

VILLAGE OF RANTOUL CODE

¹CHAPTER 27

ZONING

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TITLE I

GENERAL PROVISIONS

SECTION	SUBJECT
1.	INTENDED PURPOSE
2.	SHORT TITLE
3.	INTERPRETATION
4.	SEPARABILITY
5.	SCOPE OF REGULATIONS
6.	SPECIAL USES

Sec. 1. Intended Purpose

In order to promote and protect public health, safety, morals, comfort, convenience and general welfare, the Village adopts this ordinance for the following purposes:

- A. To divide said Village into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of building, structures and land for residence, business and manufacturing and other specified uses;
- B. To protect the character and the stability of residential, business manufacturing and industrial areas within the said Village;
- C. To provide adequate light, air, privacy and convenience of access to property;
- D. To regulate the intensity of use of lot areas, and to determine the area of open space surrounding buildings necessary to provide adequate light and air;
- E. To establish building lines and the location of buildings designed for residential, business, manufacturing, industrial or other uses within such areas;
- F. To fix reasonable standards to which buildings or structures shall conform;
- G. To prohibit uses, buildings or structures incompatible with the character of said districts;
- H. To prevent additions to, or alteration or remodeling of, existing buildings or structures in such a manner as to avoid the restrictions and limitations imposed hereunder;
- I. To limit congestion in the public streets by providing for the off-street parking of motor vehicles and the loading and unloading of commercial vehicles:

- J. To protect against fire, explosion, noxious fumes or odors and other hazards;
- K. To regulate height and bulk of buildings and structures hereafter to be erected;
- L. To preserve the value of land and buildings, and structures;
- M. To insure and facilitate the preservation of sites, areas, and structures of historical, architectural, or aesthetic importance;
- N. To encourage the compact development of urban areas in order to conserve energy and minimize the cost of development of public and transportation facilities.
- O. To define and limit the powers and duties of the administrative officers and bodies as provided herein.
- P. To provide for the enforcement of its provisions, for the operation of a Plan Commission and a Board of Appeals, and for penalties for the violation of its provisions.
- Q. To regulate the construction and maintenance of Mobile Home Parks.

Sec. 2. Short Title

This ordinance is a codification of the "RANTOUL ZONING ORDINANCE -1991" or "VILLAGE OF RANTOUL ZONING ORDINANCE - 1991", which was adopted by the President and Board of Trustees of the Village in Ordinance No. 1300, on January 22, 1991. This ordinance as so codified shall be known and cited as the "RANTOUL ZONING ORDINANCE".

Sec. 3. Interpretation

- A. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the health, safety, morals, comfort, prosperity, or general welfare.
- B. Where the conditions imposed by any provision of this ordinance, upon the use of land or buildings, or upon the bulk of buildings, are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this ordinance or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive or which impose higher standards or requirements shall govern.
- C. This ordinance is not intended to abrogate any easement, covenant, or any other private agreement, provided that where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easements,

covenants, or other private agreements, the requirements of this ordinance shall govern.

- D. No building, structure, or use which was not lawfully existing at the time of the adoption of this ordinance shall become or be made lawful solely by reason of the adoption of this ordinance; and to the extent that, and in any manner that said unlawful building, structure, or use is in conflict with the requirements of this ordinance, said building, structure, or use remains unlawful hereunder.
- E. The provisions in this ordinance are cumulative and additional limitations upon all other laws and ordinances, heretofore passed or which may be passed hereafter, governing any subject matter in this ordinance.

Sec. 4. Separability

It is hereby declared to be the intention of the Village Board of Rantoul that several provisions of this ordinance are separable, in accordance with the following:

- A. If any court of competent jurisdiction shall adjudge any provision of this ordinance or amendments thereto to be invalid, such judgment shall not affect any other provisions of this ordinance or amendment thereto, not specifically included in said judgment.
- B. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this ordinance or amendments thereto to a particular property, building, or other structure, such judgment shall not affect the application of said provision to any other property, building, or structure not specifically included in said judgment.

Sec. 5. Scope of Regulations

- A. All buildings or structures erected hereafter, all uses of land, buildings, or structures established hereafter, all structural alteration, enlargement, or relocation of existing buildings, or structures occurring hereafter shall be subject to all regulations of this ordinance which are applicable to the zoning districts in which such building, structures, uses, or land shall be located, except in a Residential District, a lot of record existing on February 2, 1991 even though such lot of record does not conform with the area and width requirements for the district in which such lot is located and provided that there is compliance with all other regulations contained in this ordinance and other applicable ordinances, regulations and codes of the Village of Rantoul, may be used for single family residence purposes, provided that the Zoning Board of Appeals, in accordance with procedures set forth in this ordinance, decides that a hardship to the owner is involved.

- B. All new buildings shall conform to the bulk regulations established herein for the district in which each building is located. Further, no existing building shall be enlarged, reconstructed, structurally altered, converted, or relocated in such a manner as to conflict, or to further conflict with the bulk regulations of this ordinance for the district in which such building shall be located.
- C. Where a building permit for a building or structure has been issued in accordance with law prior to the effective date of this ordinance, and provided that construction is begun within six months of the effective date and diligently prosecuted to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit has been issued, and further, may upon completion be occupied under a certificate of occupancy by the use for which originally designated--subject thereafter, if applicable, to the provisions herein for nonconforming buildings, structures, and uses.
- D. Where the Village Inspector has issued a building permit for a permitted use or special use, such permit shall become null and void unless work thereon is under way within six months of the date of the issuance of such permit, or within the period of time beyond six months granted by the Plan Commission.

Sec. 6. Special Uses

- A. To provide for the location of certain uses hereinafter specified which are deemed desirable for the public welfare within a given district or districts, but which might have an adverse effect upon nearby properties, or upon the character and future development of the district in which they are located, a classification of special uses is hereby established. Procedures for special uses are set forth in Title XII Section 7.
- B. Where a use exists on the effective date of this ordinance and it is classified as a special use by said ordinance, it shall be considered to be a lawful special use. Additions or alterations to existing buildings or land improvements for expansion of lawful special uses may be made within the area of the lot included in the ownership existing at the time of adoption of this ordinance, and they shall be subject to yard, floor area ratio, and building height requirements set forth in this ordinance for permitted uses in the districts in which they are located.

TITLE II

DEFINITIONS

SECTION SUBJECT

- 1. ACCESSORY USE OR ACCESSORY**
- 2. ALTERATIONS, INCIDENTAL, OR TO ALTER INCIDENTALLY**
- 3. DEFINITIONS**

For the purpose of this ordinance, certain terms or words used herein shall be interpreted or defined as follows:

- A. The present tense shall include the future tense.
- B. The singular includes the plural.
- C. The word "person" includes a corporation as well as an individual.
- D. The word "lot" includes the word "plot", "parcel" or "tract".
- E. The term "shall" is always mandatory.
- F. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

Sec. 1. Accessory Use or Accessory

An "**accessory use**":

- A. Is a use conducted on the same zoning lot as the principal use to which it is related (whether located within the same or an accessory building or other structure, or as an accessory use of land), except that, where specifically provided in the applicable district regulations, accessory off street parking or loading need not be located on the same zoning lot; and
- B. Is a use which is clearly incidental to, and customarily found in connection with, such principal use; and
- C. Is either in the same ownership as such principal use, or is operated and maintained on the same zoning lot substantially for the benefit or convenience of the owners, occupants, employees, customers, or visitors of the principal use.

When "**accessory**" is used in the text it shall have the same meaning as accessory use.

Sec. 2. Alterations, Incidental, or to Alter Incidentally

"Incidental alterations" are:

- A. Changes or replacements in the nonstructural parts of a building or other structure, without limitation to the following examples:
 - 1. Alteration of interior partitions to improve livability in a nonconforming residential building, provided that no additional dwelling units are created thereby
 - 2. A minor addition on the exterior of a residential building, such as an open porch
 - 3. Alteration of interior non-load-bearing partitions in all other types of buildings or other structures
 - 4. Replacement of, or minor changes in, the capacity of utility pipes, ducts, or conduits; or

- B. Changes or replacements in the structural parts of a building or other structure, limited to the following examples or others of similar character or extent:
 - 1. Making windows or doors in exterior walls
 - 2. Replacement of building facades
 - 3. Strengthening the load-bearing capacity, in not more than 10 percent of the total floor area, to permit the accommodation of a specialized unit of machinery or equipment.

To **"alter incidentally"** is to make an incidental alteration.

Sec. 3. Definitions

Accessory Building or Structure - A building or structure subordinate to and used for the purposes customarily incidental to the main or principal use, building, or structure. It may be either attached to or detached from the principal building or structure. In no case shall it dominate in area, height, extent, or purpose the principal use, building or structure.

Accessory Use - A use incidental to and subordinate to the main or principal use or structure. It shall not dominate in area, extent, or purpose, the principal use, building, or structure.

Adult Business Establishment – Any of the following Commercial Establishments:

- A. **Adult Cabaret.** Any Commercial Establishment that as a substantial or significant portion of its business features or provides persons who appear Nude or Semi-Nude; or live performances that are distinguished or characterized by an emphasis on the exposure, depiction or description of Specified Anatomical Areas or the conduct or simulation of Specified Sexual Activities.
- B. **Adult Store.** Any Commercial Establishment (1) that contains one or more Adult Booths; or (2) that as a substantial or significant portion of its business offers for sale, rental or viewing any Adult Materials.
- C. **Adult Theater.** Any Commercial Establishment that as a substantial or significant portion of its business features or provides films, motion pictures, video or audio cassettes, slides or other visual representations or recordings that are distinguished or characterized by an emphasis on the exposure, depiction or description of Specified Anatomical Areas, or the conduct or simulation of Specified Sexual Activities.

As used within the definition of Adult Business Establishment above and in Title V hereof, the following capitalized words, terms and phrases shall have the meanings respectively ascribed to them as follows:

Adult Booth. Any area of an Adult Business Establishment set off from the remainder of such establishment by one or more walls or other dividers or partitions and used to show, play or otherwise demonstrate any Adult Materials or to view any live performance that is distinguished or characterized by an emphasis on the exposure, depiction or description of Specified Anatomical Areas or the conduct or simulation of Specified Sexual Activities.

Adult Material. Any of the following, whether new or used:

- 1. Books, magazines, periodicals or other printed matter or digitally-stored materials and films, motion pictures, video or audio cassettes, slides, computer displays or other visual representations or recordings of any kind, any of which are distinguished or characterized by an emphasis on the exposure, depiction or description of Specified Anatomical Areas, or the conduct or simulation of Specified Sexual Activities.
- 2. Instruments, novelties, devices or paraphernalia that are designed for use in connection with Specified Sexual Activities or that depict or describe Specified Anatomical Areas.

Commercial Establishment. Any place where admission, services, performances or products are provided for or upon payment of any form of consideration.

Nude. A state of dress or undress that exposes to view (1) less than completely and opaquely covered human genitals; pubic region; anus or female breast below a point immediately above the top of the areolae, but not including any portion of the cleavage of the female breast

exhibited by a dress, blouse, shirt, leotard, bathing suit or other wearing apparel, provided the areolae is not exposed; or (2) human male genitals in a discernibly turgid state, even if completely and opaquely covered, or any device or covering that, when worn, simulates human male genitals in a discernibly turgid state.

Semi-Nude. A state of dress or undress in which clothing covers no more than the genitals, pubic region and areolae of the female breast, as well as portions of the body covered by supporting straps or devices or by other minor accessory apparel such as hats, gloves and socks.

Specified Anatomical Areas. Any of the following:

1. Less than completely and opaquely covered human genitals; pubic region; buttocks; anus; or female breast below a point immediately above the top of the areolae, but not including any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit or other wearing apparel, provided the areolae is not exposed.
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered, or any device or covering that, when worn, simulates human male genitals in a discernibly turgid state.

Specified Sexual Activities. Any of the following:

1. Fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts.
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy.
3. Masturbation, actual or simulated.
4. Human genitals in a state of sexual stimulation, arousal or tumescence.
5. Excretory functions as part of or in connection with any of the activities set forth in paragraphs 1, 2, 3 or 4 of this definition.

Agriculture, Cropping - The growing, harvesting, and storing of crops, including legumes, hay, grain, fruit, and truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards and forestry; farm buildings used for growing, harvesting, or preparing crop products for market, or for use on the farm, and farm dwellings are also included. The minimum lot size for AG cropping is five (5) acres.

Apartment - A room or group of rooms in an apartment house designed for and occupied exclusively as a residence for only one family.

Apartment House - A building designed for an occupied exclusively for three, or more families, living independently of one another.

Area of Building - The total area, taken on a horizontal plane at the largest floor level, and measured to the outside face of the outside walls, of the main building, exclusive of uncovered porches, patios, terraces, steps, or awnings, marquees, and non-permanent canopies and planters. The area shall include attached or unattached garages, covered porches, and breezeways.

Area of Lot - The total area within the lot lines.

Automotive Service Station - An "automotive service station" is a building or other structure or a tract of land used exclusively for the storage and sale of gasoline or other motor fuels and for any uses accessory thereto. The sale of lubricants, accessories, or supplies, the lubrication of motor vehicles, the minor adjustment of repair of motor vehicles with hand tools only, or the occasional washing of motor vehicles are permitted accessory uses.

In regard to the location of service station equipment; a pump, light stand, air tower, water outlet, or similar installation may be placed within the required front yard, but no closer to the curb line than 15 feet.

A public parking lot is a permitted accessory use. For the purposes of this definition, ownership of a zoning lot to be used for an automotive service station shall be deemed to include a lease of not less than 10 years duration.

Automobile Wrecking - The permanent dismantling or disassembling of used motor vehicles or trailer, or the storage, or sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts.

Basement - The part of a building that is wholly or partly below ground level.

Bay Window - Is a window which projects beyond the exterior face of a building. It shall be a minimum of eighteen (18) inches above the floor and shall not extend more than two (2) feet from the face of the building. The bay window shall not be included as a part of the floor space.

Billboard - Any structure or portion thereof, the primary use or purpose of which is the outdoor display of signs or advertisements, not including signs advertising the sale or lease of premises on which the sign is located.

Block - A "block" is a tract of land bounded by:

- A. Streets.
- B. Public Parks.
- C. Railroad rights-of-way, when located at or above ground level but not including sidings or spurs in the same ownership as the zoning lot, or

- D. Corporate boundary lines of Rantoul.

Board - The Board of Zoning Appeals of the Village of Rantoul.

Boarding or Rooming House - A building other than a hotel or restaurant where, for compensation, meals or lodging or both are regularly provided by prearrangement for five (5) or more persons and not open to transient guests.

Buffer Area - A strip of land in a nonresidential district at the point where the nonresidential district touches a residential district. Yard requirements may be included in the buffer area requirements.

Building - A "building" is any structure which:

- A. Is permanently affixed to the land, and
- B. Has one or more floors and a roof, and
- C. Is intended for the support, enclosure, or shelter of persons, animals, or chattels.
- D. Is bounded by either open area or the lot lines of a zoning lot.

A building shall not include such structures as billboards, fences, or radio towers, or structures with interior surfaces not normally accessible for human use, such as gas holders, tanks, smoke stacks, grain elevators, coal bunkers, or similar structures.

A building may, for example, consist of a one family detached residence, a two family residence, either a row house or a series of row houses (depending on location of lot lines), a row of garden apartments with individual entrances, or an apartment house; a single store or a row of stores (depending on location of lot lines); or a single factory or a loft.

- A. Detached - A building which has no party wall.
- B. Semidetached - A building which has only one party wall in common with another building.
- C. Attached - A building which has one or more party walls in common with adjacent buildings.

Building, mixed - A "mixed building" is a building in a commercial district used partly for residential use and partly for community facility or commercial use.

Building, nonconforming - A legally existing building which fails to comply with the regulations set forth in this ordinance applicable to the district in which the same is located. It is provided, however, that any building legally existing at the time of passage of this ordinance

shall not be a nonconforming building by reason of its having a setback line of less than the building setback line herein provided for.

Building Area - The aggregate of the maximum horizontal cross section areas of all buildings on a lot above ground level, measured at the greatest outside dimensions, excluding steps, cornices, eaves, gutters, patios, but including breezeways and porches.

Building Height - A building's vertical measurements from the mean level of the ground abutting the building to a point midway between the highest and lowest points of the roof; excluding chimneys, spires, towers, elevator penthouses, tanks, flagpoles, aerials, stacks, beacons, and similar projections of the building.

Building Line - A line usually parallel to the front, side, or rear lot line, set so as to provide the required yards around a building or structure.

Business - The word "business" or "commercial" when used herein, refers to the engaging in the purchase, sale or exchange of goods or services, or the operation for profit of offices or recreational or amusement enterprises.

Canopy or Entrance Structure - A shelter or overhang projecting from a wall or doorway.

Certificate of Occupancy - See Occupancy, Certificate.

Church or Temple - A building, together with its customary accessory buildings and uses, where people regularly assemble for religious worship, and which, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Club - The building and facilities owned and operated by a corporation or association of persons for social or recreational purposes, but not operated for profit or to render a service which is customarily carried on as a business.

Commission - The Plan Commission of the Village of Rantoul, Illinois.

Corporate Authorities – The Village President and Board of Trustees of the Village.

Court - An open unoccupied space on the same lot with a building or group of buildings and bounded on three or more sides by such building or buildings. The width of any court is its least horizontal dimension measured between opposite walls. The length of any court with its greatest horizontal dimension measured at right angles to its width.

Curb Line - A line (sometimes containing a raised concrete structure of not more than six inches) located on either edge of the roadway but within the right-of-way line.

Day Care Home - Any facility, in a home, for the care of no more than a total of eleven (11) children, including those of the proprietor, during all or part of the day, of a commercial nature

of a type commonly called "day nurseries," "nursery schools," or "private kindergartens," etc., which provide essential personal care, protection, supervision, or training of preschool or school age children. A day care home shall be considered a home occupation.

Day Care Facility - Any facility, other than a day care home, for the care of children, including those of the proprietor, during all or part of the day, of a commercial nature of a type commonly called "day nurseries," "nursery schools," or "private kindergartens," etc., which provide essential personal care, protection, supervision, or training of preschool or school age children. A day care facility shall not be considered a home occupation, if it has twelve (12) or more children.

Decibel - A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in decibels.

Drive-In - An establishment which is designed to provide, either wholly or in part, service to customers while in their automobiles parked upon or driven through the premises.

Dwelling Unit - A "dwelling unit" consists of one or more rooms in a residential building or residential portion of a building, which are arranged, designed, used, or intended for use by one or more persons living together and maintaining a common household or community residence, and which include kitchen, sleeping, living and bathroom areas reserved for the occupants thereof. A dwelling does not include a travel trailer. Each dwelling unit shall have its own independent entry/access from the exterior of the structure or from a common interior hallway.

- A. Dwelling, Single-Family - A building containing one (1) dwelling unit and occupied at any given time by a group of persons consisting of one (1) or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants, together with no more than three (3) additional persons not related by blood, adoption or marriage.
- B. Dwelling, Duplex - A building containing two (2) dwelling units, each of which is occupied at any given time by a group of persons, consisting of one (1) or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants, together with not more than three (3) additional persons not related by blood, adoption or marriage.
- C. Dwelling, Multiple Family - A building containing three (3) or more dwelling units, each of which is occupied at any given time by a group of persons consisting of one or more persons related by blood, adoption or marriage, together with not more than three (3) additional persons not related by blood, adoption or marriage, living and cooking together as a single housekeeping unit.
- D. Dwelling, Community Residence - A single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of unrelated person with disabilities, plus paid professional support staff provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents

with disabilities are present at the dwelling, and complies with the zoning regulations for the district in which training is located.

- E. Dwelling, Family Community Residence - A single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of not more than eight unrelated persons with disabilities, plus paid professional support staff provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents with disabilities are present at the dwelling; and complies with the zoning regulations for the district in which the site is located.
- F. Dwelling, Group Community Residence - A single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of nine to fifteen unrelated persons with disabilities, plus paid professional support staff provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents with disabilities are present at the dwelling, and complies with the zoning regulations for the district in which the site is located.

Disability - A physical or mental impairment which substantially limits one or more of a person's major life activities, impairs their ability to live independently, or a record of having such an impairment, or being regarded as having such an impairment, but such term does not include current use of, nor addiction to a controlled substance.

Enlargement or to enlarge - An "enlargement" is an addition to the floor area of an existing building, an increase in the size of any other structure, or an increase in that portion of a tract of land occupied by an existing use.

To "**enlarge**" is to make an enlargement.

Extension or to extend - An "extension" is an increase in the amount of existing floor area used for an existing use, within an existing building.

To "**extend**" is to make an extension.

Family - A group of persons related by blood, marriage or legal adoption, living together as a single housekeeping unit.

Farm - A tract of land devoted to agricultural purposes and the uses accessory thereto. It shall not include more than three (3) dwelling units, nor a commercial feedlot.

Filling Station - See Automobile Service Station.

Floor Area, Gross - The total area of all floors of a building, measured to the outer face of the outside walls but exclusive of such floor area as may be used for parking facilities within the

principal building, cellars in single family dwellings, and exclusive of such floor area as may be used for penthouses housing ventilators, heating systems, and similar uses.

Food Service Establishments – All establishments where the principal business is the retail sale of ready-to-consume servings of food and/or beverages are to be considered as being in one of the following three categories as defined herein. These categories are mutually exclusive:

- A. Café – Any establishment where food consumption takes place on-premise, which has a maximum seating capacity of 50 people, and which does not include drive-in or drive-through facilities, or curbside service.
- B. Restaurant – Any establishment, whose principal use is the sale, at retail, of unpackaged food and/or beverages in a ready-to-consume state for consumption in the building or at tables situated on the premises; and which does not include a drive-in or drive-through service facility or offer curbside service.
- C. Restaurant, Fast-food – Any establishment, whose principal business is the sale, at retail, of ready-to-consume servings of packaged foods and/or beverages, including frozen desserts, for consumption within the building, or at tables on the premise, or for carry-out; or any establishment which includes a drive-in or drive-through service facility or offers curbside service.

Frontage - That portion of a lot abutting a public street or alley, or in a Planned Unit Development abutting a private street. For every frontage there is a required front yard except as stated in this ordinance.

Free Burning - Implies a rate of combustion described by a material which burns actively and easily supports combustion.

Frequency - The number of oscillations per second in a sound wave, measuring the pitch of the resulting sound.

Garage

- A. Private- A building accessory to a single family or two family dwelling for a storage of motor vehicles owned and used by the owner, or tenant, of the lot on which it is erected.
- B. Public - A building used for the storage of more than four motor vehicles. Repairing and servicing of vehicles may be carried on in conjunction with the primary function of vehicular storage.

Golf Course - The acreage marked off for the game of golf over a prescribed course of at least nine (9) holes developed in general conformance to professional golf association standards. The term does not include a miniature golf course or driving range.

Halfway House - A temporary residential living arrangement for persons who are receiving therapy and counseling from support staff who are present at all times residents are present, for the following purposes: (a) to help them recuperate from the effects of drugs or alcohol addiction; (b) to help them re-enter society while housed under supervision while under the constraints of alternatives to imprisonment including, but not limited to, pre-release, work-release, and probationary programs, (c) to help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence; of (d) to provide temporary shelter for persons who are victims of domestic abuse.

Home Occupation - Any occupation or profession for gain or support, carried on as an accessory use in a dwelling unit by a member or members of the immediate family residing on the premises, which meets the following limitations:

- A. No more than one person, other than members of the immediate family residing in the unit, is engaged therein;
- B. Occupies not more than 25 percent of the total floor area of such dwelling unit or rooming unit and in no event more than 500 square feet of floor area;
- C. There is no activity, construction or display which would indicate from the exterior of the building or dwelling unit that the building or dwelling unit is being used for any purpose other than residential, except as provided in D below;
- D. There are no signs other than a name plate, not more than one (1) square foot in area, and not internally illuminated;
- E. No item or article is sold, or offered for sale, except a finished article produced on the premises;
- F. No equipment, mechanical or electronic, is used except equipment which is incidental to the occupation, and which in the opinion of the Building Inspector does not or will not create objectionable noise, vibrations, odors, or electronic impulses, or otherwise create a nuisance;
- G. It has been approved by the Building Inspector, and a certificate of occupancy therefore has been issued;
- H. No more than two (2) customers or clients may be on the premises at any one time;
- I. There is no more than one home occupation, as herein defined, per dwelling unit.

Hospice - A temporary residential living arrangement for persons with a disease that requires full-time support, therapy, and/or treatments.

Hospital - "Sanitarium", "sanatorium", "preventorium", "clinic", provided such institution is operated by or the treatment given therein is under direct supervision of a physician licensed to practice by the State of Illinois.

Hotel, apartment - An "apartment hotel" is a building or part of a building in which:

- A. The dwelling units or rooming units are used primarily for permanent occupancy, and
- B. One or more common entrances serve all such units, and
- C. One or more of the following services are provided: maid, telephone, desk, or bellboy service, or the furnishing or laundering of linens.

Restaurants, cocktail lounges, or indoor swimming pools are permitted accessory uses, provided that in resident districts, such facilities shall be accessible only through the lobby and there shall be no signs except as permitted by the applicable district regulations. Public banquet halls, ballrooms, or meeting rooms are not permitted accessory uses.

Hotel, transient - A "transient hotel" is a building or part of a building in which:

- A. Living or sleeping accommodations are used primarily for transient occupancy, and may be rented on a daily basis, and
- B. One or more common entrances serve all such living or sleeping units, and
- C. Twenty-four hour desk service is provided, in addition to one or more of the following services: maid, telephone, or bell-boy service, or the furnishing or laundering of linens.

Permitted accessory uses include restaurants, cocktail lounges, public banquet halls, ballrooms, or meeting rooms.

Industrial Park - A unified development designed to accommodate a community of compatible and non-nuisance types of industry. Industrial parks may be promoted or sponsored by private developers, community organizations, or government organizations.

Intense Burning - Implies a rate of combustion described by a material that burns with a high degree of activity and is consumed rapidly.

Junk Yard or Automobile Salvage Yard - A lot, land, building or structure, or part thereof, used primarily for the collecting, storage, and/or sale of scrap metal, or for the collecting, dismantling, storage, and salvaging of machinery, appliances, or vehicles not in running condition and for the sale of parts therefrom.

or houses for compensation, or in which more than five (5) fully grown household animals are offered for sale.

Lot - A parcel of land defined by metes and bounds or by boundary lines or by reference to a letter or number on a recorded plat.

A parcel of land occupied or suitable for occupancy by a use permitted by this Ordinance including one (1) main building or use, with accessory buildings, and the open spaces and parking spaces required by this Ordinance, and having its principal frontage upon a street or upon an officially approved place. In determining lot area and boundary lines, no part thereof within the limits of the street shall be included.

Lot, Corner - A lot at the junction of and fronting on two or more intersecting streets.

Lot Frontage - The front of a lot shall be that boundary of a lot along a public street. A corner lot shall have two frontages.

Lot Interior - A lot other than a corner lot.

Lot Lines - The property lines bounding a lot.

Lot Line, Front - The line dividing a lot from the street right-of-way.

Lot Line, Rear - The lot line opposite the front lot line. For purposes of establishing the required rear yard, in the case of an irregularly shaped or three-sided lot, it shall mean a line within the lot, ten (10) feet long, concentric with and at the maximum distance from the front lot line. A lot need not have a rear lot line.

Lot Line, Side - Any lot line other than a front or rear lot line. A side lot line separating a lot from another lot or lots shall be called an interior side lot line.

Lot of Record - A lot which is part of a subdivision, the map of which has been recorded in the Office of the Recorder of Champaign County, or a parcel of land, the deed of which was of record as of February 2, 1991.

Lot, Through - A lot other than a corner lot, with frontage on two parallel or approximately parallel streets.

Lot, Width - The distance, parallel to the front right-of-way line, measured between side lot lines at the building line.

Lot, Zoning - A single tract of land located within a single block which (at the time of application for a building permit) is designated by the owner or developer as a tract to be used, developed, or built upon as a unit under single ownership or control. A zoning lot or lots may or may not coincide with a lot of record.

Mobile Home - Any vehicle or similar portable structure used or so constructed as to permit its being used as a conveyance upon the public streets or highways and designed to permit the occupancy thereof as a dwelling place for one or more persons. The fact that any such structure rests in whole on a permanent foundation with wheels, tongue and hitch permanently removed, shall not change the character of the structure from a mobile home to any other classification.

A mobile home shall meet the building, plumbing, and electrical ordinances of the Village of Rantoul.

Mobile Home Park - A contiguous parcel of land planned and improved for the placement of five (5) or more mobile homes.

Mobile Home Park Service Building - A permanent structure housing laundry, office, sanitation, or other community facilities as required in mobile home parks for use by mobile home park occupants.

Mobile Home Site - A parcel of land clearly delineated on the mobile home park site plan, intended for the placement of an individual mobile home and for the exclusive use of its occupants.

Mobile Home Stand - That part of an individual mobile home site which has been constructed for the placement of a mobile home.

Motel - A building or buildings used for the purpose of furnishing meals and/or lodging to the transient public and (having lodging accommodations for 10 or more paying families or individuals) having off street parking provided contiguous to the lodging accommodations.

Nonconforming - A lawful building, use, or lot, which by reason of design, size or use does not conform with the requirement of the district, or districts, in which it is located as designated by this ordinance.

Nonconforming Lot - Any lot lawfully existing at the time this Ordinance became effective as to such lot, which does not conform to the area or width requirements for the district in which it is located. The term shall also include any lot which is rendered nonconforming by virtue of annexation or any subsequent amendment to this Ordinance.

Nonconforming Structure or Building - Any building or structure which was lawfully existing at the time this Ordinance became effective as to such building or structure, but whose dimensions, floor area, open space, yards, location on the lot, parking facilities, or other physical characteristics do not conform to the development regulations for the district in which the building or structure is located, or do not conform to the parking requirements and other development regulations, if any, for the use occupying the structure or building. The term shall also include any building or structure which is rendered nonconforming by virtue of annexation or subsequent amendment to this Ordinance.

Nursing Home - A building to house and within which services are provided for ill and aged persons.

Occupancy Permit - A permit, issued by the Building Inspector, authorizing the occupancy of a building, or the use of a building, structure, or land, or certifying its nonconforming status.

Office - A room or suite of rooms used for the practice of a professional or for the conduct of a business which does not involve the sale of goods from the premises, other than those directly related to the practice of the profession or business. The term does not include personal service shops. If the goods or merchandise are sold for delivery on or from the principal office use, then the premises shall be considered to be a store rather than an office.

Open Space - The portion of ground level area of a lot which is unobstructed from the ground level upwards and which meets the following criteria:

- A. Its minimum dimensions are fifteen (15) feet by fifteen (15) feet;
- B. At least fifty percent (50%) of such area is in lawns, live plantings, and other permeable ground cover;
- C. No more than fifty percent (50%) of such area is covered by paving for sidewalks, leisure and recreational areas such as patios, tennis courts, and swimming pools;
- D. No part of such area is used for parking, drives, or loading areas.

Open Storage - An area which is used for the accumulation of stock or supplies to be drawn upon as needed for later use. The storage of automobiles for automobile sales and farm equipment for implement sales businesses shall be excluded from this definition.

Parking Area, Public - An open, hard-surfaced area, other than a street or public way, intended to be used for the storage of passenger automobiles and commercial vehicles under two ton capacity, and available to the public, whether for compensation, free, or as an accommodation to clients or customers.

Parking Area, Private - An open, hard-surfaced area of land, other than a street or public way, designed, arranged, and made available for the storage of private passenger automobiles and commercial vehicles only, of occupants of the building or buildings for which the parking area is developed and is accessory.

Parking Space - A space, either indoors or outdoors, for parking a vehicle, provided with but not including a driveway or other means of access. The area of which is not less than 175.5 square feet and whose width is not less than nine feet wide and nineteen feet six inches long, exclusive of access drives and aisles.

Party Wall - A wall used or adapted for joint service between two buildings or dwellings.

Permitted Use - A use, including buildings and structures, allowed by right in a particular district, or specifically authorized by a valid conditional use permit or special use permit; it is subject to the uniform regulations for such uses in that district and to the terms and conditions of such permit, if any, or of any variance applicable thereto. A nonconforming use is not a permitted use.

Planned Unit Development (abbreviated PUD) - An area for which a unitary site plan has been prepared, establishing at least, but not necessarily limited to, the following: land uses, open space allocations, on site circulation for both pedestrians, bicycles and automobiles, parking, setbacks, housing densities, building spacings, land coverage, landscaping relationships with adjoining areas and streets, building heights, accessory uses, and architectural treatment. A PUD must be designed and developed according to the procedures and standards specified in Title XI.

Plat - A map, plan, or layout showing the subdivision of land and indicating the location and boundaries of individual lots.

Porch - A ground level or first story above grade unenclosed platform, supported from the ground and extending out from the main part of the building. Porches may be roofed, and have railings not exceeding forty-two (42) inches in height.

Premises - A lot or tract of land, including any structures located thereon.

Property Line - The line between any lot and contiguous lots.

Public Utility (or Public Service Facility) - An electric or gas utility substation, public transit facility, railroad, electric substation, public utility substation for oil or gas metering and regulating, telephone exchanges or other communications equipment, structures, water or sewage pumping stations.

Professional Offices - A professional office, in a residential district is one whose use is incidental to the residential occupancy of the building and is conducted entirely within such building or accessory buildings and including only the offices of doctors or practitioners, ministers, architects, engineers, landscape architects, lawyers, artists, authors, musicians and other professional occupations customarily conducted within residences.

Recreational Equipment - Boats and boat trailers, travel trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

Restaurant - An establishment whose principal use is the serving, or offering for sale, of foods, refreshments, or beverages ready for consumption, to be consumed in the building in which the establishment is located, or at tables situated on the premises.

Retail Store - A store in which goods are sold for delivery on or from the premises to the ultimate consumer. If eighty percent (80%) or more of the annual dollar volume of the sales made from a store is subject to the Illinois Retailers Occupation Tax, the store shall be considered a retail store. A restaurant shall not be considered a store.

Right-of-Way (abbreviated ROW) - The entire dedicated tract or strip of land that is legally used by the public for circulation and service.

Rooming House - A building where group sleeping accommodations are provided for persons in one room, or a series of closely associated rooms, with an occupancy capacity of not more than fifteen (15) people, but more than four (4) unrelated people on a regular basis, for compensation and by prearrangement for a specified period of time, under single management. Cooking facilities are to be common. Boarding houses are typical rooming houses and may be a fraternal chapter or cooperative. (A-10/83)

Rowhouse or Townhouse - A single-family dwelling unit that is part of a Rowhouse or Townhouse building.

Rowhouse or Townhouse Building - A building containing a row of three (3) or more single-family dwelling units, each unit being separated from the adjoining units in each story by walls without openings, and each unit having independent access to the exterior of the building in the ground story.

Sanitary Landfill - A method of disposing of refuse on land without creating nuisances or hazards to public health or safety, by utilizing the principles of engineering to confine the refuse to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each day's operation or at some more frequent intervals as may be necessary, and to provide a final cover following final placement of refuse.

School - A building or group of buildings, and all associated structures, facilities, and grounds in and on which instruction is given.

Screen Fence - A wall or fence, including gates, whose openings, if any, do not exceed twenty-five percent (25%) of the side area of such wall or fence but in conformance with the fence regulations of the Village Code.

Screen Planting - A vegetative material of sufficient height and density to filter adequately from view any structures and uses on the premises upon which the screen planting is located, in conformance with the fence regulations of the Village Code.

Shopping Center/Commercial Planned Unit Development - A complex of three or more business and commercial establishments, the whole planned, developed and managed as a unit, sharing common parking facilities.

Shopping centers are divided into the following classifications according to building and parcel size. In order to qualify for the larger classification, a development must meet both the minimum lot and building areas.

- A. General Shopping Center - A shopping center located on a minimum of four (4) acres and having a combined building area of 50,000 square feet or more.
- B. Convenience Shopping Center - A shopping center located on a site of more than one half (½) acre, but less than four (4) acres and having between 12,000 and 50,000 square feet of combined building area.

Notes:

- A. A General or Convenience Shopping Center/Commercial PUD must be designed and developed according to the procedures and standards specified in Title XI.
- B. Planning - Project conceived as a package, carrying out a specific theme and marketing strategy.
- C. Development - Project built as a unit with all parties bound together by a cross easement agreement. Project may be phased but all construction conforms to overall approved plan.
- D. Management - Project managed and maintained as a unit and presented to the public as such.

Sign - Any name, identification, description, display, illustration, or device which is affixed to or represented directly or indirectly upon a building, structure, or land in view of the general public and which directs attention to a product, place, activity, person, institution, or business.

- A. On-Premise Sign - A sign which relates solely to a use, business, or profession conducted, or to a principal commodity, service, or entertainment sold, provided, or offered upon the premises where the sign is located.
- B. Off-Premise Sign - A sign which directs attention to a use, business, commodity, service, or activity not conducted, sold, or offered upon the premises where the sign is located.
- C. Free-Standing Sign - A sign completely or principally self-supported by posts or other supports independent of any building or other structure.
- D. Wall or Wall-Mounted Sign - A sign displayed on or visible through a wall or a building or structure so as to be seen primarily from the direction facing that wall. A wall sign attached to the exterior wall of a building or structure does not project more than twelve (12) inches there from.

- E. Roof Sign - A sign erected, constructed, or maintained upon or over a roof, and more than one-half (½) of whose height is above the building height. A sign mounted on a roof which does not qualify as a roof sign shall be considered a wall sign.
- F. Permanent Sign - A sign which is permanently affixed or anchored to the ground, building or other structure.
- F. Projecting Sign - A sign, other than a wall sign, which projects from and is supported by, or attached to, a wall of a building or structure.
- G. Portable Sign - A free-standing sign not permanently anchored or secured to either a building, structure or the ground.
- H. Shopping Center/Commercial PUD sign - A sign designed for the purpose of advertising an entire shopping center. Individual businesses may list but an individual listing may not exceed 50% of the area of any face of the sign.
- I. Temporary Sign - A sign intended for a limited or intermittent period of display which is readily moveable and is not permanently anchored to the ground, building or other structure. Such sign is not a portable sign.
- J. Commercial Sign - A sign which directs attention to or identifies a commodity, service or entertainment to be sold or offered for sale. Any sign displaying the name of a business enterprise shall be conclusively presumed to be a commercial sign.
- K. Noncommercial Sign - Any sign not defined as a commercial sign.
- L. Community Event Sign - A sign advertising or announcing a special community event or activity conducted or sponsored by, or on behalf of a unit of Federal State, or local government, institution of an educational, philanthropic, or eleemosynary nature, a charitable or not-for-profit organization. A special community event or activity is one which occurs not more than twice in any twelve (12) month period and which seeks to attract donations, participants, customers or an audience throughout the community.
- M. Street and Traffic Signs - Signs placed or erected by public agencies for the purpose of showing street names or traffic directions or regulations or for other governmental purposes shall not be included herein nor shall this definition.

Single and Separate Ownership - The ownership of a lot by one or more persons, partnerships, or corporations which ownership is separate and distinct from that of any abutting or adjoining use.

Special Use - A use the character of which is not ordinarily permitted in a district but is appropriate under certain conditions and approved by the Village Board in accordance with Title XII Section 7 of this Ordinance.

Store - See Retail Store or Wholesale Store.

Story - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above; also any portion of a building used for human occupancy between the topmost floor and the roof. A basement shall not be counted as a story unless the height of the surface of the first floor above the average elevation of the finished lot grade at the front of the building exceeds four (4) feet.

Street, Public - A public way established by or maintained under public authority, a private way open for public uses, and a private way plotted or laid out for ultimate public use, whether or not constructed. A street may be designated as an avenue, boulevard, drive, highway, lane, parkway, place, road, thoroughfare, or by any other appropriate names.

Street, Private - A service way with an all-weather, dustless surface, which provides access to a property for the use of a limited number of persons or purposes, and which has not been publicly dedicated.

Structure - Any building or anything constructed, which requires attachment to the ground, including but without limiting the generality of the foregoing, advertising signs, billboards, poster panels, and supports and frames thereof.

Tourist Home or House - A building or part thereof, other than a hotel, rooming house, boarding house, or motel, where lodging is provided by a resident family in its home for compensation, mainly for transients. The dwelling shall be occupied in part by the owner or tenant and equipped for the overnight accommodation of not more than ten (10) transient guests.

Trade or Business School - Secretarial school or college, business school or college when not public and not owned or conducted by or under the sponsorship of a religious or charitable organization, school conducted as a commercial enterprise for teaching instrumental music, dancing, barbering or hair dressing or for teaching industrial skills in which machinery is employed as a means of instruction.

Townhouse - A building containing a row of three (3) or more single family dwelling units, each unit being separated from the adjoining units in each story by walls without openings, and each unit having independent access to the exterior of the building on the ground story.

Travel Trailer - A vehicle designed for recreational use, which is not included in the definition of a mobile home under the terms of this Ordinance.

Truck Terminal - Premises used for loading or unloading of trucks, and upon which storage of cargo is incidental to the primary function of motor freight shipment or shipment point, and

which is designed to accommodate the simultaneous loading or unloading of five (5) or more trucks.

Unapproved Parking Areas - an area used for off-street parking that has not been approved by the Building Inspector for off-street parking, except as otherwise provided herein, due to the following:

- A. The parking area is in a required front yard, required side yard or on a required open space area; or
- B. The parking area is unapproved due to its surfacing, size, location, configuration or construction (excluding legally non-conforming parking areas); or
- C. The parking area was illegally established.

Use - The specific purpose for which land, a structure, or premises is designed, arranged, intended, or for which it is or may be occupied or maintained.

Variance - Permission or approval granted by the Board of Zoning Appeals in accordance with Title XII Section 2 hereof, constituting a modification of, or deviation from the exact provisions of this ordinance as applied to a specific property.

Warehouse - A building used for the storage of goods for compensation or the storage of goods which will be sold elsewhere or subsequently transported to another location for sale.

Wholesale Store - A store at which goods are sold for delivery on or from the premises to a person other than the ultimate consumer. Should a store not qualify as a retail store as herein defined, it shall be deemed to be a wholesale store.

Yards - This area around the inner periphery of each lot in which no building or structure shall be erected. The size of such area is determined by the distance from the property lines and right-of-way lines set forth in the various zoning districts to the main building on the lot exclusive of steps, overhanging eaves, gutters, or cornices.

- A. Front - The minimum required open space, extending the full width of the lot from the right-of-way line to the nearest point on the nearest building or structure.
- B. Side - The minimum required open space extending the full depth of the lot and extending from the side lot line to the nearest point of the main building.
- C. Rear - The minimum required open space extending the full width of the building and extending back from the rear lot line to the nearest point on the nearest building.

Yard, Required - That minimum yard, either front, side, or rear, the dimensions of which are set by various sections of this Ordinance, with or without the presence of a building on the lot containing the yard. The required side yard shall extend the full length of the lot.

Zoning Administrator – The person holding the position of Village Inspector of the Village or such other person as may be designated for such purpose from time to time by the Village President.

Zoning Lot - A "zoning lot" is either:

- A. A lot of record existing on June 16, 1969, or
- B. A tract of land, either unsubdivided or consisting of two or more contiguous lots of record, located within a single block, which, on June 16, 1969 was in single ownership, or
- C. A tract of land, located within a single block, which at the time of filing for a building permit (or, if no building permit is required, at the time of filing for a certificate of occupancy), is designated by its owner or developer as a tract all of which is to be used, developed, or built upon as a unit under single ownership.

A zoning lot therefore may or may not coincide with a lot as shown on the official tax maps of the Village of Rantoul, or on any recorded subdivision plat or deed.

A zoning lot may be subdivided into two or more zoning lots, provided that all resulting zoning lots and all buildings therein shall comply with all of the applicable provisions of this ordinance. If such zoning lot, however, is occupied by a noncomplying building, such zoning lot may be subdivided provided such subdivision does not create a new noncompliance or increase the degree of noncompliance of such building.

TITLE III

SCOPE OF REGULATIONS

SECTION SUBJECT

- 1. COMPLIANCE WITH REGULATIONS**
- 2. EVASION OF AREA, YARD AND PARKING REGULATIONS**

Sec. 1. Compliance with Regulations

It shall be unlawful to do or perform any one (1) or more of the following acts except in compliance with the provisions of this Ordinance.

- A. To erect a new building or structure.
- B. To erect more than one (1) main building on one (1) lot, except in compliance with Title XI of this Ordinance.
- C. To have more than one (1) principal use on one (1) lot.
- D. To excavate for or build any foundation.
- E. To relocate, enlarge, structurally alter, or reconstruct any building or structure.
- F. To establish, expand, enlarge, relocate, or change any use of a building, structure, or land.
- G. To establish, expand, enlarge, relocate, or change any nonconforming use.

Sec. 2. Evasion of Area, Yard and Parking Regulations

- A. It shall be unlawful to lease, sell, convey, or use a portion of an improved lot when the effect of such action is to reduce the following:
 - 1. The area of the lot below the minimum area requirements of this Ordinance.
 - 2. The depth or width of a yard to less than the minimum depth or width required by this Ordinance, or
 - 3. The number of parking spaces on the lot below the minimum number of such spaces required by this Ordinance, except as otherwise provided.
- B. It shall also be unlawful to lease, sell, convey or use a lot, or a portion of a lot, used for required off-street parking without providing other parking facilities which meet the requirements of this Ordinance, except as otherwise provided.

TITLE IV

DISTRICTS AND BOUNDARIES

SECTION	SUBJECT
1.	NUMBER AND DESIGNATION OF DISTRICTS
2.	PURPOSE OF DISTRICTS
3.	OFFICIAL ZONING MAP
4.	INTERPRETATION OF MAP AND DISTRICT BOUNDARIES
5.	CLASSIFICATION OF LAND SUBSEQUENTLY IN THE JURISDICTION OF THE VILLAGE

Sec. 1. Number and Designation of Districts

In order to carry out the purposes of this Ordinance as specified in Section 1 of Title I, including by classifying, regulating, and restricting the location of buildings and structures erected or structurally altered for specific uses, by regulating the use of land and buildings and structures, by regulating and limiting the height and bulk of buildings and structures hereafter erected or structurally altered, by regulating and determining the area of yards and other open spaces about buildings, by regulating the intensity of the use of land or buildings and structures, and by regulating off-street parking facilities for certain uses, the Village is hereby divided into 22 zoning districts, which are hereby established as follows:

- A. Agricultural District
AG Agriculture District

- B. Residential Districts
 - R-1A Single Family Residential District
 - R-1 Single Family Residential District
 - R-2A Traditional Neighborhood Residential District
 - R-2 Single Family Residential District
 - R-3 Single Family/Duplex Residential District
 - R-4 General Multi-Family Residential District
 - M-1 Mobile Home District

- C. Commercial Districts
 - C-1 Neighborhood Commercial District
 - C-2 General Commercial District
 - C-3 Interstate Commercial District
 - C-4 Commercial/Industrial District
 - CB Central Business District
 - CBE Central Business Extended District
 - OP Office Park District

- D. Chanute Reuse Districts
 - CR-1 Airfield District
 - CR-2 Aviation Support District
 - CR-3 Institutional District
 - CR-4 Public Recreation District
 - CR-5 Special Reuse District

- E. Industrial Districts
 - I-1 Industrial District
 - I-2 Industrial District

Sec. 2. Purpose of Districts

In addition to the general purposes of this Ordinance as specified in Section 1 of Title I, the various zoning districts also serve more specific individual purposes, as follows:

- A. AG Agriculture District. The AG Agriculture District is intended to prevent scattered, indiscriminate urban development within areas which are predominately vacant and which presently do not demonstrate any significant potential for development. Large areas of vacant land can be preserved for future residential and industrial development according to economic and physical need.
- B. R-1A Single Family Residential District. The R-1A Single Family Residential District is intended to provide for the establishment of areas characterized by single-family detached dwellings on large lots approximately one-half acre in area and related recreational, religious and cultural facilities.
- C. R-1 Single Family Residential District. The R-1 Single Family Residential District is intended to provide for single-family detached dwellings on large lots having less area than those in the R-1A Residential District.
- D. R-2A Traditional Neighborhood Residential District. The R-2A Traditional Neighborhood Residential District is intended to provide for single-family detached dwellings on large to medium area lots in order to effect and accomplish the protection, enhancement, and perpetuation of improvements that represent or reflect elements of the Village's cultural, social, economic, political and architectural history, to safeguard the Village's cultural heritage, as embodied and reflected in such landmarks, to stabilize and improve property values, to foster civic pride in the beauty and noble accomplishments of the past, to protect and enhance the Village's attractiveness and to promote the use of historical landmarks for the education, pleasure and welfare of citizens of the Village.
- E. R-2 Single Family Residential District. The R-2 Single Family Residential District is intended provide for single-family detached dwellings on medium area lots.

- F. R-3 Single Family/Duplex Residential District. The R-3 Single Family/Duplex Residential District is intended provide for single-family detached dwellings and duplex dwellings on medium size lots, together with some higher density under special use conditions.
- G. R-4 General Multi-Family Residential District. The R-4 General Multi-Family Residential District is intended to provide for single-family detached dwellings, duplex dwellings, row house or townhouse dwellings and multiple family dwellings in a medium density living environment.
- H. M-1 Mobile Home District. The M-1 Mobile Home District is intended to provide for mobile home use on lots developed in a planned and orderly manner.
- I. C-1 Neighborhood Commercial District. The C-1 Neighborhood Commercial District is intended to provide for the everyday shopping needs and related convenience of a residential neighborhood encompassing an area of approximately one-fourth (1/4) of a mile in radius. It is not the intent of this district to draw vehicular trade from outside the immediate area.
- J. C-2 General Commercial District. The C-2 General Commercial District is intended to provide a full range of commercial and business uses meeting the general business needs of the Village.
- K. C-3 Interstate Commercial District. The C-3 Interstate Commercial District is intended to provide land for large commercial and retail uses. The uses are often of high intensity and draw customers from a regional market area. This district is most appropriately located along major traffic ways, state and interstate highways with high visibility and accessibility.
- L. C-4 Commercial/Industrial District. The C-4 Commercial/Industrial District is intended to provide for a mix of commercial and light industrial uses that generally locate in development areas surrounding the CB Central Business District along the railroad tracks. Areas designated as C-4 Commercial/Industrial District are generally large parcels of land located adjacent to highways. Although this district combines light industrial and commercial uses, the intensity of use is generally less than either the C-2 General Commercial District or the I-1 Industrial District. This district can be located adjacent to residential uses with appropriate screening. This district may be used to provide a transition from railroad or other heavier industrial uses.
- M. CB Central Business District. The CB Central Business District is intended to provide for a variety of retail stores and shops, offices and services in the central business area of the Village. This area has historically served as the major retail marketing function of the community and, at the time of adoption of this Ordinance, displays the highest concentration of commercial development. In this district each establishment contributes to the whole shopping area by adding to

the variety of goods available and to comparison shopping opportunities. This essential inter-dependence of activities is given precedence over any desire to require automobile parking spaces adjacent to each building although provisions are made for the cooperative development of off-street parking facilities by public and private interests.

- N. CBE Central Business Extended District. The CBE Central Business Extended District is intended to provide areas in proximity to the CB Central Business District for a wide range of retail business, office, and service uses. This district is also intended to allow high density residential uses to insure an adequate supply of housing for persons who desire to reside near CB Central Business District. The development regulations in this district are designed to encourage the construction of new buildings which are comparable with the size and scale of the buildings allowed in the CB Central Business District and which are also sensitive to nearby residential neighborhoods. The CBE Central Business Extended District is not intended to replace the existing CB Central Business District but is to supplement it by encouraging the expansion of the CB Central Business District with new, attractive, and well-landscaped buildings and off-street parking lots. The purpose of this District is to accommodate the growth of the CB Central Business District with new developments that provide landscaping, setbacks, and off-street parking greater than that required in the CB Central Business District but less than that required in the C-2 General Commercial District.
- O. OP Office Park District. The OP Office Park District is intended to primarily accommodate office buildings. Related retail, service, institution and multiple family uses commonly associated with office use are allowed to a limited extent. This district may be applied as a transitional-use buffer between residential uses and uses which would be incompatible with residential districts. The prime characteristics of this district are the low intensity of land coverage and the absence of such factors as noise, air pollutant emission and glare. The development regulations in this district are designed to encourage quality development with a “campus-like” appearance.
- P. CR-1 Airfield District. The CR-1 Airfield District is intended to provide a regional airport with supporting structures and equipment necessary for the operation thereof.
- Q. CR-2 Aviation Support District. The CR-2 Aviation Support District is intended to provide areas and buildings for the support to the airfield such as hangars, towers, repair facilities, administration offices, warehouses, storage buildings, fuel storage areas, aviation related training facilities and similar uses and facilities.
- R. CR-3 Institutional District. The CR-3 Institutional District is intended to provide dormitories for educational facilities, classroom and educational areas and to provide for health care facilities.

- S. CR-4 Public Recreation District. The CR-4 Public Recreation District is intended to provide open spaces and active and passive recreational areas, such as golf courses, tennis courts, swimming facilities, youth centers, athletic forums, open space and related uses.

- T. CR-5 Special Reuse District. The CR-5 Special Reuse District is a special district which is superimposed over all other districts in the area formerly constituting Chanute Air Force Base (“**Chanute**”) in the Village and is intended to provide for the appropriate use of any land located upon Chanute from and after the date of any respective conveyance by the United States of America of any interest in such land to any other party, the United States of America having relinquished and retroceded its operational and exclusive jurisdiction over Chanute and the Governor of the State of Illinois having accepted such jurisdiction for and on behalf of the State of Illinois on January 4, 1994. This CR-5 District is further intended to alleviate such practical difficulties or unnecessary hardships as may otherwise be associated with the strict application of the provisions of this Ordinance in connection with any subdivision of land upon Chanute due to the unusual conditions associated with existing development on Chanute and/or the size or shape of the tracts of land so transferred by the United States to any other party.

- U. I-1 Industrial District. The I-1 Industrial District is intended to provide for light industrial, manufacturing processing or assembly plants where the scale of operations is such that the amount of dust, gas, smoke, odor or noise resulting therefrom will not be detrimental to property or to the health of persons in surrounding residential or commercial districts.

- V. I-2 Industrial District. The I-2 Industrial District is intended to provide for the more intense types of industrial and manufacturing uses which generally exhibit higher levels of objectionable external effects. This district should not be located adjacent to residential districts, and its contiguity to commercial and business areas should, wherever possible, be avoided. Uses permitted in this district will provide for those basic industries needed to expand employment opportunities within the Village.

Sec. 3. Official Zoning Map

A. Boundaries. The boundaries of the districts established in Section 1 of this Title are hereby established as shown on a map designated as the “Official Zoning Map” of Rantoul, Illinois. This map and all notations, colors, references, legends, symbols and text thereon pertaining to such districts shall be as much a part of this Ordinance as if fully described herein. This map, or reproductions thereof, certified as showing the districts created and approved, shall be available for public reference in the office of the Village Clerk of the Village and in the office of the Zoning Administrator of the Village.

B. Changes. At least once annually, no later than March 31 of each year, or more frequently as may be necessary, the Zoning Administrator shall prepare an Official Zoning Map which shall include any changes affecting district boundary lines or other matter portrayed on the Official Zoning Map, accomplished by amendment to this Ordinance or otherwise, during the preceding calendar year. However, any change affecting the boundaries of districts or the classification of land shall be in full force and effect ten days after the publication of the amending Ordinance effectuating it, regardless of whether such a change has yet been incorporated in the Official Zoning Map. If no changes in the Official Zoning Map were made in the preceding calendar year, no new map need be prepared. Copies of all amending Ordinances and of the Official Zoning Map shall be available for public reference in the office of the Village Clerk and in the Office of the Zoning Administrator.

Sec. 4. Interpretation of Map and District Boundaries

Except as herein provided, the boundaries of the districts as shown on the Official Zoning Map accompanying and made a part of this Ordinance are generally intended to coincide with the center lines of streets and alleys, or with lot lines. If, on the map, the boundary line of a district:

1. Approximates the line of a street or alley, the boundary line shall be considered to be the center line of the street or alley;
2. Approximates the boundary line of a platted lot, the district boundary lines shall be considered to be the lot line; and
3. Divides a platted lot, or unplatted or unsubdivided property into distinct parts, the district boundary lines shown on the map shall be determined by the scale appearing on the map.

Sec. 5. Classification of Land Subsequently in the Jurisdiction of the Village

A. Automatic Classification. All land which may hereafter be incorporated into the zoning jurisdictional area of the Village, whether through annexation or otherwise, shall, unless a valid annexation agreement in effect provides otherwise, automatically be classified from its present or more recent classification under the Champaign County Zoning Ordinance to a classification under this Ordinance, according to the following table:

TABLE IV.1. COUNTY TO VILLAGE ZONING CONVERSION

Former Zoning District Champaign County	New Zoning District Village
C-R	AG
AG-1	AG
AG-2	AG
R-1	R-1
R-2	R-2

R-3	R-3
R-4	R-4
R-5	M-1
B-1	C-1
B-2	C-1
B-3	C-2
B-4	C-2
B-5	M-1
I-1	I-1
I-2	I-2

B. Annexation Agreements. All land which shall be the subject of an annexation agreement concerning its zoning classification shall, unless such annexation agreement expressly provides otherwise, be automatically reclassified from its present or most recent zoning classification under the Champaign County Zoning Ordinance to a zoning classification pursuant to and in accordance with the provisions of such annexation agreement upon the effective date of such annexation agreement.

TITLE V
USE REGULATIONS

SECTION SUBJECT

- 1. USES PERMITTED BY RIGHT AND BY SPECIAL USE**
- 2. TABLE OF PERMITTED USES BY DISTRICT**
- 3. ACCESSORY USES**
- 4. REGULATION OF COMMUNITY RESIDENCE DWELLINGS**
- 5. REGULATION OF ADULT BUSINESS ESTABLISHMENTS**
- 6. ADDITIONAL USE REGULATIONS WITHIN THE R-4 GENERAL MULTI-FAMILY DISTRICT**
- 7. USE REGULATIONS WITHIN THE CR-5 SPECIAL REUSE DISTRICT**

Sec. 1. Uses Permitted by Right and by Special Use

A. Permitted Uses. Unless otherwise provided for in this Ordinance, no land shall be used and no building or structure shall be erected, structurally altered or converted except for:

1. One or more of the uses listed as permitted by right in that district in Table V-1; or
2. One or more of the uses listed as permitted by a special use permit provided that a special use permit for such use has been issued in accordance with the procedures specified in Section 7 of Title XII of this Ordinance.

B. Similar Uses. In the case of a use not specifically mentioned in Table V-1, such a use shall be subject to the regulations of the use (whether permitted by right or by a special use permit) to which it is most related or similar, as determined by the Zoning Administrator with reference whenever practical to the North American Industry Classification System-United States Bureau of the Census, 2002 (2002 US NAICS Manual) at www.census.gov/epcd/www/naicstab.htm.

Sec. 2. Table of Permitted Uses by District

In Table V-1, the use listed in a horizontal row with the letter “P” is permitted by right as a principal use in the district listed at the applicable head of the vertical column in which such letter appears; similarly, the use listed in a horizontal row with the letter “S” is permitted by a special use permit as a principal use in the district listed at the head of the vertical column in which such letter appears.

Sec. 3. Accessory Uses

A. Permitted to Accompany Principal Use. Except as otherwise provided in this Ordinance, an accessory use or structure is permitted to accompany the principal use to which it

is subordinate, where such principal use is either permitted by right or authorized by a special use permit.

B. Requirements. A use or structure may be established or erected as an accessory use or structure to a permitted structure or use provided that:

1. It is located on the zoning lot occupied by or intended for the principal use or the established or existing structure;
2. It is compatible in character and extent with the principal use and district where located;
3. It conforms with such other regulations of this Ordinance as may be applicable;
4. It is not prohibited by any ordinance of the Village;
5. It is not erected or established prior to the establishment or erection of the principal use or structure, except as authorized by the Zoning Administrator; and
6. It is customarily incidental to the principal use or structure.

Sec. 4. Regulation of Community Residence Dwellings

A Community Residence Dwelling shall comply with such additional and location requirements as follows:

1. The lot line of the Community Residence Dwelling shall be at least 500 feet from the lot line of any other Community Residence Dwelling; and
2. The Community Residence Dwelling or its operator shall be licensed or certified as required by any applicable law, rule or regulation.

Sec. 5. Regulation of Adult Business Establishments

An Adult Business Establishment use listed as permitted in Table IV-1 shall be subject to such additional and location requirements as follows:

A. Required Distances from Other Districts or Uses. No Adult Business Establishment shall be located, established or maintained (1) within 1,000 feet of any other Adult Business Establishment; (2) within 400 feet of any Residential District; or (3) within 400 feet of any: (i) public or private nursery school or any public or private school serving one or more grades of K through 12; (ii) public park, playground or playing field; (iii) church, synagogue or other place of worship; or (iv) a public or private cemetery (collectively, a **“Protected Use”**). All such distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest point of the property line of the lot on which the Adult Business Establishment is located to the nearest point on a property line of a lot having any other Adult Business Establishment use, residential zoning classification or Protected Use as specified above. No Adult Business Establishment lawfully established hereunder shall be deemed a nonconforming use under this Ordinance solely because a residential zoning

classification is subsequently adopted or a Protected Use subsequently locates within the minimum required distance of an Adult Business Establishment.

B. Other Requirements. No Adult Business Establishment shall be maintained or operated in any manner that causes, creates or allows public viewing of any Adult Material, or any entertainment depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas, from any sidewalk, public or private right-of-way or any property other than the lot on which the Adult Business Establishment is located. No portion of the exterior of an Adult Business Establishment shall utilize or contain any flashing lights, search lights or spotlights, or any other similar lighting systems, or any words, lettering, photographs, silhouettes, drawings, or pictorial representations of any manner except to the extent specifically allowed in part (c) below with regard to signs. This part B shall apply to any advertisement, display, promotional material, decoration or sign; to any performance or show; and to any window, door or other opening.

C. Signs. All signs for Adult Business Establishments shall be flat wall signs. The maximum allowable sign area shall be one square foot of sign area per foot of lot frontage on a street, but in no event exceeding 32 square feet. The maximum number of signs shall be one per lot frontage. Signs otherwise permitted pursuant to this part C shall contain only (1) the name of the Adult Business Establishment and/or (2) the specific type of Adult Business Establishment conducted on the premises. Temporary signage shall not be permitted in connection with any Adult Business Establishment.

Sec. 6. Additional Use Regulations Within the R-4 General Multi-Family District

When designed as an integral part of a residential use on the same zoning lot in the R-4 District, any use permitted on the C-1 and C-2 Districts shall be permitted on the ground level in the R-4 District provided that any such use does not exceed 25% of the zoning lot area and provided further that any such use does not exceed 1,500 square feet for any individual use or 5,000 square feet for any aggregate use.

Sec. 7. Use Regulations Within the CR-5 Special Reuse District

The CR-5 District is not intended to be construed or interpreted to permit a use which is not authorized as a permitted use or a special use in the applicable district where any particular zoning lot or any existing building or structure in question is located, or to permit any use which is expressly or implicitly prohibited by any other provision of this Ordinance, provided, however, that any rowhouse or townhouse building in any R-3 District in the area formerly constituting Chanute Air Force Base, which lawfully existed on the date of any respective conveyance by the United States of America to any other party of the underlying land, shall be deemed a permitted use within the CR-5 District.

TABLE V-1

Principal Uses	AG	R-1A	R-1	R-2A	R-2	R-3	R-4	M-1	C-1	C-2	C-3	C-4	CB	CBE	OP	CR-1	CR-2	CR-3	CR-4	I-1	I-2
<i>Agriculture</i>																					
Agriculture, Cropping	P ¹⁶	P ¹⁶	P ¹⁶	P ¹⁶	P ¹⁶	P ¹⁶	P ¹⁶									P ¹⁶			P ¹⁶	P ¹⁶	P ¹⁶
Agriculture, General	P																				
Artificial Lake of one (1) or more acres	P ⁶	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰				P ⁶	P ⁶								P ⁶	P ⁶
Commercial Breeding Facility	P		S	S	S	S	S														
Farm Equipment Sales and Service										P											
Feed and Grain (Sales only)	P									P											
Garden Shop	P								P	P	P		P	P			P				
Grain Storage Elevator and Bins	P																			P ⁶	P ⁶
Livestock Sales Facility and Stockyards	S																			P	P
Mineral Extraction, Quarrying, Topsoil Removal and Allied Activities	S																			P	P
Plant Nursery or Greenhouse ⁷	P								P	P	P	P					P				
Roadside Produce Sales Stand	P									P											
<i>Public and Quasi-Public</i>																					
Church or Temple	P	S	S	S	S	P	P		P	P				P	S		P	P			
Electrical Substation	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³
Clinic									P	P			P	P	P		P	P			
Hospital																	P	P			
Methadone Treatment Facility	S						S			S					S			P		P	
Municipal or Government Building									P	P			P	P	P	P	P	P	P	P	P
Administrative Offices of nonprofit or Governmental, Educational and Research Agencies									P	P			P	P	P		P	P			
Penal or Correctional Institution							S					S					P	S		P	P
Police Station or Fire Station	S		S		S	S	S		P	P			P	P		P	P	P	P		
Principal Use Parking Garage or Lot										P			P	P			P				
Public or Commercial Sanitary Landfill	S																				
Public Elementary, Junior High School, or Senior High School	S	P	P	P	P	P	P										P	P			
Public Fairgrounds	S																P				
Public Library, Museum or Gallery									P	P			P	P	P		P	P			
Public Maintenance and Storage Garage										P							P		P		
Public Park	S	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²		P	P	P	P	P	P	P	P	P	P	P	S	S
Radio or Television Tower and Station	S									S		S	S	S			P			P	P
Sewage Treatment Plant or Lagoon	S																			P	P
Telephone Exchange												P	P	P							

Principal Uses	AG	R-1A	R-1	R-2A	R-2	R-3	R-4	M-1	C-1	C-2	C-3	C-4	CB	CBE	OP	CR-1	CR-2	CR-3	CR-4	I-1	I-2
University/College							S			P					P			P			
Utility Provider									S	P		P	P	P			P			P	P
Water Treatment Plant	S													P						P	P
Business																					
Adult Entertainment																					
Adult Entertainment Uses										P			P	P							
Food Sales and Service																					
Bakery (Less than 2,500 square feet)									P	P	P		P	P	P		P				
Café or Deli									P	P	P		P	P	P		P				
Confectionery (Candy) Store									P	P	P		P	P	P ¹		P				
Convenience Store									P	P	P		P	P			P				
Fast-food Restaurant										P	P				P ⁵		P ⁵				
Meat and Fish Market									P	P	P		P	P			P				
Restaurant									P	P	P		P	P	P		P				
Liquor Store ⁵										P	P		P	P							
Supermarket or Grocery Store									P	P	P		P	P			P				
Tavern or Night Club										P	P		P	P							
Wholesale Produce Terminal																	P			P	P
Personal Services																					
Ambulance Service										P			P	P							
Barber/Beauty Shop									P	P	P		P	P	P ¹		P				
Dry Cleaning or Laundry Establishment									P	P	P		P	P	P ¹		P				
Health Club/Fitness									P	P	P		P	P	P		P				
Laundry and/or Dry Cleaning Pickup									P	P			P	P	P ¹		P				
Therapeutic Massage Parlor										P			P	P			P				
Medical Carrier Service										P			P	P			P				
Mortuary										P				P	S						
Pet Care/Grooming									P	P			P	P							
Self-Service Laundry									P	P			P	P			P				
Shoe Repair Shop									P	P	P ²		P	P			P				
Tailor and Pressing Shop									P	P			P	P			P				
Professional and Financial Services																					
Bank/Savings and Loan Association									P	P	P		P	P	P		P				
Check Cashing Service									P	P	P		P	P	P		P				
Copy and Printing Service									P	P	P	P	P	P	P		P				
Express Package Delivery Distribution Center															P		P			P	P
Packaging/Mailing Service									P	P	P		P	P	P		P				
Professional and Business Office									P	P	S		P	P	P		P				

Principal Uses	AG	R-1A	R-1	R-2A	R-2	R-3	R-4	M-1	C-1	C-2	C-3	C-4	CB	CBE	OP	CR-1	CR-2	CR-3	CR-4	I-1	I-2
Vocational, Trade or Business School										P		P	P	P	P		P	P			
Retail Trade																					
Antique or Used Furniture Sales and Service										P			P	P							
Apparel Shop									P	P	P		P	P			P				
Art and Craft Store and/or Studio									P	P	P		P	P			P	P			
Bicycle Sales and Service									P	P	P		P	P			P				
Bookstore									P	P	P		P	P	P		P				
Building Material Sales (All Indoors or fenced/screened on Concrete or Asphalt)										P	P	P	P	P			P				
Department Store										P	P		P	P			P				
Drugstore									P	P	P		P	P			P				
Appliance Sales and Service										P	P		P	P			P				
Electronics Sales and Service									P	P	P		P	P			P				
Florist									P	P	P		P	P	P		P				
Office Supplies/Equipment Sales and Service										P	P	P	P	P	P		P				
Hardware Store										P	P	P	P	P			P				
Heating, Ventilating, Air Conditioning Sales and Service										P	P	P	P	P			P				
Jewelry Store									P	P	P		P	P			P				
Monument Sales (Excluding Stone Cutting)										P		P	P	P							
Music Store									P	P	P		P	P							
Pawn Shop										P											
Pet Store										P	P		P	P							
Photographic Studio and Equipment Sales and Service									P	P	P		P	P			P				
Shoe Store									P	P	P		P	P			P				
Sporting Goods									P	P	P		P	P			P				
Stationery, Gifts, or Art Supplies									P	P	P		P	P	P		P				
Tobacconist									P	P	P		P	P			P				
Variety Store									P	P	P		P	P			P				
Video Store ⁵										P	P		P	P	S						
Recreation																					
Athletic Training Facility, Non-residential										P			P	P			P	P	P		
Athletic Training Facility, Residential							P ¹		P ¹	P								P	P		
Bait Sales	P									P	P			P							
Billiard Hall										P	P		P	P			P		P		
Bowling Alley										P	P		P	P			P	P	P		
Camp or Picnic Area	P																P	P	P		
Commercial Fishing Lake		P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹										P		P		

Principal Uses	AG	R-1A	R-1	R-2A	R-2	R-3	R-4	M-1	C-1	C-2	C-3	C-4	CB	CBE	OP	CR-1	CR-2	CR-3	CR-4	I-1	I-2
Country Club or Golf Course		P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²										P		P		
Dancing School										P			P	P			P		P		
Driving Range	P	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²			P							P		P		
Lodge or Private Club										P			P	P			P	P	P		
Miniature Golf Course										P							P		P		
Outdoor Commercial Recreation Enterprise (Except Amusement Park)										P							P		P		
Private Indoor Recreational Development										P	P		P	P			P	P	P		
Resort or Organized Camp																	P		P		
Riding Stable	P																P				
Theater, Indoor										P	P		P	P			P				
Theater, Outdoor																	P		P		
Transportation																					
Airport																P	P				
Air Freight Terminal																P	P				
Heliport																P					
Motor Bus Station/railroad station										P			P	P		P	P				P
Railroad Yard and Freight Terminal																	P			P	P
Truck Terminal/Truck Wash												P					P			P	P
Vehicular Sales and Service																					
Automobile Accessories (New)										P	P	P		P							
Automobile Salvage Yard (Junkyard)																				P	P
Automobile, Truck, Trailer or Boat Sales									-	P	P	P	P	P ²							
Automobile/Truck Repair (Minor) ⁸										P	P	P		P							
Automobile/Truck Repair (Major) ⁹										P		P									
Automobile Washing Facility										P	P	P	P				P				
Gasoline Station										P	P			P							
Mobile Home Sales												P									
Towing Service										S		P									
Truck Stop										S		P									
Miscellaneous Business																					
Auction Sales (Non-Animal)										P			P	P							
Aviation Sales, Service or Storage																P	P				
Cemetery	P																				
Shopping Center - Convenience									S	P	P			S	S		P				
Shopping Center - General										P	P			S			P				
Construction Yard Storage												P					P				

Principal Uses	AG	R-1A	R-1	R-2A	R-2	R-3	R-4	M-1	C-1	C-2	C-3	C-4	CB	CBE	OP	CR-1	CR-2	CR-3	CR-4	I-1	I-2	
Contractor Shop and Showroom (Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops) All indoor sales										P		P	P	P			P					
Crematory										S										S	S	
Child Day Care Facility (non-home based) ⁴									P	P				P	P			P	P			
Kennel	P																					
Lawn Care and Landscaping Service										P		P		P								
Mail Order Business (less than 10,000 square feet of gross floor area)									P	P			P	P	P							
Mail Order Business (greater than 10,000 square feet of gross floor area) ⁴										P		S			P		P					
Radio or TV Studio										P			P	P			P			S	P	
Self-Storage Facility										S		P					P			P	P	
Warehouse												P ²					P			P	P	
Wholesale Business										P				P			P					
Veterinary Hospital - Large Animal	P																					
Veterinary Hospital - Small Animal	P									P												
Residential																						
Bed and Breakfast Inn ¹⁴			S	S	S	S	P		P	P			P	P								
Bed and Breakfast, Owner Occupied ¹⁴			S	S	S	S	P		P	P				P								
Boarding or Rooming House ¹⁴							P							P								
Dormitory ¹⁴							P											P				
Dwelling, Group Community Residence, Halfway House or Hospice and Family Community Residence ¹⁶			S		S	S	P															
Dwelling, Family Community Residence			P		P	P	P															
Dwelling, Duplex ³				S		P	P															
Dwelling, Loft on 2nd & above Floors ³										P			P	P								
Dwelling, Multifamily				S			P			P			P	P								
Dwelling, Multiple-Unit Common-Lot-Line ³			S	S	S	P	P								P							
Dwelling, Single-Family	P	P	P	P	P	P	P	P		S				S								
Dwelling, Two-Unit Common-Lot-Line ³			S	S	P	P	P															
Home for the Aged ¹⁴							P		P	P			P	P				P				
Hotel or Motel										P	P				P		S					
Mobile Home Park								P														
Mobile Home in Mobile Home Park	S							P														
Nursing Home - Assisted Living Care							P		P	P			P	P					P			
Residential Planned Unit Development		S	S	S	S	S	S															
Shelters (Emergency or Homeless)										S								P				

Principal Uses	AG	R-1A	R-1	R-2A	R-2	R-3	R-4	M-1	C-1	C-2	C-3	C-4	CB	CBE	OP	CR-1	CR-2	CR-3	CR-4	I-1	I-2
Industrial																					
Aircraft & aircraft parts manufacturing																P	P			S	P
Antennas & towers over 35 ft in height																	P			P	S
Bookbinding										P ¹							P			P	P
Breweries										P ¹							P				P
Building materials manufacturing including gypsum																					P
Building Paper, Paper Containers and Similar Products Manufacturing																				P	P
Operation of cartage & express facilities																	P			P	P
Confectionery Products Manufacturing and Packaging										P ¹			P ¹				P			P	P
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing																	P			P	P
Electronics and Related Accessories - Applied Research and Limited Manufacturing										P ¹		P					P			P	P
Engineering, Laboratory, Scientific, and Research Instruments Manufacturing										P ¹		P					P				P
Grain Mill Products Manufacturing and Packaging																	P				P
Household and Office Furniture Manufacturing										P ¹							P			S	P
Industrial PUD																	S			S	S
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing										P ¹							P				P
Above-ground LP Tanks and Tanks for storage of other flammable liquids and gases used on premises for production purposes only																	S			P	P
Light Assembly Manufacturing, 50,000 gross square feet or less															P		P			P	P
Light Assembly Manufacturing, more than 50,000 gross square feet												S			S		P			P	P
Manufacturing of Automobiles/Trucks, Automobile Parts and Accessories																	P				P
Manufacturing of Recreational Vehicles (Boats, 4-Wheelers, ATV's, etc) Parts and Accessories																	P			P	P
Manufacturing, Processing, Compounding or Packaging of chemicals and/or abrasives																	P				P
Acid Manufacturing																				S	P
Concrete ready-mix plants																				P	P
Machinery & machine tools manufacturing																	P			P	P

Principal Uses	AG	R-1A	R-1	R-2A	R-2	R-3	R-4	M-1	C-1	C-2	C-3	C-4	CB	CBE	OP	CR-1	CR-2	CR-3	CR-4	I-1	I-2
Metal Finishing Plants																	P			P	P
Metal reduction & refinement and metal stamping																	P			P	P
Manufacturing, processing and packaging of pharmaceutical products																	P			P	P
Carpet and Flooring Products Manufacturing																	P			P	P
Agricultural including greenhouses, nurseries or truck gardens																	P			P	P
Public transit and utility facilities																	P			P	P
Railroad facilities, excluding passenger stations, Truck terminals and warehousing																	P			P	P
Manufacturing and Processing of Athletic Equipment and Related Products														P ¹			P			P	P
Manufacturing and Processing Apparel and Related Finished Products Manufacturing																	P			P	P
Mechanical Measuring and Controlling Instruments Manufacturing																	P			P	P
Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas, and Similar Products																	P			P	P
Motion Picture Production Studio										S							P			P	P
Musical Instruments and Allied Products Manufacturing																	P			S	P
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)																	P			P	P
Optical Instruments, Lenses & Equipment Manufacturing																	P			P	P
Petroleum Bulk Plants																S	S			S	S
Photographic Equipment and Supplies Manufacturing																	P			P	P
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing										P ¹		P					P			P	P
Production & fabrication of: graphite products, paper products, plastic products, rubber products, soap products, tobacco products and wood products																	P				P
Signs and Advertising Display Manufacturing													P				P			P	P
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing																	P			P	P

Principal Uses	AG	R-1A	R-1	R-2A	R-2	R-3	R-4	M-1	C-1	C-2	C-3	C-4	CB	CBE	OP	CR-1	CR-2	CR-3	CR-4	I-1	I-2
Theoretical and Applied Research, Development and Prototype Light Manufacturing of the Following: Drugs, Chemicals Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood a															S		P			P	P
Manufacturing of tools and hardware																				P	P
Watches, Clocks and Clockwork Operated Devices Manufacturing										P ¹							P			P	P
Wool, Cotton, Silk and Man-made Fiber Manufacturing																	P				P
All Other Industrial Uses																	S			S	S

¹ Use permitted by Right when the gross square footage of the use is 3,500 square feet or less per floor.

² Use permitted by Right when the gross square footage of the use is 6,000 square feet or less per floor,

No outside storage of any kind; no outside truck parking.

³ See Sections R-1, R-2, R-2A & R-3 for lot area and width regulations for duplex and common-lot line dwelling units

⁴ Fenced in and screened with mature landscaping and trees, parking on the street in front of the facility will be prohibited

⁵ No drive through

⁶ Used as an accessory use only - not primary use

⁷ No outside storage

⁸ **Auto Repair, Minor:** Shall mean replacement of parts maintenance, and repair services to passenger cars and trucks not exceeding one and one half (1½) tons capacity, excluding activities defined herein as Major Automobile repair.

⁹ **Auto Repair, Major:** Shall mean general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers; collision services, including body, frame, or fender-straightening, and repair; vehicle painting, or paint shop; for five (5) or more vehicles per month; servicing to trucks exceeding one and one-half (1 1/2) tons capacity.

¹⁰ Purpose is only for storm detention/retention of approved subdivision.

¹¹ Purpose is for general public to fish in storm detention/retention basins.

¹² For residential use it will be permitted only in connection to an approved residential subdivision.

¹³ For Village public utilities only in connection to an approved subdivision.

¹⁴ Provided that all other Village codes are satisfied.

¹⁵ Group community residence, halfway house or a hospice and family community residence proposed to be located within 500 feet of another existing community residence.

Note: A family community residence is up to 8 individuals. A group community residence is 9 to 15 individuals.

¹⁶ Growing of agricultural cropping such as corn, beans, grass for hay and wheat prior to property being subdivided and platted is permissible.

Note: In CB District, no drive-through windows will be allowed.

Note: Housing is still included in C-2 District

ARTICLE VI

LOT, BUILDING AND STRUCTURE STANDARDS

SECTION SUBJECT

- 1. APPLICABILITY**
- 2. LOT AREA AND WIDTH**
- 3. HEIGHT**
- 4. FLOOR AREA RATIO**
- 5. OPEN SPACE RATIO**
- 6. YARDS**
- 7. BUFFER AND LANDSCAPE AREA**
- 8. ACCESSORY USE STANDARDS**
- 9. ADDITIONAL STANDARDS FOR MOBILE HOME PARKS**
- 10. CR-5 SPECIAL REUSE DISTRICT STANDARDS**

Sec. 1. Applicability

Except as otherwise provided, every principal building and structure in all zoning districts shall be subject to the applicable standards set forth in Table VI-1.

Sec 2. Lot Area and Width

A. Common Lot Line Dwelling Units in R-1, R-2A and R-2 Districts. Not more than two (2) common lot line dwelling units shall be permitted to be attached together in the R-1, R-2A and R-2 Districts. The standards for minimum lot area, lot width and building size for each such common lot line dwelling unit shall be as follows:

Minimum Lot Size (in square feet)	Minimum Lot Width at Building Line (in feet)	Minimum Building Size at Ground Level (in square feet)	
		Single Story	Two Story
4,500	50	1,080	600

B. Common Lot Line Dwelling Units in R-3 and R-4 Districts. Not more than six (6) common lot line dwelling units shall be permitted to be attached together in the R-3 and R-4 Districts. The standards for minimum lot area, lot width and building size for each such common lot line dwelling unit shall be as follows:

Type of Building	Minimum Lot Size per Dwelling Unit (in square feet)	Minimum Lot Width at Building Line (in feet)	Minimum Building Size at Ground Level (in square feet)	
			Single Story	Two Story
Duplex	3,750	50	1,080	600
Rowhouse/Townhouse	2,000	50	1,080	600

Sec 3. Height

Chimneys, towers, elevator bulkheads, public monuments, stacks, tanks, spires, church steeples, antenna, flag poles and necessary mechanical devices appurtenant to the principal use may be erected to a height not to exceed 65 feet if any such structure or facility is set back from the nearest property line by 50% of such structure's height.

Sec 4. Floor Area Ratio

A. Defined. The Floor Area Ratio (“**FAR**”) is the quotient of the gross floor area of all buildings or structures on the lot divided by the lot area.

B. Gross Floor Area. The gross floor area is the total area of all floor levels of a building or structure. The gross floor area will be measured to the outer face of the exterior wall, or in the absence of an exterior wall, to the furthest extension of the edge of the floor surface. The gross floor area includes public egress/ingress, balconies, stairs and stairwells, but excludes:

1. Areas used for parking facilities within the principal building or structure.
2. Areas used as private balconies.
3. Areas used for basements in single-family dwellings.
4. Areas used for and solely dedicated to the housing of mechanical systems.
5. Areas used as unfinished attics.

Sec 5. Open Space Ratio

A. Defined. The Open Space Ratio (“**OSR**”) is the quotient of the open space on the lot divided by the lot area.

B. Open Space. The open space of a lot is that portion of the ground level area of a lot which is unobstructed from the ground level upwards and which meets the following criteria:

1. Its minimum dimensions are 15 feet by 15 feet;
2. At least 50% of such area is in lawns, live plantings and other permeable ground cover;
3. No more than 50% of such area is covered by paving for sidewalks or for leisure and recreational areas such as patios, tennis courts and swimming pools; and
4. No part of such area is used for parking, drives or loading areas.

Sec 6. Yards

A. Exceptions. Except as otherwise provided in this Ordinance, required yards shall be kept unobstructed and open to the sky for their entire depth and area. No building, structure, or portion thereof, or mechanical equipment shall be erected in, occupy or obstruct a required yard, except as follows:

1. Cornices, sills, belt courses, eaves and other ornamental features to a distance of not more than two feet, six inches.
2. Fire escapes to a distance of not more than five feet.
3. Uncovered stairways and necessary landings, to a distance of not more than four feet, six inches.
4. Bay windows and chimneys to a distance of not more than three feet, provided that such features do not occupy, in the aggregate, more than one-third of the length of the building wall on which they are located, and provided further, that in no case shall a bay window or chimney project into a required yard more than one-third of said side yard.
5. Terraces and open unenclosed porches, that is, porches which may have roofs and mesh screening but which are not glassed in or otherwise walled or enclosed above a height of two and one-half feet above the porch floor, to an encroachment of five feet into a minimum required yard, regardless of the average setback, but not within five feet of the lot line. Open guardrails, when required by the Building Code, shall not be construed as a violation of this requirement. In addition, ramps or other structures for handicapped accessibility may encroach into required yards.
6. Porte-cocheres or canopies to a distance of no more than two feet, six inches.
7. Driveways, walks, fences, and underground structures.
8. Concrete, asphaltic concrete, or other all-weather surfaces; provided, however, that parking is allowed only in accordance with provisions of Article IX of this Ordinance.
9. Accessory structures in the R-1A, R-1, R-2A and R-2 Districts.
10. Flagpoles, decorative lights, lattices, bird baths, bird houses and other landscape features.
11. Private balcony which is open, provided that it does not occupy in the aggregate more than one-third of the length of the building wall per floor on which it is located. In no case shall any private open balcony be located within five feet of the property line.

B. Temporary Storage of Inoperable Vehicles. Where the permitted principal use is Automobile, Truck, Trailer or Boat Sales or Automobile/Truck Repair, the temporary storage of wrecked, damaged, disrepaired or otherwise inoperable vehicles which are scheduled for repair or maintenance in the regular course of business of a permitted use in the C-2, C-3, C-4, CB or CBE Districts shall be permitted in any side or rear yard which is completely enclosed or surrounded by a visual barrier that complies with the standards set forth in this Ordinance. On corner lots located at the intersection of any two streets, the required front yard not otherwise designated as the mailing or postal address of such corner lot may be treated as a side yard where such temporary storage shall be permitted.

C. Fuel Dispensing Devices in C-3 District. Fuel dispensing devices in the C-3 District shall be exempt from the front yard and corner side yard requirements but shall be set back from the front lot line and corner side yard lot line by a distance of not less than 35 feet.

²Sec 7. Buffer and Landscape Area

A. Buffers in C-1, C-2, C-3, C-4 and CBE Districts. Any lot in the C-1, C-2, C-3, C-4 and CBE Districts which is adjacent to any lot in any of the Residential Districts shall contain a buffer from any such adjacent lot which includes a perimeter landscape area not less than 15 feet in width. Such perimeter landscaped area shall also comply with the applicable standards of this Ordinance for required landscaping within perimeter parking lot areas.

B. Buffers in I-1 and I-2 Districts. In the I-1 and I-2 Districts, the required side and rear yards of any lot which is adjacent to any lot in any of the Residential Districts shall not be less than 40 feet and shall have a buffer which includes a perimeter landscaped area of not less than 20 feet in width. Such perimeter landscaped area shall also comply with the applicable standards of this Ordinance for required landscaping within perimeter parking lot areas.

C. Interstate 57 Buffer. Any lot adjacent to Interstate 57 shall contain a required yard adjacent to such Interstate 57 not less than 100 feet in width or depth and shall have a buffer which includes therein a perimeter landscaped area adjacent to such Interstate 57 not less than 25 feet in width or depth. Such perimeter landscaped area shall comply with the applicable standards of the Ordinance for required landscaping within perimeter parking lot areas.

Sec 8. Accessory Use Standards

A. Maximum Height in R-1A, R-1, R-2A, R-2 and R-3 Districts. The maximum height for all buildings and structures accessory to any residential dwelling use in the R-1A, R-1, R-2A, R-2 and R-3 Districts shall be 14 feet, not exceeding one story.

B. Maximum Height in R-4 District. The maximum height for all buildings and structures accessory to any residential dwelling use in the R-4 District shall be 14 feet, not exceeding one story, provided, however, that the maximum height for a detached garage may be up to 20 feet but not greater than the height of the principal building.

C. Location in Yards in R-1A, R-1, R-2A, R-2 and R-3 Districts.

1. Detached buildings and structures accessory to any residential use in the R-1A District may be located within the rear yard not closer to the rear property line than 25 feet.
2. Detached garages in the R-1, R-2A, R-2 and R-3 Districts may be located within the rear yard not closer to the rear property line than 10 feet and other detached buildings and structures accessory to any residential use in such Districts may be located within the rear yard not closer to the rear property line than 3 feet. All such detached garages, buildings and structures may also be located within any side yard not abutting a street not closer than 2 feet from the applicable side property line.

D. Detached Garages in R-1A, R-1, R-2A, R-2 and R-3 Districts. The dimensions of

² Amended by Ord. 2179, passed 3/17/09, Sec. 7

any detached garage structure in the R-1A, R-1, R-2A, R-2 and R-3 Districts shall not exceed 30 feet in width by 26 feet in depth.

Sec 9. Additional Standards for Mobile Home Parks

A. Area and Density. Any mobile home park shall contain an area not less than 4 acres or a density of more than 8 mobile home sites for each gross acre of land, provided, however, that any mobile home park existing on January 1, 1988 which has a total area of less than 4 acres or a total density of more than 8 mobile home sites for each gross acre of land may continue but may not be altered or added to unless such alteration or addition is in conformity with this Section.

B. Yard Requirements. Any mobile home park shall have a required front yard of not less than 35 feet and a required side and rear yard of no less than 15 feet.

C. Screening. Any mobile home park adjacent to any lot in any R-District shall be screened from such adjacent lot by a visual barrier not less than 6 feet in height which complies with the standards set forth in this Ordinance.

D. Compliance with Law. Any mobile home park shall comply with all applicable requirements of the Mobile Home Park Act (210 ILCS 115/1 et seq.).

Sec 10. CR-5 Special Reuse District Standards

A. Requested and Approved Waivers. Any building or structure which lawfully existed on the date of any respective conveyance by the United States of America to any other party of the underlying land (an **“Existing Structure”**), and the respective zoning lot upon which such Existing Structure is located, as such zoning lot is so created and established on a recorded final plat for the subdivision of land (a **“Final Plat”**) upon the area formerly constituting Chanute Air Force Base (**“Chanute”**), which was duly authorized and approved by the Village Board in connection with the Village of Rantoul Subdivision Ordinance 1988, as supplemented and amended (the **“Subdivision Ordinance”**), shall be entitled to have such height, minimum lot area, lot width, front yard, side yard, rear yard and building coverage with respect thereto as is specifically identified on such Final Plat or supporting documents as a requested waiver duly granted by the Village Board in connection with any such requirement as may otherwise be provided in the Subdivision Ordinance or in this Ordinance for the applicable district where any such Existing Structure or zoning lot is located. For the purposes of this Section, any Existing Structure consisting of a duplex dwelling, a rowhouse or townhouse building or a multiple-family dwelling shall be deemed to be one (1) Existing Structure occupying one (1) zoning lot. Anything in this Ordinance to the contrary notwithstanding, no such zoning lot (or smaller subdivided lot per dwelling unit) shall be further reduced nor shall any such Existing Structure be further enlarged, extended, expanded or altered in any manner so as to further reduce any such requirement as waived by the Village Board for any such height, lot area, lot width, front yard, side yard, rear yard or building coverage requirement as provided in this Ordinance for the applicable district where any such existing structure or zoning lot is located unless a variance is otherwise granted for such purpose under and pursuant to the

applicable provisions of this Ordinance.

B. Common Lot Line Dwelling Units or Condominiums. In connection with any Final Plat for Chanute which proposes any conveyance of ownership of any dwelling unit within a duplex dwelling, a rowhouse or townhouse building, or a multiple-dwelling constituting an Existing Structure on any such zoning lot, such dwelling unit shall be separated from any other attached dwelling unit by a soundproof fire separation wall having a fire resistive rating substantially in compliance with that specified by the Building Code and shall, to the extent practicable, have independent heating, electrical, water and wastewater systems with separate meters for each. In addition, each such Final Plat shall be accompanied by a form of covenants and restrictions as set forth in an owner's certificate or an agreement by and between the original owner and any future owner who may own, use, rent or otherwise occupy any such dwelling unit within any such duplex dwelling, rowhouse or townhouse building, or multiple-family dwelling, which shall provide for each of the following, as applicable:

1. The establishment of a homeowner's association, which may be an incorporated association or other declarant entity, including provisions for a governing board and for dues and assessments to preserve and maintain all common or other facilities which may be perfected by a lien on any individual dwelling unit within the Existing Structure(s) if the same remain unpaid.
2. Rules and regulations regarding the maintenance, upkeep and repair of any Existing Structure(s), including, but not limited to, party walls, all common areas, if any, the roof and any areas of pavement surfaces, including private sidewalks, drives and off-street parking facilities and similar improvements.
3. The repair and maintenance of any private sewers, water lines or electrical facilities.
4. Where separate meters are not provided for heating, electrical, water and wastewater systems for each dwelling unit, provisions for the payment of any such facilities or utility services.
5. Insurance to cover any Existing Structure(s) and, if desired, homeowner's insurance for each individual dwelling unit and public liability insurance.
6. The repair or reconstruction of any individual dwelling unit when any such individual dwelling unit within any such Existing Structure(s) is damaged or destroyed.

TABLE VI-1

Zoning District	Minimum Lot Size (in square feet unless otherwise indicated)	Minimum or Average Lot Width at Building Line (in feet)	Maximum Height of Principal Structure (in feet / stories)	Maximum FAR	Minimum OSR	Required Yards (in feet)				Minimum Building Size at Ground Level ³ (in square feet)
						Front	Corner Side	Side	Rear	
AG	25,000 ⁴	100 ²	35 / 2.5 ⁵		0.80	25	25	10	25	680 ²
R-1A	22,000	125	35 / 2.5 ³		0.70	30	30	15	60	1650 / 1250 ⁶
R-1	7,000	70	35 / 2.5 ³		0.70	25	25	10	30	1080 / 800 ⁴
R-2A	6,000	50	35 / 2.5 ³		0.70	25	25	5	20	1080 / 600 ⁴
R-2	6,000	50	35 / 2.5 ³		0.70	25	25	5	20	1080 / 600 ⁴
R-3	6,000 / 7,500 / 8,500 ⁷	50 / 30 / 20 ⁵	35 / 2.5 ³		0.70	25	25	5	25	680 / 400 ⁴
R-4	6,000 / 7,500 / 8,500 ^{5,8}	50 / 25 / 20 ^{5,6}	35 / 2.5 ³		0.70 / 0.60 ⁹	25	25	5	25	680 / 400 ⁴
M-1	3,200		30		0.60	15	10	10	10	
C-1	6,000	50	30 / 2.0 ³	0.83	0.50	25	12	12 ¹⁰	30	
C-2	6,000	50	35 / 2.5 ³	1.00	0.10	10	5	5 ⁸	5	
C-3			40 / 3.0 ¹¹	1.00		50	50	50	50	
C-4	20,000	120	35 / 2.5 ³		0.50	35	15	15	35	
CB			45		0.10					
CBE	6,000	50	35 / 2.5 ³		0.10	10	5	5	10	
OP			65		0.50	20	20	15 / 5 ^{12,13}	20	
CR-1			50							
CR-2	50,000	100	35 / 2.5 ³		0.50	30	50	50 / 20 ¹⁰	50	
CR-3	50,000	100	35 / 2.5 ³		0.50	30	50	50 / 20 ¹⁰	50	
CR-4	50,000	100	35 / 2.5 ³			30	50	50 / 20 ¹⁰	50	
I-1	8,000	70	35 / 2.5 ³		0.50	30	10	25 / 10 ¹⁰	20	
I-2	50,000	100	35 / 2.5 ³		0.50	30	20	50 / 20 ¹⁰	50	

³ Exclusive of unenclosed porches, terraces and garages.

⁴ Minimum for residential building.

⁵ For nonresidential principal buildings, the height may be increased to 65 feet provided that for every foot in excess of 35 feet there is added to each yard requirement one corresponding foot of width or depth.

⁶ For 1 story / For 2 or more stories.

⁷ Single-Family/Duplex/Rowhouse-Townhouse.

⁸ Multi-Family Dwellings in the R-4 District, the Minimum Lot Size per each Dwelling Unit shall be as follows:

1 bedroom – 1,500 square feet; 2 bedroom – 2,000 square feet; 3 bedroom – 2,500 square feet

⁹ Single-Family and Duplex/Rowhouse-Townhouse & Multi-Family

¹⁰ Except where a party-wall exists with an adjoining building.

¹¹ Maximum height may be increased, if applicable, to a height which is equal to 50% of the horizontal distance from the building to any property line.

¹² Aggregate width/Minimum width.

¹³ Plus 1 additional foot of side yard for each 2 feet of building height over 30 feet.

TITLE VII

SUPPLEMENTARY DISTRICT REGULATIONS

SECTION	SUBJECT
1.	MODIFICATION OF FRONT YARD REQUIREMENTS
2.	DWELLINGS IN INDUSTRIAL DISTRICTS
3.	CONVERSION OF DWELLINGS
4.	VISIBILITY AT INTERSECTIONS
5.	FENCES, WALLS, AND HEDGES
6.	ACCESSORY BUILDING AND USES
7.	ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT
8.	STRUCTURES TO HAVE ACCESS
9.	TOPSOIL
10.	HOME OCCUPATIONS
11.	SALE OF A PORTION OF A LOT

Sec. 1. Modification of Front Yard Requirements

- A. Where a vacant lot is situated between two improved lots having on each a principal building within 25 feet of the side boundary line of such vacant lot, which extends into the required front yard of each such vacant lot and has been so maintained since February 2, 1991, the front yard depth of such vacant lot may be the average depth of the front yard of the two adjacent improved lots, notwithstanding the yard requirements of the district in which it is located.
- B. Where a vacant lot adjoins only one improved lot having a principal building thereon within 25 feet of the common side lot line which extends into the required front yard of such improved lot and has been so maintained since February 2, 1991, the front yard depth of such vacant lot may be the average depth of the front yard of such adjacent improved lot and the front yard required for the district in which such vacant lot is located, notwithstanding the yard requirements for such district.

Sec. 2. Dwellings in Industrial Districts

One single family detached dwelling may be used on any lot located in any industrial district which is unimproved and held in single separate ownership as of February 2, 1991. Such lot shall be used only for such dwelling purpose and accessory uses customarily incidental thereto. The Owner at a single family dwelling shall not be permitted to sell off the parcel on which the single family dwelling is located to another person.

Sec. 3. Conversion of Dwellings

A single family detached dwelling existing on February 2, 1991, may be converted into and used as a two family or multifamily dwelling, when authorized as a special exception, by the Plan Commission provided that:

- A. The plan for the conversion of such dwelling shall be submitted to the Plan Commission.
- B. Such plan shall provide adequate and suitable parking or storage space, at a safe distance from the public highway, for not less than one automobile per family.
- C. Such dwelling shall be subject to the height, area, width and yard regulations effective in the district wherein such dwelling is situated except that there shall be a lot area not less than the product of the minimum lot area prescribed in the district regulations and the number of dwelling units for the use of which such dwelling is to be converted.
- D. There shall be no external alteration of the building except as may be necessary for reasons of safety. Fire escapes and outside stairways shall, where practical, be located to the rear of the building.
- E. The Plan Commission shall specify the maximum number of dwelling units permitted to occupy such dwelling, and prescribe such further conditions and restrictions in respect to conversion and use of such dwelling, and to the use of the lot, as the Commission may consider appropriate.
- F. Existing single family dwellings which are presently located in commercial or business district zoning classifications may be altered to the extent as permitted in that classification. The use must also meet the requirements for use in that zoning classification.

Sec. 4. Visibility at Intersections

Except as otherwise provided in this Section, on any corner lot in any district, no "obstruction" as defined in this Section shall be installed, erected, placed, planted, allowed to grow or be maintained in such a manner as to materially impede vision between a height of two and a half and ten feet above the centerline grades of the intersecting streets in the triangular area having as vertices the points determined by Point A, Point B and Point C as set forth below along each such front lot (right-of-way) line:

- Point A: Located at the intersection of the front lot (right-of-way) lines.
- Point B: Located along the front lot (right-of-way) line of the adjacent right-of-way at a distance from "Point A" equal to two times the distance of the required front yard for such corner lot, provided, however, that where the

street in the adjacent right-of-way is controlled by a traffic control signal or a stop sign at the intersection at such corner lot, the distance from "Point A" shall be equal to the distance of the required front yard for such corner lot.

Point C: Located along the front lot (right-of-way) line of the intersecting right-of-way at a distance from "Point A" equal to the distance of the required front yard for such corner lot.

For the purposes of this Section, an "obstruction" shall mean any physical barrier which impairs visibility, provided, however, that an "obstruction" shall not include (i) fences, walls and hedges permitted under Section 5.A.2. of this Title below, (ii) traffic controls, (iii) illuminators, (iv) public utility devices, or (v) other items which are less than twelve (12) inches in width.

Sec. 5. Fences, Walls and Hedges

Fences, walls and hedges that do not exceed eight (8) feet in height are permitted in any required side or rear yard of any zoning district. Fences, walls and hedges in any required front yard shall only be permitted in the applicable district set forth below under the following terms and conditions:

A. Residential Districts

1. Fences, walls or hedges providing less than 70% open visibility and for the free passage of air there through shall not exceed three (3) feet in height, subject to the further prohibitions contained in Section 4 of this Title above.
2. Fences, walls or hedges providing 70% or more open visibility and for the free passage of air there through shall not exceed four (4) feet in height. Such fences, walls and hedges providing such visibility shall be permitted under Section 4 of this Title above.
3. On corner lots located at the intersection of any two street rights-of-way, that portion of the required front yard not otherwise designated as the mailing or postal address of such corner lot which does not extend into or otherwise overlap the required front yard designated as the mailing or postal address may be treated as a side yard where fences, walls and hedges that do not exceed six (6) feet in height shall be permitted, provided, however, that such fences, walls and hedges shall not be permitted within:
 - a. five (5) feet of any such front lot line treated as being within a side yard;

- b. any triangular area having as vertices a point located at the intersection of any such front lot line treated as being within a side yard with any rear lot line abutting an alley and each of the points located along any such front lot line treated as being within a side yard and any such rear lot line at a distance of ten (10) feet from such intersection, unless such fences, walls or hedges provide 70% or more open visibility and for the free passage of air there through; or
- c. the visibility area described under Section 4 of this Title unless otherwise meeting the requirement for 70% or more open visibility and for the free passage of air there through as provided under part b. of this Section immediately above, subject, however, to the height limitation of this part c.

B. Commercial Districts and Industrial Districts

- 1. Fences, walls or hedges providing less than 70% open visibility and for the free passage of air there through shall not exceed three (3) feet in height, subject to the further prohibitions contained in Section 4 of this Title above.
- 2. Fences, walls or hedges providing 70% or more open visibility and for the free passage of air there through shall not exceed six (6) feet in height. Such fences, walls and hedges providing such visibility shall be permitted under Section 4 of this Title above.
- 3. On corner lots located at the intersection of any two street rights-of-way, that portion of the required front yard not otherwise designated as the mailing or postal address of such corner lot which does not extend into or otherwise overlap the required front yard designated as the mailing or postal address (or such lesser distance as is parallel to the face of any existing building designated as the mailing or postal address and used for the main or principal use in the CB District) may be treated as a side yard where fences, walls and hedges that do not exceed six (6) feet in height shall be permitted, provided, however, that such fences, walls and hedges shall be not permitted within:
 - a. ten (10) feet of any such front lot line treated as being within a side yard;
 - b. the visibility area described under Section 4 of this Title above unless otherwise meeting the requirement for 70% or more open visibility and for the free passage of air there through as provided under part b. immediately above.

C. Manner of Construction

Any fence or wall shall be constructed or installed in such a manner that the posts or other supporting material and the rough or unfinished side of any such fence or wall shall face the interior of the lot upon which any such fence or wall is located.

Sec. 6. Accessory Building and Uses

No accessory building shall be erected in any required yard, and no separate accessory building shall be erected within five feet of any other building.

An accessory use includes:

1. Living or sleeping accommodations for caretakers in connection with any use.
2. Living or sleeping accommodations for employees in connection with commercial or manufacturing uses.
3. Keeping of domestic animals, but not for sale or hire. A commercial stable or kennel is not an accessory use.
4. Swimming pools not located within a building, provided that:
 - a. The use of such pools shall be restricted to occupants of the principal use and guests for whom no admission or membership fees are charged.
 - b. If accessory to a nonresidential use, the edge of the pool shall be located not less than 100 feet from any lot line.
 - c. If accessory to a residential use, the edge of the pool shall be located not less than 10 feet away from any lot line, and in the event that such pool is located less than 50 feet from any rear lot line or side lot line, it shall be screened by a continuous fence. (Minimum height six (6) feet.)
 - d. Illumination of such pools shall be limited to underwater lighting. Swimming pool clubs are not accessory uses.
5. Domestic or agricultural storage in a barn, shed, tool room, or similar building or other structure.
6. Home occupations.
7. In connection with commercial or manufacturing uses, the storage of goods normally carried in stock, used in, or produced by such uses, unless the storage is expressly prohibited under the applicable district regulations.

8. In connection with commercial and manufacturing uses, incidental repairs, unless expressly prohibited under the applicable district regulations.
9. The removal for sale of sod, loam, clay, sand, gravel, or stone in connection with the construction of a building or other structure on the same zoning lot, or in connection with the regrading of a zoning lot, but in the latter case not below the legal street grade.
10. Accessory off street parking spaces, open or enclosed.
11. Accessory off street loading berths.
12. Accessory signs.
13. Accessory radio or television towers.

Sec.7. Erection of More Than One Principal Structure on a Lot

In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this ordinance shall be met for each structure as though it were on an individual lot.

Sec. 8. Structures to Have Access

Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off street parking.

Sec. 9. Topsoil

Excavations of, or the removal of topsoil from, any property in the Village of Rantoul is prohibited except as such excavations, or removal of topsoil, is incidental to the erection and maintenance of structures or appurtenances thereto or the use of property permitted by this and other ordinances of the Village of Rantoul.

Sec. 10. Home Occupations

A. Prohibitions. In connection with the operation of a home occupation it shall not be permitted:

1. To sell articles produced elsewhere than on the premises.
2. To have exterior displays, or a display of goods visible from the outside.

3. To store materials or products outside of a principal or accessory building or other structure.
4. To display, in an R-1A, R-1, R-2A, R-2, or R-3 District, a nameplate or other sign except as permitted in connection with the practice of a profession.
5. To make external structural alterations which are not customary in residential buildings.
6. To produce offensive noise, vibration, smoke, dust or other particular matter, odorous matter, heat, humidity, glare, or other objectionable effects.

B. Conditions and Limitations. Home occupations as defined in Title II, Section 3 of this Ordinance includes:

1. Fine arts studios.
2. Professional offices - A professional office, for the purpose of this section, is one whose use is incidental to the residential occupancy of the building and is conducted entirely within such building or accessory buildings and including only the offices of doctors or practitioners, ministers, architects, engineers, landscape architects, lawyers, artists, authors, musicians, computer related services and other professional occupations customarily conducted within residences.
3. Teaching of, or day care of, no more than ten pupils or more pupils than the availability of off street parking facilities will accommodate, or, in the case of musical instruction, of not more than a single pupil at a time.

C. Exclusions. A home occupation shall not include:

1. Barber shops.
2. Beauty parlors.
3. Commercial stables or kennels.
4. Depilatory, electrolysis, or similar offices.
5. Real estate or insurance offices.
6. Stockbrokers' offices.
7. Repairing Motor Vehicles.

8. Taxi Stand
9. Commercial sales, retail and/or wholesale.
10. Nursery Schools or Day Care Centers with eleven or more pupils.

Sec. 11. Sale of a Portion of a Lot

No portion of a lot shall be sold which will cause the remainder of said lot to be in violation of the minimum area, width, or yard regulations of the Zoning District to which said lot is a part.

TITLE VIII

NONCONFORMING BUILDINGS USES AND LOTS

SECTION	SUBJECT
1.	CONTINUANCE OF NONCONFORMITIES
2.	EXTENSION OR EXPANSION OF NONCONFORMITIES
3.	CHANGE OF NONCONFORMING USE
4.	DISCONTINUANCE OR ABANDONMENT OF NONCONFORMITIES
5.	REPAIRS AND RESTORATION OF NONCONFORMING BUILDINGS
6.	ABANDONMENT
7.	LOTS NONCONFORMING AS TO AREA AND WIDTH REGULATIONS AND LOTS OF UNUSUAL DIMENSIONS
8.	SUBDIVISIONS PREVIOUSLY APPROVED
9.	NONCONFORMING SIGNS
10.	NONCONFORMING MOBILE HOMES

Sec. 1. Continuanance of Nonconformities

Any nonconforming use, building, structure, or lot, as defined herein, may be continued under the regulations of this Title. This Title shall not be interpreted as authorizing the continuation of any noncompliance with the regulations of this Ordinance which was not lawfully existing on the February 2, 1991, or lawfully existing on the date this Ordinance became effective as to such structure, building, use, lot, or land. Any nonconformity which conformed with the provisions of any previous Zoning Ordinance applicable to it, or which was rendered nonconforming by an amendment to this Ordinance, shall be considered lawful, and may continue as a nonconformity under the provisions of this Ordinance.

If a building, structure, land or use thereof, which hereafter becomes subject to the provisions of this Ordinance, whether by annexation to the Village of Rantoul or otherwise, does not conform with all applicable provisions of this Ordinance, it shall be considered lawful, and may continue as a nonconformity under the provisions of this Title. No building, structure, lot, land, or use thereof, which does not conform to the applicable regulations of this Ordinance, and does not qualify as an authorized nonconformity as herein defined, shall be considered lawful, or be permitted to continue under the provisions of this Ordinance.

The regulations of this Title pertaining to a building or structure occupied by a nonconforming use shall apply not only to a building which is completely occupied by such a use, but also to a building of which the nonconforming use occupies only a portion.

Sec. 2. Extension or Expansion of Nonconformities

No nonconforming use occupying a portion of a building shall be extended or expanded into any other portion of the building, beyond that part of the building in such use, and in no case shall any addition be made which will provide for the expansion of the nonconforming use.

No nonconforming use of land, except accessory parking, shall be extended or expanded.

No nonconforming building or structure shall be enlarged, extended, expanded, or altered in any way which would increase its nonconformity, nor shall such a building thereafter revert to its prior state of greater nonconformity, except as provided in Section 8 of this Title. No nonconforming structure shall be moved, for any reason or for any distance, unless it shall thereafter be a conforming structure or building.

Sec. 3. Change of Nonconforming Use

Except as otherwise provided, the substitution of one nonconforming use for another, or the addition of another nonconforming use to a present nonconforming use, may be permitted when authorized by a certificate of occupancy issued by the Village Inspector, as provided in Title XII, Section 5. The application for a certificate of occupancy for such a substitution or addition shall be referred to the Board of Zoning Appeals, which shall, within thirty (30) days after receiving the application, direct the Village Inspector whether to grant the certificate of occupancy. The Board shall authorize the issuance of a certificate of occupancy for such an addition or substitution only if, in the judgment of the Board, such addition or substitution is equally or more appropriate to the district in which it is located than the present use, and such substitution or addition does not increase congestion in the streets or endanger the health, safety, morals, or general welfare of the district in which it is located, and if it complies with all parking regulations applicable to the new use. No such substitution shall have the effect of postponing the date of termination of the nonconforming use, as provided in Section 4.

If a use of a building occupied by a nonconforming commercial or industrial use is added to or substituted for the former or present use as provided above, then the Board of Zoning Appeals may authorize the issuance of a permit for the conversion, structural alteration, enlargement of such a building, or the construction of new structures, provided that such conversion, structural alteration, enlargement, or construction makes the nonconforming use more compatible and visually less nonconforming with the district in which it is located.

Whenever a nonconforming use of a building or structure or land is substituted for another nonconforming use, then the use shall not thereafter revert to the prior use, nor be substituted for by any other nonconforming use, except in accordance with the provisions above.

Sec. 4. Discontinuance or Abandonment of Nonconformities

If a nonconforming use of land is discontinued for a period of more than six (6) months, it shall be presumed to be abandoned, and the land shall not thereafter be used for any use which does not conform with the use regulations of this Ordinance. If a nonconforming use of a

building is discontinued for a period of more than twelve (12) months for any reason other than damage of the building by fire, explosion, or Act of God, or for a period of more than eighteen (18) months due to damage of the building by fire, explosion, or Act of God, then the use shall not thereafter be resumed or re-established, and the building shall not thereafter be used for any use which does not conform with the use regulations of this Ordinance.

If the use of a building, structure or land is changed from a nonconforming use to a conforming use, then the nonconforming use shall be deemed to have been abandoned and the use of the building, structure, or land shall not thereafter be changed to a use which does not conform with the use regulations of the district in which the building, structure, or land is situated, except as provided above.

Sec. 5. Repairs and Restoration of Nonconforming Buildings

Only ordinary repairs and maintenance, including replacement of roof covering, shall be permitted on any building occupied by a nonconforming use. In no case shall such repairs include structural alteration, except as otherwise provided herein.

Any lawful nonconforming building or other structure which has been involuntarily damaged or destroyed by fire, explosion, windstorm, or other similar active cause, to an extent of not more than 75 percent of its fair market value, may be reconstructed in the same location, provided that:

- A. The reconstructed building or structure shall not exceed the height, area, or volume of the damaged or destroyed building or structure except as provided in Section 2 of this Title herein, and;
- B. Reconstruction shall begin within one year from the date of damage or destruction and shall be carried on without interruption.

Sec. 6. Abandonment

If a lawful nonconforming use of a building or other structure is abandoned or discontinued for a continuous period of one year or more, or if a lawful nonconforming use of land is abandoned or discontinued for a continuous period of six months or more, subsequent use of such building or structure or land shall be in conformity with the provisions of this ordinance.

Sec. 7. Lots Nonconforming as to Area and Width Regulations and Lots of Unusual Dimensions

When authorized as a special exception by the Board of Zoning Appeals, a building may be erected or altered on any lot held in single and separate ownership on February 2, 1991, which is not of the required minimum area or width or is of such unusual dimensions that the owner would have difficulty in providing the required open spaces for the district in which the lot is situated.

Where two or more contiguous undeveloped lots are held in single ownership, within a subdivision which has been duly recorded prior to February 2, 1991, which lots are individually not of the required minimum area or width for the district in which they are situated, no special exception shall be required for the issuance of building permits provided that such lots shall be developed in groups or fractions thereof, as single lots, to provide the minimum lot frontage required for each structure.

Sec. 8. Subdivisions Previously Approved

In the case of a plot of land, a plan for the subdivision of which into two or more parcels or lots for the purpose of development and sale has, prior to February 2, 1991, been duly approved and recorded as required by law, which plan does not make provisions for full adherence to the regulations of this ordinance governing minimum lot areas or widths, front, side or rear yards, or building coverage, but was in conformity with such regulations as were effective at the time such plan was approved and recorded, the development and sale contemplated by the plan may proceed when authorized as a special exception. The Board of Zoning Appeals shall have power to grant a special exception with respect to the whole of such plot of land or any portion thereof.

Sec. 9. Nonconforming Signs

- A. Signs which do not conform to the provisions of Title X as of February 2, 1991, are nonconforming uses.
- B. A nonconforming sign may not be:
 - 1. Changed to another nonconforming sign;
 - 2. Structurally altered as to prolong the life of the sign;
 - 3. Expanded;
 - 4. Re-established after its removal for ninety (90) days;
 - 5. Re-established after damage or destruction, if the estimated expense of reconstruction exceeds fifty percent (50%) of the appraised replacement cost at the time of the damage or destruction;
 - 6. Routinely maintained where the cost of such repair or maintenance exceeds five percent (5%) of the current replacement costs for any period of twelve (12) months. However, nothing in this Section shall be deemed to prevent the strengthening or restoring to a safe condition of any sign or part thereof declared to be unsafe by any official charged with protecting the public safety.

7. Relocated unless such relocation brings the sign into conformance with all the requirements of this Ordinance, except that where a nonconforming sign is located within a right-of-way taken or acquired by a public body for street improvement purposes, then the relocation of such a sign is permitted.
- C. All nonconforming signs shall be removed or brought into conformity with this Ordinance within ten (10) years of February 2, 1991.
- D. The Village Board after receiving the recommendation of the Board of Appeals shall have the power to grant a variance from the provisions of such subsection B of this section, so as to permit change, alteration, re-establishment, or more than routine maintenance of a nonconforming sign where such change, alteration, re-establishment, or maintenance shall not increase the size of the sign, make it radiate or reflect more light, or otherwise make it visually more objectionable; provided, however, that no such variance granted by the Village Board shall in any way postpone the time for removal of the nonconforming sign as provided in subsection C of this Section beyond the time when the original sign which was permitted to be changed, altered, reestablished, or maintained hereunder would have been required to be removed.
- E. The Owner of a nonconforming sign may request a year by year extension for continuation of the nonconforming sign to the Board of Zoning Appeals.

Sec. 10. Nonconforming Mobile Homes

All trailers or mobile homes as defined by this ordinance situated in any district that are not in a M-1 District on February 2, 1991, shall be considered nonconforming uses. Such use shall be permitted for a period of six years from February 2, 1991, and then such trailers or mobile homes shall be removed and the use of such property shall be governed by the regulations of the respective district in which the property is located.

TITLE IX

OFF-STREET PARKING AND OFF-STREET LOADING

SECTION	SUBJECT
1.	APPLICABILITY, OFF-STREET PARKING
2.	EXISTING PARKING FACILITIES
3.	LOCATION OF PARKING FACILITIES
4.	PARKING IN REQUIRED YARDS
5.	DESIGN AND SPECIFICATIONS OF OFF-STREET PARKING
6.	REQUIRED SPACES
7.	RULES FOR COMPUTING PARKING SPACES
8.	MINIMUM IMPROVEMENT AND MAINTENANCE STANDARDS
9.	EMPLOYEE PARKING
10.	COMMERCIAL AND INDUSTRIAL ACCESS DRIVES
11.	APPLICABILITY OFF-STREET LOADING
12.	FIRE LANE AND EMERGENCY VEHICLE LANE

Sec. 1. Applicability, Off-street Parking

Off-street parking facilities required by this Title shall be provided whenever a building or structure is erected, converted, enlarged, or structurally altered, or whenever a use of land, building, or structure is established, expanded, or changed. However, this shall not prohibit the owner of an existing building occupied by a conforming use from converting, enlarging, or structurally altering said building for the purpose of meeting the minimum requirements of applicable health, fire, and safety regulations, provided, however, that no increase in the occupancy or intensity of the existing use of such building shall be permitted unless authorized by the Board of Zoning Appeals.

Sec. 2. Existing Parking Facilities

Accessory off-street parking facilities in existence on February 2, 1991, and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new building or use under the provisions of this ordinance.

Sec. 3. Location of Parking Facilities

- A. All off-street parking areas required by this Title shall be provided on the zoning lot to whose use they are accessory, except as provided herein.
- B. Accessory off-street parking may be provided in a location other than on the zoning lot where the principal use is located, only if so authorized by the Board of Zoning Appeals. Such parking areas shall be located only in the same district in

which the principal use is located, or in another district in which the principal use is permitted. They shall be within three hundred (300) feet of the principal use, measured from the nearest point of the lot containing the parking facility to the nearest point of the lot occupied by the building or use where such parking is required to serve. If the principal use is or becomes a nonconforming use, no expansion of off-street parking facilities not located on the site of the principal use shall be allowed.

When off-street parking facilities are provided on a lot other than the lot upon which the building or use requiring such facilities is located, the owner shall execute, on behalf of himself, his successors and assigns in the ownership of said lot, a written instrument in a form acceptable to the Village Attorney, covenanting that, in consideration of the issuance unit of a building permit for the principal use, the lot or portion of the lot on which the parking facility is located will be used and maintained solely for off-street parking purposes accessory to such principal use so long as the structures comprising such principal use continue to exist without sufficient parking elsewhere or upon the lot with the principal use.

Sec. 4. Parking in Required Yards

Parking in required yards, whether voluntary or required is prohibited except as permitted in accordance with the following regulations:

A. Front Yard

1. Residential Districts - No motor vehicles shall be permitted to park in any front yard in any Residential District, except if it is physically impossible to provide for parking in the side yard or rear yards, then parking by license passenger vehicles and pick up trucks that weigh under 8,000 pounds empty weight will be permitted on improved driveways in the front yard, provided further that any vehicle shall be more than five feet (5) from the owner's front property line. Parking spaces allowed by this exception shall not be enclosed or covered. Parking within five (5) feet of the front property line is permitted, however, for no more than twenty four (24) consecutive hours for the purpose of loading and unloading.
2. R-3 and R-4 Residential Districts - In addition to the exception set forth in the preceding paragraph, the following exception shall apply: In any R-3 or R-4 Residential District, when a town or rowhouse building is located on a street that is a cul-de-sac, then off- street parking is permitted in the front yard. No more than two (2) parking spaces for each dwelling unit shall be allowed in the front yard in this instance. Parking spaces allowed by this exception shall not be enclosed or covered. Only licensed passenger vehicle and pick up truck that weigh under 8,000 pounds empty weight will be permitted to be parked in these areas.

3. Parking is permitted in the required front yards of all Commercial Districts.
 4. In any Industrial District parking spaces are permitted in a front yard of a building, but not in the required front yard.
- B. Side Yard - When parking is situated in a side yard, then a screen fence of not less than four (4) nor more than six (6) feet in height, or living screen not less than four (4) feet in height, shall be provided between such parking and the abutting property. Parking in a required side yard on the street side of a corner lot shall not be permitted, except for no more than twenty four (24) consecutive hours, for loading and unloading purposes only.
- C. Rear Yard - Parking spaces may be situated in any rear yard.
- D. Open Lot - When parking space is provided on a lot having no main building, then the parking spaces may be situated on the lot anywhere except within ten (10) feet of a property line facing a street. This provision shall not, however, be interpreted to permit parking spaces for a tourist or trailer camp to be situated in a required front yard or side yard. The provisions of this paragraph shall also apply to public parking lots.
- E. Corner Lot - Where a lot is located at the intersection of two (2) or more streets, no parking shall be allowed at any time within a triangular area having as vertices the following three (3) points: The point of intersection of the centerline of the two (2) intersecting streets, and the point on each street centerline located forty (40) feet plus one-half of the average right-of-way of the other street from the point of intersection of the centerline of the two (2) intersecting streets. This provision shall apply to the intersection of any streets on which the lot has frontage.

Sec. 5. Design and Specifications of Off-street Parking

The following requirements shall govern the development of required off-street parking stalls and lots. These requirements will not affect the parking stalls or lots developed under the provisions of any previous zoning ordinance.

Angles in degrees <u>from curb</u>	Spaces		Aisles		<u>Figure No.</u>
	<u>Width</u>	<u>Length</u>	<u>One-way</u>	<u>Two-way</u>	
0 (Parallel)	9'	19'-6"	12'	18'	1
30	9'	19'-6"	16'	18'	2
45	9'	19'-6"	9'	18'	3
60	9'	19'-6"	9'	18'	4
90	9'	19'-6"	23'	23'	5

Handicapped parking spaces shall be in accordance with State of Illinois regulations for size and number required.

In no case shall the paved surface of a parking lot be greater than ninety percent (90%) of the property on which the parking lot is located.

Sec. 6. Required Spaces

The minimum number of off-street parking spaces accessory to designated uses shall be provided as follows:

A. Dwelling and Lodging uses:

- | | | |
|----|-----------------------------------|---|
| 1. | Hotels, Motel, and Boarding Rooms | one for each unit |
| 2. | Multiple Family Dwellings | two for each unit |
| 3. | Single Family Dwellings | two for each dwelling, but no more than four per dwelling |
| 4. | Mobile Home | two for each mobile home |

B. School, Institution, Auditorium or other places of Assembly uses:

- | | | |
|----|---|---|
| 1. | Churches | one for every 10 seats in the general assembly area |
| 2. | Public Schools | one for each faculty member and employee plus one for every ten students |
| 3. | Business and Commercial | one for every 150 sq. ft Schools of floor area |
| 4. | Community Buildings, Health Clubs, Meeting Halls, Private Clubs, or Fraternal Clubs, or Fraternal Organizations | one for every 250 sq. ft. of floor area or 30% of the maximum number of people that can be accommodated in the facility |
| 5. | Library | one for every 500 sq. ft. of floor area |
| 6. | Medical and Dental Clinics | one for every 200 sq. ft. of floor area |

C. Recreational Uses:

- | | | |
|----|-----------------------|-------------------------|
| 1. | Bowling Alleys | seven per lane |
| 2. | Golf Courses | three for each tee |
| 3. | Tennis Courts | two per court |
| 4. | Theater or Auditorium | one for every ten seats |

D. Commercial Uses:

- | | | |
|----|--|--|
| 1. | Retail | one for each 250 sq. ft. of floor area |
| 2. | Bank or Savings and Loan | one for each 200 sq. ft. of floor area |
| 3. | Professional Office | one for each 400 sq. ft. of floor area |
| 4. | Personal Service Shop, Barber Shop, and Beauty Shop | one for each 200 sq. ft. of floor area |
| 5. | Furniture, Appliance Stores, and Motor Vehicle Sales | one for each 400 sq. ft. of floor area |
| 6. | Night Clubs, Taverns, or Auction House | one for each 100 sq. ft. |

E. Manufacturing and Industrial Uses:

- | | | |
|----|--|---|
| 1. | Manufacturing Plant | one for each employee or one for each 1000 sq. ft. of floor space whichever is greater |
| 2. | Lumberyard, Contractor Shop, and Nursery | one for each 300 sq. ft. |
| 3. | Repair and Service | No motor vehicle repair work or service of any kind shall be permitted in conjunction with any parking facilities |

Sec. 7. Rules for Computing Parking Spaces

- A. In computing the number of required off-street parking spaces, the following rules shall apply:
1. Floor Area: In the case of uses where floor area is the unit for determining the required number of off-street parking spaces, floor area shall mean the gross floor area measured to the outside walls, but exclusive of such floor area as may be used for parking facilities within the principal building, and exclusive of such floor area as may be used for mechanical systems, elevators, escalators, utility and storage closets.
 2. Where fractional spaces result, the parking spaces required shall be the nearest whole number.
 3. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
 4. Whenever a building or use constructed or established after January 1, 1960, is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to January 1, 1960, is reconstructed or is enlarged to the extent of 20 percent or more in floor area, said building or use in its entirety shall then and thereafter comply with the parking requirements set forth herein. Any enlargement or change in use of less than 20 percent of the gross floor area shall be provided with parking based on the enlargement or change.

Sec. 8. Minimum Improvement and maintenance Standards

- A. All open parking areas provided in compliance with this ordinance shall be surfaced with a durable, dustproof surface consisting of concrete, bituminous concrete, or compacted gravel or crushed stone properly sealed and surface treated as approved by designated engineering personnel of the Village. The parking areas shall be maintained in a usable, dustproof condition and graded and drained to dispose of all surface water.
- B. Whenever lighting is provided, it shall be so hooded or shielded as to reflect the light away from abutting or neighboring property, including public right-of-way.
- C. One standard tree of at least three-inch diameter shall be planted on the lot for each ten parking spaces.
- D. The location of each parking space and the direction of movement along the access driveways shall be indicated by painting upon the surface of the lot.

- E. A structurally sound wall, earth berm, hedge or other abutment 24 inches in height shall be installed and so placed around the front or street side of the parking lot to insure that no part of an automobile either extends over or is capable of accidentally rolling across the property line of the parking lot.

Sec. 9. Employee Parking

- A. Spaces Required: Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.

- B. Standards:

Surfacing: Any off-street parking area and access drive thereto shall be graded and surfaced with either a bituminous asphalt or portland cement pavement in such a way as to drain as required.

Lighting: Any lighting used to illuminate any off-street parking area shall be arranged to reflect light away from adjoining premises in any residential district.

Screening, Landscaping, and Barriers: All open off street parking areas, containing more than four parking spaces, located less than 40 feet from the nearest property line of a lot in a Residential District, shall be effectively screened on each side adjoining or fronting on such property line by a wall, fence, or densely planted compact hedge, not less than five feet nor more than eight feet in height. There shall be installed a substantial barrier on or adjacent to the lot line along all open off-street parking spaces and such barrier shall be so located that no portion of any vehicle parked on the lot shall extend over the lot line.

Sec. 10. Commercial and Industrial Access Drives

No person shall hereafter construct, build, establish, or maintain any access drive over, across, or upon any public sidewalk or parkway in any commercial or industrial district, without first obtaining a permit to do so from the Village Inspector, in accordance with the provisions of this section.

- A. The following definitions shall apply to this section:

- 1. Access Drive: A private drive intended to provide for the servicing of or admission to an establishment.
- 2. Parkway: An unpaved public strip of land located between a public street and is right-of-way line.

3. Service Drive: An access drive primarily used by vehicles servicing one (1) or more establishments.
- B. Three (3) copies of a site plan shall be filed with the Village Inspector for examination and subsequent approval or disapproval. The site plan submitted to the Village Inspector shall be drawn to a scale of twenty (20) feet or less to the inch. In unusual instances, the Village Inspector may allow a variation from the required scale. The Village Inspector shall retain two (2) copies of the site plan and return (1) copy of the plan to the petitioner upon approval or disapproval thereof.

The site plan shall contain the following information:

1. The north point, scale and date.
 2. The exact property lines of the property for which the access drive(s) approval is requested, including existing street and right-of-way lines.
 3. Adjacent properties on the same frontage and adjacent properties on the opposite frontage, indicating location of ingress and egress to such properties.
 4. The exact location and dimensions of facilities of ingress and egress to the subject property or properties, existing and proposed curb cuts, if any, and the proposed directions of traffic flow on the subject property or properties and into and from public ways.
 5. The exact location and dimensions of service drives.
 6. The name(s) and address(es) of the person(s) seeking approval of proposed access drive(s).
 7. Provisions shall be made on the face of the site plan for the approval of the Village Inspector.
- C. The Village Inspector shall determine whether the proposed access drive(s) conform with the following requirements:
1. All properties shall not have more than two (2) access drives per frontage. For the purpose of this section, a property shall be defined as:
 - a. A platted lot under single ownership which is of record at the time of passage of this amendment, or

- b. Two (2) or more platted lots or combinations of lots and portions of lots with continuous frontage under single ownership which are of record at the time of passage of this amendment, or
 - c. An unplatted parcel of land with continuous frontage under single ownership.
 - 2. No access drive shall be located less than two hundred (200) feet from any parallel access drive on the same property measured from centerline to centerline thereof.
 - 3. No access drive shall be located less than two hundred (200) feet from any parallel street, measured from centerline to centerline thereof; except in cases where a major street intersects another street, then no access drive shall be located less than four hundred (400) feet from either intersecting street, measured from centerline to centerline thereof.
 - 4. No on-site vehicular parking aisle or access drive shall be located less than thirty (30) feet from any parallel public street, measured from the nearest curb line of the aisle or access drive to the nearest right-of-way line of the parallel public street.
 - 5. No access drive shall be less than twelve (12) feet nor more than thirty-five (35) feet in width measured at right angles to the centerline thereof.
 - 6. Party drives will be allowed to occupy a required side yard provided that said drive is 16 feet wide, minimum, the centerline of which shall be the property line dividing the two properties; and provided that the parties concerned enter into a written contract for said party drive; and provided that the said contract be recorded with the County Recorder.
- D. Exceptions to the above provisions shall be made for automobile service stations. At street intersections, a minimum distance of ten (10) feet shall be provided between the terminus of the public street curb radius and the intersection of the curb lines extended of the public and the access drive, but in no case shall the distance between the intersection of the curb lines extended of the public street and the access drive and the intersection of the nearest curb lines extended of the nearest intersecting public streets be less than thirty (30) feet. A distance of not less than twenty-five (25) feet shall be provided between access drives, measured from the nearest curb lines thereof. Not more than two (2) access drives per street frontage shall be allowed.
- E. A specific land parcel to be developed with such uses as a drive-in bank, drive-in car wash stall, drive-in restaurant, drive-in beer or liquor store, or similar use requiring a continuous flow of one (1) way traffic onto and off of the particular

parcel and which has a frontage of less than two hundred ten (210) feet, shall be permitted two (2) access drives per frontage provided one (1) access drive is for entrance only and one (1) access drive is for exit only.

- F. The proposed location of the access drive(s) shall also make due provision for:
 - 1. Automotive and pedestrian safety.
 - 2. Traffic flow and control.
 - 3. Accessibility for emergency vehicles.
 - 4. The economic, noise, glare, or odor effects of the proposed access drives, loading areas, and parking areas, on adjoining properties.
- G. If any lot by reason of location or size cannot be developed in accordance with the above requirements, access shall be provided at locations which most closely comply with these regulations. Under no circumstances shall access be denied to any property.
- H. Within ten (10) days after receiving the site plan, the Village Inspector shall approve or disapprove the location of the proposed access drive(s). If the decision is negative, the Village Inspector shall state his reasons in writing.
- I. Appeals from the decision of the Village Inspector shall be filed with the Zoning Board of Appeals within thirty (30) days of such decision.
- J. Proposed access drives on marked State and Federal highways and streets shall also be constructed under a permit issued by the Illinois Department of Transportation.

Sec. 11. Applicability Off-street Loading

Off-street loading facilities shall be provided wherever a building or structure is erected, converted, enlarged, or structurally altered, or whenever a use of land, building, a structure is established, expanded, or changed for any Commercial or Industrial District.

- A. Location: All required loading spaces shall be located on the same lot as the use served. No permitted or required loading spaces shall be located within 40 feet of the nearest point of any two streets.
- B. Area: A required off-street loading space shall be at least 12 feet in width by at least 40 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 14 feet.

- C. Access: Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
- D. Surfacing: All open off-street loading spaces shall be improved with a Bituminous Asphalt or a Portland Cement Pavement Surface.
- E. Utilization: Space allocated to any off-street loading space shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- F. Space Requirements - Off Street Loading:

<u>Floor Area Per Establishments - Sq. Ft.</u>	<u>Required Number</u>
3,500 - 10,000	1
10,000 - 40,000	2
40,000 - 100,000	3
each additional 100,000	add 1 per 100,000 sq. ft.

Sec. 12. Fire Lane and Emergency Vehicle Lane

A strip of pavement with a minimum width of fifteen (15) feet shall be provided in all public parking lots adjacent to commercial buildings where the length of the building exceeds one hundred (100) feet as measured on the street side of the building. This strip is intended to provide access to emergency vehicles at all times. The sidewalk shall not be included as a part of this area. "No Parking" signs shall be posted and maintained to prohibit parking in this area.

TITLE X

COMPREHENSIVE SIGN REGULATIONS

SECTION	SUBJECT
1.	INTENDED PURPOSE
2.	SIGNS ALLOWED IN ALL DISTRICTS WITHOUT A PERMIT
3.	MEASUREMENT STANDARDS AND DEFINITIONS
4.	PROHIBITED SIGNS
5.	COMMERCIAL DISTRICTS
6.	INDUSTRIAL DISTRICTS
7.	PERMITS FOR SIGNS
8.	NONCONFORMING SIGNS
9.	ENFORCEMENT AND PENALTIES

Sec. 1. Intended Purpose

This Title is intended to promote the public health and safety by reducing the distracting characteristics of signs along public streets and highways by prohibiting signs which interfere with public traffic control devices. This Title is also intended to reduce possible confusion which may result from the size, height, and location of signs. This Title shall not apply to nor regulate signs on trucks or other motor vehicles.

Sec. 2. Signs Allowed in all Districts Without a Permit

The following types of signs shall be allowed in all districts, to-wit:

- A. Public Signs: Signs of a public, non-commercial nature, including safety signs, danger signs, trespassing signs, traffic signs, signs indicating scenic or historical points of interest, memorial plaques and the like, and all signs erected by or on order of a public officer in the performance of a public duty.
- B. Flags: Flags bearing the official design of a nation, state, municipality, or non-commercial organization or institution.
- C. Identification Signs: Signs which identify the business, owner, manager, or resident and set forth the address of the premises where the sign is located, and which contain no other material; there may be two (2) such signs per premise, each sign not to exceed one square foot in area. The total height of such sign, if free-standing, shall not exceed five (5) feet.
- D. Institutional Signs - Any sign or bulletin board setting forth or denoting the name of or simple announcement for any public, charitable, education, or religious institution, when located on the premises of such institution, provided such sign or

bulletin board or both shall not exceed a total of twenty (20) square feet in display surface. If building mounted, these signs shall be flat wall signs, and shall not project above the roof line or front facade of the building. If free-standing, the total height shall not exceed six (6) feet.

- E. Private Traffic Direction Signs and Related Signs - Signs directing traffic movement onto a premise or within a premise, when such signs are located on the premise, shall not exceed 5 square feet in area for each sign and, if free-standing, do not exceed eight (8) feet in total height. Such signs are considered to include parking directions, exit or entrance signs, drive-up window signs, restroom signs, and the like. Horizontal directional signs flush with paved areas are exempt from these standards.
- F. Community Event Signs - Signs advertising a public entertainment or event of public interest, provided the placing of the signs shall be approved and the locations designated by the Village Inspector. These signs shall remain in place for no more than twenty-one (21) days before, and seven (7) days after the event, and may not exceed forty (40) square feet in area.
- G. Political Campaign Signs - Signs or posters announcing the candidates seeking public political office and/or political issues, and data pertinent thereto, up to an area of ten (10) square feet. These signs shall be confined to private property, and shall be removed within seven (7) days after the election for which they were erected.
- H. Individual Property Sale or Rental Signs - Any on-premise or on private property sign announcing the name of the owner, manager, real estate dealer, or other person directly involved in the sale or rental of the property, or announcing the purpose for which it is being offered. Such signs may be free-standing or wall-mounted only. Signs may not emit direct illumination, and must be removed within fourteen (14) days after the sale or rental of the property. These signs shall not be placed on the public right-of-way.
- I. Shopping Center Signs - Establishments which are part of a recognized and identifiable shopping center complex may have individual store identification sign not to exceed one (1) square foot per lineal foot of establishment frontage.

Shopping center identification signs may not exceed 200 square feet. Not more than one identification sign per lot frontage shall be erected.
- J. Highways Signs - If a sign in the Commercial Districts or Industrial Districts are: 1) directed primarily toward the users of an Interstate Highway; 2) within two thousand feet (2000') of the centerline of an interstate highway; and 3) more than five hundred feet (500') from any residential district, school, park, hospital, or nursing home, it may rise only to such a height as to be visible from within

one-half (1/2) mile away along the highway, but not to exceed a height of eighty feet (80') and an area of one hundred fifty (150') square feet.

All highway signs shall be in accordance with a permit issued by the Illinois Department of Transportation in accordance with their permit requirements.

- K. Subdivision Sign - Any sign announcing the name of the architects, engineers, contractors, or other individuals or firms, involved with the subdivision of property (but not including any advertisement of any product) or announcing the character of the subdivision or the purpose for which it is intended.
1. These signs shall be confined to the site of the subdivision and shall be permitted for one (1) year from the date of erection of the first of such signs. If development of the subdivision is not completed within one (1) year after erection of the signs, the sign shall be permitted to exist and additional period, not to exceed one (1) year.
- L. Subdivision or Mobile Home Park Name Signs - Signs announcing the name of a subdivision or a mobile home park shall conform to the following requirements:
1. Maximum number of signs - One sign per street bordering or entering the subdivision
 2. Maximum area of sign - 100 sq. ft. (Not including structures)
 3. Maximum height of sign - 8 ft.
 4. Location of sign - Signs shall conform to the setback requirement for structure in applicable districts
- M. Construction Signs - Any sign announcing the name of architects, engineers, contractors, or other individuals or firms involved with the construction, alteration, or repair of a building (but not including any product) or announcing the character of the building enterprise or the purpose for which the building is intended, or to indicate the presence of underground public utility structures to avoid damage to structures by excavation.
- a. Such signs shall be confined to the site of the construction, alteration, or repair, and shall be removed within twenty-one (21) days after completion of the work.
 - b. Signs shall conform with the standards provided for individual property sale or rental signs, above.
- N. Holiday Signs - Signs or displays either illuminated or unilluminated which contain or depict a message pertaining to a national, state, community, or religious holiday, and no other matter, and which are displayed for a period not to exceed forty-five (45) days.

- O. Underground Public Utility Warning Signs - Standard types of warning signs marking the routes of underground public utility pipes, conduits, and cables.
- P. House or Building Address - Any sign which sets forth the house or building address, provided that the individual characters of the signs do not exceed six inches (6") in height. There shall not be more than one such nameplate for each dwelling.
- Q. Garage Sale Signs - Garage sale signs will be permitted. No sign shall exceed four square feet. The length of time a sign shall be in place shall not exceed five days. The sign must be removed by the person placing the sign.
- R. Auctions and Open Houses - Signs announcing auctions and open houses shall not exceed five square feet in area. Such signs shall be posted for not more than 48 hours; such signs shall not be attached to or located on public property.

Sec. 3. Measurement Standards and Definitions

The following standards and definitions shall apply to this Title, in addition to any others that are contained in Title II of this ordinance, to-wit:

- A. Measurement of Sign Area - The area of a sign shall be computed as:
 - 1. Flat Sign - the area of the smallest convex geometric figure encompassing the sign; or
 - 2. Volumetric Sign - the area of the smallest convex geometric figure encompassing the maximum projected area of the volume on a flat plane which completely encloses the extreme limits of the sign, including any frame, structural trim, or other material forming an integral part of the display as used to differentiate such sign from the background against which it is placed. Such measurement shall exclude the necessary supports or uprights on which the sign is placed, unless the supports or uprights constitute part of the display.
- B. Measurement of Free Standing Sign Height - Free-standing signs shall be measured from the point where the sign is placed in the ground to the uppermost extremity of the sign.
- C. Measurement of Business Frontage - Business frontage is the lineal footage of a lot, facing the public right-of-way, owned or rented by a person, business, or enterprise, and intended for business usage.
- D. Integral Signs - Names of buildings, dates of construction, commemorative tablets and the like, when carved into stone, concrete or similar material or made of

bronze, aluminum, or other permanent type of construction and made an integral part of the building or structure.

- E. Electronic Message Board - Any sign with a fixed or changing message composed of electronically changeable light emitting diode (LED) or other lighted letters or numerals.
- F. Manual Message Board - Any sign with a fixed or changing message composed of manually changeable letters or numerals.

Sec. 4. Prohibited Signs

The following signs are prohibited by this Ordinance:

- A. Any sign which, by reason of its size, location, movement, content, coloring, or manner of illumination, constitutes an obvious traffic hazard or a detriment to traffic safety by obstructing or detracting from the visibility of any official traffic control device is prohibited.
- B. Any sign which contains or is an imitation of an official traffic sign or signal, except for private traffic direction or traffic control.
- C. Any sign which contains blinking, flashing or traveling lights or which displays an electronic message unless otherwise permitted in Sections 5 and 6 of this Title X.
- D. Any sign which for thirty (30) consecutive days has directed attention to a product, place, activity, person, institution, or business which was formerly but is no longer in operation or existence on the premises.
- E. Any portable or temporary sign or signs of a type not defined in Section 2 of this Title describing commercial or business products, services or entertainment provided, however, that any such portable or temporary sign shall be permitted under the following terms and conditions:
 - 1. Maximum number permitted - One sign per business;
 - 2. Maximum area of signs - 16 sq. ft.;
 - 3. Maximum height of signs - 4 ft.;
 - 4. Location of signs - Signs shall not extend over any public right-of-way or be permitted to be located within the triangular area of a corner lot as specified in Section 5 of Title VII of this Ordinance; and

5. Duration - Shall only be displayed during daylight hours when the business to which such sign relates is open for business, after which time such sign shall be removed to either an area immediately adjacent to the main building on such lot or an enclosed area inaccessible to the public.
- F. Beacon lights used in connection with a sign or to draw attention to any property or event.
- G. Illuminated signs which permit light to shine directly upon adjacent property, the illuminating of which is either objectionable or constitutes an unreasonable interference with the use of the adjoining property or the use of an adjoining public street.
- H. No business shall be permitted to have more than three (3) permitted signs which are visible to the public from a public street or from a parking area serving one business, except on premise directional signs.
- I. The use of vehicles or equipment for signs except where the primary purpose of such vehicle or equipment is not the display of signs. As used herein, the primary purpose of any such vehicle or equipment shall not be considered as being for the display of signs where the signs are painted upon or directly applied to an integral part of the vehicle or equipment and the vehicle or equipment is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of the business to which such signs relate.

Sec. 5. Commercial Districts

The types of on premises signs set forth in this Section below shall be allowed or permitted in the Commercial Districts when the advertising on such signs is for the business conducted upon or products or services offered upon the premises where any such signs are maintained or otherwise displays the date, time and/or temperature, subject to the limitations for each such type of sign as respectively contained herein.

- A. Free-Standing Sign
 1. Maximum number of signs - Two signs per business;
 2. Maximum area of sign - 100 sq. ft.;
 3. Maximum height of sign - 20 ft.;
 4. Unless the height of any free-standing sign is a minimum of eight (8) feet above ground, the area surrounding the base of any such sign shall be maintained as a green area of not less than one hundred (100) square feet and planted in grass, shrubs or plants;

5. Minimum lot size for one sign is 5,000 sq. ft.; and
6. Location of sign - Signs shall not extend over the public right-of-way and shall be subject to the visibility requirements of Section 5 of Title VII of this Ordinance. No free-standing signs shall be permitted within fifty (50) feet of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital or nursing home.

B. Wall Signs and Wall Mounted Signs

1. Maximum number of signs - No limit;
2. Maximum area of signs - 10% of wall area not to exceed 150 sq. ft. For every 100 feet from the centerline of an adjacent highway the sign area may increase by 10%. (Measured from the sign to the centerline); and
3. Maximum height and location - Signs shall not extend beyond the top or ends of the wall surface on which they are placed.

C. Projecting Signs

1. Maximum number of signs - One sign per business;
2. Maximum area of signs - 32 sq. ft.;
3. Maximum height of signs - 8 feet shall be the minimum clearance above ground and the sign shall not extend above that portion of the roof immediately adjacent to the sign; and
4. Location of the signs - Signs shall not extend over any public right-of-way.

D. Roof Signs

1. Maximum number of signs - One sign per business;
2. Maximum area of signs - 75 sq. ft.; and
3. Maximum height of signs - 8 feet as measured from that part of the roof immediately below sign but in no case shall the height exceed the maximum height authorized in the zoning district.

E. Signs Attached to or Part of Canopies, Awnings and Entrance Structure

1. Maximum number of signs - One sign per business;

2. Maximum area of signs - 15 sq. ft., provided, however, that if such sign is the only sign for such business, then the maximum area for such sign may be increased up to a maximum area of no more than thirty (30%) percent of the total area of any such canopy, awning or entrance structure if the writing, representation, emblem, or other figure of similar character constituting the display of such sign is an integral part of any such canopy, awning or entrance structure. Any such display shall be deemed an integral part of such canopy, awning or entrance structure if such display does not project more than one-half (½) inch from any such canopy, awning or entrance structure;
3. Maximum height of signs - 8 feet minimum clearance to ground;
4. Location of signs - No sign may project more than two (2) feet from any canopy, or awning or other such structure; and
5. A canopy or awning may extend within the limits of the right-of- way by a distance not to exceed twelve (12) feet. A canopy or awning may not extend closer than six (6) inches from the back of the curb or edge of the pavement, whichever case applies.

F. Property Sale and Rental Signs

1. Maximum number of signs - One per Frontage;
2. Maximum area of signs - 50 sq. ft.;
3. Maximum height of signs - 25 ft.; and
4. Location of signs - No sign shall be located upon the public right-of-way.

G. Signs Directed Toward users of Interstate Highway

1. Maximum number of signs - One sign per business;
2. Maximum area of signs - 170 square feet per face with a maximum number of faces being limited to two (2) per sign;
3. Minimum and maximum height of signs - not less than fifty (50) feet nor greater than eighty (80) feet; and
4. Location of signs - Signs shall be directed primarily toward the users of an interstate highway shall be located within two thousand (2,000) feet of the centerline of such interstate highway and more than five hundred (500) feet from any residential zoning district, school, park, hospital or nursing home.

H. Manual Message Boards or Electronic Message Boards

1. Maximum number of signs - One Manual Message Board or one Electronic Message Board attached to or made a part of any applicable type of sign as set forth in subsections A to C, inclusive, of this Section above;
2. Maximum area of signs - No more than 50% of the total maximum area of the applicable type of sign as set forth in subsections A to C, inclusive, of this Section above or no more than 50% of such other total maximum area of the applicable type of sign as may otherwise be allowed under the provisions of this Ordinance;
3. Display restrictions - The message on any Electronic Message Board shall not be animated, blink, flash, be multi-colored, scroll or otherwise display such message in a manner that may cause a traffic or safety hazard and, except for a message displaying solely the date, time or temperature, shall not be changed more frequently than once every 3 minutes.

Sec. 6. Industrial Districts

The types of on premise signs set forth in this Section below shall be allowed or permitted in the Industrial Districts when the advertising on such signs is for the business conducted upon or the products manufactured, assembled, processed or otherwise provided upon the premises where any such signs are maintained or otherwise displays the date, time and temperature, subject to the limitations for each such type of sign as respectively contained herein.

A. Free-Standing Signs

1. Maximum number permitted - One sign per business with up to three hundred (300) feet of frontage with 1 additional sign allowed for each three hundred (300) feet thereafter;
2. Maximum area of sign - 150 sq. ft.;
3. Maximum height of sign - 25 ft.;
4. Unless the height of any free-standing sign is a minimum of eight (8) feet above ground, the area surrounding the base of any such sign shall be maintained as a green area of not less than one hundred (100) square feet and planted in grass, shrubs or plants; and

5. Location of sign - Signs shall conform to the building setback lines in their district and shall be subject to the visibility requirements of Section 5 of Title VII of this Ordinance. No free-standing signs shall be permitted within fifty (50) feet of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital or nursing home.

B. Wall Signs and Wall Mounted Signs

1. Maximum number permitted - No limit;
2. Maximum area of all wall signs per frontage -15% of wall area not to exceed 200 sq. ft.; and
3. Maximum height and location of signs - Signs shall not extend beyond the top or ends of the wall surface on which they are placed.

C. Projecting Signs

1. Maximum number of signs - One sign per business;
2. Maximum area of signs - 100 sq. ft.; and
3. Maximum height of signs - 8 feet minimum clearance above ground and shall not extend above that portion of the roof immediately adjacent to the sign.

D. Roof Signs

1. Maximum number permitted - One sign per business;
2. Maximum area of sign - 100 sq. ft.;
3. Maximum height of signs - 11 feet as measured from that part of the roof immediately below sign, but in no case shall the height exceed the maximum height building authorized in the zoning district; and
4. Location of signs - Signs must be wholly located within the roof area of the structure.

E. Signs Attached to Canopies, Awnings and Entrance Structure

1. Maximum number permitted - One sign per business;
2. Maximum area of signs - 20 sq. ft., provided, however, that if such sign is the only sign for such business, then the maximum area of such sign may be increased up to a maximum area of no more than thirty percent (30%) of the total area of any such canopy, awning or entrance structure if the

writing, representation, emblem, or other figure of similar character constituting the display of such sign is an integral part of any such canopy, awning or entrance structure. Any such display shall be deemed an integral part of such canopy, awning or entrance structure if such display does not project more than one-half (1/2) inch from any such canopy, awning or entrance structure;

3. Maximum height of signs - 8 feet minimum clearance to ground;
4. Location of signs - No sign may project more than two (2) feet from any canopy, awning or other such structure; and
5. A canopy or awning may extend within the limits of the right-of-way by a distance not to exceed twelve (12) feet. A canopy or awning may not extend closer than six (6) inches from the back of the curb or edge of the pavement, whichever case applies.

F. Property Sale and Rental Sign

1. Maximum number of signs - One sign per frontage up to 200 feet and one additional sign for each 300 feet thereafter;
2. Maximum area of sign - 150 sq. ft.;
3. Maximum height of signs - 25 ft.; and
4. Location of signs - Signs shall not be placed within 15 feet of the public right-of-way.

G. Signs Directed Toward users of Interstate Highway

1. Maximum number of signs - One sign per business;
2. Maximum area of signs - 170 square feet per face with a maximum number of faces being limited to two (2) per sign;
3. Minimum and maximum height of signs - not less than fifty (50) feet nor greater than eighty (80) feet; and
4. Location of signs - Signs shall be directed primarily toward the users of an interstate highway and shall be located within two thousand (2,000) feet of the centerline of such interstate highway and more than five hundred (500) feet from any residential zoning district, school, park, hospital or nursing home.

H. Manual Message Boards or Electronic Message Boards

1. Maximum number of signs - One Manual Message Board or one Electronic Message Board attached to or made a part of any applicable type of sign as set forth in subsections A to C, inclusive, of this Section above;
2. Maximum area of signs - No more than 50% of the total maximum area of the applicable type of sign as set forth in subsections A to C, inclusive, of this Section above or no more than 50% of such other total maximum area of the applicable type of sign as may otherwise be allowed under the provisions of this Ordinance;
3. Display restrictions - The message on any Electronic Message Board shall not be animated, blink, flash, be multi-colored, scroll or otherwise display such message in a manner that may cause a traffic or safety hazard and, except for a message displaying solely the date, time or temperature, shall not be changed more frequently than once every 3 minutes.

Sec. 7. Permits for Signs

- A. Requirements: It shall be unlawful for any person to install, construct, erect, alter reconstruct, relocate or cause to have these done within the jurisdictional area of the Village of Rantoul, any sign or signs, without obtaining a valid permit, in writing, from the Village Inspector, and making payment of the fees required by Section 8 of Title XII of this Ordinance, unless such signs are permitted without a permit by Section 2 of this Title.

Relocation or reconstruction of signs to conform with the requirements of this Ordinance, when such signs existed as of February 2, 1991, is excepted from the requirement for a permit as described, provided such signs conform to all requirements of this Ordinance thereafter. A permit is required for relocation of nonconforming signs.

- B. Application for a Permit: Application for a sign permit shall be filed by the owner of the sign or his agent, with the Village Inspector of the Village of Rantoul. The application shall contain the following information:

1. Name, address, and telephone number of the owner of the sign, and agent, if any;
2. Location of building, structure, or lot to which or upon which the sign is to be attached or erected;
3. Position of the sign in relation to nearby building or structures;

4. Two (2) prints or ink drawings of the plans and specifications, indicating the method of construction and attachment to the building or in the ground. No such prints or ink drawings shall be required for signs, the fair market value of which is less than five hundred dollars (\$500), and which are erected in compliance with a standard method, the plans for which are now with the Village, or for signs where drawings are already on file with the Village Inspector.
 5. Name of person, firm, corporation, or association erecting sign;
 6. Evidence of written consent of the owner of the buildings, structure or land to which or on which the sign is to be erected;
 7. Fee for special use will be \$50.00 plus publication cost.
 8. Such other information as the Village Inspector shall require to show full compliance with this and all other laws and ordinances of the Village of Rantoul.
- C. Inspection Upon Completion: The applicant who has been issued a permit for construction, installation, erections, relocations, or alteration of a sign, shall, upon completion of the work, notify the Village Inspector, who shall inspect the condition of the sign with respect to its safety and location, and if he/she finds that the sign with respect to its safety and location, has been constructed in compliance with the ordinances of the Village, he/she shall then issue such applicant a permit in writing, authorizing such applicant to operate and maintain the sign.
- D. Nullification: If the work authorized under a permit to build has not been substantially completed within six (6) months after the date of its issuance, the permit shall become void.
- E. Revocation: Permits granted under the terms of this Ordinance are not transferable. The Village Inspector is hereby authorized and empowered to revoke any permit issued by him if the holder of the permit fails to comply with any provision of this Ordinance.
- F. Permit Exceptions: The following operations shall not be considered as creating a sign, and shall not require a sign permit:
1. The changing of the advertising copy or message on an approved painted or printed sign, or on changeable letter panels or bulletin boards specifically designed for the use or replaceable copy.
 2. Painting, repainting, cleaning, and other normal maintenance and repair of a sign or sign structure.

- G. Issuance of Permit: The permit shall be issued by the Village Inspector within thirty (30) days of application, once all of the above requirements are met and the appropriate fee is paid according to Title XII, Section 8.

Sec. 8. Nonconforming Signs

- A. Signs which do not conform to the provisions of this ordinance as of February 2, 1991, are nonconforming uses.
- B. A nonconforming sign may not be:
 - 1. Changed to another nonconforming sign;
 - 2. Structurally altered as to prolong the life of the sign;
 - 3. Expanded;
 - 4. Re-established after its removal for ninety (90) days;
 - 5. Re-established after damage or destruction, if the estimated expense of reconstruction exceeds fifty percent (50%) of the appraised replacement cost at the time of the damage or destruction;
 - 6. Routinely maintained where the cost of such repair or maintenance exceeds five percent (5%) of the current replacement costs for any period of twelve (12) months. However, nothing in this Section shall be deemed to prevent the strengthening or restoring to a safe condition of any sign or part thereof declared to be unsafe by any official charged with protecting the public safety.
 - 7. Relocated unless relocation brings the sign into conformance with all the requirements of this Ordinance, except that where a nonconforming sign is located within a right-of-way taken or acquired by a public body for street improvement purposes, then the relocation of such a sign is permitted.
- C. All nonconforming signs shall be removed or brought into conformity with this Ordinance within ten (10) years of February 2, 1991. The Owner of a nonconforming sign may request approval for continuance as per Title VIII, Section 9.
- D. The Village Board after receiving the recommendation of the Board of Appeals shall have the power to grant a variance from the provisions of subsection B of this Section, so as to permit change, alteration, re-establishment, or more than routine maintenance of a nonconforming sign where such change, alteration, re-establishment, or maintenance shall not increase the size of the sign, make it

radiate or reflect more light, or otherwise make it visually more objectionable. No such variance granted by the Village Board shall in any way postpone the time for removal of the nonconforming sign as provided in subsection C of this Section beyond the time when the original sign which was permitted to be changed, altered, re-established, or maintained hereunder would have been required to be removed.

Sec. 9. Enforcement and Penalties

- A. The Village Inspector is hereby authorized and directed to administer and enforce all the provisions of this Article. Whenever necessary, the officials of other departments of the Village shall give assistance as is consistent with the usual duties of their respective departments.

Upon presentation of proper credentials, the Village Inspector or his/her duly authorized representative may enter at reasonable times any premises when necessary to perform any duty imposed upon him/her by this Article.

- B. Whenever it shall appear to the Village Inspector that any sign has been constructed or erected, or is being maintained in violation of any of the terms of this Ordinance, or after a permit for a sign has been revoked or become void, or that a sign is unsafe or in such conditions as to be a menace to the safety of the public, the Village Inspector shall issue a notice in writing to the owner or lessee of the sign, or the Owner of the premises upon which the sign is erected or maintained. Such notice shall inform such person of the violation, and shall direct him/her to make such alteration, repair, or removal as is necessary to secure compliance with this Ordinance within a reasonable time limit, which shall not be less than twenty (20) days nor more than sixty (60) days.

Upon failure of the sign owner to comply with the terms of the notice of violation, the Village Inspector is authorized and empowered to remove the sign as to prevent an immediate threat to the safety of the public.

- C. A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business which the sign advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Village Inspector shall notify the owner or lessee in writing, and allow fifteen (15) days for removal. Upon failure of the owner or lessee to comply with the notice, the Village Inspector may remove the sign, at cost to the owner or lessee.
- D. Signs may be inspected periodically by the Village Inspector for compliance with this Ordinance, and with other ordinances of the Village. All signs and their component parts are to be kept in good repair, and in safe, sanitary condition.

TITLE XI

PLANNED UNIT DEVELOPMENT

SECTION SUBJECT

- 1. INTENDED PURPOSE**
- 2. USES PERMITTED**
- 3. PUD STANDARDS**
- 4. GENERAL GOALS OF A PLANNED UNIT DEVELOPMENT**
- 5. PROCEDURE FOR PUD SUBMISSION AND APPROVAL**
- 6. GENERAL REVIEW CRITERIA**
- 7. DEVELOPMENT STANDARDS**
- 8. ISSUANCE OF PERMITS**
- 9. CHANGES IN OWNERSHIP OF PUD**

Sec. 1. Intended Purpose

Planned Unit Developments (PUDs) are of such substantially different characteristics from permitted uses and subdivision ordinance control that specific and additional standards and exceptions are hereby set out to govern the recommendations of the Plan Commission and the action of the Village Board.

Sec. 2. Uses Permitted

- A. Residential PUDs permitted under the provisions of this section in the A-1 and Residential Districts, may include any use permitted by right or as a special use as a principal or accessory use in the A-1 or any Residential Districts. A maximum of ten percent (10%) of the gross site area of a residential PUD may be devoted to commercial uses permitted by right or as a special use in the Commercial Districts, including the required parking and any other accessory uses.
- B. Commercial PUD/Shopping Centers, permitted under the provisions of this section in the Commercial Districts.
- C. Industrial PUDs permitted under the provisions of this section in the Industrial Districts.
- D. The particular uses included in a proposed PUD are subject to the review and approval procedures specified herein, and shall not be deemed to be permitted by right.

Sec. 3. PUD Standards

- A. Minimum Size

1. Industrial/Residential: In order to qualify as an industrial or residential PUD, the parcel of land to be developed must comprise a total area of two hundred thousand (200,000) square feet of contiguous land under single ownership, or with the consent of the owners of all land to be included. However, on any lot or group of adjoining lots recorded prior to November 1, 1980, PUD is permitted if:
 - a. The lot or lots are surrounded on all sides by public streets, alleys, or other public land; or
 - b. The lot or lots comprise one (1) acre or more in area with a minimum dimension of two hundred feet (200').
2. Commercial: A commercial PUD/Shopping Center may fall into the two following size classifications:
 - a. General - Minimum of four (4) acres and a combined building area of 50,000 square feet.
 - b. Convenience - A shopping center located on a site of more than one-half (½) acre, but less than four (4) acres and having between 12,000 and 50,000 square feet of combined building area.
3. The minimum lot size for all zoning districts (A-1, R-1, R-2, R- 3, R-4, I-1 and I-2) shall be 200,000 sq. ft. except for a convenience shopping center which shall be one-half (½) acre.

B. Front yard shall be a minimum of thirty (30) feet in all districts.

C. Rear yard and side yards shall be a minimum of twenty-five (25) feet and shall be considered as the perimeter area less the front yard.

D. Maximum Building Coverage:

Agricultural Districts - 30%

Residential Districts - 30%

Commercial Districts - 50%

Industrial Districts - 50%

E. Maximum building height in all districts is 35 feet (three stories).

F. Minimum area in common open space.

Agricultural Districts - 15%

Residential Districts - 15%

Commercial Districts - 10%
Industrial Districts - 5%

Sec. 4. General Goals of a Planned Unit Development

- A. To promote flexibility in design and permit planned diversification in the location of structures;
- B. To promote an efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land uses and utilities, and the conservation of energy;
- C. To preserve to the greatest extent possible the existing landscape features and amenities, and to utilize such features in a harmonious fashion;
- D. To provide for more usable and suitably located recreation facilities and other public and common facilities that would otherwise be provided under conventional land development procedures;
- E. To combine and coordinate architectural styles, building forms, and building relationships within the PUD.

Sec. 5. Procedure for PUD Submission and Approval

Procedure for PUD Submission and Approval shall be accomplished in accordance with the procedures indicated herein.

- A. Preliminary Conference: Prior to the preparation of a formal application, the applicant should meet with the Plan Commission to give the applicant the opportunity to be advised of the procedures and policies that may affect the application and to obtain whatever information the Commission deems necessary concerning the application prior to the submission of the application. At this time, the applicant may ask for a waiver of the preliminary plan submission if the plan falls into the category of Convenience shopping center as defined. All final plan submission procedures must be followed.
- B. Preliminary Development Plan Submission: The applicant shall submit a completed PUD application to the Secretary of the Rantoul Plan Commission, together with twelve (12) copies of the preliminary development plan, and an application fee as provided for by the Village of Rantoul Subdivision Ordinance. The preliminary development plan shall contain all of the following material:
 - 1. The name and address of all owners of the site proposed for development as well as the name and address of all professional site planners, architects, engineers, surveyors, or other consultants; the applicant shall promptly inform the Secretary of the Plan Commission of any change

which may occur in this information prior to the approval of the final development plan by the Rantoul Village Board;

2. A legal description of the site proposed for development;
3. A general area plan showing the intended use and future street locations for adjacent areas, when the proposed PUD is intended to represent a single phase of a longer-range development;
4. The location of all property lines, existing streets, easements, utilities, and any other significant physical features;
5. Date, north arrow, and graphic scale (not less than one inch to fifty feet, 1" = 50') of all drawings submitted;
6. Present and proposed zoning;
7. An indication of the existing conditions on the tract, including contour lines at intervals of two feet (2') or less, water courses, flood plain areas, and existing drainage facilities, wooded areas, and isolated trees of six inches (6") or more in diameter, existing streets, sidewalks or other improvements, and existing buildings and structures, with an indication of those which will be removed and those which will be retained as part of the development;
8. An indication of the area surrounding the site, showing land use, peculiar physical features, public facilities, and existing zoning;
9. A site plan of the proposed development, indicating the general location of the following:
 - a. All buildings, structures, and other improvements;
 - b. Common open space;
 - c. Off-street parking facilities and number of parking spaces to be provided;
 - d. Sidewalks;
 - e. Illuminated areas;
 - f. Use of open space being provided;
 - g. Screening or buffering of the development perimeters;

- h. Indication as to which areas and streets are intended to be public;
 - i. All utilities, including storm drainage, sanitary sewer and water service;
 - j. Other documents, explaining other circumstances, as the Plan Commission may require.
10. Quantitative data indicating the following:
- a. Total number of dwelling units (if applicable);
 - b. Proposed lot coverage of buildings and structures, as a percentage of the total area;
 - c. Approximate gross and net residential densities, excluding all streets and roadways (if applicable);
 - d. The floor area;
 - e. Other calculations, as the Plan Commission may require.
11. Elevation or perspective drawings of all buildings and improvements. The drawings need not be final architectural or engineering plans, but should be sufficient to show the developer's intent.
12. A development schedule indicating:
- a. The approximate date when construction of the project will begin;
 - b. The stages in which the project will be built, and the approximate date when construction of each stage will begin;
 - c. The approximate dates when the development of each of the stages will be completed;
 - d. The area and location of common open space that will be provided at each stage.
13. If the applicant intends to sell or lease all or a portion of the PUD after the project is approved, a statement shall be presented to the Commission, to stipulate the conditions of sale and maintenance of such developed properties, and to present any covenants, deed restrictions, or other similar agreements between the applicant and future owners.

- C. Preliminary Development Plan Review: Upon receipt of the PUD application and the material required to be presented, and the payment of the applicable fees, the Chairman of the Plan Commission shall schedule, and the Plan Commission shall hold, a public hearing in accordance with the procedures for considering a special use. Within thirty (30) days after completing the public hearing, the Plan Commission shall recommend approval or disapproval, or, at the request of the applicant, continue discussion pertaining to the preliminary development plan. The Plan Commission shall consider the proposed PUD in accordance with the definitions and goals of this section and the minimum requirements set forth in this section.

The Plan Commission shall forward to the Village Board the preliminary development application and the preliminary development plan, together with its recommendation thereon. The recommendation may include revisions in, additions to, or deletions from the application and development plan submitted by the applicant.

It shall be the responsibility of the applicant to submit a reproducible copy of the preliminary development plan as approved by the Plan Commission. Such a plan shall incorporate all revisions approved by the Plan Commission, and shall be submitted to them for their final review and approval before being forwarded to the Village Board. In the event that a PUD would require a change of zoning, then an application for such a change may be submitted in conjunction with the PUD application, to be considered simultaneously with the PUD proposal, in accordance with the procedures for amending this Ordinance; provided, however, that the required change of zoning shall not be granted except in conjunction with approval by the Village Board of the final development plan of the PUD. If no construction has begun or no approved use has been established in the PUD within one (1) year from the date of approval of the change of zoning and of the final development plan by the Village Board, the change of zoning, as well as the approval of the final development plan, shall lapse and be void and no longer in effect.

- D. Preliminary Development Plan Approval: Approval of the preliminary development plan by the Village Board shall constitute approval of the basic provisions and outlines of the plan, and approval of the representation and provisions of the applicant regarding the plan. Approval shall not be construed as an implied waiver of any matter. A waiver of any requirement shall be expressed in written form. Village Board approval shall be valid for six (6) months from the date of passage of the ordinance or resolution; the Village Board may at its discretion extend for an additional six (6) months the validity of the preliminary approval.

In approving a preliminary development plan, the Village Board may include revisions in, additions to, or deletions from the application and development plan submitted by the applicant, or from those recommended by the Plan Commission.

It shall be the responsibility of the applicant to submit a reproducible copy of the preliminary development plan as approved by the Village Board, and sign if this plan differs in any respect from that recommended by the Plan Commission. A reproducible copy shall be submitted to the Village President for his or her signature.

In case of a written protest against any proposed PUD, signed by the owners of forty percent (40%) of the lots any part of which are included within the area defined by a line extended two hundred and fifty (250') feet outward in all directions from the perimeter of the PUD, filed with the Village Clerk prior to the commencement of the meeting of the Village Board at which a vote on the proposed PUD is taken, the approval shall not be granted except by a favorable vote of two-thirds (2/3) of the members of the Village Board then holding office and not abstaining from voting on the question. For the purposes of this Section, if any lot or property seeking to protest has multiple owners, such lot shall be counted as protected if at least fifty percent (50%) of all owners of such lots signed the protest document. The protest document need not be acknowledged, but shall bear the signatures and common street address of those signing such document, and identify the property which each signator owns. For purposes of this section, the perimeter of the subject lot shall be considered to be the property line of the lot of land, excluding any land within a public dedicated right-of-way, and excluding any land lying within a railroad right-of-way; the owner of property shall be considered to be any of the following: the record owner of the fee title, the contract seller, and the contract buyer of such property.

- E. Final Development Plan Submission: While the preliminary approval is still valid, the applicant shall file with the Plan Commission the final development plan, including the original and twelve (12) copies of the final development plan, containing all information, plans, and data required herein for the entire area of the PUD given preliminary approval. The final PUD plan shall include but not be limited to the following:
1. All material required for the preliminary plan submission;
 2. An accurate legal description and property survey by a registered land surveyor of the entire area included within the PUD;
 3. Designation of the location of all proposed structures, and the internal uses to which each building shall be put, in sufficient detail to determine off-street parking requirements;
 4. Architectural elevations, pavement types, culverts, common open space, recreation facilities, sidewalks, illumination, landscaping, and any other pertinent features of the PUD;

5. Certificates, seals, and signatures required for the dedication of land, recording the documents, and such other legal documents as may be required;
 6. Accurate tabulations on the use of the area, including land area, number of buildings, number of dwelling units per acre, (if applicable), total common open space, percentage of building coverage of the total area, percentage of paved area, and total number of parking spaces provided;
 7. All curb cuts, driving lanes, parking and loading area, public transportation points, street signs, and illuminated facilities for same;
 8. The plan shall include provisions for and indicate all utility services, including water, sanitary sewer, gas, electric and cable TV. Each unit shall be served by separate utility service lines.
 9. Any other plans or specifications that may be necessary for final engineering approval of drainage, street design, and other facilities by the Village Engineer or Plan Commission, as well as plans necessary for approval by the Village Inspector.
- F. Final Development Plan Review: Upon receipt of the final PUD development plan, the Plan Commission shall review the submittal documents, and ascertain whether the final plans substantially conform to the approved preliminary development plan, the Plan Commission shall forward to the Village Board its recommendation, the final plan, and any necessary supporting information.
- G. Final Development Approval: The Village Board shall consider the final development plan and the recommendation thereon of the Plan Commission, and shall vote whether or not to approve the plan. In case of a written protest against the proposed PUD at this stage, the provisions of paragraph, Section 5-D, above, shall apply.

Upon approval by duly enacted ordinance of the final development plan by the Village Board, the Village Clerk, upon direction of the applicant and receipt of the recording fees from the applicant, shall record the final development plan and all dedications, covenants, and such other documents as may be required by the Village. The final development plan, as approved by the Village Board, shall be recorded within six (6) months following passage of the ordinance approving said final development plan; if not so recorded, the approval thereof shall be automatically withdrawn and held for naught.

After the Village Clerk has received official written notice of the recording of the necessary documents, he shall notify the Village Inspector so that a special use permit may be issued. The Village Inspector shall then issue a permit for the PUD according to the approved plan. No construction shall begin upon such

project until the provisions of this section are met, along with all other applicable Village codes and ordinances.

- H. PUD Phases: The final development approval may be granted in phases as approved by the Village Board. Each final development approval of a phase shall be recorded in the same manner as a final development approval of the entire PUD.
- I. Performance Schedule: The applicant shall conform to the development schedule as required herein above. If no construction has begun or no approved use has been established in the PUD within one (1) year from the date of approval of the final development plan by the Village Board, the approval of the final development plan shall lapse, and be void and no longer in effect. At its discretion and for good cause, the Village Board may by resolution extend for one (1) additional year the period for the beginning of construction, the establishment of an approved use, or completion of a phase of development as indicated in the development schedule. If a final development plan lapses under the provisions of this section, the Village Inspector shall so notify the applicants, at the address given on the plan submittal.
- J. Abandonment of PUD and Lapsing of PUD Approval: Once the final development plan for a PUD is recorded, if the petitioner desires to abandon and vacate such final development plan, the petitioner shall petition the Rantoul Village Board for the passage of an ordinance vacating such final development plan. In considering such a request, the Village Board may consult the Rantoul Plan Commission. If such an ordinance is passed, the Village Clerk shall record such vacation ordinance with the County Recorder, with the recording fee to be paid by the petitioner. Unless such vacation is approved by the Village Board and duly recorded, no construction shall be undertaken or use established on the property included in the PUD, except in accordance with the approved PUD plan.

If the final approval of a PUD lapses under the provisions of this section, the Village Board shall pass an ordinance declaring such PUD final development plan null and void under the terms of this section, and shall direct the Village Clerk to record said vacation ordinance.

Sec. 6. General Review Criteria

The Plan Commission's review of the PUD preliminary and final applications and development plans and the Commission's recommendations to the Village Board, shall be based on the following general criteria:

- A. The use or uses within the PUD shall be compatible with surrounding land uses;
- B. The intensity of development shall impose no unreasonably adverse effects on surrounding property;

- C. Ingress and egress to the PUD shall be provided in a manner to facilitate access by emergency vehicles and efficient and safe traffic circulation in the vicinity;
- D. Street construction, regardless of ownership, shall be made in conformance with the Subdivision Ordinance of the Village of Rantoul minimum pavement widths and thickness;
- E. Adequate and safe locations of play areas for children as well as other recreational areas shall be provided in residential PUDs.
- F. Open space at external boundaries of the site shall be adequately landscaped and maintained.
- G. Buildings shall be oriented to insure adequate light and air.
- H. The provisions of all other sections of this Ordinance shall be met, unless specifically excluded by this section, or waived by the Village Board.
- I. All construction shall conform to the requirements of all ordinances of the Village of Rantoul.

Sec. 7. Development Standards

- A. All PUDs shall be subject to the standards contained in Section 2 Commercial uses in residential PUDs shall also be subject to the development standards of the residential district in which the PUD is located, to the parking requirements for the uses involved, and to the sign regulations.
- B. Two (2) off-street parking spaces shall be provided for each dwelling unit in the development. Each space must be located within the PUD, not farther than three hundred feet (300') from a ground floor entrance to the dwelling or to the building in which the dwelling unit is located.
- C. Provisions for fire protection and emergency access shall be subject to applicable codes, and shall be reviewed by the Rantoul Fire Chief and Police Chief. The Fire Chief and Police Chief shall submit in writing their recommendations to the Plan Commission.
- D. Exterior lighting within the PUD shall be of such quality as to promote safety and convenience, and shall conform to Village Ordinance.
- E. The minimum proportion of the gross site area in open spaces which is required to be commonly owned and maintained in residential PUDs is described in Section 3. Such common space may be dedicated to the public. At least ten percent (10%) of the minimum required common open space in residential PUDs

containing single family and duplex houses, or fifteen percent (15%) of residential PUDs including multiple family dwellings, shall be devoted to active recreational use. The area of each parcel of open space to be used for active recreation shall not be less than six thousand (6,000) square feet, with a minimum dimension of thirty (30') feet.

- F. All PUDs, regardless of the zoning district, shall be provided with adequate public sanitary sewer service prior to occupancy. Refuse removal shall be provided to the entire development consistent with Village policy.
- G. Adequate storm drainage shall be provided with the requirements of the Village of Rantoul, Subdivision Ordinance.
- H. The electrical distribution system and all telephone service in all PUD developments shall be underground.
- I. All other codes, ordinances, and rulings of the Village, unless specifically modified by this section or by the Village Board shall be fully complied with.

Sec. 8. Issuance of Permits

- A. Required Certificates and Bonds: Prior to final approval of the PUD, the applicant must comply with the following:
 - 1. All common open space, upon mutual agreement of the Village and the applicant, shall be:
 - a. Conveyed to a municipal or public corporation, or conveyed to a not-for-profit corporation or entity established for the purpose of benefiting the owners and residents of the PUD or adjoining property owners or any one or more of them, by providing perpetual maintenance of all lands in common in the PUD. All lands so conveyed shall be subject to the right of the grantee to enforce maintenance and improvement of the common open space; or
 - b. Guaranteed by a restrictive covenant describing the open space and its maintenance and improvement, running with the land for the benefit of residents of the PUD or adjoining property owners or both.
 - c. Common open space to be dedicated in accordance with this section shall be designated by the applicant with the required documents for such dedication.

2. The construction and maintenance of all public facilities and improvements which are a part of the PUD shall be guaranteed to the Village in cash or corporate surety bonds as approved by the Village Attorney. The guarantee for construction shall be a sum equal to one hundred twenty percent (120%) of the estimated cost, as determined by the Village Engineer. Maintenance shall be guaranteed to the Village and extended for a period of eighteen (18) months after final acceptance of facilities by the Village. The maintenance guarantee shall be made in a sum equal to fifteen percent (15%) of the estimated cost of construction, and shall be made effective immediately upon acceptance of the construction of the public facility improvements. After such eighteen (18) months, the deposit shall be refunded if no defects have developed, or if any defects have developed, then the balance of such deposit shall be refunded after reimbursement for amounts expended in correcting defective facilities.
 3. The applicant shall submit a certificate from the County Clerk stating that no delinquent taxes or unpaid special assessments constituting a lien on the whole or any part of the property of the PUD are unpaid or exist. Such certificate shall be made a part of the PUD documents prior to its submission to the Plan Commission for final recommendation.
 4. Final agreements, provisions, or covenants shall govern the use, maintenance, and continued protection of the PUD.
 5. Public street right-of-way dedications shall be made in conformance with the approved PUD plan. However, the requirement that sidewalks be constructed on both sides of every street may be waived if pedestrian circulation is provided for in a manner acceptable to the Plan Commission and Village Board. Common open space to be dedicated in accordance with this section shall be designated by the applicant with the required documents for such dedication.
- B. Permits: The Village Inspector shall issue a building permit for the buildings in the area approved for the PUD. He shall also issue a certificate of occupancy for any completed building or structure located in the area covered by the approved PUD, only if the completed building or structure conforms to the approved final development plan and to all other applicable ordinances and regulations, and provided further that sufficient site development is completed to present no health or safety hazards to the occupants. No certificate of occupancy for a commercial use in a residential PUD shall be issued until at least twenty-five percent (25%) of the total residential floor space is built and certificates of occupancy therefore have been issued.

- C. Changes in the Approved Final Development Plan: No changes may be made in the final development plan during the construction of a PUD, except upon application to the appropriate agency under the procedures provided below:
1. Minor changes in the location, sitting, and height of buildings and structures may be authorized, in writing, by the Village Inspector, if required by engineering or other circumstances not foreseen at the time the final plan was approved. No amendment to the approving ordinance shall be needed in such cases. No changes authorized by this subsection may cause any of the following:
 - a. A change in the use or character of the development;
 - b. An increase in the overall coverage of structures;
 - c. An increase in the intensity of use;
 - d. An increase in the problem of traffic circulation and public utilities;
 - e. A reduction in approved open space;
 - f. A reduction of off-street parking and loading space;
 - g. A reduction in required pavement widths.
 2. All other changes in use, or rearrangement of lots, blocks, and building tracts, or any changes in the provision of common open spaces and changes other than listed above, must be made by duly enacted ordinance by the Village Board, after report of the Village Inspector. Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the final plan was approved, or by changes in community policy. Any changes which are approved in the final plan must be recorded as amendments in accordance with the procedure established for the recording of the initial final plan documents.

Sec. 9. Changes in Ownership of PUD

- A. If the ownership of any parcel of land included within a PUD application changes after the application has been submitted, but prior to approval of the preliminary plan of the PUD by the Village Board, the new owner of the property shall be regarded as excluded from the application unless the new owner affirmatively joins in the application for the PUD.

- B. If the ownership of any parcel of land included within a PUD application changes after approval of the preliminary plan but prior to the approval of the final development plan by the Village Board, then the new owner shall be regarded as subject to and joining in the preliminary plan, unless said new owner notifies the Secretary of the Plan Commission in writing of such owner's desire to be excluded from the preliminary plan.
- C. If any parcel of land included within the PUD has a change of ownership after final approval of the PUD by the Village Board, then such owners shall take said land subject to all of the conditions and requirements as set forth in the final development plan as approved, and the applicable portions of this Ordinance.
- D. Nothing in this section shall be construed as exempting any transaction from compliance with all applicable State Law and Village of Rantoul Ordinances.
- E. Violation of the terms and conditions of the special use permit for a PUD shall be deemed a violation of this Ordinance. Extension of any time period, or changes in the development schedule or other time sequence which was approved as part of the special use permit may be approved only by the Village Board; any such extension or change which is not so authorized shall be deemed a violation of this Ordinance, as provided above.

TITLE XII

ADMINISTRATION, PERMITS, FEES, AND PENALTIES

SECTION	SUBJECT
1.	OFFICE OF VILLAGE INSPECTOR
2.	BOARD OF ZONING APPEALS
3.	PLAN COMMISSION
4.	PROCEDURES FOR ADMINISTRATIVE FUNCTIONS
5.	OCCUPANCY PERMITS
6.	AMENDMENTS
7.	SPECIAL USES
8.	FEES
9.	SIGN PERMIT FEE
10.	VIOLATION, PENALTY, ENFORCEMENT

Sec. 1. Office of Village Inspector

The Village Inspector of the Village of Rantoul, and such deputies or assistants that have been, or shall be duly appointed by the Village Board, shall enforce the zoning ordinance, and in addition thereto, and in furtherance of said authority shall:

- A. Issue all building permits and certificates of occupancy and make and maintain records thereof.
- B. Issue all sign permits where authorized by this Ordinance, and keep permanent and accurate records thereof.
- C. Conduct inspections of buildings, structures, and uses of land to determine compliance with the terms of this ordinance.
- D. Maintain permanent and current records of the ordinance, including, but not limited to, all maps, amendments, special uses, variations, appeals, and applications therefore.
- E. Receive, file, and forward to the Plan Commission, all applications for special uses or petitions for amendments to this ordinance which may be filed initially in the office of the Village Inspector.
- F. Receive and transmit to the Board of Appeals copies of applications for appeals, variations, and other matters on which the Board of Appeals is authorized to decide under this ordinance.

- G. Provide such clerical and technical assistance as may be required by the Board of Appeals in the exercise of its duties.
- H. In the event that any regulations and standards of this Ordinance are being violated, notify in writing, immediately upon his knowledge of such violation, the perpetrator of such violation, indicating the nature of the violation, and the action necessary to correct it. The Village Inspector shall order the discontinuance of any illegal use of any land or structure, or any additional change or alteration thereto, except as permitted by this Ordinance, or the discontinuance of any illegal work being done; or shall take other action authorized by this Ordinance to insure compliance with or to prevent violation of its regulations and standards. When necessary, the Village Inspector, after investigation and recommendation, may inform the Village Attorney, who shall, in turn, institute any appropriate action or proceeding in law or equity to restrain, correct, or abate such violation, or to recover an appropriate fine for violation of this Ordinance.

Sec. 2. Board of Zoning Appeals

- A. Appointment and Membership.
 - 1. The Board of Zoning Appeals (the "**Board**") shall consist of seven (7) members, all of whom shall be residents of the Village of Rantoul. All members shall be appointed by the President of the Village Board, subject to confirmation by the Village Board.
 - 2. The members of the Board serving on February 2, 1991 are hereby appointed to the Board in the same capacity at the time this Ordinance becomes effective, for the term each respectively holds. The successor to each member so appointed shall serve for a term of five (5) years.
 - 3. One of the members so appointed shall be designated as the Chairman of the Board by the President of the Village Board by and with the advice and consent of the Village Board. The Board shall select one of its members as the Secretary to the Board, who shall keep the minutes of the meetings of the Board and keep its records and files. In the event of the absence of the Chairman, the Secretary shall act as the Acting Chairman.
 - 4. The President of the Village Board shall have the power to remove any member of the Board for cause, after public hearing and after at least ten (10) days notice to such member. Vacancies shall be filled for the unexpired term of any member whose position has become vacant.
- B. Proceedings of the Board.
 - 1. All meetings of the Board shall be held at the call of the Chairman, and at such other times as the Board may determine. The Chairman, or in the

absence of the Chairman, the Acting Chairman, may administer oaths and compel the attendance of witnesses. All regular meetings of the Board shall be open to the public in accordance with the Open Meetings Act of the State of Illinois, as supplemented and amended.

2. The Board shall keep minutes of its proceedings, showing the vote of each member upon every question, or indicating that the member was absent or failed to vote, and shall also keep records of all its official actions.
3. The presence of a majority of the members of the Board shall constitute a quorum at a meeting of the Board. No action shall be taken by the Board unless a quorum is present.
4. Every final decision of the Board shall be signed by the Chairman or Acting Chairman, attested by the Secretary and filed in the Office of the Board. The minutes, files and records of the Board shall be open for inspection by the public at all reasonable times in the office of the Village Clerk.
5. All final decisions of the Board as authorized by this Ordinance shall require a majority vote of all its members then holding office.
6. In the performance of its duties, the Board may incur such expenditures as are authorized by the Village Board.
7. Except as specifically provided in this Ordinance, including Section 2.C.2.d. of this Title XII below, no final decision of the Board shall be subject to review, modification or reversal by the Village Board or any Village official, but shall be subject to judicial review pursuant to the provisions of the Illinois Administrative Review Law.

C. Power and Authority. The Board shall have the following power and authority:

1. To hear and decide all matters specifically referred to it by the provisions of this Ordinance.
2. In connection with requests for variances from the terms provided in this Ordinance:
 - a. *Authority.* The Board is authorized to hear and decide to grant a specific variance and to hear and decide to recommend approval of a general variance to the Village Board. The Village Board shall grant or deny any general variance in the manner specified in Section 2.C.2.d. of this Title XII below. Under no circumstances shall the Board decide to grant a variance to allow a use not permitted either by right or by special use permit or by conditional

use permit under the terms of this Ordinance in the applicable district involved, or any use expressly or implicitly prohibited by the terms of this Ordinance in the applicable district involved, except in the case of an appeal regarding the decision of the Zoning Administrator pursuant to Section 2.C.3 below.

- b. *Findings of Fact.* The Board and/or Village Board shall not decide to grant a variance from the terms of this Ordinance unless the Board and/or Village Board, based solely on the evidence presented, make a finding of fact that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, that there exists a practical difficulty and particular hardship which provides the basis for a variance, and that the granting of the variance will not be unreasonably injurious or detrimental to the neighborhood, or otherwise injurious or detrimental to the public welfare. Any such finding of fact shall always include a specific finding that each of the following four (4) criteria has been satisfied:
- (1) The variance requested is necessary due to special conditions and circumstances relating to the property or structure involved, or to the use or occupancy thereof, which are not generally applicable to other properties or structures in the same district so that the proposed variance will not serve as a special privilege but will alleviate some demonstrable and unusual condition or circumstances; and
 - (2) The literal interpretation of the provisions of this Ordinance would impose a hardship by depriving the applicant of rights commonly enjoyed by other properties or structures in the same district under the terms of this Ordinance; and
 - (3) The variance requested will not alter the essential character of the neighborhood, impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the danger of fire or other casualty or crime, diminish the value of nearby properties, or impair the public health, safety and welfare; and
 - (4) The special conditions, circumstances or hardships are not the result of any actions of the applicant.
- c. *Specific variances.* After the Board has made each of the specific finding of fact as specified in Section 2.C.2.b. of this Title XII above, the Board shall have the authority to grant any specific variance for the following purposes only and no other:

- (1) To permit a variance of no more 25% of the following:
 - (a) the number of parking spaces required by Title IX of this Ordinance.
 - (b) the depth of the front yard as specified in this Ordinance except that on a corner lot where the building will front or face the long dimension of the lot, making the long dimension of the lot the front yard, then in this event, the Board is hereby authorized to vary this type of front yard to as little as 5 feet.
 - (c) the depth of the side yard as specified in this Ordinance, except that on a corner lot where the building will front or face the short dimension of the lot like the other buildings in the block, making the long dimension of the lot a side yard, then in this event, the Board is hereby authorized to vary this type of side yard as little as 5 feet.
- (2) To permit a variance from the rear yard requirement to allow a reduction of a rear yard to as little as 7 feet 6 inches, except that on corner lots where buildings front or face on the long dimension of a lot, and on triangular, irregular and oddly shaped lots, the Board is hereby authorized to vary the rear yard requirements to as little as 5 feet.
- (3) To permit the inclusion, as part of the required rear yard, of up to one-half of a public alley which abuts the rear yard, provided that the rear yard on the lot shall not be reduced to less than 5 feet.
- (4) To permit a building to exceed the height limit by not more than 10% of the height limit established by this Ordinance.
- (5) To permit the creation of a new lot which has less lot area than required by this Ordinance, provided that this variance shall not exceed 10% of the required lot area and, in the case of any lot lawfully existing on February 2, 1991, to permit a reduction in the required lot area by no more than 20%.

- (6) To permit the creation of a new lot which has less width than required by this Ordinance, provided that this variance shall not exceed 15% of the required lot width and, in the case of any lot lawfully existing on February 2, 1991, to permit a reduction in the required lot width by no more than 25%.
- (7) To permit a reduction in a required side yard to as little as 2 feet in the case of any structure lawfully existing on February 2, 1991.
- (8) To permit an increase in the occupancy or intensity of the existing use of a building whose parking is inadequate, as provided in Title IX.
- (9) To permit accessory off-street parking in a location other than the Zoning Lot of the principal use, as provided in Title IX.
- (10) To permit the postponement of the termination of any nonconforming use required by this Ordinance for a period of no more than five years.
- (11) To allow a sign to exceed the maximum height or area or to reduce the minimum setback for a sign as provided in Title X by no more than 15% of the specified requirement.

d. *General Variances.*

- (1) Apart from and in addition to the specific variances specified in Section 2.C.2.C of this Title XII above, the Board shall consider any request for any other variance as a general variance, provided that any such request is consistent with the intent of this Ordinance. Any such general variance shall be forwarded to the Village Board only if the Board makes a final decision to recommend its approval. If the Board decides to not recommend approval of any such general variance, the request for any such general variance shall be deemed denied and the specific findings of the Board will be the final decision on any such variance. The Village Board shall have the sole authority to grant or deny any request for a general variance which the Board forwards in conformance with the procedures outlined below.

- (2) The Secretary to the Board shall prepare a decision sheet which includes the Board's specific findings of fact as specified in Section 2.C.2.b of this Title XII above and its decision to recommend or to deny the request for the general variance for the Board Chairman's signature. If the Board's decision is to forward the request for such general variance to the Village Board with a recommendation for approval, the Secretary of the Board shall forward to the Village Board the Board's decision sheet, the variance application, any other relevant information, the names and addresses of all persons appearing before the Board on such request and summaries of their testimony.
- (3) The Village Board shall consider any such request for a general variance at a regular meeting of the Village Board. The Village Board need not take additional testimony or other evidence regarding such request for a general variance. If the Village Board decides by a duly adopted motion to receive additional evidence in connection with such request, such additional evidence shall be received only after public notice and an opportunity to be heard is afforded to any interested party as provided in Section 2.C.2.f. of this Title XII below. The Village Board shall act on the information presented in the Board's specific findings of fact, the summary of the testimony or other evidence presented to the Board at the public hearing and the additional evidence received by the Village Board in the manner specified above, if any.
- (4) After consideration of any such request for a general variance, together with the Board's decision sheet and recommendation and the additional evidence received by the Village Board, if any, if the Village Board determines to approve the general variance as recommended by the Board, it shall adopt by ordinance those specific findings of fact as specified in Section 2.C.2.b. of this Title XII above forwarded by the Board, or supported by the additional evidence, if any, with which the Village Board agrees. In approving a general variance, the Village Board may adopt any conditions recommended by the Board or any other or different conditions the Village Board deems to be supported by the record.
- (5) The Village Board may refer any request for a general variance back to the Board for further consideration if the Village Board determines that the specific findings of fact

as specified in Section 2.C.2.d. of this Title XII above are insufficient. The Village Board shall specify wherein such specific findings of fact are insufficient. When the Board rehears the matter, it shall be in accordance with such notice requirements and public hearing requirements as otherwise provided in Section 2.C.2.f. of this Title XII below. In any case, the Village Board must approve or deny the request for a general variance within 120 days of the date of the meeting of the Board at which the Board first recommends approval of the request for a general variance within such 120-day period shall be deemed the same as Village Board approval.

(6) The consideration of a request for a general variance shall not preclude the Board from granting a lesser, specific variance on the same case if it is within the authority of the Board to do so as specified in Section 2.C.2.c. of this Title XII above, if such specific variance is in substantial conformance with the intent of the request for the general variance and is supported by the specific findings of fact to be made by the Board as required by Section 2.C.2.b. of this Title XII. If such specific variance is then granted in the manner set forth above, the approval of the Village Board shall not be required.

(7) The Village Clerk shall notify the applicant in writing of the final decision of the Village Board regarding any request for a general variance forwarded by the Board to the Village Board pursuant to this Section 2.C.2.d. of Title XII.

e. Conditions. In granting a request for a variance, the Board or the Village Board may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms and conditions under which any request for either a specific variance or a general variance is granted, shall be deemed a violation of this Ordinance and punishable under the provisions of this Ordinance.

f. Procedure on Request for Variation.

(1) A written application for a variance shall be submitted to the Secretary of the Board demonstrating all matters relative to the specific findings of fact required to be made by the Board as specified in Section 2.C.2.b. of this Title XII above.

- (2) Each application for a variance shall be accompanied by a fee to be paid by the applicant, as provided in Section 8 of this Title XII.
 - (3) At least 15 days, but not more than 30 days notice of the time and place of the public hearing on any requested variance shall be published in a newspaper of general circulation in the Village of Rantoul. The notice of such public hearing shall contain the address and location of the property for which the requested variance is sought as well as a brief description of the requested variance. The cost of such publication shall be in addition to the fee and shall be paid by the applicant.
 - (4) The Board shall hold a public hearing to consider the request for any variance.
 - (5) The Board may, by majority vote, postpone, continue or adjourn from time to time any public hearing. In the event of such postponement or adjournment, another public notice regarding the request for the variance need not be published.
 - (6) At any public hearing conducted by the Board, the applicant shall have the burden of proving, by preponderance of the evidence, that each of the four criteria in connection with the specific findings of the Board, as specified in Section 2.C.2.b. of this Title XII above, has been satisfied. The sole burden of producing evidence which will satisfy each of such criteria shall be upon the applicant. The fact that the property in question, or any other property, does not conform to the provisions of this Ordinance for the applicable district involved shall not provide the basis, in whole or in part, for any such specific finding of fact.
3. On all appeals from any order, requirement, decision or determination made by the Village Inspector under this Ordinance. Any such appeal may be taken to the Board by any person aggrieved thereby and shall be considered according to the following procedures:
 - a. The appeal shall be taken by filing a notice of appeal with the Secretary of the Board. The notice of appeal shall describe the order, requirement, decision or determination appealed from and shall specify the grounds for the appeal.

- b. The Secretary of the Board shall, upon receipt of the notice of appeal, obtain from the Village Inspector all the documents and files which constitute the record upon which the action appealed from was taken.
- c. The Chairman shall fix a reasonable time, not more than 30 days in the future, for the public hearing on the appeal, and inform the Secretary of the time and place that the hearing shall be held. The Secretary shall give due notice of the hearing in writing to the appellant, to the Village Inspector, to the members of the Board and to any other person directly interested in the outcome of the appeal.
- d. The hearing shall be held in accordance with the procedures established by the Board, and the Board shall decide the appeal within a reasonable time after the hearing; provided, however, that a hearing may be postponed, as may be necessary, in the judgment of the Board, in order to give any such appeal adequate consideration.
- e. The Board shall not by its decision on an appeal permit a variance in the application of the Ordinance; provided, however, that this shall not limit an appeal and a request for a variance from going forward simultaneously.
- f. An appeal stays all proceedings in furtherance of the action appealed from, unless the Village Inspector certifies to the Board, after notice of appeal has been filed with the Secretary of the Board, that by reason of the facts stated in such certificate a stay would, in the Village Inspector's opinion, cause imminent peril to life or property. In such event, such proceedings shall not be stayed otherwise than by a restraining order which may be granted by a court of competent jurisdiction.

Sec.3. Plan Commission

- A. Creation: The Plan Commission referred to in this ordinance is the Rantoul Plan Commission as duly created by the President and Village Board of Trustees.
- B. Membership: The Plan Commission is hereby authorized to continue as previously established by ordinances. The word "Commission" when used in this Ordinance shall be construed to mean the Plan Commission.

The existing Commission of seven members appointed by the Village President and confirmed by the Village Board shall continue their term of five years and

their successor shall serve terms of five years. The Chairman of the Commission shall hold his office as Chairman until his successor is appointed by the Village President of the Village of Rantoul with consent of the Village Board.

The Village President shall have the power to remove any member of the Commission for cause and after a public hearing and with the consent of the Village Board. Vacancies upon the Commission shall be filled for the unexpired term of the member whose place has become vacant, in the manner herein provided for the appointment of such member.

C. Jurisdiction: The Plan Commission is hereby invested with the following jurisdiction:

1. To receive from the Village Inspector and the Village Clerk all applications for special uses;
2. To hold public hearings in matters pertaining to applications for special uses and amendments, and submit reports to the Village Board setting forth its findings and recommendations in the manner prescribed in this section for special uses and amendments;
3. To initiate, direct, and review, from time to time, studies of the provisions of this ordinance and to make reports of its recommendations to the Village Board not less frequently than once each year; and
4. To review for approval or disapproval of Preliminary Plats for subdivisions within one and one-half miles of the Village of Rantoul, as provided for in the Subdivision Ordinance.
5. To review and make recommendations to the Village Board for the approval of final plats within the Village of Rantoul and within one and one-half miles of Rantoul as provided for in the Subdivision Ordinance.
6. To hear and report upon all matters which it is required to consider under this ordinance or any other ordinance.

Sec. 4. Procedures for Administrative Functions

- A. Building Permit: No building or structure shall be erected, reconstructed, enlarged or moved until a building permit shall have been applied for in writing and issued by the Village Inspector. Said permit shall be posted in a prominent place on the premises prior to and during the period of erection, reconstruction, enlargement or moving. No building permit shall be issued unless the application, plat and building plans disclose that the application is for:

1. The erection, reconstruction, conversion, enlargement or structural alteration of a building entirely occupied by a conforming use(s) and that the applicable height, area, floor area ratio, open space ratio, yard and parking regulations are fully met; or,
2. The reconstruction of a building, occupied wholly or partly by a nonconforming use which has been damaged by fire, explosion or Act of God and that such reconstruction is authorized under the provisions of this ordinance; or
3. The conversion or structural alteration of a building other than a dwelling, occupied wholly or partly by a nonconforming use, that the applicable height, area, floor area ratio, open space ratio, yard and parking regulations are fully met and that such conversions or structural alteration is authorized under the provisions of this ordinance.

The building permit if issued, shall state upon its face the purpose(s) for which the building or structure will be used and whether such use is conforming or nonconforming in character.

B. Application Procedure for Building Permits:

1. An application for a permit shall be submitted in such form as the Village Inspector shall prescribe. The application shall contain the full name and address of the applicant and the owner of the property and, if the owner is a corporate body, of its responsible officer.
2. The application shall be made by the owner or lessee of the property, the agent of either, or the architect, engineer, or builder employed in connection with the proposed work. If such application is made by a person other than the owner in fee, it shall be accompanied by an affidavit of the owner in fee, authorizing such application.
3. Nothing in this Ordinance shall prohibit the filing of amendments to an application or to a plan or other record accompanying same, at any time before the completion of the work for which the permit is issued. Such amendments shall be filed with, and be deemed a part of, the original application, if approved before the certificate of occupancy has been issued; otherwise, a new application for the alteration shall be made and a new building permit secured.
4. Each application for a permit shall be accompanied by a plat, in duplicate, drawn to scale and showing the actual dimensions of the lot to be built upon, the size and location of the structures to be erected or altered, and such other information as may be necessary to provide for the enforcement of this Ordinance. Any variance or special use permit which may have

been granted for the proposed building, structure, or use, shall be noted upon the application.

5. The Village Inspector shall examine applications for permits within a reasonable time after filing. If, after examination, he finds no objections to the same, and it appears that the proposed work will be in compliance with the laws and ordinances applicable thereto, and that the proposed construction or work will be safe, he shall approve such application and issue a permit for the proposed work as soon as practicable. Every permit issued in accordance with these provisions shall have the signature of the Village Inspector or his authorized subordinate affixed thereto. If his examination reveals otherwise, he shall reject such application, note his findings in a written report to be attached to the application, and deliver a copy to the applicant.
6. The Village Inspector may revoke a permit or certificate of occupancy or approval issued, if there has been any false statement or misrepresentation as to a material fact in the application of plans on which the permit, certificate or approval was based.
7. The Village Inspector may issue a permit for the construction of part of a building or structure before the entire plans and detailed statements of said building or structure have been submitted or approved, provided that adequate information has been submitted for the same, and has been found in compliance with this Ordinance.
8. All work performed under a permit issued by the Village Inspector shall conform to the approved application and plans, and approved amendments thereto.
9. It shall be unlawful to reduce or diminish the area of a lot or plat for which a plot plan has been filed and has been used as the basis for a permit, unless a revised plat plan showing the proposed changes in conditions shall have been filed and approved; however, this shall not apply when the lot is reduced by reason of a street opening or widening or other public improvement.
10. A permit under which no work is commenced within six (6) months after issuance shall expire by limitation, and a new permit shall be secured before work is started. Written notice of the expiration shall be given to the applicant by the Village Inspector at the time the permit is issued.
11. If the work described on the building permit shall not have been substantially completed within one (1) year from the issuance thereof, the permit shall expire and be canceled by the Village Inspector, who shall furnish written notice of the expiration to the applicant, together with

notice that further work as described on the expired permit shall not proceed unless and until a new permit shall have been issued; provided, however, that for commercial, institutional and industrial buildings, the permit shall extend for such additional period as set forth in the application for the building permit as the time necessary to complete the building.

12. A copy of the permit shall be kept on the premises for public inspection until the completion of the work. The Village Inspector shall require a certified copy of the approved plans to be kept on the premises at all times until the completion of the work.
13. No building permit shall be issued until an application for a certificate of occupancy for the same property has been filed. Such application shall include the estimated or approximate time of completion of the work for which the building permit was issued.

Sec. 5. Occupancy Permits

No land shall be occupied or used, and no building hereafter erected or altered shall be occupied or used, in whole or in part, for any purpose whatsoever until a certificate of occupancy shall have been issued by the Village Inspector stating that the building complies with all the building and health laws and ordinances, and with the provisions of this ordinance. No change of use shall be made in any building or part thereof, now or thereafter erected or altered, without a permit having been issued by the Village Inspector, and no permit shall be issued to make such change unless it is in conformity with the provisions of this ordinance and amendments thereto.

Nothing in this section shall prevent the continuance of the present occupancy or use of any existing building, except as may be necessary for safety of life and property.

Certificate for occupancy and compliance shall be applied for coincident with the application for a building permit. The certificate of occupancy and completion shall be issued within 21 days after receipt of notice of completion of erection or alteration of such building, and proof of compliance with requirements of this and other applicable ordinances.

A record of all certificates shall be kept on file in the office of the Village Inspector and copies shall be furnished on request to any person having proprietary or tenancy interest in the building affected. A fee of \$5.00 shall be charged for each original certificate, and \$2.00 for each copy thereof.

Sec. 6. Amendments

- A. Under the authority and regulations of the applicable Statutes of the State of Illinois and this ordinance the regulations imposed and the districts created under this ordinance may be amended by the Village Board from time to time by ordinance.

- B. All amendments may be initiated in any of the following methods:
 - 1. The written request of the legal or equitable owner by a contract purchaser or the holder of a binding option, which is filed with the Chairman or Secretary of the Village of Rantoul Plan Commission or the Office of the President.
 - 2. By resolution of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.
 - 3. By resolution of the Village of Rantoul Planning Commission. The Chairman or Secretary of the Planning Commission shall cause a notice to be published informing the public of a public hearing upon all proposed zoning ordinance amendments.
- C. No such amendment shall be made without public hearing before the Plan Commission, which shall report its findings and recommendations to the Village Board within 30 days after the final adjournment of such public hearing.
- D. For variances to this ordinance see Section 2, "Board of Appeals".

Sec. 7. Special Uses

- A. Purpose: The development and execution of the Zoning Ordinance is based upon the division of the Village into districts, within any one of which the use of land and buildings and the bulk and location of buildings or structures, as related to the land, are essentially uniform. It is recognized, however, that there are special uses which, because of their unique character, cannot be properly classified into any particular district or districts without consideration in each case of the impact of those uses upon neighboring lands, and upon the public need for the particular use of the particular location. Such special uses fall into two categories:
 - 1. Uses operated by a public agency or publicly-related utilities, or uses traditionally affected with a public interest.
 - 2. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.
- B. Authorization: Special uses shall be authorized only by the Village Board, provided that no application for a special use shall be acted upon by the Village Board until after a public hearing is scheduled, noticed and thereafter held by the Plan Commission and its findings and recommendations reported to the Village Board.

- C. Application: An application for special use shall be filed with the Chairman or Secretary of the Plan Commission, or the Office of the Mayor. The Chairman or Secretary of the Plan Commission shall process such Application in accordance with law, give notice of the public hearing and after the public hearing is held, forward the recommendation of the Plan Commission to the Rantoul Village Board for final action.

- D. Standards: No special use shall be granted by the Village Board unless the special use:
 - 1. is deemed necessary for the public convenience at that location;
 - 2. is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected; and
 - 3. will not cause substantial injury to the value of other property in the neighborhood in which it is located.

- E. Conditions: The Plan Commission may recommend and the Village Board may provide such conditions and restrictions upon the construction, location, and operation of a special use, including, but not limited to, location of points of vehicular ingress and egress, off street parking and loading, and building setbacks, as may be deemed necessary to promote the general objectives of this ordinance, and to minimize any injury to the value of property in the neighborhood.

Failure to maintain such conditions or restrictions as may have been imposed shall constitute grounds for revocation of the permit for such special use.

- F. Expiration of Special Use: All applicants who are granted a special use, shall obtain a building permit and commence construction within eighteen (18) months of the passage of an ordinance approving same, and if they fail to do so, said special use or permit shall be automatically revoked and the property shall be subject to all of the regular terms of this zoning ordinance.

Sec. 8. Fees

Any application for an amendment, special use, or variation, filed by or on behalf of the owners or owner of the property affected, shall be accompanied by a fee of \$50.00. Said fee may be changed by the Village President and Board of Trustees from time to time hereafter.

Sec. 9. Sign Permit Fee

Each sign permit application shall be accompanied by a fee of \$25.00

Sec. 10. Violation, Penalty, and Enforcement

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance shall, upon conviction be fined not less than \$25.00, nor more than \$500.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure, or land is used in violation of this ordinance or other regulation made under authority conferred thereby, the Village of Rantoul, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use to restrain, correct, or abate such violation or to prevent the occupancy of such building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.