



AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Wednesday, September 12, 2018
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

- 2.1 Approval of the Minutes of the Regular Zoning Board Meeting Held on Tuesday, April 10, 2018.

3.0 GENERAL BUSINESS

- 3.1 A Public Hearing regarding text amendments to Chapter 2, Definitions, and Chapter 3, General Zoning Regulations, of the Lincolnshire Zoning Code (Title 6) regarding small wireless facilities (Village of Lincolnshire).
- 3.2 Continued consideration and discussion of Single Family Residential Bulk Regulations (Village of Lincolnshire).

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

The Zoning Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Zoning Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Zoning Board Meeting.



UNAPPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, April 10, 2018 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Bichkoff and Members Kalina, Udoni, Hersch and Hashemi.

STAFF PRESENT: Tonya Zozulya, Economic Development Coordinator.

ABSENT: Trustee Liaison McDonough.

CALL TO ORDER: **Chairman Bichkoff** called the meeting to order at 7:00 P.M.

1.0 ROLL CALL

The roll was called by **Economic Development Coordinator Zozulya** and **Chairman Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Regularly Scheduled Zoning Board Meeting held on Tuesday, February 13, 2018.

Member Kalina moved and **Member Udoni** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

Chairman Bichkoff recessed the Zoning Board meeting and opened the following Public Hearing:

3.1 A Public Hearing regarding a petition for a rezoning from O/1a to O/1c Office-Industrial and a text amendment to off-street parking requirements to permit parking in interior side setbacks in non-residential zoning districts for a new office and industrial development at 325 Marriott Drive (325 Marriott Drive, LLC).

Chairman Manion reviewed the public hearing procedures with members and the audience.

James Woldenberg, Chairman of Heathrow Scientific and Daigger Scientific addressed the Zoning Board, stating Daigger Scientific has been a family owned business since 1894, once located in Lincolnshire on Heathrow Drive until 2000 when they outgrew the building and relocated to Vernon Hills. Daigger Scientific is a distributor of laboratory supplies and Heathrow Scientific designs and manufactures laboratory supplies and equipment; both companies employ approximately 60 people. In February, 2018 a third company located in Maine was added, Tempshield, which manufactures protective gear for use in the cryogenic field. Tempshield will continue to manufacture in Maine, but administrative functions will be relocated to Lincolnshire. He further added the main function of the proposed building will be to receive product from their multiple manufacturing sources, assembly and then distribute to their clients. He

stated the new building will include an expanded research and development department and quality control testing. He stated the proposed building will be 184,726 square feet with their company using 121,209 square feet; the balance of the buildings 63,517 square feet will be leased out until such time Heathrow needs to use the space in the future. He stated the zoning change is requested to O/lc to accommodate their need for warehouse space and the text amendment to permit parking in the side setback will allow maximum use of the parcel. **James Woldenberg** requested the rezoning and text amendment findings of fact he presented as part of his submission packet date stamped received by the Village on April 1, 2018 be entered into the record.

Tonya Zozulya, Economic Development Coordinator reviewed the zoning districts; stating current zoning of O/la is strictly office use; no warehouse uses permitted. She stated Northgate Investments owns the 325 Marriot Drive lot and the vacant lot adjacent to it which fronts along Milwaukee Avenue; both have been marketed for sale or lease for the past 40 years. The Village has been approached by various ideas for development over the years, but nothing has moved forward. She added staff did have some concerns about this proposal and the increase in truck traffic, but upon learning about the operations of this business, truck traffic will be minimal, no outside storage or loading/unloading. There will be substantial screening with landscaping. She further noted the zoning if changed to O/lc, it will be in perpetuity (or until another zoning change is requested and approved by the Village); if this business moves out; the new zoning will stay for any future tenants of the building and will allow for multiple permitted uses as noted on the Zoning Code Comparison provided to the Zoning Board. In regards to the impact on the Village Comprehensive Plan and Future Land Use Designation for this property, **Tonya Zozulya** stated the plan calls for commercial development for this and the adjacent parcel, but with vacancies in the area, the Village is finding the plan designation for commercial use is only viable for the eastern lot adjacent to Milwaukee Avenue. She added the current owners feel once the 325 Marriott parcel is developed, they will have more success in marketing the remaining portion along Milwaukee Avenue.

In regards to text amendment to remove the prohibition regarding parking in the required side setbacks, **Tonya Zozulya** presented a Surface Parking Survey noted many communities allow parking in the required yards. She noted the Village Board in November 2017 was favorable of this development. The Development Review Team has reviewed the proposal, there was much back and forth in regards to design which culminated in the proposal before the Zoning Board tonight. Initial plans were submitted to the Stormwater Management Commission (SMC) for preliminary review indicating additional storm water detention would probably not be needed as the existing storm water management for the Corporate Center should be adequate, but will still need to get a permit from SMC.

Member Hashemi asked if any hazardous materials would be in the building; **James Woldenberg** stated they do ship a very small amount of chemicals in small containers in DOT regulated packages stored in a cabinet. In response to an inquiry from **Member Udoni** about the number of trucks, **James Woldenberg** stated they use both Fed Ex and UPS which are constantly in the Corporate Park; and the total number of trucks arriving and departing each day is about 20 to include UPS, Fed Ex and shipper and container trucks.

Tonya Zozulya stated this is a public hearing; adjacent property owners were notified and the only comment she received was from the adjacent office building owner who are

in support of this project and indicated they may seek an O/Ic zoning change and redevelopment of that office parcel in the future.

Member Udoni inquired about the loss in 60 parking spaces for the office building to the west; **Tonya Zozulya** stated when the office building was developed the parking ratio when constructed did meet the minimum parking requirements, but since then the Village parking standards have become more stringent and the number of required spaces now fall under the required minimum, but the Village Attorney noted this would then become legal non-conforming.

Kelly Kalmes, 6 Court of Nantucket, sworn in by **Chairman Bichkoff**; asked the petitioner why they chose this location; **James Wolderberg** stated it is not easy to find a large parcel like this in the northwest suburbs and he added they want to come back to Lincolnshire.

There being no further questions or comments, **Chairman Bichkoff** closed the public hearing and reconvened the Zoning Board meeting.

Member Kalina said this will be a very nice building; has seen this parcel sit vacant for too long but is concerned about an industrial building on a main thoroughfare and also having an industrial use across the street from a school. **Jennifer Oslage** Architect for the petitioner said the presence of a limited amount of chemicals was taken into consideration; this building will have fire safety systems. She also noted these types of chemicals can also be found at retail stores. **Member Kalina** said his concern is for future use of the building and the uses permitted by right in the O/Ic district right across the street from a school may be of concern. **Tonya Zozulya** said any new tenants which meet the permitted uses; they would only need a certificate of occupancy with full inspections by both the Village Building Official and Fire Marshall; changes to the exterior or the building structure would require Board review. **James Woldberg** stated his experience with both the Vernon Hills and Lincolnshire Riverwoods Fire Protections District; they are very thorough in their inspections that occur semi-annually; they check everything from the racking system, to offices and so on.

Member Hersch asked staff if there has been any recent proposal on these parcels in which **Tonya Zozulya** noted the last proposal was for the soccer bubble which was not pursued by the soccer club. **Chairman Bichkoff** noted 40 years is a long time for this property to sit vacant and this looks like a good addition. **Tonya Zozulya** noted the last mixed use proposal was made prior to the downturn in 2008; there was an inquiry about commercial with multi-family use but multi-family would be difficult to pursue in the Village due to impact on schools. **Member Udoni** commented the project is very well thought out; traffic flow looks good with no curb cut on Half Day Road. **Member Kalina** added screening will be very important and would like to see a recommendation for as much green as possible be noted to the Architectural Review Board.

Member Kalina moved, seconded by **Member Udoni** having made findings based on facts covered in a Public Hearing held on April 10, 2018, the Zoning Board recommends approval to the Village Board of a rezoning from O/Ia Office Industrial to O/Ic Office Industrial with a text amendment to off-street parking regulations to allow parking in interior side setbacks in non-residential zoning districts, for Heathrow Scientific and Daigger Scientific, located at 325 Marriott Drive, as presented in a presentation packet prepared by 325 Marriott Drive LLC, dated March 21, 2018, and as presented in Staff's

memorandum dated April 10, 2018 and further subject to additional review of the screening surrounding the building.

Motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS (None)

6.0 CITIZENS COMMENTS (None)

Kelly Kalmes, 6 Court of Nantucket, inquired about the procedures for rezoning property, special use petitions. **Tonya Zozulya** explained the zoning process versus a special use process which can have different permissibilities.

Chairman Bichkoff welcomed **Member Hashemi** as a full Zoning Board member to replace Michael Van de Kerchhove who resigned. Chairman Bichkoff thanked Michael for his time on the Zoning Board and all his years of service.

7.0 ADJOURNMENT

There being no further business, **Chairman Bichkoff** requested a motion for adjournment. **Member Kalina** moved, and **Member Hersh** seconded the motion to adjourn. The meeting adjourned at 7:55 P.M.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development Department



Agenda Item
3.1 ZB

REQUEST FOR BOARD ACTION
Zoning Board
September 12, 2018

Subject: Small Wireless Facilities Text Amendments to Sections 6-2-2 and 6-3-5 of the Village Code

Action Requested: A Public Hearing regarding text amendments to Chapter 2, Definitions, and Chapter 3, General Zoning Regulations, of the Lincolnshire Zoning Code (Title 6) regarding small wireless facilities

Petitioner: Village of Lincolnshire

Originated By/Contact: Ben Gilbertson, Assistant Village Manager/CED Director

Referred To: Zoning Board

Background:

With the approval of Senate Bill 1451 (SB1451) in April 2018, the Small Wireless Facilities Deployment Act (Act) became effective June 1, 2018. The Act impacts municipalities' ability to regulate "small wireless facilities." In light of this legislation, and in order to comply with new zoning regulations, the Zoning Board must review, and provide a recommendation to the Village Board, regarding amendments to Chapter 2, Definitions, and Chapter 3, General Zoning Regulations, of the Lincolnshire Zoning Code (Title 6).

"Small wireless facilities" are intended to promote the deployment of new wireless technology (e.g., 5G cellular service). However, the Act also limits the power for municipalities to regulate the attachment of "small cell" antennas in commercial and industrial areas as well as within the public right-of-way. (Note: Earlier this year, the Village Board approved amendments to Title 8, Chapter 6 of the Village code (Construction of Utility Facilities in the Public Right-of-Way)). Another example of curtailing municipal authority is the timeframe in which municipalities must respond to or approve small cell permit applications before an application is deemed approved.

The Village Board reviewed the proposed amendments at its May 29, 2018 meeting and forwarded it to the Zoning Board for a Public Hearing. A notice of the Public Hearing was published in the August 23, 2018 edition of the Daily Herald. A certified public hearing notice was not required to be provided to adjacent property owners given a Village-wide impact of the amendments.

Proposed Amendments:

In accordance with State law, the major changes to the Village's zoning code are as follows:

- Adding the definition of "small wireless facility" Title 6, Chapter 2 of the Village code.
- Amending the definition of "personal wireless service/personal wireless service facilities" to exclude "small wireless facility".
- Small wireless facilities are permitted "by right" on property zoned for commercial and industrial uses.
- Small wireless facilities are permitted as a "special use" on all residentially-zoned property.



Agenda Item
3.1 ZB

Village Review and Approval Processes:

Prior to the Act, municipalities had greater authority to review small wireless facilities with respect to timeframe for review, fees charged, and siting of these facilities. The Act ultimately restricts this ability but does provide for some regulatory authority, including but not limited to the following:

- Require a permit application and plan review, including site specific structural analysis and engineering drawing for each proposed small wireless facility prepared and stamped by a licensed engineer.
- Timeframe for review is 90 days for the collocation of a facility on existing pole, and 120 days for installation of a new pole. If no action is taken by the municipality within those timeframes, the application is automatically approved.
- Denied applications may be resubmitted, and a community must make a decision within 30 days. Otherwise, automatic approval applies to this as well.
- Permits to install a facility are limited to 180 days. If a facility is not installed within that timeframe, the process starts anew.
- Installation of a facility on municipally-owned infrastructures is capped at \$200 per year.
- Assess a permit fee of up to \$650 for the first collocated facility and \$350 for each additional facility and up to \$1,000 for a facility on a new pole. Permits are to be issued for a five-year period.
- Option to apply or implement design standards and height standards for small cell facilities and the poles on which they are mounted (e.g., stealth techniques).
- Require the elimination of noise from these facilities and installation or replacement of landscaping.

Attached are staff's responses to the Text Amendment Findings of Fact (see Document 1). The Zoning Board must review and determine all the findings have been satisfactorily addressed in order to recommend approval.

Staff Recommendation:

Staff recommends in favor of the text amendments.

Motion:

Having made findings based on facts covered in a Public Hearing on September 12, 2018, the Zoning Board recommends approval to the Village Board of small wireless facilities text amendments to Title 6, Chapter 2 and Title 6, Chapter 3 of the Village code, as presented in staff's memorandum dated September 12, 2018.

Reports and Documents Attached:

- Document 1: Findings of fact, prepared by staff.
- Document 2: Title 6, Chapter 2 of the Village of Lincolnshire Code with proposed amendments.
- Document 3: Title 6, Chapter 3 of the Village of Lincolnshire Code with proposed amendments.
- Document 4: Summary of Small Wireless Facility Deployment Act and impact on right-of-way ordinance, prepared by Ancel Glink.

Meeting History	
Village Board Preliminary Evaluation:	May 29, 2018
Zoning Board:	September 12, 2018

FINDINGS OF FACT TEXT AMENDMENTVillage of Lincolnshire – Small Cellular Facilities

1. *The request for an amendment shall serve the purpose of promoting the public health, safety, and general welfare.*

The request is to codify zoning authority for the Village of Lincolnshire with respect to the siting of small cellular facilities, per the Small Wireless Facilities Deployment Act (Act), which became effective June 1, 2018. Review and approval of small cellular facilities will be administered by Village staff to ensure these facilities do no harm to public health, safety, and general welfare.

2. *The request for an amendment shall conserve the value of property throughout the community.*

These amendments will have no impact on property values throughout the community, as the Village retains design and safety standards for the location of small cellular facilities.

3. *The request for an amendment shall lessen or avoid congestion in the public streets and highways.*

The request will have no bearing on congestion in public streets and highways, as these facilities are often located on utility poles or on buildings.

Prepared by:

Ben Gilbertson, Assistant Village Manager/CED Director, Village of Lincolnshire

TITLE 6: Zoning

CHAPTER 2: Definitions

Sections:

6-2-1: Rules of Word Construction

6-2-2: Definitions

6-2-1: Rules of Word Construction

The language set forth in the text of this Zoning Code shall be interpreted in accordance with the following rules of construction:

- A. The singular number includes the plural and the plural the singular;
- B. The present tense includes the past and future tenses, and the future the present;
- C. The word "shall" is mandatory, while the word "may" is permissive;
- D. The masculine gender includes the feminine and neuter;
- E. Whenever a word or term defined hereinafter appears in the text of this Zoning Code, its meaning shall be construed as set forth in the definition thereof; and any word appearing in parenthesis, between a word and its definition herein, shall be construed in the same sense as that word;
- F. All measured distances, expressed in feet, shall be to the nearest integral foot; if a fraction is one-half foot ($\frac{1}{2}'$) or more, the integral foot next above shall be taken;
- G. Words contained in this Code and not defined hereinafter shall assume definitions as set forth in Merriam-Webster's dictionary (website edition; www.merriam-webster.com);
- H. Unless otherwise specified, all distances shall be measured horizontally.
- I. Graphic illustrations are used herein to demonstrate the intent of the definition language. In any case of conflict between a graphic illustration and the text definition, the text shall prevail.

6-2-2: Definitions

The following words and terms, wherever they occur in this Zoning Code shall be defined as follows:

ACCESSORY STRUCTURE	A structure detached from the Principal Structure located on the same lot and customarily incidental and subordinate to a principal building or use, in terms of size, area, extent or purpose.
ACCESSORY USE	A use of land, structure or a portion thereof customarily incidental and subordinate to the principal use of the land or building, in terms of intensity or purpose, and located on the same lot with the principal use.
ADVERTISING DEVICE	Any advertising sign, billboard, or poster panel which directs attention to a business, commodity, service, or entertainment not exclusively

related to the premises where such sign is located or to which it is affixed; but does not include those advertising signs, billboards, or poster panels which direct attention to the business on the premises or to a brand name of a product or commodity with which the business is specifically identified and which is sold on the premises.

ADJACENT

Lying near or in the immediate vicinity

ADJOINING

Touching or contiguous to; or to be in the neighborhood or vicinity of.

AGRICULTURE

The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. Included are truck-farming, growing of nursery stock, raising of fruit and berries, bee-keeping, and the retail sale of products grown or raised on the premises through one growing season.

Agriculture shall not include the commercial feeding of garbage or offal to swine or other animals or operating for the disposal of garbage, sewerage, rubbish, or offal. Also, excluded from agriculture are mechanized industrial animal farms, commercially operated greenhouses, commercial milk farms, and commercial dog kennels.

The land area (farm) necessary to constitute an agricultural use is five (5) acres.

AIRCRAFT

A contrivance, now known or hereafter invented, for use in or designed for navigation of or flight in the air.

AIRPORT

Any area of land or water which is used or intended for use for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other air-port facilities or rights of way, including all necessary taxiways, aircraft storage and tie down areas, hangars, and other necessary buildings and open spaces.

**AIRPORT (LANDING STRIP
HELIPORT or HELISTOP)**

Any premises which are used, or intended, for use, or for the landing and take-off of aircraft; and any appurtenant areas which are used or intended for use as airport buildings or other airport structures or rights of way, together with all airport buildings and structures located thereon.

ALLEY

A right of way, with a width not exceeding twenty four feet (24') which affords a secondary means of access to abutting property.

ALTERATION

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

AMENDMENT

Any addition to, deletion from, or change, including text and/or map.

ANIMAL CLINIC/HOSPITAL

An establishment for the diagnosis and medical and surgical treatment of small domestic animals by persons qualified and

authorized by appropriate licensing to treat injuries, illnesses and diseases of animals. All activity associated with animal clinics/hospital operations shall be conducted within a completely enclosed building.

ANIMAL HOSPITAL

A structure where animals or pets are given medical or surgical treatment. Use as a kennel, or for other boarding purposes, shall be limited to short-time and fully enclosed boarding and shall only be incidental to such hospital use. Also a "veterinary clinic.

ANTENNA

Any device or array that transmits and/or receives electromagnetic signals for voice, data or video communication purposes including, but not limited to, television, AM/FM radio, microwave, cellular telephone, personal wireless services and similar forms of communications.

APARTMENT

One or more rooms in a multi-family dwelling arranged, intended or designed as living quarters for an individual, group of individuals, or a family.

ASSEMBLY USE

The use of a non-government owned building, or part thereof, by a gathering of persons principally for civic, literary, arts, music, political, transportation, religious, or similar purposes. Examples include, but are not limited to Fraternal Lodges, Private Club which shall not include any Sexual Oriented Business as defined in Section 6-7B-3 of this Title, Veterans' membership organizations, civic organizations, conference centers, banquet halls, and meeting rooms and ballroom facilities which are principal uses or accessory to hotels/motels.

ATTIC

The space between the ceiling beams of a top habitable story and the roof rafters.

AUTOMOBILE LAUNDRY

A building or portion thereof containing facilities for (Car Wash) washing motor 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 autos, whether by the customer or the operator.

AUTOMOBILE REPAIR FACILITY

The general repair, including engine rebuilding or reconditioning, of motor vehicles; collision service such as body, frame and fender straightening and repair, and painting of motor vehicles.

AUTOMOBILE SERVICE FACILITY

Any building or premises used for the sale and installation of tires, batteries and other minor accessories and services for automobiles, but not including Automotive Repair Facility services; and may include washing of automobiles where no production line methods are employed. When the dispensing, sale or offering for sale of motor fuels or oil is incidental to the conduct of a public garage, the premises shall be classified as a public garage.

AUXILLARY USE

Retail and/or service use within the Office/Industrial (O/I) Districts, incidental to and to service the principal use for the convenience of the employees.

AWNING

A roof-like cover, temporary in nature, which projects from the wall of a building and which may overhang the public way.

BASEMENT (CELLAR)	The portion of a building located partly or wholly underground, and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.
BASEMENT, ENGLISH	The portion of a building located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground and which is finished for living space.
BERM	A hill of land that acts as a visual barrier between a lot and adjacent properties, alleys or streets.
BLOCK	A tract of land bounded by streets, or by a combination of one or more streets and public parks, cemeteries, railroad rights of way, bulkhead lines or shore lines of waterways, or corporate boundary lines.
BUILDABLE AREA	The area of the lot remaining after the minimum open space and/or yard requirements of this Code have been complied with.
BUILDING	Anything constructed for the shelter or enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land.
BUILDING/COMPLETELY ENCLOSED	A building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.
BUILDING/DETACHED	A principal building surrounded by open space on the same lot. (Ord. 86-885-22)
BUILDING HEIGHT	The vertical distance from the established grade to the highest point of the roof of a building or the highest point of the roof including rooftop equipment screens, but excluding residential chimneys. The established grade shall be determined by taking the mean elevation of the finished lot grade at the front of the building. In residential districts, the established grade for any new dwelling units associated with the replacement or reconstruction, for any reason, of a previous dwelling unit shall be determined by taking the mean elevation of the lot grade at the front of the proposed building, prior to any new site grading. Established grade for development of a previously-vacant lot shall be determined by reference to the mean existing grade at the front yard setback line. (Amd. Ord. 04-1934-50, eff. 11/8/04)
BUILDING/RESIDENTIAL	A principal building arranged, designed, used or intended to be used for residential occupancy by one or more families.
BUILDING SIDE SETBACK PLANE	Defines the planes within which, except for permitted encroachments, all portions of a building must remain. The planes begin at specific points directly above the established grade at the side lot lines and run at a 45 degree angle toward the interior of the lot until they reach the maximum building height permitted on the lot. (Amd. Ord. 04-1934-50, eff. 11/8/04)

BUILDING/TEMPORARY	A building not designed to be permanently located in the place where it is, or where it is intended to be placed or affixed.
BULK	<p>A composite characteristic of a given building or structure as located upon a given lot-not definable as a single quantity but involving all of these characteristics:</p> <ul style="list-style-type: none"> A. Size and height of building or structure. B. Location of exterior walls at levels in relation to lot lines, streets, or to other buildings or structures. C. Floor area ratio. D. All open spaces allocated to the building or structure. E. Amount of lot area provided per dwelling unit.
BUSINESS	An occupation, employment or enterprise which occupies time, attention, labor, and materials, or wherein merchandise is exhibited, bought or sold, or where services are offered for compensation.
CANOPY	A roof-like structure projecting from a wall and supported in whole or in part by vertical supports from the ground, and erected primarily to provide shelter from the weather.
CARGO or FREIGHT TERMINAL	A building or premises in which cargo or freight is received or dispatched.
CARPORT	An open sided (on at least 2 sides), roofed automobile shelter, usually formed by extension of the roof from the side of a building.
CEMETERY	A permanent or semi-permanent burial place or receptacle for human remains, regardless of whether the remains are composed of the whole body or parts thereof and irrespective of the vessel in which the remains are held, encased or entombed. For illustrative purposes only, and not intended to be an exhaustive list, Cemetery includes a catacomb, cinerarium, columbarium, crypt, mausoleum, ossuary, sepulcher, sepulture, tomb, or vault. (Ord. 08-3070-53)
CERTIFICATE, OCCUPANCY	The written approval of the Zoning Administrator certifying that the building or structure, as constructed, conforms to the applicant's approved plans and drawings as authorized through the zoning certificate and is ready for occupancy.
CERTIFICATE, ZONING	The written approval of the Zoning Administrator certifying that the applicant's plans and drawings comply with all applicable provisions of this Code. The "zoning certificate" may consist of a standardized independent form bearing the signature of the Zoning Administrator or it may be represented as a part of the building permit application.
CERTIFICATE OF ZONING COMPLIANCE	The written confirmation certifying compliance with the regulations set forth in Title 6, Zoning, including but not limited to any decisions, conditions or special requirements for any use or occupancy of a parcel of land.
COMMON OPEN SPACE	Land or water unoccupied by structures, buildings, streets, rights of way and automobile parking lots and designed and intended for the use or enjoyment of residents of a planned unit development.

	Common open space may contain walks, patios, and structures for recreational use. Area used for individual open space, such as private courtyards, and not available to all residents of the planned unit development shall not be included as common open space. (Ord. 86-885-22)
COMMUNICATIONS SUPPORT BUILDING	A structure for the protection and security of communications equipment associated with one or more antennas, where access to equipment is gained from the interior of the structure.
COMMUNICATIONS SUPPORT CABINETS	A casing or console used for the protection and security of communications equipment associated with one or more antennas, where direct access is provided from the exterior.
COMMUNITY RESIDENTIAL HOME	<p>A dwelling unit owned or leased and operated to provide a living environment for twelve (12) or fewer unrelated residents who operate as the functional equivalent of a family unit and who receive support services and are under the supervision of a sponsor or support staff due to their developmental, physical or mental disability.</p> <p>A community residential home shall not be construed to include a medical or nursing facility. A community residential home shall not include a residence which serves persons as an alternative to incarceration for a criminal offense, or persons whose primary reason for placement is substance abuse or alcohol abuse or for treatment of a communicable disease. (Ord. 90-1182-66)</p>
COMPATIBLE USE	A property, use, or service which is capable of direct association with certain other uses because it is complimentary, congruous, or otherwise non-detrimental.
CONCRETE RECYCLING, STORAGE AND SALES:	The process whereby previously manufactured concrete, without protruding metal bars, is received, stored, segregated, processed and remixed for sale to end markets in the form of raw materials or products.(Ord. 06-2948-40, eff. 8/14/06)
CONFORMING BUILDING or STRUCTURE	<p>Any building or structure which:</p> <p>A. Complies with all the regulations of the Zoning Code or of any amendment hereto governing bulk for the zoning district in which such building or structure is located, or,</p> <p>B. Is designed or intended for a conforming use.</p> <p>C. Example: An office building in a Business District.</p>
CONTIGUOUS	In contact, adjoining, or touching another object or item, as distinguished from being adjacent.
CONVALESCENT, NURSING or REST HOME	An establishment for the care of the aged or infirm, or a place of rest for those suffering bodily disorders. Such home does not contain convalescent equipment for surgical care or for more than the incidental treatment of disease or injury.
CULTIVATION CENTER	A facility operated by an organization or business registered by the Department of Agriculture to perform necessary activities to provide only registered medical cannabis Dispensary Organizations with usable medical cannabis. No available parcels in the Village of

Lincolnshire permit Cultivation Centers to exist due to the separation requirements of the Compassionate Use of Medical Cannabis Pilot Program Act (Illinois Public Act 098-0122).

CURB LEVEL

The level of the established curb in front of a building measured at the center of such front. Where no curb elevation has been established, the pavement elevation at the street center line similarly measured, or the mean elevation of the finished lot grade immediately adjacent to a building shall be considered the "curb level".

DAY

As used in this Code, "day" shall mean one calendar day. If a projected day falls on a weekend or holiday, the next following working day or week day shall fulfill requirements.

DAY CARE CENTER

An institution or place in which are received three (3) or more children, not of common parentage, apart from their parents or guardian, for part or all of a day but not later than nine o'clock (9:00) P.M. This term includes but is not limited to nursery schools, child care centers, and day nurseries.

DAY SPA

An establishment that provides State licensed, professionally administered massage and body treatments. For the purposes of explanation, and not intended to an exhaustive list, day spa services may include body wraps, skin exfoliation, electrolysis, body toning, waxing, aromatherapy, and facial treatments. Full service beauty shops/salons, makeup consultation and applications, manicure and pedicure services, and body tanning may be provided as accessory services to a day spa.(Ord. 09-3103-26, eff. 06/22/09)

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".

DETENTION

The temporary on-site restraining of storm water. (Ord. 86-885-22)

**DEVELOPMENTAL
DISABILITY**

A severe or chronic disability of a person which:

- A. Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- B. is manifested before the person attains age twenty two (22).
- C. is likely to continue indefinitely.
- D. Results in substantial functional limitation in three (3) or more of the following areas of major life activity: 1) self-care, 2) receptive and expressive language, 3) learning, 4) mobility, 5) self-direction, 6) capacity for independent living, and 7) economic self sufficiency.
- E. Reflects the person's need for a combination and sequence of special care, treatment, or other services which are lifelong or of extended duration and are individually planned and coordinated, (Ord. 90-1182-66)

DISPENSARY ORGANIZATION	A facility operated by an organization or business registered by the Illinois 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.
DISTRICT	A portion of the corporate area of the Village, within which certain uniform regulations and requirements; or various combinations thereof, apply under the provisions of this Title.
DOG KENNEL	Any premises where three (3) or more dogs, over four (4) months of age, are owned, boarded, bred, and/or offered for sale.
DRIVE-THROUGH RESTAURANT	Any business where food or beverages are sold and delivered to the consumer while the consumer is in an automobile or other motorized vehicle.
DRIVEWAY	A pathway for motor vehicles from a street to a structure used for service purposes or for access to the structure only.
DRINKING ESTABLISHMENT	Establishments primarily engaged in preparing and serving alcoholic beverages for immediate consumption; commonly known as bars, taverns, nightclubs, or drinking place; and may also provide limited food services.
DWELLING	A building, or portion thereof, designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multiple-family dwellings, but not including hotels or motels.
DWELLING/ATTACHED	A dwelling which is joined to another dwelling at one or more sides by party walls.
DWELLING/DETACHED	A dwelling which is entirely surrounded by open space on the same lot.
DWELLING/MULTI-FAMILY	A building, or portion thereof, containing three (3) or more dwelling units, originally constructed for said purpose. (Ord. 86-885-22)
DWELLING/SINGLE-FAMILY	A building containing one dwelling unit only and that is occupied by one family as defined in this Title. (Ord. 90-1182-66)
DWELLING/TWO FAMILY	A building containing two (2) dwelling units only, designed for two (2) families to live independently of each other, and that is occupied by not more than two (2) families. (Ord. 86-885-22)
DWELLING UNIT	A group of contiguous rooms which include facilities which are used for living, sleeping, cooking, and eating, constituting all or part of a dwelling or hotel, and arranged, designed or intended for use exclusively as living quarters for one family or a community residential home maintaining a single and separate housekeeping unit, except as provided in Section 6-3-9 of this Zoning Code. (Ord. 90-1182-66)

EDUCATIONAL INSTITUTION	A public, parochial, private or charitable, or nonprofit school, junior college, college or university, other than trade or business schools, including instructional and recreational uses.
EFFICIENCY UNIT	A dwelling unit consisting of one principal room together with bathroom, kitchen, hallway, closets, and/or dining room alcove directly off the principal room, provided such dining alcove does exceed one hundred twenty five (125) square feet in area. An efficiency unit created after the effective date of this Zoning Code shall contain at least three hundred (300) square feet of floor area.
ELEEMOSYNARY INSTITUTION	A building or group of buildings devoted to and supported by charity.
ESTABLISHMENT, BUSINESS	A place of business carrying on operations, the ownership and management of which are separate and distinct from those of any other place of business located on the same zoning lot. Direct access to each "business establishment" shall be separate and distinct from direct access to any other business establishment, and in no case shall there be access to one such establishment from within another such establishment.
FAMILY	<p>A. One person, his or her spouse, their offspring, legally adopted children.</p> <p>B. Plus not more than six (6) other persons who are foster children or related to said person by blood, marriage or legal adoption such as mother or father, sister or brother, and mother-in-law or father-in-law, except that the total shall not exceed eight (8) unless it consists entirely of persons included under A as listed above. (Ord. 86-885-22)</p> <p>C. A family may also be composed of not to exceed three (3) persons not so related, provided that such unrelated persons live in a single dwelling and maintain a common household and a single housekeeping unit, including persons of a community residential home as defined in this Title.</p> <p>A family includes any domestic servants and not more than one gratuitous guest residing with said family; such servants or guests shall be included in the unrelated persons attained by this definition, and shall not be in addition thereto. (Ord. 90-1182-66)</p>
FARMERS MARKET	A designated area where home-grown or home-made products are sold directly to the public from open or semi-open facilities.
FENCE	A structure, other than a building, which is a barrier and used as a boundary or means of protection or confinement.
FENCE, NATURAL	A fence made of natural growth, such as trees, deciduous shrubs, evergreens, etc.
FENCE, OPEN	A fence, including gates, which contains no greater than 60% opaque materials, as measured horizontally along each foot of the length of the fence facing each yard.

FENCE, SOLID	A fence, including gates, which conceals from view from adjoining properties, streets, or alleys activities conducted behind it.
FLOOD	A temporary increase in normal water level (surface water elevation) that results in water inundating areas adjacent or near to the usual channel or lake.
FLOOD BASE ELEVATION	Six hundred forty five feet (645') above mean sea level which is the elevation of the highest flood on record for the Des Plaines River at Highway 22.
FLOOD-CREST ELEVATION	The elevation equal to the flood-crest level of record designated by the Village Engineer or other governmental official or body having jurisdiction as applicable to the property for which a zoning certificate is being requested.
FLOOD PLAIN AREA	That continuous area adjacent to a stream or stream bed, or any storm water retention area and its tributaries, whose elevation is equal to or lower than the flood-crest elevation including also land less than ten (10) acres in area having an elevation higher than flood-crest elevation and which is surrounded by land in a flood plain area, or land, less than five (5) acres in area, having an elevation equal or higher than flood-crest elevation and bordered on three (3) sides by land in a flood plain area.
FLOOD TABLE LAND	The area up to one thousand feet (1,000') adjacent to the flood plain but which is lower than the flood base elevation. Areas protected by an existing dike or natural ridge are not considered flood table land.
FLOOR AREA (GROSS FLOOR AREA)	For the purpose of determining the floor area ratio, the minimum floor area and conversions of existing structures. The sum of the gross horizontal areas of the several floors of a building, including the English Basement floor but not including a basement floor, measured from the exterior faces of the exterior walls. The "floor area" of a building shall also include elevator shafts and stairwells at each floor; floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof; penthouses; finished attic space having headroom of five feet (5') or more; unfinished garage attic space, with or without flooring, having headroom of five feet (5') or more from the top of the lowest garage ceiling rafters; provided however that porches and any space devoted to accessory off-street parking or loading shall not be included in "floor area, and, in residential zoning districts, the area of a garage shall be included, with the exception that the first 400 square feet of the total garage area shall be excluded. Further, for that portion of any open two-story element, which consists of an interior space which has a clear height of sixteen feet (16') or more from the floor elevation, that floor area shall be counted twice in calculating the floor area ratio. (Amd. Ord. 04-1934-50, eff. 11/8/04)
FLOOR AREA (FOR THE PURPOSE OF DETERMINING OFF-STREET PARKING AND LOADING REQUIREMENTS)	The sum of the gross horizontal area of the several floors of a building or portion thereof, devoted to a use requiring off-street parking or loading as required in this Zoning Code. This area shall exclude such floor areas used for accessory off-street parking and off-street loading facilities and such basement floor areas that are

	devoted exclusively to uses accessory to the operations of the building. All horizontal dimensions shall be taken from the exterior faces of the wall.
FLOOR AREA (OF A DWELLING UNIT OR A LODGING ROOM)	The sum of the gross horizontal areas of the room constituting the dwelling unit or lodging room, including closets, baths, utility rooms, hallways when accessible only to the occupants of said dwelling unit or lodging room and not accessible to other occupants of the building or to the general public, and only when such rooms, halls or other areas are an integral part of said dwelling unit or lodging room. Floor area shall be measured from the interior faces of the outer-most walls defining the dwelling unit or lodging room but shall not include any unfinished space or finished space having a headroom of less than five feet (5').
FLOOR AREA (RATIO)	The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located.
FOOTCANDLE	A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and originally defined with reference to a standardized candle burning at one foot from a given surface. (Ord. 08-3049-32, eff. 08/11/08)
FREE-STANDING ANTENNA POLE	A free-standing monopole-design structure that is constructed solely for the purpose of supporting one or more antennas. This definition does not include towers that require additional support, such as guyed towers or lattice towers.
FRONTAGE	The length of all the property fronting on one side of a street between the two (2) nearest intersecting streets, measured along the line of the street, or if dead ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.
FRONTAGE, ZONING LOT	The length of all the property of such zoning lot fronting on street, measured between side lot lines.
GARAGE/PRIVATE	An accessory building or an accessory portion of the principal building, which is intended for and used for storing of privately owned motor vehicles, boats and trailers of the family or families resident upon the premises and in which no business, service, or industry connected directly or indirectly with motor vehicles, boats and trailers is carried on; provided that not more than two-thirds (2/3) of the parking spaces therein may be rented for the storage of motor vehicles, boats and trailers of persons not resident on premises, except that all the parking spaces in a garage of one (1), two (2) or three (3) car capacity may be so rented.
GARAGE/PUBLIC	A building or portion thereof, other than a private garage, designed or used for equipping, servicing, repairing, hiring, selling, storing, or parking motor-driven vehicles. The term repairing shall not include an automotive body repair shop or the rebuilding, dismantling, or storage of a wrecked or junked vehicle, unless expressly authorized.

GARAGE SALE	The occasional sale of used or surplus household goods, wares and other items of personal property owned by the occupier of the residence on the premises where such sale is held, or owned collectively by a group of persons including the occupier of the residence on the premises where such sale is held. Also includes sales commonly known as yard sales, basement sales, house sales, yard sales, attic sales, rummage sales, estate sales or other similar occasional sales conducted on an infrequent and unscheduled basis from residentially zoned premises.
GARAGE/STORAGE	A building or premises used for housing of motor vehicles, and where no equipment or parts are sold and vehicles are not rebuilt, serviced, repaired, hired or sold, except that fuel, grease, or oil may be dispensed within the building to vehicles stored therein.
GAZEBO	A freestanding roofed Accessory Structure open on all sides, affording shade and rest.
GLARE	A distinct light source within the visual field that is sufficiently brighter than the ambient level of brightness to which the eyes are adapted to cause a visual disturbance or nuisance. (Ord. 08-3049-32, eff. 08/11/08)
GRADE	The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.
GRADING	Reshaping natural land contours, using natural land materials such as soil, gravel, sand, black dirt, etc., for the purpose of eliminating erosion or sedimentation problems, creating or improving surface drainage, providing for the natural aesthetic contouring of property, or to accommodate a building plan by making minor changes in land elevation.
GROSS FLOOR AREA	All the floor area contained within a building or buildings, without exception.
GROUND FLOOR	That level of a building on a sloping or multi-level site which has its floor line at or not more than three feet (3') above exit grade.
GROUND FLOOR AREA	The lot area covered by a building, measured from the exterior faces of exterior walls, but excluding open terraces and carports.
GUEST/PERMANENT	A person who occupies or has the right to occupy, a residence accommodation for a period of thirty (30) days or more.
HEDGE	A row or fence of bushes. (Ord. 86-885-22)
HISTORIC DISTRICT	Any parcel of land, use or structure which has been determined by the Village Board or National Trust to be of historic significance and which is identified as such on a recorded plat, plan or any other appropriate document. (Ord. 87-954-40)
HOME OCCUPATION	An occupation or profession practiced by, a member of the family residing on the premises, and which occupation is clearly incidental and secondary to the residential use of the dwelling; and in

connection with which there is no indication from the exterior, that the building is being utilized in whole or in part for any purpose than that of a dwelling. No commodity is sold upon the premises and no commodity intended for sale or use elsewhere is stored on the premises; no more than one person is employed other than members of the family residing on the premises; and no mechanical or electrical equipment is used except such as is permissible for purely domestic or household purposes. A professional person may use his residence for consultation, emergency treatment, or performance of religious rites. No accessory building shall be used for such home occupation. Home occupations, further, shall not utilize more than twenty five percent (25%) of the total floor area of any one story.

HOSPITAL

A medical institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, and care of individuals suffering from illness, disease, injury, deformity or other abnormal physical condition.

HOTEL or MOTEL

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 provides customary hotel services such as maid services, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture, and bellboy service.

IMPERMEABLE SURFACE

A surface which does not allow water to be absorbed so it may percolate into deeper ground. Such surfaces are those constructed of Portland concrete, bituminous concrete, composed stone or gravel, or any other surface that allows little or no water penetration.

IMPERVIOUS SURFACE

Any man-made area that alters the natural surface course for or does not allow for the natural rate of absorption or retention of storm water. Such areas may include, but are not limited by reason of exclusion from the following list of examples, roofs, parking and driveway areas, graveled areas, sidewalks and bike paths, paved recreational areas, swimming pools, porches, decks and patios. (Amd Ord. 07-2973-01B, eff. 1/22/07)

INCOMPATIBLE LAND USE

A non-residential use adjacent to a residential zoning district or a Special Use in a residential zoning district. (Amd. Ord. 12-3233-03, eff. 1/23/12)

KENNEL

Any premises or portion thereof on which two (2) or more dogs, cats, or other household domestic animals over four (4) months of age are kept, or on which more than two (2) such animals are maintained, boarded, bred, or cared for, in return for remuneration, or are kept for the purpose of sale.

LABORATORY

A place devoted to experimental study such as testing and analyzing. Manufacturing of product or products is not to be permitted within this definition.

LANDSCAPE WASTE

All accumulations of grass or shrubbery cuttings, leaves, tree limbs and other materials accumulated as a result of the care of lawns, shrubbery, vines and trees.(Ord. 06-2948-40, eff. 8/14/06)

LIBRARY-PUBLIC	A facility owned and operated by a unit of local government for the collection, storage, use and dissemination of educational and recreational materials in various formats and which provides space for uses that support the efficient and effective operation of a public library system. (Ord. 92-1228-06)
LIVE ENTERTAINMENT	With respect to any restaurant, bar, tavern or other place of public accommodation, any public artistic, musical or dramatic performance which is the principal purpose for the audience to be present, regardless of whether a fee is charged. (Ord. 13-3282-08, eff. 3/11/13)
LOADING BERTH	A space within the principal building or on the same lot as the principal building providing for the standing, loading, or unloading of trucks and with access to a street or alley.
LOT	<p>A parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot may consist of any of the following, provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this Zoning Code:</p> <p>A. A single lot of record; B. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.</p> <p>A lot occupied by, or intended for occupancy by, one principal building or principal use and shall have frontage upon a street as defined by this Zoning Code. Notwithstanding the above requirements, a lot shown on a plat properly recorded in the office of the County Recorder prior to the effective date of this Zoning Code even though not meeting the requirements of this Zoning Code as to width or area may be used as a zoning lot if it complies with conditions as set forth in Section 6-3-3A of this Zoning Code.</p>
LOT AREA, GROSS	The area of a horizontal plane bounded by the front, side, and rear lot lines, but not including any area occupied by the waters of a duly recorded lake or river.
LOT/CORNER	A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding one hundred thirty five degrees (135°).
LOT COVERAGE/BUILDING	The ratio between the ground floor area of all buildings or structures on a lot and the total area of the lot.
LOT COVERAGE/GROSS	The ratio between the ground floor area of all buildings and structures plus all areas used for off-street parking facilities, loading areas, vehicular access ways of driveways, and the total area of the lot.
LOT DEPTH	The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.

LOT LINE	A line dividing one lot from another lot or from a street or alley.
LOT LINE/FRONT	A lot line which is a street lot line. Any street lot line of a corner lot may be established by the owner as the front lot line, but once established, shall not be altered.
LOT LINE/REAR	That boundary of a lot which is most distant from and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten feet (10') in length within the lot, parallel to, and at the maximum distance from, the front lot line.
LOT LINE/SIDE	Any boundary of a lot which is not a front or rear lot line. On a corner lot a side lot line may be a street lot line.
LOT LINE/STREET	A lot line dividing a lot from a street.
LOT/REVERSED CORNER	A corner lot where the street side lot line is substantially a continuation of the front lot line of the first lot to its rear.
LOT/THROUGH	A lot which has a pair of opposite lot lines along two (2) substantially parallel streets, and which is not a corner lot. On a through lot both street lot lines shall be deemed front lot lines.
LOT/WIDTH	The horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first thirty feet (30') of lot depth immediately in back of the required front yard.
LOT, ZONING	A single tract of land located within a single block which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore, a "zoning lot or lots" may or may not coincide with a lot of record.
LUMINAIRE	A complete lighting unit, including the lamp, reflectors, globes, lenses, shields, or other components designed to block, diffuse or distribute light. (Ord. 08-3049-32, eff. 08/11/08)
MARQUEE	A roof-like structure of a permanent nature which projects from a wall of a building. (Ord. 86-885-22)
MEETING AND EVENTS CENTER	A non-residential building primarily used for the rental or leasing of space for use as a banquet hall, conference center, dance hall or meeting room.
MEMORIAL ASSEMBLY FACILITY	A type of cemetery comprising an area and/or structure (i.e. columbarium) intended as a memorial for deceased persons and used for the burial, inurnment or interment of only cremated human remains. For the purpose of this Chapter, an outdoor Memorial Assembly Facility shall include the area and/or structure wherein the cremated human remains are buried, inurned or interned and the adjoining improvements intended for memorials, services or private reflection. (Ord. 08-3070-53)

MEMORIAL GARDEN	An area and/or structure intended as a memorial for deceased persons but which shall not be used as a CEMETERY. (Ord. 08-3070-53)
MENTAL DISABILITY	An individual or group of disorders that cause severe disturbances in thinking, feeling, and relating that can result in a substantially diminished capacity for coping with the ordinary demands of life. (Ord. 90-1162-66)
MOBILE FOOD VENDOR	A mobile vendor that transports and sells food and/or drinks from a designated vehicle or cart, which may include facilities for storage, preparation and cooking of food and/or drinks, for immediate public consumption.
MOBILE SERVICES	A mobile operation providing on-site services, including but not limited to car wash, product pick-up/distribution, and general vehicle maintenance and service, but not including major automotive repair and service.
MOTOR VEHICLE	Any passenger vehicle, truck, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical power.
MULTI-USER BUILDING	An office/industrial building that is occupied, or operated, by two or more business users or business tenants. (Ord. 09-3106-39, eff. 7/13/09)
MULTIPLE-FAMILY STRUCTURE	A residential structure with more than one dwelling unit with interior common habitable areas. (Amd. Ord. 95-1377-7, eff. 1/9/95)
NO IMPACT	<p>The term "no impact" personal wireless service facility shall be defined as a facility which is:</p> <ol style="list-style-type: none"> 1. Designed so as to completely conceal all components of the personal wireless service facility within a new or existing structure that is architecturally compatible with its surroundings; including, but not limited to, an antenna behind louvers, or in a false roof on a building, or inside a steeple, clock tower, flagpole (with a maximum diameter of 15 inches), campanile or bell tower; or 2. Camouflaged so as to blend into its surroundings to such an extent that it is no more obtrusive to the casual observer than the structure on which it is (a) placed, such as a rooftop, lighting standard or existing tower; or (b) replacing, such as a school athletic field light standard, or other similar structure.
NONCONFORMING/USE STRUCTURE, LOT	Any Use, Structure or Lot which was lawfully established, either by right or by reason of a variance or special use, and becomes noncompliant with this Title by reason of an amendment to this Title that becomes effective following the attachment of vested rights to such use, structure or lot.
NOXIOUS MATTER	Material which is capable of causing injury or malaise to living organisms by chemical reaction, or is capable of causing detrimental effects upon the health, or the psychological, social, or economic well-being of human beings.

NURSING HOME (CONVALESCENT HOME, SHELTERED CARE HOME)	An establishment for the care of children or the aged or infirm. Such a home shall not contain equipment for or provide care in maternity cases or for psychotics or other unruly mentally deranged persons nor for surgical or medical cases commonly treated in hospitals.
OCTAVE BAND	A means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.
ODOROUS MATTER	Any matter or material that yields an odor which is offensive in any way. (Ord. 86-885-22)
OFFICE	A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. An office shall not include a clinic or the production, distribution or sales of goods or commodities which are physically located on the premises. (Ord. 90-1163-47)
OPEN SALE LOT	Any open space used or occupied for the purpose of buying and selling merchandise, passenger cars, trucks, commercial trailers, motor scooters, motorcycles, boats and monuments, or for the storing of same prior to sale. (Ord. 86-885-22)
ORNAMENTAL METAL FENCE	A fence constructed of wrought iron, aluminum or steel materials and designed with horizontal rails and other decorative elements, such as balusters, rings or finials, but which does not contain woven metallic materials in the style typical of chain link or cyclone fences. (Ord. 12-3233-03, eff. 1/23/12)
OUTDOOR STORAGE	The keeping in an unroofed area of any goods, junk, material, merchandise or vehicles in the same place for more than twenty four (24) hours. (Ord. 90-1163-47)
PARKING AREA	One or more parking spaces, and may also include access drives, aisles, ramps, and maneuvering area.
PARKING LOT	An area reserved or used for parking motor vehicles, hauling trailers or trailer-mounted boats on premises on which there is not a principal building.
PARKING SPACE	An accessible area used or intended for use for temporary storage of one motor vehicle, hauling trailer or trailer-mounted boat which parking space may be located in a private or storage garage, or in the open. In this definition, temporary storage shall be further limited to include only the storage of vehicles which are fully capable of legal operation on the public streets. Any other storage of vehicles shall be considered as the storage of goods and shall be prohibited except where specifically permitted by this Zoning Code.
PARTICULATE MATTER	Material which is suspended in or discharged into the atmosphere in a finely divided form as a liquid or solid at atmospheric temperature and pressure.
PARTY WALL	A wall which is common to but divides contiguous buildings. (Ord. 86-885-22)

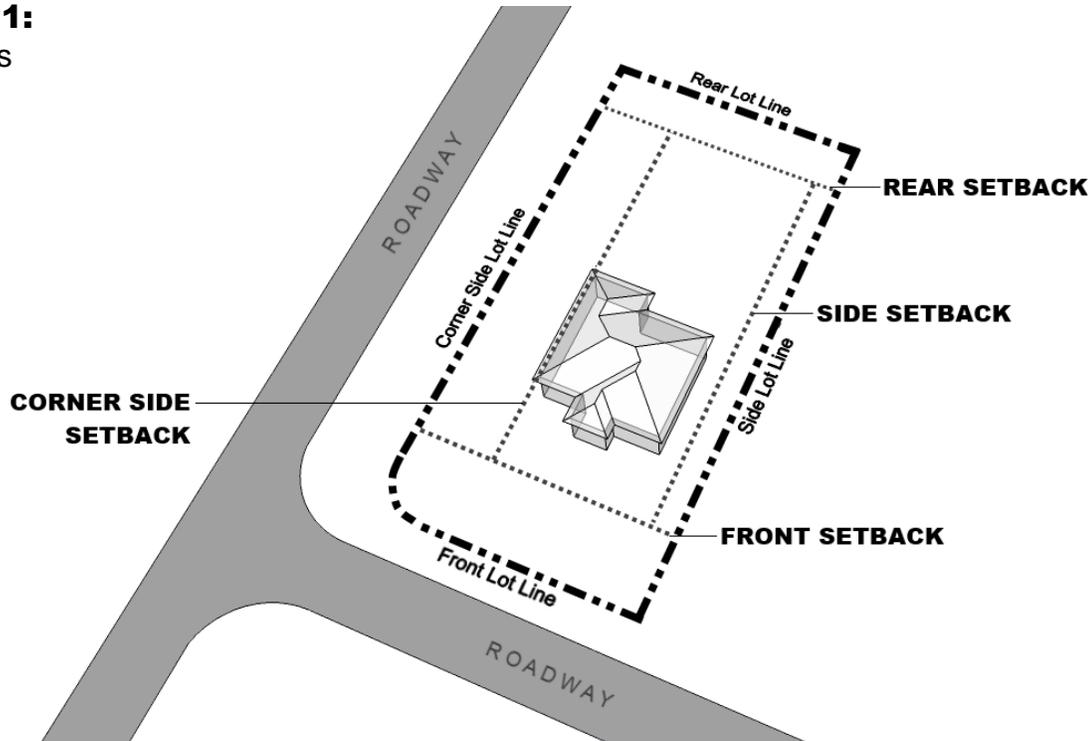
PERSON	Any corporation, partnership, individuals, or group of individuals, associations, or agent, so that any entity who would be subject to the Zoning Code would be defined as a person, (Ord. 86-885-22)
PERSONAL RECREATION FACILITY	An Accessory Structure intended for the purpose of private recreation activity conducted on a purpose-built court or field, including but not limited to basketball court, tennis court, volleyball court, etc.
PERSONAL WIRELESS SERVICE/PERSONAL WIRELESS SERVICE FACILITIES	A personal wireless service facility shall mean any facility of whatever kind or nature, <u>except a small wireless facility</u> , that receives, transmits or relays radio or microwave signals for cellular, PCS or other similar service. This shall include any installation or mounting structure or equipment and any appurtenant electronics necessary for the operation of the facility. This definition shall be inclusive of the definition of personal wireless service facility set forth in 47 USC 332(c)(7)(C), as amended now or in the future.
PHYSICAL DISABILITY	A disability that may have been caused by a head injury, severe arthritis, stroke, muscular dystrophy, multiple sclerosis, spinal cord injury, and other causes that can substantially limit an individual's capacity to function in society. (Ord. 90-1182-66)
PHYSICIANS OFFICE	Establishment for the practice of general or specialized medicine; including but not limited to, offices of one or more physicians, dentists, clinical psychologists, and similar medical or chiropractic professionals that does not include overnight care facilities.
PLAY STRUCTURE	An Accessory Structure intended for the purpose of children's play, including but not limited to playhouse, jungle gym, swing set, or trampoline.
PREMISES	A distinct portion of real estate, land or lands with or without buildings or structures. It may or may not have the same meaning as "lot", "building", or "structure".
PRINCIPAL STRUCTURE (BUILDING)	A building in which is conducted the principal use of the lot on which it is located.(Amend Ord. 95-1397-27)
PROPERTY LINE	The line bounding a zoning lot, as defined herein.
PUBLIC WAY	Any sidewalk, street, alley, highway, or other public thoroughfare.
RECORDING (OF A DOCUMENT)	Officially record a document in the office of the Lake County Recorder.
RECREATION FACILITY, PUBLIC	A facility operated as a commercial business and open to the public for a fee, offering indoor party facilities and/or fitness/recreational sports featuring exercise and other active physical fitness conditioning or recreational sports activity, and which may include food service and/or the sale of alcoholic beverages to patrons, provided it is secondary and incidental to the primary recreational activity. Such facility shall not operate any Sexual Oriented Business, as defined in Section 6-7B-3 of this Title, or any establishment

	commonly known as a gun, shooting or firing range.
RECREATION FACILITY, PRIVATE	A facility offering fitness and/or recreational sports featuring exercise and other active physical fitness conditioning or recreational sports activity for members paying monthly and/or annual dues, and which may include food service and/or the sale of alcoholic beverages, provided it is secondary and incidental to the primary recreational operation. Such facility shall not operate any Sexual Oriented Business, as defined in Section 6-7B-3 of this Title, or any establishment commonly known as a gun, shooting or firing range.
POOL HOUSE	An Accessory Structure that serves and solely used in conjunction with an in ground swimming pool.
RECYCLING COLLECTION POINT	An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items would be allowed. This facility would generally be located in a parking lot or in other public/quasi-public areas. (Ord. 90-1163-47)
RESEARCH and DEVELOPMENT LABORATORY	A building or group of buildings with facilities providing scientific, medical or product research, investigation, testing, or experimentation, but excluding manufacturing or sale of products. (Ord. 15-3372-99)
RESERVOIR	The term "reservoir" is commonly applied to waters held in storage in either artificial or natural basins and impoundments primarily for a source of water for power, Municipal, industrial, domestic, or flood control uses. (Ord. 86-885-22)
RESTAURANT, TABLE SERVICE	Unpackaged food to the customer in a ready-to-consume state, in individual servings where food is served to the customer and the customer generally consumes these foods while seated at tables or counters located within, or immediately adjacent to, the building. Carry-out business shall be permitted at these establishments as a subsidiary use. (Ord. 02-1818-28) (Amd. Ord. 07-2983-11, eff. 5/14/07)
RESTAURANT, FAST FOOD	An establishment that is commonly referred to within the restaurant industry as a "QSR", or quick service restaurant. Characteristics common to a Fast Food Restaurant include one or more of the following: offers quick food service, a limited menu, food items pre-prepared or prepared quickly, orders are not-taken at the customers table, and food is generally served in disposable wrapping or containers. This type of establishment often times includes a drive-up or drive-through service facility. (Ord. Amd. 07-2983-11, eff. 05/14/07)
RESTAURANT, CONVENIENCE	An establishment commonly referred to within the restaurant industry as a "fast casual" restaurant. Characteristics common to a Convenience Dining Restaurant include: (a) the principal business model of the restaurant is to serve food at the patrons table; (b) limited menu items are made-to-order and are prepared only upon being ordered by the patron; and (c) the décor is more similar to a Table Service Restaurant than a Fast Food Restaurant. (Ord. Amd. 07-2983-11, eff. 05/14/07)

RETENTION	The permanent on-site maintenance of storm water.
RINGELMANN CHART	One which is described in the U.S. Bureau of Mines information Circular 8333, and on which are illustrated graduated shades of grey for use in estimating the light-obscuring capacity of smoke density.
ROADSIDE STAND	A structure for the display and sale of agricultural products, with no space for customers within the structure itself.
ROOF-MOUNTED ANTENNA POLE	Any structure that supports one or more antennas, and is designed and constructed to be attached, at its base, to the roof of an existing building.
SATELLITE EARTH STATION ANTENNA	Any dish-type satellite signal receiving station or disc antenna, whether flat or concave which is designed for receiving television, radio, data, microwave or other signals from satellites or other sources. (Amd. Ord. 95-1380-10, eff. 2/13/95)
SCREEN	Any permanent barrier comprised of natural or man-made materials which conceals from view all or any part of a deck or patio. (Amd. Ord. 12-3233-03, eff. 1/23/12)
SCREENING	A structure erected or vegetation planted for concealing from viewers the area behind it.
SELF-SUPPORTING FENCE	A fence made of rigid or semi rigid materials, capable of maintaining its shape without sagging or having significant deflection between support posts. (Amd. Ord. 12-3233-03, eff. 1/23/12)
SETBACK	The distance required between any Lot Line and the Structure or the nearest supporting member of any structure on the lot. See Figure 1.
SETBACK, FRONT	The required distance measured from the front lot line to the nearest member of the Structure, extending between the side and/or corner side lot lines. See Figure 1.
SETBACK, SIDE	The required distance measured from the side lot line to the nearest member of the Structure, extending between the front and rear setbacks. See Figure 1.
SETBACK, REAR	The required distance measured from the rear lot line to the nearest member of the Structure, extending between the side and/or corner side lot lines. See Figure 1

SETBACK, CORNER SIDE

The required distance measured from the side lot line adjoining a street, extending between the front and rear setbacks. See Figure 1.

Figure 1:**Setbacks****SHORT-TERM RENTAL**

The accessory use of a residential dwelling under a written or oral agreement providing for occupancy of all or part of the dwelling by any person other than the owner thereof in exchange for consideration therefor.

SIGN

Any visual device or representation designed or used for the purpose of communicating a message or identifying a product, service, person, organization, business or event, with the use of words or characters, visible from outside the premises on which such device is located.

SINGLE FAMILY ATTACHED STRUCTURE

A residential structure with more than one dwelling unit with an independent means of egress and with no interior common habitable areas. (amd. Ord. 95-1377-7, eff. 1/9/95)

SMALL WIRELESS FACILITY

A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other

	<u>services.</u>
SOUND LEVEL	The intensity of sound of an operation or use as measured in decibels.
SOUND LEVEL METER	An instrument standardized by the American Standards Association for measurement of the intensity of sound.
SPECIAL USE	A "special use" of land or buildings, or both, described and permitted herein, is a use subject to special provisions and which because of unique characteristics cannot be properly classified as a permitted use. (Ord. 86-885-22)
SPONSOR or SUPPORT STAFF	Any person licensed or similarly authorized by an agency of the State of Illinois to operate a community residential home. (Ord. 90-1182-66)
STORAGE STRUCTURE	A fully enclosed roofed structure used solely for storage.
STORY	That portion of a building included between the surface of any floor and the surface of the floor above; or if there is no floor above, the space between the floor and the ceiling above. An English Basement shall be counted as a story, but a basement or cellar shall not be counted as a story.
STORY/HALF	A space under a sloping roof which has the line of intersection for roof decking and wall below the ceiling level of the top floor.
STREAM	Any natural, artificial, or channelized watercourse that transports continuous or periodic flowing water.
STREET	A publicly dedicated right of way not less than fifty feet (50') in width or a permanently reserved easement of access approved by the Board of Trustees, which affords a primary means of access to abutting property.
STRUCTURAL ALTERATIONS	Any change, other than incidental repairs in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams, or girders; or any substantial change in the roof or exterior walls.
STRUCTURE	Anything erected, the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground. An advertising or business sign, if detached or projecting from a building, shall be construed to be a separate structure. Accessory Structures shall be considered Structures notwithstanding whether they are permanently affixed or mounted to one location on the ground or attached to something having a permanent location on the ground. (Amd. Ord. 06-2011-02, eff. 1/23/06)
STRUCTURE, SEASONAL	An Accessory Structure located on residential property used for temporary seasonal use, including but not limited to, shade structures, and temporary ice rinks.
STRUCTURE, TEMPORARY	A structure located on non-residential property for temporary use and is removed when the permitted time period, activity, or use for which the temporary structure was erected has ceased.

SUPERVISION	The act of assuming responsibility for the day-to-day operation of a community residential home that includes, without limitation, the performance of any act that requires licensing, certification or such similar authorization by an agency of the State of Illinois of competent jurisdiction.
SUPPORT SERVICES	Those services provided to residents in order to facilitate their integration into the community and to improve their level of functioning and independence. (Ord. 90-1182-66)
SURFACE WATER ELEVATION	The normal water level elevation of a lake, stream, or stream bed as depicted on the United States Geological Survey (U.S.G.S.) flood plain topographic maps. If "surface water elevation" datum specified by the Illinois Department of Transportation - Division of Water Resources is more current than U.S.G.S. flood plain topographic maps, Division of Water Resources information may be used.
TEMPORARY EVENT	An organized occasion, activity, or gathering for public attendance on private property, which may be conditioned upon participant registration, for a fixed, short time period.
TEMPORARY SALES	Temporary sales of overstock and similar products manufactured, warehoused or distributed in the normal business operation of the principal use.
TENT, PERMANENT	An enclosure or shelter with walls and roofing constructed of pliable and non-pliable materials, installed on a permanent foundation, and intended for assembly use,
TENT, TEMPORARY	An enclosure or shelter with walls or roofing constructed of pliable materials and intended for seasonal use.
THREE-COMPONENT MEASURING SYSTEM	A complement of instruments or seismograph which can record, simultaneously, vibration vectors in three (3) mutually-perpendicular directions.
TOXIC MATERIAL	Any substance (liquid, solid, or gaseous) which by reason of an inherent deleterious property when emitted in any amount, is injurious to plants, animals, or human beings.
TRAILER	Any vehicle, house, car, camp car, recreational vehicle, or any portable or mobile vehicle on wheels, jacks, horses, skids, or blocks, and with or without motive power; which is used, adapted, or designed for living, sleeping, business, trade, occupation, or storage purposes. A permanent foundation shall not change its character unless the entire structure meets Village Building Code regulations.
TRANSIENT GUEST	A tenant who does not have a lease and occupies an apartment, lodging room, or other living quarters on a month to month, week to week, or day to day basis.
TREE CHIPPING	The process whereby parts of trees, and no other forms of landscape waste, are received, stored and processed for sale to end markets in the form of raw materials or products.(Ord. 06-2948-40, eff. 8/14/06)

URGENT MEDICAL CARE CENTER/CLINIC	An establishment comprised of physicians and other medical staff engaged in providing surgical services or emergency care services on an outpatient basis.
USE	The purpose or activity for which the land, building or structure thereon, is designed, arranged, or intended or for which it is occupied or maintained.
USE, PERMITTED	Any building, structure, or use which complies with the applicable regulation of this Code governing permitted uses in the zoning district in which such building, structure or use is located.
USE, PRINCIPAL	The main use of land, building or structure as distinguished from a subordinate or accessory use.
USE, TEMPORARY	A use permitted for a limited duration and is discontinued upon the expiration of the approved time period.
VARIANCE	A relaxation of the terms of the Zoning Code where such relaxation will not be contrary to the public interest and where, due to conditions peculiar to the property and not the direct result of the actions of the owner, a literal enforcement of the Code would result in unnecessary hardship.
VEHICLE FUELING STATION	Any building or portion thereof or premises used primarily for dispensing or offering for sale at retail to the public, vehicle fuels, gasoline, petroleum products, and other permitted retail goods. (Ord. 97-1494-18 eff. 6/9/97)
VEHICLE REPAIR (AUTOMOBILE REPAIR)	The general repair, engine, rebuilding or reconditioning of vehicles, collision service such as body, frame and fender straightening and repair, and painting of motor vehicles. (Ord. 97-1494-18 eff. 6/9/97)
VEHICLE SERVICE STATION (AUTOMOBILE SERVICE STATION)	Any building or portion thereof or premises used primarily for the dispensing or offering of vehicle fuels, petroleum products, and other permitted retail goods. Light maintenance and service activities such as tire repairs, battery replacement, lubrication, engine tune-ups, and minor repairs may be conducted within the completely enclosed building on the site. Vehicle Service Stations shall not include vehicle repairs other than as stated in this definition. (Ord. 97-1494-18 eff. 6/9/97)
VEHICLE WASH (AUTOMOBILE LAUNDRY)	A completely enclosed building or portion thereof containing equipment or providing space or water for cleaning vehicles defined in the Illinois Vehicle Code as first division and Class B vehicles up to, and including 8,000 pounds, as a special accessory use to another principal permitted or special use in the zoning district. (Ord. 97-1494-18 eff. 6/9/97)
WAREHOUSE	A structure, part thereof, or area used principally for the storage of goods and merchandise.
WATCHMAN'S QUARTERS	Working facilities for an owner/operator or employee to provide twenty four (24) hour security in any zoning district where such

accommodations are a permitted use. Watchman's quarters shall not serve as a primary residence for a watchman.

WHOLESALE ESTABLISHMENT

A business establishment engaged in selling to retailers or jobbers rather than consumers.

YARD

An open space on a lot which is unoccupied and unobstructed from its lowest level to the sky, except by natural features and as otherwise permitted in this Zoning Code. No yard provided for any building and required for the purpose of complying with this Zoning Code shall again be used as a yard for any other building.

YARD/CORNER SIDE

A side yard which adjoins a public street. See Figure 2.

YARD/FRONT

A yard extending from the abutting roadway to the front of the Structure and extending the full width of the lot. See Figure 2.

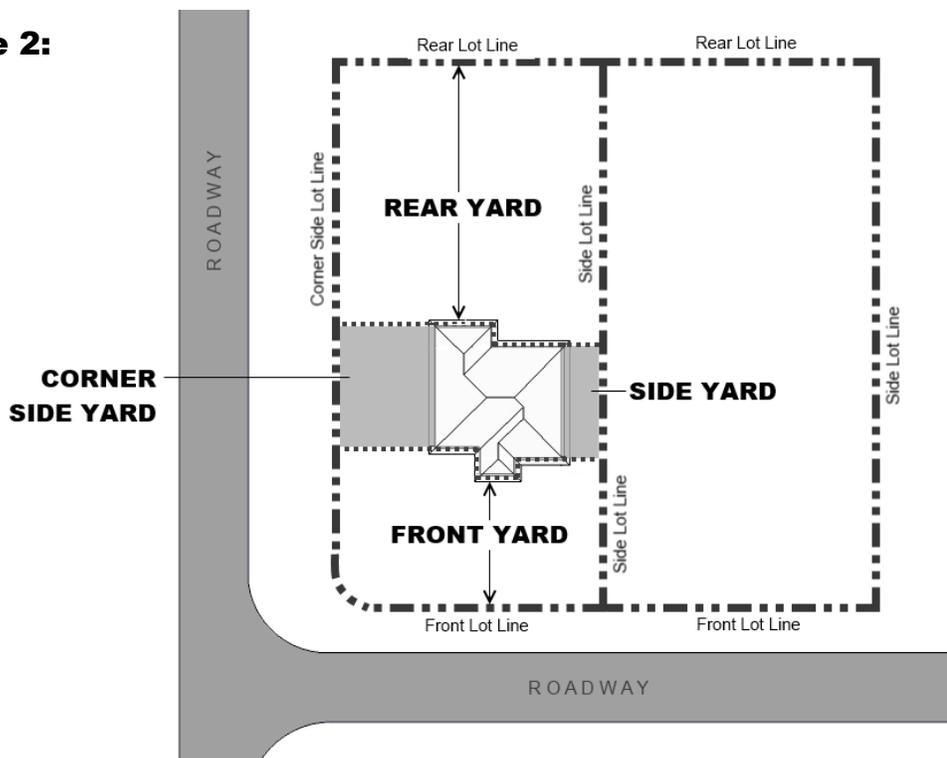
YARD/REAR

A yard extending from the rear lot line to the rear of the Structure and extending for the full width of the lot. See Figure 2.

YARD/SIDE

A yard extending from a side lot line to the side of the Structure, extending between the front and rear yards. See Figure 2.

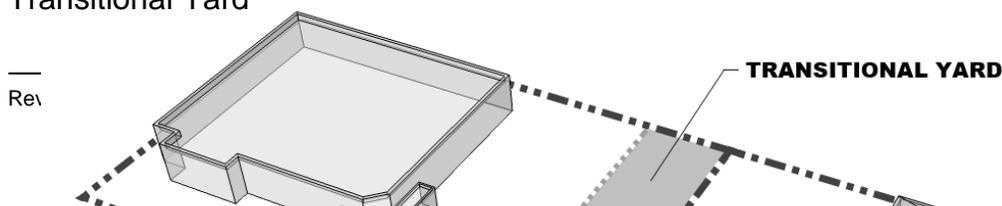
Figure 2:
Yards



YARD/TRANSITIONAL

A yard which serves as a buffer between two incompatible zoning districts, when such yard of a non-residential zoning lot adjoins a residential zoning district. See Figure 3.

Figure 3:
Transitional Yard



CHAPTER 3 GENERAL ZONING REGULATIONS

SECTION:

- 6-3-1: Buildings on a Lot**
- 6-3-2: Allowable Uses of Land and Buildings**
- 6-3-3: Controls Established**
- 6-3-4: Building Height**
- 6-3-5: Accessory Structures and Uses**
- 6-3-6: Temporary Structures and Uses**
- 6-3-7: Special Uses**
- 6-3-8: Yards**
- 6-3-9: Floodplain Regulations**
- 6-3-10: Occupancy of Dwelling Units**
- 6-3-11: Conversion of Existing Structures for Residential Uses**
- 6-3-12: Heating Requirements**
- 6-3-13: Construction and Installation of Exterior Satellite Earth Station Antennas**
- 6-3-14: Sales Activities; Vending and Ice Machines**
- 6-3-15: Outdoor Lighting**

6-3-1: BUILDINGS ON A LOT

Except in the case of planned developments, special uses, Master Development plans for Mixed Use Developments in the R5-Mixed Use General Residence District, and personal wireless service facilities subject to the provisions of Chapter 16, not more than one principal structure shall be located on a lot in any zoning district. In addition to the principal structure, detached accessory structure(s) may be located on a lot as permitted in Section 6-3-5 of this Title. Carports are specifically prohibited. (Amd. Ord. 97-1534-58, eff. 11/10/97)

6-3-2: ALLOWABLE USES OF LAND AND BUILDINGS

The following uses of land and buildings and no others are allowed in the districts established hereinafter under the requirements specified in this Zoning Code.

- A. Permitted uses listed in this Zoning Code.
- B. Special uses listed in this Zoning Code only with the approval of the Mayor and Board of Trustees in each case and only in accordance with all the provisions and procedures as set forth in Chapter 14.
- C. Uses lawfully established on the effective date of this Zoning Code are subject to all provisions on Chapter 13.
- D. Where a building permit for a building or structure has been issued in accordance with law prior to the date of this Zoning Code and where construction has been started within one hundred eight (180) days of such effective date and diligently prosecuted completion, said building or structure may be completed accordance with approved plans on the basis of which the building permit was issued; and, further may upon completion be occupied under a

certificate of use and occupancy for the use original designated; subject to the provisions of Chapter 13 of this Zoning Code.

6-3-3: CONTROLS ESTABLISHED

- A. Control Over Use: No lot, building, structure or premises shall hereafter be used or occupied and no building, structure or premises or part thereof shall be erected, razed, moved, reconstructed, extended, enlarged, or structurally altered except in conformity with the regulations and requirements herein specified for the district in which it is located, except as hereinafter provided. In residence districts, a lot shown on a plot properly recorded in the office of the County Recorder prior to the effective date of this Zoning Code which does not meet the requirements of this Zoning Code as to width or area, may be used for single-family detached dwelling purpose if it conforms to other requirements of this Zoning Code. However, said recorded nonconforming lot may not be used if it was held in common ownership with one or more adjoining lots at any time subsequent to the effective date of this Zoning Code and if such lots held in common ownership together meet the requirements of this Zoning Code, when used as a single parcel. Where two (2) or more adjoining lots shown in a plot properly recorded with the office of County Recorder have been held in common ownership at any time subsequent to the effective date of this Zoning Code and the use of such use of such adjoining lots as a single parcel would meet the requirements of this Zoning Code, the ownership of said lots shall not be separated nor shall any of the lots be used in any way to conflict with the regulations of this Zoning Code. No building permits shall be issued for the use of any lot or portion of said lot, transferred, or conveyed in violation of the provisions of this Section.
- B. Control Over Bulk: All new buildings and structures shall conform to the bulk regulations established herein for the district in which each building or structure is located. No existing building or structure shall be enlarged, reconstructed, structurally altered, converted, or relocated in such a manner as to conflict or to further conflict with the bulk regulations of this Zoning Code for the district in which such building or structure is located.

6-3-4: BUILDING HEIGHT

In R1, R2, and R3 Districts, an allowable nonresidential building may be erected to a height not to exceed sixty feet (60') when the required front and rear yards are increased in depth, and side yards are increased in width, one foot (1') for each foot of height that such building exceeds the building height regulations of the district in which it is located.

6-3-5: ACCESSORY STRUCTURES AND USES

No accessory structure or use shall be established, erected, altered or moved onto a lot unless it is specifically conforms to the requirements of this Section.

A. General Requirements:

1. Floor Area Ratio: The maximum size shall not exceed 10% of the gross square feet of the Principal Structure on the lot, except as further regulated in Section 6-3-5(B).
2. Height: The maximum height shall not exceed fifteen (15) feet, except as further regulated in Section 6-3-5(B).
3. Location: Shall meet the minimum required Setbacks applicable to the Principal Structure on the lot, except as otherwise permitted in Section 6-3-5(B).
4. Relationship to Principal Structure: No portion of an Accessory Structure shall extend beyond the front façade of the Principal Structure on the lot.

5. Tree Removal: Any tree removal related to the installation of an Accessory Structure shall be subject to the tree removal requirements of Section 13-1-3(I).
6. Quantity: A maximum of two Accessory Structures shall be permitted on a lot. No two Accessory Structures shall be the same, with the exception of Play Structures. These restrictions shall not apply to permanent tent structures or small wireless structures.
7. Establishment: An Accessory Structure shall not be erected, altered or moved onto a lot prior to the establishment of a permitted Principal Structure on the same lot. Accessory Structures to any non-residential use or structure shall require Architectural Review Board approval prior to establishment.
8. Appeal: Any person or entity aggrieved by Staff determination regarding the application or interpretations of these requirements may submit a written appeal, as specified in Section 6-14-12 of the Lincolnshire Village Code, to the Architectural Review Board or Zoning Board, for final decision by the Village Board of Trustees.

B. Specific Requirements: The following Accessory Structures and Uses shall be permitted subject to the additional specific regulations set forth below:

ACCESSORY STRUCTURES AND USES 6-3-5(B)										P = Permitted S = Special Use		
Flagpole & Flags	R1 P	R2 P	R2A P	R3 P	R4 P	R5 P	B P	E P	O/I P	M P		
<ul style="list-style-type: none"> • Flagpoles shall not exceed a height of fifteen feet (15') or 75% of the height of the Principal Structure, whichever is greater. • Flagpoles may be located beyond the front façade of the Principal Structure and shall comply with all required building setbacks or setbacks shall be equal to the pole height, whichever is greater. • Flagpoles shall be exempt from the Quantity requirement of Section 6-3-5(A)(6). In addition, Flagpoles in single-family residential lots shall be limited to one (1) flagpole per lot. 												
Gazebo	R1 P	R2 P	R2A P	R3 P	R4 P	R5 P	B P	E P	O/I P	M		
<ul style="list-style-type: none"> • Shall incorporate traditional/classical architectural detailing and ornamentation in the pillars, railings, walls, eave brackets, structural members, roof and/or similar elements • Shall have a shape of six (6) or more sides, with a maximum diameter of fifteen feet (15'). • Shall be open sided, with no more than 50% of any exterior side of the structure consisting of a solid wall surface. • Installation of natural gas, water supply or sanitary sewer service; plumbing fixtures; hot tubs; whirlpool tubs or similar equipment is prohibited. • Permanent or temporary windows or other installations are prohibited. The installation of screens to control insects and ceiling fans are permitted. • Storage is prohibited. • Shall be constructed of wood materials erected upon concrete piers or a structural foundation • Permitted within the required rear yard setback, provided the Gazebo is no closer than ten feet (10') from the nearest property line(s). 												
Greenhouse	R1 P	R2 P	R2A P	R3 P	R4	R5	B	E	O/I P	M		
<ul style="list-style-type: none"> • At least two walls and the roof of the structure must be glass or similar transparent materials. • Storage of materials other than plants shall not be visible from adjacent properties and public ways 												
Memorial Garden	R1 P	R2 P	R2A P	R3 P	R4 P	R5 P	B	E	O/I	M		
<ul style="list-style-type: none"> • As defined in Section 6-2-2 												
Memorial Assembly Facility	R1 S	R2 S	R2A S	R3 S	R4 S	R5 S	B	E	O/I	M		
<ul style="list-style-type: none"> • Shall only be permitted as an accessory use to an assembly use, including but not limited to religious institutions or schools. • Shall be permitted inside the principal structure on the lot. 												

- If located outside as an accessory structure, the following shall apply:
 1. Shall be located not less than 100 feet from any Lot Line where there is Frontage.
 2. Shall maintain a minimum distance of 135 feet from any Lot Line where there is no Frontage.
 3. Shall be located not more than 20 feet from the principal structure on the lot.
 4. Shall comprise an area no greater than 600 square feet.
 5. The structure shall have a height not greater than 3 feet.
 6. The structure shall be concealed from the adjacent right-of-way and contiguous residential Lots with vegetation which provides complete screening during the entire year and shall be a minimum of 6 feet tall at the time of planting (such vegetation shall not be considered part of the permitted area).
 7. The face of the structure into which cremated human remains are interned must substantially face towards the principal structure on the Lot.

Parking Garage Structure	R1	R2	R2A	R3	R4 S	R5 S	B S	E S	O/I S	M
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- Refer to permitted zoning districts for specific regulations.

Permanent Tents	R1	R2	R2A	R3	R4	R5	B P	E	O/I	M
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- Permitted on properties measuring 100 acres or greater.
- Permitted for assembly purposes only.
- Shall include a permanent foundation.
- Shall not exceed a height of twenty-five (25') feet from the established grade.
- Shall have a maximum gross floor area no greater than 10% of the gross floor area of the Principal Structure on the lot or 15,000 square feet, whichever is less.
- Storage of materials is prohibited except for limited storage of tables and chairs used in the tent.
- May be located within the required side and rear yard setbacks, provided they are no closer than ten (10') from the side and rear property lines.

Personal Recreation Facility	R1 P	R2 P	R2A P	R3 P	R4 P	R5 P	B	E	O/I	M
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- Recreation courts/facilities which do not require a foundation, concrete slab, or impervious surface floor shall not require a building permit.
- Permitted within the required rear yard setback, provided they are no closer than ten feet (10') from the nearest property line(s).
- Lighting shall be positioned and operated to minimize the amount of light and glare cast onto any adjacent property or street to not be a nuisance.

Play Structure	R1 P	R2 P	R2A P	R3 P	R4 P	R5	B	E	O/I	M
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- Structures which do not include a foundation or concrete slab shall not require a building permit.
- Playhouses shall not exceed 8 feet in height and a maximum floor area of sixty (60) square feet.
- Storage of materials is prohibited.
- Permitted within the required rear yard setback, provided they are no closer than ten feet (10') from the nearest property line(s).

Private Residential Swimming Pools & Pool Houses	R1 P	R2 P	R2A P	R3 P	R4 P	R5 P	B	E	O/I	M
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- Private Residential Swimming Pools – Refer to Chapter 5 of Title 5 for specific requirements.
- The combination of a Private Residential Swimming Pool and Pool House shall be classified as one Accessory Structure/Use and exempt from the Quantity requirement of Section 6-3-5(A)(6).
- The use of a Pool Houses as a Second Residential Unit is prohibited.
- Pool Houses shall be constructed with the same materials used on the Principal Structure.
- Pool Houses shall be permitted only in conjunction with an in-ground swimming pool. Installation of natural gas, water supply or sanitary sewer service; plumbing fixtures; heating/air conditioning is permitted.

Second Residential Unit	R1 S	R2	R2A	R3	R4	R5	B	E	O/I	M
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- Refer to Section 6-5A-2(H) for specific requirements.

Small Wireless Facility	R1 S	R2 S	R2A S	R3 S	R4 S	R5 S	B P	E P	O/I P	M P
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- Small Wireless Facilities which require a special use must also meet the definition of a “no impact” facility.

as described in Section 6-2-2.

- The maximum height of a small wireless facility collocated on an existing structure shall be limited to 10 feet above the structure on which the small wireless facility is collocated.
- The maximum height of a new small wireless facility which is not collocated on an existing structure may not exceed: (i) 10 feet in height above the tallest existing utility pole that is in place on the date the application is submitted, that is located within 300 feet of the small wireless facility and that is in the same right-of-way within the Village; or (ii) 45 feet above ground level.
- A small wireless facility collocated on an existing structure shall not count toward the floor area ratio and shall be exempt from Section 6-3-5(A)(1).

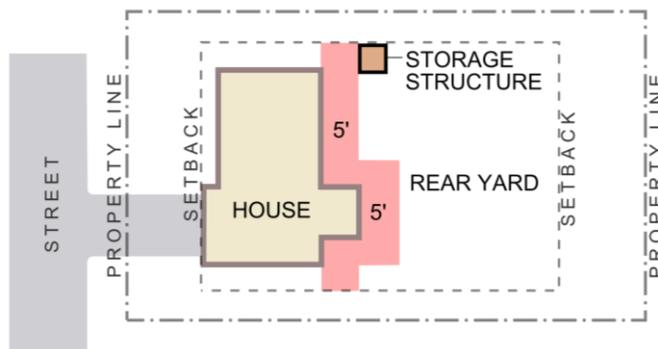
Short-Term Rental

- Except as otherwise provided herein, leasing a residential dwelling in any Residential zoning district (R1 through R5, inclusive) for less than three (3) months shall be prohibited.
- The term of any lease which has satisfied the minimum term required by these rules may be extended on a month-to-month basis so long as the tenant(s) remain the same.
- Residential dwellings shall not be leased more than two (2) times during any consecutive twelve (12) month period unless the rental agreement has been terminated by reason of a tenant default.
- The rental premises may comprise all or a part of the principal structure.
The rental premises shall not count toward the limit of accessory structures otherwise permitted by this Chapter.
- The form of consideration exchanged for the rental premises does not affect whether it is treated as a short term rental for the purposes of this Chapter.
- The property owner shall remain responsible for compliance with all Village Codes during the term of any rental agreement unless the owner can show by clear and convincing evidence that the tenant caused the violation despite good faith efforts by the owner to abate the violation.
- No Temporary Structure shall be permitted to be used for short term rental.
- The prohibition on short term rentals for less than three (3) months shall not apply when the immediately preceding owner maintains possession of the dwelling unit after closing and leases it from the successor owner under a written lease agreement.

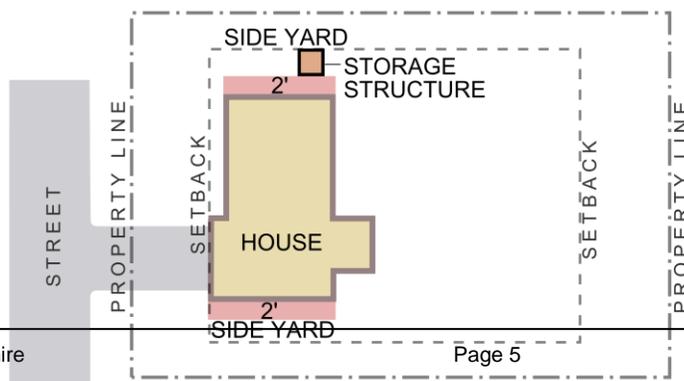
Storage Structure

R1 P	R2 P	R2A P	R3 P	R4	R5	B	E	O/I	M
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- Shall be located in one of the following locations:
Rear Yard: Within five feet (5') of the Principal Structure (see figure below)



- Side Yard: Within two feet (2') of the Principal Structure (see figure below)



- Shall have a maximum floor area of 100 square feet.
- Shall not exceed a height of ten feet (10') from the established grade.
- Shall be placed on a hard surface, including but not limited to a concrete pad, cement blocks or similar materials.
- Shall be screened by plant material that provides visual relief throughout the year from both the public way and adjacent properties.
- Plastic, corrugated metal, fiberglass and dryvit/stucco are prohibited unless they are the primary material(s) on the principal structure.

END OF ACCESSORY STRUCTURES AND USES LIST

6-3-5(B)

- C. Existing Non-Conforming Accessory Structures: Accessory structures existing as of July 10, 1995 shall be considered Non-Conforming and may be preserved, maintained and used subject to the restrictions in Chapter 13 of this Title.
1. Detached garages located within the Stonegate Circle Subdivision, as defined in Ordinance No. 62-000-70, shall not be subject to the restrictions in Chapter 13 of this Title, but shall be subject to flood plain and flood way regulations and are permitted to perform normal maintenance and incidental repair, reconstruction and restorations but may not increase the existing garage floor area.

6-3-6: TEMPORARY STRUCTURES AND USES

No temporary structure or use shall be established or erected on a lot unless it is specifically permitted by the requirements of this Section.

A. General Requirements:

1. Authorization: Except as set forth in 6-3-6(B), a Temporary Use Permit shall be required from the Department of Community & Economic Development prior to the establishment of any temporary structure or use.
2. Location: All Temporary Structures shall meet the minimum required setbacks applicable to the Principal Structure on the lot, except as otherwise permitted in Section 6-3-6(B).
3. Temporary Use Permit: Application for a Temporary Use Permit shall be submitted to the Department of Community & Economic Development and shall be issued upon full compliance with the standards and submittal requirements set forth below:
 - a. An accurate site plan of the property to be used for the Temporary Use or Structure, including all information necessary to accurately locate and portray the Temporary Use or Structure on the premises. Sufficient information to determine compliance with yard requirements, availability of off-street parking, and adequate traffic circulation to service the proposed Temporary Use or Structure shall also be provided, as determined by the Department of Community & Economic Development.
 - b. A detailed written description of the proposed Temporary Use and/or depiction or illustration of building elevations for any proposed Temporary Structure.
 - c. Consent from the property owner or legal representative of the land owner shall be obtained in writing. A copy of such authorization shall be included with the Temporary Use Permit.

- d. Such other data and/or certifications as may reasonably be required by the Director of Community & Economic Development for the purpose of enforcing the regulations set forth in this Title.
4. Conditions: A Temporary Use Permit may be subject to such special conditions and restrictions on the location and operation as deemed reasonably necessary by the Director of Community & Economic Development to protect the public health, safety and welfare in consideration of site specific conditions.
 5. Revocation: A Temporary Use Permit shall be revoked if any of the standards and conditions imposed pursuant to this Section, or permit, are violated.
 6. Length of Permit: A Temporary Use Permit is valid for one (1) year from the date of issuance and shall be renewed each year, except as further regulated by Section 6-3-6(B). A permit fee in the amount outlined in the Comprehensive Fee Schedule shall be collected for the permit.
 7. Appeal: Any person or entity aggrieved by Staff determination regarding the application or interpretations of these requirements may submit a written appeal, as specified in Section 6-14-12 of the Lincolnshire Village Code, to the Zoning Board, for final decision by the Village Board of Trustees.

B Specific Requirements: The following Temporary Structures and Uses shall be permitted and are further subject to the specific regulations set forth below:

TEMPORARY STRUCTURES AND USES 6-3-6(B)											TUP = Temporary Use Permit Required P = Permitted (No Permit Required) BP = Building Permit Required				
Construction/Contractor Trailer/Office	R1 BP	R2 BP	R2A BP	R3 BP	R4 BP	R5 BP	B BP	E BP	O/I BP	M BP					
<ul style="list-style-type: none"> Refer to Section 5-1-8(7), <i>Temporary Trailers</i>, for specific requirements. 															
Farmers Market	R1	R2	R2A	R3	R4	R5 TUP	B TUP	E TUP	O/Ia TUP	M					
<ul style="list-style-type: none"> Permitted a maximum of one (1) day within a consecutive seven (7) day period. The hours of operation are limited to a maximum six (6) hour period, which includes vendor set-up and removal, subject to the approval of the Director of Community & Economic Development. All products sold by vendors must be home-grown or home-made, and sold by the producer(s), family member(s), employee(s), or designated representative(s). In the event a vendor is deemed not to meet these criteria, but is determined the vendor adds material value to the market, the Director of Community & Economic Development has authority to make exceptions to such criteria. Other related activities, special programs and events may be conducted on the premises subject to the review and approval of the Director of Community & Economic Development. A Market Manager shall be designated by the Applicant to serve as the principal person responsible for overseeing the operations of the market. The Market Manager shall ensure all waste, debris, or any other evidence of the market is removed from the premises no later than two (2) hours after closing time. All vendors shall have a valid Illinois State Sales Tax License, except when a temporary (daily) sale is assigned, and shall abide by all food, safety, and health regulations of the Village of Lincolnshire and the Lake County Department of Health and the State of Illinois at all times. 															
Garage Sales	R1 TUP	R2 TUP	R2A TUP	R3 TUP	R4 TUP	R5	B	E	O/I	M					
<ul style="list-style-type: none"> Shall be permitted up to three (3) consecutive days between the hours of 8:00 a.m. and 5:00 p.m. each day. Not more than two (2) garage sales shall be conducted on the same premises within a calendar year with a minimum thirty (30) days between each sale. In the event of rain during the three (3) day sale period, such sale period may be extended one additional day within the subsequent seven (7) days for each day of rain. A Temporary Use Permit shall be obtained from the Department of Community & Economic Development not less than 48 hours prior to the start of any garage sale. Signage shall be in compliance with Section 12-13-1, <i>Temporary Signs</i>, of the Lincolnshire Sign Control. 															

Field Cod

Field Cod

Field Cod

Field Cod

Holiday Decoration Sales Lot	R1	R2	R2A	R3	R4	R5 TUP	B TUP	E	O/Ia TUP	M
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- Shall be permitted during the months of October, November and December.
- All items to be displayed and sold shall consist of natural materials (for example; pumpkins, holiday trees and wreaths, etc.).
- Adequate vehicular access and off-street parking provisions shall be provided on-premises of the operation, subject to the determination of the Director of Community & Economic Development.
- Daily operations shall conclude at 9:00 PM.
- One temporary structure shall be permitted for office, sales, or storage uses and shall comply with all yard requirements of this Title.
- Outdoor lighting as described in Section 6-3-15 shall apply, regardless of location.
- All vendors shall have a valid Illinois State Sales Tax License, except when a temporary (daily) sale is assigned, and shall abide by all food, safety, and health regulations of the Village of Lincolnshire Health Code, the Lake County Department of Health and the State of Illinois.

Field Code

Mobile Services	R1	R2	R2A	R3	R4	R5	B TUP	E TUP	O/I TUP	M TUP
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- Shall be located entirely on private property and shall only provide service to the owner, tenants and their respective employees or customers with a scheduled appointment window of less than thirty (30) minutes. Consent from the property owner or legal representative of the property owner must be obtained in writing in advance, and a copy of such authorization shall remain on file with the Community & Economic Development Department.
- All services and product storage shall occur within a fully enclosed facility, which may include a mobile facility. All waste, including fluids, shall be contained within the facility and properly disposed pursuant to local, state, and federal guidelines/regulations. Minor services may be permitted outdoors, as authorized by the Department of Community & Economic Development.
- Permitted a maximum of three (3) days in a consecutive seven (7) day period.
- All signage, product and service information must be securely attached to the mobile facility. Directional signs may be permitted to ensure proper traffic circulation and access, as authorized by the Department of Community Economic Development.
- The location of the operation shall not interfere with vehicle ingress and egress to the premises, nor impede traffic circulation in any way.
- Set-up and removal of the Mobile Services must occur within the same day of operation. Overnight storage and parking of equipment is prohibited.
- A separate Temporary Use Permit shall be required for each individual location of operation, regardless if all services are performed by the same owner/operator.
- All vendors shall have a valid Illinois State Sales Tax License, except when a temporary (daily) sale is assigned, and shall abide by all food, safety, and health regulations of the Village of Lincolnshire Health Code, the Lake County Department of Health and the State of Illinois.

Field Code

Mobile Food Vendor	North Park, Spring Lake, Public Schools					R5 TUP	B TUP	E TUP	O/I TUP	M TUP
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- Shall possess a valid license for operation from the Lake County (IL) Health Department. A copy must be submitted to the Department of Community & Economic Development prior to operation.
- Parking or standing in any public right-of-way for the purpose of preparing, cooking, serving or selling products shall be prohibited, with the exception of ice cream vending.
- All of the proprietor's activity associated with a Mobile Food Vendor must occur within the vehicle.
- Consent from the property owner or legal representative of the land owner, either written or verbal, must be obtained prior to operation.
- All signage, product and menu information must be securely attached to the mobile food vehicle.
- Operation shall be permitted for a maximum of four (4) hours at any single location.

Model Sales Office/Unit/Trailer	R1 BP	R2 BP	R2A BP	R3 BP	R4 BP	R5 BP	B	E	O/I	M
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- Shall be permitted upon the recording of a final plat of subdivision for sales or marketing of any residential development and shall not be used for general office purposes.
- Shall be located on the same premises as the development site and must be securely affixed to the ground and meet all applicable codes and regulations of the Village, including building setbacks, light, ventilation,

egress, and space for the occupancy of a structure.

- Must be removed upon the sale of the last unit of the development.
- Shall not contain any sleeping or cooking accommodations, unless located in a model unit.

Seasonal Structure

R1	R2	R2A	R3	R4	R5	B	E	O/I	M
P	P	P	P	P					

- Only one (1) Seasonal Structure shall be permitted at any one time.
- Shall be permitted for a portion of the year for seasonal use only, and shall not remain for an uninterrupted period longer than six (6) months within any consecutive twelve (12) month period.
- Shall not include a permanent foundation.
- Shall not exceed a height of fifteen feet (15') from the established grade.
- Shall have a maximum floor area ratio no greater than 10% of the gross square feet of the Principal Structure on the lot.
- Storage of materials is prohibited.
- Installation of natural gas, water supply or sanitary sewer service, plumbing fixtures or similar utilities is prohibited.
- May be located within the required side and rear yard setbacks, provided they are no closer than ten feet (10') from the side and rear property lines.

Temporary Event

R1	R2	R2A	R3	R4	R5	B	E	O/I	M
					TUP	TUP	TUP	TUP	TUP

- Event hours are limited between the hours of 9:00 a.m. and 11:00 p.m.
- Permitted a maximum of three (3) consecutive days.
- No more than two (2) temporary events shall be permitted on the same premises in any calendar year.
- An Event Manager shall be designated to serve as the principal person responsible for overseeing the operations of the event. The Event Manager shall ensure all waste, debris or any other evidence of the event is removed from the premises no later than two (2) hours after the closing time.
- Adequate off-street parking shall be provided on the premises of the temporary event, as determined by the Department of Community Development. Off-premises parking locations may be permitted, subject to the authority of the Department of Community Development.
- Signage shall be in compliance with Section 12-13-1, *Temporary Signs*, of the Lincolnshire Sign Control.

Field Cod

Field Cod

Temporary Sales

R1	R2	R2A	R3	R4	R5	B	E	O/I	M
							TUP	TUP	TUP

- Shall be associated with an existing permitted use or Special Use.
- Products to be sold shall be manufactured, warehoused or distributed in the normal business operation. No products shall be brought from other sources for the purposes of the temporary sale.
- All temporary retail sales, including the display of products, shall take place within the fully enclosed building associated with the principal use.
- No more than three (3) temporary sales events shall be permitted on the same premises in any calendar year.
- Adequate off-street parking shall be provided on the premises of the temporary sale, as determined by the Department of Community Development.
- Signage shall be in compliance with Section 12-13-1, *Temporary Signs*, of the Lincolnshire Sign Control.

Temporary Tents

R1	R2	R2A	R3	R4	R5	B	E	O/I	M
P	P	P	P	P	P	P	P	P	P

- Shall be permitted for a portion of the year for seasonal use only.
- Shall not remain for an uninterrupted period longer than six (6) months in non-residential districts and 30 days in residential districts within any consecutive twelve (12) month period.
- Shall not exceed a height of twenty-five (25') from the established grade.
- Shall have a maximum gross floor area ratio no greater than 10% of the gross floor area of the Principal Structure on the lot or 5,000 square feet, whichever is less.
- Storage of materials is prohibited.
- Installation of natural gas, water supply or sanitary sewer service, plumbing fixtures or similar utilities is prohibited.
- May be located within the required side and rear yard setbacks, provided they are no closer than ten feet (10') from the side and rear property lines.

6-3-7: SPECIAL USES

Where a lawful use exists on the effective date of this Zoning Code or an amendment thereto and it is classified as a special use in the district in which it is located by this Zoning Code, it shall be considered as a lawful special use.

6-3-8: YARDS:**A. General:**

1. For the purposes of this Section, "Required Yard" shall mean any yard subject to building setbacks.
2. No lot shall be reduced in area so that the yards or other open spaces become less than required by this Zoning Code.
3. On a vacant corner lot, any street lot line may be established as the front lot line; except where two (2) or more contiguous lots have duly established a front lot line, the same street lot line shall thereafter be deemed the front lot line. On a through lot, a front yard shall be provided along both street lot lines.

B. Permitted Obstruction in Any Required Yard Setback:

1. Chimneys, overhanging roof eaves, open terraces, and awnings adjoining the principal building, provided they do not exceed ten percent (10%) of the depth or width of the yard.
2. Ornamental light poles and fixtures.
3. Landscaping as regulated in Sections 8-3-4(B); *Parkways*; and 13-2-5; *Landscape Requirements in Public Right-of-Ways*, provided that on corner lots, no obstruction higher than thirty inches (30") above curb level shall be located within twenty feet (20') of the lot corner formed by the intersection of any two (2) right-of-way lines.
4. Fences and Screens as regulated in Chapter 15 of Title 6.
5. Off-street Parking and Loading Improvements as regulated in Chapter 11 of Title 6.
6. Paved surfaces provided they are no closer than five feet (5') from any Property Line.
7. Signs as regulated in Title 12.
8. Cable satellite antennas or SESA no larger than twenty-four inches (24") in diameter.
9. Underground lawn irrigation systems as regulated in Section 8-3-9.
10. Electric dog fences as regulated in Section 8-3-9.

C. Permitted Obstructions in Required Front Yard Setback:

1. Mailboxes
2. Decorative walls subject to the following requirements:
 - a. A maximum overall height of three and one half feet (3'-6").
 - b. A maximum of two (2) columns per wall segment and a maximum of two (2) wall segments per frontage or primary curb cut.
 - c. Columns shall not exceed an overall height of five feet (5') and have a maximum square width of twenty-four inches (24").
 - d. The total length of the decorative wall, including columns, shall not exceed fifteen percent (15%) of the lot's frontage.
 - e. Decorative walls and columns shall be finished in the same exterior materials as the Principal Structure.
 - f. A light element is permitted atop columns and shall not exceed eighteen inches (18") in overall height in addition to the overall height of the columns.
3. Decorative columns subject to the following requirements:

- a. A maximum height of five feet (5') and have a maximum square width of twenty-four inches (24");
- b. Shall be finished in the same exterior materials as the Principal Structure.
- c. A light element is permitted atop columns and shall not exceed eighteen inches (18") in overall height in addition to the overall height of the columns.

D. Permitted Obstructions in Required Side Yard Setback:

1. Fences as regulated in Chapter 15 of Title 6 provided that no portion of a fence shall be constructed within a dedicated conservancy area/ easement, which extends continuously between adjacent lot lines.
2. Swimming pools, hot tubs, and spas, as regulated in Chapter 5 of Title 5.
3. Seasonal Structures, provided a minimum ten foot (10') setback from the side property line is established.

E. Permitted Obstructions in Required Rear Yard Setback:

1. Play Structures, provided a minimum ten foot (10') setback from any property line is established.
2. Laundry Drying Equipment.
3. Arbors and Trellises.
4. Gazebo, provided gazebo is no closer than ten (10') feet from the nearest property line(s).
5. Personal Recreation Facility, provided they are no closer than ten (10') feet from the nearest property line(s).
6. Swimming pools, hot tubs and spas, as regulated in Chapter 5 of Title 5.
7. Seasonal Structures, provided they are no closer than ten (10') feet from the nearest property line(s).
8. Fences as regulated in Chapter 15 of Title 6 provided that no portion of a fence shall be constructed within a dedicated conservancy area/ easement, continuously between adjacent lot lines.

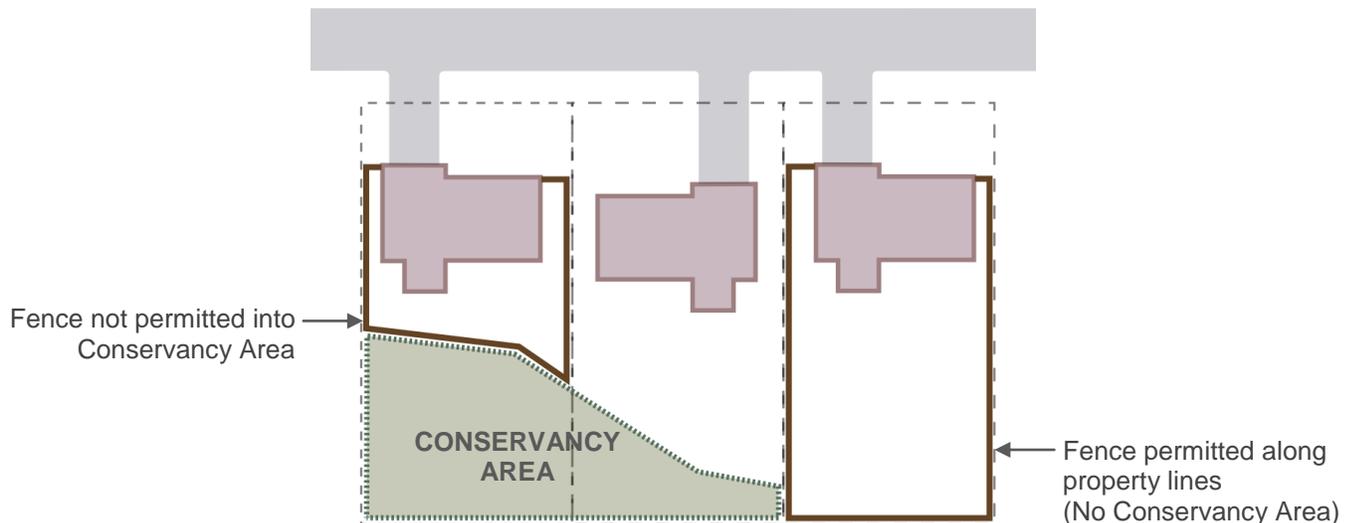


Illustration for 6-3-8-E(8)

6-3-9: FLOODPLAIN REGULATIONS

The provisions of Title 5 Chapter 7 entitled "Flood Damage Prevention" be and are hereby incorporated by reference as regulations governing all development under this Zoning Code, and such provisions shall apply to the full extent as if set forth at length herein. (Ord. 80-643-50)

6-3-10: OCCUPANCY OF DWELLING UNITS

- A. No dwelling units shall be occupied by more than one family as defined by this Zoning Code, except as hereinafter provided.
- B. No dwelling unit which contains less than one thousand seven hundred fifty (1,750) square feet of floor area shall be used to provide living quarters for roomers, servants or permanent guests.
- C. Where a dwelling unit is not occupied by a family as provided in A or B above, said dwelling unit may be occupied by not more than three (3) unrelated persons; provided that said dwelling unit contains not less than five hundred eighty three (583) square feet of floor area for each such occupant.
- D. Where the floor area of a dwelling unit exceeds one thousand seven hundred fifty (1,750) square feet, and the "family" occupying said dwelling unit does not consist of unrelated persons, said dwelling unit may be used for living quarters for not more than two (2) servants, roomers, or permanent guests, provided that said living quarters are located within and are physically an integral part of the dwelling unit.

6-3-11: CONVERSION OF EXISTING STRUCTURES FOR RESIDENTIAL USES

- A. No building may be converted to a use or in a manner not allowed by the regulations of the zoning district within which said building is located.
- B. Every conversion must comply with the regulations of the Building Code, Title 5 of this Code, and all other applicable regulations of the Village.
- C. Where a building is nonconforming in respect to height, bulk, lot area per dwelling unit, required yards or off-street parking (See Chapter 13 of this Title), no conversion shall be permitted, unless said building is brought into conformity with all applicable requirements of this Zoning Code. (Ord. 65138-15)

6-3-12: HEATING REQUIREMENTS

All primary heating units shall be operated by electricity, gas, oil or solar energy. (Ord. 82-744-51)

6-3-13: CONSTRUCTION AND INSTALLATION OF EXTERIOR SATELLITE EARTH STATION ANTENNAS

- A. Village Policy: It is the stated policy of the Village that installation of satellite earth station antennas (SESA) and equipment can, unless controlled, adversely affect health, safety and aesthetic values and objectives of the Village and its residents in all zoning districts. The Village considers the rural ambience and residential character to be an extremely important aspect of the community's quality of life. Great care is taken to protect these aesthetic values through preservation of natural resources and protection of the visual environment. One of the very important means by which this goal can be achieved is by recognizing that satellite earth station antennas of all sizes, shapes, varieties and uses constitute physical additions and potential hazards to the Village of such character that their construction, placement, installation and use requires close examination and constant review by the Village. Satellite earth station antennas are structures quite different in appearance from typical structures anticipated by the Codes of the Village and the installation of satellite earth station antennas may not be compatible with existing structures and land uses in the Village. The appearance

of this SESA from neighboring properties and the removal of desirable vegetation to allow placement of the SESA are major negative consequences of such systems. In addition, it is extremely important that all safety aspects be addressed to protect persons and property including wind loads, attractive nuisances to children, site lines on roadways and other factors.

In every case the entire installation must be compatible with the character of the surrounding area of the Village and shall not have an adverse impact on the health, safety or aesthetic values and planning objectives of the area.

In view of the foregoing, in order to protect the health, safety and welfare of the Village and to provide for reasonable regulation, all exterior satellite earth station antennas, including all forms of receivers of satellite transmissions, shall be considered structures subject to the terms of the Village Code and shall be subject to all ordinances relating to structures.

- B. General Regulations: The construction and installation of the satellite earth station antenna must strictly conform to all Village Ordinances.
1. Appearance: The installation must exhibit architectural quality.
 - a. Location:
 - (1) All portions of the satellite earth station antenna shall be located only in rear yards and not within a required rear or side yard setback as defined in the Zoning Title, unless otherwise provided for in this Section.
 - (2) Installations shall not be permitted in, or be permitted to extend into that portion of a lot between any front facade of a building and a public way.
 - (3) Consideration shall be given to protection of the health, safety, and welfare of children as in the case of an attractive nuisance.
 - (4) No satellite antenna shall be installed on a vacant lot.
 - b. Height:
 - (1) Installation on poles (other than the mount), masts and towers is prohibited.
 - (2) Installation shall be subject to the specific regulations for type of antenna: ground, roof, wall-mounted.
 - c. Materials:
 - (1) The satellite earth station antenna shall be constructed of noncombustible and corrosive resistant materials.
 - (2) The reflector element of the SESA shall be mesh construction unless otherwise specifically allowed by these regulations.
 - d. Color: All parts of the satellite earth station antenna and appurtenant equipment shall be of a color that will blend with the surroundings and any immediately adjacent structure.
 - e. Miscellaneous: Advertising names and logos shall not be permitted on the structure except when the removal of such name or logo would interfere with adequate reception.
 2. Installation: All systems shall be installed strictly in accordance with all codes adopted by the Village, shall exhibit structural integrity at all times, and shall comply with the manufacturer's requirements.
 - a. Method of Attachment: The permanent foundation or mounting for the antenna shall be adequate for anticipated wind loads. Fixed elevation antennas shall be installed to withstand 125 m.p.h. winds, while adjustable installations must be designed to withstand 100 m.p.h. winds.
 - (1) Ground Mounted: The supporting structure for the SESA is to be permanently ground mounted and embedded in, or an integral part of a monolithic concrete footing to a depth below the frost line. The SESA or supporting structure shall not be attached to any building or structure on the lot.

- (2) Roof Mounted: Installation of an antenna on a roof must accommodate both live and dead load requirements.
 - (3) Wall Mounted: The mast and foot assembly shall be in accordance with the manufacturer's requirements based on the material to which the structure is to be mounted.
 - b. Safety: The unit shall be adequately grounded for protection against a direct lightning strike or accidental electrical energizing of the unit.
 - 3. Maintenance: All portions of the SESA and required screening shall be maintained in a safe, clean and attractive condition by the property owner.
 - 4. Miscellaneous: The exterior display of samples, models or facsimiles of an SESA used by any business establishment such as a company, firm, installer or contractor for the purpose of promoting the sale thereof, shall be subject to all of the applicable requirements of this Section. Experimental or temporary installations, inferior materials and questionable stability shall not be permitted.
- C. Specific Regulations:
- 1. Ground Mounted Antenna:
 - a. Location: Located a minimum of 10' from any building or structure on the lot and entirely behind the rear building facade.
 - b. Height: The height of a ground mounted SESA or any portion thereof, shall not extend more than the diameter of the satellite reflector element plus two feet (2') from ground level.
 - c. Size: The diameter of the satellite earth station antenna reflector element shall be the smallest practical size and in no instance shall exceed 10'.
 - d. Material: The reflector element shall be constructed of mesh materials unless otherwise provided for in this Section, or if the size of the reflector element is 24" or less in diameter.
 - e. Color: A color which blends with the natural surroundings of the site or immediately adjacent structure.
 - f. Quantity: Not more than one ground mounted satellite earth station antenna shall be installed on a single zoning lot or building site.
 - g. Screening: An earth berm, fence, walls, arbors or other appropriate landscaping (and also natural woodland vegetation), including trees, shrubs, and hedges approved by the Village Forester shall be installed and maintained to screen the SESA as completely as possible without preventing reception to said antenna. The SESA shall be screened so as to obscure views of the system from adjoining properties and public ways at all times.
 - 2. Roof Mounted Antenna:

Single Family Detached Residential Structures: The installation of the SESA shall be permitted on a peak, pitched, sloped, flat roof or chimney provided the design of the system is in keeping with the Village Policy for the Construction and Installation of Exterior Satellite Earth Station Antennas and in accordance with the following regulations:

 - a. Location: The SESA shall be located on a side of the principal structure which does not face a public way.
 - b. Height: The maximum height of the SESA and all appurtenant equipment shall not exceed the maximum building height for the applicable zoning district.
 - c. Size: The diameter of the SESA shall not exceed 24".
 - d. Material: Unrestricted.
 - e. Color: A color which blends with the natural surroundings of the site or immediately adjacent structure.
 - f. Quantity: No more than one (1) SESA shall be permitted per principal structure.

- g. Screening: The SESA shall be so located that views of the system are obscured from public ways.

All Other Structures:

Flat Roof: The SESA must be screened in full compliance with rooftop equipment screening requirements of the Village Code.

Peak, Pitched, Sloped Roofs: Installation on a peak, pitched, or sloped roof shall require an Architectural Review recommendation and Village Board approval.

- 3. Wall Mounted: Wall mounted antennas shall be permitted for a single family detached residence only as regulated below.
 - a. Location: Any facade of a building which does not face a public way.
 - b. Height: The maximum height of the SESA and all appurtenant equipment shall not exceed the maximum building height for the applicable zoning district.
 - c. Size: Maximum size of the reflector element shall be 24" in diameter.
 - d. Material: May be of solid construction.
 - e. Color: A color which blends with the adjacent wall to which it is attached and shall otherwise blend with the natural surroundings of the site. In no instance shall the wall mounted antenna be of a contrasting color with the wall to which it is attached.
 - f. Quantity: Not more than one (1) wall mounted antenna shall be allowed per principal structure.
 - g. Screening: Not required.

D. Permit Requirements:

- 1. Application: Any person wishing to install a satellite earth station antenna shall submit a complete application for a building permit on a form provided by the Department of Community Development for review, approval and issuance prior to installation. Said application shall be accompanied by three (3) complete sets of the documents and plans outlined below. No building permit shall be granted for a satellite earth station antenna unless all regulations pertaining to the installation are in compliance with the applicable Village Code regulations.
- 2. Plat of Survey or Rooftop Equipment Plan: An accurate plat of survey of the lot in question indicating the proposed location of the satellite earth station antenna, all structures on the subject property, location and name of all immediately adjacent streets, location of the principal structure on immediately adjacent properties and existing vegetation on the subject property or a rooftop equipment plan drawn to scale.
- 3. Reflector Element Projections: The projections of the reflector element at extremes of the satellite band to be viewed in order to depict the reception lanes. This requirement will be satisfied by drawing radial lines from a point representing the pivot point of the SESA to each end of the satellite band and then drawing a line perpendicular to each radial at a distance between the rim of the reflector element to the pivot point. Each perpendicular line should be scaled to the diameter of the reflector element to show its maximum projection on the plan at the extremes of its satellite scan. Compass directions will be adequate for this requirement.
- 4. Plans/Specifications/Cut Sheets:
 - a. Plans and specifications for the entire installation including elevations, SESA configuration, mount, foundation, electrical wiring and any motorization, or other proposed housing. Plans and specifications must be certified by the preparer to comply with all applicable Village Codes and must be drawn to scale.
 - b. Manufacturer's installation instructions and requirements.

- c. Structural Engineer Design Criteria Drawings and Calculations stamped by an Illinois Licensed Structural Engineer must be submitted if required by the Department of Community Development for rooftop installations.

5. Landscape Plan: Landscape plan for screening the installation from the view of neighboring properties and public and private streets as required for ground mounted installations.

E. Variations:

1. Administrative Variations: Where there are practical difficulties in carrying out the requirements of this Section which prevent reception, the applicant may submit a written request for consideration of an Administrative Variation to the requirement(s). Said request shall be submitted to the Department of Community Development and shall detail the specific code requirement(s) and how reception is prevented. The Department of Community Development shall review the request.

In the event a hardship occurs in meeting the strict application of these regulations as they pertain to adequate reception only, the Department of Community Development shall be authorized to grant an administrative variation provided the following is substantiated:

- The specific hardship that exists.
- The requested variation is in keeping with the spirit of this Section and the public health, welfare, and safety.

The Department of Community Development may, at the applicant's expense, choose to hire an independent consultant to verify that adequate reception would not be possible if the strict application of the requirements were applied.

Specific reasons for granting an Administrative Variation shall be provided in writing and shall be attached to the permit issued for the applicable antenna. The Administrative Variation shall be identified by the appropriate Village Code Section and the specific allowance shall be indicated on the permit.

2. All Other Zoning Variations: In the event the person charged with administering the provisions of this Section determines that a requested variation is not based solely on the provision for adequate reception, a recommendation from the Zoning Board and a zoning variation approved by the Mayor and Board of Trustees must be granted prior to a building permit being issued to install said antenna.

- F. Appeals: The Village Board shall hear and decide appeals from and review any order, requirement, decision or determination made by the person charged with the enforcement of this Section. (amd. entire section 6-3-13 Ord. 95-1380-10, eff. 2/13/95)

6-3-14: SALES ACTIVITIES; VENDING AND ICE MACHINES

All sales activities conducted in all zoning districts, including sales from vending machines and ice machines, shall be conducted within completely enclosed buildings. In addition, no vending machine or ice machine shall be stored or displayed outside a completely enclosed building in any zoning district. The restrictions of this Section shall not apply to news racks which are covered by the provisions of Chapter 5 of Title 8 of this Code. (Ord. 90-1178-62) The restrictions of this Section shall not apply to Temporary Uses which shall be regulated by the provisions of Section 6-3-6 of this Code.

6-3-15: OUTDOOR LIGHTING:

- A. Application: These regulations shall govern the design and operation of all outdoor luminaires in all nonresidential zoning districts and by all non-residential uses in all residential zoning districts. However, to promote safety in the ordinary and intended use of rights-of-way these regulations shall not apply to any luminaires owned and operated by a State or local highway authority for the purpose of illuminating the right-of-way.
- B. Light Intensity: Any permitted outdoor luminaire shall be so designed, arranged and operated so as to mitigate the amount of light and glare being cast onto any adjacent property or street. No outdoor luminaire, regardless of the zoning lot onto or from which it causes illumination, shall produce an intensity in excess of one-half (0.5) footcandles, as measured at the property line at a height of 60 inches above grade in a plane at any angle of inclination.
- C. Installed Luminaire Height: The installed height of any luminaire used for outdoor lighting on any zoning lot shall not exceed 25 feet from the established grade. (Ord. 08-3049-32, eff. 08/11/08)

ZONING ADMINISTRATOR

The officer and assistant designated by the Village Board of Trustees as the officer responsible for enforcing and administering all requirements of this Zoning Code.

**ZONING EXCEPTION
CERTIFICATE**

Refers to the written approval of the Zoning Administrator which indicates granting of relief from any of the provisions of this Code due to establishment as a lawful nonconforming building, structure or use, establishment as a lawful special use, the granting of a variation by the Board of Trustees, or court action granting the zoning exception. (Ord. 86-885-22)



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MEMORANDUM

To: Municipal Clients

From: Adam B. Simon
Jessica E. DeWalt

Subject: Small Wireless Facilities Deployment Act
Recommended Amendments to Right-of-Way Management Ordinance

Date: May 16, 2018

On June 1, 2018, the Small Wireless Facilities Deployment Act (the “Act”) will become effective. As a result, the power for municipalities to control the attachment of “small cell” antennas to right-of-way infrastructure, and the installation of new infrastructure to support small wireless facilities, will be limited. However, you should not get the impression that your regulatory authority has been completely eliminated. There are still important rules which your community can enact and enforce. This memorandum highlights our recommended amendments to your right-of-way management ordinance to comply with the Act.¹ If you have any questions about the amendments or their application to a particular facility, please contact either one of us or your regular Ancel Glink attorney for assistance.

ZONING NOTE: We have elected not to combine into this ordinance the changes the Act requires be made to your zoning code. For one, each zoning code is unique, so it is impossible to create a model amendment. Moreover, a zoning amendment requires a public hearing and your right-of-way regulations do not. For these reasons, we strongly encourage you to adopt the attached amendments as soon as possible, but also to begin the process of amending your zoning code as it relates to small wireless facilities located on property zoned for commercial or industrial uses, which the Act designates as permitted uses. No change needs to be made for small wireless facilities located in residential zones or to the rules applicable to macro-wireless antenna facilities (e.g. monopoles).

¹ Please be advised that the memorandum, and the attached ordinance, is explicitly based on the model right-of-way ordinance published by the Illinois Municipal League in response to the enactment of the Cable and Video Competition Law of 2007 (the “IML Ordinance”). If your right-of-way management ordinance does not match the IML Ordinance, please contact either one of us or your regular Ancel Glink attorney if you wish to adopt it for your community.

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Small Wireless Facilities Deployment Act
Recommended Amendments to Right-of-Way Management Ordinance
May 16, 2018
Page 2

Definitions. The additional definitions are taken from the terms defined in the Act. We want to highlight a couple words that are important for the implementation and enforcement of the new rules.

Historic District/Historic Landmark. This term requires the district or landmark to be formally designated pursuant to State or federal program guidelines. A community cannot simply designate an area or property as “historic” for the purpose of frustrating the ability for wireless providers to install small wireless facilities. Nonetheless, when a property or district is granted this designation, your community can enforce strong rules to protect the intrinsic characteristics of the property or district.

Small Wireless Facility. This definition also serves to regulate the maximum size of a small cell antenna installation. Municipal regulations may not require small wireless facilities to be smaller than the dimensions described in this definition, but wireless providers do not enjoy the benefits of the Act if they elect to make a facility larger than the size described.

Permits Required; Application and Fees. Even though the Act deems small wireless facilities as permitted uses in the right-of-way and in areas zoning exclusively for commercial or industrial uses, it does not take away your right to demand a permit application and to review plans. However, when a wireless provider wants to perform routine maintenance, replace an existing small wireless facility with a substantially similar substitute, or install micro wireless facilities, no permit or application may be required so long as the wireless provider gives you 10 days prior notice.

The Act permits the community to require specific application materials as part of a complete permit application. Importantly, you may require a site specific structural analysis and engineering drawing for each proposed small wireless facility covered by the application that has been prepared and stamped by a licensed engineer. The plans must demonstrate that the utility pole or municipally-owned infrastructure is safely capable of supporting the small wireless facility in all reasonably foreseeable weather conditions without creating a risk to public health and safety.

The Act limits the amount of permit fees that the community may charge depending on the number of small wireless facilities combined in one application and whether a new pole is required. A wireless provider may combine up to 25 small wireless facilities in one application, but you may accept or deny each location separately.

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Small Wireless Facilities Deployment Act
Recommended Amendments to Right-of-Way Management Ordinance
May 16, 2018
Page 3

Action on Permit Application. Much like with large-scale cellular installations, the Act creates a shot clock for how long you may review an application. The Act expresses that an application to collocate a small wireless facility on an existing pole shall be **deemed approved** if no action is taken within 90 days from when it is submitted. The deadline is extended to 120 days for new poles. It is very important to promptly determine if each application is complete because the community may toll the shot clock only if it gives notice to the applicant within the first 30 days that the application is incomplete. The shot clock is then extended for so long as it takes for the applicant to supplement the application.

If your permit officer determines the application should be denied, the decision must be communicated to the applicant in writing with citations to the specific Code requirements that the application fails to satisfy. A denied application may be resubmitted, in response to which the community must make a decision within only 30 days.

Effect of Permit. A permit to install a small wireless facility is only valid for 180 days, after which it shall expire and the applicant must start from scratch. Permits must grant authority for the small wireless facility for not less than five years.

Annual Recurring Rates for Small Wireless Facilities. In the event the applicant wishes to install a small wireless facility on municipally-owned infrastructure (e.g. light pole), the community may charge rent at a rate no greater than \$200 per year. The rent may be higher only if the municipality can demonstrate its actual, direct and reasonable costs for hosting the equipment. The statute does contain a provision which avoids the nullification of any existing pole attachment agreement which provides for other rate schedules, but only for facilities which are installed before the second anniversary of the effective date of the Act.

Public Safety and Traffic Control. The Act protects the operation of wireless dispatch radios and allows the municipality to order the wireless provider to eliminate any unacceptable interference. Because the wireless radio spectrum is closely regulated by the FCC, it is unlikely that such interference will occur, but if it does the public safety system is given first priority.

Location of Facilities. It is in this section of the amended ordinance where the community may exercise its greatest control over small wireless facilities. Unfortunately, you may not require the placement of small wireless facilities on a particular utility pole. However, should the application necessitate the installation of a new utility pole, the Village may propose that the small wireless facility be collocated

ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHFER, P.C.

Small Wireless Facilities Deployment Act
Recommended Amendments to Right-of-Way Management Ordinance
May 16, 2018
Page 4

on an existing utility pole or existing support structure within 100 feet of the proposed collocation.

To qualify as a small wireless facility, the new antenna attachment may be no greater than 10 feet above the height of the pole to which it is attached. New poles may not exceed 45 feet in height or 10 feet taller than the height of the tallest existing pole located within 300 feet along the same road, whichever is higher.

It is very important to recognize that the Act grants authority to apply generally applicable design and appearance standards to facilities located in the right-of-way. As a result, we have recommended special aesthetic regulations for three categories of neighborhoods in the community: (1) residential zones, (2) areas identified in your planning or economic development ordinances as having special aesthetic or economic significance to the community, and (3) historic districts and landmarks. The ordinance also contains images that are intended to be examples of small wireless facilities that have implemented a stealth or camouflage design. While the Act allows you to enforce this type of design, the rule must be balanced with the permitted dimensions for a small wireless facility (6 cubic feet in volume). Therefore, the community may wish to create incentives for the use of stealth or camouflage designs by granting administrative height variances in consideration for the diminished aesthetic impact. Furthermore, if an existing pole has been erected with a design intended to conceal the appearance of an attachment in accordance with the Village's written design standards, a new small wireless facility may not be attached in a way which defeats the concealment.

Removal, Relocation or Modification. The Act provides for special rules applicable to the removal of abandoned small wireless facilities which have been incorporated into the amendments. A small wireless facility shall be deemed abandoned if it is not operated for a continuous period of 12 months. Once it is deemed abandoned, it must be removed within 180 days.

Variations. While there are no changes to this section of the right-of-way management rules, the Act emphasizes the availability of variance procedures to avoid the strict enforcement of your rules in a way which would result in a *de facto* denial, even where the rules do not represent a ban on the facilities. Because the State has declared that small wireless facilities are a permitted and intended use of the right-of-way, you will develop a better relationship with wireless providers, and perhaps receive more cooperation in return, if you administer your rules as a partner rather than an enemy combatant.

4827-2984-9701, v. 3



Agenda Item
3.2 ZB

REQUEST FOR BOARD ACTION
Zoning Board
September 12, 2018

Subject: Single-Family Residential Bulk Regulations

Action Requested: Discussion and direction to staff.

Originated By/Contact: Ben Gilbertson, Assistant Village Manager/CED Director

Advisory Board Review: Zoning Board

Background:

On February 13, 2018, the Zoning Board held a public hearing to discuss potential amendments to Village code regarding residential bulk regulations. This meeting resulted from a series of presentations to the Village Board throughout 2017. At the August 7, 2017 meeting, the Village Board requested staff to gather feedback and recommendations from the Zoning Board (ZB) and Architectural Review Board (ARB)

Staff presented to the ZB on February 13, 2018 during a public hearing to discuss text amendments to Village code to facilitate bulk regulations. Based on the evidence presented by staff, the ZB expressed similar sentiment as the ARB regarding the necessity of additional bulk regulations. Specifically, the ZB expressed concerns that:

- 1) The construction of one home on a double lot was the motivation for more stringent bulk regulations;
- 2) The use of one metric – floor area ratio (FAR) – to deter large-scale residential construction and remodeling was insufficient; and
- 3) Reducing FAR thresholds in single-family residential zoning districts would preclude current homeowners from additions to their homes and thus hamper future marketability/ Buyers may also be deterred from purchasing properties in Lincolnshire with no expansion potential.

The ZB closed the public hearing and motioned to continue discussion at their next meeting, as they were not ready to approve and recommend text amendments. The ZB also stated they were not ready for a joint meeting with the ARB.

With respect to the ARB, staff have presented methods for residential bulk regulation on four occasions. The last discussion with the ARB occurred on September 4, 2018 and consisted of a review of draft recommendations staff had created for residential design guidelines. The ARB's direction to staff was to consider a mission and vision for residential design as it relates to bulk regulations and defining "neighborhood character." The ARB also requested staff to incorporate future Village branding recommendations into the eventual design guidelines, as well as drafting potential guidelines for Lincolnshire based on current Village code. However, the ARB maintained its concern with the potential of expanded review authority for the construction, teardown, and renovation (based on certain thresholds) of single-family residences.

Conclusion:

Based on feedback from the ZB and ARB, adoption of text amendments to mitigate residential bulk and corresponding design guidelines cannot be approved at this time. Rather, the Village



Agenda Item
3.2 ZB

Board's decision on a future "brand" for the Village later in 2018 may help determine the extent to which text amendments are considered by the ZB as well as the depth of residential design guidelines are considered by the ARB. Staff will provide updates regarding the branding discussion with the Village Board.

Reports and Documents Attached:

- Agenda packet from the February 13, 2018 Zoning Board meeting.

Meeting History	
Initial Referral to Village Board (COW):	January 9, 2017
Committee of the Whole Discussion	February 27, 2017 May 8, 2017 August 7, 2017
Architectural Review Board	November 8, 2018 November 21, 2018 January 16, 2018 September 4, 2018
Zoning Board	February 13, 2018 September 12, 2018



REQUEST FOR BOARD ACTION
Zoning Board
February 13, 2018

Subject: Discussion of Design/Bulk Regulations

Action Requested: Public Hearing Regarding Text Amendments to Title 6, Chapters 5A and 5B regarding single family residence districts. Discussion and Direction to Staff

Originated By/Contact: Adam M. Letendre, Assistant Village Manager/CED Director

Referred To: Zoning Board and Architectural Review Board

Background:

On August 7, 2017 and on previous occasions, staff presented information to the Village Board on residential bulk regulations, garage and address frontage and orientation, architectural siding elements, and neighborhood character. The Village Board requested this information from staff due to the size of a home on a double lot on Hamilton Court and other homes with certain architectural features and styles, in an effort to prevent these sizes and styles in the future. Bulk regulations limit the size of lots and the size and placement of homes on lots. Currently this is achieved by Floor Area Ratio calculations currently capped at 25% of lot size in all Single Family Zoning Districts. Floor Area (Ratio) is defined in Village Code Title 6-2 as "The numerical value obtained by dividing gross floor area of a building or buildings by the lot area on which such building or buildings are located."

At the August 7, 2017 meeting the Village Board forwarded bulk requirements presented by staff to the Zoning Board for a Public Hearing, review, and comments. At the same meeting the Village Board referred garage and address frontage and orientation, architectural elements, and neighborhood character to the Architectural Review Board. Both advisory Boards have been asked to discuss and provide recommendations to the Village Board for Village Code updates regarding Bulk Regulations in Lincolnshire.

Discussion

In conducting this review, staff tried to establish "neighborhood character" by taking a random sample of existing homes in the R1, R2, R2A, and R3 Districts. Staff reviewed 616 homes and lots, or 32% of the existing homes in R1, R2, R2A, and R3 Districts combined. A location map with zoning districts is attached showing all homes reviewed. Staff reviewed lot size and floor area by square feet, and Floor Area Ratio for all these homes. This analysis points to options for controlling neighborhood character in Lincolnshire. The Zoning Board is asked to comment on the regulations proposed for each residential district in Lincolnshire

R1 District

The largest existing home in R1 is 101 Brookwood, which exists at just over 12% FAR and 9,700 square feet. Staff found four parcels in the R1 District that do not have conservancy areas and would be fully buildable at current standards and setbacks. The largest R1 lot in Lincolnshire is 215 Northampton at 100,705 square feet, and is currently developed. 215 Northampton could allow a home of approximately 25,200 square feet, under current bulk regulations. Each of the five currently vacant lots in the R1 District could allow homes easily approaching 20,000 square feet. Of the 28 total lots in R1, 24 lots (86%) could allow homes over 20,000 square feet.



The consolidation of two typical lots in the R1 district would create a lot 160,000 square feet or larger and allow up to a 40,000 square foot or larger home under current regulations. Staff proposes the maximum buildable lot size be capped at the current 80,000 square foot minimum.

To preserve neighborhood character in the R1 District, staff recommends the following:

-) No changes to current setback or height requirements.
-) No changes to impervious area requirements.
-) For all R1 District Lots, maximum FAR of 13%.
-) For any consolidated lots, maximum buildable lot allowance of 80,000 square feet with maximum FAR of 13%.

R1 District				
Lot Size (Sq Ft)	Current FAR	Proposed FAR	Current Allowable Home Size	Proposed Allowable Home Size
80,000	0.25	0.13	20,000	10,400

These recommendations ensure no homes larger than 10,400 square feet would be built in R1, approximately 700 square feet larger than the largest currently existing home in the R1 District.

It is important to note that the new Tree Preservation Ordinance that was recently passed may further limit the bulk of a home in R1, in conjunction with current setbacks and conservancy areas, but this would require a full tree survey before staff could specifically discuss the additional limitations imposed by the Tree Ordinance.

R2 District

Current bulk regulations require a minimum lot of 40,000 square feet in the R2 residence district. Staff found home sizes in R2 range from 1,288 square feet built in 1941 (renovated in 1982) on a 31,800 square foot lot, to 22,245 square feet currently under construction on a 98,600 square foot lot. The average home in R2 (controlling for the 22,245 square-foot home) is just over 4,600 square feet on a 47,200 square-foot lot. To maintain neighborhood character in R2, staff recommends the following:

-) No changes to current setback or height requirements.
-) No changes to impervious area requirements.
-) For lots 32,000 square feet and lower, maximum FAR of 15%.
-) For lots 32,001 to 50,000 square feet, maximum FAR of 14%.
-) For lots in R2 over 50,000 square feet, maximum FAR of 12%
-) Restrict lot size to a 55,000 square foot maximum

These FAR restrictions will create three (3) existing non-conforming homes in the R2 district, one on Storybook Lane, and two on Hamilton Court. The 55,000 square foot lot cap causes four (4) homes to become non-conforming lots and currently, only one of those existing homes is built to a FAR of over 10.5%. All other homes in R2 meet or fall below the suggested FAR and maximum lot size requirements currently, and no lots as large as 308 Hamilton Court remain available in Lincolnshire.

The following chart reviews proposed changes based on lot sizes in the R-2 District:



R2 District						
	Homes in each	Current	Proposed	Existing Home	Current Allowable	Proposed Allowable
Lot Size (Sq Ft)	Lot Size	FAR	FAR	Size Range	Home Size	Home Size
32,000	1 Home	0.25	0.15	1,288	8,000	4,800
50,000	21 Homes	0.25	0.14	1,950-6,807	12,500	7,000
65,000	7 Homes	0.25	0.12	1,306-6,834	16,250	7,800
98,324	1 home*	0.25	0.12	22,425	24,581	11,799

*Staff considered further reducing FAR in the R2 District to 11% but this would create eleven existing non-conforming homes, about 36% of all R2 homes. Reducing to 10% FAR would cause 57% of existing R2 homes to become non-conforming. Staff considered a cap for home size in R2, but aside from one home, no one would own a lot large enough to build anything more than 7,771 square feet, and the lot cap would limit lot consolidations to homes of no more than 6,600 square feet.

R2A District

Current bulk regulations require a minimum lot of 20,000 square feet in the R2A residence district. Staff found home sizes in R2A range from 2,567 square feet built in 1979 on a 20,100 square-foot lot to 7,849 square feet built in 1994 on a 34,000 square-foot lot. The average home in R2A is just over 4,100 square feet on a 26,500 square-foot lot. Staff also discovered a large delta in lot sizes in the R2A District ranging from under 19,200 square feet to over 62,000 square feet on fully buildable lots (those lots not constrained by floodway, conservancy, etc.).

To maintain neighborhood character in R2A, staff recommends the following:

-) No changes to current setback or height requirements.
-) No changes to impervious area requirements.
-) For lots 30,000 square feet and lower, maximum FAR of 20%.
-) For lots 30,001 and larger, maximum FAR of 15%.
-) Restrict lots to a 50,000 square foot maximum.

The following chart shows the possible home sizes:

R2A District				
			Current Allowable	Proposed Allowable
Lot Size (Sq Ft)	Current FAR	Proposed FAR	Home Size	Home Size
22,000	0.25	0.20	5,500	4,400
30,000	0.25	0.20	7,500	6,000
50,000	0.25	0.15	12,500	7,500

Staff recommends homes built through 2017 be allowed to meet current standards because these restrictions create nearly 25% non-conformity within the R2A district. These restrictions would then be applied to all R2A homes 2018 and later.

R3 District

Staff recommends a sliding scale along with lot consolidation controls in the R3 zoning district. Current bulk regulations require a minimum lot of 20,000 square feet in the R3 District; however, many of the homes in R3 were platted and built in the 1950s through the 1980s before these requirements were established. Staff found home sizes in R3 range from 1,355 square feet built



in 1971 on a single 20,400 square-foot lot up to 6,442 square feet built in 1981 on a double lot totaling 40,600 square feet. The average home in R3 is just over 3,000 square feet on a 21,200 square-foot lot.

To preserve neighborhood character in the R3 District, staff recommends the following:

-) No changes to current setback or height requirements.
-) No changes to impervious area requirements.
-) For lots 16,000 square feet and lower, maximum FAR of 21%.
-) For lots 16,001 to 25,000 square feet, maximum FAR of 18%.
-) For lots 25,001 to 30,000 square feet, maximum FAR of 16%.
-) For lots 30,001 and over, maximum FAR of 15%.
-) For lots being consolidated in R3, staff recommends a cap of 50,000 square feet for the total lot area to create a dis-incentive to buy multiple lots for a larger home. For the first lot, the requirements above apply. For second and any subsequent lots, a maximum of 6% additional FAR of additional lot area up to a total of 50,000 square feet of lot space.

These reductions create the following changes from current requirements:

R3 District				
Lot Size (Sq Ft)	Current FAR	Proposed FAR	Current Allowable Home Size	Proposed Allowable Home Size
16,000	0.25	0.21	4,000	3,360
25,000	0.25	0.18	6,250	4,500
30,000	0.25	0.16	7,500	4,800
35,000 (Largest Buildable R-3 Lot)	0.25	0.15	8,750	5,250
Consolidated Lot (typical 40,000 sq.ft consolidated lot)*	0.25	0.18	10,000	4,800
Consolidated Lot (Large R-3 neighboring lots approx 70,500 sq.ft. together)*	0.25	0.15	17,625	6,366

*For consolidated lots in R3, a typical R3 lot consolidation would join two 20,000 square foot lots together. The calculation is as follows: 20,000 square foot first lot is allowed 18% FAR, or 3,600 square feet of floor area. The second 20,000 square foot lot would be allowed 6% additional FAR or 1,200 square feet, for a total of 4,800 square feet on a 40,000 square foot consolidated lot. This size home would approach the upper 7% of all existing homes surveyed in the R3 District, and be 500 square feet larger than the average homes built in Lincolnshire's R3 District in the past ten years. For consolidating larger lots in R3, the following calculation applies: 37,400 square foot lot teardown (2nd largest R3 lot), allows 15% FAR for the first lot or 5,610 square feet, plus second lot of 33,100 square feet would be allowed 6% up to 50,000 total square feet, or 6% of 12,600 square feet – 756 square feet additional, for a total of 6,366 square feet. Staff is only aware of one location in R3 where this could occur. **As shown in the chart, the larger home on the smaller 35,000 square foot single lot creates an incentive not to consolidate lots in R3 if one desires a larger home in R3. Staff requests Board feedback regarding the acceptability of this proposal.**



The largest home potentially allowed would be at the southern end of Brunswick Lane where two lots in this location could possibly be consolidated into a 70,516 square foot lot where a home of up to 7,266 square feet could be built. No other lots in R3 are that large without having building restrictions due to floodplain requirements. The 50,000 square-foot lot area cap would prevent a home this size from occurring and only allow a 6,240 square-foot house on a 70,500 square foot lot, approximately 200 square feet smaller than the largest house known in the R3 District.

These requirements would allow older existing homes in Lincolnshire to have a second-car garage built along with a screened in porch without maximizing FAR and still controlling for bulk in the R3 District, ideally preserving neighborhood character in terms of home sizes and bulk. The proposed FAR schedule also addresses existing homes that would otherwise become existing non-conforming on smaller lots. Many of these homes have existed for 40 to 60 years. Based on data review, making these requirements more restrictive would create hundreds of potential existing non-conforming homes or prevent a few hundred homes from being able to add a second car garage or a screened in porch.

Recommendation:

If these proposals are acceptable to the Zoning Board, staff will work with the Village Attorney to draft code amendments that address issues reflected above. Staff will then take these changes in final draft back to the Village Board at a Committee of the Whole meeting for final review. Staff welcomes discussion and input from the Zoning Board related to any zoning items that may need to be addressed related to bulk regulations and Village character for single family homes.

Motion:

Having conducted a Public Hearing on February 13, 2018 the Zoning Board moves to approve and recommend to the Village Board Village Code text amendments regarding bulk regulations in Title 6, Chapters 5A and 5B, as presented by staff February 13, 2018 and as presented in Staff's memorandum dated February 13, 2018.

{and further subject to...}

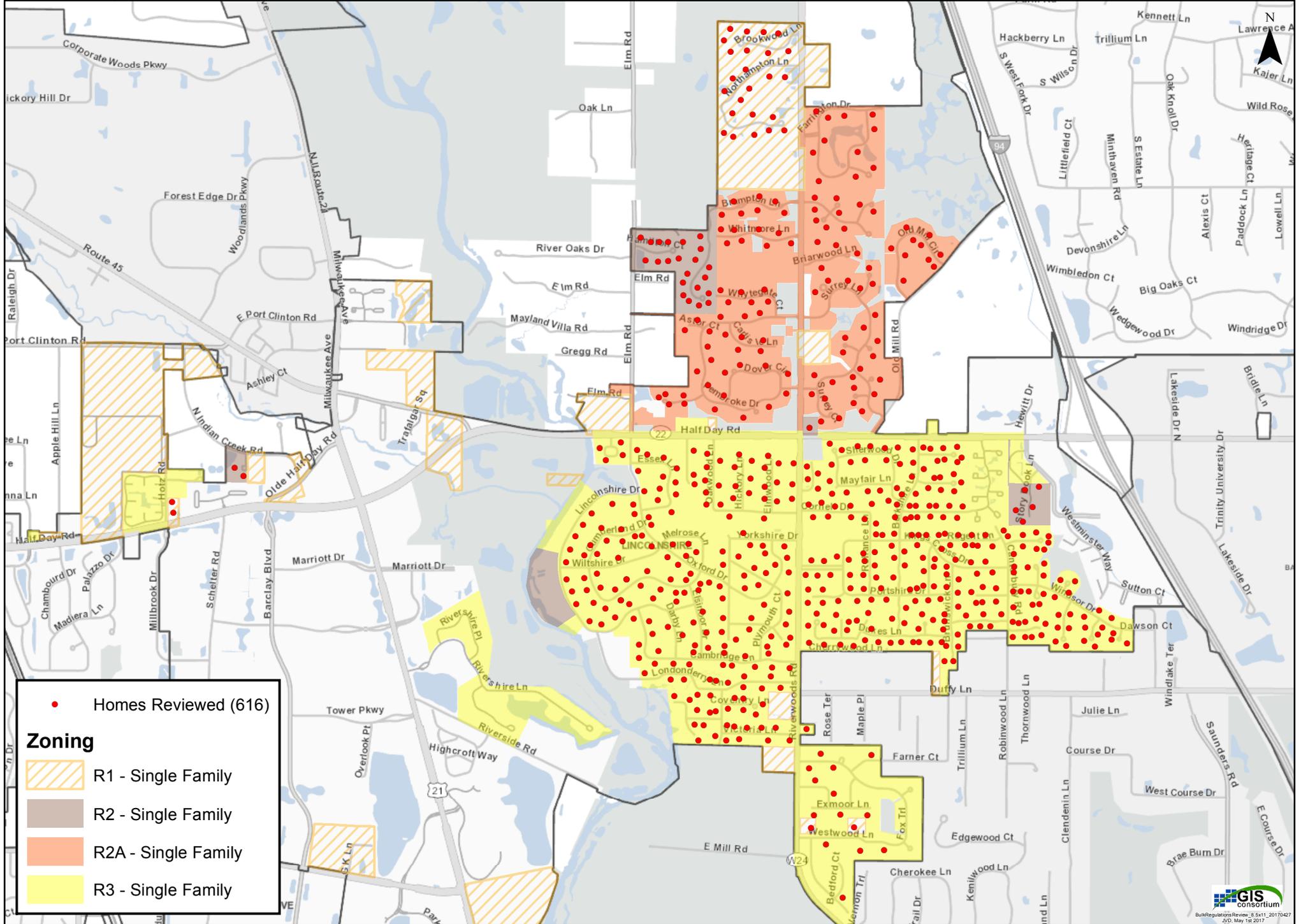
Reports and Documents Attached:

-) Map showing homes reviewed for recommendations.
-) Chart of all homes reviewed by Residential District and showing lot and home square footage and calculated FAR.
-) Current bulk regulations matrix.

Meeting History	
Initial Referral to Village Board (COW):	January 9, 2017
Committee of the Whole Discussion	February 27, May 8, August 7, 2017
Architectural Review Board	November 8, 21, January 16, 2018 (on-going)
Zoning Board	February 13, 2018

Homes Reviewed

Community & Economic Development



Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
29	Londonderry	Ln	R3	5,292	48,787	10.85%
7	Bristol	Ct	R3	6,442	40,637	15.85%
8	Brunswick	Ln	R3	4,614	37,410	12.33%
1915	Riverwoods	Rd	R3	3,288	36,960	8.90%
12	Essex	Ln	R3	3,078	36,898	8.34%
83	Cumberland	Dr	R3	2,015	36,155	5.57%
40	Cambridge	Ln	R3	5,082	33,977	14.96%
18	Sheffield	Ct	R3	2,402	33,802	7.11%
9	Brunswick	Ln	R3	5,088	33,106	15.37%
47	Oxford	Dr	R3	3,476	32,459	10.71%
92	Lincolnshire	Dr	R3	3,168	32,105	9.87%
2	Brittany	Ln	R3	4,863	30,492	15.95%
75	Hickory	Ln	R3	2,180	30,056	7.25%
45	Dukes	Ln	R3	4,389	29,980	14.64%
17	Westwood	Ln	R3	2,892	28,673	10.09%
43	Lancaster	Ln	R3	2,526	28,672	8.81%
7	Oxford	Dr	R3	2,194	28,626	7.66%
12	Sherwood	Dr	R3	3,738	27,878	13.41%
77	Cumberland	Dr	R3	3,566	27,878	12.79%
26	Essex	Ln	R3	2,706	27,878	9.71%
36	Cumberland	Dr	R3	3,902	27,796	14.04%
15	Sherwood	Dr	R3	5,204	27,782	18.73%
86	Lincolnshire	Dr	R3	2,788	27,239	10.24%
16	Londonderry	Ln	R3	2,922	26,572	11.00%
3	Darby	Ln	R3	2,568	26,136	9.83%
48	Lincolnshire	Dr	R3	3,971	25,619	15.50%
11	Londonderry	Ln	R3	2,347	25,530	9.19%
82	Lincolnshire	Dr	R3	2,201	25,500	8.63%
9	Royal	Ct	R3	3,252	25,265	12.87%
40	Lincolnshire	Dr	R3	2,028	25,215	8.04%
32	Coldstream	Cr	R3	3,180	25,209	12.61%
30	Plymouth	Ct	R3	3,938	24,829	15.86%
16	Sherwood	Dr	R3	3,789	24,394	15.53%
30	Essex	Ln	R3	3,362	24,394	13.78%
14	Dukes	Ct	R3	3,036	24,394	12.45%
21	Sherwood	Dr	R3	3,602	24,376	14.78%
24	Sherwood	Dr	R3	3,416	24,265	14.08%
39	Oxford	Dr	R3	2,281	24,228	9.41%
11	Elsinoor	Dr	R3	4,738	23,958	19.78%
8	Brittany	Ln	R3	4,618	23,958	19.28%
44	Dukes	Cr	R3	4,331	23,958	18.08%
41	Keswick	Ct	R3	4,247	23,958	17.73%

Existing Neighborhood Character Review

Existing Neighborhood Character Review				Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
Address	Street	Qualifier	ZONE			
25	Cumberland	Dr	R3	3,139	23,958	13.10%
2	Plymouth	Ct	R3	3,014	23,958	12.58%
20	Londonderry	Ln	R3	2,265	23,871	9.49%
22	Londonderry	Ln	R3	2,851	23,856	11.95%
13	Oxford	Dr	R3	2,298	23,825	9.65%
49	Kings Cross	Dr	R3	2,666	23,794	11.20%
74	Fox	Trl	R3	5,196	23,768	21.86%
3	Oxford	Dr	R3	3,450	23,522	14.67%
8	Elsinoor	Dr	R3	2,704	23,522	11.50%
6	Bristol	Ct	R3	2,586	23,522	10.99%
48	Oxford	Dr	R3	2,516	23,522	10.70%
23	Oxford	Dr	R3	1,968	23,522	8.37%
10	Coventry	Ln	R3	2,656	23,477	11.31%
74	Cumberland	Dr	R3	2,351	23,420	10.04%
38	Oxford	Dr	R3	2,688	23,414	11.48%
14	Cambridge	Ln	R3	2,074	23,372	8.87%
29	Essex	Ln	R3	4,741	23,087	20.54%
20	Sherwood	Dr	R3	4,618	23,087	20.00%
11	Devonshire	Ln	R3	4,430	23,087	19.19%
90	Elmwood	Ln	R3	3,284	23,087	14.22%
11	Bristol	Ct	R3	2,880	23,087	12.47%
6	Dukes	Ct	R3	2,328	23,087	10.08%
23	Portshire	Dr	R3	1,996	23,087	8.65%
40	Oxford	Dr	R3	2,344	23,060	10.16%
27	Portshire	Dr	R3	1,471	22,973	6.40%
1	Devonshire	Ln	R3	4,950	22,872	21.64%
35	Cambridge	Ln	R3	5,457	22,651	24.09%
48	Cumberland	Dr	R3	4,797	22,651	21.18%
27	Keswick	Ct	R3	3,642	22,651	16.08%
38	Kings Cross	Dr	R3	3,274	22,651	14.45%
16	Sheffield	Ct	R3	2,766	22,651	12.21%
18	Cambridge	Ln	R3	2,370	22,651	10.46%
88	Hickory	Ln	R3	2,240	22,651	9.89%
46	Lancaster	Ln	R3	2,164	22,651	9.55%
1	Sherwood	Dr	R3	2,722	22,598	12.05%
30	Cumberland	Dr	R3	1,816	22,541	8.06%
21	Oxford	Dr	R3	2,484	22,513	11.03%
12	Royal	Ct	R3	3,836	22,491	17.06%
40	Cumberland	Dr	R3	2,915	22,461	12.98%
40	Cumberland	Dr	R3	2,915	22,461	12.98%
25	Sherwood	Dr	R3	4,097	22,216	18.44%
52	Lincolnshire	Dr	R3	3,796	22,216	17.09%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
25	Dukes	Ln	R3	3,545	22,216	15.96%
25	Essex	Ln	R3	3,384	22,216	15.23%
6	Cornell	Dr	R3	2,980	22,216	13.41%
10	Fairfax	Ln	R3	2,902	22,216	13.06%
87	Elmwood	Ln	R3	2,506	22,216	11.28%
18	Brunswick	Ln	R3	2,395	22,216	10.78%
51	Wiltshire	Dr	R3	2,362	22,216	10.63%
44	Cambridge	Ln	R3	2,528	22,213	11.38%
53	Dukes	Ln	R3	3,476	22,132	15.71%
38	Lancaster	Ln	R3	2,458	22,074	11.14%
44	Cumberland	Dr	R3	1,952	22,063	8.85%
26	Lancaster	Ln	R3	3,128	22,032	14.20%
25	Berkshire	Ln	R3	2,462	22,025	11.18%
22	Lancaster	Ln	R3	3,295	22,021	14.96%
15	Whitby	Cr	R3	2,999	22,001	13.63%
12	Yorkshire	Dr	R3	5,467	21,866	25.00%
35	Oxford	Dr	R3	4,246	21,780	19.49%
8	Sherwood	Dr	R3	3,816	21,780	17.52%
17	Cornell	Dr	R3	3,446	21,780	15.82%
44	Oxford	Dr	R3	3,392	21,780	15.57%
31	Keswick	Ct	R3	3,337	21,780	15.32%
26	Dukes	Ln	R3	3,264	21,780	14.99%
1	Regent	Ln	R3	3,241	21,780	14.88%
14	Wellington	Ct	R3	2,986	21,780	13.71%
2	Dukes	Ln	R3	2,948	21,780	13.54%
53	Cumberland	Dr	R3	2,942	21,780	13.51%
25	Regent	Ln	R3	2,582	21,780	11.85%
22	Essex	Ln	R3	2,552	21,780	11.72%
49	Berkshire	Ln	R3	2,394	21,780	10.99%
8	Oxford	Dr	R3	2,366	21,780	10.86%
19	Elsinoor	Dr	R3	2,250	21,780	10.33%
42	Lancaster	Ln	R3	2,119	21,780	9.73%
48	Wiltshire	Dr	R3	1,492	21,780	6.85%
11	Yorkshire	Dr	R3	3,281	21,709	15.11%
16	Brunswick	Ln	R3	2,850	21,666	13.15%
49	Cumberland	Dr	R3	2,286	21,655	10.56%
32	Oxford	Dr	R3	1,884	21,557	8.74%
41	Oxford	Dr	R3	4,587	21,552	21.28%
45	Cumberland	Dr	R3	2,016	21,398	9.42%
29	Melrose	Ln	R3	5,317	21,344	24.91%
18	Essex	Ln	R3	4,801	21,344	22.49%
16	Regent	Ln	R3	2,900	21,344	13.59%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
33	Canterbury	Rd	R3	2,501	21,344	11.72%
44	Lincolnshire	Dr	R3	2,296	21,344	10.76%
45	Cumberland	Dr	R3	2,016	21,344	9.45%
9	Whitby	Cr	R3	2,440	21,323	11.44%
71	Cumberland	Dr	R3	2,469	21,320	11.58%
1	Buckingham	Pl	R3	3,144	21,267	14.78%
6	Robinhood	Ct	R3	2,694	21,258	12.67%
51	Berwick	Ct	R3	3,272	21,228	15.41%
7	Mayfair	Ln	R3	4,155	21,214	19.59%
6	Queens	Way	R3	3,224	21,205	15.20%
15	Friar Tuck	Ct	R3	2,637	21,201	12.44%
22	Cambridge	Ln	R3	2,387	21,177	11.27%
36	Coldstream	Cr	R3	3,421	21,171	16.16%
56	Wiltshire	Dr	R3	1,885	21,162	8.91%
6	Darby	Ln	R3	5,209	21,143	24.64%
10	Robinhood	Ct	R3	2,670	21,143	12.63%
52	Dukes	Ln	R3	3,840	21,136	18.17%
43	Windsor	Dr	R3	2,986	20,975	14.24%
6	Thornfields	Ln	R3	4,570	20,952	21.81%
17	Cambridge	Ln	R3	1,672	20,922	7.99%
41	Dukes	Ln	R3	4,457	20,909	21.32%
50	Berkshire	Ln	R3	3,609	20,909	17.26%
33	Dukes	Ln	R3	3,598	20,909	17.21%
3	Queens	Way	R3	3,320	20,909	15.88%
39	Keswick	Ct	R3	3,296	20,909	15.76%
8	Whitby	Ct	R3	2,963	20,909	14.17%
18	Nottingham	Dr	R3	2,837	20,909	13.57%
43	Kings Cross	Dr	R3	2,814	20,909	13.46%
22	Brunswick	Ln	R3	2,716	20,909	12.99%
66	Cumberland	Dr	R3	2,610	20,909	12.48%
34	Kings Cross	Dr	R3	2,578	20,909	12.33%
10	Bristol	Ct	R3	2,452	20,909	11.73%
52	Cambridge	Ln	R3	2,186	20,909	10.45%
49	Cambridge	Ln	R3	2,184	20,909	10.45%
78	Lincolnshire	Dr	R3	2,042	20,909	9.77%
3	Yorkshire	Dr	R3	1,920	20,909	9.18%
11	Robinhood	Ct	R3	2,700	20,906	12.91%
7	Royal	Ct	R3	3,640	20,893	17.42%
5	Devonshire	Ln	R3	4,304	20,890	20.60%
11	Fox	Trl	R3	3,103	20,889	14.85%
12	Buckingham	Pl	R3	2,904	20,874	13.91%
26	Berkshire	Ln	R3	3,892	20,862	18.66%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
22	Berkshire	Ln	R3	2,695	20,862	12.92%
14	Bristol	Ct	R3	2,724	20,839	13.07%
52	Oxford	Dr	R3	3,019	20,813	14.51%
3	Brittany	Ln	R3	4,700	20,803	22.59%
58	Lincolnshire	Dr	R3	2,894	20,737	13.96%
66	Lincolnshire	Dr	R3	4,303	20,727	20.76%
62	Lincolnshire	Dr	R3	3,289	20,727	15.87%
2	Thornfields	Ln	R3	3,960	20,515	19.30%
35	Kings Cross	Dr	R3	5,108	20,497	24.92%
31	Oxford	Dr	R3	4,854	20,473	23.71%
4	Royal	Ct	R3	3,492	20,473	17.06%
8	Kensington	Dr	R3	3,382	20,473	16.52%
18	Friar Tuck	Ct	R3	3,374	20,473	16.48%
42	Kings Cross	Dr	R3	3,312	20,473	16.18%
13	Wellington	Ct	R3	3,255	20,473	15.90%
62	Berkshire	Ln	R3	3,252	20,473	15.88%
48	Berkshire	Ln	R3	3,154	20,473	15.41%
45	Berwick	Ct	R3	3,101	20,473	15.15%
49	Dukes	Ln	R3	3,007	20,473	14.69%
16	Reliance	Ln	R3	2,889	20,473	14.11%
33	Coldstream	Cr	R3	2,880	20,473	14.07%
23	Windsor	Dr	R3	2,766	20,473	13.51%
5	Robinhood	Ct	R3	2,642	20,473	12.90%
35	Keswick	Ct	R3	2,515	20,473	12.28%
37	Kings Cross	Dr	R3	2,462	20,473	12.03%
7	Cornell	Dr	R3	2,096	20,473	10.24%
7	Yorkshire	Dr	R3	1,961	20,473	9.58%
82	Hickory	Ln	R3	1,879	20,473	9.18%
11	Grenadier	Ct	R3	1,806	20,473	8.82%
9	Cambridge	Ln	R3	1,584	20,473	7.74%
82	Elmwood	Ln	R3	1,562	20,473	7.63%
74	Lincolnshire	Dr	R3	1,483	20,473	7.24%
70	Elmwood	Ln	R3	3,223	20,452	15.76%
1	Elsinoor	Dr	R3	1,894	20,441	9.27%
87	Oakwood	Ln	R3	1,355	20,434	6.63%
15	Brunswick	Ln	R3	3,111	20,417	15.24%
40	Dukes	Cr	R3	3,802	20,410	18.63%
21	Cedar	Ln	R3	1,574	20,398	7.72%
3	Grenadier	Ct	R3	3,441	20,397	16.87%
4	Oxford	Dr	R3	2,201	20,388	10.80%
55	Berkshire	Ln	R3	3,194	20,385	15.67%
3	Exmoor	Ln	R3	3,734	20,381	18.32%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
15	Exmoor	Ln	R3	3,868	20,377	18.98%
62	Elmwood	Ln	R3	2,171	20,360	10.66%
11	Mayfair	Ln	R3	3,248	20,352	15.96%
20	Kings Cross	Dr	R3	3,632	20,340	17.86%
78	Cumberland	Dr	R3	1,718	20,335	8.45%
8	Royal	Ct	R3	2,945	20,331	14.49%
31	Kings Cross	Dr	R3	3,266	20,329	16.07%
9	Exmoor	Ln	R3	3,712	20,327	18.26%
27	Cumberland	Dr	R3	2,056	20,316	10.12%
3	Royal	Ct	R3	3,140	20,302	15.47%
48	Dukes	Ln	R3	4,384	20,299	21.60%
13	Robinhood	Ct	R3	3,003	20,299	14.79%
2	Grenadier	Ct	R3	2,757	20,290	13.59%
4	Reliance	Ln	R3	3,530	20,276	17.41%
13	Cornell	Dr	R3	2,843	20,271	14.02%
34	Essex	Ln	R3	5,037	20,153	24.99%
5	Thornfields	Ln	R3	4,100	20,079	20.42%
5	Westwood	Ln	R3	3,463	20,070	17.25%
7	Brittany	Ln	R3	5,582	20,038	27.86%
2	Cornell	Dr	R3	4,960	20,038	24.75%
5	Bristol	Ct	R3	4,753	20,038	23.72%
45	Berkshire	Ln	R3	4,332	20,038	21.62%
2	Regent	Ln	R3	3,976	20,038	19.84%
5	Kensington	Dr	R3	3,927	20,038	19.60%
3	Cornell	Dr	R3	3,871	20,038	19.32%
28	Oxford	Dr	R3	3,769	20,038	18.81%
34	Portshire	Dr	R3	3,545	20,038	17.69%
55	Canterbury	Rd	R3	3,485	20,038	17.39%
11	Brunswick	Ln	R3	3,449	20,038	17.21%
8	Friar Tuck	Ct	R3	3,404	20,038	16.99%
51	Canterbury	Rd	R3	3,401	20,038	16.97%
57	Cumberland	Dr	R3	3,350	20,038	16.72%
18	Regent	Ln	R3	3,302	20,038	16.48%
10	Wellington	Ct	R3	3,296	20,038	16.45%
66	Berkshire	Ln	R3	3,242	20,038	16.18%
25	Brunswick	Ln	R3	3,234	20,038	16.14%
11	Anglican	Ln	R3	3,222	20,038	16.08%
36	Londonderry	Ln	R3	3,203	20,038	15.98%
6	Regent	Ln	R3	3,194	20,038	15.94%
27	Kings Cross	Dr	R3	3,155	20,038	15.75%
2	Coventry	Ln	R3	3,154	20,038	15.74%
7	Queens	Way	R3	3,112	20,038	15.53%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
2	Robinhood	Ct	R3	3,084	20,038	15.39%
46	Berkshire	Ln	R3	3,058	20,038	15.26%
17	Kings Cross	Dr	R3	3,047	20,038	15.21%
19	Cambridge	Ln	R3	4,088	20,038	20.40%
4	Coventry	Ln	R3	3,030	20,038	15.12%
45	Oxford	Dr	R3	3,027	20,038	15.11%
11	Whitby	Cr	R3	3,022	20,038	15.08%
17	Mayfair	Ln	R3	3,014	20,038	15.04%
27	Oxford	Dr	R3	3,004	20,038	14.99%
6	Sheffield	Ct	R3	2,995	20,038	14.95%
7	Wellington	Ct	R3	2,986	20,038	14.90%
9	Coventry	Ln	R3	2,979	20,038	14.87%
21	Dukes	Ln	R3	2,979	20,038	14.87%
6	Wellington	Ct	R3	2,968	20,038	14.81%
11	Regent	Ln	R3	2,948	20,038	14.71%
17	Dukes	Ln	R3	2,943	20,038	14.69%
3	Wellington	Ct	R3	2,943	20,038	14.69%
10	Regent	Ln	R3	2,892	20,038	14.43%
4	Anglican	Ln	R3	2,873	20,038	14.34%
47	Canterbury	Rd	R3	2,852	20,038	14.23%
4	Bristol	Ct	R3	2,816	20,038	14.05%
13	Dukes	Ln	R3	2,795	20,038	13.95%
10	Queens	Way	R3	2,792	20,038	13.93%
29	Brunswick	Ln	R3	2,790	20,038	13.92%
36	Berkshire	Ln	R3	2,782	20,038	13.88%
26	Cambridge	Ln	R3	2,761	20,038	13.78%
14	Portshire	Dr	R3	2,743	20,038	13.69%
33	Berkshire	Ln	R3	2,666	20,038	13.30%
63	Berkshire	Ln	R3	2,655	20,038	13.25%
18	Portshire	Dr	R3	2,622	20,038	13.09%
7	Dukes	Ln	R3	2,525	20,038	12.60%
13	Reliance	Ln	R3	2,514	20,038	12.55%
40	Berkshire	Ln	R3	2,510	20,038	12.53%
5	Whitby	Cr	R3	2,462	20,038	12.29%
3	Windsor	Dr	R3	2,462	20,038	12.29%
11	Dukes	Ln	R3	2,460	20,038	12.28%
38	Dukes	Ln	R3	2,386	20,038	11.91%
6	Londonderry	Ln	R3	2,372	20,038	11.84%
31	Cambridge	Ln	R3	2,357	20,038	11.76%
27	Cambridge	Ln	R3	2,328	20,038	11.62%
1	Reliance	Ln	R3	2,148	20,038	10.72%
67	Cumberland	Dr	R3	2,121	20,038	10.58%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
32	Lancaster	Ln	R3	2,120	20,038	10.58%
27	Victoria	Ln	R3	2,084	20,038	10.40%
5	Elsinoor	Dr	R3	1,919	20,038	9.58%
25	Melrose	Ln	R3	1,779	20,038	8.88%
61	Cumberland	Dr	R3	1,634	20,038	8.15%
39	Berkshire	Ln	R3	2,482	20,036	12.39%
7	Anglican	Ln	R3	3,188	20,034	15.91%
12	Reliance	Ln	R3	2,754	20,032	13.75%
8	Reliance	Ln	R3	2,570	20,032	12.83%
3	Anglican	Ln	R3	2,990	20,029	14.93%
8	Fox	Trl	R3	3,042	20,028	15.19%
43	Canterbury	Rd	R3	3,084	20,027	15.40%
41	Canterbury	Rd	R3	2,906	20,027	14.51%
18	Victoria	Ln	R3	4,130	20,026	20.62%
10	Victoria	Ln	R3	3,354	20,026	16.75%
6	Victoria	Ln	R3	2,807	20,026	14.02%
14	Victoria	Ln	R3	2,795	20,026	13.96%
31	Canterbury	Rd	R3	3,414	20,025	17.05%
8	Pheasant	Row	R3	3,103	20,024	15.50%
67	Berkshire	Ln	R3	2,858	20,019	14.28%
26	Portshire	Dr	R3	2,090	20,019	10.44%
30	Dukes	Ln	R3	3,420	20,016	17.09%
22	Regent	Ln	R3	2,582	20,012	12.90%
6	Grenadier	Ct	R3	3,436	20,011	17.17%
32	Portshire	Dr	R3	3,431	20,011	17.15%
5	Reliance	Ln	R3	1,859	20,011	9.29%
3	Fox	Trl	R3	3,383	20,009	16.91%
7	Grenadier	Ct	R3	2,858	20,009	14.28%
28	Victoria	Ln	R3	3,113	20,004	15.56%
17	Londonderry	Ln	R3	2,959	20,004	14.79%
21	Londonderry	Ln	R3	2,951	20,004	14.75%
22	Victoria	Ln	R3	2,819	20,004	14.09%
15	Victoria	Ln	R3	3,435	20,003	17.17%
7	Victoria	Ln	R3	2,394	20,003	11.97%
17	Regent	Ln	R3	4,822	20,002	24.11%
15	Regent	Ln	R3	2,922	20,002	14.61%
19	Regent	Ln	R3	2,626	20,002	13.13%
38	Plymouth	Ct	R3	1,959	20,002	9.79%
37	Dukes	Ln	R3	3,561	20,001	17.80%
32	Kings Cross	Dr	R3	2,918	20,001	14.59%
37	Canterbury	Rd	R3	2,760	20,001	13.80%
2	Elsinoor	Dr	R3	2,648	20,001	13.24%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
67	Hickory	Ln	R3	4,309	20,000	21.55%
8	Buckingham	Pl	R3	4,031	20,000	20.16%
12	Plymouth	Ct	R3	3,402	20,000	17.01%
1	Bristol	Ct	R3	3,302	20,000	16.51%
8	Anglican	Ln	R3	3,156	20,000	15.78%
80	Oakwood	Ln	R3	3,146	20,000	15.73%
9	Buckingham	Pl	R3	3,092	20,000	15.46%
5	Buckingham	Pl	R3	3,038	20,000	15.19%
41	Cedar	Ln	R3	2,990	20,000	14.95%
4	Buckingham	Pl	R3	2,827	20,000	14.14%
66	Oakwood	Ln	R3	2,810	20,000	14.05%
9	Reliance	Ln	R3	2,746	20,000	13.73%
58	Oakwood	Ln	R3	2,719	20,000	13.60%
4	Fairfax	Ln	R3	2,701	20,000	13.51%
22	Kings Cross	Dr	R3	2,633	20,000	13.17%
71	Oakwood	Ln	R3	2,564	20,000	12.82%
8	Plymouth	Ct	R3	2,416	20,000	12.08%
74	Oakwood	Ln	R3	2,380	20,000	11.90%
34	Cambridge	Ln	R3	2,204	20,000	11.02%
6	Anglican	Ln	R3	2,105	20,000	10.53%
70	Hickory	Ln	R3	2,101	20,000	10.51%
62	Hickory	Ln	R3	1,928	20,000	9.64%
33	Portshire	Dr	R3	3,960	19,999	19.80%
5	Regent	Ln	R3	2,398	19,999	11.99%
19	Portshire	Dr	R3	2,068	19,999	10.34%
30	Kings Cross	Dr	R3	2,534	19,996	12.67%
90	Oakwood	Ln	R3	3,365	19,994	16.83%
9	Plymouth	Ct	R3	3,157	19,994	15.79%
50	Kings Cross	Dr	R3	2,922	19,994	14.61%
24	Brunswick	Ln	R3	2,548	19,994	12.74%
46	Kings Cross	Dr	R3	2,582	19,991	12.92%
12	Brunswick	Ln	R3	4,792	19,988	23.97%
5	Coventry	Ln	R3	3,194	19,984	15.98%
20	Plymouth	Ct	R3	2,818	19,980	14.10%
3	Londonderry	Ln	R3	2,060	19,973	10.31%
30	Regent	Ln	R3	3,116	19,967	15.61%
18	Middlebury	Ln	R3	3,096	19,959	15.51%
26	Regent	Ln	R3	3,124	19,958	15.65%
11	Essex	Ln	R3	2,388	19,943	11.97%
37	Portshire	Dr	R3	3,076	19,932	15.43%
10	Friar Tuck	Ct	R3	3,581	19,929	17.97%
18	Oxford	Dr	R3	2,327	19,924	11.68%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
21	Brunswick	Ln	R3	4,775	19,914	23.98%
15	Sheffield	Ct	R3	3,214	19,897	16.15%
7	Londonderry	Ln	R3	2,678	19,888	13.47%
10	Nottingham	Dr	R3	3,671	19,886	18.46%
14	Nottingham	Dr	R3	2,813	19,876	14.15%
11	Kensington	Dr	R3	2,787	19,874	14.02%
39	Cumberland	Dr	R3	3,361	19,873	16.91%
14	Friar Tuck	Ct	R3	3,638	19,868	18.31%
41	Portshire	Dr	R3	2,640	19,860	13.29%
17	Windsor	Dr	R3	2,991	19,856	15.06%
7	Friar Tuck	Ct	R3	2,892	19,850	14.57%
8	Nottingham	Dr	R3	2,596	19,850	13.08%
63	Elmwood	Ln	R3	3,624	19,842	18.26%
3	Dukes	Ln	R3	3,081	19,840	15.53%
1	Victoria	Ln	R3	2,694	19,818	13.59%
3	Nottingham	Dr	R3	2,830	19,732	14.34%
9	Kensington	Dr	R3	4,743	19,602	24.20%
8	Devonshire	Ln	R3	4,386	19,602	22.38%
9	Nottingham	Dr	R3	4,128	19,602	21.06%
4	Nottingham	Dr	R3	3,538	19,602	18.05%
14	Cornell	Dr	R3	3,523	19,602	17.97%
17	Nottingham	Dr	R3	3,352	19,602	17.10%
75	Elmwood	Ln	R3	3,230	19,602	16.48%
5	Sheffield	Ct	R3	3,110	19,602	15.87%
13	Nottingham	Dr	R3	3,105	19,602	15.84%
4	Kensington	Dr	R3	2,940	19,602	15.00%
59	Berkshire	Ln	R3	2,618	19,602	13.36%
66	Riverwoods	Rd	R3	2,564	19,602	13.08%
10	Cornell	Dr	R3	2,558	19,602	13.05%
5	Nottingham	Dr	R3	2,524	19,602	12.88%
11	Friar Tuck	Ct	R3	2,438	19,602	12.44%
26	Plymouth	Ct	R3	1,972	19,602	10.06%
72	Riverwoods	Rd	R3	1,870	19,602	9.54%
45	Cambridge	Ln	R3	1,436	19,602	7.33%
62	Riverwoods	Rd	R3	3,218	19,583	16.43%
20	Cornell	Dr	R3	2,475	19,554	12.66%
50	Cedar	Ln	R3	3,159	19,527	16.18%
28	Lincolnshire	Dr	R3	3,831	19,484	19.66%
70	Cumberland	Dr	R3	1,882	19,472	9.67%
29	Dukes	Ln	R3	3,766	19,430	19.38%
29	Victoria	Ln	R3	3,790	19,394	19.54%
34	Dukes	Ln	R3	5,385	19,166	28.10%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
21	Mayfair	Ln	R3	4,158	19,166	21.69%
4	Sherwood	Dr	R3	3,502	19,166	18.27%
12	Londonderry	Ln	R3	3,228	19,166	16.84%
25	Londonderry	Ln	R3	1,718	19,166	8.96%
87	Hickory	Ln	R3	4,855	19,107	25.41%
26	Cumberland	Dr	R3	2,901	18,731	15.49%
33	Cumberland	Dr	R3	2,760	18,731	14.73%
7	Robinhood	Ct	R3	2,513	18,731	13.42%
5	Cambridge	Ln	R3	1,992	18,731	10.63%
13	Cambridge	Ln	R3	1,976	18,693	10.57%
29	Cumberland	Dr	R3	3,044	18,686	16.29%
5	Plymouth	Ct	R3	5,852	18,326	31.93%
34	Lincolnshire	Dr	R3	4,830	18,295	26.40%
10	Dukes	Ct	R3	4,119	17,860	23.06%
3	Sherwood	Dr	R3	2,710	17,860	15.17%
14	Whitby	Ct	R3	2,986	16,117	18.53%
2	Stonegate	Cr	R3	1,409	16,043	8.78%
40	Windsor	Dr	R3	2,986	15,995	18.67%
9	Queens	Way	R3	3,374	15,682	21.52%
24	Kent	Ct	R3	2,897	15,682	18.47%
7	Stonegate	Cr	R3	2,095	15,501	13.52%
10	Stonegate	Cr	R3	1,478	15,388	9.60%
30	Kent	Ct	R3	3,069	14,810	20.72%
34	Kent	Ct	R3	2,973	14,810	20.07%
11	Queens	Way	R3	2,898	14,794	19.59%
44	Windsor	Dr	R3	2,473	14,770	16.74%
18	Whitby	Ct	R3	2,986	13,939	21.42%
14	Queens	Way	R3	2,986	13,794	21.65%
4	Stonegate	Cr	R3	2,340	11,168	20.95%

Average	R3	3,068	21,230	14.6%
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Total Homes Reviewed 449
homes over 3,000 Sq. ft. 210
homes under 3,000 Sq. ft. 239

	Home Size Sq Ft already includes a screened in porch.
	Calculated FAR over 25% pre-existing
	Double lot used as single lot in 1981.

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
3	Briarwood	Ln	R2A	5,368	22,434	23.93%
2	Durham	Ct	R2A	5,037	21,095	23.88%
201	Surrey	Ln	R2A	6,232	62,132	10.03%
1601	Riverwoods	Rd	R2A	6,618	49,176	13.46%
408	Farrington	Dr	R2A	5,136	46,660	11.01%
316	Whitmore	Ln	R2A	3,621	45,936	7.88%
317	Brampton	Ct	R2A	2,814	42,663	6.60%
1	Farrington	Cr	R2A	5,482	40,434	13.56%
114	Surrey	Ln	R2A	3,704	39,045	9.49%
301	Brampton	Ln	R2A	3,044	37,632	8.09%
302	Brampton	Ln	R2A	2,865	35,370	8.10%
8	Briarwood	Ln	R2A	7,849	33,967	23.11%
403	Old Mill	Cr	R2A	5,180	32,234	16.07%
427	Old Mill	Cr	R2A	5,461	32,209	16.95%
7	Preston	C	R2A	6,012	32,207	18.67%
5	Farrington	Cr	R2A	6,711	32,139	20.88%
435	Farrington	Dr	R2A	5,360	31,799	16.86%
424	Old Mill	Cr	R2A	5,406	31,612	17.10%
4	Astor	Ct	R2A	4,251	31,288	13.59%
409	Old Mill	Cr	R2A	5,081	31,217	16.28%
2	Preston	Ct	R2A	5,731	30,928	18.53%
109	Surrey	Ct	R2A	4,810	30,600	15.72%
425	Old Mill	Cr	R2A	5,132	29,742	17.26%
373	Stafford	Ct	R2A	3,403	29,635	11.48%
434	Farrington	Dr	R2A	4,647	29,621	15.69%
402	Farrington	Dr	R2A	4,601	29,591	15.55%
314	Surrey	Ln	R2A	4,553	29,429	15.47%
431	Farrington	Dr	R2A	6,104	29,185	20.91%
208	Brampton	Ln	R2A	3,763	28,837	13.05%
202	Brampton	Ln	R2A	3,961	28,663	13.82%
203	Brampton	Ln	R2A	3,872	28,429	13.62%
6	Preston	Ct	R2A	5,741	28,314	20.28%
415	Old Mill	Cr	R2A	4,610	28,314	16.28%
408	Old Mill	Cr	R2A	5,828	28,277	20.61%
364	Stafford	Ct	R2A	3,468	28,203	12.30%
414	Old Mill	Cr	R2A	5,977	28,079	21.29%
208	Surrey	Ln	R2A	3,036	27,874	10.89%
302	Whitmore	Ln	R2A	3,342	27,866	11.99%
1	Preston	Ct	R2A	5,116	27,682	18.48%
14	Briarwood	Ln	R2A	6,128	27,672	22.15%
324	Brampton	Ct	R2A	3,208	27,223	11.78%
305	Whitmore	Ln	R2A	3,245	27,181	11.94%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
5	Preston	Ct	R2A	5,103	27,118	18.82%
421	Old Mill	Cr	R2A	5,461	27,007	20.22%
213	Brampton	Ln	R2A	3,225	26,947	11.97%
207	Brampton	Ln	R2A	3,932	26,738	14.71%
420	Old Mill	Cr	R2A	5,848	26,688	21.91%
1	Astor	Ct	R2A	3,724	26,486	14.06%
207	Surrey	Ln	R2A	4,146	26,032	15.93%
333	Brampton	Ct	R2A	3,033	26,003	11.66%
121	Surrey	Ln	R2A	3,804	25,786	14.75%
312	Whitmore	Ln	R2A	3,842	25,732	14.93%
241	Pembroke	Dr	R2A	3,460	25,715	13.46%
342	Brampton	Ct	R2A	3,493	25,680	13.60%
418	Farrington	Dr	R2A	4,948	25,580	19.34%
321	Whitmore	Ln	R2A	3,221	25,559	12.60%
308	Whitmore	Ln	R2A	3,704	25,427	14.57%
428	Farrington	Dr	R2A	6,000	25,265	23.75%
3	Leeds	Ct	R2A	3,734	25,179	14.83%
312	Carlisle	Ln	R2A	3,365	25,166	13.37%
318	Carlisle	Ln	R2A	3,053	24,913	12.25%
401	Farrington	Dr	R2A	5,653	24,697	22.89%
212	Brampton	Ln	R2A	3,997	24,632	16.23%
1	Pembroke	Dr	R2A	2,966	24,588	12.06%
118	Pembroke	Dr	R2A	4,468	24,371	18.33%
216	Brampton	Ln	R2A	3,606	24,002	15.02%
317	Whitmore	Ln	R2A	3,591	23,897	15.03%
4	Buxton	Ct	R2A	3,144	23,240	13.53%
227	Surrey	Ln	R2A	3,515	23,106	15.21%
302	Whytegate	Ct	R2A	3,314	23,064	14.37%
215	Surrey	Ln	R2A	3,457	23,022	15.02%
5	Parton	Ct	R2A	3,467	22,537	15.38%
315	Whytegate	Ct	R2A	4,011	22,454	17.86%
4	Parton	Ct	R2A	3,875	22,453	17.26%
105	Fallstone	Dr	R2A	3,456	22,423	15.41%
4	Leeds	Ct	R2A	3,661	22,404	16.34%
309	Carlisle	Ln	R2A	3,243	22,354	14.51%
5	Durham	Ct	R2A	3,170	22,287	14.22%
141	Pembroke	Dr	R2A	3,252	22,285	14.59%
201	Pembroke	Dr	R2A	3,474	22,137	15.69%
285	Pembroke	Dr	R2A	4,221	22,035	19.16%
309	Whytegate	Ct	R2A	3,221	22,004	14.64%
424	Farrington	Dr	R2A	5,129	21,961	23.36%
312	Whytegate	Ct	R2A	3,724	21,396	17.41%

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
307	Surrey	Ln	R2A	3,314	21,378	15.50%
303	Carlisle	Ln	R2A	3,937	21,372	18.42%
303	Whytegate	Ct	R2A	3,084	21,302	14.48%
3	Buxton	Ct	R2A	3,610	21,137	17.08%
104	Surrey	Ct	R2A	3,702	21,069	17.57%
160	Dover	Cr	R2A	3,309	21,060	15.71%
355	Brampton	Ln	R2A	3,209	21,018	15.27%
313	Surrey	Ln	R2A	3,692	20,998	17.58%
311	Whitmore	Ln	R2A	3,664	20,459	17.91%
303	Surrey	Ln	R2A	3,045	20,385	14.94%
190	Dover	Cr	R2A	3,365	20,214	16.65%
101	Surrey	Ct	R2A	2,567	20,187	12.72%
297	Pembroke	Dr	R2A	3,582	20,119	17.80%
220	Dover	Cr	R2A	3,456	20,057	17.23%
306	Whytegate	Ct	R2A	3,172	20,020	15.84%
170	Pembroke	Dr	R2A	3,349	20,016	16.73%
306	Carlisle	Ln	R2A	4,062	20,002	20.31%
109	Fallstone	Dr	R2A	2,727	20,001	13.63%
115	Surrey	Ln	R2A	4,706	20,000	23.53%
115	Fallstone	Dr	R2A	2,837	19,915	14.25%
11	Durham	Ct	R2A	4,040	19,799	20.41%
288	Dover	Cr	R2A	3,599	19,709	18.26%
130	Pembroke	Dr	R2A	2,649	19,708	13.44%
260	Dover	Cr	R2A	4,104	19,377	21.18%
104	Fallstone	Dr	R2A	3,674	19,166	19.17%

Average	R2A	4,135	26,527	16.0%
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Total Homes Reviewed 109

homes over 4,100 Sq. ft. 40

homes under 4,100 Sq. ft. 69

Home Size Sq Ft already includes a screened in porch.

Existing Neighborhood Character Review

Address	Street	Qualifier	ZONE	Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR
308	Hamilton	Ct	R2	22,425	98,649	22.73%
301	Hamilton	Ct	R2	5,101	48,787	10.46%
229	Brampton	Ln	R2	4,446	64,759	6.87%
7	Storybook	Ln	R2	1,306	61,420	2.13%
81	Riverwoods	Rd	R2	3,168	55,277	5.73%
221	Brampton	Ln	R2	5,137	53,253	9.65%
307	Hamilton	Ct	R2	6,864	51,944	13.21%
219	Brampton	Ln	R2	5,555	51,944	10.69%
9	Storybook	Ln	R2	3,784	51,271	7.38%
302	Hamilton	Ct	R2	5,470	48,888	11.19%
224	Brampton	Ln	R2	4,494	48,079	9.35%
5	Storybook	Ln	R2	1,950	46,953	4.15%
304	Hamilton	Ct	R2	4,361	46,269	9.43%
217	Brampton	Ln	R2	6,235	45,833	13.60%
228	Brampton	Ln	R2	4,755	45,711	10.40%
2	Charlestowne	Ct	R2	5,458	45,396	12.02%
233	Brampton	Ln	R2	4,904	45,241	10.84%
227	Brampton	Ln	R2	4,892	45,213	10.82%
226	Brampton	Ln	R2	4,042	45,030	8.98%
300	Hamilton	Ct	R2	4,500	44,523	10.11%
225	Brampton	Ln	R2	5,846	44,258	13.21%
223	Brampton	Ln	R2	3,932	44,101	8.92%
3	Charlestowne	Ct	R2	5,911	44,087	13.41%
231	Brampton	Ln	R2	4,106	44,067	9.32%
230	Brampton	Ln	R2	3,869	44,046	8.78%
305	Hamilton	Ct	R2	5,101	43,650	11.69%
303	Hamilton	Ct	R2	5,043	43,650	11.55%
306	Hamilton	Ct	R2	4,950	43,650	11.34%
4	Storybook	Ln	R2	6,807	41,818	16.28%
8	Storybook	Ln	R2	1,288	31,799	4.05%

Average	R2	5,190	48,985	10.3%
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Average without 308 Hamilton Court	R2	4,596	47,273	9.8%
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Existing Neighborhood Character Review				Home Size (sq. ft.)	Lot Size (sq. ft.)	Calculated FAR	
Address	Street	Qualifier	ZONE				
101	Brookwood	Ln	R1	9,711	80,065	12.13%	
103	Brookwood	Ln	R1		80,150	0.00%	Vacant
105	Brookwood	Ln	R1		80,150	0.00%	Vacant
107	Brookwood	Ln	R1	7,269	80,150	9.07%	
108	Brookwood	Ln	R1	6,119	80,106	7.64%	
106	Brookwood	Ln	R1		80,020	0.00%	Vacant
104	Brookwood	Ln	R1		80,162	0.00%	Vacant
102	Brookwood	Ln	R1		80,150	0.00%	Vacant
100	Brookwood	Ln	R1	3,075	71,858	4.28%	
200	Northampton	Ln	R1	4,471	85,813	5.21%	
202	Northampton	Ln	R1	6,685	86,163	7.76%	
203	Northampton	Ln	R1	5,481	82,705	6.63%	
204	Northampton	Ln	R1	5,071	84,885	5.97%	
205	Northampton	Ln	R1	5,247	80,586	6.51%	
206	Northampton	Ln	R1	5,208	84,436	6.17%	
207	Northampton	Ln	R1	6,063	86,249	7.03%	
208	Northampton	Ln	R1	7,120	80,794	8.81%	
209	Northampton	Ln	R1	4,970	80,804	6.15%	
210	Northampton	Ln	R1	5,454	80,105	6.81%	
211	Northampton	Ln	R1	7,956	80,040	9.94%	
212	Northampton	Ln	R1	6,358	82,328	7.72%	
213	Northampton	Ln	R1		82,764	0.00%	Vacant
215	Northampton	Ln	R1	8,667	100,705	8.61%	
217	Northampton	Ln	R1	6,091	95,415	6.38%	
4	Westwood	Ln	R1	2,930	69,315	4.23%	
20	Westwood	Ln	R1	3,354	80,150	4.18%	
2	Hotz	Rd	R1		36,551	0.00%	Vacant
6	Hotz	Rd	R1	2,160	22,651	9.54%	

Average	R1	5,689	78,403	5.5%
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Average without last 4 addresses	R1	6,168	82,775	5.5%
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RESIDENTIAL BULK REGULATIONS				
APPROVED - January 22, 2007				
	<i>R1</i>	<i>R2</i>	<i>R2A</i>	<i>R3</i>
<i>Lot Requirements</i>				
Minimum Area	80,000 SF	40,000 SF	20,000 SF	20,000 SF
Minimum Width	150 feet	120 feet	100 feet	100 feet
Maximum Impervious Area	30% of overall lot area	35% of overall lot area	40% of overall lot area	40% of overall lot area
<i>Yard Requirements</i>				
Front	50 feet	40 feet	20 Feet	30 feet
Side	30 feet	20 feet	10 Feet	10 feet
Rear	50 feet	40 feet	35 feet	30 feet
Corner Side	20 feet	20 feet	20 feet	20 feet
<i>Structure Provisions</i>				
Maximum Height	2½ stories/40 feet	2½ stories/35 feet	2½ stories/35 feet	2 stories/30 feet
Floor Area Ratio	0.25	0.25	0.25	0.25
Bldg. Side Setback Plane	45 degree plane 10 feet above side lot line	45 degree plane 10 feet above side lot line	45 degree plane 10 feet above side lot line	45 degree plane 10 feet above side lot line

Shaded areas indicate revisions to the Village's Bulk Regulations made in 2007.