

SECTION 12. ON-SITE DEVELOPMENT STANDARDS

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12.1 PURPOSE

The purpose of this Section is to address the regulation of those other site improvements on a lot other than the regulations for the principal building. This includes site design standards, accessory structures and uses, and permitted encroachments.

12.2 USE OF LAND AND BUILDINGS

A. Number of Buildings on a Lot

In the R-1A, R-1 and R-2 Districts there shall be no more than one (1) principal building per lot. In all other districts, more than one (1) building may be erected on a single lot, provided that each building shall comply with all yard and bulk requirements of a district as though it were a principal building on an individual lot.

B. All Activities within an Enclosed Structure

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

1. Off-street parking and loading, in accordance with Section 13 (Off-Street Parking and Loading).
2. Outdoor businesses, and those businesses with a required outdoor component, including, but not limited to, outdoor entertainment, outdoor recreation, restaurants with outdoor dining, car washes, kennels/dog “day care” services and similar businesses. However, these businesses may be limited or the outdoor components prohibited as a condition of a special use where applicable.
3. Outdoor storage, and outdoor sales and display areas, in accordance with Section 12.4.I (Outdoor Storage, and Outdoor Sales and Display).
4. Temporary uses, in accordance with Section 12.6 (Temporary Uses).

C. Frontage on a Public or Private Street

All lots shall front on a public or private street.

D. Required Setbacks

No lot shall be reduced in area so that the setbacks are less than required by this Code. The required setbacks for a zoning lot shall not be considered a setback for any other zoning lot. All setbacks allocated to a building shall be located on the same zoning lot as such building.

E. Applicability of Bulk Requirements

All structures erected after the effective date of this Code shall meet the requirements for the zoning district in which the structure is located. No existing structure shall be enlarged, altered, reconstructed or relocated in such a manner that conflicts with the requirements of the zoning district in which the structure shall be located.

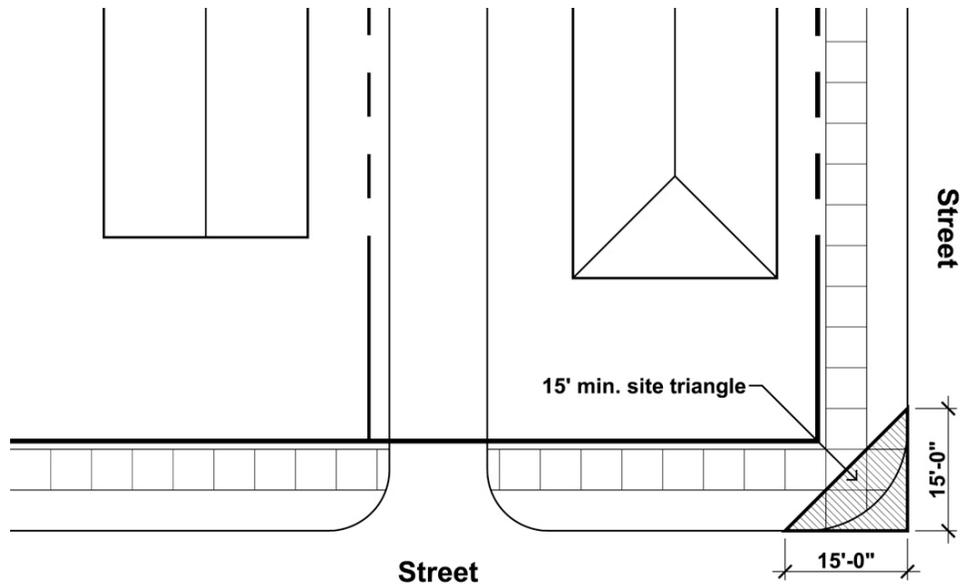
F. Applicability of Use Restrictions

No structure or land shall be used for any use other than one allowed as either a permitted or special use in the zoning district in which such structure or land is located. Structures or land may also be used for a temporary use or accessory use, in accordance with the requirements of Section 12.5 (Temporary Uses) and Section 12.4 (Accessory Structures and Uses).

G. View Obstruction

The site clearance area at the intersection of two (2) streets shall be defined as a triangular area of a corner lot measured fifteen (15) feet from the point of intersection of the two (2) streets measured along the curb line or edge of pavement where no curbs are present, shall not be obstructed by any sign, wall, fence, hedge, shrub or other object which exceeds twenty-four (24) inches in height. Trees may be maintained within this area as long as there is no foliage within thirty-six (36) inches as measured from the ground to the lowest foliage. In the event that the grade of a lot is higher than the street grade, the height of the wall, fence, hedge, or shrub shall be reduced so that the site clearance is not obstructed twenty-four (24) inches over the grade of the street. See Figure 12-1: View Obstruction.

FIGURE 12-1: VIEW OBSTRUCTION



12.3 EXTERIOR LIGHTING

A. Light Trespass and Distraction

1. No exterior lighting shall glare into, or upon, the surrounding area or any residential premises. In addition, no exterior lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public streets. The light level shall be no greater than one-half (0.5) footcandle at a residential property line and one (1) footcandle at any non-residential property line or public right-of-way line.
2. Specifically, the following types of light trespass are prohibited:
 - a. Any light not designed for roadway illumination that produces direct or reflected glare that could disturb the operator of a motor vehicle.
 - b. Any light that may be confused with, or construed as, a traffic control device, except as authorized by state, federal or local government.
 - c. In addition, gas station lighting shall comply with the requirements of Section 11.3.K and screening of drive-through facilities shall comply with Section 11.3.F.

B. Unshielded Lighting

The use of unshielded lighting, including incandescent light bulbs hung or strung on poles, wires, or any other type of support, are prohibited, except on a temporary basis in areas where approved carnivals, fairs or other similar activities are held and only when such activities are taking place.

C. Light Pole and Building-Mounted Lighting Heights

The maximum height of light poles on private property, as measured from grade at the base to the bottom of the luminaire, shall be as specified below, unless otherwise required by the Building Code. These standards do not apply to public right-of-way lighting. Permitted light pole heights shall be as follows:

1. Non-Residential Districts

- a. Lights poles and building-mounted fixtures shall be designed with fully shielded luminaires. Such poles or mounts shall not exceed sixteen (16) feet in height.
- b. Light poles for educational facilities or that light public outdoor recreational facilities shall not exceed sixty (60) feet in height. Exterior lighting for all outdoor recreation areas is subject to site plan review.

2. Residential Districts

Light poles for single- and two-family dwellings shall not exceed eight (8) feet in height. Light poles for non-residential uses, multi-family and townhouse uses shall not exceed twelve (12) feet in height. Lighting, including under-soffit lighting mounted upon a single-family, two-family or townhouse residential dwelling shall not be mounted higher than fifteen (15) feet above grade.

D. Automatic Teller Machine Lighting

All exterior lighting for automatic teller machines (ATMs) shall comply with the Automated Teller Machine Security Act (205 ILCS 695/1 et seq). All exterior lighting for ATMs in drive-through facilities shall be designed with luminaires recessed under the canopy to minimize light pollution.

12.4 ACCESSORY STRUCTURES AND USES

All accessory structures and uses shall be subject to the requirements of this Section and the requirements of Section 12.5 (Permitted Encroachments) below. Additional accessory structures not regulated in this section may be regulated in Section 12.5 (Permitted Encroachments) below.

A. Accessory Structures - General Regulations

All accessory structures shall be subject to the following regulations, in addition to any other regulations within this Section and this Code.

1. No accessory structure shall be constructed prior to construction of the principal building to which it is accessory.
2. Only those accessory structures permitted by this section or Section 12.5 (Permitted Encroachments) are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. Required setbacks are described in the district standards. The use of the term “yard” refers to the area between the building line and the lot line. The distinction is made because certain principal buildings may be set back further than required by district setback standards, thereby creating a yard larger than the minimum setback dimension.
3. The maximum height of any detached accessory structure shall be measured from the floor of the structure to the peak of the roof. No detached accessory structure shall exceed ten (10) feet, unless otherwise permitted or limited by this Code
4. All accessory structures must be located a minimum of five (5) feet from any rear lot line and three (3) feet from an interior side lot line, as measured from the eaves, unless otherwise permitted by this Code.
5. The combined square footage of all detached accessory buildings located in the rear yard shall not occupy more than fifty percent (50%) of the required rear yard.

B. Amateur (HAM) Radio Equipment

1. Towers that solely support amateur (HAM) radio equipment and conform to all applicable performance criteria as set forth in Section 12.7 (Environmental Performance Standards) shall be permitted only in the rear yard and may encroach into the rear setback, and shall be located ten (10) feet from any lot line. Towers shall not exceed the maximum building height of the applicable district by more than ten (10) feet, unless a taller tower is technically necessary to engage successfully in amateur radio communications in accordance with Paragraph 3 below.
2. Antenna may be ground-, building- or roof-mounted, provided they do not exceed the maximum building height by more than ten (10) feet unless a taller antenna is technically necessary to engage successfully in amateur radio communications in accordance with Paragraph 3 below. Every effort shall be made to install radio antennae in locations that

are not readily visible from neighboring properties or from the public right-of-way, excluding alleys.

3. An antenna or tower that is proposed to exceed the height limitations shall be considered a special use. The operator must provide evidence that a taller tower and/or antenna is necessary to engage successfully in amateur radio communications. In addition, the applicant must provide evidence that the tower and/or antenna shall not prove a hazard to birds (i.e., minimal chance of bird strikes). Such tower and/or antenna must conform to all applicable performance criteria as set forth in Section 12.7 (Environmental Performance Standards). As part of the application, the applicant must submit a site plan showing the proposed location of the tower and/or antenna, as well as its relation to the principal building and any additional accessory structures.
4. Antennae and/or towers owned and operated by the Village are exempt from these requirements.

C. Electrical Generators

Electrical generators may be located only in the rear yard and may encroach into the rear setback, but must be at least ten (10) feet from any lot line. Generators are prohibited in the front, interior side or corner side yards and setbacks.

D. Fences

1. General Requirements

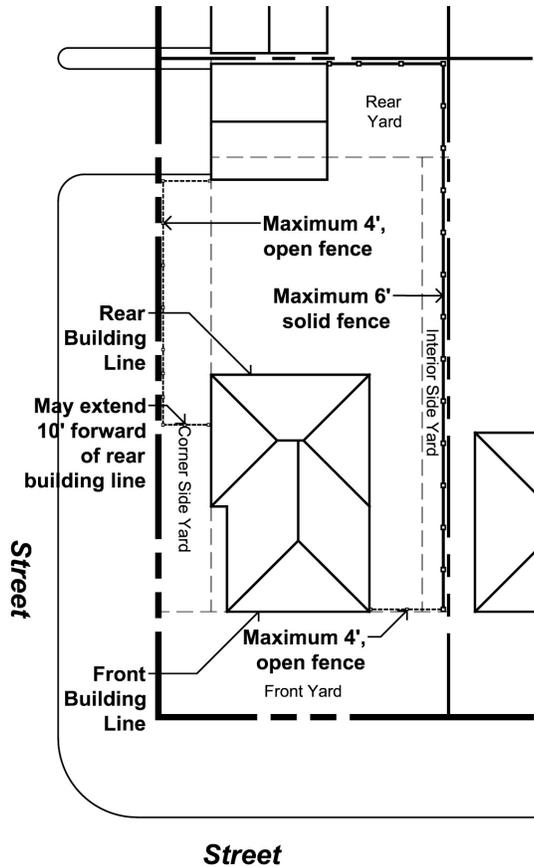
- a. No fence shall be erected or replaced within the Village without first obtaining a building permit.
- b. All fences shall be measured from existing grade, unless otherwise specified.
- c. Edging shall be subject to the regulations of Paragraph 4 below.
- d. Fences for utilities and public recreational uses in any district shall be subject to the regulations of Paragraph 5 below.
- e. For the purposes of this section, walls shall be subject to these fence requirements.

2. Fences in Residential Districts

- a. Fences are permitted in the following locations, subject to the design requirements of Paragraph b below:
 - i. Fences are permitted in the front yard when located behind the front building line.
 - ii. Fences are permitted within the interior side and rear setbacks and yards.
 - iii. Fences are permitted within the corner side yard and setback when located behind the rear building line. However, fences in the corner side yard or setback are permitted to extend a maximum of ten (10) feet from the rear building line toward the front lot line.
- b. Solid or open fences are permitted in the interior side and rear yards, and may be erected to a maximum height of six (6) feet. Open fences only are permitted in the front and corner side yards, and may be erected to a maximum height of four (4) feet. Open fences shall be defined as a fence that is thirty-three percent (33%) or more open.

- c. Fences are permitted are shown in Figure 12-2: Permitted Fence Location.

FIGURE 12-2: PERMITTED FENCE LOCATION



3. Fences in Non-Residential Districts

- a. Fences are permitted within the interior side and rear yards and setbacks. Fences are prohibited in the front or corner side yards and setbacks.
- b. Fences in non-residential districts may be erected to a height of six (6) feet.

4. Decorative Lawn Edging

Decorative lawn edging is permitted as a landscape treatment in all yards and setbacks. However, decorative lawn edging in front or corner side setbacks is subject to the following restrictions:

- a. All decorative lawn edging must be located three (3) feet from any interior side lot line.
- b. No decorative edging in the front setback may exceed six (6) inches in height.

5. Fences for Utilities and Public Recreational Uses

- a.** Whenever the lot line of a utility or public recreational use abuts a residential district, or whenever a utility use fronts on a public right-of-way, the use shall be fenced. In addition to the fencing, shrubs a minimum of five (5) feet in height shall be planted along the fence.
- b.** Utility uses shall be fenced. Barbed wire, razor wire or fences of similar material shall be permitted only on a lot used for a utility facility. All barbed wire, razor wire or similar material shall be placed no less than seven (7) feet above finished grade and shall extend inward toward the interior of the lot. Such fences shall be a maximum height of eight (8) feet. Such fences may be located in any yard and are not required to be open.
- c.** Public recreation areas may be enclosed along their boundaries (i.e., all yards) with an open type fence to a height not to exceed eight (8) feet. Tennis courts and other similar uses may be fenced in accordance with national standards for such uses.

6. Fence Construction and Design Requirements

- a.** The finished side of all fences shall face away from the lot on which it located. Both sides of all fences shall be similar in design, construction and appearance.
- b.** All fence posts shall be placed on the inside of the fence.
- c.** A fence or wall, including all posts, bases, and other structural parts shall be located completely within the boundaries of the lot on which it is located.
- d.** Fences shall only be constructed of the following materials:
 - i.** Treated wood, cedar or redwood
 - ii.** Simulated wood
 - iii.** Decorative brick or stone
 - iv.** Wrought-iron or aluminum or steel designed to simulate wrought-iron
 - v.** Coated chain link, brown, black or green in color (permitted in rear and interior side yard only)
 - vi.** Vinyl

7. Nonconforming Fences

- a.** Existing fences that are nonconforming in terms of corner side yard location are permitted to rebuild in the existing location so long as the fence complies with height and openness regulations of this Code.
- b.** Any fence that is nonconforming, with the exception of the circumstances described in Paragraph a above, must be brought into conformance when repaired or reconstructed.

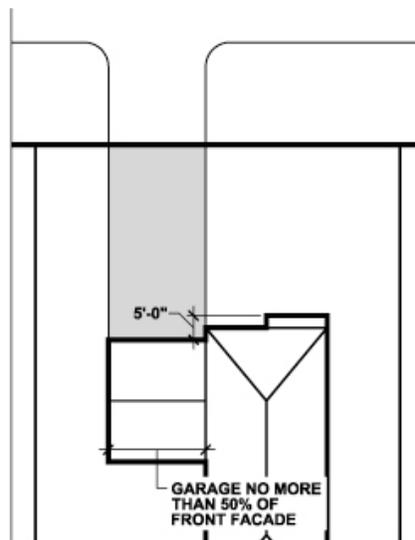
E. Garages, Attached and Detached

The following design standards apply to all residential garages. Attached garages shall not be considered an accessory structure but shall be subject to the regulations of this section for attached garages.

1. Attached Garages

- a. Front-loaded attached garages shall not occupy more than twenty-two (22) feet in garage door width or fifty percent (50%) of the width of the front façade of the house, as measured along the building line that faces the street, whichever is greater.
- b. Attached front-loaded garages shall be located a minimum of five (5) feet behind the main front façade of the house. This measurement will be taken from the part of the front façade that is immediately adjacent to the garage, except that the measurement may be taken from the part of the house closest to the street if all of the following conditions are met (See [Figure 12-3: Attached Garage Design](#)):
 - i. The front façade of the house is irregular, i.e., the front foundation is not a straight line.
 - ii. The portion closest to the street is actual living space.
 - iii. No such measurement may be taken from a porch, bay window, turret or similar architectural feature that protrudes from the façade.
- c. Windows, doors and roof treatments of that part of the garage facing the street shall incorporate architectural detail expressive of a residence.
- d. Upper level dormers and pitched roof elements shall be used to de-emphasize the garage. Garage openings, windows, columns, trims, decorative paneling and color shall de-emphasize the visual impact of the garage in relation to the building as a whole.

FIGURE 12-3: ATTACHED GARAGE DESIGN



2. Detached Garages

- a.** A detached garage shall not exceed a maximum of sixteen (16) feet in height as measured from the garage floor to the highest point of a flat roof, to the deck line of a mansard roof, or to the mean point between the eaves and the ridge of a gable, hip or gambrel roof.
- b.** The area above the vehicle parking spaces in a detached garage may be utilized for storage, but not living space and may not contain a kitchen, bathroom or sleeping area.
- c.** Detached garages shall not exceed six hundred sixty (660) square feet.
- d.** Detached garages are permitted in the rear and interior side yards and setbacks. Detached garages shall be located a minimum of five (5) feet from any rear lot line and three (3) feet from an interior side lot line, as measured from the eaves.
- e.** Detached garages should be consistent with the architecture and design of the principal building. Consistency of design shall include use of the same palette of materials as the principal building, roofing, roof pitch, trim and colors.
- f.** Detached garages shall be located a minimum of ten (10) feet from the principal structure on a lot. The distance shall be measured from the walls of the structure.
- g.** In recognition of preserving existing residential structures on interior lots within the R-1A and R-1 Districts that currently have a single-car detached garage and are currently constructed at the thirty percent (30%) limitation of building coverage, an additional lot coverage bonus of three percent (3%) is permitted to construct a new detached two (2) car garage. Principal structures within the R-1A and R-1 Districts with an existing detached garage as of the date of adoption of this Code shall be permitted a maximum building coverage of 33% specifically for the replacement of a detached garage with a two (2) car capacity. If such principal structure is demolished, the building coverage requirement shall revert to thirty percent (30%) limitation for interior lots. Within the R-1A and R-1 Districts, no additional building coverage is permitted for corner lots where lot coverage is limited to thirty-five percent (35%) for corner lots.

F. Gazebo, Detached

Detached gazebos are permitted in the rear yard and setback, provided they comply with the following requirements.

- 1.** Each surface of the gazebo shall be at least twenty-five percent (25%) open.
- 2.** Gazebos shall be limited to twelve (12) feet in height as measured from grade to the peak of the roof. The gazebo platform shall be no higher than four (4) feet above grade. Gazebos shall be limited to one-hundred twenty (120) square feet in area.
- 3.** The gazebo shall be set back a minimum of five (5) feet from any lot line and ten (10) feet from any principal structure.

G. Home Occupations

The following standards are intended to ensure that home occupations, conducted in a dwelling, are compatible with the neighborhoods in which they are located and do not interfere with the rights of the surrounding property owners to enjoy the established character of the neighborhood.

1. The home occupation shall be conducted entirely within the dwelling and shall be clearly incidental and secondary to the use of the dwelling for residential purposes.
2. The home occupation shall not exceed twenty-five percent (25%) of only one (1) story of a single-family, two-family or townhouse dwelling unit. The home occupation shall not exceed twenty percent (20%) of only one (1) story of a three-family, four-family or multi-family dwelling unit.
3. A home occupation shall not be established prior to the member(s) of the family conducting the home occupation taking possession of, and residing in, the dwelling.
4. No person other than a family member residing on the premises shall be employed as part of a home occupation.
5. Vehicular traffic and on-street parking shall not be increased by the home occupation.
6. The receipt, sale or shipment of deliveries shall not be permitted on or from the premises, with the exception of regular U.S. Mail and/or an express shipping service that is characteristic of service to residential neighborhoods.
7. A home occupation shall not generate noise, solid waste, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in a residential use. No outside storage or display of materials, merchandise, inventory or heavy equipment shall be permitted.
8. No exterior alteration that changes the residential character of the principal building shall be permitted. No exterior building signs are permitted.
9. Any type of motor vehicle service and repair is a prohibited home occupation. Day care homes are not considered a home occupation.

H. Mechanical Equipment

1. In all districts, all ground-based mechanical equipment including, but not limited to, heating, ventilating and air-conditioning (HVAC) units, may be located in the rear yard and setback but must be located at least five (5) feet from a rear lot line and three (3) feet from an interior side lot line. Ground-based mechanical equipment is prohibited in the front, interior side or corner side yard or setback. However, any existing ground-based mechanical equipment located in the interior side yard or setback as of the date of adoption of this Code shall be considered legally conforming and may be replaced and repaired.
2. All approved ground-based mechanical equipment, including, but not limited to, HVAC units, shall be screened when readily visible from the public right-of-way, excluding alleys. Screening materials may be masonry, wood or landscaping, and shall effectively screen mechanical equipment so no portion is readily visible from that public right-of-way. Color and texture of a masonry screen wall shall be compatible with the color and texture of the principal building on the site. If ground-based mechanical equipment is screened

by a structure, fencing or landscaping, such that it is not readily visible from that public right-of-way, it will be considered to have met these requirements.

3. Any mechanical equipment located on the roof of any structure in any zoning district shall be screened either by an architectural element of the roof and at least six (6) feet from any supporting wall of the building to permit safe access to the roof.

I. Outdoor Sales and Display, and Outdoor Storage

1. Outdoor Sales and Display

Retail goods establishments are permitted outdoor sales and display of merchandise, by either a storeowner or occupant, outside the store and within the same zoning lot. Any lawfully existing retail goods establishment shall be permitted to display and sell its merchandise outdoors under the following conditions:

- a. No sales and display area shall be permitted in any public right-of-way or obstruct pedestrian or vehicular traffic. No sales and display area is permitted in any required setback.
- b. Outdoor storage is prohibited for retail goods establishments.
- c. A portion of the parking area may be used for outdoor sales and display on a temporary basis only, in terms of both display structure and goods displayed or sold (no permanent display structures permitted in parking areas). No more than ten percent (10%) of the required parking area for the existing commercial use may be used for the temporary outdoor sales and display.
- d. All outdoor sales and display areas must comply with any screening requirements of Section 14.13 (Screening Requirements).

2. Outdoor Storage

The following uses are permitted outdoor storage: greenhouse/nursery, including the growing of plants in the open; motor vehicle dealership and rental establishment; motor vehicle operations facility; motor vehicle service and repair, major and minor; general manufacturing; and contractor storage yards. Additional outdoor storage may be approved by as a special use. These uses are permitted outdoor storage in accordance with the following provisions:

- a. All manufacturing, assembly, repair or work activity shall take place inside an enclosed building. No work shall take place outdoors.
- b. No required parking area shall be used as an outdoor storage.
- c. All outdoor storage must meet setback requirements.
- d. No materials stored or displayed outdoors shall be of a greater height than that of the required screening.
- e. All outdoor storage must comply with the screening requirements of Section 14.12 (Screening Requirements).
- f. All materials stored must be related to the business conducted on the property.

J. Porches

1. Unenclosed porches may encroach five (5) feet into any required front, corner side or rear setback. Steps are permitted to encroach ten (10) feet into a required front yard.
2. Enclosed porches must meet all setback requirements.
3. Stoops are not considered porches.

K. Satellite Dish Antennas

1. General Requirements

- a. Satellite dish antennas shall be permanently installed on a building, in the ground or on a foundation, and shall not be mounted on a portable or movable structure.
- b. Subject to operational requirements, the dish color shall be of a neutral color, such as white or grey, and shall blend with the surroundings as best as possible. No additional signs or advertising shall be permitted on satellite dish itself, aside from the logos of the satellite dish service provider or dish manufacturer.
- c. Cables and lines serving ground-mounted satellite dish antennas shall be located underground.
- d. Compliance with all federal, state and local regulations shall be required in the construction, installation and operation of satellite dish antennas.
- e. All exposed surfaces of the antenna shall be kept clean and all supports shall be painted to maintain a well-kept appearance. Antennas no longer in use must be removed.

2. Small Satellite Dish Antennas (One Meter or Less in Diameter)

Small satellite dish antennas, which are one (1) meter or less in diameter, shall be subject to the general requirements of Paragraph 1 above. Every effort shall be made to install small satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

3. Large Satellite Dish Antennas (One Meter or More in Diameter)

a. Residential Districts

- i. Large satellite dish antennas are permitted only in the rear yard and setback, and shall be setback a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five (5) feet from any lot line.
- ii. The overall height of a large satellite dish antenna shall not exceed twelve (12) feet.
- iii. A large satellite dish antenna shall be located and screened so that it cannot be readily seen from public streets or adjacent properties. Screening shall include fences, plant materials and/or earth berms located to conceal the sides and rear of the antenna and its support structure. Plants shall be, at minimum, five (5) feet tall at the time of installation.

b. Non-Residential Districts

- i. A large satellite dish antenna are permitted only in the rear or interior side yard and setback, and shall be setback a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five (5) feet from any lot line.
- ii. Roof-mounting shall be permitted only if the satellite dish antenna is in scale with the overall building mass and location, and shall be screened by an architectural feature. The visible portion of the dish should not comprise more than twenty-five percent (25%) of the corresponding height or width of the screen.
- iii. Ground-mounted satellite dish antenna shall provide screening, which includes fencing, berming or landscaping to accomplish the following:
 - (a) All ground-mounted accessory equipment and the lower part of the support structure shall be completely screened.
 - (b) Where feasible, trees shall be installed to the side and rear of the antenna and at a height/elevation equal to the tallest portion of the dish

L. Sheds and Private Greenhouses

- 1. Sheds and private greenhouses are permitted only in the rear yard and setback. Sheds and private greenhouses shall be located a minimum of five (5) feet from any rear lot line and three (3) feet from a side lot line.
- 2. The maximum height of any shed or private greenhouse shall be ten (10) feet.
- 3. No shed or private greenhouse shall exceed one hundred twenty (120) square feet.
- 4. Sheds and private greenhouses shall be located a minimum of ten (10) feet from the principal structure on a lot. The distance shall be measured from the walls of the structure.

M. Solar Collectors

Solar panels shall be mounted flush with the roof of the structure when visible from the public right-of-way, excluding alleys.

N. Swimming Pools

All swimming pools shall comply with the requirements of the Village Code.

O. Wind Turbines

Wind turbines are subject to the following requirements.

- 1. Wind turbines are subject to the following height restrictions:
 - a. The maximum height of any ground-mounted wind turbine (a tower) is the height limit of the applicable zoning district.
 - b. The maximum height of any wind turbine mounted upon a detached accessory structure is fifteen (15) feet above the maximum permitted height for such structure. The maximum height of any wind turbine mounted upon a principal structure is the height limit of the applicable zoning district.

- c. For purposes of this particular zoning item, maximum height is the total height of the turbine system including the tower, and the maximum vertical height of the turbines blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind energy system is measured from the length of a prop at maximum vertical rotation to grade.
 - d. No portion of exposed turbine blades may be within twenty (20) feet of the ground. Unexposed turbine blades may be within ten (10) feet of the ground.
2. Ground-mounted wind turbines may be located in the rear yard only. A ground-mounted tower must be setback from all lot lines equal to the height of the tower. Additional parts of the wind turbine structure outside of the tower, including guy wire anchors, must be ten (10) feet to any lot line.
 3. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the system.
 4. Wind turbines may not exceed sixty (60) dBA, as measured at the closest neighboring dwelling. The level, however, may be exceeded during short-term events such as utility outages and/or severe windstorms.
 5. Wind turbines must be approved by a small wind certification program recognized by the American Wind Energy Association (AWEA) or the U.S. Department of Energy. Non-certified residential wind turbines must submit a description of the safety features of the turbine prepared by a registered mechanical engineer.
 6. Wind turbines must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.
 7. Building permit applications for wind turbines must be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of the installation conforms to all electrical codes.

P. Window Wells

1. The maximum amount of all window wells located along any wall may not exceed forty percent (40%) of the length of that wall.
2. Window wells may encroach up to three (3) feet into the required rear setback and may encroach up to a maximum of two (2) feet into a required interior or corner side setback. Window wells are prohibited in the front setback or yard.
3. When more than one (1) window well is installed along a wall, each shall be separated at least three (3) feet from one another.
4. Window wells used for egress shall comply with the provisions of the building code for an emergency escape window.

12.5 PERMITTED ENCROACHMENTS

An encroachment is the extension or placement of any structure or building, or component of such, into a required setback. Additional restrictions on permitted encroachments, including additional setback requirements and bulk regulations, can be found in Section 12.4 (Accessory Structures and Uses) above and are referenced within the following table. Permitted encroachments are found in Table 12-1: Permitted Encroachments.

VILLAGE OF LA GRANGE PARK, ILLINOIS TABLE 12-1: PERMITTED ENCROACHMENTS			
Y= Permitted // N= Not Permitted			
Type of Encroachment	Setback Where Permitted		
	Front Setback, Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y
Air Conditioner Window Unit - No more than 18" into any required setback	Y	Y	Y
Amateur (HAM) Radio Equipment - Subject to Section 12.4.B	N	N	Y
Arbor or Trellis	Y	Y	Y
Awning & Canopy (Residential Use) - Minimum clearance of 7'6" - When used as signs, subject to Section 15 - No more than 2' into required setback	Y	Y	Y
Balcony - Must be located at least 2' above ground - No more than 4' into a required setback - Shall not be located in interior side yard	Y	N	Y
Bay Window - No more than 3' into required setback	Y	N	Y
Chimney - No more than 18" into a required setback	Y	Y	Y
Compost Pile - Shall be located only in rear yard	N	N	Y, but 5' from any lot line
Deck - No higher than the first floor of a structure - No more than 10' into required setback	N	N	Y
Dog House - Subject to general requirements of Section 12.4.A - Shall be located only in rear yard	N	N	Y, but 5' from any lot line
Driveway	Y	Y	Y
Eaves (Principal Structure) - No more than 2' into a required setback	Y	Y	Y
Electrical Generator - Subject to Section 12.4.C	N	N	Y
Exterior Stairwells - No more than 4' into a required setback - In the R-1A, R-1 and R-2 Districts, exterior stairwells shall be located in the rear yard only	N	N	Y
Fence - Subject to Section 12.4.D	N	Y	Y

**VILLAGE OF LA GRANGE PARK, ILLINOIS
TABLE 12-1: PERMITTED ENCROACHMENTS**

Y= Permitted // N= Not Permitted

Type of Encroachment	Setback Where Permitted		
	Front Setback, Corner Side Setback	Interior Side Setback	Rear Setback
Fire Escape	Y	Y	Y
Flagpole - No more than 3 per zoning lot - Not to exceed 30' in height	Y	N	Y
Gazebo - Subject to Section 12.4.F	N	N	Y
Hedges	Y, but to a maximum height of 3'	Y	Y
Mechanical Equipment, Ground-Mounted (Central air conditioning, heating, ventilating, compressors, etc.) - Subject to Section 12.4.H	N	N	Y
Ornamental Lighting, Lamp Posts, & Lawn Decorations (Benches, statues, birdbaths, sculptures, etc.) - Subject to view obstruction and exterior lighting regulations	Y	Y	Y
Outdoor Fireplaces - Shall be located in the rear yard only	N	N	Y, but 10' from any lot line
Parking Pad - Subject to Section 13	N	Y	Y
Patio - No more than 5' into any required setback	N	N	Y
Porch, Unenclosed - Subject to Section 12.4.J	Y	N	Y
Porch, Enclosed	N	N	N
Recreational Equipment - Does not include equipment located on park/playground, school or day care center site - Located 5' from any lot line - Shall not be located in the front yard - Basketball standards & backboards shall be permitted in all setbacks and yards	N	Y	Y
Satellite Dish Antenna (1 meter or less in diameter) - Subject to Section 12.4.K	Y	Y	Y
Satellite Dish Antenna (More than 1 meter in diameter) - Subject to Section 12.4.K	N	N – Residential Districts Y – Non-Residential Districts	Y
Sidewalk & Private Walkway	Y	Y	Y
Sills, belt course, cornices & ornamental features of the principal structure - No more than 1' into a required setback	Y	Y	Y
Sheds & Private Greenhouses - Subject to Section 12.4.L	N	N	Y
Steps and stoops	Y, provided they extend no more than 10' into the required setback	Y, provided they extend no more than 3' into the required setback	Y
Swimming Pool - Subject to Section 12.4.M	N	N	Y

**VILLAGE OF LA GRANGE PARK, ILLINOIS
TABLE 12-1: PERMITTED ENCROACHMENTS**

Y= Permitted // N= Not Permitted

Type of Encroachment	Setback Where Permitted		
	Front Setback, Corner Side Setback	Interior Side Setback	Rear Setback
Tennis Court - Shall be located in the rear yard only	N	N	Y
Water Garden - Shall not be located in interior side yard	N	N	Y, but 10' from any lot line
Wind Turbine (Ground-Mounted) - Subject to Section 12.4.O	N	N	Y
Window Well - Subject to Section 12.4.P	N – Front setback Y – Corner side setback	Y	Y

12.6 TEMPORARY USES AND STRUCTURES

A. Temporary Use Permit Application

1. Any person, firm or corporation desiring to obtain a temporary use permit, as required by this Code, shall file a written application with the Zoning Administrator on a form provided by the Village.
2. The Zoning Administrator shall grant temporary use permits for those uses listed below so long as he/she determines that the proposed use, complies with the requirements of this section and this Code. Unless expressly provided in this section, every temporary use or structure shall comply with the bulk requirements applicable in the district in which it is located.
3. Temporary uses not specifically listed here shall require the specific approval of the Village Board. Unless otherwise limited, temporary uses may be allowed in any zoning district, provided that it is consistent with the purpose and intent of this Code and the zoning district in which it is located.
4. Every temporary use shall comply with this Code and all local regulations. The Zoning Administrator or Village Board may impose other conditions, as part of the temporary use permit approval, as necessary to achieve the purposes of this Code, and to protect the public health, safety, comfort, convenience and general welfare. No temporary use shall be permitted in any district if it would have a significant negative impact on any adjacent property or on the area as a whole.

B. General Provisions

Every temporary use shall comply with all the requirements listed below.

1. No temporary use shall be permitted that causes, or threatens to cause, an on-site or off-site threat to the public health, safety, comfort, convenience and general welfare.
2. Every temporary use shall be operated in accordance with such restrictions and conditions as the Fire Department may require. If required by the Village, the operator of the temporary use shall employ appropriate security personnel.

3. No temporary use shall be permitted if the additional vehicular traffic reasonably expected to be generated by such use would have undue detrimental effects on surrounding streets and uses. No temporary use shall block handicapped or fire lanes.
4. No temporary use shall be authorized that would unreasonably reduce the amount of parking spaces available for use in connection with permanent uses located on the lot in question. The Zoning Administrator may make an assessment of the total number of parking spaces that will be reasonably required in connection with a proposed temporary use, on the basis of the particular use, its intensity and the availability of other parking facilities in the area. The Zoning Administrator shall approve the temporary use only if such parking spaces are provided.
5. No temporary use shall be permitted if it conflicts with another previously authorized temporary use.
6. Signs shall be permitted only in accordance with the Section 15 (Signs).

C. Permitted Temporary Uses

1. Carnival/Circus

Carnivals/circuses shall be evaluated on the basis of the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties. These uses need not comply with the yard requirements and the maximum height requirements of this Code. The concessionaire responsible for the operation of any such use shall:

- a. Submit, in advance of the event, a site layout displaying adequate ingress and egress routes for emergency vehicles with no dead-end aisles.
- b. Comply with all local regulations.
- c. Provide refuse containers in the number and locations required by the Village. All containers shall be properly serviced.
- d. Provide for thorough clean-up of the site at the completion of the event.
- e. Provide proof that all amusement devices have been State inspected.
- f. Upon written notice from the Village, immediately stop the use of any amusement device or structure found by the Village to pose a threat to the public safety.

2. Christmas Tree Sales Lot and Pumpkin Sales Patch

Christmas tree sales and pumpkin sales patches shall be evaluated based on the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact on other properties. These uses shall be limited to a period not to exceed forty-five (45) days.

3. Farmers Markets

No product may be exhibited or offered for sale except the following: fresh dairy goods, fruits, vegetables, juices, flowers, plants, herbs, spices produced or grown by the vendor, baked goods made by the vendor(s), and arts and crafts made by the vendor.

4. House, Apartment, Garage and Yard Sales

House, apartment, garage and yard sales are allowed in any district, but only when limited to personal possessions of, or arts and crafts made by, the owner or occupant of the dwelling unit where the sale is being conducted. These uses shall be limited to a period not to exceed three (3) consecutive days and no more than three (3) sales shall be conducted from the same residence in any twelve (12) month period. House, apartment, garage and yard sales are exempt from obtaining a temporary use permit.

5. Arts and Crafts Shows, and Plant Shows (Indoor or Outdoor)

Arts and crafts shows, and plant shows shall be evaluated based on the adequacy of the parcel size, parking provisions, traffic access, and adverse impact on other properties. In residential districts, these uses shall be limited to a period not to exceed three (3) days and no more than three (3) sales shall be permitted in any twelve (12) month period.

6. Sidewalk Sales

Sidewalk sales are permitted in the commercial districts only. They shall be in conjunction with, and clearly incidental to, an existing permanent on-site use. Sidewalk sales are permitted to display and sell only merchandise that is found in stores participating in the sidewalk sale. No sidewalk sale shall be permitted for a period of more than five (5) successive days and no more than two (2) sales shall be permitted in any twelve (12) month period.

7. Temporary Contractor Trailers and Real Estate Model Units

Contractor trailers and real estate model units, including temporary real estate offices accessory to a new development, are allowed in any zoning district when accessory to a construction project or a new development. Contractor trailers shall be limited to a period not to exceed the duration of the active construction phase of such project. Real estate model units, including temporary real estate offices, shall be limited to the active selling and leasing of space in such development or six (6) months after issuance of the final occupancy permit, whichever is less. These structures shall not contain any sleeping or cooking accommodations, except those located in a model unit used for demonstration purposes only. No trailer, unit or office shall be used as the general office or headquarters of any firm.

9. Tents

a. Commercial Districts

Tents within commercial districts shall be permitted for no longer than fourteen (14) days and must be in conjunction with a special event of a use located on the same lot. Tents must be removed within two (2) days of the end of the event for which it was erected, but in no case may a tent be in place for longer than fourteen (14) days. Unless waived in writing by the Zoning Administrator, every tent shall comply with the bulk requirements applicable to accessory structures. Additionally, the size and location of tents may be restricted where it is determined that it creates parking and/or access problems on the site.

b. Residential Districts

Tents within residential districts shall be limited to no more than five (5) days and must be located within the rear yard. These structures shall include tents used for entertainment or assembly purposes that are not intended for living purposes, such as camping and sleeping. Tents in residential districts are exempt from obtaining a temporary use permit.

10. Temporary Retail Stands

Temporary retail stands not exceeding two-hundred fifty (250) square feet in are permitted in C-1, C-2, M-1 and OS Districts, subject to approval of a temporary use permit and the following regulations:

- a. The structure is located entirely on private property and does not encroach upon any required landscaping areas. All such structures shall be setback at least ten (10) feet from any lot line that abuts a public street.
- b. Off-street parking is not required.
- c. Temporary retail stands are permitted to sell retail goods and food items, subject to all other Village codes.
- d. Temporary retail stands may not have outdoor seating or outdoor display components.
- e. Temporary retail stands are permitted one (1) sign of eight (8) square feet. In addition, a temporary retail stand that sells food items is permitted an additional menu sign of four (4) square feet. All signs must be in a wall sign structure.

11. Temporary Storage Containers

- a. Temporary storage containers (also known as “PODS”) are permitted in any zoning district when used for loading or unloading. Containers are permitted on site for a period not to exceed seventy-two (72) hours. Temporary storage containers are exempt from obtaining a temporary use permit.
- b. Temporary storage containers shall not be used for permanent storage. They shall not serve as a substitute for permanent storage needs on the site on which they are located. Containers shall not be permanently attached to the ground, serviced with permanent utilities or stacked on the site.