

Article 6. Commercial District Standards

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- 6-110. C-4 District Planned Development

6-101. General Provisions

- A. **Purpose.** The purpose of this Article is to establish the Commercial zoning districts of the Village including their purpose, dimensional standards, and allowed encroachments, to:
 1. Implement the intent of this Code and the Comprehensive Plan,
 2. Allow for orderly development, and
 3. Protect natural resources.
- B. **Applicability.** The zoning districts established in this Article shall apply to all Commercial zoning district (Section 6-102) parcels within the Village of Northbrook as detailed on the Village of Northbrook Zoning Map.

6-102. Establishment, Purpose, and Intent of Commercial Districts

Table 6-102 Establishment, Purpose, and Intent of Commercial Districts	
District Name	District Purpose and Intent
C-1 Specialty Commercial Legacy District	<p>The C-1 Specialty Commercial District is intended to provide for small shops, stores and boutiques in the older areas of the Village adjacent to the central business areas where it is possible to retain the residential character and appearance of the Village and at the same time promote business activity. The regulations are designed to encourage the retention and renovation of sound existing structures and to ensure that the business uses remain compatible with the residential uses while permitting the area to maintain a distinctive character.</p> <p>The C-1 District is a legacy zoning district and is not intended to be applied to additional areas of the Village beyond those designated at the time of this Code's adoption. All dimensional and bulk standards, use regulations, and related provisions for the C-1 Legacy District are located in Section 6-109 below.</p>
C-2 Neighborhood Commercial District	<p>The C-2 Neighborhood Commercial District is established to provide land area to accommodate commercial uses which serve the day-to-day shopping and consumer service needs of the low- to moderately dense residential neighborhoods in the Village. Development in the district is primarily pedestrian oriented and includes buildings or low intensity shopping centers that complement the scale and character of surrounding neighborhoods.</p>
C-3 Central Business District	<p>The C-3 Central Business District is established to regulate development in downtown Northbrook. Development in the district is pedestrian oriented and primarily includes vertical mixed use buildings with commercial uses on ground floors and residential or office uses on upper floors. Ground level storefronts should be complemented by public gathering spaces and outdoor dining to foster a walkable and vibrant environment.</p>

Table 6-102 Establishment, Purpose, and Intent of Commercial Districts

District Name	District Purpose and Intent
C-4 Regional Shopping District	The C-4 Regional Shopping District is intended to provide a location for mixed-use planned development anchored by a major retail center complemented with dense residential housing to be made available to persons living in the metropolitan area surrounding the Village of Northbrook. The regulations are designed to encourage the development and inclusion of a broad range of types of residential, entertainment, recreation, fashionable retail, and compatible service uses. The C-4 District shall be mapped on the Zoning Map only on property lying North of the I-294 Tollway Spur, South of Lake Cook Road, and West of Lee Road.
C-5 Boulevard Commercial District	The C-5 Boulevard Commercial District is established to provide a location for horizontal mixed-use development with a wide variety of commercial uses, including entertainment, dining, service, and retail businesses. The C-5 district is limited to areas along Skokie Boulevard which are surrounded by major road systems and isolated from residential uses. This district is intended to be compatible with the office districts along Skokie Boulevard.

6-103. Dimensional Standards

Table 6-103: Commercial District Dimensional Standards

1 = All Uses	C-2	C-3	C-4	C-5
1				
<i>Lot Standards</i>				
Lot Area, Minimum (sq ft)	6,250	6,250	1,000,000	40,000
Lot Width, Minimum (ft)	50	50	500	100
Lot Depth, Minimum (ft)	125	125	500	125
<i>Yard Setbacks</i>				
Front, Minimum (ft)	25	0	30	80
Corner Side, Minimum (ft)	25	0	30	80
Interior Side, Minimum (ft) [1]	5	0	30	5
Rear, Minimum (ft) [1]	25	25	30	5
<i>Building Standards</i>				
Floor Area Ratio	--	--	4	--
Height, Maximum (ft)	35 [2]	35 [2]	55 [3]	45
Height, Maximum (stories)	2 [2]	2 [2]	4	3
<i>Notes</i>				
[1] Standard shall depend on required buffer yards as detailed in Section 10-106.				
[2] For properties located within the Village Green Overlay (VG-O), the maximum height limit shall be as specified in Section 9-104-A(1).				
[3] A maximum height of 135 feet/12 stories may be approved subject to a Special Permit as specified in Section 2-112.				

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Dimensional Standards

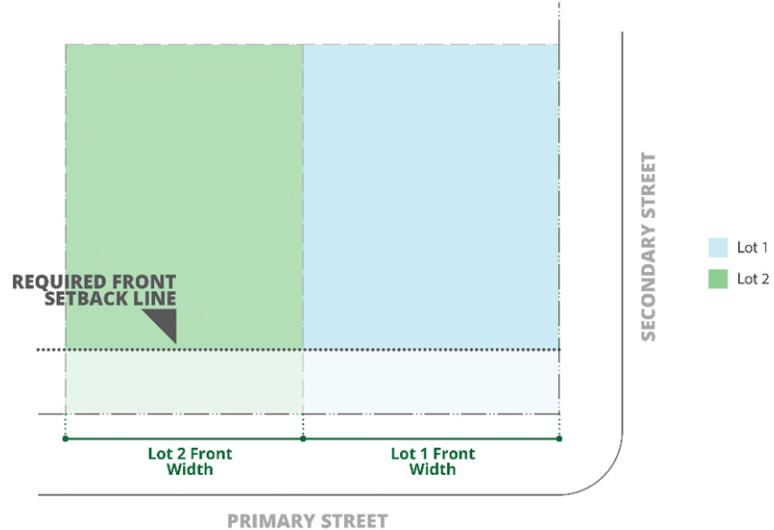


Figure 1 Lot Width

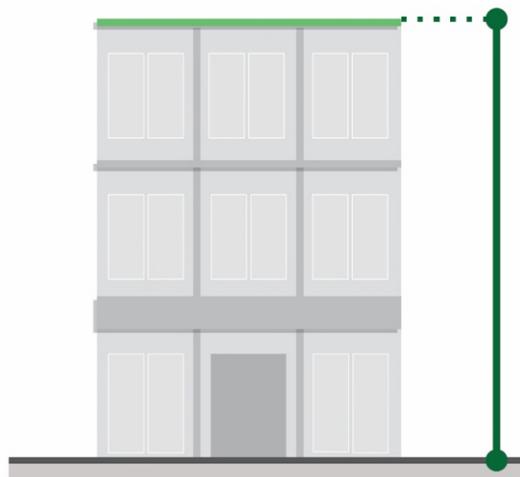


Figure 2 Building Height

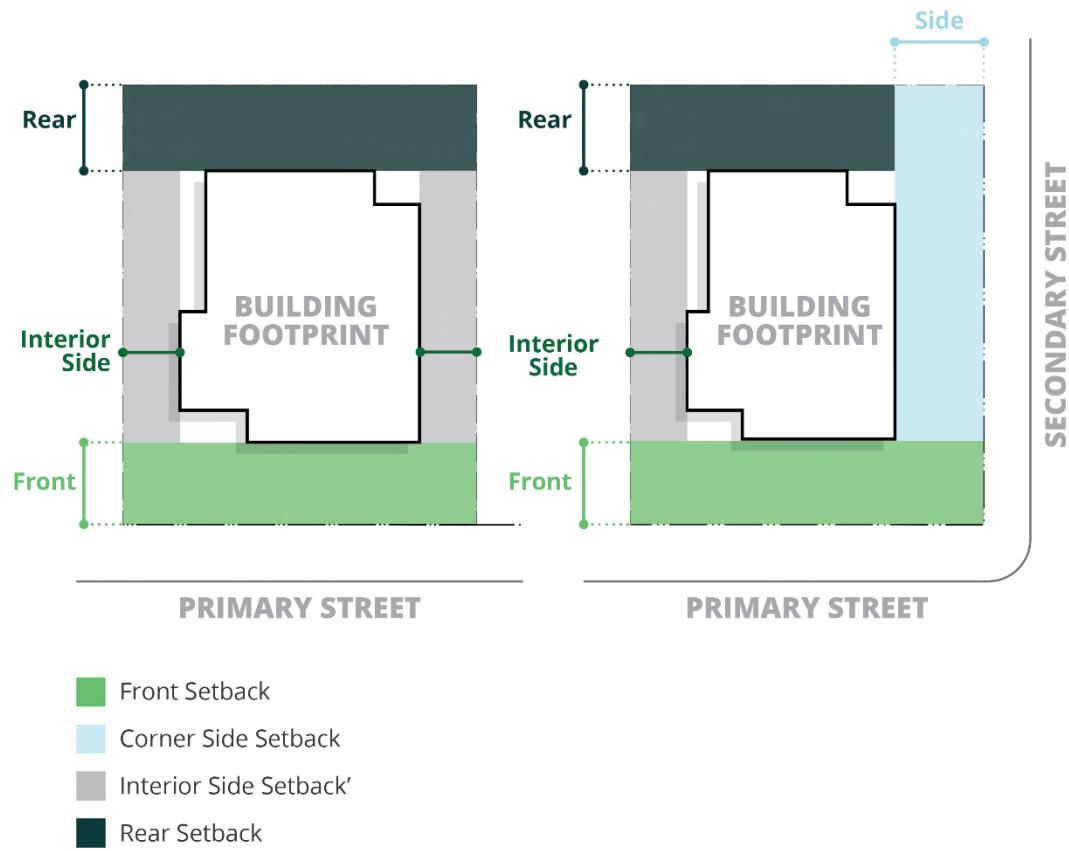


Figure 3 Building Setbacks

6-104. General Use Standards

- A. **Purpose.** The purpose of this Section is to establish the allowed uses in the Commercial Districts of the Village including how they are allowed (permitted, special use, etc.) and supplemental standards that must be met for use establishment.
- B. **Applicability.** The uses and supplemental use standards established in this Article shall apply to parcels within Commercial Districts of the Village of Northbrook, as designated on the Village of Northbrook Zoning Map.
- C. **General Use Types.** In order to regulate the use of land, general use types have been established. General use types provide a systematic basis for assigning land uses to appropriate categories with other similar uses. General use types classify land uses and activities based on common functional, product or physical characteristics.
 1. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions.
 2. Where a general use definition contains a list of example uses, the list is to be considered non-inclusive. Uses shall be categorized through the Interpretation process established in Section 2-107.
- D. **Qualified Uses.**
 1. **Floor Dependent.**
 - a. If a use includes "above ground floor only" in the title, it shall be allowed on the second story or higher of a building only.
 - b. If a use does not include "above ground floor only" in the title, it shall be allowed on all building stories.
 2. **Square Footage Dependent.**
 - a. If a use includes a qualifying statement regarding square footage, such as "less than 2,500 sq ft" the total square footage of the building, or tenant space, in which the use may operate shall not exceed what is specified.
 - b. If a use does not include a qualifying statement regarding square footage, the total square footage of the building in which the use may operate is not restricted, unless otherwise stated in this Code.
 3. **Public or Private Designation.**
 - a. If a use includes "public" in the title, it shall be owned and operated by a governmental entity, non-profit organization, or other non-taxing body.

- b. If a use includes "private" in the title, it shall be owned and operated by a for-profit organization or business.

E. Principal Uses.

1. Allowance.

- a. Principal uses are allowed by district as established in Table 6-105-A Principal Uses.
- b. A parcel may contain one or more principal uses or structures. The establishment of multiple principal uses or principal buildings on a parcel shall be permitted in all Commercial Districts, provided that the development complies with applicable bulk standards specified in Article 10 and parking requirements specified in Article 10.
- c. A development with multiple principal uses shall include only those principal uses designated in Table 6-105-A Principal Uses as allowed in the applicable zoning district, and each principal use shall be subject to all applicable supplemental standards.

2. Use Categories.

- a. **Residential.** Premises for long-term human habitation by means of ownership or rental, excluding short-term leasing or rental of less than one (1) month.
- b. **Public and Institutional.** Premises for organizations dedicated to religion, government, arts and culture, recreation and sports, and other similar areas of public assembly in addition to uses and premises dedicated to education, social service, and health care.
- c. **Commercial.** Premises for the commercial sale of merchandise, prepared foods, and food and drink consumption; the transaction of general business and the provision of services; and short-term human habitation, including daily and weekly rental.
- d. **Industrial and Vehicle-Related.** Premises for the creation, assemblage, storage, and repair of items including their wholesale or retail sale in addition to uses and premises dedicated to the sale, maintenance, servicing or storage of automobiles or similar vehicles.
- e. **Utilities and Infrastructure.** Uses and structures dedicated to transportation, communication, and utilities.
- f. **Agriculture and Animal Related.** Premises for growing crops, raising animals, harvesting timber, or harvesting fish and other animals from a farm, ranch or their natural habitat and all related functions in addition to animal care facilities located in commercial settings.

F. Accessory Uses.

Accessory uses are allowed by district, as established in Table 6-107-A Accessory Uses, but only incidental to a legally established, conforming principal use.

G. Temporary Uses.

Temporary uses are allowed by district as established in Table 6-108-A Temporary Uses.

6-105. Principal Uses

A. **Principal Uses Table.** The following shall be used in the interpretation of Table 6-105-A.

1. **Permitted Uses (P).** Uses which are marked as "P" in the table shall be allowed principal uses subject to all applicable regulations of this Zoning Code.
2. **Special Uses (S).** Uses which are marked as "S" in the table shall require approval with a Special Permit as detailed in Section 2-113 prior to establishment.
3. **Prohibited Uses.** A blank space in the table indicates that a use is prohibited.
4. **Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section 2-107, it is determined that the use is a part of a general use type as described in Section 3-104-C.
5. **Additional Regulation.** If a use has supplemental standards, they are referenced in the Additional Regulation column. Supplemental standards shall apply to the use, regardless of whether it is a permitted or special use.

Table 6-105-A: Principal by Commercial District

Use	Additional Regulation	C-2	C-3	C-4	C-5
<i>Residential Uses</i>	Additional Regulation	C-2	C-3	C-4	C-5
Community Residence					
Dwelling, Cottage Court					
Dwelling, Duplex				S	
Dwelling, Single-Family Detached					
Dwelling, Townhouse				S	
Dwelling, Triplex/Quadplex				S	
Live-Work Unit					
Multi-Unit Building, 13+ Units				S	
Multi-Unit Building, 5-12 Units				S	
Multi-Unit Dwelling Complex				S	
Multi-Unit Dwelling, Above Ground Floor Only		P	P	S	
Senior Living Facility, Dependent				S	
Senior Living Facility, Independent				S	
Transitional Service Facilities with up to 9 residents					
Transitional Service Facilities with up to 15 residents					

Table 6-105-A: Principal by Commercial District

Use	Additional Regulation	C-2	C-3	C-4	C-5
<i>Public and Institutional Uses</i>	<i>Additional Regulation</i>	C-2	C-3	C-4	C-5
Cemetery					
Day Care	6-105-B-1	S	S	S	S
College/University					
Hospital					
Membership Organizations, 2,500 sq ft or less		P	P	P	P
Membership Organizations, More than 2,500 sq ft		S	S	S	S
Park					
Place of Worship, 2,500 sq ft or less		P	P	P	P
Place of Worship, More than 2,500 sq ft		S	S	S	S
Public Cultural and Community Facilities		S	S	S	S
Public Service/Safety Facility					
School, Elementary and Middle Public					
School, Elementary and Middle Private					
School, High					
School Vocational/Technical		S	S	S	S
Vacant Land/Vacant Building		P	P	P	P
<i>Commercial Uses</i>	<i>Additional Regulation</i>	C-2	C-3	C-4	C-5
Adult Uses					
Alcohol/Liquor Sales		P	P	P	P
Amusement and Recreation Services, 2,500 sq ft or less		P	P	P	P
Amusement and Recreation Services, More than 2,500 sq ft		S	S	S	S
Bank, Credit Union, Financial Services		P	P	P	P
Bar/Tavern	6-105-B-2	P	P	P	P
Cannabis Dispensary, Adult Use	6-105-B-3	S	S	S	S
Cannabis Dispensary, Medical Use	6-105-B-3	S	S	S	S
Coworking Space		P	P	P	P
Firearms Dealer					

Table 6-105-A: Principal by Commercial District

Use	Additional Regulation	C-2	C-3	C-4	C-5
Funeral Home		S			
General Office		P	P	P	P
General Retail		P	P	P	P
Golf Course					
Hotel				S	S
Medical Clinic		P	P	P	P
Medical Spa		P	P	P	P
Meeting/Event Facility		P	P	P	P
Microbrewery/Winery/Distillery With Tasting Room		P	P	P	P
One-on-One Educational Services		P	P	P	P
One-on-One Personal Fitness Facilities		P	P	P	P
Personal Service		P	P	P	P
Physical Fitness Facilities, 2,500 sq ft or less		P	P	P	P
Physical Fitness Facilities, 2,500 sq ft or more		S	S	S	S
Restaurant		P	P	P	P
Short-Term Rental					
Tobacco Retail Sale		S	S	S	S
<i>Industrial and Vehicle Related Uses</i>	<i>Additional Regulation</i>	C-2	C-3	C-4	C-5
Artisan Manufacturing	6-105-B-4	P	P		
Brewery/Winery/Distillery					
Car Wash	6-105-B-5	S			S
Cannabis Cultivation Center					
Cannabis Craft Grower					
Cannabis Infuser					
Cannabis Processor					
Commercial Kitchen		P	P	P	P
Contractor Facility		S			
Crematorium					
Dry Cleaning Facility, Processing On-Site		P	P		P
Building Material, Machinery, and Equipment Sales or Storage					

Table 6-105-A: Principal by Commercial District

Use	Additional Regulation	C-2	C-3	C-4	C-5
Fuel Sales		S	S		S
Industry, Heavy					
Industry, Light					
Materials Salvage Yard/Recycling Operations					
Microbrewery/Winery/Distillery With or Without Tasting Room		P	P	P	P
Motor Vehicle Sales/Rental, With Open Sales Lot	6-105-B-6				S
Motor Vehicle Sales/Rental, Without Open Sales Lot	6-105-B-6			P	P
Off-Street Parking					
Personal / Self-Serve Storage					
Trucking Company					
Vehicle Services - Major Repair/Body Work					
Vehicle Services - Minor Maintenance/Repair	6-105-B-7	S	S		S
Warehouse, Distribution/Storage					
Wholesale Trade					
Utilities and Infrastructure	Additional Regulation	C-2	C-3	C-4	C-5
Electrical Substations		P	P	P	P
Public Utility Facilities		S	S	S	S
Required Detention Facilities		P	P	P	P
Transit Facilities		S	S	S	S
Wireless Telecommunications Equipment	6-105-B-9	P	P	P	P
Wireless Telecommunications Tower	6-105-B-9			S	S
Agriculture and Animal Related	Additional Regulation	C-2	C-3	C-4	C-5
Animal Production					
Community Garden					
Crops and Horticulture		P	P	P	P
Indoor Agriculture		P	P	P	P
Nursery & Garden Center, With Open Sales Lot		S	S	S	S
Nursery & Garden Center, Without Open Sales Lot		P	P	P	P

Table 6-105-A: Principal by Commercial District

Use	Additional Regulation	C-2	C-3	C-4	C-5
Veterinary and Animal Care Services, indoor and outdoor	6-105-B-8				P
Veterinary and Animal Care Services, indoor only	6-105-B-8	P			P

B. Principal Use Supplemental Standards.**1. Day Care.****a. Required Approvals.**

- i. No child day care service shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed service.
- ii. Every application for a Special Permit for a child day care service shall set forth each agency that must approve the establishment or operation of the service and shall be accompanied by a formal acknowledgment of approval from each such agency.
- iii. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a Special Permit.

- b. **Supervision.** Every child day care service shall provide qualified supervisory personnel in sufficient numbers to ensure the safety, well-being and appropriate behavior of all children enrolled in the service. The Special Permit may establish minimum supervision requirements.

c. Outdoor Play Area.

- i. Every child day care service shall provide at least 75 square feet of open space per child, exclusive of any open space located in a required front yard,
- ii. Open Space shall be completely enclosed by a fence or other suitable barrier sufficient to prevent access by children to neighboring properties or to traffic or other hazards.
- iii. An existing fence or barrier on a neighboring property shall not be relied upon to satisfy this requirement.

- d. **Recreational Devices.** No recreational device shall be located within 20 feet of any abutting residential property, nor shall a recreational device be located closer to the public right of way than the front, or corner side façade of the principal structure on the same lot.

- e. **Landscape Buffer.** A Type C Landscape Buffer as specified in Section 10-106 shall be provided along property lines abutting a residential district.

2. Bar/Tavern.

- a. Outdoor seating and/or dining shall operate only between the hours of 1:00 pm and 10:00 pm.
- b. Any bar/tavern next to a residential use shall be screened with a Type A Buffer as specified in Section 10-106.

3. Cannabis Dispensary, Adult Use and Medical Use.

- a. All Medical Cannabis Dispensaries and Adult Use Cannabis Dispensaries must obtain and, at all times, maintain a valid professional license issued by the Illinois Department of Financial and Professional Regulation to operate a Cannabis Dispensary. Copies of all state licenses as well as all renewals shall be provided to the Village Manager no later than 30 days of issuance as well as copies of corresponding application materials, including all required certifications, declarations, and affidavit, for state licenses and corresponding license renewals.
- b. Medical Cannabis Dispensaries and Adult Use Cannabis Dispensaries shall maintain all mandatory signage required by local, state or federal law.
- c. **Additional Application Requirements.**
 - i. In addition to the minimum application requirements set forth in Article V of this Zoning Code, applicants for a Special Permit for a Medical Cannabis Dispensary or Adult Use Cannabis Dispensary must submit their draft application for the Cannabis Dispensary that they plan to provide to the Illinois Department of Financial and Professional Regulation or, where applicable, to the Illinois Department of Agriculture, to receive the State license. These materials shall include, at minimum, the following elements:
 - a) The names and addresses of all principal officers of the dispensing organization that will operate the Cannabis Dispensary;
 - b) A description of the process of dispensing cannabis from the proposed Cannabis Dispensary;
 - c) A description of air treatment systems that will be installed to reduce odors; and
 - d) A plan for community engagement.
 - ii. Information, documents, and plans submitted pursuant to this section may be in draft format pending approval from the Illinois Department of Finance and Professional Regulation. The Village reserves the right to request and inspect any additional materials submitted by the proposed dispensing organization to the Illinois Department of Financial and Professional Regulation as part of the application review process.

- d. **Drive-Through Windows and Facilities Prohibited.** Medical Cannabis Dispensaries and Adult Use Cannabis Dispensaries shall not be permitted to have any accessory drive-through facilities or provide drive-through or "curbside" delivery service.
- e. **Signage.** Notwithstanding any provision of this Zoning Code to the contrary, the following signage standards are applicable to Medical Cannabis Dispensaries and Adult Use Cannabis Dispensaries:
 - i. Exterior signs on the building shall not completely cover the windows of the Medical Cannabis Dispensary or Adult Use Cannabis Dispensary.
 - ii. Electronic message boards are not permitted in connection with a Medical Cannabis Dispensary or Adult Use Cannabis Dispensary.
 - iii. Signage shall not contain cannabis imagery such as cannabis leaves, plants, smoke, paraphernalia, or cartoonish imagery oriented toward youth, or language referencing cannabis.
 - iv. The Special Permit Code authorizing the Medical Cannabis Dispensary or Adult Use Cannabis Dispensary shall include a signage plan depicting the allowed exterior signs for the dispensary.
- f. **Security and Video Surveillance.** Each Medical Cannabis Dispensary and Adult Use Cannabis Dispensary must install and maintain in good working order security, video surveillance, and inventory protection and control systems: (a) as required by applicable state laws and regulations; and (b) in conformance with a security plan approved in advance by the Village Chief of Police.
- g. **Lighting.** All interior, exterior and site lighting for Medical Cannabis Dispensaries and Adult Use Cannabis Dispensaries must be installed and maintained in good working order and of sufficient wattage for security cameras and the safety of customers and employees.
- h. **On-Site Conduct.**
 - i. Loitering is prohibited on any lot used as a Medical Cannabis Dispensary or Adult Use Cannabis Dispensary, including all accessory parking lots.
 - ii. It shall be prohibited to smoke, inhale or consume cannabis products within Medical Cannabis Dispensary or Adult Use Cannabis Dispensary, in any accessory parking lot, or anywhere on the lot of such dispensary.
 - i. No person under the age of 21 may be permitted within any Medical Cannabis Dispensary or Adult Use Cannabis Dispensary, except as authorized by state law.
 - j. Medical Cannabis Dispensaries and Adult Use Cannabis Dispensaries may operate only between 7:00 a.m. and 10:00 p.m.

- k. **Restricted Locations.** No Medical Cannabis Dispensary or Adult Use Cannabis Dispensary may be located on any lot that is:

 - i. Less than 1,500 feet from any other existing and operating Medical Cannabis Dispensary or Adult Use Cannabis Dispensary, including those located outside of the corporate limits of the Village of Northbrook.
 - ii. Less than 250 feet from any lot used for a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility.
 - iii. Located within the Village Green Overlay District.

4. Artisan Manufacturing.

- a. Outdoor storage shall be prohibited.
 - b. Artisan manufacturing shall not create or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties.
 - c. Retail sales of goods manufactured on-site shall be permitted and shall comprise a minimum of 25 percent of the total area of the building. Retail sales areas shall be located on the ground floor and shall be directly adjacent to storefront windows.
 - d. Manufacturing areas are encouraged to be visible from retail areas.

5. Car Wash.

- a. Hours of operation shall be restricted to between 7 am and 9 pm only, when adjacent to a residential district.
 - b. All mechanical equipment, excluding self-service vacuum units, shall be fully enclosed within a building.
 - c. All facilities shall be designed and configured such that any outdoor spraying preparation or drying activities are directed away from any abutting residential properties.
 - d. All car wash facilities and accessory equipment such as vacuums, dryers, accessory buildings, etc. shall be set back a minimum of 100 feet from any residential use or property in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, RS, MFRC, RLC, or VGRC Districts.
 - e. If self-service vacuum facilities are provided:

 - i. They shall be setback a minimum of 20 feet from all property lines, unless otherwise specified.

- ii. A minimum of one parking space shall be provided for each vehicle capable of being serviced at any one time at such vacuum facility. Parking spaces for accessory vacuum facilities shall not interfere with circulation or entrance or exit drives.
- f. All full-service or conveyor-based carwash facilities shall be equipped with, and maintain in operation, a water recycling system that shall recycle a minimum of 50 percent of the water being used by the facility.

6. **Motor Vehicle Sales/Rental, with and without Open Sales Lot.**

- a. **Buffer.** A Type A buffer, as detailed in Section 10-106, shall be required along lot lines adjacent to any parcel in a residential district.
- b. **Screening.** Vehicle service bays shall be screened with a Type A buffer from any residential property or the street right of way.
- c. **Separation.** Accessory uses and structures, such as car wash facilities and their incidental functions (vacuums and air compressors) shall be set back at least 100 feet from public rights-of-way or a residential use or district.
- d. **Nonconforming Building Prohibition.** No existing buildings shall be occupied or re-used for vehicle sales, rental, and service unless all requirements of this Zoning Code are met.

7. **Vehicle Services, Minor Maintenance/Repair.**

- a. Vehicle service bays shall be screened with a Type A buffer from any residential property or the street right of way.
- b. Hours of operation shall be restricted to between 7:00am and 9:00pm only.
- c. Drainage from outdoor storage and/or activity areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.

8. **Veterinary and Animal Care Services.**

- a. No livestock or large animals shall be boarded, treated, or kept on the premises.
- b. Unless otherwise allowed, the use shall be conducted primarily within a fully enclosed building and mitigate any negative impact to surrounding properties (such as noise, odor, dust, litter, etc.)
- c. If outdoor areas are allowed they shall meet the following standards:
 - i. Outdoor areas shall be set back as far as possible from all residential properties, with a minimum setback of 150 feet. However, the Board of Trustees may consider smaller setbacks in areas with high levels of noise, such as those impacted by

railroad tracks, highways, or near airport runways, provided that the operator can demonstrate how they will mitigate noise impacts in the outdoor area.

- ii. Solid waste will be removed from the outdoor area after each use of the area.
- iii. All outdoor areas shall be screened by an opaque fence or wall at least six feet in height. Chain link fences, including chain link fences with slats or mesh cover, are not allowed.
- iv. Use of outdoor areas shall be allowed between the hours of 7am and 10pm only.
- d. The boarding area must be air-conditioned and heated so that windows, doors, or other openings can be closed at any time.
- e. All litter and waste shall be contained and controlled on site by having appropriate flushing drains and other physical elements to properly dispose of cleaning waste from the boarding area.

9. **Wireless Telecommunications Equipment and Wireless Telecommunications Towers.**

- a. **Purpose and Intent.** This subsection creates the framework for the siting of wireless telecommunication facilities in a manner which protects the public health, safety, and general welfare of the community, provides comprehensive service to the community, and implements the Village's policies for said facilities, as detailed below. The provisions of this subsection are in addition to, and do not replace, any obligations an applicant may have under any franchises, licenses, encroachments, or other permits issued by the Village. This section is intended to:

- i. Facilitate the comprehensive provision of wireless telecommunication services to the residents and businesses of the Village of Northbrook.
- ii. Maximize the use of existing and approved telecommunication towers, buildings, and structures for collocation to accommodate new wireless telecommunication antennas in order to minimize the number of telecommunication towers needed to comprehensively serve the community.
- iii. Minimize the number, height, obtrusiveness, and the visual impacts of telecommunications towers, associated equipment, and buildings.
- iv. Direct and allow wireless telecommunication facilities to areas which are least disruptive to residential, park, open space, and greenway uses and to be as unobtrusive and invisible as reasonably possible.
- v. Ensure that the height of telecommunications towers has the least visual impact and is no greater than required to achieve service area requirements and potential co-location.
- vi. Site telecommunications towers to minimize locations which are visually solitary or prominent when viewed from residential areas or any public way.

- vii. Site telecommunications towers at locations which are obscured by vegetation, tree cover, topographic features, buildings or other structures to the maximum extent feasible.
- viii. Protect views of and vistas from architecturally or historically significant structures and historically significant landscapes so that these architectural or historical resources are not impaired or diminished by the placement of telecommunications towers.
- ix. Avoid potential damage to adjacent properties from telecommunication tower failure through structural design standards and setback requirements.

b. **General Applicability.** The provisions of this subsection shall apply to the following:

- i. Wireless telecommunication facilities (towers and associated equipment) that are or will be operated by a licensed wireless telecommunication service provider which consists of the equipment and structures involved in the receiving or transmitting of electromagnetic waves associated with wireless telecommunication services.
- ii. Small wireless telecommunication towers that meet the following characteristics:
 - a) Each antenna is located inside an enclosure of no more than six cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet;
 - b) All other wireless equipment associated with the facility is cumulatively no more than 28 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services; and
 - c) An antenna array feature that is attached to a telecommunications tower or building to transmit or receive radio waves. For this subsection, this does not include antenna dishes or other antenna features on individual homes or businesses that are intended to receive radio or television broadcasts, or internet communication for said use.

c. **Amateur Radio Exemption.** These provisions neither apply to nor shall be construed to apply to Amateur Radio Operators who are licensed to operate a radio or transmitter by the Federal Communications Commission under Part 97 of the Federal Communications Commission's Rules.

d. **Interference with Public Safety Telecommunications.** No new or existing telecommunications service shall interfere with public safety telecommunications. Before the introduction of new service or changes in existing service, telecommunication

providers shall notify the Village at least 10 calendar days in advance of such changes and allow the Village to monitor interference levels during the testing process.

e. **Compliance with Other Laws.** A telecommunications tower shall be erected and operated in compliance with the most current Federal Communication Commission and Federal Aviation Administration rules and regulations and other applicable federal and state standards. All telecommunications towers shall comply with all Codes of the Village which are not in conflict with this subsection.

f. **Wireless Telecommunication Facilities Establishment and Siting Alternatives Analysis.**

i. **Co-location Preference.** The Village shall promote the co-location of wireless telecommunications equipment on existing towers, buildings, or utilities elements. New standalone wireless telecommunication facilities (towers) may only be allowed where co-located of said facilities on existing towers, buildings, or public infrastructure elements is deemed infeasible through a siting alternatives analysis.

ii. **Siting Alternatives Analysis.** For all new, standalone wireless telecommunication towers, the applicant shall provide a siting alternatives analysis to determine whether co-location on existing structures is feasible within the applicant's search ring, including information pertaining to the fair market value of similar contracts – this shall be provided as part of the permitting process and submittal requirements pursuant to Article 2. The siting alternatives analysis shall determine the feasibility of co-locating the new telecommunication facilities/equipment in the following situations. (i) Co-location on existing towers; (ii) Placement on Village-owned Structure or Building; (iii) Placement on Existing Structure or Building; and (iv) Construction of New Tower Structure or Substantial Modification of Existing Structure. The following describes the various co-location situations.

a) **Co-location Standards.** The co-location or placement of new telecommunications antennas upon existing telecommunications towers, light poles, and/or buildings.

b) **Village-owned Structure or Building.** The utilization of existing Village-owned structures and buildings for placement of antenna and associated equipment or buildings, including surface-mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on water towers, electric line transmission towers, or other existing structures.

c) **Existing Structure or Building Utilization.** The utilization of all other existing structures and buildings for placement of antenna and associated equipment or buildings, including surface mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on existing structures.

- iii. **Consulting Option.** As part of the review procedures, the Village Manager shall determine the sufficiency of the information. The Village may choose to hire an outside consultant to conduct a third-party review of the siting alternatives analysis in the following situations: (i) where there are disputes of the findings between the applicant and the Village Manager and/or (ii) where expert consultation is deemed necessary to reach conclusions of the analysis. Where the Village utilizes a consultant in its application review, the fee for such services shall be fixed in advance as part of the application fee for a new telecommunications facility.
- g. **Telecommunication Tower and Antenna Array Design Standards.** The following design standards apply to new telecommunication towers and associated antenna array facilities. These standards do not apply to co-location activities on existing towers, buildings, or public infrastructure elements.
 - i. **Height.** The maximum height of a telecommunications tower, including antenna array, shall be less than 125 feet above grade; whereas, Small Wireless Telecommunications towers shall be limited to 50 feet above grade.
 - ii. **Location.** Telecommunication towers and antenna arrays shall not be located within 300 feet of an existing or future thoroughfare, as identified in the regional Transportation Improvements Plan as adopted.
 - iii. **Setbacks Required.** Telecommunication towers, including antenna array, shall be setback at least one-hundred twenty-five (125) percent the height of the tower from any lot line or a distance equal to their engineered fall zone at a minimum, whichever is greater.
 - iv. **Guys and Guy Anchors.** All guys and guy anchors shall be located within the buildable area of the lot and shall not be located within any required setback, required landscape area, wetland feature, and watercourse riparian buffer.
 - v. **Security Fencing.** Securing fencing shall surround the telecommunications tower base, all guy anchors, and equipment. The compound area and all guy anchors shall be secured with a fence of not less than six (6) feet in height nor more than ten (10) feet in height. A security wire (barbed, razor, etc.) may be located on the telecommunications tower-side of the fence but shall not extend above the top of the fence. The type of fence selected shall, in the determination of the Village Manager, be compatible with development in the surrounding area. A chain link fence, if used, shall be black vinyl coated.
 - vi. **Structural Design.** A telecommunications tower shall be designed and built so as to:
 - a) Be capable of use by at least two wireless communications providers for a telecommunications tower less than 80 feet in height;
 - b) Be capable of use by three or more wireless communications providers for a telecommunications tower of 80 feet in height or greater;

- c) Accommodate antenna arrays consisting of 9 to 12 antennas for each array, provided, however, this regulation shall not apply to slick antenna applications;
- d) Locate such antenna arrays within 15 vertical feet of each other;
- e) Have no more than 3 degrees of twist and sway at the top elevation;
- f) Provide internal cable routing for all tapering monopole telecommunication towers; and
- g) Meet or exceed associated State and Federal structural standards relating to telecommunication standards (e.g., EIA-222)

vii. **Signs Prohibition.** No lettering, symbols, images, trademarks, signs, or advertising shall be placed on or affixed to any part of a telecommunications tower, antenna array or antenna, other than as required by Federal Communications Commission regulations regarding tower registration or other applicable law.

viii. **Lights.** No signals, lights or other illumination shall be permitted on telecommunications towers unless required by the Federal Communications Commission, the Federal Aviation Administration, or the Village.

ix. **Engineering Compliance for Modifications.** If any additions, changes or modifications are to be made to a telecommunications tower, the Village Manager may require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to structural wind load and all other requirements of the Village's Building Code.

h. **Separation and Location.**

i. **New Wireless Telecommunication Towers.** New telecommunication towers are subject to the following minimum separation radius from another telecommunications tower - in determining the required separation between telecommunication towers of different heights, the required separation for the taller tower shall apply.

- a) Quarter mile radius for proposed telecommunications towers less than 80 feet in height;
- b) Half mile radius for proposed telecommunications towers of 80 feet in height or greater but less than 120 feet in height; or
- c) One-mile radius for proposed telecommunications towers 120 feet in height or greater.

i. **Wireless Telecommunications Antennas Mounted on Existing Buildings or Structures.** The following design standards apply to antennas associated with wireless communication operations that are mounted on existing buildings and structures.

- i. **Roof-Mount Elements.** Roof-mounted wireless telecommunications antennas are permitted on buildings and structures in all districts. Such features shall meet the height standards of the governing district and shall be no taller than the existing building. Said elements shall be subject to the following standards.
 - a) Whip telecommunication/antenna features (an antenna which transmits signals in 360 degrees) shall be no closer than 15 feet to the perimeter of the building.
 - b) The telecommunications antenna and associated equipment located on buildings shall be screened in elevation view with enclosures or façades having an appearance that blends with the building on which they are located; and be located so they are not overtly visible from an adjacent public right of way.
- ii. **Surface-Mount Elements.** Surface mounted telecommunications antennas (an antenna attached to a building exterior wall) are permitted on buildings or structures in all Commercial Districts and subject to the following standards.
 - a) Telecommunications/antenna features shall be mounted flush with the exterior of the building or structure so that it projects no more than 30 inches from the surface to which it is attached.
 - b) The telecommunications/ antenna appearance shall blend with the surrounding surface of the building or structure in terms of color and materials.
 - c) Surface-mount elements are subject to applicable design standards in National Register listed properties and historic districts, Local historic districts, and locally designated historic landmarks.
- iii. **Elements Attached to Other Existing Structures.** Telecommunications antennas are permitted on existing utility, lighting, telecommunications towers, and other structures in all Commercial Districts and subject to the following standards.
 - a) Existing utility, lighting, telecommunications towers, and other structures used to affix telecommunication/ antenna features shall not exceed 150 feet in height above grade.
 - b) The telecommunications antenna shall not exceed the height of the existing structure by more than 10 feet for a non-whip antenna or 15 feet for a whip antenna.
 - c) Existing structures may be rebuilt/ modified to support the load of the new telecommunications antenna, subject to the Village's building permitting standards.
- iv. Existing structure mounted elements are subject to applicable design standards in National Register listed properties and historic districts, local historic districts, and locally designated historic landmarks.

- v. **Separation Standards.** Telecommunications antennas and associated features located on existing buildings or structures are not subject to the separation requirements stated above.
- vi. **Photo Simulation Requirements.** As part of the application process, applicants shall provide photo simulations showing the site of the existing structure with a photo realistic representation of the proposed telecommunications antenna and the existing structure or any proposed reconstruction of the structure as it would appear viewed from the closest R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, RS, MFRC, RLC, or VGRC District and from adjacent public right of way. The applicant shall also submit photographs of the same views as in the photo simulations showing the current appearance of the site without the proposed telecommunications antenna.

j. **Abandonment and Removal of Telecommunications Towers, Antenna Arrays, and Associated Equipment.** The following standards apply to all telecommunication features and their associated elements – these standards ensure inoperable features are removed, whereas habitable buildings are exempt from these requirements.

- i. **Abandonment.** Telecommunications towers, antenna arrays, and associated equipment which have not been used for a period of one (1) year shall be deemed abandoned and shall be removed from the site.
- ii. **Notice Required.** The owner of the telecommunications tower and the last service provider to use a telecommunications tower shall notify the Village Manager within 30 days that use of a telecommunications tower has been discontinued.

6-106. Dimensional Standards Encroachments, Exceptions, and Adjustments

A. Allowed Encroachments into Required Yards.

Table 6-106-A. Allowed Encroachments into Required Yard

Encroachment Type	Allowed Location	Limitations of Encroachment
Accessibility Ramps and Fire Escapes required by the Illinois State Building Code	any required yard	Shall be a minimum of three feet from the property line unless otherwise approved by the Village Manager as Administrative Adjustments per Section 2-104.
Air Conditioning Units	rear and interior side yard	Shall be a minimum of three feet from any lot line.
Antennae	rear and interior side yard	Shall be a minimum of three feet from any lot line.
Basketball equipment	any required yard	A maximum of one per front yard shall be allowed. Shall be a minimum of five feet from side lot lines and ten feet from a front lot line.
Bay Windows and Balconies	front and corner side yard	Shall extend no more than five feet from the applicable elevation of the building and at least five feet from the property line. May not have any foundation or footing and may only project from a façade.
	interior side and rear yard	Shall be a minimum of three feet from the applicable building elevation. May not have any foundation or footing and may only project from a façade.
Clothesline	rear yard	Shall be a minimum of three feet from any lot line.
Compost bin	rear yard	Shall be a minimum of three feet from any lot line.
Cornices, Gutters, Eave Overhangs, and Similar Architectural Projections	any required yard	May encroach up to two feet from the applicable elevation of the building or approved by the Village Manager or Village Engineer per Section 2-104

Table 6-106-A. Allowed Encroachments into Required Yard

Encroachment Type	Allowed Location	Limitations of Encroachment
Covered Porches, Covered Decks, and Covered Patios (attached to principal structure)	Front, corner side yard, and rear yard	<ul style="list-style-type: none"> May encroach up to five feet into a required yard. May not be screened-in or enclosed.
Driveways	any required yard	<ul style="list-style-type: none"> Shall comply with the standards of Section 10-104. Shall be a minimum of two feet from the interior side property line.
Fences, Walls, and Berms	any required yard	Shall comply with the standards of Section 10-108.
Flagpoles	any required yard	Shall be a minimum of five feet from the property line.
Generators	rear and interior side yard	Shall be a minimum of three feet from any lot line.
Lighting: landscape, building façade, outdoor recreational, and pedestrian	front and corner side yard	Shall comply with the standards of Article 10.
Parking	As allowed and in accordance with the standards of Section 10-102.	
Pergola and Gazebo	Interior side and rear yard	<ul style="list-style-type: none"> Shall comply with Accessory Structure regulations in Section 3-107 B.2 May not be screened-in or enclosed.
Permeable Path	Interior side yard	As approved by Village Engineer.
Pool, Spa, and Hot Tub	Interior side and rear yard	Shall be a minimum of six feet from the property line.
Signs	any required yard	Shall comply with the standards of Article 11.
Statuary and garden feature	any required yard	Shall comply with the standards of Section 10-106.

Table 6-106-A. Allowed Encroachments into Required Yard

Encroachment Type	Allowed Location	Limitations of Encroachment
Uncovered and Unenclosed Steps and Stairs	front and corner side yard	May encroach up to six feet from the applicable elevation of the building and no closer than five feet to the property line, whichever is greater.
Uncovered Decks, Patios, and similar Features	front, interior, and corner side yard	<ul style="list-style-type: none"> May encroach up to five feet into a required yard and no closer than five feet to the property line, whichever is less. May not exceed 30 inches in height above the average finished grade.
	rear and side yard	<ul style="list-style-type: none"> Shall be a minimum of five feet from the property line. May not exceed 30 inches in height above the average finished grade.

B. **Allowed Height Exceptions.** Buildings built for Place of Worship uses may have a maximum height of 55 feet and may include spires and minarets with a maximum height of 70 feet.

6-107. Accessory Uses

A. **Accessory Uses Table.** The following shall be used in the interpretation of Table 6-107-A.

- Permitted Uses (P).** Uses which are marked as "P" in the table shall be allowed accessory uses subject to all applicable regulations of this Zoning Code.
- Special Uses (S).** Uses which are marked as "S" in the table shall require approval with a Special Permit as detailed in Section 2-113 prior to establishment.
- Prohibited Uses.** A blank space in the table indicates that a use is prohibited.
- Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section 2-107, it is determined that the use is a part of a general use type as described in Section 6-104.
- Additional Regulation.** If a use has supplemental standards, they are referenced in the Additional Regulation column. Supplemental standards shall apply to the use, regardless of whether it is a permitted or Special Use.

Table 6-107-A: Accessory Uses by Commercial District

Use	Additional Regulation	C-2	C-3	C-4	C-5
Accessory Dwelling Unit (ADU), Attached					
Accessory Dwelling Unit (ADU), Detached					
Accessory Structure	6-107-B-1	P	P	P	P
ATM		P	P	P	P
Day Care Nursery					
Drive-Through Facility	6-107-B-2	P	P	P	P
Electric Vehicle Charging Station – Commercial	6-107-B-3	P	P	P	P
Garden		P	P	P	P
Home Based Daycare					
Home Occupation					
Outdoor Display - Permanent	6-107-B-4	P	P	P	P
Sale of Merchandise – Permanent	6-107-B-4	P	P	P	P
Outdoor Seating for Eating and Drinking Uses	6-107-B-4	P	P	P	P
Outdoor Storage / Open Lot					
Pool, Spa, and Hot Tub					
Solar Energy Collection System, Canopy Mounted	6-107-B-5	P	P	P	P
Solar Energy Collection System, Ground Mounted	6-107-B-6	P	P	P	P
Solar Energy Collection System, Roof Mounted	6-107-B-7	P	P	P	P

B. Accessory Use Supplemental Standards.

1. Accessory Structure.

a. Number.

- i. **All Accessory Structures.** The number of all accessory structures on a lot shall not exceed the maximum allowed lot coverage per district as established in Section 6-107-B-1(e).
- ii. **Total Number of Accessory Structures.** The total number of all accessory structures shall not exceed one per 3,000 square feet of lot area.

- b. **Compatibility.** The exterior of an accessory structure shall be compatible with the principal building in terms of color, exterior building cladding materials, and roof style and materials.

c. **Standards For Specific Accessory Structures.**

i. **Campers, Recreational Vehicles, Etc. Prohibited For Accessory Use:** Campers, travel trailers and recreational vehicles are not permitted for use as an accessory structure and shall not be connected to utilities or occupied. These vehicles shall not be located in front of a principal structure, nor shall they be stored in any Commercial zoning districts, except when being serviced, repaired, or stored at an approved facility for such purposes.

d. **Dimensional Standards.** Accessory structures shall meet the dimensional standards established in Table 6-107-B-1(e).

Table 6-107-B-1(d). Accessory Building/Structure Dimensional Standards	
Yard Setbacks	
Front, Minimum	Five feet behind front elevation of principal building or shall adhere to the front setback of the district, whichever is greater
Corner Side, Minimum	Five feet behind corner side elevation of principal building or shall adhere to the corner side setback of the districts, whichever is greater
Interior Side, Minimum	5 feet
Rear, Minimum	5 feet
Building Standards	
Height, Maximum	15 feet
Building Area, Maximum	1,000 square feet or 20 percent of gross lot area, whichever is greater, however in no instance shall an accessory structure exceed the area of the principal building

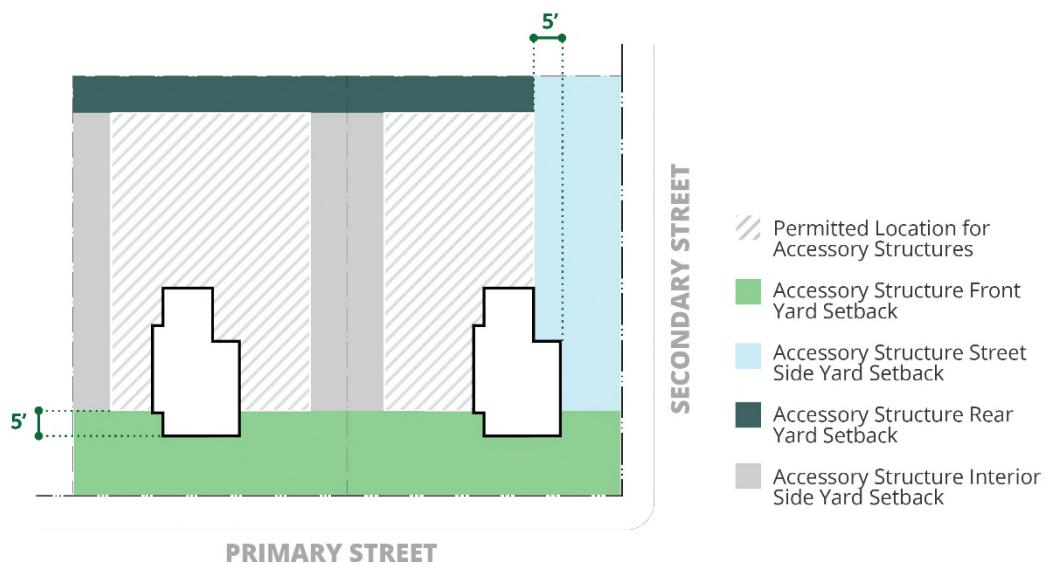


Figure 4 Accessory Structure

2. Drive-Through Facilities.

- a. **Location.** Drive-through facilities, including but not limited to order boxes, menu boards, stacking spaces and lanes shall be located within the buildable area of the lot on which the drive through facility is accessory.
- b. **Stacking.**
 - i. **Stacking Lanes.** Stacking lanes shall have a minimum depth of 20 feet per stacking space and the following minimum lane widths:
 - a) One lane: 12 feet,
 - b) Two or more lanes: ten feet per lane.
 - ii. **Stacking Spaces.**
 - a) Drive through facilities shall have the minimum number of stacking spaces established per principal use as detailed in Table 6-107-B-2(b).

Table 6-107-B-2(b): Drive Thru Stacking Requirements		
Use	Minimum Stack	Measure From
<i>Automated Teller Machine</i>	2 per machine	teller machine
<i>Bank Teller Lane</i>	2 per lane	teller or window
<i>Restaurant</i>	6 per order box	order box
<i>Carwash Stall, Automatic, less than 100 feet long</i>	5 per bay	bay entrance
<i>Carwash Stall, Automatic, 100 feet long or more</i>	15 per bay	bay entrance
<i>Carwash Stall, Manual</i>	2 per stall	bay entrance
<i>Oil Change Shop</i>	2 per service bay	service bay entrance
<i>Pharmacy</i>	4 per lane	machine or window
<i>Other Use</i>	As determined by the Village Manager	

- b) Drive through stacking spaces whether required or not shall not block any public sidewalk or public/private street or right of way or interfere with their use.
- c. **Menu Boards.**
 - i. A drive-through facility shall be permitted a maximum of two menu boards per stacking lane.
 - ii. The combined maximum area of the menu boards shall be 80 square feet.
 - iii. Each menu board shall not exceed:
 - a) 40 square feet in area and
 - b) 8 feet in height.

- d. Menu boards may utilize digital display boards for 100 percent of the permitted menu board area.
- e. **Overhead Canopy.** Should an overhead canopy be utilized, it shall meet the standards of vehicle fueling station canopies, per Section 5-105-B-5.
- f. **Screening.** If located adjacent to a property with a residential use or in a residential district, a Type A buffer shall be utilized to minimize the impact of menu boards, headlights, and other off site impacts of drive-through facilities.

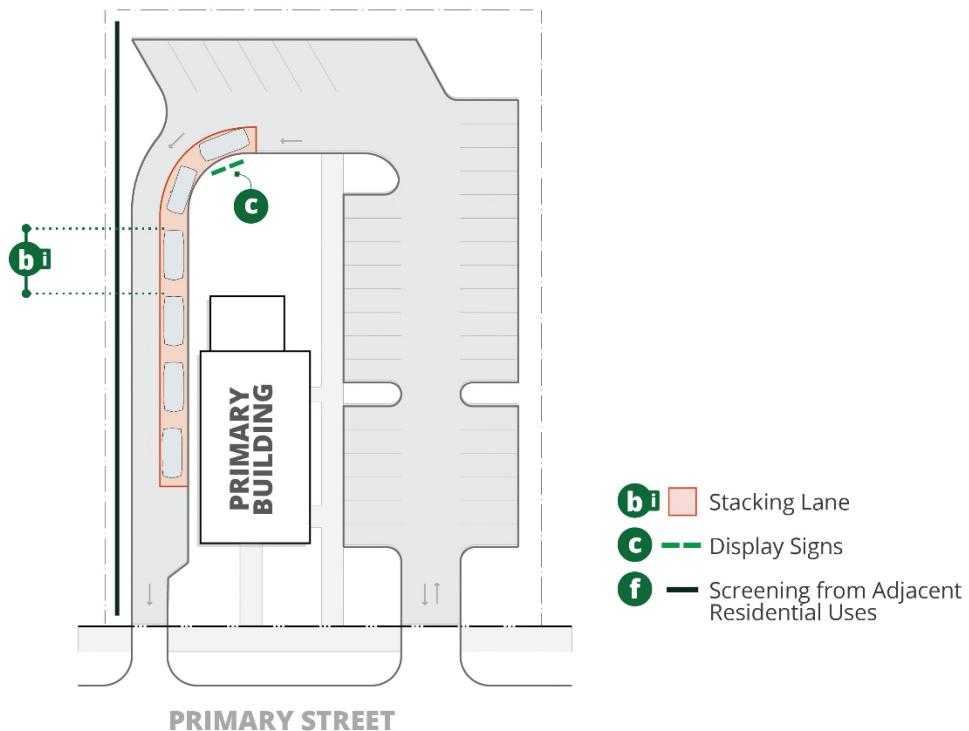


Figure 5 Drive Through Facilities

3. Electric Vehicle Charging Station.

- a. **Equipment.**
 - i. Electric Vehicle Charging stations that are accessory to all mixed-use, multifamily, and nonresidential uses shall be a minimum of a level 2 charging capacity.
 - ii. Electric vehicle charging station equipment shall be protected by a wheel stop, curb, or bollards.
 - iii. All connections of the charging station to electrical utility equipment shall be underground.
 - iv. All electric vehicle charging station equipment shall comply with the National Fire Protection Association/National Electrical Code and be approved by the Underwriters Laboratory.

- v. All equipment shall be low-maintenance, durable materials and shall be vandal-proof to the extent possible.
- vi. All equipment shall provide a cord management system that minimizes tripping hazards for pedestrians. Charging cords may not cross sidewalks, walkways, or driveways.

b. **Design Considerations.**

- i. Electric vehicle charging station equipment shall be located in a manner that will not obstruct pedestrian walkways. A minimum of three feet of clear area shall be maintained.
- ii. Electric vehicle charging stations shall provide a safe and clearly delineated area for maneuvering around the vehicle for connecting to the equipment.
- iii. A sign indicating that the electric vehicle parking is for use while charging only shall be provided.
- iv. All charging stations shall be illuminated. Lighting shall comply with the limitations in Section 10-109.

c. **Maintenance.** All electric vehicle charging station equipment shall be maintained in working condition. Equipment that is no longer functional must be decommissioned within 60 days.

4. **Outdoor Display / Sale of Merchandise / Outdoor Seating for Eating and Drinking Uses.**

- a. **Principal Use.** Outdoor seating/display shall be allowed accessory to a legally conforming principal use only.
- b. **Location.** Accessory outdoor seating/display areas may be located:
 - i. On a public sidewalk directly in front of the principal use to which the outdoor seating is accessory so long as:
 - a) A clear pathway at least five feet wide is maintained to allow public pedestrian traffic along the sidewalk and from the sidewalk into the entrance to the establishment. A greater width may be required by the Village Manager to ensure the safe and convenient flow of pedestrian traffic, and
 - b) A clear separation of at least five feet is maintained from any alley, crosswalk, fire hydrant, or similar public or emergency access feature in or near the sidewalk. A greater clear distance may be required by the Village Manager to ensure use of the public or emergency access features.

- ii. In a parking lot so long as:
 - a) No more than 10 percent of the required parking spaces (per Section 10-102-D) are utilized,
 - b) The outdoor seating/display area is directly accessible from inside the principal use to which it is accessory, and
 - c) The outdoor seating/display area is surrounded by a barrier with a minimum height of three feet and maximum height of four feet.
- iii. Within the buildable area of the lot, per Section 6-107-B-1(e).

c. **Noise.** No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be used, operated, or played in an outdoor seating/display area within 50 feet of a residential use or residentially zoned property.

d. **Hours of Operation.** Hours of operation shall be the same as those for the principal use to which the outdoor seating/display area is accessory.

e. **Furnishings.**

- i. Tables, chairs, umbrellas, and other furnishings associated with the outdoor seating/display area shall be of sufficient quality design, materials, and workmanship to ensure the safety and convenience of area occupants and compatibility with adjacent uses.
- ii. If located on a public sidewalk, no tables, chairs, umbrellas, or other furnishings or equipment associated with the outdoor seating area shall be attached, chained, or otherwise affixed to any curb, sidewalk, tree, post, sign, or other fixture within the outdoor seating/display area.

f. **License Required.** When located on public property a license agreement shall be obtained from the Village for proof of liability insurance and recorded with Cook County.

5. **Solar Energy Collection System, Canopy Mounted.**

- a. Canopy solar energy collection systems are permitted over any principal or accessory parking lot.
- b. The height of canopy solar energy collection systems shall not exceed the height of the principal building that the parking area serves or 20 feet, whichever is greater.
- c. The minimum height of solar energy collection systems shall allow clearance for emergency and service vehicles.

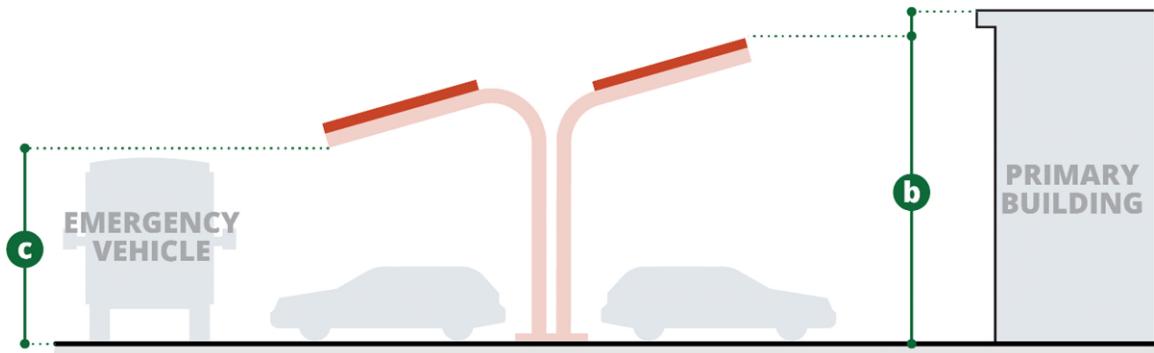


Figure 6 Solar Energy Collection System, Canopy Mounted

6. Solar Energy Collection System, Ground Mounted.

- Ground-mounted solar energy collection systems shall be permitted in accordance with the principal structure setbacks on the front, street sides, and any applicable accessory structure setbacks.
- The maximum height of ground-mounted solar energy collection systems shall be five feet, measured from the grade at the base of the pole to the highest edge of the system.
- The minimum clearance between the lowest point of the system and the surface on which the system is mounted shall be 12 inches.
- Ground-mounted solar energy collection systems shall be exempt from the impervious surface limits if the ground directly under the solar panel is planted with native plantings and groundcover other than turf grass.
- All parts of the freestanding system shall be set back five feet from the side and rear lot lines and shall not be located in an easement.

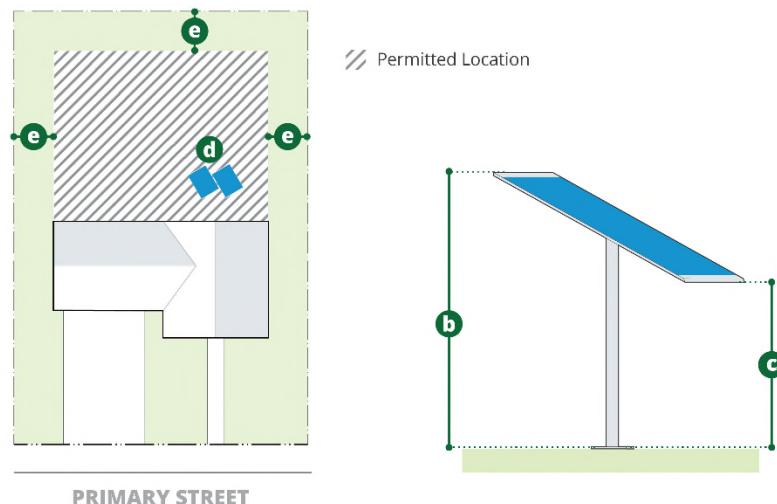


Figure 7 Solar Energy Collection System, Ground Mounted

7. Solar Energy Collection System, Roof Mounted.

- a. Roof-mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
- b. Systems on structures 35 feet or less in height shall not extend beyond 12 inches parallel to the roof surface.
- c. Systems on structures greater than 35 feet in height shall not extend beyond 36 inches parallel to the roof surface.
- d. Systems on all structures shall not extend above the highest peak of a pitched roof.
- e. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility, or black.

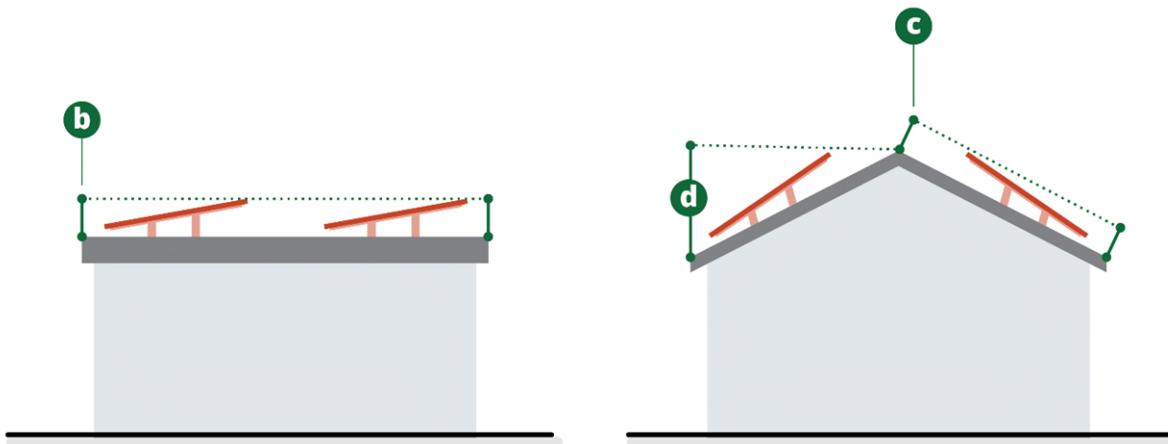


Figure 8 Solar Energy Collection System, Roof Mounted

6-108. Temporary Uses

A. Temporary Uses Table.

1. **Permitted Uses (P).** Uses which are marked as "P" in the table shall be allowed temporary uses subject to all applicable regulations of this Zoning Code.
2. **Temporary Uses (T).** Uses which are marked as "T" in the table shall be allowed temporary uses after the approval of a Temporary Use Permit, as detailed in Section 2-110.
3. **Special Uses (S).** Uses which are marked as "S" in the table shall require approval with a Special Permit as detailed in Section 2-113 prior to establishment.
4. **Prohibited Uses.** A blank space in the table indicates that a use is prohibited.
5. **Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section 2-107, it is determined that the use is a part of a general use type as described in Section 6-104.
6. **Additional Regulation.** If a use has supplemental standards, they are referenced in the Additional Regulation column. Supplemental standards shall apply to the use, regardless of whether it is a permitted or special permit.

Use	Additional Regulation	C-2	C-3	C-4	C-5
Civic Uses of Public Property					
Contractor Trailer / Temporary Real Estate Sales	6-108-B-1	T	T	T	T
Farmers Market		P	P		
Garage Sales					
Parking of Trailers, Boats, and Other Vehicles					
Portable Outdoor Storage Device	6-108-B-2	T	T	T	T
Seasonal Sales	6-108-B-3	T	T	T	T
Tents	6-108-B-4	T	T	T	T

B. Temporary Use Supplemental Standards.

1. Contractor Trailer / Temporary Real Estate Sales.

- a. Contractors' trailers and temporary real estate sales model units are allowed when accessory to a construction project or a new development.

- b. Contractors' trailers and temporary real estate sales model units shall be limited to a period not to exceed the duration of the active construction phase of such project or the active selling and leasing of space in such development.
- c. Contractors' trailers and temporary real estate sales model units shall not contain any sleeping or cooking accommodations, except if located in a model unit.
- d. No such trailer, unit, or office shall be used as the general office or headquarters of any firm.
- e. Contractors' trailers and temporary real estate sales model units shall be located within the buildable setback of the lot where it is located.

2. Portable Outdoor Storage Device.

- a. Only one portable outdoor storage device may be located on a lot at a time.
- b. No portable outdoor storage devices shall block any public sidewalk or public/private street or right of way or interfere with their use.
- c. The portable outdoor storage device shall not exceed:
 - i. Eight feet in width,
 - ii. 12 feet in length, and
 - iii. Eight feet in height.
- d. The portable outdoor storage device must be located on a hard paved surface approved by the Village Manager.
- e. Every portable outdoor storage device must be locked and secured when not being loaded or unloaded.

3. Seasonal Sales.

- a. Seasonal sales areas may use a maximum of 20 percent of the parking spaces required for the operation of the principal use or 2,000 square feet, whichever is less.
- b. Seasonal sales areas shall not block circulation and movement of emergency vehicles.
- c. Seasonal sales areas shall not block pedestrian walkways in a manner which reduces the width of that walkway to less than five feet.
- d. Seasonal sales hours of operations shall be limited to between 7 am and 10 pm.

4. Tents.

- a. No tent shall be allowed to remain for a period of more than four (4) days longer than the period during which the principal or accessory use with which it is associated with is allowed to remain or, in the absence of any such period, ten (10) days.

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b. Unless waived in writing by the Village Manager, every tent shall comply with bulk, yard and space requirements applicable to accessory structures pursuant to Section 6-107-B-1(e).

6-109. C-1 Specialty Commercial Legacy District

A. **Purpose.** The purpose of this Section is to preserve the existing dimensional, use, and development standards applicable to the C-1 Specialty Commercial District, as established prior to the adoption of this Code. These standards are maintained to support the continued use and character of properties within the legacy C-1 District, as referenced in Section 6-102 above.

B. **Applicability.** The provisions of this Section apply to all parcels designated as part of the C-1 Specialty Commercial Legacy District.

C. **Dimensional standards.**

Table 6-109-B: C-1 Specialty Commercial Legacy District Dimensional Standards

<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	8,500
Lot Width, Minimum (ft)	60
Lot Depth, Minimum (ft)	125
<i>Yard Setbacks</i>	
Front, Minimum (ft)	25
Corner Side, Minimum (ft)	25
Interior Side, Minimum (ft) [1]	5
Rear, Minimum (ft) [1]	50
<i>Building Standards</i>	
Floor Area Ratio	0.25
Height, Maximum (ft)	35
Height, Maximum (stories)	2

D. General Use Standards. The principal, conditional, and special uses listed herein apply to all parcels within the C-1 Specialty Commercial Legacy District as designated on the Village Zoning Map. These use standards reflect the existing uses permitted in the district at the time of this Code's adoption and shall continue to govern land use within the legacy C-1 boundaries.

1. Principal Uses.

a. Vacant Property.

- i. Vacant Land; and
- ii. Vacant Unit/Building.

b. Agricultural Services.

- i. Agricultural Production-Crops.

c. Transportation and Public Utilities.

- i. Arrangement Of Passenger Transportation; and
- ii. Electrical Substations.

d. Retail Trade.

- i. Security And Commodity Brokers, Dealers, Exchanges & Services;
- ii. Insurance Agents, Brokers & Services;
- iii. Real Estate Agents And Managers; and
- iv. Holding And Other Investment Offices.

e. Services.

- i. One-on-One Personal Fitness Training Facilities; and
- ii. One-on-One Schools and Educational Services, Not Elsewhere Classified.

f. Miscellaneous.

- i. Business And Professional Offices Not Elsewhere Classified; and
- ii. Required Retention/Detention Facilities.

2. Conditional and Special Uses.

a. Retail Trade.

- i. Paint, Glass And Wallpaper Stores;
- ii. Hardware Stores;

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- iii. Retail Nurseries, Lawn & Garden Supply Stores Excluding Open Yards;
- iv. General Merchandise Stores;
- v. Food Stores;
- vi. Apparel And Accessory Stores;
- vii. Home Furniture & Equipment Stores;
- viii. Drug Stores And Proprietary Stores;
- ix. Liquor Stores;
- x. Used Merchandise Stores;
- xi. Miscellaneous Shopping Goods Stores;
- xii. Florists;
- xiii. Optical Goods Stores; and
- xiv. Miscellaneous Retail Stores Not Elsewhere Classified.

b. **Services.**

- i. Laundry and Garment Services, Not Elsewhere Classified;
- ii. Tailor Shops;
- iii. Photographic Studios, Portrait;
- iv. Beauty Shops;
- v. Barber Shops;
- vi. Shoe Repair Shops And Shoeshine Parlors;
- vii. Physical Fitness Facilities;
- viii. Health Services;
- ix. Legal Services;
- x. Correspondence Schools;
- xi. Individual And Family Social Services;
- xii. Membership Organizations;
- xiii. Religious Organizations;
- xiv. Religious Organizations with an associated Elementary or Secondary School;

- xv. Engineering, Accounting, Research, Mgmt. & Related Services; and
- xvi. Services, Not Elsewhere Classified.

6-110.C-4 District Planned Development

A. Planned Development Required.

1. Except as provided in Section 6-110-A(2) of this Code, after October 30, 2023, no land shall be improved or developed in the C-4 District unless it is approved as a planned development in accordance with the special permit and planned development procedural process set forth in Article 2 of this Code.
2. Any use or structure existing in the C-4 District as of October 30, 2023, that is not part of a planned development approved on or after October 30, 2023, shall be deemed to be a legal nonconformity subject to the provisions of Article 12 of this Code.
3. **Site Plan Review within Approved Planned Developments.** Once a planned development is approved pursuant to Section 6-110-A(1) of this Code, all development within that planned development shall be governed by a final plan approved as part of the planned development. Notwithstanding any provision of this Code to the contrary, the review and approval of site plans for individual parcels, buildings, and structures within the planned development shall be conducted by the Village Manager in accordance with Section 2-118 of this Code, and no site plan review by the Plan Commission shall be required.
4. **Amendments to Planned Development Ordinances.** Any subsequent amendment to a planned development special permit ordinance approved pursuant to Section 6-110-A(1) of this Code will require approval in accordance with the applicable provisions of this Code governing amendments to planned development special permit ordinances; provided however, that property owners necessary to apply for, or consent to, any such amendment shall be limited to those property owners that are directly impacted by the proposed amendment.

B. Planned Development for the Northbrook Court Property. Upon adoption by the Village Board of Trustees on October 30, 2023 of an ordinance approving a special permit for a C-4 District mixed-use planned development known as the Northbrook Court Planned Development (the "Northbrook Court PD Ordinance"), the property that is described in and controlled by that ordinance shall be subject to, and comply with, the use and bulk regulations of the C-4 Regional Shopping District and the regulations as set forth in the Northbrook Court PD Ordinance. In the event of a conflict between the two, the Northbrook Court PD Ordinance shall control. The Northbrook Court PD Ordinance may be amended from time-to-time as provided in Section 6-110-A(4) of this Code, and such amendment shall, automatically, be deemed to be part of the Northbrook Court PD Ordinance as defined in this Section.

C. Effect of Legacy C-4 District Planned Development Ordinances. The 2023 Northbrook Court PD Ordinance will repeal and replace the regulations previously defined as the "Northbrook

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C-4 District Planned Development

Court Master Site Plan and Operations Ordinance – Ordinance No. 2019-46. As will be provided in the 2023 Northbrook Court PD Ordinance, the Northbrook Court Master Site Plan and Operations Ordinance, and all previously adopted site-specific ordinances referenced or incorporated in the 2019 Ordinance, shall have no force or effect as of October 30, 2023.