



12 South Center Street
Bensenville, IL 60106

Office: 630.350.3404
Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

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February 6, 2025

Mr. Arthur Tente
1451 Tally Ho Court
Villa Park, Illinois 60101

Re: February 3, 2025 FOIA Request

Dear Mr. Tente:

I am pleased to help you with your February 3, 2025 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on February 3, 2025. You requested copies of the items indicated below:

"112 N Center permits, zoning cases, zoning ordinance."

After a search of Village files, the following information was found responsive to your request:

- 1) Village of Bensenville Permit No. 14205. (28 pgs.)
- 2) Village of Bensenville Title 10, Chapter 7 Zoning Ordinance. (25 pgs.)

Signatures been withheld under Section 7(1)(b) of FOIA.

Section 7(1)(b) of FOIA provided that "private information" is exempt from disclose. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords, or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when complied without possibility of attribution to any person." 5ILCS 140/2(c-5). Consequently, certain identifiers have been redacted from the records being provided.

Pursuant to Section 9 of the FOIA, 5 ILCS 140/9, I am required to advise you that I, the undersigned Freedom of Information Officer, reviewed and made the foregoing determination to deny a portion of your FOIA Request as indicated. Should you believe that this Response constitutes an improper denial of your request, you may appeal such by filing a request for review within sixty (60) days of the date of this letter with the Public Access Counselor of the Illinois Attorney General's Office, Public Access Bureau, 500 South Second Street, Springfield, Illinois 62706; telephone 1-887-299-FOIA; e-mail: public.access@ilag.gov. You may also have a right of judicial review of the denial under Section 11 of the FOIA, 5 ILCS 140/11.

Do not hesitate to contact me if you have any questions or concerns in connection with this response.

Very truly yours,

Corey Williamsen
Freedom of Information Officer
Village of Bensenville

14205

CHECK ONE: ☐ RESIDENTIAL ☒ MULTI-RESIDENTIAL ☐ NON-RESIDENTIAL

112 N. Center St., Bensenville IL 60106

2

03 - 14 - 212 - 029

R3

ADDRESS

UNIT No.

P.I.N.

ZONING DISTRICT

View 2 Story Duplex

\$ 420,000.00

DESCRIPTION OF WORK

ESTIMATED COST

Name of Business on Site (non-residential):

GENERAL CONTRACTOR: Manco Home Builders, Inc.

46428

ADDRESS: 723 N. Addison Rd., Ste. 1

CITY, STATE & ZIP: Villa Park IL 60181

PHONE: 847-712-2626

E-MAIL: mancohomebuildersinc@gmail.com

IF NECESSARY, ADDITIONAL LICENSED CONTRACTORS MUST COMPLETE & ATTACH LICENSE CERTIFICATE & BOND ON PAGE 2

OWNER AND APPLICANT INFORMATION

In the event of error or omission in either the plans or application in having the work completed in any other manner than that it is compliant with the approved plans and the applicable codes and ordinances of the Village of Bensenville and the State of Illinois. All work shall be completed, inspected and approved as required and no occupancy or use of the space shall be permitted until approved in writing by the Department of Community and Economic Development. The applicant shall be responsible for all fees associated with the instant permit, including but not limited to the fees for the review of the plans and the review of the application. I declare that to the best of my knowledge and belief the information provided is true and correct.

Manco Home Builders, Inc.

07/26/2024

Applicant's Name (Print)

Applicant's Signature

Date

723 N. Addison Rd., Ste. 1

Villa Park IL 60181

847-712-2626

Address

City, State & ZIP

Day Time Phone

mancohomebuildersinc@gmail.com

Applicant's Email Address

Correspondence and escrow refunds can only be completed if the address of the applicant is kept current, which is the applicant's responsibility. I hereby authorize the above listed applicant to complete the provisions of the applicable code.

Manco Home Builders, Inc.

07/26/2024

Property Owner's Name (Print)

Property Owner's Signature

Date

723 N. Addison Rd., Ste. 1

Villa Park IL 60181

847-712-2626

Address

City, State & ZIP

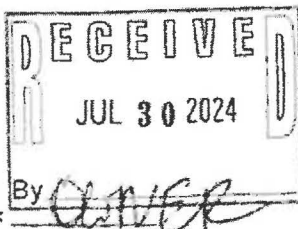
Day Time Phone

OFFICE USE ONLY

BUILDING INFORMATION

☒ New Construction ☐ Addition
☐ Alteration ☐ Accessory

Storm-water Permit Required Yes ☐ NO ☒



Milestone Dates:

7-30-24 Applied
10-28-24 Approved
11-01-24 Issued
05-01-25 Expires

Fees:

ESCROW \$ 350
APPLICATION \$ 500
PLAN REVIEW \$ 1713.37
INSPECTIONS (40x\$35/\$45) \$ 1400.00
Taps OTHER \$ 7,500.00
Water meters OTHER \$ 742.00
TOTAL FEES DUE \$ 12,405.37

AID BY:

APPROVED BY:

LC

Pre con meeting Held on 10-30-24 main contact -

LICENSED CONTRACTOR INFORMATION
COMPLETE ALL THAT APPLY

ROOFING

LICENSED CONTRACTOR	EMAIL	Day Time Phone
Super Mario Roofing, Inc.	kminiak.mario@gmail.com	312-721-5381
ADDRESS	City	State & ZIP
364 Pinetree Ln. Unite C2	Schaumburg	IL 60193

PROVIDE A COPY OF ROOFERS LICENSE CERTIFICATE ☐

ELECTRICAL

LICENSED CONTRACTOR	EMAIL	Day Time Phone
MG Tech Electric, Inc.	mgtechelectric@gmail.com	773-3195238
ADDRESS	City	State & ZIP
522 Cloud Ct.,	Schaumburg	IL 60193

PROVIDE A COPY OF ELECTRICIANS LICENSE CERTIFICATE AND A SURETY BOND FOR \$10,000 ☐

PLUMBING

LICENSED CONTRACTOR	EMAIL	Day Time Phone
J & K Plumbing 1, Inc.	kubisztalj@yahoo.com	773-807-9639
ADDRESS	City	State & ZIP
9857 Robin Dr.,	Niles	IL 60714

PROVIDE A LETTER OF INTENT & A COPY OF PLUMBERS LICENSE CERTIFICATE ☐

Permit Fee Work Sheet

Permit Address: 112 N Center

Permit # 14205

Project: new construction

Escrow: \$ 350.00

Construction Type:

Application: \$ 500.00

Type Occupancy:

Bldg. Plan Review: \$ 525.00

Occupant Load:

10% \$ —

Codes: 2021 International

Expedite \$ —

Total Bldg Review: \$ 525.00

Fire Alarm:

Inspections:

Fire Sprinkler:

Building: # 40 \$ 35.00

Engineer # — \$ —

Total: \$ 1400.00

Security:

★ Water Tap \$ 1500.00

Lawn Irrigation:

★ Sanitary Connection \$ 6000.00

Racking:

Water Meter 3/4 Inch X 2 \$ 290.00

Signage:

Radio X 2 \$ 410.00

Health Dept.

Fittings X 2 \$ 42.00

IDOT

Total Meter & Accessories \$ 742.00

Engineering Plan Review \$ 798.37

Stormwater Review \$ 590.00

Total Permit Fees Due \$ 12,405.37

Stormwater Development Security \$ —

Erosion and Sediment Control Security \$ —

Natural Area Security \$ —

Total Security \$ —

OWNER manco Home Builders inc					
ADDRESS 112 N center (S-unit)					
DATE 9-20-24		PERMIT 14205		PAID NO.	
PIT	CURB BOX	I.D. NUMBER			
MAKE Iperl		NO.		SIZE 3/4	
TOUCH PAD	METER MIKE	METER EXCHANGE DATE			
NEW METER READING					
EXCHANGED METER READING					
REASON FOR EXCHANGE new service					
OLD METER MAKE				OLD NUMBER	
INDUST.	RESIDENCE	COM'L	MULTI	SEALED	NUMBER UNITS
	X				
REMARKS meter / Radio / connection kit					
METER ISSUED BY			SIGNATURE OF AGENT X		

METER RECORD

METER NUMBER

ACCOUNT NUMBER

PRINT — PRESS HARD

OWNER manco Home Builders inc					
ADDRESS 112 N center (N-unit)					
DATE 9-20-24		PERMIT 14205		PAID NO.	
PIT	CURB BOX	I.D. NUMBER			
MAKE Iperl		NO.		SIZE 3/4	
TOUCH PAD	METER MIKE	METER EXCHANGE DATE			
NEW METER READING					
EXCHANGED METER READING					
REASON FOR EXCHANGE new service					
OLD METER MAKE				OLD NUMBER	
INDUST.	RESIDENCE	COM'L	MULTI	SEALED	NUMBER UNITS
	X				
REMARKS meter / Radio / connection kit					
METER ISSUED BY			SIGNATURE OF AGENT X		

METER RECORD

VILLAGE OF BENSENVILLE

Department of Community and Economic Development

CONDITIONS OF THE PERMIT

SITE LOCATION: 112 NORTH CENTER STREET
INTENDED USE: R-3
APPLICATION NO: 14205
APPLICATION TYPE: SINGLE FAMILY NEW CONSTRUCTION
DESCRIPTION OF WORK: 2 STORY DUPLEX

File Copy

-
1. All work, whether approved or not shall be in compliance with the applicable codes and ordinances.
 1. Contact the Community and Economic Development Department 24 hours in advance at 630-350-3413 for any necessary inspections.
 2. No work except what has been approved or required shall be permitted through the execution of this permit. No changes to the approved plans will be permitted without authorization by the Department of Community and Economic Development in writing.
 3. THESE PLANS & CONDITIONS MUST BE AT THE JOB SITE AND AVAILABLE FOR EACH INSPECTION. If the approved copy is not available, the inspection will not be conducted, and the report shall be marked "Not Approved." DO NOT REMOVE THESE CONDITIONS FROM THE PLANS.
 4. SPECIAL CONDITIONS TO APPLICATION NUMBER 14205 PLAN EXAMINER REVIEW.

All conditions are mandatory, changes on the approved plans/documents will not be permitted without written authorization from the Community & Economic Development Department. Failure to comply with the preceding conditions will invalidate the approval of this permit.

The completion of this project and the bond refund process is subject to final inspection and approval by the Village Inspector(s). NOTE: Items not identified during this review will be addressed.

All work must be inspected in accordance with the inspection list provided with this permit. Work concealed without the required inspection and approval must be exposed for inspection (at owner's/contractor's expense) as directed by the Village Inspector.

Applicable Codes: 2021 International Code sets, 2021 Illinois Energy Conservation Code, 2023 National Electrical Code, 2021 2014 Illinois Plumbing Code and Village of Bensenville Amendments.

All structural members in deck construction (joist, beams, etc.) must be of pressure treated wood. Other areas of the structure may be of wood that is naturally resistant to decay and fungus (cedar, redwood, etc.). All hardware (nails, bolts, hangers, post brackets, etc.) must be galvanized.

Deck must be supported on concrete piers a minimum of 8 inches in diameter, minimum depth of 42 inches below grade and a minimum of 4 inches above grade. NOTE: Postholes are inspected and approved prior to concrete pour and wood posts are not allowed to be buried in concrete.

Ledger Boards. Ledger boards shall be attached to the rim joist or other approved wooden structural framing member of the house with minimum 1/2 inch diameter carriage bolts. (Minimum 1/2 lag bolts may be used in existing construction where the rim joist has been enclosed by the interior construction.) Said bolts shall be installed no more than sixteen (16) inches on center, except that where lag bolts are used and the span of the joist exceeds 10 feet-0 inches, the bolts shall be spaced at no less than twelve (12) inches on center. Bolts shall be installed in an alternating top to bottom or (stitch bolt) pattern, and at least one bolt shall be located between 2 inches and 5 inches of each end or splice. The deck, including the ledger board, shall not be supported on or by stone or masonry veneer.

Proposed deck and stair guards are 42 inches in height. Gate shall be the same height. Access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. The release mechanism of the self-latching device shall be located on the pool side not less than 3 inches below the top of the gate and the gate and barrier shall not have openings greater than 1/2 inch (.5 inch) within 18 inches of the release mechanism. Gate is apart of the barrier and is required to be installed.

Steps shall have a maximum riser height of 7/34 inches this includes the rise from any service walk to the top of a stoop. Minimum tread depth shall be 10 inches. Maximum difference between steps is not to exceed 3/8 of an inch

All concrete work shall be in accordance with the applicable attached Village Standard

Surge Protection of Equipment. An approved surge protector, listed for the use, shall be installed at all new residential service panels.

Any outlet box installed at or near the center of the ceiling of any bedroom, family room, den, study, dining room or similar room in a residential dwelling shall be listed for the support of a ceiling (paddle) fan.

Main panelboards shall have a main breaker within the panelboard enclosure. Allowances to the contrary within this code are hereby deleted.

Smoke alarms shall be installed in the following locations: Each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling including basements but not including crawl spaces and uninhabitable attics. A carbon monoxide alarm shall be installed within fifteen (15) feet of any sleeping area. All smoke and carbon monoxide alarms shall be interconnected in such a matter that the actuation of one alarm will activate all the alarms in the dwelling unit.

All 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall have arc-fault circuit interrupter protection

Joints and seams of ducts, air handlers and filter boxes shall be sealed.

Vent connector joints shall be joined with a minimum of three screws per connection

It shall be the responsibility of the contractor to verify or install the proper hacr breaker per manufacturer's instructions

Emergency Disconnect ♦ All service conductors and outside feeders to a one- and two- family dwelling shall terminate in a disconnecting means located in a readily accessible outdoor location within sight of the dwelling unit. NEC 225.41

Fences shall be constructed in a workmanlike manner and be of sound and sturdy construction. For vinyl fences, they must be installed per the manufacturers installation instructions and shall have a copy onsite attached to these conditions.

No fence shall adversely affect drainage or create or significantly aggravate runoff problems on abutting lots.

Fences may be located on easements at the fence owner's risk subject to the other requirements herein.

All parts of a fence must be fully inside property lines, except that gates may swing open over public sidewalks, alleys and internal drives. Note: Village inspectors do not verify property lines, this is the responsibility of the property owner

Maximum installed fence height measured from grade is six(6)feet.

Post holes are required to be inspected (concrete pier inspection) BEFORE the post are installed. Post holes for fence post are required to be a minimum of forty-two(42) inches deep from grade.

The finished side of a fence shall face the nearest lot line. Post and supports shall face away from such line

Fence has not been reviewed for use as a pool barrier.

A six foot tall construction fence, soil erosion control, a construction entrance and inlet protection shall all be installed before any soil is moved. Call for the soil erosion inspection when ready.

Storm water inlets shall be protected with sediment trapping or filter control devices during construction

Provide a soils report signed by a soils engineer that verifies the soil bearing capacity prior to concrete placement. A copy of the soils report shall be on the job site at time of footing inspection.

A spot survey is required to be submitted and approved by the Village prior to any framing taking place on the property. Survey must be signed and stamped by an Illinois licensed professional.

Water tap shall be in accordance with the Village standard and shall be witnessed by the Village. Call 48 hours in advance to schedule. Testing of the water shall be the responsibility of the contractor/property owner.

Install the Energy Efficiency Certificate on or near the electrical distribution panel.

A passive radon control system shall be installed. Note a receptacle is required for future fan installation

Leave manufacturers's tags with the U-Factor number on all new windows till after rough inspection approval

Dishwasher outlets require GFCI protection

All receptacles installed in laundry areas require GFCI protection.

Any receptacle within six feet of the outside edge of a sink requires GFCI protection. This includes any receptacle behind an appliance (such as the refrigerator)

Dwelling unit shall be tested and verified as having an air leakage rate of not exceeding five air changes per hour. Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the Village.

Provide an as-built final grading plan to the Village for approval. It is recommended that landscaping not begin till grading is approved.

duct leakage test shall be performed either at the rough or the final mechanical insp.


rodent abatement shall be maintained throughout the construction of the project. bait stations shall be placed along the silt fencing and a service agreement shall be in place for the duration of the project.

Plans are approved as noted above

All work must be performed in a neat and workmanlike manner by persons who are skilled in their trades in full performance with the Village Code. All work must be inspected in accordance with the inspection lists provided with this permit. Owner/Contractor is responsible to expose any work concealed without the required inspection and approval.

The completion of this project and the bond refund process is subject to the final inspection and approval by the Village Inspector. NOTE: All debris and landscaping must be returned to its original conditions prior to final inspection.

Having read and understood the preceding conditions, I hereby agree to comply with them.



SIGNATURE
GENERAL MANAGER
MAXCO HOME BUILDERS

Arthur Woods
NAME (PRINT)

11/1/2024
DATE

Louis Czerwin

From: Louis Czerwin
Sent: Thursday, August 22, 2024 11:26 AM
To: mancohomebuildersinc@gmail.com
Subject: 112 n center
Attachments: 112 n center eng. review 1.pdf; 112 n center building comments.docx

Good morning attached are the review comments, please cloud changes and provide a response letter with resubmittal. Thank you

Louie Czerwin
Building Official
630-594-1008



Village of Bensenville
Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Date: August 22, 2024
To: Kurtis Pozsgay, Director of Community & Economic Development
From: Brad Hargett, P.E, PLS, CFM – Assistant Village Engineer
Copy: Joseph Caracci, P.E. – Director of Public Works
Kevin Quinn – Planner
Subject: **112 N Center Street – New Residential Duplex
Engineering/PW Review Comments #1**

The Engineering Division within Public Works Department received the following material via email on May 22, 2024.

- Engineering plans, titled "Boundary and Topographic Survey" for 112 N Center Street, 2 sheets, dated July 9, 2029, prepared by JGM Consulting Inc. of Naperville, Illinois.
- Architectural Plans, titled "New Residential Duplex 112 N. Center Street", 9 sheets, dated May 14, 2024, prepared by Robert M. Akers Architecture LLC of Geneva, Illinois.
- Boundary and Topographic Survey, 1 Sheet, dated April 16, 2024, prepared by Gentile and Associates, Inc. of Lombard, Illinois.

The proposed development includes construction of a new 2-unit duplex residential building with a detached garage including a new concrete driveway with access of the public alley, and water and sanitary services. Stormwater Management improvements include the construction of an infiltration trench to accommodate BMP requirements.

We did not review the Architectural Plans except as reference for the Engineering Plan review, as it is our understanding these documents will be reviewed by others as required.

ENGINEERING ISSUES

Stormwater Detention: Article 15-72.A.1 of the DuPage County Stormwater and Flood Plain Ordinance (DCSFPO) states that stormwater detention is required if the impervious area is being increased by at least 25,000 square feet. A comparison of the existing conditions as it existed on February 15, 1992 to the proposed conditions, the proposed development result in an impervious area increase of 3,594 square feet which is less than 25,000 square feet. In accordance with DCSFPO stormwater detention is not required for this proposed development.

Best Management Practices: Section 15-63 of the DCSFPO states that on-site post-construction best management practices (PCBMPs) and volume control best management practices (VCBMPs) are required to treat stormwater runoff for pollutants and reduce runoff volume for all developments with 2,500 square feet or more net new impervious area since April 23, 2013. Based upon a comparison of the existing conditions to the proposed conditions since 2013, the proposed development will result in a net impervious area increase of 3,594 square feet. In accordance with DCSFPO PCBMPs are required. The area for all new impervious surfaces is 3,594 square feet. The required PCBMP volume is as noted:

$$3,594 \text{ SF} \times 1.25"/12 = 374 \text{ CF (0.009 acre-feet)}$$

377 CF (0.009 acre-feet) of PCBMP volume is proposed within a stone infiltration trench. The proposed PCBMP volume exceeds of the required volume by 3 CF.

Sediment & Erosion Control: The construction area (disturbed area) is the entire lot area of 7,980 square feet (0.183 acres) which is less than 1 acre. A National Pollutant Discharge Elimination System (NPDES) permit is not required for discharge of storm water. However, all erosion control measures must meet all of the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.

Floodplain: The site includes no regulatory floodplain as shown on FEMA FIRM Map number 17043C0079J dated August 1, 2019. The nearest regulatory flood plain is the Zone AE floodplain of Bensenville Ditch located approximately 750 feet northwest of the site with an elevation of +/-663. Because the site is entirely outside the limits of the 100-year flood plain, compensatory storage will not be required for any proposed fill.

Wetlands and Buffers: There appears are no wetlands or buffers on the site but will need to be verified for the next submittal.

Permits: The proposed improvement will require a Village of Bensenville Stormwater Permit since the area disturbed by construction is greater than 5,000 square feet. The Stormwater Management Certification Application Form must be completed by the Owner and the Applicant. Since no impacts are proposed to Special Management Areas, the submittal does not require submittal to the DuPage County Stormwater for review and certification.

REVIEW COMMENTS

Based upon the above submitted items, we reviewed the site and have provided the following comments:

General:

1. Submit a completed DuPage County Stormwater Management Certification Application Form, including all applicable signatures.
2. The Engineer shall provide a detailed cost estimate showing the opinion of probable construction costs for the site improvements outside the building work for review. The engineer's estimate of must have the proposed stormwater and erosion control items broken out. The estimate will be used for determining fees and surety.
3. A groundwater monitoring report or geotechnical report was not provided. If one was prepared submit. Provide a groundwater monitoring report for the site to

determine the seasonally high groundwater table at the site. PCBMPs that infiltrate cannot be constructed in areas where the estimated seasonally high groundwater table is within 2-feet of the surface. Please refer to DuPage County brochure on how to establish the estimated seasonally high groundwater table at the link below.

<https://cms5.revize.com/revize/dupage/Stormwater%20Management/Documents/Stormwater%20Permitting/Best%20Management%20Practices/ESHWT.pdf>

Engineering Plans:

1. A professional engineer shall provide a statement rendering an opinion that the development meets the minimum criteria for stormwater management in accordance with the DuPage County Stormwater Ordinance and the Village Code of Bensenville.
2. Add the list of all permits required and approval numbers (if received already) on plans. Required permits include a Village of Bensenville Building permit, DuPage County Stormwater Certification.
3. Proposed infiltration trench calculations indicated a depth of 2.9', but the depth from the invert of the 4" tile outlet and the bottom of the trench aggregate is 1.9'. Revise infiltration trench to increase the depth or modify size to provide the required BMP volume. For reference attached is a copy of DuPage County's example for drywells to be used in DuPage County.
4. Foundation exposure is 1.5' from the top of foundation elevation of 666.7 and adjacent grade 665.2. Reduce exposure to provide 0.5 exposure or provide a brick ledge or drop siding.
5. Provide additional spot elevations along the north and south side yard swale to demonstrate a minimum 1% slope is provided.
6. Provide a cross section of the north and south side yard swale.
7. Proposed grade at the corners of the garage and driveway apron is 665 but drops of too quick to the 664 contour. Revise design to so driveway slope is not greater than 6% and 6:1 for turf grades.
8. Show the location of the sump pump and how it discharges to the infiltration trench.
9. Indicated on plan that water and sanitary services to be directional bored beneath roadway. Only provide pavement patch at main connection in road.
10. Notes on plan call for ¾" water services, but the Village's minimum is 1.5".
11. All existing/abandoned water and sanitary services must be disconnected at the main.
12. Pavement composition of the concrete apron is not specified. Minimum thickness on private property is 5" concrete on 4" CA-6 and 7" concrete in ROW. Refer to Village's Driveway Standard.
13. Add the Village's Driveway Standard Detail and Utility Trench and Pavement Restoration Standard details to the detail sheet.
14. Add dimension for length of concrete apron.

15. Provide the portable toilet, concrete washout, and material storage/stockpile locations. Locate a minimum of 10' from all lot lines.
16. The applicant should add or verify that the following sediment and erosion control notes are included on the plans:
 - a. Stockpiles of soil shall not be located within special management areas.
 - b. Stockpiles in place for more than three days shall be provided with soil erosion and sediment control measures.
 - c. Pumping sediment laden water into any stormwater facility that is not designated to be a sediment control measure, Sediment Trap, or Sediment Basin either directly or indirectly without filtration is prohibited.
 - d. Water pumped or otherwise discharged from the site during construction shall be filtered.
 - e. A stabilized construction entrance shall be provided to prevent the deposition of soil onto public or private roadways. Any soil reaching a public or private roadway shall be removed before the end of each workday.
 - f. The applicant shall provide adequate receptacles for the deposition of all construction debris generated during the development process. The applicant shall not cause, or permit, the dumping, deposition, dropping, throwing, blowing, discarding or leaving of construction material debris upon or into any development site, channel, pond, lake, wetland, buffer, or Waters of DuPage County. The applicant shall maintain the development site free of uncontrolled construction debris. Construction site operators shall implement appropriate soil erosion and sediment control, and control waste such as, discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality.
 - g. All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization is achieved. Trapped sediment and other disturbed soils resulting from temporary measures shall be properly disposed of prior to permanent stabilization.

Architectural Plans:

1. Plumb. Dia's and Notes P1.0 – Note indicates all water supply lines are ¾", but Village's minim water service is 1.5".

Applicant shall provide a disposition of these comments with the next submittal along with requested items in this letter. If there are any questions or if I can be of further assistance, please contact me.

Sincerely,



Bradley Hargett, PE, PLS, CFM
Assistant Village Engineer



Village of Bensenville
Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Date: September 17, 2024
To: Kurtis Pozsgay, Director of Community & Economic Development
From: Brad Hargett, P.E, PLS, CFM – Assistant Village Engineer
Copy: Joseph Caracci, P.E. -- Director of Public Works
Kevin Quinn – Planner
Subject: **112 N Center Street – New Residential Duplex
Engineering/PW Review Comments #2**

The Engineering Division within Public Works Department received the following material via email on September 13, 2024.

- Engineering plans, titled "Boundary and Topographic Survey" for 112 N Center Street, 2 sheets, dated September 5, 2024, prepared by JGM Consulting Inc. of Naperville, Illinois.
- Architectural Plans, titled "New Residential Duplex 112 N. Center Street", 10 sheets, dated August 27, 2024, prepared by Robert M. Akers Architecture LLC of Geneva, Illinois.
- DuPage County Stormwater Management Certification Application, dated September 9, 2024.
- Engineer's Most Probable Cost for Construction, 1 pages, dated September 5, 2024, prepared by JGM Consulting Inc. of Naperville, Illinois.
- Comment response letter, 1 page, dated August 15, 2024, prepared by Kimley-Horn and Associates, Inc. of Deerfield, Illinois

The proposed development includes construction of a new 2-unit duplex residential building with a detached garage including a new concrete driveway with access of the public alley, and water and sanitary services. Stormwater Management improvements include the construction of an infiltration trench to accommodate BMP requirements.

We did not review the Architectural Plans except as reference for the Engineering Plan review, as it is our understanding these documents will be reviewed by others as required.

ENGINEERING ISSUES

Stormwater Detention: Article 15-72.A.1 of the DuPage County Stormwater and Flood Plain Ordinance (DCSFPO) states that stormwater detention is required if the impervious area is being increased by at least 25,000 square feet. A comparison of the existing conditions as it existed on February 15, 1992 to the proposed conditions, the proposed development result in

an impervious area increase of 3,594 square feet which is less than 25,000 square feet. In accordance with DCSFPO stormwater detention is not required for this proposed development.

Best Management Practices: Section 15-63 of the DCSFPO states that on-site post-construction best management practices (PCBMPs) and volume control best management practices (VCBMPs) are required to treat stormwater runoff for pollutants and reduce runoff volume for all developments with 2,500 square feet or more net new impervious area since April 23, 2013. Based upon a comparison of the existing conditions to the proposed conditions since 2013, the proposed development will result in a net impervious area increase of 3,594 square feet. In accordance with DCSFPO PCBMPs are required. The area for all new impervious surfaces is 3,594 square feet. The required PCBMP volume is as noted:

$$3,594 \text{ SF} \times 1.25"/12 = 374 \text{ CF (0.009 acre-feet)}$$

377 CF (0.009 acre-feet) of PCBMP volume is proposed within a stone infiltration trench. The proposed PCBMP volume exceeds of the required volume by 3 CF.

Sediment & Erosion Control: The construction area (disturbed area) is the entire lot area of 7,980 square feet (0.183 acres) which is less than 1 acre. A National Pollutant Discharge Elimination System (NPDES) permit is not required for discharge of storm water. However, all erosion control measures must meet all of the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.

Floodplain: The site includes no regulatory floodplain as shown on FEMA FIRM Map number 17043C0079J dated August 1, 2019. The nearest regulatory flood plain is the Zone AE floodplain of Bensenville Ditch located approximately 750 feet northwest of the site with an elevation of +/-663. Because the site is entirely outside the limits of the 100-year flood plain, compensatory storage will not be required for any proposed fill.

Wetlands and Buffers: There appears are no wetlands or buffers on the site but will need to be verified for the next submittal.

Permits: The proposed improvement will require a Village of Bensenville Stormwater Permit since the area disturbed by construction is greater than 5,000 square feet. The Stormwater Management Certification Application Form must be completed by the Owner and the Applicant. Since no impacts are proposed to Special Management Areas, the submittal does not require submittal to the DuPage County Stormwater for review and certification.

REVIEW COMMENTS

Based upon the above submitted items, we reviewed the site and have provided the following comments:

General:

1. The submitted DuPage County Stormwater Management Certification Application Form is missing Item 1 Community & Status (Bensenville and Partial) need to be added; 7 Description of Proposed Development need to be added; Item 9 Section (14), Township (40N) & Range (11E) is missing; and Item 10 Best Management Practices and Soil Erosion & Control needs to be checked.

September 17, 2024

2. A groundwater monitoring report or geotechnical report was not provided. If one was prepared submit. Provide a groundwater monitoring report for the site to determine the seasonally high groundwater table at the site. PCBMPs that infiltrate cannot be constructed in areas where the estimated seasonally high groundwater table is within 2-feet of the surface. Please refer to DuPage County brochure on how to establish the estimated seasonally high groundwater table at the link below.
https://cms5.revize.com/revize/dupage/Stormwater%20Management/Documents/Stormwater%20Permitting_Best%20Management%20Practices/ESHWT.pdf
3. The cost estimate had the following comments.
 - a. The silt fence was computed incorrectly, total cost is \$1,676.80
 - b. Parkway Restoration was computed incorrectly, total cost is \$9,250
 - c. Pavement R&R has a low unit price, use \$50/SY.
 - d. Add a 10% contingency.

Engineering Plans:

1. Infiltration trench 4" outlet pipe shows an invert of 662.1 on the plan sheet, but 662.7 on the detail. Which is correct?
2. What is the elevation of the bottom of the aggregate used to compute the provided PCBMP volume, 658.8? Infiltration trench design specifies depth of 2.90'. Depth will be from the invert of the outlet pipe to the bottom of the aggregate. Confirm 377 CF of PCBMP volume is provided.
3. All existing/abandoned sanitary services must be disconnected at the main.

Applicant shall provide a disposition of these comments with the next submittal along with requested items in this letter. If there are any questions or if I can be of further assistance, please contact me.

Sincerely,



Bradley Hargett, PE, PLS, CFM
Assistant Village Engineer



12 South Center Street
Bensenville, IL 60106
Community & Economic
Development Department
Main: 630.350.3413
Fax: 630.350.3449

VILLAGE OF BENSENVILLE

Community and Economic Development Department

REVIEW DATE: 8/12/2024

SITE LOCATION: 112 n center st.

APPLICATION NO: 14205

DESCRIPTION OF WORK: new construction

PLAN REVIEW COMMENTS

- 1-Ac condenser shall be located in rear yard only.
- 2- show ufer on foundation plan
- 3-roof vents or any other penetrations cannot be within the 4 foot fire rated roof sheathing
- 4- provide UL number for common wall
- 5- provide distance from centerline of common wall to the edge of openable windows.
- 6-garage slab is over 600 square feet, frost protected footings required or provide an exception .
- 7-Provide manual j documentation
- 8-show whole house mechanical ventilation system
- 9- what is the intent with these units, keep as one owner and rent them out or sell each individual unit. If its an "apartment" only one water meter will be issued for the building. If this is the case you will need to reconfigure your appendix a calculations.

REVIEWED BY:

Building: Louie Czerwin
Please contact me with any questions.
630-594-1008 (office)
lczerwin@bensenville.il.us

0-Description					
1100	SPOT SURVEY (BI)			1378	CURB PREPOUR (ENG)
1110	SOIL EROSION CONTROL (ENG)			1388	PAVEMENT SUBBASE (ENG)
1130	WATER MAIN (ENG)			1398	ROUGH ELECTRICAL (EI)
1148	SANITARY SEWER MAIN (ENG)	2 Taps		1408	ROUGH PLUMBING (PI)
1158	STORM SEWER MAIN (ENG)			1418	ROUGH MECHANICAL (BI)
1168	FOOTING PREPOUR (BI)	X 2 House		1428	ROUGH FRAMING (BI)
1178	FOUNDATION WALL PREPOUR (BI)	X 2 Garage		1438	INSULATION (BI)
1188	TRENCHED WALL PREPOUR (BI)			1448	LANDSCAPING (ENG)
1198	SLAB ON GRADE PREPOUR (BI)	patios		1458	FINAL GRADING (ENG)
1208	GARAGE FLOOR PREPOUR (BI)			1468	PAVEMENT FINAL (ENG)
1218	BASEMENT FLOOR PREPOUR (BI)			1478	FINAL PLUMBING (PI)
1228	CONCRETE PILERS PREPOUR (BI)	Decks / fence posts		1488	LOW VOLTAGE ALARM (EI)
1238	DRAIN TILE & DAMPROOFING (BI)			1498	FINAL ELECTRIC (EI)
1248	UNDERGROUND ELECTRIC (EI)			1508	FINAL MECHANICAL (BI)
1258	UNDERGROUND PLUMBING (PI)			1518	FINAL INSPECTIONS (BI)
1268	UNDERGROUND MECHANICAL (BI)			1528	ROOFING FINAL (BI)
1278	DROP CEILING (MECHANICAL) (BI)			1536	OTHER
1288	DROP CEILING (ELECTRICAL) (EI)			1538	OTHER
1298	ELECTRIC SERVICE (EI)	underground		1548	FENCE FINAL (BI)
1308	SEWER SERVICE (ENG)			1558	DEMOLITION INSPECTION (BI)
1358	GAS PIPING (PI)			1568	FIRE SAFETY (FI)
1368	SIDEWALK PREPOUR (ENG)			1608	FIELD VERIFICATION (BI)
	WATER SERVICE	2 Taps		1705	SIGN REINSPECTION
		2 Pressure Tests		1808	HOOD SUPPRESSION

street Repairs

As Built

street Repairs

Blower door

12
16
10

License No. 24-00029043

Control No. 0028381

CITY OF ELGIN

ELECTRICAL CONTRACTOR

To

GAWRYLIK, MICHAL

GAWRYLIK, MICHAL
522 CLOUD CT

SCHAUMBURG IL 60193-2412

Issue date: December 18, 2023

Expiration date: December 31, 2024

Review Agreement and Sign

1 Signature Left

[decline signing](#)

Rose Application Service Agreement

Agreement #6733

Prepared For

Manco Home Builders

Jj Manco

112 N Center St

Bensenville, IL 60106-2106

mancohomebuildersinc@gmail.com

(847) 712-2626

Prepared By

Rose Pest Solutions

Paul Erickson

19W050 North Ave

Lombard, IL 60148

p.erickson@rosepestcontrol.com

(630) 816-5544

Service Location: 112 N Center St, Bensenville, IL, 60106-2106

Item	Qty	Freq	Initial	Total
RODENT OT (RODENT ONE TIME)	1	1 - One Time Application	\$930.00	\$930.00

Initial Amount \$930.00

First Year Total \$930.00

Service Information:

(6) Month Rodent Program for the duration of a home building project. Supply and install (6) rodent bait stations on the inside perimeter of the fence. Once a month inspect and service each station. All inspection findings, action items, and applications will be documented for your review in our Service Report. Additional months services will result in a \$120 per month charge.

Description Of Service: An Application Service Will Be Provided For The Management Of The Following Pest(s):
Rodent

Devices Required For Service:
(6) Exterior Rodent Bait Stations included in the service fee

Rose Payment Policy

Payment is due, in full, prior to or at the time of rendering each service. A \$35 fee will be assessed for all returned checks or insufficient funds. Interest charges in the amount of 1 1/2 percent, 18% annually, will be applied on unpaid balances. This fee will be automatically charged to the card on file each month. Service may be suspended due to nonpayment.

Initial Payment Due: \$930.00

Approved By

Jj Manco

Date

Approved By

Paul Erickson

Paul Erickson

Rose Pest Solutions

10/3/2024

Date



Department of Public Works
777 E. Jefferson Street
Bensenville, IL 60006

Office: 630.350.3435
Fax: 630.594.1148
www.bensenville.il.us

October 25, 2024

Kamil Job
Manco Home Builders, Inc.
723 N. Addison Road, Suite 1
Villa Park, IL 60181

**Subject: Plan & Stormwater Management Certification (24-05-0021) Approval
112 N. Center Street (New Residential Duplex)**

Dear Mr. Job:

The Engineering Division within the Public Works Department has received and reviewed the following material.

- Engineering plans, titled "Boundary and Topographic Survey" for 112 N Center Street, 2 sheets, dated September 26, 2024, prepared by JGM Consulting Inc. of Naperville, Illinois.
- Architectural Plans, titled "New Residential Duplex 112 N. Center Street", 10 sheets, dated August 27, 2024, prepared by Robert M. Akers Architecture LLC of Geneva, Illinois.
- DuPage County Stormwater Management Certification Application, dated September 9, 2024.
- Subsurface Exploration, 7 pages, dated October 18, 2024, prepared by Construction & Geotechnical Material Testing, Inc. of Elk Grove Village, Illinois.
- Engineer's Most Probable Cost for Construction, 1 page, dated September 25, 2024, prepared by JGM Consulting Inc. of Naperville, Illinois.
- Comment response letter, 1 page, dated September 25, 2024, prepared by JGM Consulting Inc. of Naperville, Illinois.

Upon review, requirements of the Village including Stormwater Management as well as all previous comments have been satisfactorily addressed.

The following fees must be paid to the Village of Bensenville prior to issuance of the construction permit.

Plan Review Fees	\$	798.37
Stormwater Review Fees	\$	590.00

The plan review fees are in accordance with section 8-3-3 of the Village Code, which amounts to 1.5% of the estimated cost of improvements. The stormwater review fees for this project are in accordance with fee Schedule A of the DuPage County Stormwater & Floodplain Ordinance (DCSWFO). The latest revisions to the DCSWFO were adopted by the Village on 5-28-2013.

Stormwater Development Security (110%)	\$	0.00
Erosion and Sediment Control Security (110%)	\$	0.00

Development security for this project is waived per 15-40.D.1 of the Stormwater Ordinance. This development does not require a stormwater storage facility, 200 feet of storm sewer improvements, or PCBMP designed to serve more than one acre of drainage area. Erosion and Sediment Control Security is waived per 15-40.D.2, due to less than 1-acre of land disturbance.

112 N. Center Street (New Residential Duplex)
Approval Letter

October 25, 2024

Stormwater Management improvements include the construction of an infiltration trench to accommodate BMP requirements. Post construction maintenance and monitoring of the PCBMP facility will not be required.

Prior to release of any security, Village approved Record Drawings are required per 15-43 of the Stormwater Ordinance of the as-built actual in-place elevations and location of constructed improvements.

If I can be of further assistance, please feel free to call or email me.

Sincerely,



Bradley Hargett, PE, PLS, CFM
Assistant Village Engineer

c: Joseph Caracci, P.E., Director of Public Works (via email)
Kurtis Pozsgay, Director of Community & Economic Development (via email)



INSPECTION ID	TYP E DESC	INSPECTION TYPE CODE	INSPECTION TYPE DESCRIPTION	REQUESTED TIME	INSPECTION COMMENT
<u>115813</u>		<u>I100</u>	SPOT SURVEY (BI)		
<u>115814</u>		<u>I110</u>	SOIL EROSION CONTROL (ENG)		
<u>115815</u>		<u>I140</u>	SANITARY SEWER MAIN (ENG)		6" tap south unit
<u>115816</u>		<u>I140</u>	SANITARY SEWER MAIN (ENG)		6" tap north unit
<u>115817</u>		<u>I160</u>	FOOTING PREPOUR (BI)		dwelling units
<u>115818</u>		<u>I160</u>	FOOTING PREPOUR (BI)		garage
<u>115819</u>		<u>I170</u>	FOUNDATION WALL PREPOUR (BI)		dwelling units
<u>115858</u>		<u>I170</u>	FOUNDATION WALL PREPOUR (BI)		garage
<u>115820</u>		<u>I190</u>	SLAB ON GRADE PREPOUR (BI)		patios
<u>115821</u>		<u>I210</u>	BASEMENT FLOOR PREPOUR (BI)		
<u>115822</u>		<u>I220</u>	CONCRETE PIERS PREPOUR (BI)		decks
<u>115823</u>		<u>I220</u>	CONCRETE PIERS PREPOUR (BI)		fence post holes
<u>115824</u>		<u>I230</u>	DRAIN TILE & DAMPROOFING (BI)		
<u>115830</u>		<u>I250</u>	UNDERGROUND PLUMBING (PI)		
<u>115831</u>		<u>I290</u>	ELECTRIC SERVICE (EI)		north unit
<u>115832</u>		<u>I290</u>	ELECTRIC SERVICE (EI)		south unit
<u>115835</u>		<u>I310</u>	WATER SERVICE (PI)		north unit tap
<u>115836</u>		<u>I310</u>	WATER SERVICE (PI)		north unit pressure test
<u>115837</u>		<u>I310</u>	WATER SERVICE (PI)		south unit tap
<u>115838</u>		<u>I310</u>	WATER SERVICE (PI)		south unit pressure test
<u>115833</u>		<u>I350</u>	GAS PIPING (PI)		pressure test
<u>115834</u>		<u>I360</u>	SIDEWALK PREPOUR (ENGI)		
<u>115839</u>		<u>I380</u>	PAVEMENT SUBBASE (ENG)		street repairs
<u>115840</u>		<u>I390</u>	ROUGH ELECTRICAL (EI)		north unit
<u>115841</u>		<u>I390</u>	ROUGH ELECTRICAL (EI)		south unit
<u>115842</u>		<u>I400</u>	ROUGH PLUMBING (PI)		north unit
<u>115843</u>		<u>I400</u>	ROUGH PLUMBING (PI)		south unit
<u>115844</u>		<u>I410</u>	ROUGH MECHANICAL (BI)		north unit
<u>115845</u>		<u>I410</u>	ROUGH MECHANICAL (BI)		south unit
<u>115847</u>		<u>I420</u>	ROUGH FRAMING (BI)		
<u>115848</u>		<u>I430</u>	INSULATION (BI)		walls

<u>115849</u>		<u>1430</u>	INSULATION (BI)		attics
<u>115850</u>		<u>1440</u>	LANDSCAPING (ENGI)		
<u>115851</u>		<u>1450</u>	FINAL GRADING (ENG)		submittal and approval of as builts
<u>115852</u>		<u>1460</u>	PAVEMENT FINAL (ENG)		center street
<u>115853</u>		<u>1470</u>	FINAL PLUMBING (PI)		
<u>115854</u>		<u>1490</u>	FINAL ELECTRIC (EI)		
<u>115855</u>		<u>1500</u>	FINAL MECHANICAL (BI)		leak test results 2 b avail.
<u>115856</u>		<u>1510</u>	FINAL INSPECTION (BI)		
<u>115857</u>		<u>1530</u>	OTHER		blower door test

INSPECTION REPORT

SITE ADDRESS: 117 N Center INSPECTION DATE: 11/21/24 PM

SITE CONTACT: _____ PERMIT NO.: 14205

INSPECTOR ASSIGNED W. Beranek INSPECTION ID NO.: 115814

INSPECTION TYPE: Soil Erosion Control

NOTES: _____

5' x 4' fence in place

*Ends of rolls need to
be twisted together*

Construction Entrance in place

APPROVED

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE WITHIN _____ DAYS FROM THE DATE OF THIS ORDER. APPEAL FROM THIS ORDER MAY BE MADE WITHIN 10 DAYS FROM THE DATE OF SERVICE. DIRECT SUCH APPEALS TO THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT BY TELEPHONE, 630.350.3413 OR BY WRITING, 12 S. CENTER STREET, BENSENVILLE, IL 60106.

RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

SITE ADDRESS: 117 N Center INSPECTION DATE: 12-5-24 AM/PM (PM)

SITE CONTACT: _____ PERMIT NO.: 14205

INSPECTOR ASSIGNED L Czerwin INSPECTION ID NO.: 115817

INSPECTION TYPE: Footing repair

NOTES: _____

Gates Locked, unable to
Inspect

APPROVED _____

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE WITHIN _____ DAYS FROM THE DATE OF THIS ORDER. APPEAL FROM THIS ORDER MAY BE MADE WITHIN 10 DAYS FROM THE DATE OF SERVICE. DIRECT SUCH APPEALS TO THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT BY TELEPHONE, 630.350.3413 OR BY WRITING, 12 S. CENTER STREET, BENSENVILLE, IL 60106.

RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

SITE ADDRESS: 112 N Center INSPECTION DATE: 12-13-24 AM/PM
SITE CONTACT: _____ PERMIT NO.: 14205
INSPECTOR ASSIGNED L CZERWIN INSPECTION ID NO.: 115819
INSPECTION TYPE: Foundation wall prepour

NOTES: _____

uter location was changed
From plans.

APPROVED

NOT APPROVED

THIS IS NOT A CERTIFICATE OF OCCUPANCY

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE WITHIN _____ DAYS FROM THE DATE OF THIS ORDER. APPEAL FROM THIS ORDER MAY BE MADE WITHIN 10 DAYS FROM THE DATE OF SERVICE. DIRECT SUCH APPEALS TO THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT BY TELEPHONE, 630.350.3413 OR BY WRITING, 12 S. CENTER STREET, BENSENVILLE, IL 60106.

RECEIVED BY: _____ INSPECTOR: _____

INSPECTION REPORT

Street Number: 112

Street Name: N. Center Street
Bensenville

Unit Number:

Permit Number: 14205

Property Type: Residential (SFR)

Location:

Client: Bensenville

Date: 12-20-2024

Result: Approved

Form Number: FF 64512

Re-inspection: No

Discipline	Start Time	End Time
Foundation Backfill	9:30 AM	9:45 AM
	0	0
	0	0
	0	0

Comments:

Inspection number 115824

Damp proofing is installed properly.
Drain tile is installed properly.
Approved to backfill

Site Contact: JJ 847-712-2626

Contractor:

Inspector: Kevin Bowers



CHAPTER 7

USES

SECTION:

10-7-1: General Provisions

10-7-2: Use Table

10-7-3: Use Standards

10-7-4: Accessory Structures And Uses

10-7-5: Temporary Structures And Uses

10-7-6: Environmental Performance Standards

10-7-1: GENERAL PROVISIONS:

A. Purpose: The purpose of this chapter is to establish the uses of land allowed by this title.

B. General Standards: The following standards apply generally to the uses allowed by this title.

1. Federal, State, And Local Requirements: All uses shall comply with relevant Federal, State, and local standards including licensing, health, and safety requirements. The provisions of this chapter are subject to the use regulations of applicable Federal, State, and local regulations for runway protection zones and airspace clearances for O'Hare International Airport.

2. Number Of Principal Uses: A lot may contain more than one principal use.

3. Principal, Accessory, And Temporary Uses: Each use may function as a principal, accessory, or temporary use on a lot, unless otherwise specified.

4. Uses Within Enclosed Buildings Or Structures: Each use shall be primarily located within an enclosed building or structure. Uses exempt from this requirement include community garden, outdoor dining, outdoor entertainment, outdoor recreation, outdoor storage area, and park. All buildings and structures shall comply with the applicable requirements of this chapter and chapter 6, "Zoning District Regulations", of this title.

5. Exempt Public Uses: The following public uses are allowed to be erected, constructed, altered, or maintained in any zoning district.

- a. Traffic signals, fire hydrants, and other similar public safety devices.
- b. Utility poles, wires, mains, drains, pipes, conduits, cables, and other similar public service devices.

C. Interpretation: Some of the uses included in this chapter are defined as broad, generic categories that contain a group of similar uses. See chapter 11, "Definitions", of this title for definitions of the uses included in this chapter. Applicants may request an interpretation of the uses in this title from the Zoning Administrator in accordance with section 10-3-8, "Zoning Interpretation", of this title.

1. Unlisted Similar Use: If a use is not listed in this chapter, but is similar in nature and impact to a permitted or special use allowed within a zoning district, the Zoning Administrator may interpret the unlisted use as an allowed use.

a. The unlisted use shall be subject to any use standards that apply to the similar allowed use.

b. The Zoning Administrator may interpret the unlisted use as requiring the approval of a special use permit if the similar allowed use requires the approval of a special use permit.

2. **Unlisted Dissimilar Use:** If a use is not listed and the Zoning Administrator cannot interpret the use as similar in nature and impact to a permitted or special use, the use is not allowed and may only be approved through an amendment of this title (refer to section 10-3-6, "Zoning Text Or Map Amendment", of this title). (Ord. 67-2018, 12-18-2018)

10-7-2: USE TABLE:

A. Use Table: Table 10-7-2-1, "Use Table", of this subsection establishes the uses allowed in each zoning district. Each use is given one of the following designations for each zoning district.

1. **Permitted Use ("P"):** A "P" indicates that a use is allowed by-right within the designated zoning district provided that it meets all applicable use standards set forth in section 10-7-3, "Use Standards", of this chapter.

2. **Special Use ("S"):** An "S" indicates that the use requires the approval of a special use permit (refer to section 10-3-3, "Special Use Permit", of this title) in order to be allowed within the designated zoning district, and must meet all applicable use standards set forth in section 10-7-3, "Use Standards", of this chapter.

3. **No Designation:** The absence of a letter (a blank space) or the absence of the use from the table indicates that the use is not allowed within the designated zoning district.

TABLE 10-7-2-1

USE TABLE

Table key:	
P:	Allowed by-right and shall meet the requirements of section 10-7-3, "Use Standards", of this chapter when applicable.
S:	Allowed with special use permit and shall meet the requirements of section 10-7-3, "Use Standards", of this chapter when applicable.

Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Residential:											
Community residence	P	P	P	P	P	P	P	P			10-7-3F
Dwelling above the ground floor							P	P			None
Live/work dwelling							P	P			10-7-3Q
Multiple-unit dwelling					P	P	S	S			None
Residential care facility					P	P	P	P			None
Single-unit dwelling	P	P	P	P	P	S					None
Townhouse dwelling		S	P	P	P	P	S	S			None
Two-unit dwelling		P	P	P	P	S					None
Civic and institutional:											
Cemetery	S	S	S	S	S	S					None
College or university	S	S	S	S	S	S	S	S	S	S	None
Community garden	P	P	P	P	P	P	P	P			10-7-3E
Cultural facility	P	P	P	P	P	P	P	P	P		None

Elementary, middle, or high school	P	P	P	P	P	P	P	P	P	P	10-7-3K
Government facility	P	P	P	P	P	P	P	P	P	P	10-7-3M
Hospital							S	S	S	S	None
Park	P	P	P	P	P	P	P	P	P	P	None
Place of worship	S	S	S	S	S	S	S	S			None
Vocational school							S	S	S	S	10-7-3K
Commercial:											
Adult use										S	10-7-3A
Adult use cannabis business establishment							S	S	S	S	10-7-3B
Animal boarding, hospital, or shelter								S		S	10-7-3C
Banquet hall							S	P		S	None
Bar/tavern							P	P		S	None
Body art establishment							P	P		S	None
Car wash								P		P	10-7-3D
Currency exchange							S	S			10-7-3G
Day care center	S	S	S	S	S	S	S	S			None
Day care home	P	P	P	P	P	P					10-7-3H
Day labor center							S	S	S	S	10-7-3I
Drive-through facility								S		S	10-7-3J
Financial institution							P	P			None
Funeral home							S	S			None
Garden center								P		P	None
Gas station								S		S	10-7-3L
Golf course or driving range	S	S	S	S	S	S				S	None
Gun range										S	10-7-3N
Gun sales establishment								S	S	S	None
Hotel/motel							P	P		S	None
Indoor entertainment or recreation							P	P	S	S	10-7-3O
Laundromat							S	S		S	10-7-3P
Massage therapy establishment							S	S			None
Medical marijuana dispensary							S	S		S	10-7-3S
Microbrewery or microdistillery							P	P	P	P	None
Motor vehicle operations facility									S	P	10-7-3T
Motor vehicle rental								P	S	S	10-7-3U

Motor vehicle repair and/or service								S	S	S	10-7-3T
Motor vehicle sales, indoor								P	P	P	
Motor vehicle sales, outdoor								S	S	S	10-7-3U
Motor vehicle sales, office only							P	P	P	S	10-7-3GG
Outdoor dining							P	P			10-7-3V
Outdoor entertainment or recreation								S	S	P	10-7-3W
Outdoor storage area									S	S	10-7-3X
Pawnshop										S	10-7-3G
Payday or title loan establishment							S	S			10-7-3G
Personal services establishment							P	P			None
Professional office							P	P	P	S	None
Research/development facility									P	P	None
Restaurant							P	P	S	S	None
Retail goods establishment							P	P	S		None
Self-service storage								S	S	S	None
Tobacco shop							S	S			10-7-3BB
Transitional treatment facility							S	S	S	S	None
Truck repair										S	10-7-3CC
Truck stop										S	10-7-3DD
Industrial:											
Heavy industrial										S	None
Light industrial									P	P	None
Machinery and equipment sales and rental									S	P	None
Medical marijuana cultivation center										S	10-7-3R
Medium industrial									S	P	None
Warehousing, storage, or distribution facility									S	P	None
Other uses:											
Club, lodge, or hall								P	S	S	None
Parking garage (primary use)							S	S		S	10-7-3Y
Parking lot (primary use)							S	S		S	10-7-3Z

Planned unit development	S	S	S	S	S	S	S	S	S	S	10-7-3AA
Utility	S	S	S	S	S	S	S	S	S	S	10-7-3EE
Wireless telecommunication facility	S	S	S	S	S	S	P	P	P	P	10-7-3FF
Wireless telecommunication tower	S	S	S	S	S	S	S	S	S	S	10-7-3FF

(Ord. 67-2018, 12-18-2018; amd. Ord. 52-2019, 10-22-2019; Ord. 74-2019, 12-17-2019; Ord. 5-2021, 3-23-2021; Ord. 22-2022, 6-21-2022; Ord. 20-2023, 6-20-2023)

10-7-3: USE STANDARDS:

The following standards apply to uses as designated in the use standards column of subsection 10-7-2A, table 10-7-2-1, "Use Table", of this chapter.

A. Adult Use:

1. **Minimum Spacing:** An adult use shall not be located within two thousand feet (2,000') of any Residential Zoning District, day care center, elementary school, middle school, high school, park, place of worship, another adult use, or any use where large numbers of minors regularly travel or congregate.

2. **Off-Site Observation:** An adult use shall be conducted in a manner that does not permit the observation of material relating to specified sexual activities or specified anatomical areas from any right-of-way or adjacent property.

B. Adult-Use Cannabis Business Establishment:

1. **Compliance With State Regulations.** Adult-Use Cannabis Business Establishments must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements. When such state regulations are amended, such regulations control over this section.

2. **Minimum Spacing:** An adult use-cannabis business establishment shall not be located within five hundred feet (500') of any day care center, elementary school, middle school, high school, park, or any use where large numbers of minors regularly travel or congregate. An adult-use cannabis business establishment shall not be located within one thousand five hundred feet (1,500') of another adult-use cannabis business establishment.

3. **Hours Of Operation.** The hours of operation of the establishment shall be limited to between 8:00 AM and 10:00 PM.

4. **Location Of Transactions.** All transactions shall occur entirely inside the facility. No transactions may be permitted through an exterior walk-up window or drive through facility.

5. **Security.** The site design shall incorporate adequate security measures, such as exterior lighting, surveillance cameras, and/or fencing.

6. **On-Site Consumption.** The on-site consumption of cannabis in all its forms is strictly prohibited.

C. Animal Boarding, Hospital, Or Shelter:

1. **Location:** Animal boarding, hospitals, and shelters are not allowed directly adjacent to any residential use with the exception of facilities that are entirely enclosed.

2. **Outdoor Boarding:** Two (2) outdoor dog runs per establishment are allowed. All outdoor animal boarding facilities shall be located in the interior side and/or rear yard and shall be enclosed with a fence that is a minimum height of six feet (6').

3. Noise: Noise shall be managed so as not to create a public nuisance for surrounding properties in compliance with subsection 10-7-6A, "Noise", of this chapter and all other local noise regulations.

D. Car Wash:

1. Stacking Spaces: Stacking spaces associated with a car wash must comply with the requirements of section 10-8-9, "Vehicular Stacking Requirements", of this title.

2. Screening: The street frontage adjacent to any outdoor car wash area shall be screened in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.

3. On-Site Attendant: An attendant shall be present on the site during hours of operation.

4. Hours Of Operation: Car washes shall be limited to hours of operation between six o'clock (6:00) A.M. and twelve o'clock (12:00) midnight.

5. Overhead Doors: All wash bays shall be secured with overhead doors when the establishment is closed.

6. Drainage: Drainage from a car wash shall not drain onto adjacent properties, into the right-of-way, or into stormwater catchments.

7. Traffic Study: The Village may require a traffic study to ensure that a proposed development does not adversely affect safe and efficient traffic circulation for motorists, bicyclists, or pedestrians.

E. Community Garden:

1. Site Design: The community garden shall be designed and maintained to minimize the amount of water and/or fertilizer that drains or runs off onto adjacent property.

2. Sales: There shall be no retail sales of any products on-site.

F. Community Residence:

1. Minimum Spacing: A community residence may not be located within one thousand feet (1,000') of another community residence, and more than one community residence shall not be located on a block.

2. Residential Character: The location and operation of the facility shall not alter the residential character of the neighborhood, and the facility shall incorporate a residential design that is compatible with the surrounding neighborhood.

G. Currency Exchange, Pawnshop, Payday Or Title Loan Establishment:

1. Minimum Spacing: A currency exchange, pawnshop, or payday or title loan establishment may not be located within one thousand feet (1,000') of another currency exchange, pawnshop, or payday or title loan establishment.

2. Hours Of Operation: The hours of operation for currency exchanges, pawnshops, or payday or title loan establishments shall be limited to between eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M.

3. Location Of Transactions: All transactions shall occur entirely inside the facility at a service counter. No transactions may be permitted through an exterior walk-up window or drive-through facility.

H. Day Care Home:

1. Residential Character: The location and operation of the facility shall not alter the residential character of the neighborhood, and the facility shall incorporate a residential design that is compatible with the surrounding neighborhood.

2. Residency Of Operator: The day care home shall be the primary residence of the operator.

3. Employees: Additional nonresident employees are allowed to work in a day care home.

4. Minimize Adverse Impacts: The design of the facility shall minimize traffic congestion, pedestrian hazards, noise, and other adverse impacts on surrounding properties.

5. Home-Based Business Standards: Day care homes are not subject to the home-based business standards of subsection 10-7-4D, "Home-Based Business", of this chapter.

6. Day care homes shall comply with all applicable State of Illinois licensing requirements.

I. Day Labor Center:

1. Minimum Spacing: A day labor center shall not be located within one thousand feet (1,000') of another day labor center, or any Residential Zoning District.

2. Maintenance: Outdoor areas must be clear of litter and debris during business hours. Outdoor trash receptacles must be provided.

J. Drive-Through Facility: Refer to figure 10-7-3-1, "Drive- Through Facility", of this subsection.

1. Location: The drive-through window shall be located on the interior side or rear facade of the principal structure.

2. Access: Driveways must comply with the requirements of section 10-8-8, "Driveways", of this title.

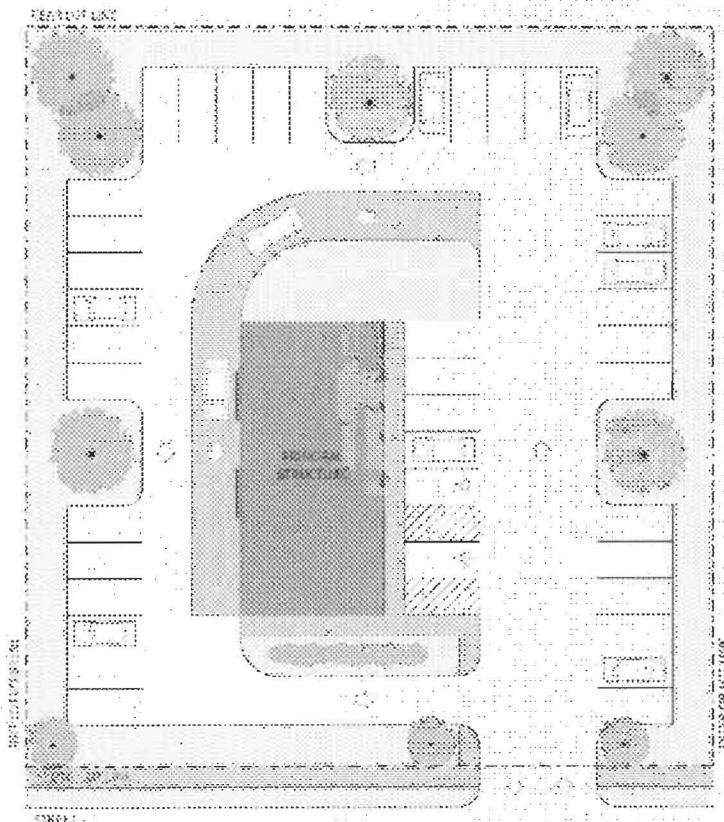
3. Stacking Spaces: Stacking spaces must comply with the requirements of section 10-8-9, "Vehicular Stacking Requirements", of this title.

4. Minimize Adverse Impacts: The location of entrances and exits shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.

5. Traffic Study: The Village may require a traffic study to ensure that a proposed development does not adversely affect safe and efficient traffic circulation for motorists, bicyclists, or pedestrians.

FIGURE 10-7-3-1

DRIVE-THROUGH FACILITY



K. Elementary, Middle, High, Or Vocational School; Minimize Adverse Impacts: The location of entrances, exits, service areas, parking areas, and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.

L. Gas Station:

1. Location: A gas station shall only be located on a corner lot.
2. Minimum Street Frontage Requirement: Gas stations shall be exempt from the minimum street frontage requirements established in chapter 6, "Zoning District Regulations", of this title.
3. Stacking Spaces: Stacking spaces must comply with the requirements of section 10-8-9, "Vehicular Stacking Requirements", of this title.
4. Traffic Study: The Village may require a traffic study to ensure that a proposed development does not adversely affect safe and efficient traffic circulation for motorists, bicyclists, or pedestrians.
5. Light Pollution: Lighting shall be designed with luminaires recessed under the canopy to minimize light pollution. The illuminance of the canopy shall not exceed ten (10) foot-candles as measured at any location on the lot.
6. Screening: Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.

M. Government Facility; Access: Government facilities are exempt from the maximum driveway widths established in section 10-8-8, "Driveways", of this title.

N. Gun Range:

1. Location: A gun range must be located within a fully enclosed building.
2. Minimum Spacing: A gun range shall not be located within one thousand feet (1,000') of another gun range, or any Residential Zoning District.
3. Noise: Noise shall be managed so as not to create a public nuisance for surrounding properties in compliance with subsection 10-7-6A, "Noise", of this chapter and all other local noise regulations.

O. Indoor Entertainment Or Recreation:

1. Minimize Adverse Impacts: The location of entrances and exits, service areas, and parking and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
2. Noise: Any noise associated with the facility shall be managed so as not to create a public nuisance for surrounding properties and shall comply with subsection 10-7-6A, "Noise", of this chapter and all other local noise regulations.

P. Laundromat:

1. Hours Of Operation: The hours of operation for laundromats shall be limited to between six o'clock (6:00) A.M. and ten o'clock (10:00) P.M.
2. On-Site Attendant: An attendant shall be present on the site during hours of operation.

Q. Live/Work Dwelling:

1. Sales: On-site retail transactions associated with a live/work dwelling are allowed.
2. Residency Of Operator: The live/work dwelling shall be the primary residence of the operator. A portion of a live/work dwelling may be leased as a workspace to an operator that does not reside in the dwelling.
3. Employees: Two (2) additional nonresident employees are allowed to work in a live/work dwelling.

4. **Space Limitation:** No more than fifty percent (50%) of the total square footage of the dwelling may be used for residential uses. All activities associated with the live/work dwelling shall occur entirely within the dwelling unit.

5. **Signs:** Signs for occupations within live/work units are permitted in accordance with the residential sign standards in subsection 10-10-5A, "Permanent Signs Exempt From Permit Requirement", of this title.

R. Medical Marijuana Cultivation Center:

1. **Compliance With State Regulations:** Medical marijuana cultivation centers must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements and minimum spacing of two thousand five hundred feet (2,500') from preschools, elementary schools, middle schools, high schools, day care centers, day care homes, or any Residential Zoning District. When such State regulations are amended, such regulations control over this title.

2. **Minimum Spacing:** A medical marijuana cultivation center shall not be located within one thousand feet (1,000') of another medical marijuana cultivation center.

S. Medical Marijuana Dispensary:

1. **Compliance With State Regulations:** Medical marijuana dispensaries must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements and minimum spacing of one thousand feet (1,000') from preschools, elementary schools, middle schools, high schools, day care centers, and day care homes. When such State regulations are amended, such regulations control over this title.

2. **Minimum Spacing:** A medical marijuana dispensary shall not be located within one thousand feet (1,000') of another medical marijuana dispensary.

3. **Security:** The site design of a medical marijuana dispensary shall incorporate adequate security measures, such as exterior lighting, surveillance cameras, and/or fencing.

T. Motor Vehicle Operations Facility Or Motor Vehicle Repair And/Or Service:

1. **Outdoor Storage:** Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met:

a. **Location:** Outdoor storage of vehicles is prohibited in the front yard and corner side yard.

b. **Screening:** To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.

c. **Storage Duration:** Motor vehicle repair and/or service facilities may not store the same vehicles outdoors for more than thirty (30) days.

2. **Location For Repairs:** All repairs must occur inside an enclosed building.

3. **Screening:** Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.

U. Motor Vehicle Rental Or Motor Vehicle Sales:

1. **Screening:** The street frontage adjacent to any outdoor sales and display area shall be improved with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.

2. **Light Pollution:** The illuminance of any outdoor sales and display area shall not exceed ten (10) foot-candles as measured at any location on the lot.

V. Outdoor Dining:

1. **Location:** Outdoor dining shall be located on private property unless otherwise allowed by the Village. Outdoor dining shall not be located in any yard that is adjacent to a residential use or zoning district, except when such residential use is part of a mixed-use development. Outdoor dining areas shall be delineated from the public right-of-way and parking areas with masonry walls, planters, bollards, fencing, or similar elements.

2. **Sidewalk Clearance:** A minimum of four feet (4') of sidewalk clearance must remain available for pedestrians in accordance with the Americans With Disabilities Act Accessibility Guidelines.

3. **Parking Lot Clearance:** Outdoor dining shall not interfere with the drive aisles and parking spaces of a parking lot.

W. Outdoor Entertainment Or Recreation:

1. **Minimize Adverse Impacts:** The location of entrances and exits, service areas, and parking and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.

2. **Noise:** Noise shall be managed so as not to create a public nuisance for surrounding properties in compliance with subsection 10-7-6A, "Noise", of this chapter and all other local noise regulations.

X. Outdoor Storage Area:

1. **Location:** Outdoor storage areas shall be located on an improved surface in the interior side yard or rear yard.

2. **Height:** Materials stored in an outdoor storage area shall not exceed eight feet (8') in height within twenty feet (20') of any lot line.

3. **Uses:** Outdoor storage areas are allowed as an accessory use provided such areas do not occupy more than twenty five percent (25%) of the gross lot area. Outdoor storage areas are allowed as a principal use in association with the following principal uses: garden center, motor vehicle rental, motor vehicle repair and/or service, motor vehicle sales, heavy industrial, light industrial, medium industrial, machinery and equipment sales and rental, and warehousing, storage, or distribution facility. Outdoor storage areas may be allowed as a principal use in association with other principal uses with prior written approval by the Zoning Administrator.

4. **Screening:** The requirements of section 10-9-7, "Screening Requirements", of this title shall apply to outdoor storage areas. No stackable materials or goods shall be piled or stacked so that they are visible above the height of the screen.

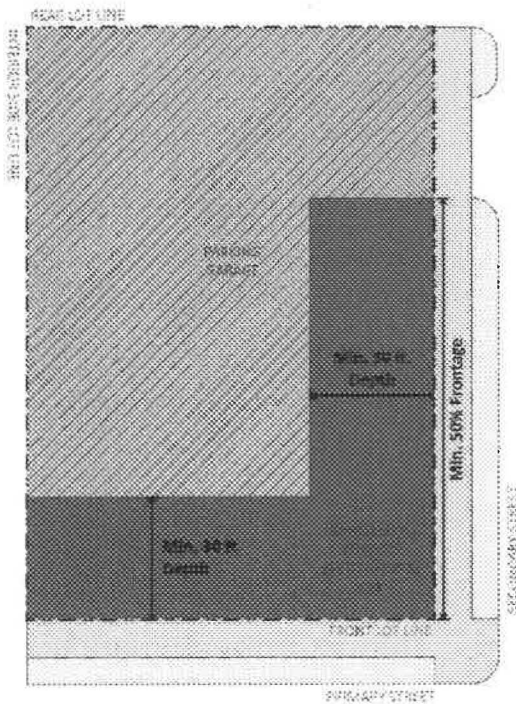
Y. Parking Garage (Primary Use):

1. **Design Requirements:** Parking garages in all zoning districts shall meet the requirements for facade design in accordance with subsection 10-6-16B1, "Facade Design", of this title.

2. **Ground Floor Uses:** In the C-1 District, a use listed in subsection 10-7-2A, table 10-7-2-1, "Use Table", of this chapter as an allowed commercial, civic, or institutional use must occupy the first thirty feet (30') of building depth on the ground floor of a parking garage along a minimum of fifty percent (50%) of the street-facing facade (refer to figure 10-7-3-2, "Parking Garage", of this subsection).

FIGURE 10-7-3-2

PARKING GARAGE



Z. **Parking Lot (Primary Use); Screening:** The requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title shall apply to all off-street parking lots.

AA. Planned Unit Development: Refer to the requirements of chapter 4, "Planned Unit Developments", of this title.

BB. Tobacco Shop; Minimum Spacing: A tobacco shop may not be located within one thousand feet (1,000') of an elementary school, middle school, high school, place of worship, or another tobacco shop.

CC. Truck Repair:

1. Minimum Lot Area: The minimum lot area for a truck repair facility is one acre.
2. Outdoor Storage: Disabled or inoperable trucks and those awaiting pick-up may be stored outdoors if the following conditions are met:
 - a. Location: Outdoor storage of trucks is prohibited in the front yard and corner side yard.
 - b. Screening: To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
 - c. Storage Duration: Motor vehicle repair and/or service facilities may not store the same trucks outdoors for more than thirty (30) days.
3. Screening: Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.

DD. Truck Stop:

1. **Stacking Spaces:** Truck stops shall provide at least two (2) stacking spaces at each island pump to minimize the need for waiting trucks to stack in the public right-of-way.
2. **Overnight Parking:** Parking facilities associated with a truck stop shall not be utilized for overnight parking.
3. **Traffic Study:** The Village may require a traffic study to ensure that a proposed development does not adversely affect safe and efficient traffic circulation for motorists, bicyclists, or pedestrians.

EE. Utility; Screening: The street frontage adjacent to the utility shall be treated with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.

FF. Wireless Telecommunication Facility And/Or Tower:

1. General Requirements: All wireless telecommunication facilities and towers shall be subject to the following:

a. Lighting: A wireless telecommunication facility or tower shall not include lights unless required by the Federal Communications Commission, the Federal Aviation Administration, or the Village.

b. Signs: A wireless telecommunication facility or tower shall not display signs except for information required for government regulation, such as Federal Communications Commission registration information.

c. Screening: A wireless telecommunication facility or tower shall include landscape screening in accordance with the requirements of subsection 10-9-6B, "Buffer Yard Requirements", of this title, except that a required fence shall be a minimum of eight feet (8') and maximum of ten feet (10') in height.

2. Wireless Telecommunication Facility:

a. Height: The maximum height of a wireless telecommunication facility shall be fifteen feet (15').

b. Use: A wireless telecommunication facility may house equipment and supplies for operation of a wireless telecommunication tower. Such facility shall be unstaffed and shall not be used for equipment that is not used as part of the operation of the facility.

3. Wireless Telecommunication Tower:

a. Height: The maximum height of a wireless telecommunication tower is fifty feet (50'), unless a taller height is required to function satisfactorily; in such case, the applicant must present a report indicating the need for a height in excess of fifty feet (50').

b. Design: A wireless telecommunication tower shall be designed to accommodate at least three (3) telecommunication providers and their accompanying wireless telecommunication facilities. A wireless telecommunication tower shall have a galvanized gray or silver finish unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration, or the Village.

GG. Motor vehicle sales, office only:

1. Vehicle Storage: No vehicles may be stored, delivered to, or sold on site.

(Ord. 67-2018, 12-18-2018; amd. Ord. 52-2019, 10-22-2019; Ord. 74-2019, 12-17-2019; Ord. 13-2023, 4-25-2023; Ord. 20-2023, 6-20-2023)

10-7-4: ACCESSORY STRUCTURES AND USES:

Accessory structures and uses shall be subject to the requirements of this section.

A. General Provisions For Accessory Structures: Accessory structures shall be subject to the following standards, unless otherwise established by this title.

1. Construction Phasing: No accessory structure shall be constructed prior to the construction of the principal building to which it is accessory.

2. Location: Accessory structures may be located in the front, corner side, interior side, and rear yards, unless otherwise specifically prohibited by this title. Accessory structures shall not be allowed in any easement.

3. Setback: Accessory structures shall be located a minimum of three feet (3') from any interior lot line or rear lot line, except fences and walls.

4. Height: The maximum height of an accessory structure shall be twelve feet (12'), unless otherwise specifically permitted in this title.

B. Accessory Structures Table: Table 10-7-4-1, "Accessory Structures", of this subsection includes common accessory structures that may be located in each zoning district within the Village. For accessory structures not listed, the Zoning Administrator will review a proposed accessory structure and determine if it is similar to those listed and therefore subject to the applicable standards.

1. Permitted ("P"): A "P" indicates that the accessory structure does not require a building permit and is allowed by-right within the designated zoning district provided that it meets all applicable standards set forth in subsection C, "Use Standards For Accessory Structures", of this section.

2. Permitted With Building Permit ("B"): A "B" indicates that the accessory structure requires the approval of a building permit in accordance with title 9, "Building Regulations", of this Code and shall meet the use standards set forth in subsection C, "Use Standards For Accessory Structures", of this section in order to be allowed within the designated zoning district.

3. No Designation: The absence of a letter (a blank space) indicates that the structure is not allowed within the designated zoning district.

TABLE 10-7-4-1

ACCESSORY STRUCTURES

Table key:											
P:	Allowed by-right and shall meet the requirements of subsection C, "Use Standards For Accessory Structures", of this section when applicable.										
B:	Allowed with building permit and shall meet the requirements of subsection C, "Use Standards For Accessory Structures", of this section when applicable.										
Accessory Structures	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Accessory Structures	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Apiary	P	P	P	P							10-7-4C1
Arbor or trellis	P	P	P	P	P	P	P	P	P	P	None
Ball court	B	B	B	B	B	B	B	B	B	B	10-7-4C2
Blue roof, green roof, white roof	B	B	B	B	B	B	B	B	B	B	None
Bollards							B	B	B	B	10-7-4C27
Chicken coop	B	B	B	B							10-7-4C3
Compost bin	P	P	P	P	P	P	P	P	P	P	10-7-4C4
Deck	B	B	B	B	B	B	B	B	B	B	10-7-4C5
Dog run	B	B	B	B	B	B	B	B		B	10-7-4C6
Electric vehicle charging station	B	B	B	B	B	B	B	B	B	B	10-7-4C28
Electrical generator	B	B	B	B	B	B	B	B	B	B	None
Fence or wall	B	B	B	B	B	B	B	B	B	B	10-7-4C7

Flagpole	B	B	B	B	B	B	B	B	B	B	10-7-4C8
Garage	B	B	B	B	B	B	B	B	B	B	10-7-4C9
Garden	P	P	P	P	P	P	P	P	P	P	10-7-4C10
Gazebo or pergola	B	B	B	B	B	B	B	B	B	B	10-7-4C11
Greenhouse	B	B	B	B	B	B	B	B	B	B	None
Hoophouse	P	P	P	P	P	P	P	P	P	P	10-7-4C12
Mechanical equipment	B	B	B	B	B	B	B	B	B	B	10-7-4C13
Outdoor fire pit	P	P	P	P	P	P	P	P			10-7-4C14
Outdoor sales and display area							P	P	P	P	10-7-4C15
Patio	B	B	B	B	B	B	B	B	B	B	10-7-4C16
Rain barrel or rainwater cistern	P	P	P	P	P	P	P	P	P	P	None
Rain garden	P	P	P	P	P	P	P	P	P	P	10-7-4C17
Recreation equipment	P	P	P	P	P	P	P	P			10-7-4C18
Refuse, recycling, or grease container	P	P	P	P	P	P	P	P	P	P	10-7-4C19
Satellite dish	P	P	P	P	P	P	P	P	P	P	10-7-4C20
Shed	B	B	B	B	B	B					10-7-4C21
Small wind energy system	B	B	B	B	B	B	B	B	B	B	10-7-4C22
Solar energy collection system	B	B	B	B	B	B	B	B	B	B	10-7-4C23
Swimming pool	B	B	B	B	B	B	B	B			10-7-4C24
Treehouse	P	P	P	P	P	P					10-7-4C25
Wireless telecommunication antenna	B	B	B	B	B	B	B	B	B	B	10-7-4C26

C. Use Standards For Accessory Structures: The following standards apply to accessory structures designated as permitted ("P") or permitted with building permit ("B") in the zoning districts noted in the "Use Standards/Code Section" column of subsection B, table 10-7-4-1, "Accessory Structures", of this section.

1. Apiary: Bees may be kept in apiaries in accordance with the following standards.

a. **Permit And Registration:** Prior to erecting an apiary, an applicant must provide written notice to all adjacent property owners and obtain a permit from the Zoning Administrator. Such permits must be renewed annually. Apiaries must be registered with the Illinois Department of Agriculture and inspected as required. Proof of completed inspection shall be submitted to the Zoning Administrator within thirty (30) days of inspection.

b. **Location:** Apiaries are allowed in the rear yard of any single- unit dwelling in the R-1, R-2, R-3, or R-4 District.

c. **Setback:** Apiaries shall be located a minimum of ten feet (10') from any lot line and a minimum of ten feet (10') from the principal structure on the lot.

d. **Number:** A maximum of two (2) hives are allowed per zoning lot in the R-1, R-2, R-3, or R-4 District.

e. **Safety:** Beekeepers shall requeen colonies that exhibit unusually aggressive behavior, such as stinging or swarming, and shall ensure that a source of water is accessible on the zoning lot within fifty feet (50') of the apiary.

f. **Maintenance:** Apiaries shall be maintained so as not to become a nuisance. Colonies shall be maintained in movable-frame hives with adequate spacing and management to avoid overcrowding and swarming.

g. **Screening:** Apiaries shall be screened to provide a flyway barrier. Such screening shall be at least six feet (6') tall, and consist of a solid fence, vegetative barrier, or combination thereof. The entrance to the apiary shall include a latched gate that shall remain closed when a beekeeper is not present.

h. **Sales:** Retail sales of any products on-site is prohibited.

2. **Ball Court; Location:** Ball courts are allowed in the rear yard, except that one fixed basketball standard and backboard shall be allowed in the front yard, corner side yard, interior side yard, or rear yard in the R-1, R-2, R-3, R-4, R-5, and R-6 Districts without a building permit.

3. **Chicken Coop:** Chickens may be kept in chicken coops in accordance with the following standards.

a. **Permit:** Prior to erecting a chicken coop an applicant must obtain a license from the Village in accordance with section 4-6-17, "Hens", of this Code.

b. **Height:** The maximum height of a chicken coop shall be eight feet (8').

c. **Area:** Chicken coops shall provide a minimum of four (4) square feet of floor area per hen.

d. **Location:** Chicken coops shall be located in the rear yard only. Chicken coops are prohibited inside a residential unit or attached garage.

e. **Setback:** Chicken coops shall be located a minimum of ten feet (10') from any lot line and a minimum of ten feet (10') from the principal structure on the lot.

f. **Number:** No more than four (4) hens are permitted per zoning lot. Roosters are not permitted.

g. **Chicken Runs:** Any chicken run associated with a chicken coop shall be fully enclosed to ensure that all hens are confined.

h. **Maintenance:** Chicken coops shall be maintained in a manner that provides adequate lighting and ventilation, and protects chickens from cold weather, precipitation, rodents, predators, and trespassers. Chicken coops must be maintained in a sanitary condition and shall be cleaned of droppings, uneaten feed, feathers, and other waste so as not to become a nuisance.

i. **Sales:** There shall be no retail sales of any products on-site.

j. **Slaughter:** On-site slaughtering of chickens is prohibited. Chickens shall be taken off premises to a licensed live poultry establishment for slaughter.

4. **Compost Bin:**

a. **Location:** Compost bins are allowed in the rear yard only.

b. **Enclosure:** Compost must be contained in a fully enclosed receptacle with a tightly fitted lid.

c. **Maintenance:** Compost bins must be maintained in a sanitary condition so as not to become a nuisance. Compost may not contain sewage, meat, bones, or grease.

5. **Deck; Location:** Decks are allowed in the front yard, corner side yard, interior side yard or rear yard.

6. **Dog Run; Location:** Dog runs may encroach into the required rear yard only. The run must be located a minimum of ten feet (10') from all property lines.

7. **Fence Or Wall:**

a. **Location:** In all zoning districts, fences and walls are allowed in the interior side yard and rear yard.

b. Height: The maximum height of a fence or wall shall be measured from the ground at the base of the fence or wall.

(1) Residential And Commercial Districts: In Residential and Commercial Zoning Districts, the maximum height of a fence or wall shall be six feet (6') in an interior side or rear yard.

(2) Industrial Districts: In Industrial Zoning Districts, the maximum height of a fence or wall shall be ten feet (10') in an interior side or rear yard.

(3) Exceptions: Any yard adjacent to a railroad right-of-way may have a maximum fence height of ten feet (10'). Any yard adjacent to a six (6) lane arterial street may have a maximum fence height of eight feet (8').

c. Access: Every fence fronting onto an existing or proposed road right-of-way, except for corner lots, must include a gate giving access to the right-of-way.

d. Materials And Construction:

(1) Construction, Design And Appearance: In all zoning districts, both sides of a fence or wall shall be similar in construction, design, and appearance. The finished side of a fence or wall shall face outward from the zoning lot so that all posts are located on the property owner's side of the fence or wall.

(2) Residential Districts: In Residential Zoning Districts, fences and walls may be constructed of treated wood, simulated wood, vinyl, chain link without slats, wrought iron, brick, and stone.

(3) Non-Residential Districts: In Non-Residential Zoning Districts, fences and walls may be constructed of treated wood, simulated wood, vinyl, chain link with slats of a uniform color or without slats, metal mesh, corrugated metal, wrought iron, brick, stone, cinderblock, and concrete block.

(4) Prohibited Materials: Fences shall not be constructed of barbed wire, electrically charged wire, or razor wire, except in the I-1 and I-2 Districts where barbed wire and electrically charged wire may be used with an approved building permit. Approved barbed wire fences may have a maximum of three (3) strands of barbed wire and shall slope toward the interior of the property.

8. Flagpole:

a. Location: Flagpoles are allowed in the front yard, corner side yard, interior side yard, or rear yard.

b. Height: The maximum height of a flagpole shall be twenty two feet (22') in Residential Districts and forty feet (40') in Non- Residential Districts.

9. Garage: Refer to figure 10-7-4-1, "Garage Location", of this subsection.

a. Location:

(1) Detached garages are allowed in the rear yard.

(2) Attached garages may be attached to the corner side, interior side, or rear elevation of the principal structure. Attached garages with a front-facing garage must be set back a minimum of five feet (5') from the front elevation of the principal structure.

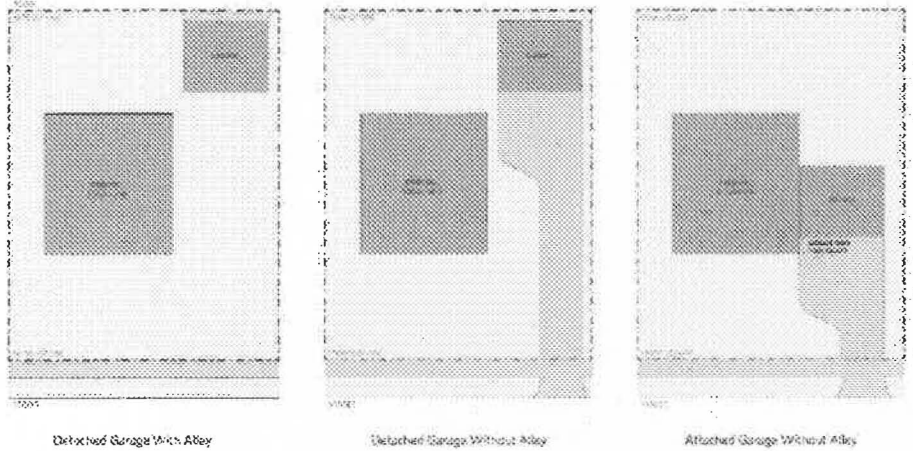
b. Number: One attached or detached garage is allowed per zoning lot.

c. Size: The maximum size of an attached or detached garage shall not exceed eight hundred eighty (880) square feet.

d. Alley Orientation: Where an alley exists adjacent to the side or rear lot line, all motor vehicle access to the garage shall occur through the alley.

FIGURE 10-7-4-1

GARAGE LOCATION



10. Garden:

a. **Location:** Gardens are allowed in the front yard, corner side yard, interior side yard, or rear yard, but shall be limited to fifty percent (50%) of the pervious area of the front yard and corner side yard.

b. **Height:** The maximum height of any structure used to grow items in a garden, such as raised planting beds or hoophouses, shall be three feet (3') in the front or corner side yard, and six feet (6') in the interior side or rear yard.

c. **Loose Soil:** Loose soil associated with a garden must be covered or confined so that the soil does not spill over from the garden area.

11. Gazebo Or Pergola:

a. **Location:** Gazebos are allowed in the rear yard only. Pergolas are allowed in the interior side yard and rear yard.

b. **Design:** Each side of a gazebo shall be at least twenty five percent (25%) open.

12. **Hoophouse; Use Limitation:** Hoophouses are only allowed in conjunction with residential uses, community gardens, and garden centers.

13. Mechanical Equipment:

a. **Location:** Ground-mounted mechanical equipment shall only be located in the rear yard. Roof-mounted mechanical equipment shall be located a minimum of ten feet (10') from any supporting wall to facilitate safe access.

b. **Screening:** Roof-mounted mechanical equipment screening must equal the height of the tallest mechanical equipment installed on the roof of the building. The requirements of section 10-9-7, "Screening Requirements", of this title shall apply to ground-mounted mechanical equipment. Single-unit dwellings, Townhouse dwellings, and Two-unit dwellings are exempt from the screening requirements for ground-mounted mechanical equipment.

14. Outdoor Fire Pit:

a. **Location:** Outdoor fire pits are allowed in the rear yard only.

b. **Setback:** Outdoor fire pits shall be located a minimum of fifteen feet (15') from any building.

c. **Size:** Outdoor fire pits shall be a maximum of three feet (3') in diameter.

15. Outdoor Sales And Display Area:

a. **Items Offered:** The items permitted to be offered for sale or lease in outdoor sales and display areas include, but are not limited to, building or garden supplies for retail sale, nursery plants, equipment for household use, and other household items that are typically used or stored outdoors. Permanent outdoor

sales and display areas for motor vehicle sales shall be subject to the requirements for subsection 10-7-3T, "Motor Vehicle Rental Or Motor Vehicle Sales", of this chapter.

b. Location: Outdoor sales and display areas shall not exceed fifteen percent (15%) of the gross lot area in Commercial Zoning Districts and twenty five percent (25%) in Industrial Zoning Districts.

c. Improved Surface: Outdoor sales and display areas must be paved.

d. Unobstructed Access: Outdoor sales and display area shall not obstruct driveways, parking areas, sidewalks, and landscaped yards.

e. Fencing: If the outdoor sales and display area is secured with a fence, it shall be either a decorative wooden, masonry, or wrought iron fence.

16. Patio; Location: Patios are allowed in the front yard, corner side yard, interior side yard, or rear yard.

17. Rain Garden:

a. Location: Rain gardens are allowed in the front yard, corner side yard, interior side yard, or rear yard.

b. Loose Soil: Loose soil associated with a rain garden must be covered or confined so that the soil does not spill over from the garden area.

18. Recreation Equipment; Location: Recreation equipment is allowed in the rear yard only.

19. Refuse, Recycling, And Grease Containers:

a. Applicability: Refuse, recycling, and grease container regulations apply only to those uses that collect refuse, recyclable materials, and grease in commercial containers.

b. Location: Refuse, recycling, and grease containers are prohibited in the front yard.

c. Screening: The requirements of section 10-9-7, "Screening Requirements", of this title shall apply to refuse, recycling, and grease containers.

20. Satellite Dish; Location: Satellite dishes are allowed on the rear or interior side yard facade of a building or on the roof of a building.

21. Shed:

a. Location: Sheds are allowed in rear yards.

b. Area: In the R-1, R-2, R-3, R-4, R-5, and R-6 Districts, the maximum area of a shed shall be one hundred twenty (120) square feet.

22. Small Wind Energy System: Small wind energy systems may be roof-mounted or ground-mounted in accordance with the following standards. Refer to figure 10-7-4-2, "Ground-Mounted Small Wind Energy System Standards", of this subsection.

a. General Requirements: All systems shall be subject to the following.

(1) Building Permit Application: The application for a building permit shall include drawings of the wind turbine structure, including the tower, base, footings, and location on the site, and of the electrical components in sufficient detail to determine whether the proposed system conforms to pertinent Electrical Codes.

(2) Capacity: Systems shall have a rated capacity of one hundred kilowatts (100 kW) or less.

(3) Noise: Systems shall not exceed sixty (60) dBA, as measured at the closest lot line. This level may be exceeded during short- term events such as utility outages and/or severe storms.

b. Roof-Mounted Systems: Roof-mounted systems shall adhere to the following.

(1) Districts: Roof-mounted systems are allowed in all zoning districts.

(2) Location: Systems are allowed anywhere on the roof of a principal structure. Systems on an accessory structure, such as a garage, gazebo, greenhouse, shed, or other structure, must be approved by the Zoning Administrator.

(3) Height: The maximum height of a roof-mounted system shall be fifteen feet (15') above the height of the principal or accessory structure to which the turbine is mounted.

c. Ground-Mounted Systems: Ground-mounted systems shall adhere to the following.

(1) Districts: Ground-mounted systems are allowed in the C-2, I-1, and I-2 Districts.

(2) Location: Systems are allowed in the interior side and rear yards.

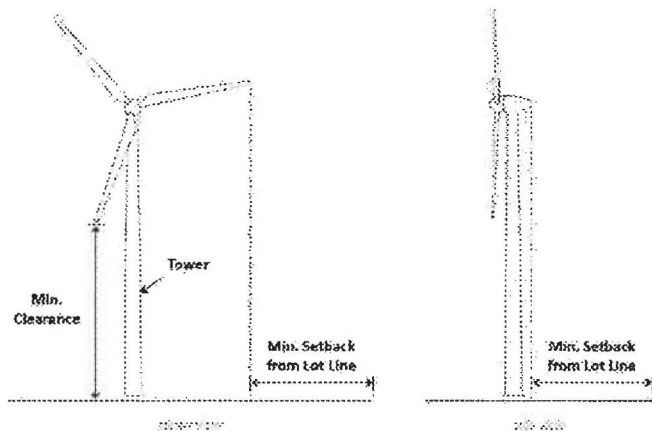
(3) Setback: All components of a ground-mounted system (such as the tower, blade, and guy wire anchors) shall be located a minimum of five feet (5') from any lot line.

(4) Height: The maximum height of a ground-mounted system shall be the height limit of the applicable zoning district.

(5) Clearance: A ground-mounted system shall have a minimum of fifteen feet (15') of clearance from the ground.

FIGURE 10-7-4-2

GROUND-MOUNTED SMALL WIND ENERGY SYSTEM STANDARDS



23. Solar Energy Collection System: Solar energy collection systems may be roof-mounted or ground-mounted in accordance with the following standards.

a. Roof-Mounted Systems: Roof-mounted systems shall adhere to the following.

(1) Districts: Roof-mounted systems are allowed in all zoning districts.

(2) Height: The maximum height of a roof-mounted system shall be five feet (5') above the height of the principal or accessory structure to which the system is mounted.

b. Ground-Mounted Systems: Ground-mounted systems shall adhere to the following.

(1) Districts: Ground-mounted systems are allowed in all zoning districts.

(2) Location: Ground-mounted systems are allowed in the interior side and rear yards.

(3) Height: The maximum height of a ground-mounted system shall be the height limit of the applicable zoning district.

24. Swimming Pool: The following standards apply to swimming pools with a maximum depth equal to or greater than two feet (2').

a. **Building Code:** The installation or replacement of a swimming pool shall comply with all requirements of the International Residential Code, including those for swimming pool enclosures and safety devices.

b. **Location:** Swimming pools are allowed in the rear yard.

c. **Height:** Aboveground pools shall not exceed six feet (6') in height.

d. **Distance From Other Structures:** A swimming pool shall be a minimum of ten feet (10') from any other structure or building on a zoning lot, with the exception of a permanent deck or patio. A swimming pool shall be at least ten feet (10') from any utility lines or cables, as verified by the Zoning Administrator.

25. Treehouse:

a. **Location:** Treehouses are allowed in the rear yard.

b. **Number:** A maximum of one treehouse is allowed per zoning lot in the R-1, R-2, R-3, R-4, R-5, and R-6 Districts.

c. **Size:** The maximum size of treehouse shall be one hundred (100) square feet.

d. **Tree Incorporation:** Treehouses must incorporate a planted tree as a critical structural element.

26. Wireless Telecommunication Antenna:

a. **General Requirements:** Wireless telecommunication antennas shall meet the general requirements for wireless telecommunication facilities and/or towers in subsection 10-7-3EE1, "General Requirements", of this chapter.

b. **Height:**

(1) A wireless telecommunication antenna shall not increase the height of any building or structure on which it is mounted by more than ten percent (10%).

(2) A wireless telecommunication antenna mounted to a wireless telecommunication tower shall not increase the height of the tower by more than ten percent (10%).

c. **Stealth Design:** All wireless telecommunication antennas shall utilize stealth design to blend into the surrounding environment, including those co-located on a wireless telecommunication tower.

(1) A wireless telecommunication antenna must be enclosed, camouflaged, screened, or obscured so that it is not readily apparent to a casual observer.

(2) A wireless telecommunication antenna shall blend into another part of the structure upon which it is mounted, such as a rooftop, tower, spire, or other similar feature.

27. Bollards:

a. **General Requirements:** Bollards shall meet all applicable Village Building Code and Fire Code requirements.

b. **Height:**

(1) Bollards shall not exceed four feet (4') in height.

c. **Design Requirements:**

(1) Bollards shall be complimentary to the existing or proposed architectural design of the structure located on the lot and shall include design that contributes positively to the Village's aesthetic appearance.

(2) For bollards adjacent to pedestrian ways, decorative lighting shall be integrated into the design of the bollards when feasible and shall employ full cut-off or fully shielded fixtures.

(3) Bollard lighting shall meet all requirements outlined in section 10-9-8 of this title.

d. Design Approval: The Zoning Administrator is authorized to approve the design of bollards.

28. Electric Vehicle Charging Stations (EVCS):

a. Districts: EVCS are allowed in all zoning districts.

b. Location:

(1) Make sure pedestrian pathways are considered when siting EVSEs by maintaining reasonable distances from EVSEs to pedestrian walkways.

(2) Electric charging station equipment may not block the public right-of-way for pedestrians where minimal unobstructed walkable sidewalks exist or be located in a place that obstructs or interferes with a driver's view of approaching, merging or intersecting traffic in and around the right-of-way.

c. Height: EVSE ports and connector devices shall be no less than 36 inches and no higher than 48 inches from the ground or pavement surface where mounted.

d. Safety:

(1) EVSEs mounted on pedestals shall be designated and located so as not to impede pedestrian travel or create trip hazards on sidewalks.

(2) EV Charging Stations shall be protected by bollards, other structures, or curbs if located where EVs can otherwise make direct contact with the EVCS in a publicly accessible parking lot.

(3) Non-mountable curbing may be used in lieu of bollards if the charging station is setback a minimum of 24 inches from the face of the curb.

(4) Public EVSEs shall require retractable cords to prevent trip hazards and for a cleaner look.

e. Landscaping: Landscaping is allowed in accordance with subsection 10-9-3 of Chapter 9.

f. Signage: Advertising is only allowed in accordance with subsections 10-10-2D and 10-10-5 of Chapter 10.

D. Home-Based Business: A home-based business is permitted within any dwelling unit in the Village as part of a principal or accessory structure, subject to approval of the Zoning Administrator and provided that the following standards are met. Home-based business standards do not apply to day care homes which are regulated in accordance with the requirements of subsection 10-7-3G, "Day Care Home", of this chapter.

1. Residential Character: The location and operation of the home-based business shall not alter the residential character of the dwelling.

2. Uses: Examples of allowed home-based business include, but are not limited to, artist, consultant, counselor, craftsperson, designer, tutor, writer, and instructor of music, craft, or fine art.

3. Sales: No on-site retail or wholesale transactions are allowed.

4. Hours Of Operation: Home-based businesses with outside visitors may be allowed to operate from seven o'clock (7:00) A.M. to nine o'clock (9:00) P.M.

5. Residency Of Operator: The operator of the home-based business shall reside in the dwelling unit in which the home-based business is located.

6. Employees: One additional employee who does not reside in the dwelling unit is allowed to work in a home-based business.

7. Visitors: A maximum of four (4) visitors (such as clients, customers, and pupils) associated with the home-based business may be present at any given time.

8. Parking: Any parking needs associated with the home-based business shall be accommodated on-site within an existing driveway or garage.

9. **Deliveries:** Deliveries and shipments are not allowed to or from the premises, with the exception of carriers that typically provide service to residential neighborhoods, such as the U.S. Postal Service and/or express shipping services (e.g., UPS, FedEx, DHL).

10. **Signs:** Signs for home-based businesses are permitted in accordance with subsection 10-10-5A, "Permanent Signs Exempt From Permit Requirement", of this title.

(Ord. 67-2018, 12-18-2018; amd. Ord. 74-2019, 12-17-2019; Ord. 5-2021, 3-23-2021; Ord. O-30-2022, 8-23-2022; Ord. 13-2023, 4-25-2023; Ord. 14-2024, 4-23-2024)

10-7-5: TEMPORARY STRUCTURES AND USES:

Temporary structures and uses shall be subject to the requirements of this section.

A. **Temporary Structures And Uses Table:** Table 10-7-5-1, "Temporary Structures And Uses", of this subsection establishes the allowed temporary structures and uses for each zoning district. Table 10-7-5-1, "Temporary Structures And Uses", of this subsection is not an exhaustive list of temporary structures and uses that may be located within the Village. Each structure or use is given one of the following designations for each zoning district.

1. **Permitted ("P"):** A "P" indicates that the temporary structure or use does not require a temporary use permit and is allowed by-right within the designated zoning district provided that it meets all applicable use standards set forth in subsection B, "Use Standards For Temporary Structures And Uses", of this section.

2. **Permitted With Temporary Use Permit ("T"):** A "T" indicates that the temporary structure or use requires the approval of a temporary use permit (refer to section 10-3-10, "Temporary Use Permit", of this title) and must meet any applicable use standards set forth in subsection B, "Use Standards For Temporary Structures And Uses", of this section in order to be allowed within the designated zoning district.

3. **No Designation:** The absence of a letter (a blank space) indicates that the use is not allowed within the designated zoning district.

4. **Other Uses:** Temporary uses not listed in Table 10-7-5-1 shall require a permit as determined by the Zoning Administrator. Use Standards include, but are not limited to; hours of operation, signage, lighting, parking, and traffic flow.

TABLE 10-7-5-1

TEMPORARY STRUCTURES AND USES

Table key:											
P:	Allowed by-right and shall meet the requirements of subsection B, "Use Standards For Temporary Structures And Uses", of this section when applicable.										
T:	Allowed with temporary use permit and shall meet the requirements of subsection B, "Use Standards For Temporary Structures And Uses", of this section when applicable.										
Temporary Structures And Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Temporary Structures And Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Contractor trailer	P	P	P	P	P	P	P	P	P	P	10-7-5B1
Farmers' market	T	T	T	T	T	T	T	T			10-7-5B2
Garage or yard sale	T	T	T	T	T	T					10-7-5B3

Mobile food facility							P	P	P	P	10-7-5B4
Model unit	P	P	P	P	P	P	P	P			10-7-5B5
Temporary outdoor entertainment	T	T	T	T	T	T	T	T			10-7-5B6
Temporary outdoor sale							T	T			10-7-5B7
Temporary storage container	P	P	P	P	P	P	P	P	P	P	10-7-5B8

B. Use Standards For Temporary Structures And Uses: The following standards apply to temporary structures and uses designated as permitted ("P") or permitted with temporary use permit ("T") in the zoning districts noted in the "Use Standards/Code Section" column of subsection A, table 10-7-5-1, "Temporary Structures And Uses", of this section. Temporary uses may be located outdoors or within an enclosed building or structure.

1. **Contractor Trailer;** Duration: Contractor trailers shall be limited to the period of active construction of the project. Contractor trailers shall not contain accommodations for sleeping or cooking.

2. **Farmers' Market:**

a. **Schedule:** The schedule for a farmers' market will be determined as part of a temporary use permit, including number of days per week and overall duration of the event. A temporary use permit for a farmers' market can be issued on an annual basis, which allows for a schedule of days per week and number of weeks per year.

b. **Management Plan:** A management plan for a farmers' market shall be submitted that demonstrates the following.

(1) The on-site presence of a manager to direct the operation of vendors.

(2) An established set of operating rules, days and hours of operation, vendor set-up and take-down times, a maintenance plan, and provisions for waste removal.

(3) A site plan indicating vendor stalls, visitor facilities, seating areas, restrooms, and all entrances and exits to the site.

3. **Garage Or Yard Sale:**

a. **Permit Requirements:** Except during Village-wide events, no garage or yard sale shall be conducted on any premises in a Residential Zoning District without a temporary use permit. The temporary use permit shall be posted in the front yard of the premises so it can be easily seen by the public.

b. **Duration And Frequency:** No garage or yard sale shall be conducted:

(1) For more than three (3) consecutive days.

(2) Before eight o'clock (8:00) A.M. or after nine o'clock (9:00) P.M.

(3) Within twelve (12) months of another garage or yard sale conducted either on the same premises or by the same applicant, except during Village-wide events.

c. **Location:** No sale items or sales activities shall be located outside of the zoning lot.

d. **Signs:** Signs for garage or yard sales shall be permitted in accordance with chapter 10, "Signs", of this title.

e. **Amplification:** No outdoor loudspeakers or other amplification equipment shall be used in connection with the sale.

4. **Mobile Food Facility:**

- a. **Maintenance:** The permit holder for a mobile food facility must keep the area clear of litter and debris during business hours and provide a trash receptacle for customer use if such receptacles are not already provided on site or in the right-of-way.
 - b. **Outdoor Seating:** Outdoor seating may be provided on the site, but no seating may be permanently installed.
 - c. **Electrical Service:** Electrical service may be provided only by temporary service through an electric utility or by an on-board generator.
 - d. **Alcohol:** The sale of alcohol is prohibited.
 - e. **Water Connection:** A permanent water or wastewater connection is prohibited.
 - f. **Drive-Throughs:** Drive-through service is prohibited.
5. **Model Unit; Duration:** Model units shall be limited to the period of active selling and/or leasing of space in the development, or six (6) months after issuance of the final occupancy permit, whichever is less. Model units shall not be used for sleeping, bathing, or cooking purposes.
6. **Temporary Outdoor Entertainment:**
- a. **Duration:** Temporary outdoor entertainment shall be limited to a period of seven (7) consecutive days.
 - b. **Frequency:** A maximum of two (2) temporary outdoor entertainment permits may be issued per year for any zoning lot.
 - c. **Other Local Regulations:** Temporary outdoor entertainment shall comply with the requirements of title 3, chapter 4, "Exhibitions And Carnivals", of this Code and other local regulations.
 - d. **Temporary Use Permit Application:** Approval of the temporary use permit shall be based on the adequacy of the lot area, provision of parking, traffic access, and public safety, as well as the absence of undue adverse impacts on adjacent properties. The temporary use permit application shall include the following:
 - (1) **Site Plan:** As part of the temporary use permit application, the operator of the event must submit a site plan to the Village prior to the event that illustrates the location of major site components and ingress and egress routes for emergency vehicles.
 - (2) **Proof Of State Inspection:** The operator of the event shall provide proof that all amusement devices have been inspected and approved by the State of Illinois Department of Labor.
 - e. **Bulk And Yard Requirements:** Temporary outdoor entertainment is exempt from chapter 6, "Zoning District Regulations", of this title.
7. **Temporary Outdoor Sale:**
- a. **Temporary Use Permit Application:** Approval of a temporary use permit for a temporary outdoor sale shall be based on the adequacy of the lot area, provision of parking, traffic access, and public safety, as well as the absence of undue adverse impacts on other properties.
 - b. **Duration:** Temporary outdoor sale uses shall be limited to a period of up to forty five (45) days. The Zoning Administrator may grant additional time or successive permits through the temporary use permit process.
 - c. **Sidewalk Clearance:** A minimum of four feet (4') of sidewalk clearance must remain available for pedestrians in accordance with the Americans With Disabilities Act Accessibility Guidelines.
 - d. **Storage:** Merchandise must be stored inside the building during non-business hours.
8. **Temporary Storage Container:**

- a. Duration: Temporary storage containers shall be located on a lot for a period of no more than forty five (45) consecutive days unless used in conjunction with an approved building permit.
- b. Frequency: A maximum of two (2) instances of temporary storage container installation are allowed per year.
- c. Improved Surface: The temporary storage container shall be located on an improved surface. Containers shall not be permanently attached to the ground, have permanent utility service, or be stacked on top of one another. (Ord. 67-2018, 12-18-2018; amd. Ord. 5-2021, 3-23-2021)

10-7-6: ENVIRONMENTAL PERFORMANCE STANDARDS:

All uses in all zoning districts shall comply with the performance standards established in this section unless any Federal, State, County, or local regulation establishes a more restrictive standard, in which case the more restrictive standard shall apply.

A. Noise: No activity or use shall be conducted in a manner that generates a level of sound, as measured on another property, greater than that allowed by Federal, State, County, and local regulations. These limits shall not apply to construction noises, noises emanating from safety signals or warning devices, noises not directly under the control of the owner or occupant of the property, and transient noises from moving sources, such as motor vehicles, railroads, and aircraft.

B. Odor: No activity or use shall be conducted in a manner that generates odors of such intensity and character as to be harmful to the health, welfare, or comfort of the public. Any such use shall be stopped or modified so as to remove the odor.

C. Dust And Air Pollution: Dust and air pollution carried by the wind from sources such as storage areas, yards, parking areas, equipment, and the like, within lot boundaries, shall be kept to a minimum by appropriate landscaping, screening, paving, wetting, or other acceptable means.

D. Glare And Heat: No activity or use shall be conducted in a manner that generates glare or heat that may be detected at any point off the lot on which the use is located. Light sources shall be shielded so as not to cause a nuisance across lot lines.

E. Vibration: No activity or use shall be conducted in a manner that generates earthborn vibration that can be detected at any point off the lot on which the use is located.

F. Fire And Explosion Hazards: Materials that present potential fire and explosion hazards shall be transported, stored, and used only in conformance with all applicable Federal, State, County, and local regulations.

G. Electromagnetic Interference: Electromagnetic interference from the operation of any use that is not in compliance with the rules and regulations of the Federal Communications Commission must not adversely affect the operation of any equipment located off the lot on which such interference originates.

H. Hazardous, Radioactive, And Toxic Materials: No activity or use shall produce hazardous, radioactive, or toxic material without prior notice to the Village. Notice shall be given to the Zoning Administrator at least thirty (30) days before the operation is commenced. The transport, handling, storage, discharge, clean up, and disposal of all hazardous, radioactive, or toxic materials, including waste, shall comply with applicable Federal, State, County, and local regulations. (Ord. 67-2018, 12-18-2018)