

**CHAPTER 2**  
**ZONING DEFINITIONS**

**SECTION:**

**6-2-1: Rules of Word Construction**

**6-2-2: Definitions**

**6-2-1: RULES OF WORD CONSTRUCTION:** The language set forth in the text of this Zoning Code shall be interpreted in accordance with the following rules of construction:

- A. The singular number includes the plural and the plural the singular;
- B. The present tense includes the past and future tenses, and the future the present;
- C. The word "shall" is mandatory, while the word "may" is permissive;
- D. The masculine gender includes the feminine and neuter;
- E. Whenever a word or term defined hereinafter appears in the text of this Zoning Code, its meaning shall be construed as set forth in the definition thereof; and any word appearing in parenthesis, between a word and its definition herein, shall be construed in the same sense as that word.
- F. All measured distances, expressed in feet, shall be to the nearest integral foot; if a fraction is one-half foot ( $\frac{1}{2}$ ) or more, the integral foot next above shall be taken.
- G. Words contained in this Code and not defined hereinafter shall assume definitions as prescribed in Webster's unabridged dictionary (1976 edition).
- H. Unless otherwise specified, all distances shall be measured horizontally.

**6-2-2: DEFINITIONS:** The following words and terms, wherever they occur in this Zoning Code shall be defined as follows:

**ACCESSORY STRUCTURE  
(BUILDING)**

An "accessory structure or building" is one which:

- A. Is subordinate to a principal building or use; and
- B. Is subordinate in area, extent, or purpose to the principal building or principal use served; and
- C. Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and
- D. Is located on the same zoning lot as the principal building or principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served. (Amend Ord. 95-1397-27)

**ADVERTISING DEVICE**

Any advertising sign, billboard, or poster panel which directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed; but does not include those advertising signs, billboards, or poster panels which direct attention to the business on the premises or to a brand name of a product or commodity with which the business is specifically identified and which is sold on the premises.

**ADJACENT**

Lying near or in the immediate vicinity.

**ADJOINING**

Touching or contiguous to; or to be in the neighborhood or vicinity of.

**AGRICULTURE**

The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. Included are truck-farming, growing of nursery stock, raising of

fruit and berries, bee-keeping, and the retail sale of products grown or raised on the premises through one growing season.

Agriculture shall not include the commercial feeding of garbage or offal to swine or other animals or operating for the disposal of garbage, sewerage, rubbish, or offal. Also, excluded from agriculture are mechanized industrial animal farms, commercially operated greenhouses, commercial milk farms, and commercial dog kennels.

The land area (farm) necessary to constitute an agricultural use is five (5) acres.

**AIRCRAFT**

A contrivance, now known or hereafter invented, for use in or designed for navigation of or flight in the air.

**AIRPORT**

Any area of land or water which is used or intended for use for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other air-port facilities or rights of way, including all necessary taxiways, aircraft storage and tie down areas, hangars, and other necessary buildings and open spaces.

**AIRPORT (LANDING  
HELIPORT or  
HELISTOP)**

Any premises which are used, or intended STRIP, for use, or for the landing and take-off of aircraft; and any appurtenant areas which are used or intended for use as airport buildings or other airport structures or rights of way, together with all airport buildings and structures located thereon.

**ALLEY**

A right of way, with a width not exceeding twenty four feet (24') which affords a secondary means of access to abutting property.

**ALTERATION**

Any change in size, shape, character, occupancy, or use of a building or structure.

**AMENDMENT**

Any addition to, deletion from, or change, including text and/or map,

ANIMAL CLINIC / HOSPITAL	A free standing building designed and used for the diagnosis and medical and surgical treatment of small domestic animals by persons qualified and authorized by appropriate licensing to treat injuries, illnesses and diseases of animals. All activity associated with animal clinics / hospital operations shall be conducted within a completely enclosed building. (Ord. 96-1433-17, eff. 5/13/96)
ANIMAL HOSPITAL	A structure where animals or pets are given medical or surgical treatment. Use as a kennel, or for other boarding purposes, shall be limited to short-time and fully enclosed boarding and shall only be incidental to such hospital use. Also a "veterinary clinic.
ANTENNA	Any device or array that transmits and/or receives electromagnetic signals for voice, data or video communication purposes including, but not limited to, television, AM/FM radio, microwave, cellular telephone, personal wireless services and similar forms of communications.
APARTMENT	One or more rooms in a multi-family dwelling arranged, intended or designed as living quarters for an individual, group of individuals, or a family.
ATTACHED ACCESSORY STRUCTURE (BUILDING)	A portion of a principal building, the use of which is incidental to the principal building and customary in connection with that use and which is physically attached to the principal structure by means of a common foundation and which is constructed of the same building materials as the principal structure. (Ord. 95-1397-27, eff. 7/10/95)
ATTIC	The space between the ceiling beams of a top habitable story and the roof rafters.
AUTOMOBILE LAUNDRY	A building or portion thereof containing facilities for (Car Wash) washing motor vehicles, using automatic production-line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing space, water, and equipment for the hand washing of autos, whether by the customer or the operator.
AUTOMOBILE REPAIR	The general repair, engine, rebuilding or reconditioning of motor vehicles, collision service such as body, frame and fender straightening and repair, and painting of motor vehicles.

AUTOMOBILE SERVICE STATION	Any building or premises used for dispensing, sale or offering for sale at retail to the public, gasoline stored only in underground tanks, kerosene, lubricating oil or grease for the operation of automobiles and including the sale and installation of tires, batteries and other minor accessories and services for automobiles, but not including major automobile repairs; and including washing of automobiles where no production line methods are employed. When the dispensing, sale or offering for sale of motor fuels or oil is incidental to the conduct of a public garage, the premises shall be classified as a public garage.
AWNING	A roof-like cover, temporary in nature, which projects from the wall of a building and which may overhang the public way.
BASEMENT (CELLAR)	The portion of a building located partly or wholly underground, and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.
BASEMENT, ENGLISH	The portion of a building located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground and which is finished for living space.
BERM	A hill of land that acts as a visual barrier between a lot and adjacent properties, alleys or streets.
BLOCK	A tract of land bounded by streets, or by a combination of one or more streets and public parks, cemeteries, railroad rights of way, bulkhead lines or shore lines of waterways, or corporate boundary lines.
BUILDABLE AREA	The area of the lot remaining after the minimum open space and/or yard requirements of this Code have been complied with.
BUILDING	Anything constructed for the shelter or enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land.
BUILDING/COMPLETELY ENCLOSED	A building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

**BUILDING/DETACHED**

A principal building surrounded by open space on the same lot. (Ord. 86-885-22)

**BUILDING HEIGHT**

The vertical distance from the established grade to the highest point of the roof of a building or the highest point of the roof including rooftop equipment screens, but excluding residential chimneys. The established grade shall be determined by taking the mean elevation of the finished lot grade at the front of the building. In residential districts, the established grade for any new dwelling units associated with the replacement or reconstruction, for any reason, of a previous dwelling unit shall be determined by taking the mean elevation of the lot grade at the front of the proposed building, prior to any new site grading. Established grade for development of a previously-vacant lot shall be determined by reference to the mean existing grade at the front yard setback line. (Amd. Ord. 04-1934-50, eff. 11/8/04)

**BUILDING/  
NON-CONFORMING**

Any building or structure, lawfully established prior to the effective date of this Zoning Code or an amendment thereto, which does not comply with all applicable zoning provisions for the zoning district in which it is located. (Ord. 97-1509-33, eff. 8/11/97))

**BUILDING/RESIDENTIAL**

A principal building arranged, designed, used or intended to be used for residential occupancy by one or more families.

**BUILDING SIDE SETBACK  
PLANE**

Defines the planes within which, except for permitted encroachments, all portions of a building must remain. The planes begin at specific points directly above the established grade at the side lot lines and run at a 45 degree angle toward the interior of the lot until they reach the maximum building height permitted on the lot. (Amd. Ord. 04-1934-50, eff. 11/8/04)

**BUILDING/TEMPORARY**

A building not designed to be permanently located in the place where it is, or where it is intended to be placed or affixed.

**BULK**

A composite characteristic of a given building or structure as located upon a given lot-not definable as a single quantity but involving all of these characteristics:

- A. Size and height of building or structure.
- B. Location of exterior walls at levels in relation to lot lines,

streets, or to other buildings or structures.

- C. Floor area ratio.
- D. All open spaces allocated to the building or structure.
- E. Amount of lot area provided per dwelling unit.

BUSINESS	An occupation, employment or enterprise which occupies time, attention, labor, and materials, or wherein merchandise is exhibited, bought or sold, or where services are offered for compensation.
CANOPY	A roof-like structure projecting from a wall and supported in whole or in part by vertical supports from the ground, and erected primarily to provide shelter from the weather.
CARGO or FREIGHT TERMINAL	A building or premises in which cargo or freight is received or dispatched.
CARPORT	An open sided (on at least 2 sides), roofed automobile shelter, usually formed by extension of the roof from the side of a building.
CEMETERY	A permanent or semi-permanent burial place or receptacle for human remains, regardless of whether the remains are composed of the whole body or parts thereof and irrespective of the vessel in which the remains are held, encased or entombed. For illustrative purposes only, and not intended to be an exhaustive list, Cemetery includes a catacomb, cinerarium, columbarium, crypt, mausoleum, ossuary, sepulcher, sepulture, tomb, or vault.
CERTIFICATE, OCCUPANCY	The written approval of the Zoning Administrator certifying that the building or structure, as constructed, conforms to the applicant's approved plans and drawings as authorized through the zoning certificate and is ready for occupancy.
CERTIFICATE, ZONING	The written approval of the Zoning Administrator certifying that the applicant's plans and drawings comply with all applicable provisions of this Code. The "zoning certificate" may consist of a standardized independent form bearing the signature of the Zoning Administrator or it may be represented as a part of the building permit application.
CERTIFICATE OF ZONING COMPLIANCE	The written approval of the Zoning Administrator certifying that the work for which a building permit or zoning

certificate had been issued is in conformity with the documentation upon which the building permit or zoning certificate was based. (Ord. 86-885-22)

**CHILDREN'S  
PLAYHOUSE**

A detached accessory structure located on a residential property intended solely for the purpose of child's play.  
(Amend Ord. 95-1397-27)

**CLINIC (MEDICAL)**

A space designed and used for the examination and/or treatment of human patients; including but not limited to, offices of one or more physicians, dentists, clinical psychologists, and similar medical or chiropractic professionals that does not include overnight care facilities. (Amd. Ord. 07-3011-39, eff. 11/26/07)

**CLUB, PRIVATE  
(NONPROFIT)**

A nonprofit association of persons who are bona fide members paying annual dues, which owns, hires, or leases a building, or portion thereof; the use of such premises being restricted to members and their guests. The affairs and management of such "private club" are conducted by a board of directors, executive committee, or similar body chosen by the members at their annual meeting. it shall be permissible to serve food and meals on such premises, providing adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests shall be allowed, provided it is secondary and incidental to the promotion of some other common objective of the organization, and further provided that such sale of alcoholic beverages is in compliance with the applicable Federal, State, and Village laws.

**COMMON OPEN SPACE**

Land or water unoccupied by structures, buildings, streets, rights of way and automobile parking lots and designed and intended for the use or enjoyment of residents of a planned unit development. Common open space may contain walks, patios, and structures for recreational use. Area used for individual open space, such as private courtyards, and not available to all residents of the planned unit development shall not be included as common open space. (Ord. 86-885-22)

**COMMUNICATIONS  
SUPPORT BUILDING**

A structure for the protection and security of communications equipment associated with one or more antennas, where access to equipment is gained from the interior of the structure.

**COMMUNICATIONS  
SUPPORT CABINETS**

A casing or console used for the protection and security of communications equipment associated with one or more antennas, where direct access is provided from the exterior.

**COMMUNITY RESI-  
DENTIAL HOME**

A dwelling unit owned or leased and operated to provide a living environment for twelve (12) or fewer unrelated residents who operate as the functional equivalent of a family unit and who receive support services and are under the supervision of a sponsor or support staff due to their developmental, physical or mental disability.

A community residential home shall not be construed to include a medical or nursing facility. A community residential home shall not include a residence which serves persons as an alternative to incarceration for a criminal offense, or persons whose primary reason for placement is substance abuse or alcohol abuse or for treatment of a communicable disease. (Ord. 90-1182-66)

**COMPATIBLE USE**

A property, use, or service which is capable of direct association with certain other uses because it is complimentary, congruous, or otherwise undetrimental.

**CONCRETE RECYCLING,  
STORAGE AND SALES:**

The process whereby previously manufactured concrete, without protruding metal bars, is received, stored, segregated, processed and remixed for sale to end markets in the form of raw materials or products. (Ord. 06-2948-40, eff. 8/14/06)

**CONFORMING BUILDING  
or STRUCTURE**

Any building or structure which:  
A. Complies with all the regulations of the Zoning Code or of any amendment hereto governing bulk for the zoning district in which such building or structure is located, or,  
B. Is designed or intended for a conforming use.  
C. Example: An office building in a Business District.

CONTIGUOUS	In contact, adjoining, or touching another object or item, as distinguished from being adjacent.
CONVALESCENT, NURSING or REST HOME	An establishment for the care of the aged or infirm, or a place of rest for those suffering bodily disorders. Such home does not contain convalescent equipment for surgical care or for more than the incidental treatment of disease or injury.
CURB LEVEL	The level of the established curb in front of a building measured at the center of such front. Where no curb elevation has been established, the pavement elevation at the street center line similarly measured, or the mean elevation of the finished lot grade immediately adjacent to a building shall be considered the "curb level".
DAY	As used in this Code, "day" shall mean one calendar day. If a projected day falls on a weekend or holiday, the next following working day or week day shall fulfill requirements.
DAY CARE CENTER	An institution or place in which are received three (3) or more children, not of common parentage, apart from their parents or guardian, for part or all of a day but not later than nine o'clock (9:00) P.M. The term "day care center" includes but is not limited to the following: nursery schools, child care centers, day nurseries, kindergartens, and play groups, but does not include bona fide kindergartens or nursery schools operated by public or private elementary or secondary school systems.
DAY SPA	An establishment that provides State licensed, professionally administered massage and body treatments. For the purposes of explanation, and not intended to an exhaustive list, day spa services may include body wraps, skin exfoliation, electrolysis, body toning, waxing, aromatherapy, and facial treatments. Full service beauty shops/salons, makeup consultation and applications, manicure and pedicure services, and body tanning may be provided as accessory services to a day spa.(Ord. 09-3103-26, eff. 06/22/09)
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".
DETACHED ACCESSORY STRUCTURE (BUILDING)	An accessory structure surrounded by open space, which is not physically attached to the principal structure on the lot by

means of a common foundation.(Amend Ord. 95-1397-27)

DETENTION

The temporary on-site restraining of storm water. (Ord. 86-885-22)

DEVELOPMENTAL  
DISABILITY

A severe or chronic disability of a person which:

A. Is attributable to a mental or physical impairment or combination of mental and physical impairments.

B. is manifested before the person attains age twenty two (22).

C. is likely to continue indefinitely.

D. Results in substantial functional limitation in three (3) or more of the following areas of major life activity: 1) self-care, 2) receptive and expressive language, 3) learning, 4) mobility, 5) self-direction, 6) capacity for independent living, and 7) economic self sufficiency.

E. Reflects the person's need for a combination and sequence of special care, treatment, or other services which are lifelong or of extended duration and are individually planned and coordinated, (Ord. 90-1182-66)

DISTRICT

A portion of the corporate area of the Village, within which certain uniform regulations and requirements; or various combinations thereof, apply under the provisions of this Title.

DOG KENNEL

Any premises where three (3) or more dogs, over four (4) months of age, are owned, boarded, bred, and/or offered for sale.

DRIVE-THROUGH  
RESTAURANT

Any business where food or beverages are sold and delivered to the consumer while the consumer is in an automobile or other motorized vehicle.

DRIVEWAY

A pathway for motor vehicles from a street to a structure used for service purposes or for access to the structure only.

DWELLING

A building, or portion thereof, designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multiple-family dwellings, but not including hotels or motels.

DWELLING/ATTACHED

A dwelling which is joined to another dwelling at one or more sides by party walls.

DWELLING/DETACHED	A dwelling which is entirely surrounded by open space on the same lot.
DWELLING/MULTI-FAMILY	A building, or portion thereof, containing three (3) or more dwelling units, originally constructed for said purpose. (Ord. 86-885-22)
DWELLING/SINGLE-FAMILY	A building containing one dwelling unit only and that is occupied by one family as defined in this Title. (Ord. 90-1182-66)
DWELLING/TWO FAMILY	A building containing two (2) dwelling units only, designed for two (2) families to live independently of each other, and that is occupied by not more than two (2) families. (Ord. 86-885-22)
DWELLING UNIT	A group of contiguous rooms which include facilities which are used for living, sleeping, cooking, and eating, constituting all or part of a dwelling or hotel, and arranged, designed or intended for use exclusively as living quarters for one family or a community residential home maintaining a single and separate housekeeping unit, except as provided in Section 6-3-9 of this Zoning Code. (Ord. 90-1182-66)
EDUCATIONAL INSTITUTION	A public, parochial, private or charitable, or nonprofit school, junior college, college or university, other than trade or business schools, including instructional and recreational uses.
EFFICIENCY UNIT	A dwelling unit consisting of one principal room together with bathroom, kitchen, hallway, closets, and/or dining room alcove directly off the principal room, provided such dining alcove does exceed one hundred twenty five (125) square feet in area. An efficiency unit created after the effective date of this Zoning Code shall contain at least three hundred (300) square feet of floor area.
ELEEMOSYNARY INSTITUTION	A building or group of buildings devoted to and supported by charity.
ESTABLISHMENT, BUSINESS	A place of business carrying on operations, the ownership and management of which are separate and distinct from those of any other place of business located on the same zoning lot. Direct access to each "business establishment" shall be separate and distinct from direct access to any other business establishment, and in no case shall there be access to one such establishment from within another such establishment.

FAMILY	<p>A. One person, his or her spouse, their offspring, legally adopted children.</p> <p>B. Plus not more than six (6) other persons who are foster children or related to said person by blood, marriage or legal adoption such as mother or father, sister or brother, and mother-in-law or father-in-law, except that the total shall not exceed eight (8) unless it consists entirely of persons included under A as listed above. (Ord. 86-885-22)</p> <p>C. A family may also be composed of not to exceed three (3) persons not so related, provided that such unrelated persons live in a single dwelling and maintain a common household and a single housekeeping unit, including persons of a community residential home as defined in this Title.</p> <p>A family includes any domestic servants and not more than one gratuitous guest residing with said family; such servants or guests shall be included in the unrelated persons attained by this definition, and shall not be in addition thereto. (Ord. 90-1182-66)</p>
FARMERS MARKET	<p>A designated area where, on designated days and times, growers and producers may sell directly to the public from open or semi-open facilities in accordance with Village regulations. The Village shall have the right to specify the dates and times when a Farmers Market may operate and to stipulate what goods may be sold.</p>
FENCE	<p>A structure, other than a building, which is a barrier and used as a boundary or means of protection or confinement.</p>
FENCE, NATURAL	<p>A fence made of natural growth, such as trees, deciduous shrubs, evergreens, etc.</p>
FENCE, OPEN	<p>A fence, including gates, which contains no greater than 60% opaque materials, as measured horizontally along each foot of the length of the fence facing each yard.</p>
FENCE, SOLID	<p>A fence, including gates, which conceals from view from adjoining properties, streets, or alleys activities conducted behind it.</p>
FLOOD	<p>A temporary increase in normal water level (surface water elevation) that results in water inundating areas adjacent or near to the usual channel or lake.</p>

**FLOOD BASE ELEVATION** Six hundred forty five feet (645') above mean sea level which is the elevation of the highest flood on record for the Des Plaines River at Highway 22.

**FLOOD-CREST ELEVATION** The elevation equal to the flood-crest level of record designated by the Village Engineer or other governmental official or body having jurisdiction as applicable to the property for which a zoning certificate is being requested.

**FLOOD PLAIN AREA** That continuous area adjacent to a stream or stream bed, or any storm water retention area and its tributaries, whose elevation is equal to or lower than the flood-crest elevation including also land less than ten (10) acres in area having an elevation higher than flood-crest elevation and which is surrounded by land in a flood

plain area, or land, less than five (5) acres in area, having an elevation equal or higher than flood-crest elevation and bordered on three (3) sides by land in a flood plain area.

**FLOOD TABLE LAND** The area up to one thousand feet (1,000') adjacent to the flood plain but which is lower than the flood base elevation. Areas protected by an existing dike or natural ridge are not considered flood table land.

**FLOOR AREA (GROSS FLOOR AREA)** For the purpose of determining the floor area ratio, the minimum floor area and conversions of existing structures. The sum of the gross horizontal areas of the several floors of a building, including the English Basement floor but not including a basement floor, measured from the exterior faces of the exterior walls. The "floor area" of a building shall also include elevator shafts and stairwells at each floor; floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof; penthouses; finished attic space having headroom of five feet (5') or more; unfinished garage attic space, with or without flooring, having headroom of five feet (5') or more from the top of the lowest garage ceiling rafters; provided however that porches and any space devoted to accessory uses off-street parking or loading shall not be included in "floor area, and, in residential zoning districts, the area of a garage shall be included, with the exception that the first 400 square feet of the total garage area shall be excluded. Further, that portion of any open two-story element, which consists of an interior space which has a clear height of sixteen feet (16') or more from the floor elevation, that floor area shall be counted twice in

calculating the floor area ratio. (Amd. Ord. 04-1934-50, eff. 11/8/04)

**FLOOR AREA (FOR THE PURPOSE OF DETERMINING OFF-STREET PARKING AND LOADING REQUIREMENTS)** The sum of the gross horizontal area of the several floors of a building or portion thereof, devoted to a use requiring off-street parking or loading as required in this Zoning Code. This area shall exclude such floor areas used for accessory off-street parking and off-street loading facilities and such basement floor areas that are devoted exclusively to uses accessory to the operations of the building. All horizontal dimensions shall be taken from the exterior faces of the wall.

**FLOOR AREA OF A DWELLING UNIT OR A LODGING ROOM)** The sum of the gross horizontal areas of the room constituting the dwelling unit or lodging room, including closets, baths, utility rooms, hallways when accessible only to the occupants of said dwelling unit or lodging room and not accessible to other occupants of the building or to the general public, and only when such rooms, halls or other areas are an integral part of said dwelling unit or lodging room. Floor area shall be measured from the interior faces of the outer-most walls defining the dwelling unit or lodging room but shall not include any unfinished space or finished space having a headroom of less than five feet (5').

**FLOOR AREA (GROUND AND ACCESSORY USES)** The lot area covered by a building (porches, off-street parking area and open terraces excluded) measured from the exterior faces of exterior walls.

**FLOOR AREA (RATIO)** The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located.

**FOOTCANDLE** A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and originally defined with reference to a standardized candle burning at one foot from a given surface. (Ord. 08-3049-32, eff. 08/11/08)

**FOSTER CHILD** A child giving, receiving and sharing affection and care in a family as if related by blood or as if legally adopted.

**FREE-STANDING ANTENNA POLE** A free-standing monopole-design structure that is constructed solely for the purpose of supporting one or more antennas. This definition does not include towers that require additional support, such as guyed towers or lattice towers.

**FRONTAGE** The length of all the property fronting on one side of a street between the two (2) nearest intersecting streets, measured along the line of the street, or if dead ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.

**FRONTAGE, ZONING LOT** The length of all the property of such zoning lot fronting on a street, measured between side lot lines.

**GARAGE/PRIVATE** An accessory building or an accessory portion of the principal building, which is intended for and used for storing of privately owned motor vehicles, boats and trailers of the family or families resident upon the premises and in which no business, service, or industry connected directly or indirectly with motor vehicles, boats and trailers is carried on; provided that not more than two-thirds (2/3) of the parking spaces therein may be rented for the storage of motor vehicles, boats and trailers of persons not resident on premises, except that all the parking spaces in a garage of one (1), two (2) or three (3) car capacity may be so rented.

**GARAGE/PUBLIC** A building or portion thereof, other than a private garage, designed or used for equipping, servicing, repairing, hiring, selling, storing, or parking motor-driven vehicles. The term repairing shall not include an automotive body repair shop or the rebuilding, dismantling, or storage of a wrecked or junked vehicle, unless expressly authorized.

**GARAGE SALE** The occasional sale of used or surplus household goods, wares and other items of personal property owned by the occupier of the residence on the premises where such sale is held, or owned collectively by a group of persons including the occupier of the residence on the premises where such sale is held. Also includes sales commonly known as yard sales, basement sales, house sales, yard sales, attic sales, rummage sales, estate sales or other similar occasional sales conducted on an infrequent and unscheduled basis from residentially zoned premises.

**GARAGE/STORAGE** A building or premises used for housing of motor vehicles, and where no equipment or parts are sold and vehicles are not rebuilt, serviced, repaired, hired or sold, except that fuel, grease, or oil may be dispensed within the building to vehicles stored therein.

**GAZEBO** A small roofed pavilion, intended for outdoor relaxation, dining, and entertaining which is open to the weather elements and incorporates traditional/classical architectural detailing and

ornamentation in its design. A gazebo is an accessory structure, which is detached from the principal structure on a lot.

**GLARE** A distinct light source within the visual field that is sufficiently brighter than the ambient level of brightness to which the eyes are adapted to cause a visual disturbance or nuisance. (Ord. 08-3049-32, eff. 08/11/08)

**GRADE** The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

**GRADING** Reshaping natural land contours, using natural land materials such as soil, gravel, sand, black dirt, etc., for the purpose of eliminating erosion or sedimentation problems, creating or improving surface drainage, providing for the natural aesthetic contouring of property, or to accommodate a building plan by making minor changes in land elevation.

**GROSS FLOOR AREA** All the floor area contained within a building or buildings, without exception.

**GROUND FLOOR** That level of a building on a sloping or multi-level site which has its floor line at or not more than three feet (3') above exit grade.

**GROUND FLOOR AREA** The lot area covered by a building, measured from the exterior faces of exterior walls, but excluding open terraces and carports.

**GUEST/PERMANENT** A person who occupies or has the right to occupy, a residence accommodation for a period of thirty (30) days or more.

**HEDGE** A row or fence of bushes. (Ord. 86-885-22)

**HISTORIC DISTRICT** Any parcel of land, use or structure which has been determined by the Village Board or National Trust to be of historic significance and which is identified as such on a recorded plat, plan or any other appropriate document. (Ord. 87-954-40)

**HOME OCCUPATION** An occupation or profession practiced by, a member of the family residing on the premises, and which occupation is clearly incidental and secondary to the residential use of the dwelling; and in connection with which there is no indication from the exterior, that the building is being utilized in whole or in part for any purpose than that of a dwelling. No commodity is sold upon the premises and no commodity intended for sale or use elsewhere is stored on the premises; no more than one person is employed other than members of the family residing on the

premises; and no mechanical or electrical equipment is used except such as is

permissible for purely domestic or household purposes. A professional person may use his residence for consultation, emergency treatment, or performance of religious rites. No accessory building shall be used for such home occupation. Home occupations, further, shall not utilize more than twenty five percent (25%) of the total floor area of any one story.

**HOSPITAL**

A medical institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, and care of individuals suffering from illness, disease, injury, deformity or other abnormal physical condition.

**HOTEL or MOTEL**

An establishment which is open to transient guests, in contradistinction to a boarding, rooming or lodging house, and is commonly known as a hotel in the community in which it is located; and which provides customary hotel services such as maid services, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture, and bellboy service.

**IMPERMEABLE SURFACE**

A surface which does not allow water to be absorbed so it may percolate into deeper ground. Such surfaces are those constructed of Portland concrete, bituminous concrete, composed stone or gravel, or any other surface that allows little or no water penetration.

**IMPERVIOUS SURFACE**

Any man-made area that alters the natural surface course for or does not allow for the natural rate of absorption or retention of storm water. Such areas may include, but are not limited by reason of exclusion from the following list of examples, roofs, parking and driveway areas, graveled areas, sidewalks and bikepaths, paved recreational areas, swimming pools, porches, decks and patios.

(Amd Ord. 07-2973-01B, eff. 1/22/07)

**INCOMPATIBLE USE**

A use or service which is unsuitable for direct association with certain other uses because it is contradictory, incongruous or discordant.

**KENNEL**

Any premises or portion thereof on which two (2) or more dogs, cats, or other household domestic animals over four (4) months of age are kept, or on which more than two (2) such animals are maintained, boarded, bred, or cared for, in return for

remuneration, or are kept for the purpose of sale.

LABORATORY

A place devoted to experimental study such as testing and analyzing. Manufacturing of product or products is not to be permitted within this definition.

LAKE

Any natural man-made body of water surrounded by land. (Ord. 86-885-22)

LANDSCAPE WASTE:

All accumulations of grass or shrubbery cuttings, leaves, tree limbs and other materials accumulated as a result of the care of lawns, shrubbery, vines and trees.(Ord. 06-2948-40, eff. 8/14/06)

LIBRARY-PUBLIC

facility owned and operated by a unit of local government for the collection, storage, use and dissemination of educational and recreational materials in various formats and which provides space for uses that support the efficient and effective operation of a public library system. (Ord. 92-1228-06)

LOADING BERTH

A space within the principal building or on the same lot as the principal building providing for the standing, loading, or unloading of trucks and with access to a street or alley.

LODGING HOUSE (INCLUDING BOARDING and ROOMING HOUSE)

A residential building, or portion and thereof, other than a motel, apartment hotel, or hotel, containing lodging rooms which accommodate persons who are not members of the keeper's family. Lodging with or without meals is provided for compensation on a weekly or monthly basis.

LODGING ROOM (ROOMING UNIT)

A room which is not physically a part of a dwelling unit, or which through physically a part of a dwelling unit is used or intended for use by a person or persons other than members of the family occupying said dwelling unit, and which is used or intended to be used as sleeping and living quarters, but without facilities for either cooking or eating.

LOT

A parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot may consist of any of the following, provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this Zoning Code:

A. A single lot of record;

B. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

A lot occupied by, or intended for occupancy by, one principal building or principal use and shall have frontage upon a street as defined by this Zoning Code. Notwithstanding the above requirements, a lot shown on a plat properly recorded in the office of the County Recorder prior to the effective date of this Zoning Code even though not meeting the requirements of this Zoning Code as to width or area may be used as a zoning lot if it complies with conditions as set forth in Section 6-3-3A of this Zoning Code.

LOT AREA, GROSS	The area of a horizontal plane bounded by the front, side, and rear lot lines, but not including any area occupied by the waters of a duly recorded lake or river.
LOT/CORNER	A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding one hundred thirty five degrees (135°).
LOT COVERAGE/BUILDING	The ratio between the ground floor area of all buildings or structures on a lot and the total area of the lot.
LOT COVERAGE/GROSS	The ratio between the ground floor area of all buildings and structures plus all areas used for off-street parking facilities, loading areas, vehicular access ways of driveways, and the total area of the lot.
LOT DEPTH	The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.
LOT LINE	A line dividing one lot from another lot or from a street or alley.
LOT LINE/FRONT	A lot line which is a street lot line. Any street lot line of a corner lot may be established by the owner as the front lot line, but once established, shall not be altered.
LOT LINE/REAR	That boundary of a lot which is most distant from and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten feet (10') in length within the lot, parallel to, and at the maximum distance from, the front lot line.

LOT LINE/SIDE	Any boundary of a lot which is not a front or rear lot line. On a corner lot a side lot line may be a street lot line.
LOT LINE/STREET	A lot line dividing a lot from a street.
LOT/REVERSED CORNER	A corner lot where the street side lot line is substantially a continuation of the front lot line of the first lot to its rear.
LOT/THROUGH	A lot which has a pair of opposite lot lines along two (2) substantially parallel streets, and which is not a corner lot. On a through lot both street lot lines shall be deemed front lot lines.
LOT/WIDTH	The horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first thirty feet (30') of lot depth immediately in back of the required front yard.
LOT, ZONING	A single tract of land located within a single block which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore, a "zoning lot or lots" may or may not coincide with a lot of record.
LUMINAIRE	A complete lighting unit, including the lamp, reflectors, globes, lenses, shields, or other components designed to block, diffuse or distribute light. (Ord. 08-3049-32, eff. 08/11/08)
MARQUEE	A roof-like structure of a permanent nature which projects from a wall of a building. (Ord. 86-885-22)
MEMORIAL ASSEMBLY FACILITY	A type of cemetery comprising an area and/or structure (i.e. columbarium) intended as a memorial for deceased persons and used for the burial, inurnment or internment of only cremated human remains. For the purpose of this Chapter, an outdoor Memorial Assembly Facility shall include the area and/or structure wherein the cremated human remains are buried, inurned or interned and the adjoining improvements intended for memorials, services or private reflection.
MEMORIAL GARDEN	An area and/or structure intended as a memorial for deceased persons but which shall not be used as a CEMETERY.
MENTAL DISABILITY	An individual or group of disorders that cause severe disturbances in thinking, feeling, and relating that can result in a substantially diminished capacity for coping with the ordinary demands of life. (Ord. 90-1162-66)

MOTOR VEHICLE	Any passenger vehicle, truck, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical power.
MULTI-USER BUILDING	An office/industrial building that is occupied, or operated, by two or more business users or business tenants. (Ord. 09-3106-39, eff. 7/13/09)
MULTIPLE-FAMILY STRUCTURE	A residential structure with more than one dwelling unit with interior common occupiable areas. (amd. Ord. 95-1377-7, eff. 1/9/95)
NAMEPLATE	A sign indicating the name and/or address of a building or the name of an occupant thereof and the nature of a permitted occupation therein.
NO IMPACT	<p>The term “no impact” personal wireless service facility shall be defined as a facility which is:</p> <ol style="list-style-type: none"> <li>1. Designed so as to completely conceal all components of the personal wireless service facility within a new or existing structure that is architecturally compatible with its surroundings; including, but not limited to, an antenna behind louvers, or in a false roof on a building, or inside a steeple, clock tower, flagpole (with a maximum diameter of 15 inches), campanile or bell tower; or</li> <li>2. Camouflaged so as to blend into its surroundings to such an extent that it is no more obtrusive to the casual observer than the structure on which it is (a) placed, such as a rooftop, lighting standard or existing tower; or (b) replacing, such as a school athletic field light standard, or other similar structure.</li> </ol>
NONCONFORMING	Any use of land, buildings, or structures which use is not permitted in the zoning district in which such use is located.
NOXIOUS MATTER	Material which is capable of causing injury or malaise to living organisms by chemical reaction, or is capable of causing detrimental effects upon the health, or the psychological, social, or economic well-being of human beings.
NURSING HOME (CONVALESCENT HOME, SHELTERED CARE HOME)	An establishment for the care of children or the aged or infirm. Such a home shall not contain equipment for or provide care in maternity cases or for psychotics or other unruly mentally deranged persons nor for surgical or medical cases commonly treated in hospitals.

OCTAVE BAND	A means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.
ODOROUS MATTER	Any matter or material that yields an odor which is offensive in any way. (Ord. 86-885-22)
OFFICE	A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. An office shall not include a clinic or the production, distribution or sales of goods or commodities which are physically located on the premises. (Ord. 90-1163-47)
OPEN SALE LOT	Any open space used or occupied for the purpose of buying and selling merchandise, passenger cars, trucks, commercial trailers, motor scooters, motorcycles, boats and monuments, or for the storing of same prior to sale. (Ord. 86-885-22)
OUTDOOR STORAGE	The keeping in an unroofed area of any goods, junk, material, merchandise or vehicles in the same place for more than twenty four (24) hours. (Ord. 90-1163-47)
PARKING AREA	One or more parking spaces, and may also include access drives, aisles, ramps, and maneuvering area.
PARKING LOT	An area reserved or used for parking motor vehicles, hauling trailers or trailer-mounted boats on premises on which there is not a principal building.
PARKING SPACE	An accessible area used or intended for use for temporary storage of one motor vehicle, hauling trailer or trailer-mounted boat which parking space may be located in a private or storage garage, or in the open. In this definition, temporary storage shall be further limited to include only the storage of vehicles which are fully capable of legal operation on the public streets. Any other storage of vehicles shall be considered as the storage of goods and shall be prohibited except where specifically permitted by this Zoning Code.
PARTICULATE MATTER	Material which is suspended in or discharged into the atmosphere in a finely divided form as a liquid or solid at atmospheric temperature and pressure.
PARTY WALL	A wall which is common to but divides contiguous buildings.

**PERSON** Any corporation, partnership, individuals, or group of individuals, associations, or agent, so that any entity who would be subject to the Zoning Code would be defined as a person, (Ord. 86-885-22)

**PERSONAL WIRELESS SERVICE/  
PERSONAL WIRELESS SERVICE  
FACILITIES** A personal wireless service facility shall mean any facility of whatever kind or nature that receives, transmits or relays radio or microwave signals for cellular, PCS or other similar service. This shall include any installation or mounting structure or equipment and any appurtenant electronics necessary for the operation of the facility. This definition shall be inclusive of the definition of personal wireless service facility set forth in 47 USC 332(c)(7)(C), as amended now or in the future.

**PHYSICAL DISABILITY** A disability that may have been caused by a head injury, severe arthritis, stroke, muscular dystrophy, multiple sclerosis, spinal cord injury, and other causes that can substantially limit an individual's capacity to function in society. (Ord. 90-1182-66)

**PLANNED DEVELOPMENT** A parcel of land or contiguous parcels of land of a size sufficient to create its own environment, controlled by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent parcels, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land-use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole.

**PLAYHOUSE, JUNGLE  
GYM OR TRAMPOLINE** A detached accessory structure located on residential property intended solely for the purpose of children’s play and which conforms to the regulations set forth in Section 6-3-5 of this Title. (Amd. Ord. 06-2011-02, eff. 1/23/06)

**PREMISES** A distinct portion of real estate, land or lands with or without buildings or structures. It may or may not have the same meaning as "lot", "building", or "structure".

**PRINCIPAL STRUCTURE  
(BUILDING)** A non-accessory building in which is conducted the principal use of the lot on which it is located.(Amend Ord. 95-1397-27)

PROPERTY LINE	The line bounding a zoning lot, as defined herein.
PUBLIC WAY	Any sidewalk, street, alley, highway, or other public thoroughfare.
RECORDING (OF A DOCUMENT)	Officially record a document in the office of the Lake County Recorder.
RECREATION CLUB	A nonprofit association of persons, who are bona fide members paying annual dues, which owns, hires or leases land or buildings or portions thereof; the use of such premises being restricted primarily to the principal use; which is a generally recognized sport or recreational activity. The premises shall be restricted to members and their guests. The affairs and management of such "recreational club" are conducted by a board of directors, executive committee, or similar body chosen by the members at their annual meeting. It shall be permissible to serve food and meals on such premises, providing adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests shall be allowed, provided it is secondary and incidental to the promotion of some recognized sport or recreational activity, and further provided that such sale of alcoholic beverages is in compliance with all applicable Federal, State, and Village laws. (Ord. 86-885-22)
RECREATIONAL EQUIPMENT AND FACILITIES	Playhouses, Jungle Gyms, Trampolines and Recreational Structures which conform to the regulations set forth in Section 6-3-5 (Amd. Ord. 06-2011-02, eff. 1/23/06)
RECREATIONAL STRUCTURE	A detached accessory structure located on residential property intended solely to be used in conjunction with an in ground swimming pool or tennis court and which conforms to the regulations set forth in Section 6-3-5 of this Title. (Amd. Ord. 06-2011-02, eff. 1/23/06)
RECYCLING COLLECTION POINT	An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items would be allowed. This facility would generally be located in a parking lot or in other public/quasi-public areas. (Ord. 90-1163-47)

RESEARCH  
LABORATORY

A building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but no facilities for manufacture or sale of products.

RESERVOIR

The term "reservoir" is commonly applied to waters held in storage in either artificial or natural basins and impoundments primarily for a source of water for power, Municipal, industrial, domestic, or flood control uses. (Ord. 86-885-22)

RESTAURANT,  
TABLE SERVICE

unpackaged food to the customer in a ready-to-consume state, in individual servings where food is served to the customer and the customer generally consumes these foods while seated at tables or counters located within, or immediately adjacent to, the building. Carry-out business shall be permitted at these establishments as a subsidiary use. (Ord. 02-1818-28)(Amd. Ord. 07-2983-11, eff. 5/14/07)

RESTAURANT,  
FAST FOOD

An establishment that is commonly referred to within the restaurant industry as a "QSR", or quick service restaurant. Characteristics common to a Fast Food Restaurant include one or more of the following: offers quick food service, a limited menu, food items pre-prepared or prepared quickly, orders are not-taken at the customers table, and food is generally served in disposable wrapping or containers. This type of establishment often times includes a drive-up or drive-through service facility. (Ord. Amd. 07-2983-11, eff. 05/14/07)

RESTAURANT,  
CONVENIENCE

An establishment commonly referred to within the restaurant industry as a "fast casual" restaurant. Characteristics common to a Convenience Dining Restaurant include: (a) the principal business model of the restaurant is to serve food at the patrons table; (b) limited menu items are made-to-order and are prepared only upon being ordered by the patron; and (c) the décor is more similar to a Table Service Restaurant than a Fast Food Restaurant. (Ord. Amd. 07-2983-11, eff. 05/14/07)

RETENTION

The permanent on-site maintenance of storm water.

RINGELMANN CHART

One which is described in the U.S. Bureau of Mines information Circular 8333, and on which are illustrated graduated shades of grey for use in estimating the light-obscuring capacity of smoke density.

RINGELMANN NUMBER	The number of the area on the Ringelmann Chart that coincides most nearly with the visual density or emission or the light-obscuring capacity of the smoke.
ROADSIDE STAND	A structure for the display and sale of agricultural products, with no space for customers within the structure itself.
ROOF-MOUNTED ANTENNA POLE	Any structure that supports one or more antennas, and is designed and constructed to be attached , at its base, to the roof of an existing building.
SCREENING	A structure erected or vegetation planted for concealing from viewers the area behind it.
SETBACK	The minimum distance maintained between a street right of way and the nearest supporting member of any structure on the lot.
SIGN	A name, identification, description, display or illustration which is affixed to or painted or represented directly or indirectly upon a building, structure, or other support and which directs attention to an object, product, place, activity, person, institution, organization, or business. Each display surface of a sign shall b considered to be a separate sign. However, as used herein the word "sign" does not include any display of official court or public office notices, nor the flag, emblem or insignia of a nation, political unit, school, or religious group, nor a sign located completely within an enclosed business, commercial, or industrial building, nor traffic signs. Unilluminated names and addresses of establishments on awnings less than two hundred (200) square inches in area shall not be considered as signs.
SATELLITE EARTH STATION ANTENNA	Any dish-type satellite signal receiving station or disc antenna, whether flat or concave which is designed for receiving television, radio, data, microwave or other signals from satellites or other sources. (amd. Ord. 95-1380-10, eff. 2/13/95)
SINGLE FAMILY ATTACHED STRUCTURE	A residential structure with more than one dwelling unit with an independent means of egress and with no interior common occupiable areas. (amd. Ord. 95-1377-7, eff. 1/9/95)
SOUND LEVEL	The intensity of sound of an operation or use as measured in decibels.

SOUND LEVEL METER	An instrument standardized by the American Standards Association for measurement of the intensity of sound.
SPECIAL USE	A "special use" of land or buildings, or both, described and permitted herein, is a use subject to special provisions and which because of unique characteristics cannot be properly classified as a permitted use. (Ord. 86-885-22)
SPONSOR or SUPPORT STAFF	Any person licensed or similarly authorized by an agency of the State of Illinois to operate a community residential home. (Ord. 90-1182-66)
STABLE, PRIVATE	A detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire, or sale.
STORAGE STRUCTURE	A structure that is intended solely for the storage of household goods, lawn and garden equipment, materials typically found in sufficient quantity for residential purposes, and other related goods and machinery intended solely for the use of the residents of the single-family property upon which it is located.(Ord. 04-1888-03, eff. 1/26/04)
STORY	That portion of a building included between the surface of any floor and the surface of the floor above; or if there is no floor above, the space between the floor and the ceiling above. An English Basement shall be counted as a story, but a basement or cellar shall not be counted as a story.
STORY/HALF	A space under a sloping roof which has the line of intersection for roof decking and wall below the ceiling level of the top floor.
STREAM	Any natural, artificial, or channelized watercourse that transports continuous or periodic flowing water.
STREET	A publicly dedicated right of way not less than fifty feet (50') in width or a permanently reserved easement of access approved by the Board of Trustees, which affords a primary means of access to abutting property.
STRUCTURAL ALTERATIONS	Any change, other than incidental repairs in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams, or girders; or any substantial change in the roof or exterior walls.

STRUCTURE	Anything erected, the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground. An advertising or business sign, if detached or projecting from a building, shall be construed to be a separate structure. Detached Accessory Structures shall be considered Structures notwithstanding whether they are permanently affixed or mounted to one location on the ground or attached to something having a permanent location on the ground. (Amd. Ord. 06-2011-02, eff. 1/23/06)
SUPERVISION	The act of assuming responsibility for the day-to-day operation of a community residential home that includes, without limitation, the performance of any act that requires licensing, certification or such similar authorization by an agency of the State of Illinois of competent jurisdiction.
SUPPORT SERVICES	Those services provided to residents in order to facilitate their integration into the community and to improve their level of functioning and independence. (Ord. 90-1182-66)
SURFACE WATER ELEVATION	The normal water level elevation of a lake, stream, or stream bed as depicted on the United States Geological Survey (U.S.G.S.) flood plain topographic maps. If "surface water elevation" datum specified by the Illinois Department of Transportation - Division of Water Resources is more current than U.S.G.S. flood plain topographic maps, Division of Water Resources information may be used.
TENT	Any temporary structure or enclosure, the roof of which and/or one-half (1/2) or more of the sides are constructed of silk, cotton, canvas, fabric, or a similar pliable material.
THREE-COMPONENT MEASURING SYSTEM	A complement of instruments or seismograph which can record, simultaneously, vibration vectors in three (3) mutually-perpendicular directions.
TOXIC MATERIAL	Any substance (liquid, solid, or gaseous) which by reason of an inherent deleterious property when emitted in any amount, is injurious to plants, animals, or human beings.
TRAILER	Any vehicle, house, car, camp car, recreational vehicle, or any portable or mobile vehicle on wheels, jacks, horses, skids, or blocks, and with or without motive power; which is used, adapted, or designed for living, sleeping, business, trade, occupation, or storage purposes. A permanent foundation shall not change its character unless the entire structure meets Village Building Code regulations.

**TRANSIENT GUEST** A tenant who does not have a lease and occupies an apartment, lodging room, or other living quarters on a month to month, week to week, or day to day basis.

**TREE CHIPPING:** The process whereby parts of trees, and no other forms of landscape waste, are received, stored and processed for sale to end markets in the form of raw materials or products.(Ord. 06-2948-40, eff. 8/14/06)

**USE** The purpose or activity for which the land, building or structure thereon, is designed, arranged, or intended or for which it is occupied or maintained.

**USE/ACCESSORY** A subordinate use which is clearly and customarily incidental to the principal use of a building or premises; and which is located on the same lot as the principal building or use except that accessory parking facilities may be authorized to be located elsewhere.

**USE/  
NON-CONFORMING** Any use of a building, structure or property, lawfully established prior to the effective date of this Zoning Code or an amendment thereto, which does not comply with all of the applicable use regulations of the zoning district in which such building, structure or property is located. (Ord. 97-1509-33 eff. 8/11/97)

**USE/PERMITTED** Any building, structure, or use which complies with the applicable regulation of this Code governing permitted uses in the zoning district in which such building, structure or use is located.

**USE/PRINCIPAL** The main use of land, building or structure as distinguished from a subordinate or accessory use.

**VARIANCE** A relaxation of the terms of the Zoning Code where such relaxation will not be contrary to the public interest and where, due to conditions peculiar to the property and not the direct result of the actions of the owner, a literal enforcement of the Code would result in unnecessary hardship.

**VEHICLE FUELING  
STATION** Any building or portion thereof or premises used primarily for dispensing or offering for sale at retail to the public, vehicle fuels, gasoline, petroleum products, and other permitted retail goods. (Ord. 97-1494-18 eff. 6/9/97)

**VEHICLE REPAIR  
(AUTOMOBILE REPAIR)** The general repair, engine, rebuilding or reconditioning of vehicles, collision service such as body, frame and fender straightening and

repair, and painting of motor vehicles. (Ord. 97-1494-18 eff. 6/9/97)

**VEHICLE SERVICE STATION  
(AUTOMOBILE SERVICE  
STATION)**

Any building or portion thereof or premises used primarily for the dispensing or offering of vehicle fuels, petroleum products, and other permitted retail goods. Light maintenance and service activities such as tire repairs, battery replacement, lubrication, engine tune-ups, and minor repairs may be conducted within the completely enclosed building on the site. Vehicle Service Stations shall not include vehicle repairs other than as stated in this definition. (Ord. 97-1494-18 eff. 6/9/97)

**VEHICLE WASH  
(AUTOMOBILE LAUNDRY)**

A completely enclosed building or portion thereof containing equipment or providing space or water for cleaning vehicles defined in the Illinois Vehicle Code as first division and Class B vehicles up to, and including 8,000 pounds, as a special accessory use to another principal permitted or special use in the zoning district. (Ord. 97-1494-18 eff. 6/9/97)

**WAREHOUSE**

A structure, part thereof, or area used principally for the storage of goods and merchandise.

**WATCHMAN'S  
QUARTERS**

Working facilities for an owner/operator or employee to provide twenty four (24) hour security in any zoning district where such accommodations are a permitted use. Watchman's quarters shall not serve as a primary residence for a watchman.

**WHOLESALE  
ESTABLISHMENT**

A business establishment engaged in selling to retailers or jobbers rather than consumers

**YARD**

An open space on a lot which is unoccupied and unobstructed from its lowest level to the sky, except by natural features and as otherwise permitted in this Zoning Code. A required yard extends along a lot line and at right angles to such line to a minimum depth or width specified in the yard regulations for the district in which such lot is located. No yard provided for any building and required for the purpose of complying with this Zoning Code shall again be used as a yard for any other building.

**YARD/CORNER SIDE**

A side yard which adjoins a public street.

**YARD/FRONT**

A yard extending along the full width of a front lot line between side lot lines, and from the front lot line to the front building line in depth.

YARD/INTERIOR	A side yard which is located immediately adjacent to another zoning lot or to an alley separating such side yard from another zoning lot.
YARD/REAR	The portion of the yard on the same lot with the principal building, located between the rear line of the building and the rear lot line and extending for the full width of the lot.
YARD/SIDE	A yard extending along a side lot line between the front and rear yards, except that a side yard abutting a street shall be defined as the yard extending along a side lot line between the front yard and the rear lot line.
YARD/TRANSITIONAL	That yard which must be provided on a zoning lot in a Business District which adjoins a zoning lot in a Residence District, or that yard which must be provided on a zoning lot in an Industrial District which adjoins a zoning lot in either a Residence or Business District.
ZONING ADMINISTRATOR	The officer and assistant designated by the Village Board of Trustees as the officer responsible for enforcing and administering all requirements of this Zoning Code.
ZONING EXCEPTION CERTIFICATE	Refers to the written approval of the Zoning Administrator which indicates granting of relief from any of the provisions of this Code due to establishment as a lawful nonconforming building, structure or use, establishment as a lawful special use, the granting of a variation by the Board of Trustees, or court action granting the zoning exception. (Ord. 86-885-22)