

## Article 8. Institutional and Open Space District Standards

8-101. General Provisions

8-102. Establishment, Purpose, and Intent of Institutional and Open Space Districts

8-103. Dimensional Standards

8-104. General Use Standards

8-105. Principal Uses

8-106. Dimensional Standards Encroachments, Exceptions, and Adjustments

8-107. Accessory Uses

8-108. Temporary Uses

---

### 8-101. General Provisions

---

- A. **Purpose.** The purpose of this Article is to establish the Institutional and Open Space 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 Institutional and Open Space zoning district (Section 8-102) parcels within the Village of Northbrook as detailed on the Village of Northbrook Zoning Map.

---

## 8-102. Establishment, Purpose, and Intent of Institutional and Open Space Districts

---

Table 8-102 Establishment, Purpose, and Intent of Institutional and Open Space Districts	
District Name	District Purpose and Intent
I-B Institutional Building District	The IB Institutional Building District is established to accommodate existing and future public buildings and semi-public buildings having purposes and impacts like public buildings. The district is intended to avoid the problems inherent in treating such buildings as permitted or Special Permit uses in zoning districts characterized by uses and structures bearing no similarity to public and institutional uses and buildings.
OS Open Space District	The OS Open Space District is established to preserve and protect major open space and recreational areas in the Village. The district is intended to apply to all public open space and to major private open spaces such as golf courses and cemeteries. Any use of such spaces inconsistent with their existing, established character shall require rezoning.

## 8-103. Dimensional Standards

Table 8-103: Institutional and Open Space District Dimensional Standards		
1 = All Uses	IB	OS
	1	
Lot Standards		
Lot Area, Minimum (sq ft)	85,000	40,000 [1]
Lot Width, Minimum (ft)	300	200 [1]
Lot Depth, Minimum (ft)	200	125
Yard Setbacks		
Front, Minimum (ft)	35	35
Corner Side, Minimum (ft)	35	35
Interior Side, Minimum (ft) [2]	20	20
Rear, Minimum (ft) [2]	20	20
Building Standards		
Height, Maximum (ft)	45	45
Height, Maximum (stories)	4	4
Notes		
[1] Unless Otherwise Specified in Use-Specific Standards		
[2] The standard shall depend on required buffer yards as detailed in Section 10-106.		

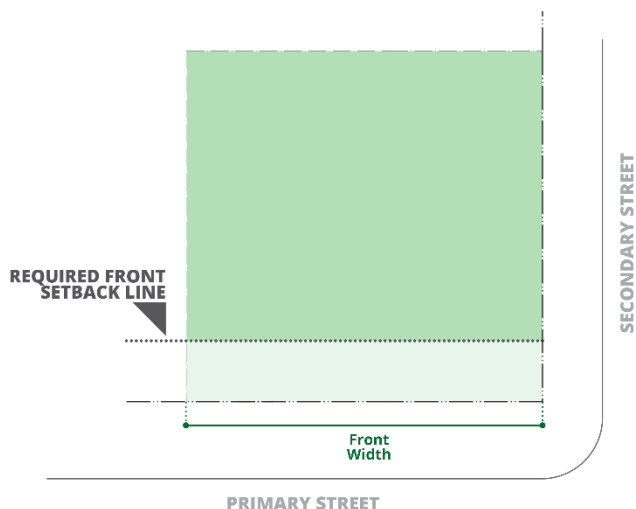
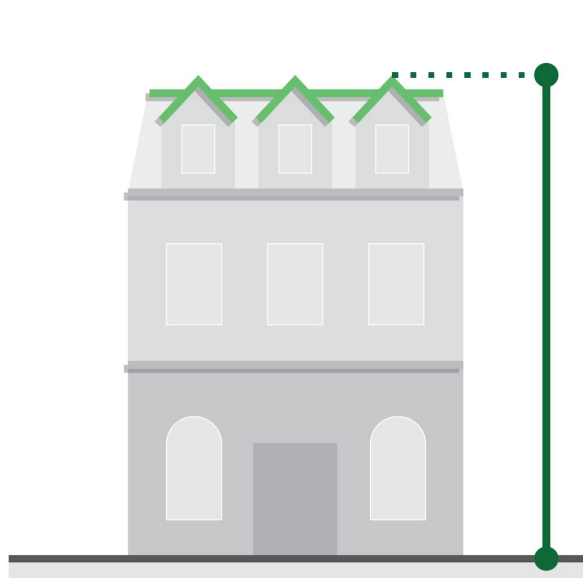


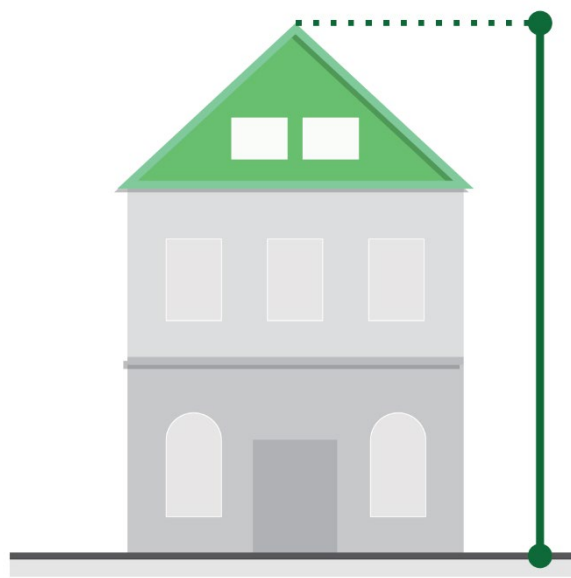
Figure 1 Lot Width

## MANSARD



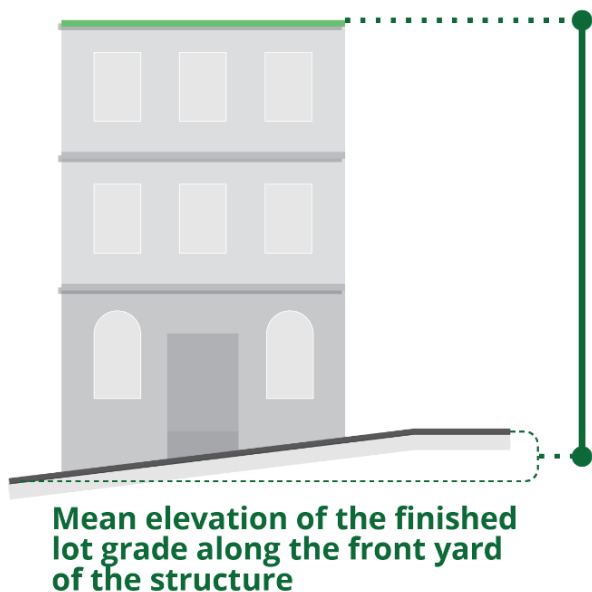
*Figure 2 Building Height - Mansard*

## HIP, GABLE & GAMBREL



*Figure 3 Building Height - Hip, Gable, Gambrel*

## FLAT & SHED



**Mean elevation of the finished  
lot grade along the front yard  
of the structure**

*Figure 4 Building Height - Flat, Shed*

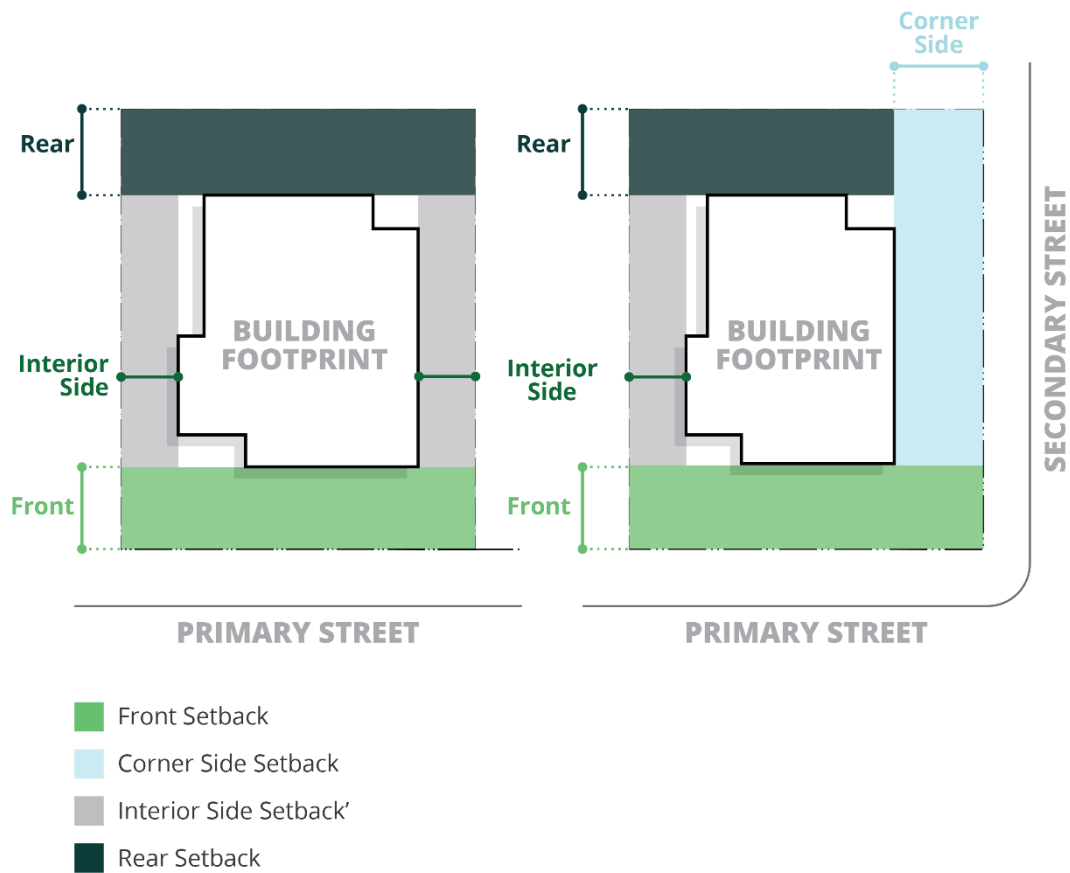


Figure 5 Building Setbacks

---

## **8-104. General Use Standards**

---

- A. **Purpose.** The purpose of this Section is to establish the allowed uses in the Institutional and Open Space 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 Institutional and Open Space Districts of the Village of Northbrook, per the zoning district as detailed 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 8-105-A Principal Uses.
- b. A parcel may contain one or more principal uses or structures. The approval of more than one principal use or structure shall be allowed as follows.
  - i. **IB District.** By-right approval.
  - ii. **OS District.** Special Permit required.
- c. A development with multiple principal uses shall include only those principal uses designated in Table 8-105-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 8-105-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 8-108-A Temporary Uses.

## 8-105. Principal Uses

- A. **Principal Uses Table.** The following shall be used in the interpretation of Table 8-105-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 8-104-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 8-105-A: Principal Uses Allowed by Institutional and Open Space District			
Use	Additional Regulation	IB	OS
<i>Residential Uses</i>	Additional Regulation	IB	OS
Dwelling, Cottage Court			
Dwelling, Duplex			
Dwelling, Single-Family Detached			
Dwelling, Townhouse			
Dwelling, Triplex/Quadplex			
Live-Work Unit			
Multi-Unit Building, 13+ Units			
Multi-Unit Building, 5-12 Units			
Multi-Unit Dwelling Complex			
Multi-Unit Dwelling, Above Ground Floor Only			
Senior Living Facility, Dependent			
Senior Living Facility, Independent			
Transitional Service Facilities with up to 9 residents			



<b>Table 8-105-A: Principal Uses Allowed by Institutional and Open Space District</b>			
<b>Use</b>	<b>Additional Regulation</b>	<b>IB</b>	<b>OS</b>
Transitional Service Facilities with up to 15 residents			
<i>Public and Institutional Uses</i>	<i>Additional Regulation</i>	<b>IB</b>	<b>OS</b>
Cemetery			
Day Care	8-105-B-1	S	S
College/University		S	
Hospital		S	
Membership Organizations, 2,500 sq ft or less		S	S
Membership Organizations, More than 2,500 sq ft		S	S
Park		P	P
Place of Worship, 2,500 sq ft or less		S	
Place of Worship, More than 2,500 sq ft		S	
Public Cultural and Community Facilities		S	S
Public Service/Safety Facility		P	
School, Elementary and Middle Public		P	
School, Elementary and Middle Private		S	
School, High		S	
School Vocational/Technical		S	
Vacant Land/Vacant Building		S	P
<i>Commercial Uses</i>	<i>Additional Regulation</i>	<b>IB</b>	<b>OS</b>
Adult Uses			
Alcohol/Liquor Sales			
Amusement and Recreation Services, 2,500 sq ft or less			
Amusement and Recreation Services, More than 2,500 sq ft			
Bank, Credit Union, Financial Services			
Bar/Tavern			
Cannabis Dispensary, Adult Use			
Cannabis Dispensary, Medical Use			

<b>Table 8-105-A: Principal Uses Allowed by Institutional and Open Space District</b>			
<b>Use</b>	<b>Additional Regulation</b>	<b>IB</b>	<b>OS</b>
Coworking Space			
Firearms Dealer			
Funeral Home			
General Office			
General Retail			
Golf Course			P
Hotel			
Medical Clinic			
Medical Spa			
Meeting/Event Facility			
Microbrewery/Winery/Distillery With Tasting Room			
One-on-One Educational Services			
One-on-One Personal Fitness Facilities			
Personal Service			
Physical Fitness Facilities, 2,500 sq ft or less			
Physical Fitness Facilities, 2,500 sq ft or more			
Restaurant			
Short-Term Rental			
Tobacco Retail Sale			
<i>Industrial and Vehicle Related Uses</i>	<i>Additional Regulation</i>	<b>IB</b>	<b>OS</b>
Artisan Manufacturing			
Brewery/Winery/Distillery			
Car Wash			
Cannabis Cultivation Center			
Cannabis Craft Grower			
Cannabis Infuser			
Cannabis Processor			
Commercial Kitchen			
Contractor Facility			
Crematorium			

<b>Table 8-105-A: Principal Uses Allowed by Institutional and Open Space District</b>			
<b>Use</b>	<b>Additional Regulation</b>	<b>IB</b>	<b>OS</b>
Dry Cleaning Facility, Processing On-Site			
Building Material, Machinery, and Equipment Sales or Storage			
Fuel Sales			
Industry, Heavy			
Industry, Light			
Materials Salvage Yard/Recycling Operations			
Microbrewery/Winery/Distillery With or Without Tasting Room			
Motor Vehicle Sales/Rental, With Open Sales Lot			
Motor Vehicle Sales/Rental, Without Open Sales Lot			
Off-Street Parking			
Personal / Self Serve Storage			
Trucking Company			
Vehicle Services - Major Repair/Body Work			
Vehicle Services - Minor Maintenance/Repair			
Warehouse, Distribution/Storage			
Wholesale Trade			
<b>Utilities and Infrastructure</b>	<i>Additional Regulation</i>	<b>IB</b>	<b>OS</b>
Electrical Substations	8-105-B-2	S	S
Public Utility Facilities	8-105-B-3	S	
Required Detention Facilities		P	P
Transit Facilities			
Wireless Telecommunications Equipment	8-105-B-4	P	P
Wireless Telecommunications Tower	8-105-B-4	S	S
<b>Agriculture and Animal Related</b>	<i>Additional Regulation</i>	<b>IB</b>	<b>OS</b>
Animal Production			S
Community Garden		P	P
Crops and Horticulture			P

**Table 8-105-A: Principal Uses Allowed by Institutional and Open Space District**

Use	Additional Regulation	IB	OS
Indoor Agriculture			
Nursery & Garden Center, With Open Sales Lot			
Nursery & Garden Center, Without Open Sales Lot			
Veterinary and Animal Care Services, indoor and outdoor			
Veterinary and Animal Care Services, indoor only			

**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 assure 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 A Landscape Buffer as specified in Section 10-106 shall be provided along property lines abutting a residential district.
2. **Public Utility/Electrical Substations.** In the Institutional and Open Space Districts Public Utility/Electrical Substations shall comply with the following standards:
- a. **Structure Appearance and Screening.** All buildings and structures either shall have exteriors which give the appearance of a structure permitted in the district where located or shall provide a Type A Landscape Buffer as specified in Section 10-106 along all interior side or rear property lines.
  - b. **Safety Fencing.** All such uses shall be fenced where any hazard to the safety of human or animal life is present.
  - c. **Service and Storage Prohibited.** No service or storage yard or building shall be permitted except as permitted for other uses in the district.
3. **Public Utility Facilities.** Lot area of at least 100,000 square feet shall be required.
4. **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 towers 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 ordinances 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-location 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, 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 125% of 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.** Security 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 6 feet in height nor more than 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.
- ii. **Small Wireless Telecommunication Towers.** New small wireless telecommunication towers are subject to the following minimum separation radius from another telecommunications tower, measured from the bases.
  - a) **For the same wireless telecommunication provider.** Each new small wireless telecommunication facility shall not be located such that the anticipated coverage ring of the small wireless telecommunication facility substantially overlaps the coverage ring of any other wireless telecommunication facility. Substantial overlap shall be defined as more than 10% overlap between the anticipated coverage ring of a new small wireless telecommunication facility and the coverage ring of other existing facilities of the same provider.
    - (i) Coverage ring shall be defined as the approximate area of coverage that each small wireless telecommunication facility is able to provide; or in the case of new small wireless telecommunication facilities, the approximate area the small wireless telecommunication facility is anticipated to provide.
    - (ii) Coverage is defined as the area in which a person or entity can establish an electronic connection with the small wireless telecommunication facility.
  - b) **For different wireless telecommunication providers.** Each new small wireless telecommunication facility of different providers shall not be located within three hundred 300 feet of another small wireless telecommunication facility unless the applicant can show that locating the small wireless telecommunication facility within the prescribed distance is necessary.
- iii. **Deviations.** As part of a Special Permit review, the Village may authorize deviations from these separation standards due to special circumstances relating to natural features, scarcity of available land, and telecommunications operating standards.
- 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 Institutional and Open Space 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 Institutional and Open Space 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 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.

## 8-106. Dimensional Standards Encroachments, Exceptions, and Adjustments

### A. Allowed Encroachments into Required Yards.

Table 8-106-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 an Administrative Adjustment 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 8-106-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"> <li>May encroach up to five feet into a required yard.</li> <li>May not be screened-in or enclosed.</li> </ul>
Driveways	any required yard	<ul style="list-style-type: none"> <li>Shall comply with the standards of Section 10-108.</li> <li>Shall be a minimum of two feet from the interior side property line.</li> </ul>
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"> <li>Shall comply with Accessory Structure regulations in Section 3-107 B.2</li> <li>May not be screened-in or enclosed.</li> </ul>
Permeable Path	Interior side yard	As approved by Village Engineer.
Signs	any required yard	Shall comply with the standards of Article 11.
Statuary and garden features	any required yard	Shall comply with the standards of Section 10-106.
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.

Table 8-106-A. Allowed Encroachments into Required Yard		
Encroachment Type	Allowed Location	Limitations of Encroachment
Uncovered Decks, Patios, and similar Features	front, interior, and corner side yard	<ul style="list-style-type: none"> <li>May encroach up to five feet into a required yard and no closer than five feet to the property line, whichever is less.</li> <li>May not exceed 30 inches in height above the average finished grade.</li> </ul>
	rear and side yard	<ul style="list-style-type: none"> <li>Shall be a minimum of five feet from the property line.</li> <li>May not exceed 30 inches in height above the average finished grade.</li> </ul>

- B. **Allowed Height Exceptions.** Buildings purpose 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.

## 8-107. Accessory Uses

- A. **Accessory Uses Table.** The following shall be used in the interpretation of Table 8-107-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 8-104-C.
- 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.

<b>Table 8-107-A: Accessory Uses allowed by Institutional and Open Space District</b>			
<b>Use</b>	<b>Additional Regulation</b>	<b>IB</b>	<b>OS</b>
Accessory Dwelling Unit (ADU), Attached			
Accessory Dwelling Unit (ADU), Detached			
Accessory Structure	8-107-B-1	P	P
ATM		P	
Day Care Nursery			
Drive-Through Facility			
Electric Vehicle Charging Station – Commercial	8-107-B-2	P	P
Garden		P	P
Home Based Daycare			
Home Occupation			
Outdoor Display - Permanent			
Sale of Merchandise – Permanent			
Outdoor Seating for Eating and Drinking Uses			
Outdoor Storage / Open Lot			
Pool, Spa, and Hot Tub			
Solar Energy Collection System, Canopy Mounted	8-107-B-3	P	P
Solar Energy Collection System, Ground Mounted	8-107-B-4	P	P
Solar Energy Collection System, Roof Mounted	8-107-B-5	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 8-103.
- 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. **Campers, Recreational Vehicles, Etc. Prohibited For Accessory Use:** Campers, travel trailers and recreational vehicles shall not be permitted as an accessory structure in the IB and OS districts. These vehicles shall not be connected to utilities, occupied, or located in front of a principal structure within these districts.
- d. **Dimensional Standards.** Accessory structures shall meet the dimensional standards established in Table 8-107-B(d).

Table 8-107-B(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 district, 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

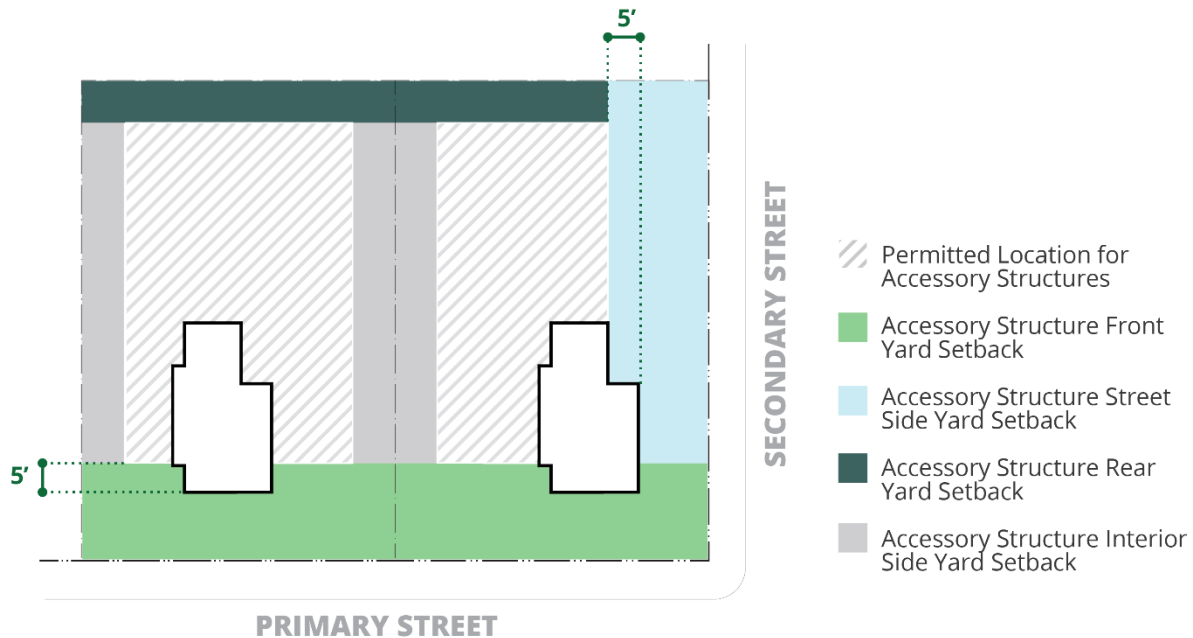


Figure 6 Accessory Structure

## 2. 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.

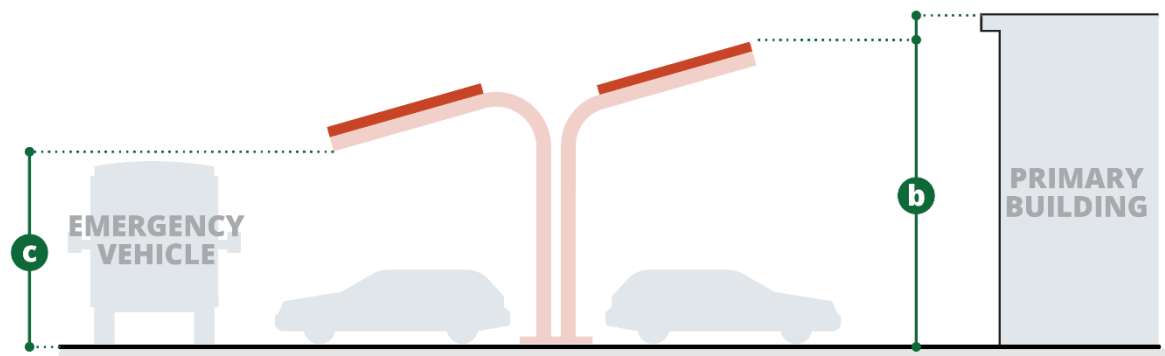
**b. Design Considerations.**

- 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.

**3. 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 7 Solar Energy Collection System, Canopy Mounted*

#### 4. **Solar Energy Collection System, Ground Mounted.**

- a. 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.
- b. 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.
- c. The minimum clearance between the lowest point of the system and the surface on which the system is mounted shall be 12 inches.
- d. 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.
- e. 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.
- f. **Sites 1-5 Acres in Area.** In addition to meeting the standards in a-e above, ground mounted solar energy collection systems occupying 1-5 acres in area shall also meet the following requirements:
  - i. **Decommissioning Required.** Any solar energy use that is not actively in use for 12 consecutive months shall be decommissioned by the operator. The operator shall have six months to fully decommission the use, including all panels, structures, accessories, and appurtenances, shall be entirely removed from the lot.
  - ii. **Decommissioning Plan.** Prior to receiving approval, the applicant for any solar energy use shall submit a decommissioning plan to ensure that the project is properly decommissioned, which shall include:
    - a) Procedures for the removal of structures, debris, and cabling, including those below the soil surface;
    - b) Provisions for the restoration of the natural soil and vegetation; and

- c) A provision that the terms of the decommissioning plan shall be binding upon the owner or operator and any of their successors, assigns, or heirs.

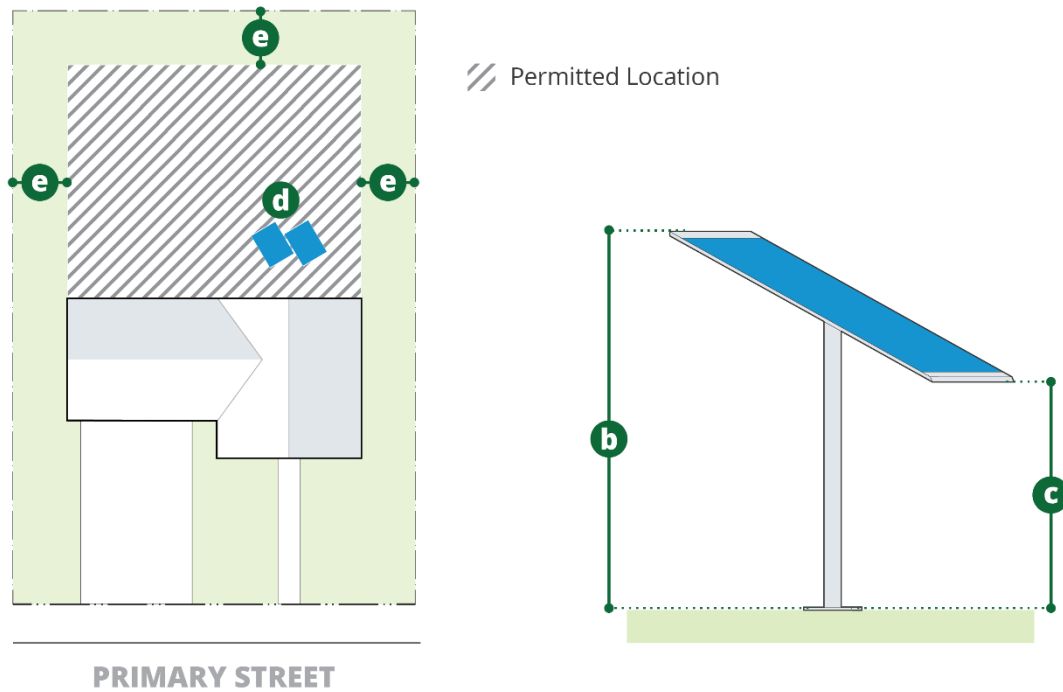
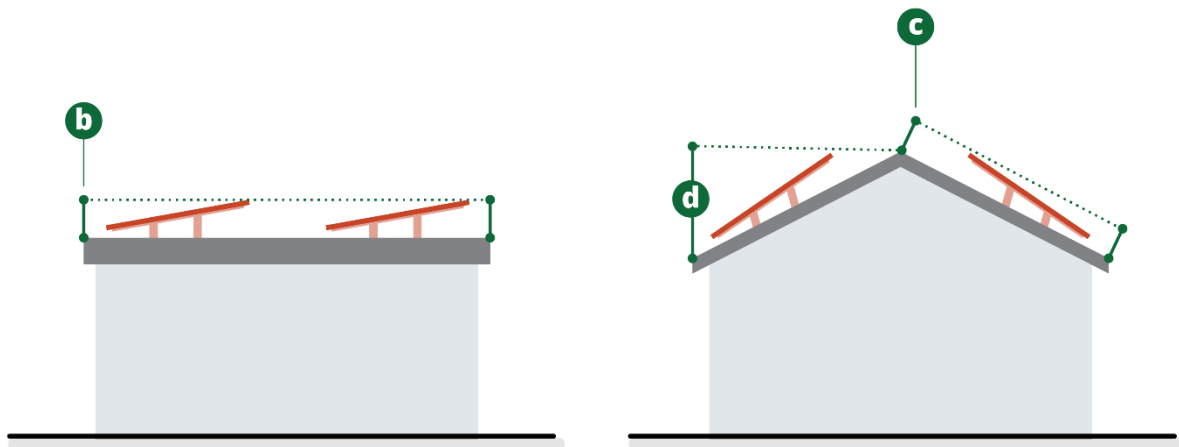


Figure 8 Solar Energy Collection System, Ground Mounted

**5. 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 9 Solar Energy Collection System, Roof Mounted*

## 8-108. 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 8-104-C.
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 use.

Table 8-108-A: Temporary Uses Allowed by Institutional and Open Space District			
Use	Additional Regulation	IB	OS
Contractor Trailer / Temporary Real Estate Sales	8-108-B-1	T	T
Farmers Market		T	
Garage Sales			
Parking of Trailers, Boats, and Other Vehicles			
Portable Outdoor Storage Device	8-108-B-2	T	T
Seasonal Sales			
Tents	8-108-B-3	T	T

### B. Temporary Supplemental Use 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. 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.
- 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 8-107-B(d).