehicle from which, for a period of seven (7) days, the engine, wheels, or other parts have been removed, or in which the engine, wheels, or other parts have been altered, damaged, or otherwise so treated that the vehicle is incapable of being driven under its own motor power. "Inoperable motor vehicle" shall not include a motor vehicle which has been rendered temporarily incapable of being driven under its own motor power in order to perform ordinary service or repair operations.

INDEPENDENT LIVING FACILITY: Specially planned, designed, and managed multi-unit housing for the elderly with self-contained dwelling units. These communities are typically designed to provide supportive environments for older adults and to accommodate a relatively independent lifestyle. A limited number of support services, such as meals, laundry, housekeeping, transportation, and social and recreational activities may be provided. This definition shall not include group homes, health clinics, hospitals, or treatment facilities, as defined by this ordinance. (Am. Ord. 08-048, passed 09/09/08)

INDOOR CIVIC, CULTURAL, RELIGIOUS, OR INSTITUTIONAL USE: Civic, cultural, religious, or institutional uses which occur within an enclosed building. Examples may include: government offices, libraries, museums, community centers, post office, fire/police/rescue station, hospitals, convention center, service/fraternal club or lodge, civic/social organization, labor union/organization, political organization, charitable organization, church, synagogue, temple, mosque, non-profit organization, educational institution (including schools, preschools, colleges and universities), and similar land uses. (Am. Ord. 08-048, passed 09/09/08)

INDOOR BUSINESS SALES AND SERVICE: Uses which display or conduct, entirely within an enclosed building, the sale or rental of business-oriented products, equipment, merchandise, or services that are non-personal and non-professional in nature. Examples may include: duplicating or photocopying sales and service; addressing, mailing, or stenographic sales and services; locksmith shops; computer sales and service; employment agencies; and similar land uses. (Am. Ord. 08-048, passed 09/09/08)

INDOOR RECREATIONAL AND ENTERTAINMENT: The indoor recreation and entertainment use classification applies to all use which provides recreation or entertainment services entirely within an enclosed building. Examples may include: skating rink, gymnastic facility, sports training facility, health/fitness club, country club indoor facilities, and similar land uses. (Am. Ord. 08-048, passed 09/09/08)

INDOOR RETAIL SALES OF GOODS: The indoor retail sales of goods use classification applies to retail uses which display or conduct the sale or rental of merchandise entirely within an enclosed building. Examples may include: antique shop, furniture stores, hardware stores, grocery or food stores, department stores, clothing/wearing apparel stores, book stores, sporting good stores, drug stores, pharmacies, florist shops and similar land use. (Am. Ord. 08-048, passed 09/09/08)

INDOOR RIDING AREA: An enclosed structure for the private use of the owners or occupants of the premises within which equestrian activities involving horses or training occur. (Am. Ord. 08-048, passed 09/09/08)

JUNK YARD: An open area where junk, scrap, discarded or salvaged material are brought, sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, papers, rags, rubber tires and bottles. A junk yard includes automobile wrecking or salvage yards, used lumber yards, and places for the storage of salvaged steel materials, equipment and machinery.

KENNEL: Any premise or portion thereof on which more than five (5) dogs, cats, or other domestic over four (4) months in age are kept, groomed, boarded, bred, trained, cared for, or sold in return for remuneration, or are kept for personal use.

LANDSCAPED FRONT YARD: That portion of the front yard of zoning lots of non-residential uses designated to grass, trees and low living landscape material. (Am. Ord. 08-048, passed 09/09/08)

LANDSCAPING: Any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).

LAUNDROMAT/LAUNDERETTE: Any place, building, structure, room, establishment, or portion thereof having within such premises one or more self-service washing machines, which are rented, leased, or hired out to the general public for use upon such premise. (Am. Ord. 08-048, passed 09/09/08)

LIMITED RETAIL SALES IN ASSOCIATION WITH A WAREHOUSE USE: Wholesale and warehouse establishments where products are stored and distributed, and contain a limited retail sales component where products can be sold “over the counter” to the general public. Said uses must possess a State of Illinois Department of Revenue Sales Tax Identification Number. (Am. Ord. 08-048, passed 09/09/08)

LOADING OR UNLOADING SPACE, OFF-STREET: An open hard-surfaced area of land, other than a street or public way, the principal use of which is for the standing, loading, and unloading of motor trucks, tractors, and trailers. Such a space is not less than ten (10) feet in width,

thirty-five (35) feet in length, and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.

LODGE: See Club.

LONG-TERM CARE FACILITY: A building or premises which must be licensed pursuant to the Illinois Nursing Home Care Act (210 ILCS 45/1-101 et seq.). This definition shall not include group homes, health clinics, hospitals, or treatment facilities as defined by this Ordinance. (Am. Ord. 08-048, passed 09/09/08)

LOT: A platted parcel of land intended to be separately owned, developed and otherwise used as a unit.

LOT AREA, MINIMUM: The minimum area of a horizontal plane bounded by the front, side and rear lot lines.

LOT, CORNER: A lot which adjoins the point of intersection or meeting of two or more streets, and in which the interior angle formed by the street lines is 135 degrees or less. If the street lines are curved, the angle shall be measured at the point of intersection of the extensions of the street lines in the directions which they take at the intersections of the street line, with the side lot line and with the rear lot line of the lot. If the street line is curved at its point of intersection with the side lot line or rear lot line, the tangent to the curve at that point shall be considered the direction of the street.

LOT COVERAGE: The percentage of a lot which, when viewed directly from above, is covered by primary and accessory structures, driveways, or any part thereof, excluding projecting roof sections. For the purpose of calculating maximum lot coverage, sidewalks, patios, decks, swimming pools, open porches, outdoor tennis or basketball courts, or other similar accessory uses shall not be included. (Am. Ord. 09-065, passed 10/13/09).

LOT DEPTH: The distance between the midpoints of the front lot line and the midpoint of the rear lot line.

LOT FRONTAGE, MINIMUM: The boundary of a lot along a public or private street.

LOT, INTERIOR: A lot other than a corner lot.

LOT LINE: A property boundary line of a lot.

LOT LINE, FRONT: The boundary between a lot and the street right-of-way on which it fronts. On a corner lot, the shortest line adjacent to a street right-of-way shall be the front lot line.

LOT LINE, REAR: The boundary of a lot which is most distant from, and is most nearly parallel to, the front lot line or front lot lines.

LOT LINE, SIDE: Any boundary of a lot which is not a front lot line or a rear lot line.

LOT LINE, SIDE (CORNER LOT): Any side lot line on a corner lot which is adjacent to a street right-of-way.

LOT WIDTH: The distance on a horizontal plane between the side lot lines measured at right angles to the lot depth line at the established front building line.

LOT OF RECORD: A lot which is part of a subdivision, the plat of which has been legally recorded or a parcel of land with a legally recorded deed in accordance with the Illinois Plat Act, as amended.

LOT, ZONING: A parcel of land, composed of one (1) or more recorded lots or a parcel of land described by metes and bounds, that is of sufficient size to meet the minimum district requirements of this Ordinance and having frontage on an improved public street, and which is designated by its owner or developer as a tract of land to be used, developed, or built upon as a unit, under a single ownership or control. A “zoning lot” may or may not coincide with the definition of a “lot of record”.

MANUFACTURED HOME: Single-family detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974, 41 United States Code Sec. 5401 et seq., and the regulations promulgated thereunder. No manufactured home shall be constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and no manufactured home shall have any wheels or axles permanently attached to its body or frame. For purposes of this Ordinance, regulations related to manufactured housing shall also be applied to mobile homes.

MANUFACTURED HOME DEVELOPMENT: A parcel of land under single ownership that has been planned and improved for the placement of manufactured housing for dwelling purposes.

MANUFACTURING: Of, or relating to, concerning, or arising from the assembling, fabrication, finishing, packaging, processing, repairing, storing, cleaning, servicing, or testing of materials good, or products. (Am. Ord. 08-048, passed 09/09/08)

MARQUEE OR CANOPY: A roof-like structure of a permanent nature which projects from the wall of a building and overhangs the public way.

MASSAGE: A system of structured palpation or movement of the soft tissue of the body. The system may include, but is not limited to, techniques such as effleurage or stroking and gliding, petrissage or kneading, tapotement or percussion, friction, vibration, compression, and stretching activities. These techniques may be applied with or without the aid of lubricants, salt or herbal preparations, hydromassage, thermal massage, or a massage device that mimics or enhances the actions possible by human hands. “Massage” does not include actions taken by licensed acupuncturists, chiropractors, cosmetologists, estheticians, nail technicians, naprapaths, nurses, occupational therapists, physical therapists, physicians, or podiatrists in a manner consistent with applicable State licensing requirements, their training and the code of ethics or their respective professions. (Am. Ord. 08-048, passed 09/09/08)

MASSAGE ESTABLISHMENT: An establishment having a fixed place of business where any person, firm, association, or corporation receives compensation for engaging in or carrying on or permitting to be engaged in or carried on any of the activities constituting massage. (Am. Ord. 08-048, passed 09/09/08)

MEDICAL USE: The acquisition; administration; delivery; possession; transfer; transportation; or use of cannabis to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition as defined in Section 10 of Illinois Public Act 98-0122. (Am. Ord. 14-001, passed XX/XX/XX)

MICROWAVE ANTENNA: A dish-like antenna manufactured in many sizes and shapes used to link communication sites together by wireless transmission of voice or data.

MINI-MART: A convenience shopping establishment selling a limited stock of food and related items to the general public. A mini-mart may be located in an automobile service station as a Special Use or may be free standing (such as 7-11, White Hen Pantry, etc.).

MINING: The development or extraction of a mineral from its natural occurrences on affected land. (Am. Ord. 08-048, passed 09/09/08)

MOBILE HOME: A factory-built structure transportable in one or more sections which, in the traveling mode, is eight (8) body feet or more in width and forty (40) body feet or more in length, or when erected on the site is three hundred twenty (320) or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein, being built prior to enactment of the National Manufactured Home Construction and Safety Standards Act of 1974 as amended, 41 United States Code Sec. 5401 et seq. No mobile home shall be constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site.

MOBILE HOME PARK: A parcel or tract of land developed with facilities for locating two (2) or more “mobile homes” provided each mobile home contains a kitchen, flush toilet, and shower or bath and that such mobile home park shall be for the use only by non-transient dwellers remaining continuously for more than one month, whether or not a change is made. It shall not include a sales lot in which motor vehicles or unoccupied trailers are parked for the purpose of inspection or sale.

MOTEL: A building, or portion thereof, or a group of buildings which provides sleeping accommodations without cooking facilities for transients on a daily or weekly basis, not more than ten percent (10%) of which shall be occupied by other than persons staying for less than one (1) week, whether such establishments are designed as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist court or otherwise.

MOTOR FREIGHT TERMINAL: A building or area in which freight brought by truck is assembled and/or stored for routing in intrastate and interstate shipment by truck or in which semi-trailers, including tractor and/or trailer units and other trucks are parked or stored.

NIGHT CLUB: An establishment which dispenses liquor and serves food for on-site consumption and provides dancing, live music or other entertainment.

NET ACREAGE: The gross acreage minus the acreage devoted to existing street rights-of-way, storm water retention and detention basins, bodies of water, public parks, school sites, municipal sites, wetlands, floodplains, and areas with slopes greater than twelve percent (12%).

NON-CONFORMING BUILDING: A building or structure, or portion thereof, lawfully existing at the time of the adoption of this Ordinance which was designed, erected, or structurally altered after the effective date of this Ordinance for a use that does not conform to the use regulations of the district in which it is located.

NON-CONFORMING LOT: A lot that lawfully existed prior to the enactment of the requirements of this Ordinance, but which does not meet the minimum lot size or lot width requirements of the zoning district in which it is located.

NON-CONFORMING USE: Any building, structure, or land lawfully occupied by a use which was lawfully established at the time of the adoption of this Ordinance, or amendments thereto, and which does not conform after the effective date of this Ordinance, or amendments thereto, with the use regulations of this Ordinance and shall be deemed a legal non-conforming or grandfathered use. Said use shall be an active and actual use of the land and/or buildings which existed prior to the effective date of this Ordinance.

OMNIDIRECTIONAL ANTENNA: An antenna that is equally effective in all directions and whose size varies with the frequency and gain for which it was designed.

OFF STREET LOADING SPACE or BERTH: An open or enclosed area other than a street, used for the loading and unloading of goods or materials from motor vehicles and trailers.

OFF STREET PARKING SPACE: A space within a public or private parking area designed in accordance with the requirements of this Ordinance.

OPEN SALES LOT: A lot or parcel of land used or occupied for the purpose of buying, selling, renting, or trading of goods and commodities, including the storage of same prior to rental, sale or exchange.

OPEN SPACE: All land or water areas not occupied by buildings, roads, parking, or private open areas. It includes parkland and play areas, community garden plots, and service areas dedicated to the public or designated or reserved for the sole use and enjoyment of the people having a common proprietary interest in the development. Land required by this Ordinance to remain as open space may be used for recreation, resource protection, underground utility, and amenity and buffer area purposes. Where open space is part of a park and/or school dedication, the entire parcel so dedicated shall be considered as open space.

OPEN SPACE, ACTIVE: An appropriately sized and usable open space area capable of comfortably supporting one or more active recreational activities, such as playground, ball fields, tennis courts, swimming pools, recreation buildings, jogging trails/fitness courses, detention basins designed for recreational use and other miscellaneous activities.

OPEN SPACE, COMMON: Land that is devoid of structures, other than recreational and pedestrian facilities and uses accessory thereto, and which is suitable for active and passive recreational activities. Common open space specifically excludes parking lots; street rights-of-

way; front, rear and side yard setbacks if buildings and lots are subdivided and individually owned; private yard use areas; school sites; and retention ponds unless they are capable of sustaining water-based recreation.

OPEN SPACE, PUBLIC: Any publicly owned open area, including, but not limited to the following: playgrounds, forest preserves, beaches, waterways, parkways, and streets.

OUTDOOR RECREATION AND ENTERTAINMENT: Uses which involve recreational activities or provide entertainment services partially or wholly outside of an enclosed building, on public or private property. Examples may include: arboretums, natural areas, open grassed areas, picnic areas, picnic shelters, gardens, fishing areas, country clubs, play courts (tennis, basketball, etc.), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, golf courses, driving ranges, hiking/biking/cross country ski trails, horse trails, pet walking areas, miniature golf facilities, amusement parks, go-kart tracks, racetracks, and similar land uses. (Am. Ord. 08-048, passed 09/09/08)

OUTDOOR SEATING: An area of designated size used as a seating area with tables and chairs, associated with a contiguous restaurant and including the sale of food to patrons. (Am. Ord. 08-048, passed 09/09/08)

OUTDOOR STORAGE: The keeping, in an unenclosed area, of any goods, equipment, junk, material, merchandise, or vehicles in the same place for more than twenty-four (24) hours.

PACKAGED LIQUOR STORE: Any establishment selling beer, wine or alcoholic liquor at retail to the general public in sealed bottles, or other sealed containers, for consumption or use away from the premises from which it is sold. (Am. Ord. 08-048, passed 09/09/08)

PARKING, RESERVOIR: An area allocated to motor vehicles awaiting entrance to a drive-in establishment.

PARTICULATE MATTER: Material other than water which is suspended in or discharged into the atmosphere in a finely divided form as a liquid or solid.

PERSON: Any individual, firm, or corporation, public or private, the State of Illinois and its agencies or political subdivisions, and the United States of America, its agencies and instrumentalities, and any agent, servant, officer or employee of any of the foregoing.

PERSONAL SERVICES: Personal service uses are exclusively indoor land uses in which personal services are provided to individuals on a walk-in or on an appointment basis. Examples may include: barber shops, beauty shops, shoe repair/shoe shine shops, tailor/garment repair shops, small household appliance repair shops, travel office, and similar land uses. (Am. Ord. 08-048, passed 09/09/08)

PLANNED DEVELOPMENT: A parcel of land or contiguous parcels of land totally under the ownership of one (1) landowner or a group of landowners in common agreement with respect to development as a single entity compatible with the development of adjacent parcels. Notwithstanding ownership, any property developed under a planned development ordinance shall remain in conformance with the approved planned development concept except as may be modified by ordinance of the Village Board.

POND: A body of water with a depth that exceeds two and one-half (2.5) feet.

PORCH: A roofed over structure projecting out from the wall or walls of a main structure and commonly open to the weather in part.

PRINCIPAL STRUCTURE: A structure in which a principal use of the lot on which the structure is located is conducted.

PROPERTY LINE: An imaginary line at the edge or boundary of a “zoning lot” or a line at the boundary of a lot of record.

PUBLIC BODIES OF WATER: All open public streams and lakes capable of being navigated by watercraft, in whole or in part, for commercial uses and purposes, and all lakes, rivers, and streams which in their natural condition were capable of being improved and made navigable, or that are connected with or discharge their waters into navigable lakes or rivers within, or upon the borders of the State of Illinois, together with all bayous, sloughs, backwaters, and submerged lands that are open to the main channel or body of water directly accessible thereto.

PUBLIC UTILITY: Any person, firm, or corporation duly authorized to furnish under regulation to the public, electricity, gas, steam, telephone, telegraph, transportation, water, sewer systems excluding Wireless Telecommunication Facilities.

PUBLIC WAY: Any sidewalk, street, alley, highway, or other public thoroughfare.

QUALIFYING PATIENT: A person who has been diagnosed by a physician as having a debilitating medical condition as defined in Section 10 of Illinois Public Act 98-0122. (Am. Ord. 14-001, passed XX/XX/14)

QUALIFYING STRUCTURE: A supporting structure that is (i) an existing structure, if the height of the facility, including the structure, is not more than fifteen (15) feet higher than the structure just before the facility is installed; or (ii) a substantially similar, substantially same-location replacement of an existing structure, if the height of the facility, including the replacement structure, is not more than fifteen (15) feet higher than the height of the existing structure just before the facility is installed.

RAILROAD RIGHT-OF-WAY: Strip of land with tracks and auxiliary facilities for track operation, but not including freight depots, or stations, loading platforms, train sheds, warehouses car or locomotive shops, or car yards.

RECREATIONAL CENTER: A building or use of land operated with or without membership requirements, for entertainment or sport, delivered directly to the consumer; including but not limited to, skating rink, bowling alley, pool hall, racquet club, swim club, indoor or outdoor golf center, miniature golf course, amusement arcade, or indoor archery.

RECREATIONAL VEHICLE: Any vehicle, used or so constructed as to permit it being used as a conveyance upon the public streets and highways, and licensable as such, which is constructed in such a manner that will permit occupancy as a dwelling or sleeping place for one or more persons, including also a self-propelled vehicle having body designed as living quarters.

REGISTERED LAND SURVEYOR: A land surveyor registered in the State of Illinois, under The Illinois Land Surveyors Act. (225 ILCS 330/1, et seq.)

REGISTERED PROFESSIONAL ENGINEERING: An engineer registered in the State of Illinois, under The Illinois Professional Engineering Practice Act. (225 ILCS 325/1 et seq.)

REMODELING: Any change in a structure, including a structural alteration (other than incidental repairs and normal maintenance) which may prolong its useful life, or the useful life of its supporting members such as bearing walls or partitions, columns, beams, girders, or foundation; or the construction of any addition to, or enlargement of, a structure; or the removal of a structure.

RESEARCH LABORATORY: A building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

RESERVOIR PARKING: Off-street parking space or lot areas allocated to temporary standing motor vehicles awaiting entrance to a particular establishment.

RESIDENTIAL CARE: shall mean Day Care Center, Day Care Home or Group Care Home.

REST HOME or NURSING HOME: Private home for the care of children or the aged or infirm of any other persons in need of nursing care. Such a home does not contain equipment for surgical care or for treatment of disease or injury, and is not primarily designed for mental patients or alcoholics.

RESTAURANT: A business where the dispensing of edible foodstuff and/or beverage on the premises is the principal business operation; including cafeteria, coffee shop, lunch room, tearoom and dining room, but not including a drive-in restaurant.

RESTAURANT, DRIVE-IN or CARRY-OUT: A restaurant, whose principal business operation is the dispensing of edible foodstuff and/or beverages, without full table services. Food sold may be eaten at indoor seating (without table service) in automobiles, at outdoor tables, or at stand-up counters, or to be carried off the premises. One or both of the following conditions shall prevail.

- a. Total seating area located within the enclosed portion of the premises shall be less than fifty percent (50%) of the total floor area.
- b. Total automobile parking spaces on the premises shall exceed the total indoor seats provided for customers.

(Am. Ord. 08-048, passed 09/09/08)

RESTAURANT, FULL SERVICE: A public eating house where full table service is the primary business.

RETAIL SALES (OUTDOOR): The display and sale of products and services primarily outside of a building or structure.

RETAIL or SERVICE STORE: Sale of goods or services to the ultimate consumer for direct consumption and not sold at wholesale or for resale.

RETENTION/DETENTION FACILITY: A retention facility stores stormwater runoff without a gravity release. A detention facility provides for storage of stormwater runoff and controlled release of this runoff during and after a flood or storm.

ROADSIDE STAND: A structure for the display and sale of agricultural products, with no space for customers within the structure itself.

SCHOOL: A public or private institution which offers instruction in any of the branches of learning and study comparable to that taught in the public schools under the Illinois schools laws, including pre-kindergarten, elementary school, and junior and senior high schools, but excluding trade, business, or commercial schools.

SCREENING: Decorative fencing or vegetation maintained for the purpose of concealing from view the area behind such fencing or vegetation.

SHOPPING CENTER: A group of commercial establishments located on the same parcel of land, not having interior access to each individual establishment.

SHOPPING MALL: A group of commercial establishments located under one roof and having interior access to each individual establishment.

SIGN: Any writing (including letters, words or numerals), pictorial representation (including devices, symbols or trademarks), flag, banner, streamer, pennant, string of lights, or display calculated to attract the attention of the public for purposes of advertising services, displays, products, image or corporate identity, or any other figure of similar character which:

- a. Is a structure or any part thereof, or a portable display, or is attached to, painted on or in any other manner represented on a building or other structure or on the ground.
- b. Is used to announce, direct attention to or advertise.

SITE: A lot or parcel of land, or a contiguous combination thereof, where grading work is performed as a single unified operation.

SITE DEVELOPMENT: Altering terrain and/or vegetation and construction improvements.

SPECIAL EVENT: Any temporary occurrence conducted or sponsored by an organization, entity, association or group, involving a display, demonstration, performance, exhibition, or amusement which includes, but is not limited to festivals, concerts, carnivals, arts and craft shows, fireworks displays, sporting events, socials, parties, parades, rallies, and the like, excluding regularly scheduled sporting events conducted on property where such events are normally held.

SPORTSCRAFT: Any type of equipment used to transport people in the performance of recreational activities, including but not limited to snowmobiles, all-terrain vehicles, jet-skis, personal watercraft, canoes, boats, go-karts, dirt bikes, motorcycles, or aircraft.

STABLE, PRIVATE: An accessory building designed or arranged for the sheltering of horses, mules, donkeys, ponies, llamas for the private use of the owners or occupants of the premises. A private stable may include the boarding of up to three (3) horses for remuneration. (Am. Ord. 08-048, passed 09/09/08)

STABLE, COMMERCIAL: A structure or place where horses, mules, donkeys, or ponies are kept for riding, feeding, training, driving, boarding, housing or stabling for compensation or as an incidental part of any club, association, ranch or similar establishment, or any other stable which does not meet the definition of private stable as set forth herein. A commercial stable may include the provision of riding facilities and academies.

STREAM: Any river, creek, brook, branch, flowage, ravine, or natural or man-made drainage way which has a definite bed and banks or shoreline, in or into which surface or groundwater flows, either perennially or intermittently.

STREET: A public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles. Streets are further classified by the functions they perform. See also Major Highway; Major Industrial Roadway; Road, Private; Road, Public; Street, Arterial; Street, Major Collector; Street, Minor; and Street, Neighborhood Collector.

STREET, ARTERIAL: A federal, state, or county marked route normally having four (4) lanes for traffic and some form of median marker or may be a Village-designated “arterial street” in the adopted Comprehensive Plan. Parking may be banned. A street used, or intended to be used, primarily for fast or heavy through traffic providing for the expeditious movement of through traffic into, out of, and within the community. Arterial streets shall be located to minimize the penetration of such streets through existing and proposed residential areas. Arterial streets shall be designed to convey an average daily traffic (ADT) of ten thousand (10,000) and greater.

STREET, MAJOR COLLECTOR: A street used, or intended to be used, to carry traffic from minor streets to the system of arterial streets including principal entrance streets to residential developments and/or activity/employment centers. Collector streets shall be designed to convey an average daily traffic (ADT) of between five thousand (5,000) and ten thousand (10,000).

STREET, MINOR: A street used, or intended to be used, primarily to access abutting properties. Residential minor streets designed as either looped or through streets shall be designed so that no section conveys an average daily traffic (ADT) in excess of five hundred (500). Residential minor land access streets designed as permanent cul-de-sacs shall be designed so that no section conveys an average daily traffic (ADT) greater than two hundred-fifty (250).

STRIPPING: Any activity which removes the vegetative surface cover including tree removal, clearing, and storage or removal of top soil.

STRUCTURE: Anything constructed or erected on or below the ground, including the construction, reconstruction or placement of a building or any addition to a building.

STRUCTURE, ENCLOSED: A building enclosed by a permanent roof and solid exterior walls with preplanned constructed windows, doors and other appropriate openings.

STRUCTURE, DETACHED: Any structure having no party wall or common wall with another structure. Bridges, tunnels, breezeways and other similar means of connecting one (1) structure to another shall not, for the purposes of this Ordinance, be considered to constitute a party wall or a common wall.

STRUCTURE, TEMPORARY: Except as hereinafter provided, a temporary structure is a structure designed for a limited period of time or tenure on a zoning lot.

SUBSTANTIAL DAMAGE: A building is considered substantially damaged when it sustains damage from any cause (fire, flood, earthquake, etc.), whereby the cost of fully restoring the structure would equal or exceed fifty percent (50%) of the pre-damage market value of the structure, regardless of the actual repair work performed.

SUBSTANTIAL IMPROVEMENT:

- a. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred.
- b. For the purposes of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.
- c. The term does not, however include either (a) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (b) any alterations of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a historic structure.

SUPPORTING STRUCTURE: A structure, whether an antenna tower or another type of structure, that supports one or more antennas as part of a facility.

SWIMMING POOL: Any structure, basin, chamber, or tank containing an artificial body of water for swimming or wading, having a depth of two (2) feet or more at any point, including but not limited to inflatable pools.

SWIMMING POOL, PRIVATE: Any swimming pool, located on private residential property, the use of which is intended for the owner and guests.

SWIMMING POOL, PUBLIC: An artificial basin of water which has been modified, improved, constructed, or installed for the purpose of public swimming and includes pools for community use, pools at apartments having five (5) or more living units, clubs, camps, schools, institutions, park and recreation areas, motels, hotels, and other commercial establishments.

TATTOOING ESTABLISHMENT: An establishment whose principle business activity, either in terms of operation or as held out to the public, is the practice of placing designs, letters, figures symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. (Am. Ord. 08-048, passed 09/09/08)

TAVERN: An establishment used primarily for the serving of liquor by the drink to the general public for on-site consumption and where food or packaged liquor may be served or sold only as accessory to the primary use.

TELECOMMUNICATIONS CARRIER: A telecommunications carrier as defined in the Public Utilities Act as of January 1, 1997.

TELECOMMUNICATIONS ANTENNA: A specific device, the surface of which is used to transmit and/or receive electromagnetic waves or other signals transmitted to or from other antennas for commercial purposes. (Am. Ord. 08-048, passed 09/09/08)

TEMPORARY MOBILE SIGN: An advertising device of a non-permanent type, used principally for commercial purposes.

TEMPORARY STRUCTURE: A structure without any foundation or footings and that is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

TEMPORARY USE: A use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.

TENANT OPERATOR: The person, including the family thereof, that is hired to operate a farm. Normally not the owner of the farm.

TERRACE, OPEN AND PATIO: A level plane or platform which, for the purpose of this Ordinance, is located adjacent to one (1) or more faces of the principal structure and which is constructed not more than four (4) feet in height above the average level of the adjoining ground.

TOWER: Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.

TRAILER: A vehicle standing on wheels or on rigid supports which is used for transporting boats, cargo, or property.

TRANSIT AND TRANSPORTATION FACILITIES: Improvements and facilities associated with bus, rail, or other modes used primarily to move passengers, including bus stations, railroad stations, rail yards, and areas for passenger parking, pickup, drop off, and waiting. (Am. Ord. 08-048, passed 09/09/08)

TRANSITION YARD: Area that separates two incompatible uses designated to grass, trees and landscape material. (Am. Ord. 08-048, passed 09/09/08)

TREATMENT FACILITY A building or premises used for the provision of any service licensable under the Illinois Alcoholism and Other Drug Abuse and Dependency Act (20 ILCS 301/1-1 et seq), including but not limited to emergency, outpatient, intermediate and residential service or care. (Am. Ord. 08-048, passed 09/09/08)

TRUCK TERMINAL: The principal land use for trucking operations where there are dock facilities, either partially enclosed or enclosed for the purpose of transferring goods or breaking-down and assembling tractor trailer transport. (Am. Ord. 08-048, passed 09/09/08)

UNIFIED CONTROL: The combination of two (2) or more tracts of land wherein each owner has agreed that his tract of land shall be developed as part of a planned unit development and shall be subject to the control applicable to the planned development.

USE: The purpose or activity for which the land, or building thereon, is designed, arranged or intended, or for which it is occupied or maintained.

USE, NON-CONFORMING: Any lawfully established use of a building or premises which, on the effective date of this Ordinance, does not comply with all of the applicable use regulations of the zoning district in which such building or premises shall be located.

USE, PRINCIPAL: The main use of land or buildings as distinguished from a subordinate or accessory use. The principal use may be either a Permitted, or a Special Use.

USE, SPECIAL: A use either public or private having some special impact that requires a careful review of the location, design, configuration, and the desirability of permitting its establishment on any given site. Its use may or may not be appropriate in a particular location depending on a weighing, in each case, of the local impact and effect.

USE, TEMPORARY: Any activity or use designed, built, conducted, erected or occupied for short and/or intermittent periods of time and shall include but not be limited to garage sales, tents, lunch wagons, dining cars, trailers, and other roofed structures on wheels or other supports used for business, storage, industrial, institutional, assembly, educational or recreational purposes.

VEHICLE SALES LOT: A zoning lot on which two (2) or more used or new cars, trailers, or trucks are displayed for sale or trade outside of buildings.

VACANT: Land on which there are no structures or only structures which are secondary to the use or maintenance of the land itself.

VARIATION: A dispensation permitted on individual parcels of property as a method of alleviating unnecessary hardship by allowing a reasonable use of the building, structure or property, which, because of unusual or unique circumstances, is denied by the terms of this Ordinance.

WAREHOUSE: A building or structure or part thereof, used principally for the storage of goods and merchandise.

WAREHOUSE, MINI: A structure or structures designed and used exclusively for the storage of personal property, including a caretaker's residence and office.

WETLANDS: Areas that (i) are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, and are subject to the regulations of the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act or (ii) are otherwise defined as Wetlands under the ordinances of the Village.

WHOLESALE: Sale to retailers or jobbers for resale and not for direct consumption.

WIRELESS COMMUNICATION FACILITY (WCF): An unstaffed facility used for transmitting or receiving waves or signals for radio, television, cellular, paging, personal wireless, personal telecommunications or other communications services, including antennae, towers, support structures other than towers, and ancillary buildings.

YARD: An open space on the same zoning lot with a principal building or group of buildings which is unoccupied and unobstructed from its lowest level upward, except as otherwise permitted in this Ordinance, and which extends along a lot line and at right angles thereto, to a depth or width specified in the yard regulations for the district in which the zoning lot is located.

YARD, FRONT: A yard along the front lot line of a lot where the depth is equal to the length of the line establishing the building setback line.

YARD, REAR: A yard extending across the full width of the rest of the lot between the side yards. Double frontage and reverse corner lots will have no rear yard.

YARD, SIDE: A yard extending along a side lot line from the front yard to the rear yard.

ZONING CERTIFICATE: A certificate issued by the Zoning Officer certifying that any proposed use, building, or structure to be located on a lot is in accordance with all of the regulations of this Ordinance.

ZONING OFFICER: The individual appointed by the Village President, by and with the consent of the Village Board, to administer and enforce the Zoning Ordinance of the Village.

ZONING MAP: The map or maps incorporated into this Ordinance as part hereof, designated zoning districts.

Table of Permitted and Special Uses Non-Residential Only

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Residential									
<i>Dwelling Unit(s) on the second floor above commercial use</i>	S								
<i>Residence for the Proprietor when secondary to the business use of the premises</i>	S								8.34
<i>Hotels/Motels</i>			S	S	S	S			
<i>Long-term care facility, assisted living facility or independent living facility</i>		S	S						
Public, Recreational, Institutional Uses									
<i>Ambulance Service</i>				P			P		
<i>Billiard/Pool Hall</i>		S	S			S			
<i>College or University</i>	S	S	S	S	S	S			
<i>Dance Clubs/Dance Hall</i>						S			
<i>Essential Services (including cable television reception and transmission facility, public utility, gas regulator station, telephone exchange, electrical substation, and sewage treatment plant)</i>	S	S	S	S	S	S	S		
<i>Governmental Buildings and Public Schools</i>								P**	
<i>Indoor civic, cultural, religious, and institutional (including, elementary and high schools, and government buildings)</i>	S	S	S	S	S	S	S		
<i>Indoor Recreation and Entertainment (other than schools)</i>	S	S	S	S	S	P	S		
<i>Hospital</i>					S				
<i>Outdoor Recreation and Entertainment (public or private)</i>		S	S		S	S	S		
<i>Schools (music or dance)</i>	P	P	P						
<i>Schools (Business)</i>	S	S	S						
<i>Schools (Automobile Driving)</i>			P	P					
<i>Amusement Arcades</i>	S	S				S			
Commercial									
<i>Animal Grooming</i>	P	P	P						
<i>Animal Hospitals, Pound, Clinics and Kennels</i>	S	S	S				P		
<i>Auction Facilities</i>		P	P						
<i>Automobile Accessory Store, Including Sales of Packaged Auto Parts, Tires and Batteries</i>		P	P	P					
<i>Automobile Body Shop</i>							S		8.37
<i>Automobile Rental Agency</i>		S	S	S			S		
<i>Automobile Repair and Service</i>		S	S	S			S		8.37

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
<i>Automobile Service Station</i>		S	S	S			S		
<i>Automobile Sales</i>		S	S	S			S		
<i>Boats, campers, mobile homes, manufactured homes, motorcycle, and recreational van sales, rental, and service.</i>		S	S	S			S		8.43
<i>Bakery Stores where the manufacture of bakery goods is limited to quantity goods sold at retail on the premises only</i>	S	P	P						
<i>Bakeries (Limited to 5,000 Square feet or less of building area.</i>							P		
<i>Bank or Other Financial Institution (not including drive-up facility)</i>	P	P	P	P	P				
<i>Banquet Facility</i>		P	P	P	S	S			
<i>Body Piercing and or tattooing establishments where body piercing and or tattooing is permitted by licensed physicians</i>					S				
<i>Bowling Alley</i>		P	P			P			
<i>Car Radio and mobile telephone installation</i>		S	S	S			S		
<i>Catering Establishment</i>		P	P	P					
<i>Car Wash</i>		S	S	S			S		
<i>Day Care Center (adult/children)</i>	S	S	S		S				8.21
<i>Day Care Home</i>	S	S	S		S				8.21
<i>Drive-in or Drive Through Establishments, associated with a permitted use</i>		S	S	S	S	S			
<i>Dry Cleaning and Laundry Establishments serving no more than 1 retail outlet (excluding Laundromat, self-service, and launderette).</i>	S	P	P		S				
<i>Dry Cleaning Plants, Serving more than 1 retail outlet</i>							P		
<i>Equipment (large) Rental/Leasing Service</i>							S		8.43
<i>Equipment (small) Rental/Leasing Service</i>		P	P	P			P		
<i>Funeral Homes, Undertaker</i>	S	P	P		S				
<i>Health Clinic/Office</i>	P	P	P	P	P				
<i>Helipad, In Association with a Freestanding Medical Facility that statutorily requires a helipad (Am. Ord. 09-029, passed 04/28/09)</i>		S							
<i>Indoor Business Sales, Service, and Retail Sales of Goods under 10,000 square feet</i>	P	P	P	P	S	S			

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
<i>Indoor Business Sales, Service, and Retail Sales of Goods between 10,000 and 100,000 square feet</i>		P	P	P					
<i>Indoor Business Sales, Service, and Retail Sales of Goods over 100,000 square feet</i>			P	P					
<i>Indoor Business Sales and Service</i>							P		
<i>Laundromat, launderette, or any self-service laundry facility</i>			S						
<i>Mini Marts/Convenience Store</i>	S	P	P	S	S	S			
<i>Mini Marts (associated with a gas station)</i>		S	S	S			S		
<i>Massage Establishment</i>	S	S	S	S	S	S			
<i>Offices (business, professional, or governmental)</i>	P	P	P	P	P		P		
<i>Outdoor sales and storage</i>	S	S	S	S			S		8.29 & 8.30
<i>Packaged Liquor Sales, tavern, or any sale of alcoholic beverages</i>	S	S	S	S	S	S			
<i>Personal Service</i>	P	P	P	P	S	S			
<i>Restaurants (excluding drive-in service)</i>	P*	P	P	P	S	S			
<i>Restaurants, carry out</i>	P^	P^	P^	P^	P^	P^			
<i>Theaters, indoor</i>		S	S	S		P			
<i>Treatment facility or halfway house</i>			S	S	S				
Industrial									
<i>Agricultural implement sales and service</i>				S			P		
<i>Automotive and scrap salvage yard, completely enclosed</i>							S		
<i>Commercial Testing Laboratory</i>				S	S		P		
<i>Construction or demolition landfill</i>							S		
<i>Contractors or building trade offices</i>							P		8.44
<i>Express and parcel delivery establishment providing services predominantly to the public at large and which involves the parking or storage of delivery vehicles</i>				S			S		
<i>Greenhouse and Nurseries, including retail and wholesale</i>		S	S	S			P		
<i>Industry and manufacturing, heavy</i>							S		8.38
<i>Industry and manufacturing, light</i>							P		8.38
<i>Limited retail sales in association with a warehouse use</i>							S		
<i>Manufacture, storage, and sale of mobile homes and/or trailers, farm implements and other similar equipment on a paved open lot</i>							S		
<i>Mining Extraction</i>							S		8.39
<i>Packaging and Crating</i>							S		

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Printing and Publishing Establishments having more than twenty-five 25 employee							P		
Printing and Publishing Establishments having not more than twenty-five 25 employee		P	P	P	P		P		
Radio and television studios, stations	S	S	S	S	S	S	S		8.32
Research Facilities				P	P		P		
Rifle Range, Pistol Range, Trap and Skeet Range						S			8.35
Self-Service Storage Facility				S			S		8.26
Storage, Warehousing, and wholesale establishments				S	S		P		8.45
Wireless Communication Facility	S	S	S	S	S	S	S		8.32
Vehicle Towing Services							S		8.42
Transportation									
Public Garages/Municipal Garage	S	P	P	P	P	S	P		
Cartage Establishment/Trucking Terminal							S		
Bus Passenger Station Transit, Transportation Facilities			S	S	S	S	S		
Miscellaneous									
Planned Unit Development	S	S	S	S	S	S	S		9.0
Adult Uses							S		8.28
Outdoor seating associated with a permitted restaurant	S	S	S	S	S	S			8.36
Medical Cannabis Cultivation Center							S ^{^^}		
Medical Cannabis Dispensary Organization							S ^{^^}		

*Am. Ord. 11-041, passed 12/13/11

**Am. Ord. 12-026, passed 5/22/11

*Am. Ord. 13-051, passed 09/10/13

****Am. Ord. 14-002, passed XX/XX/XX**

Per Section 7.8-1Li, Any parcel or lot previously zoned I-2 or I-3 under the Village's Zoning Ordinance adopted June 12, 2001 shall be governed and regulated by the provisions set forth in this Section 7.7, I-1 Industrial District