

ARTICLE 8. USES

- 8.1 GENERAL USE PERMISSION
- 8.2 USE MATRIX
- 8.3 USE RESTRICTIONS
- 8.4 PRINCIPAL USE STANDARDS
- 8.5 TEMPORARY USE STANDARDS

8.1 GENERAL USE PERMISSION

No structure or land may be used or occupied except in conformity with the regulations for the zoning district in which it is located.

8.2 USE MATRIX

- A. Table 8-1: Use Matrix identifies principal and temporary uses allowed within each zoning district.
 - 1. P indicates that the use is permitted in the district.
 - 2. S indicates that the use is a special use in the district and requires a special use permit in accordance with Section 14.2.
 - 3. If a cell is blank, the use is not allowed in the district.
 - 4. In the case of temporary uses, a P indicates the temporary use is allowed in the district and requires approval of a temporary use permit in accordance with Section 14.9.
 - 5. Certain uses are further restricted by Section 8.3.
- B. All uses found within Table 8-1 are defined in Article 2.
 - 1. Certain uses are defined to be inclusive of many uses.
 - 2. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.
 - 3. A use that is not specifically allowed in a zoning district, does not fall within a use definition, or is interpreted as not part of a use definition, is prohibited.
- C. Additional use restrictions are found in Section 8.3 for the DT District, the MS District, and the RR District.

8.3 USE RESTRICTIONS

Certain use restrictions apply to the following districts and/or geographic areas.

A. DT District

The use restrictions of this section apply to the DT-1 and DT-2 Sub-Districts.

- 1. Only uses that are listed as permitted or special within the “retail” category of Table 8-1 for the DT District are allowed within the first 50 feet of the street lot line at grade level or on the ground floor of any building, with the following exceptions:
 - a. Personal service establishment is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.
 - b. Live performance venue is allowed at ground level or on the ground floor within the first 50 feet of the street lot line.
 - c. Design studio with retail is allowed at ground level or on the ground floor within the first 50 feet of the street lot line.

d. Specialty food service is only allowed at grade level or on the ground floor if it maintains a retail and/or restaurant component.

e. This restriction also applies to temporary uses with the following exceptions: temporary pop-up business and temporary real estate sales office/model unit are permitted at ground level or on the ground floor within the first 50 feet of the street lot line

f. Work Lounge is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

g. Art and Fitness Studio is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

h. Health Club is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

i. Recreation, Indoor is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

j. Business Service Center is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.

k. Parking lot (principal) is allowed at grade level within the first 50 feet of any street lot line, except the street lot lines of Lake Street and Oak Park Avenue.

2. Other uses allowed within the DT District in any other category are permitted at grade level or on the ground floor if they are located more than 50 feet from a street lot line.

3. No provision of this section eliminates the need for a special use permit if the use is listed as a special use in Table 8-1.

B. MS District

The use restrictions of this section apply to the MS District.

1. Townhouse and multi-family dwellings are prohibited between Clinton Avenue and East Avenue. Only dwellings above the ground floor are allowed in this area.

2. Drive-through facilities and gas stations are prohibited between Clinton Avenue and East Avenue.

C. RR District

Table 5-12 in Article 5 has additional use restrictions for the RR District.

TABLE 8-1: USE MATRIX																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									</
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TABLE 8-1: USE MATRIX																			
Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT¹	HS	GC	MS¹	NA	NC¹	RR¹	OS	I	H	Use Standard § = Section	
Art and Fitness Studio								P	P	P	P	P	P	P				§8.3.A	
Bed and Breakfast	S	S	S	S	S	S	S											§8.4.B	
Body Modification Establishment								P	P	P	P		P	P					
Business Service Center								S	P	P	P	P	P	P				§8.3.A	
Car Wash										S	S	S		S				§8.4.C	
Contractor Shop										S	S	S		S				§8.4.F	
Day Care Center									S	S	S	S	S	S			S	§8.4.G	
Day Care Home	P	P	P	P	P	P	P											§8.4.H	
Funeral Home										S	S	S		S			S		
Hotel/Motel								S		S	S	S		S					
Massage Service Establishment								S		S	S	S	S						
Personal Service Establishment								P	P	P	P	P	P	P			P		
Reception/Banquet Facility								S		S	S	S		S				§8.4.N	
Self-Service Storage Facility										S		S		P					
Vehicle Rental										S	S	S		S				§8.4.S	
Vehicle Repair/Service – Minor										P	S	P	S	S				§8.4.T	
Vehicle Repair/Service – Major										S	S	S						§8.4.T	
Recreational																			
Health Club								S	S	P	S	P	S	S				§8.3. A	
Live Performance Venue								S	S	S	S	S	S	P					
Social Lodge/Meeting Hall						S	S			P	P	S	P	P				§8.4. Q	
Recreation, Indoor								P	S	P	P	P	S	P				§8.3. A	
Recreation, Outdoor										S		S							
Office																			
Financial Institution								P	P	P	P	P	P	P					
Office								P	P	P	P	P	P	P		P	P		
Industrial Design								P	P	P	P	P	P	P					
Research and Development (R&D)										S	S	S					P		
Teaching and Learning Center										P	P	P	P	P					
Work Lounge								S											
Medical																			
Hospital																	P		
Medical Marijuana Dispensary								P	P	P	P	P	P	P			P	State Statute 410 ILCS 130	
Medical/Dental Clinic								P		P	P	P	P	S			P		
Outpatient Behavioral Health									S										
Physical Therapy Clinic									S										
Industrial																			
Industrial – Light										S	S	S							
Craft Grower										S	S	S		S				State Statute 410 ILCS 705 §8.4. P	
Micro-Brewery										P	P	S		S					
Micro-Distillery										P	P	S		S					
Micro-Winery										P	P	S		S					
Storage Yard (Outdoor)										S		S						§8.4. R	
Vehicle Operation Facility – Fully Enclosed										S	S	S						§8.4. T	
Vehicle Operation Facility - With Outdoor Storage										S								§8.4. T	
Warehouse & Distribution										S		S							
Wholesale Establishment										S		S							
Transportation																			
Drive-Through Facility										S	S	S		S				§8.4.I	
Helipad																	S	§8.4.K	
Parking Lot (Principal)								S										§8.3A (1) K	
Other																			
Broadcasting Facility – TV/Radio With Antenna										S		S		S		S			

TABLE 8-1: USE MATRIX																			
Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT ¹	HS	GC	MS ¹	NA	NC ¹	RR ¹	OS	I	H	Use Standard § = Section	
Broadcasting Facility – TV/Radio Without Antenna								P	P	P	P	P		P		P			
Wireless Telecommunications Antenna	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		§8.4. V
Wireless Telecommunications Tower														S		S			§8.4. V
Temporary Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT ¹	HS	GC	MS ¹	NA	NC ¹	RR ¹	OS	I	H	Use Standard	
Farmers' Market	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			§8.5.A
Real Estate Sales Office/Model Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			§8.5.B
Temporary Contractor's Office and Contractor's Yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		§8.5.C
Temporary Educational Day Camp-Remote Learning	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P			§8.5.I
Temporary Mobile Food Sales								P	P	P	P	P	P	P	P	P	P		§8.5.D
Temporary Pop-Up Business								P	P	P	P	P	P	P		P			§8.5.E
Temporary Outdoor Entertainment/Promotional Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			§8.5.F
Temporary Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			§8.5.G
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		§8.5.H

¹ Use restrictions for this district are found in Section 8.3

8.4 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

A. Animal Care Facility

1. Exterior exercise areas must be located to the interior side or rear of the principal building on the lot. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against weather.
2. Exterior exercise areas are prohibited in required setbacks.
3. Exterior exercise may be located on rooftop, when determined by the Village to be structurally sound for such use.
4. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.
5. All animal overnight boarding facilities must be located indoors.

B. Bed and Breakfast

1. Bed and breakfasts require a license from the Village in accordance with Article 32, Chapter 8 of the Municipal Code.
2. Bed and breakfasts are allowed only within single-family dwellings.
3. Bed and breakfasts must not generate a significant increase in pedestrian or vehicular traffic within the residential district in which it is located.
4. Bed and breakfasts must not change the character of the single-family dwelling unit or adversely affect the character of the neighborhood or the enjoyment of adjacent properties.
5. No bed and breakfast may be located within 500 feet of one another. Special use approval is required to waive or reduce this spacing requirement and such waiver or reduction must find that reduced or waived spacing would not alter the residential character of the neighbor or have an adverse impact on surrounding properties.

C. Car Wash

1. The car wash operation must be conducted in a wholly enclosed building.
2. Car wash facilities must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of seven feet in height. One shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall.
3. The site must be designed to drain away from adjoining properties or self-contained.
4. A minimum of four stacking spaces per car wash bay are required. Stacking spaces must be designed in accordance with the applicable stacking space design standards of drive-through facilities.

D. Community Garden

1. Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity. It may also include community-gathering spaces for active or passive recreation but playground equipment is prohibited.
2. Greenhouses, including high tunnels/hoop-houses, cold-frames, and similar structures, are permitted to extend the growing season. Accessory structures such as sheds, gazebos, and pergolas are also permitted. Such structures may not be located in required setbacks.

E. Community Residence

1. Community residences must meet all federal, state, and local requirements including, but not limited to, licensing, health, safety, and building code requirements.
2. The facility must retain a residential character, which is compatible with the surrounding residential neighborhood.
3. All applicants are required to submit a statement of the exact nature of the community residence, the qualifications of the agency that will operate the community residence, the number and type of personnel who will be employed, and the number and nature of the residents who will live in the community residence. No certificate of occupancy will be issued until such statement is submitted.
4. Requests for reasonable accommodations will be reviewed and acted upon in accordance with federal, state, and local laws and regulations.

F. Contractor Shop

A showroom is required at the front of the building where facing a major street and is visible to the public.

G. Day Care Center

1. Day care centers must meet all federal, state, and local requirements including, but not limited to, licensing, health, safety, and building code requirements. Open space and/or recreational areas must be provided as required by the State of Illinois licensing requirements.
2. Any outdoor play areas must be physically separated from any parking areas and enclosed by a fence a minimum of six feet and a maximum of seven feet in height. No open space and/or play areas may be located within a required front or corner side setback.
3. A pickup/drop off area must be provided. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

H. Day Care Home

1. Day care homes must meet all federal, state, and local requirements including, but not limited to, licensing, health, safety, and building code requirements. Open space and/or recreational areas must be provided as required

by the State of Illinois licensing requirements. Any outdoor play areas must be physically separated from any parking areas.

2. The facility must retain a residential character that is compatible with surrounding residential neighborhood.

I. Drive-Through Facility

1. All drive-through facilities must provide a minimum of three stacking spaces per lane or bay, unless additional stacking spaces are required specifically by Article 10. Stacking spaces provided for drive-through uses must be:

a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length.

b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menu board). Spaces must be placed in a single line behind each lane or bay.

2. All drive-through lanes must be located and designed to ensure that they do not adversely affect the safety and efficiency of traffic circulation on adjoining streets.

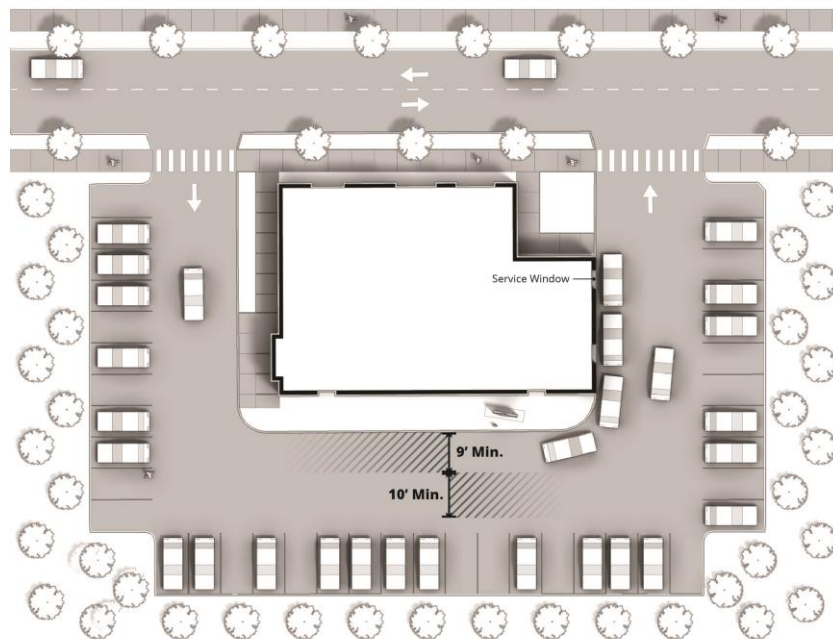
3. Additional screening may be required as part of special use approval to minimize the impact of exterior site lighting, headlight glare, menuboards, and intercom sound.

4. The volume on all intercom menu displays must comply with all local noise regulations.

5. The operator of the drive-through facility must provide outdoor waste receptacles.

6. A drive through lane must have bail-out capability for all vehicles that have entered the drive through lane. The bail-out lane must be a minimum width of 10 feet in width and run parallel to the drive through lane. If a bail-out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.

DRIVE-THROUGH FACILITY DESIGN



J. Gas Station

1. All gas station driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets. Gas stations are limited to two curb cuts.
2. Gas stations may offer convenience items for sale.
3. All sides of a building that is part of a gas station must express consistent architectural detail and character. All site walls, screen walls, and pump island canopies and other outdoor covered areas must be architecturally integrated with the building by using similar material, color, and detailing.
4. Gas stations may also include an automatic car wash with one bay.
5. The volume on any audio component must be maintained at a level so as not to be audible in adjoining properties. The volume on any audio component must comply with all local noise regulations. Audio components are permitted only on the gas station pump. Audio components are prohibited as part of any other structure, including canopies and buildings.

K. Helipad

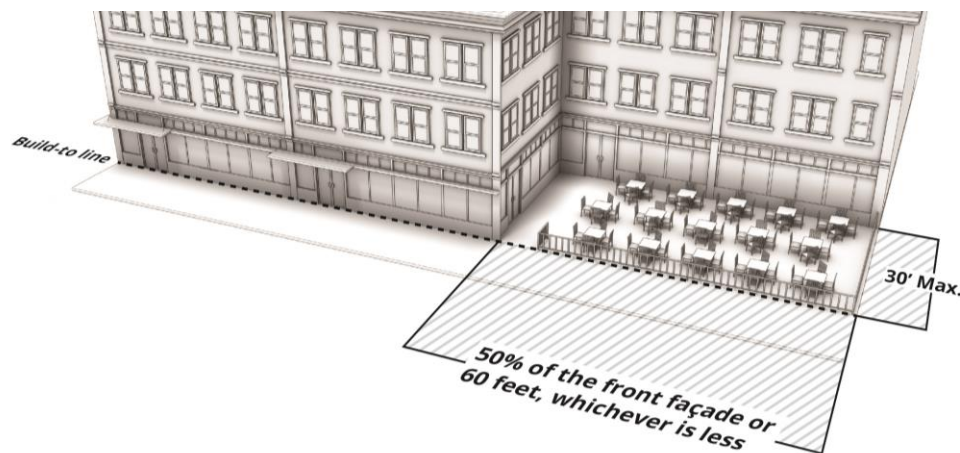
1. The helipad must meet all applicable standards of the United States Department of Transportation, Federal Aviation Administration, and the Illinois Department of Transportation, Division of Aeronautics, and must be designed and constructed in accordance with all state and federal regulations.
2. All structures must meet the yard requirements of the district where it is located. This does not apply to equipment installed as part of helipads, such as antennas or light arrays.

L. Outdoor Dining

These standards apply to outdoor dining for non-residential uses, such as restaurants, located on private property. Outdoor dining located on public property is subject to Chapter 22, Article 10 of the Municipal Code.

1. Outdoor dining is considered a separate principal use. Outdoor dining may only be established when allowed as a use within a zoning district and in conjunction with another principal use, such as a restaurant.
2. Outdoor dining must not interfere with any pedestrian access or parking spaces and aisles.
3. The Zoning Administrator may require seating areas to be delineated through paint, bollards, planters, temporary fencing, or other similar structures to prevent unauthorized encroachments.
4. When a structure is required to be constructed at a build-to line or build-to zone, the structure may have up to 50% or 60 linear feet of the front façade, whichever is less, designated as outdoor dining within a maximum setback of 30 feet from the required build-to line or the smaller dimension of the build-to zone.

PERMITTED OUTDOOR DINING BUILDING SETBACK



M. Place of Worship

Places of worship in the non-residential districts are subject to the dimensional standards of the R-7 District for a non-

residential use.

N. Reception/Banquet Facility

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, educational facilities, or similar.
2. All main activities, such as dining and entertainment, must be held within a completely enclosed building.
3. Outdoor seating areas are permitted for the use of guests.
4. If a reception facility conducts main activities outdoors, special use approval is required for the outdoor area.

O. Residential Care Facility

1. Residential care facilities must meet all federal, state, and local requirements including, but not limited to, licensing, health, safety, and building code requirements.
2. A copy of state license must be visible at all times.
3. When located in a residential district, the facility must retain a residential character, which is compatible with the surrounding residential neighborhood. When located in a non-residential district, the structure must be designed with a lobby entrance along the primary frontage.
4. Residential care facilities must meet all district design and dimensional standards for multi-family dwellings.
5. In the DT District, residential care facilities must be located above the ground floor. The ground floor is reserved for allowed non-residential uses.

P. Retail Cannabis Establishment and Craft Grower

1. The consumption of cannabis in any form is prohibited on the premises of a retail cannabis establishment, craft grower or the premises of a retail tobacco establishment and the operation of any business establishment that includes the consumption of cannabis in any form is prohibited within any zoning district.
2. No retail cannabis establishment or craft grower may operate in the Village without first receiving all required approvals for the operation of a cannabis business establishment, including but not limited to, approvals from the Village, the Illinois Department of Financial and Professional Regulation and the Illinois Department of Agriculture as applicable. Proof of receipt of all required approvals must be provided to the Village prior to operation of cannabis business establishment.
3. A retail cannabis establishment or craft grower shall not be located within 500 feet of any pre-existing public or private preschool, elementary or secondary school, child daycare center, daycare home, or public park, whether located inside or outside the Village, measured from lot line to lot line.
4. A retail cannabis establishment or craft grower shall not be located within 1,500 feet of a pre-existing medical cannabis dispensary or pre-existing retail cannabis establishment or craft grower, whether located inside or outside the Village, measured from lot line to lot line.

Q. Social Lodge/Meeting Hall

1. No more than 50% of the total floor area may be used as office space for the social lodge/meeting hall.
2. Social lodges/meeting halls are permitted to serve meals and alcohol on the premises for members only.
3. Sleeping facilities are prohibited.

4. Social lodges/meeting halls leased or used as reception halls must comply with the requirements for reception halls.

R. Storage Yard (Outdoor)

1. A storage yard must be completely enclosed along all lot lines by a solid wood fence or masonry wall a minimum of eight feet and a maximum of ten feet in height, including ingress and egress. Fences or walls along the front or corner side lot line must be set back a minimum of ten feet. Within the setback, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall.
2. Storage of any kind is prohibited outside the fence or wall. No items stored within the fence may exceed the height of the fence or wall for the first 50 feet back from the fence or wall.
3. The storage area should be located to the rear of the lot where possible. Any structures must be located towards the front of the lot, in compliance with the front yard of the underlying zoning district.
4. Outdoor storage areas must be surfaced with an all weather dust-free material and graded to drain all surface water.

S. Vehicle Dealership and Vehicle Rental

1. All repair and service operations must be performed within a fully enclosed building. Fueling facilities must be located to the rear of the lot.
2. Any outdoor display of vehicles must be screened along front and corner side yards along the perimeter of outdoor display areas. The screening must consist of shrubs a minimum of three feet in height, spaced linearly and planted every three feet on center, or a low pedestrian wall a minimum of three feet to a maximum of four feet in height.
3. All outdoor display areas must be paved.
4. No vehicles may be displayed with open hoods.
5. No partially dismantled or wrecked vehicle may be stored outdoors on the premises.
6. No attention-getting devices may be attached to vehicles.
7. Vehicle Dealership – Large/Small must be displayed behind a standard retail storefront system or equivalent with clear glass.
8. Hours of operation must be similar to that of a typical retail use.

T. Vehicle Operation Facility

All repair and service operations must be performed within a fully enclosed building. Fueling facilities must be located to the rear of the lot.

U. Vehicle Repair/Service – Minor and Major

1. Vehicle repair/service establishments may not store the same vehicles outdoors on the site for longer than seven days once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.
2. All repair and service operations must be performed within a fully enclosed building. All equipment and parts must be stored indoors.
3. Vehicle repair/service establishments must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of five feet and a maximum of six feet in height.
4. No partially dismantled or wrecked vehicle may be stored outdoors on the premises.

5. The sale of used or new automobiles is prohibited.
6. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

V. Wireless Telecommunications Antennas and Towers

1. Application Requirements

In addition to the requirements for a special use, all applications to erect, construct, or modify any part of a wireless telecommunications antenna or tower must include the following items, unless waived by the Zoning Administrator.

- a. A site plan showing:
 - i. The location, size, screening, and design of all structures, including fences.
 - ii. The location and size of all outdoor equipment.
 - iii. Elevations showing antenna height.
 - iv. A landscape plan showing all screening.
 - v. If the site plan is for a new wireless telecommunications tower, indication of the fall zone (shaded circle).
- b. A maintenance plan, and any applicable maintenance agreement, designed to ensure long-term, continuous maintenance to a reasonably prudent standard, including maintenance of landscape, keeping the area free from debris and litter, and immediate removal of any graffiti.
- c. A disclosure of what is proposed, demonstrating the need for the wireless telecommunications antenna or tower to be located where proposed.
- d. The reason or purpose for the placement, construction, or modification, with specific reference to the provider's coverage and/or quality needs, goals, and objectives.
- e. The service area of the proposed wireless telecommunications antenna or tower.
- f. If the proposal is for a new telecommunications tower, then a map showing co-location opportunities within the Village and within areas surrounding the borders of the Village must be provided and justification for why co-location is not feasible in order to demonstrate the need for a new tower.
- g. Certification by a licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.
- h. A visual simulation or rendering of the proposed support structure that illustrates the relationship between the height and the visual appearance of the structure. The Zoning Administrator may require the visual simulation be provided from two different perspectives and accurately depict the scale of the proposed structure in the context of the surrounding area.
- i. Exterior elevations of the wireless telecommunications towers and/or facilities.

2. Setbacks

All wireless telecommunications towers in non-residential districts must be set back from all property lines in accordance with the minimum setback requirements in the zoning district or 30 feet, whichever is greater. In residential districts, all wireless telecommunications towers must be setback a minimum of half of the height of the tower and all facilities must be set back from all lot lines in accordance with the minimum setback requirements in the district or 30 feet, whichever is greater.

3. Height

a. The maximum height of a wireless telecommunications tower is the height of the district. If the proposed height exceeds the district maximum, the special use application for approval of a wireless telecommunications tower must demonstrate that the height needed for the tower is the minimum needed to function satisfactorily.

b. No antenna may increase the overall existing height of the structure by more than seven feet above the roof on which it is mounted.

4. Lighting and Marking

Wireless telecommunications antennas and towers must not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

5. Additional Standards for Telecommunications Antennas

a. Wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer. This does not apply to antennas that co-locate on existing wireless telecommunications towers.

b. Antennas may be located on or in structures already allowed within zoning districts, such as water towers, clock towers, light poles, penthouses, parapet walls and steeples, and must blend into the structure.

6. Additional Standards for Wireless Telecommunications Towers

a. The ability for other telecommunications providers to co-locate on a tower is required. Wireless telecommunications towers must be designed to accommodate other telecommunications providers. The area surrounding a tower must be of a sufficient size to accommodate accompanying wireless telecommunications facilities for other telecommunications providers.

b. Unless otherwise required by the FCC, the FAA, or the Village, towers must have a galvanized silver or gray finish and may not be lighted.

c. Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation is prohibited. The facility must be un-staffed.

d. Signs for the wireless telecommunications facility are limited to ownership and contact information, FCC antenna registration number (if required), and any other information required by government regulation. Commercial advertising is strictly prohibited.

e. A facility must be completely enclosed by a solid fence or wall a minimum of six feet and a maximum of seven feet in height.

7. Abandonment

Any wireless telecommunications antenna, tower, or facility that is not operated for a period of 180 consecutive days is considered abandoned. The owner must remove the antenna, tower, or facility, and all aboveground equipment and related debris, within 180 days of its abandonment. The Village may ensure and enforce removal by means of its existing regulatory authority.

8. Nonconformities

a. Ordinary maintenance, including replacement/upgrading, of antenna equipment may be performed on nonconforming antennas or towers. However, if the proposed alteration intensifies a nonconforming characteristic of the antenna or tower, a special use is required.

b. Co-location of an antenna on an existing nonconforming tower is permitted as a special use, provided that the addition of the antenna and any additional wireless telecommunications facilities do not intensify the nonconformity.

W. Electric Vehicle Charging Station, Primary

1. All electric vehicle charging station driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets. Electric vehicle charging stations are limited to two curb cuts.

2. Any electric vehicle charging station site may offer convenience items for sale.
3. All sides of a building that are part of an electric vehicle charging station building must express consistent architectural detail and character. All site walls, screen walls, and charging station canopies and other outdoor covered areas must be architecturally integrated with the building by using similar material, color, and detailing.
4. The volume of any audio component must be maintained at a level so as not to be audible at adjoining properties. The volume of any audio component must comply with all Village noise regulations. Audio components are permitted only at a charging station. Audio components are prohibited as part of any other structure, including canopies and buildings.
5. All electric vehicle charging stations must comply with the Americans with Disabilities Act.
6. All applicable design standards, parking regulations and landscaping regulations regulated within this Ordinance, shall follow those established for gas stations.
6. The following information shall be posted at all electric vehicle charging stations:
 - a. Voltage and amperage levels;
 - b. Hour of operations if time limits or tow away provisions are to be enforced by the property owner;
 - c. Usage fees;
 - d. Safety information; and
 - e. Contact information for reporting when equipment is not operational.

8.5 TEMPORARY USE STANDARDS

Temporary uses are required to comply with the standards of this section, in addition to all other regulations of this Ordinance. These regulations are for temporary uses located on private property. All temporary uses require a temporary use permit unless specifically cited as exempt or are required to obtain a license per the Municipal Code.

A. Farmers' Market

Farmers' markets must meet the standards and any licensing requirements of Chapter 18, Article 2 of the Municipal Code.

B. Real Estate Sales Office/Model Unit

1. A real estate sales office/model unit(s) is allowed for any planned unit development with a residential component or for a multi-family dwelling. Multiple model units are allowed.
2. A real estate sales office/model unit(s) may be located off-site. No real estate sales office/model unit(s) may be located in a manufactured/mobile home.
3. The real estate sales office/model unit(s) must be removed and closed within 30 days after the sale or rental of the last unit of the development.
4. All activities conducted within real estate sales office/model unit(s) must be directly related to the construction and sale of properties within the particular development. Use as a general office of operation of any firm is prohibited.

C. Temporary Contractor's Office and Contractor's Yard

1. A temporary contractor's office is allowed incidental to a construction project.
2. The temporary use permit is valid for a six month period and is renewable for six successive periods at the same location.

3. The temporary contractor's office must be removed within 30 days of completion of the construction project.
4. A contractor's yard is permitted on or adjacent to any construction demolition and can only be used during the life of the construction project.

D. Temporary Mobile Food Sales

Temporary mobile food sales must meet the standards and any licensing requirements of (*reference needed*) of the Municipal Code.

E. Temporary Pop-Up Business

1. Any commercial business within the retail and service categories of the use matrix in Table 8-1 are allowed as part of the temporary pop-up business use, subject to approval of the temporary use permit. Both permitted and special uses within those categories are allowed. No special use approval is required for those uses designated as a special use.
2. The timeframe of a temporary pop-up business use, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit.
3. The temporary pop-up business use will be evaluated on the basis of the adequacy of the lot size, traffic access, and the absence of undue adverse impact, including noise, on other properties.
4. Any temporary pop-up business uses that involve food sales must be properly licensed by the health department.
5. Written permission from the property owner must be submitted as part of the temporary use permit application.

F. Temporary Outdoor Entertainment/Promotional Event

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. The on-site presence of a manager during the event.
 - b. General layout of performance areas, visitor facilities, such as seating areas and restrooms, parking areas, and all ingress and egress points to the site.
 - c. Provision for waste removal and for recycling, if available.
 - d. The days and hours of operation, including set-up and take-down times.
 - e. A description of crowd control and security measures.
2. Any temporary structures must be removed within three days of conclusion of the event.
3. Events are limited to four events per calendar year and a maximum duration of five days per event, with a minimum of 30 days between events. This limitation applies to the lot, not the operator of the temporary use. The following exceptions apply:
 - a. A temporary use permit for a carnival or circus is valid for a period of four events per calendar year no more than 15 days per event, with a minimum of 30 days between events.

G. Temporary Outdoor Sales

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
 - a. An established set of operating rules addressing the governance structure of the sales event, hours of operation, maintenance, and security requirements.

- b.** General layout of vendor stalls, visitor facilities, such as seating areas and restrooms, parking areas, and all ingress and egress points to the site.
 - c.** Provision for waste removal and for recycling, if available.
 - d.** The days and hours of operation, including vendor set-up and take-down times.
- 2.** Any temporary structures must be removed within three days of conclusion of the event.
- 3.** Temporary outdoor sales events are limited to four events per calendar year and a maximum duration of five days per event. This limitation applies to the lot, not the operator of the temporary use. The following exceptions apply:
 - a.** A temporary use permit for a seasonal sale, such as Christmas tree lots or pumpkin patches, are limited to four events per calendar year and a maximum duration of 45 days. There is no minimum time between events.
 - b.** A portion of a parking area may be used for temporary outdoor sales on a temporary basis for a maximum of 30 days no more than two times in a calendar year, in terms of both display structure and goods displayed or sold. Permanent display structures are prohibited in parking areas. No more than 10% of the required parking area for the existing use may be used for the temporary outdoor sales and display.
- 4.** No sales and display area is permitted in any public right-of-way.

H. Temporary Outdoor Storage Container

- 1.** Temporary storage containers are permitted in any zoning district when used for loading or unloading. Containers are permitted on site for a period not to exceed 72 hours with no temporary use permit. If a longer time period is required, a temporary use permit is required.
- 2.** Temporary storage containers may not be used for permanent storage. They may not serve as a substitute for permanent storage needs on the site on which they are located. Containers may not be permanently attached to the ground, serviced with permanent utilities, or stacked on the site.

I. Temporary Educational Day Camp-Remote Learning

- 1.** A temporary educational day camp - remote learning is a permitted use in the zoning districts set forth in the use matrix in Table 8-1 of this chapter. A temporary educational day camp - remote learning shall not be located in a single-family, two-family, multi-family, or townhouse dwelling unit.
- 2.** Any required permits must be issued prior to occupancy of the use.
- 3.** The duration of the use shall be determined by the Zoning Administrator and shall not exceed one (1) year. A new application shall be required for an extension of the original time period granted for the use.
- 4.** The applicant shall submit a temporary use permit application to the Zoning Administrator which shall include the location, hours of operation, and duration of the use.
- 5.** The application shall meet the requirements for a temporary use permit as set forth in Section 14.9 of this Ordinance.