

CHAPTER 3

GENERAL ZONING REGULATIONS

SECTION:

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6-3-1:BUILDINGS ON A LOT: Except in the case of planned developments, special uses, Master Development plans for Mixed Use Developments in the R5-Mixed Use General Residence District, and personal wireless service facilities subject to the provisions of Chapter 16, not more than one principal building shall be located on a lot in any zoning district. In addition to the principal building, where otherwise permitted by this title, one detached accessory structure may be located on a lot subject to all other building and zoning regulations. Carports are specifically prohibited.(Amd. Ord. 97-1534-58, eff. 11/10/97)

6-3-2: ALLOWABLE USES OF LAND AND BUILDINGS: The following uses of land and buildings and no others are allowed in the districts established hereinafter under the requirements specified in this Zoning Code.

- A. Permitted uses listed in this Zoning Code.
- B. Special uses listed in this Zoning Code only with the approval of the Mayor and Board of Trustees in each case and only in accordance with all the provisions and procedures as set forth in Chapter 14.
- C. Uses lawfully established on the effective date of this Zoning Code are subject to all provisions on Chapter 13.
- D. Where a building permit for a building or structure has been issued in accordance with law prior to the date of this Zoning Code and where construction has been started within one hundred eight (180) days of such effective date and diligently prosecuted completion, said building or structure may be completed accordance with approved plans on the basis of which the building permit was issued; and, further may upon completion be occupied under a certificate of use and occupancy for the use original designated; subject to the provisions of Chapter 13 of this Zoning Code.

6-3-3: CONTROLS ESTABLISHED:

- A. Control Over Use: No lot, building, structure or premises shall hereafter be used or occupied and no building, structure or premises or part thereof shall be erected, razed, moved, reconstructed, extended, enlarged, or structurally altered except in conformity with the regulations and requirements herein specified for the district in which it is located, except as hereinafter provided. In residence districts, a lot shown on a plot properly recorded in the office of the County Recorder prior to the effective date of this Zoning Code which does not meet the requirements of this Zoning Code as to width or area, may be used for single-family detached dwelling purpose if it conforms to other requirements of this Zoning Code. However, said recorded nonconforming lot may not be used if it was held in common ownership with one or more adjoining lots at any time subsequent to the effective date of this Zoning Code and if such lots held in common ownership together meet the requirements of this Zoning Code, when used as a single parcel. Where two (2) or more adjoining lots shown in a plot properly recorded with the office of County Recorder have been held in common ownership at any time subsequent to the effective date of this Zoning Code and the use of such use of such adjoining lots as a single parcel would meet the requirements of this Zoning Code, the ownership of said

lots shall not be separated nor shall any of the lots be used in any way to conflict with the regulations of this Zoning Code. No building permits shall be issued for the use of any lot or portion of said lot, transferred, or conveyed in violation of the provisions of this Section.

- B. Control Over Bulk: All new buildings and structures shall conform to the bulk regulations established herein for the district in which each building or structure is located. No existing building or structure shall be enlarged, reconstruct-ed, structurally altered, converted, or relocated in such a manner as to conflict or to further conflict with the bulk regulations of this Zoning Code for the district in which such building or structure is located.

6-3-4: BUILDING HEIGHT: In R1, R2, and R3 Districts, an allowable nonresidential building may be erected to a height not to exceed sixty feet (60') when the required front and rear yards are increased in depth, and side yards are increased in width, one foot (1') for each foot of height that such building exceeds the building height regulations of the district in which it is located.

6-3-5: DETACHED ACCESSORY STRUCTURES (BUILDINGS)(Amend. Ord. 95-1397-27)

A. PROPOSED STRUCTURES

No detached accessory structure shall be erected, altered or moved onto a lot unless it is specifically allowed in subsection 2 below, it conforms with the requirements of this Section and a building permit has been issued for the same.

1. GENERAL REQUIREMENTS

a. Size¹

- 1) Floor Area Ratio: The maximum size of the structure shall not exceed .025 of the lot size and not more than 10% of the gross square feet of the principal structure on the lot, whichever is less, except as further restricted by Section 6-3-5(A).2.
- 2) Height: The maximum height of the structure shall not exceed .66 the height

¹The Plan Commission shall make a recommendation on the appropriate size for all detached accessory structures which are a Special Use.

of the principal building, except that the height of any gazebo shall be restricted by Section 6-3-5(A).2.

b. Location

- 1) Building Envelope: All detached accessory structures shall meet the minimum yard requirement applicable to the principal structure on the lot, except as further restricted by Section 6-3-5(A)(2) or permitted by Section 6-3-7(B).(Amd. Ord. 06-2011-02, eff. 1/23/06)
- 2) Relationship to Principal Building: No portion of the structure shall be closer to any public way than the principal building on the lot.

c. Appearance

- 1) Materials: All detached accessory structures shall be constructed with the same materials and in the same proportion as those used in the principal structure on the lot, except that any gazebo shall be constructed in accordance with the criteria set forth in Section 6-3-5(A).2.
- 2) Architecture: The style and details of all detached accessory structures shall be compatible with the principal structure on the lot, and further provided that any gazebo shall be designed in accordance with the criteria set forth in Section 6-3-5(A).2.

d. Quantity: No more than one detached accessory structure shall be permitted on a lot. A playhouse shall be permitted in addition to the one detached accessory structure on a lot provided it meets all other requirements of this section.

e. Establishment: The structure shall not be erected, altered or moved onto a lot prior to the establishment of the principal structure on the lot. (Amd. Ord. 97-1531-55, eff. 10/13/97)

2. SPECIFIC REQUIREMENTS

The following, and only the following, detached accessory structures are allowed subject to the regulations in this Section of the Village Code.

PROPOSED DETACHED ACCESSORY STRUCTURES

		R1	R2	R2A	R3	R4	R5	B	E	O/I	M
Garage (Private):	! A Special Use for a detached garage in the R2A zoning district is only allowed for properties in a defined Historic Area.	S		S		S	S				
Gazebo:	! Shall be allowed within the required setbacks in the rear yard only. P P ! Shall incorporate traditional/classical architectural detailing and ornamentation in the design of pillars, railings, walls, eave brackets, fascias, structural members, roof or similar elements (examples of acceptable design are shown in Section 6-3-5(A).2.a) ! Shall be designed to have a shape with six (6) or more sides inscribed in a circle, with a maximum diameter of 15'. ! Shall be open to the weather elements, with no more than 50% of any exterior side of the structure consisting of a solid wall surface. ! The use or installation of natural gas, water supply or sanitary sewer service; plumbing fixtures; heaters; hot tubs; whirlpool tubs or similar equipment is prohibited. ! Shall have a maximum height of 16', with the further restriction that no gazebo shall exceed the height of the principal structure on a lot. ! The installation of permanent or temporary windows or other installations designed to artificially control the air temperature within the structure, with the exception of ceiling paddle fans, is prohibited. The installation of screens in the open sides of the structure is permitted to control insects. ! Storage is prohibited. ! Shall be constructed of wood building materials (with the exception of roofing materials, which may consist of asphalt or wood shingles, copper or any similar material) and erected upon concrete piers or a structural foundation. exception of roofing materials, which may consist of asphalt or wood shingles, copper or any similar material) and erected upon concrete piers or a structural foundation.	P	P	P	S	S	S				
	! Storage of materials other than plants shall not be visible from adjacent properties and public ways.										

PROPOSED DETACHED ACCESSORY STRUCTURES										
	R1	R2	R2A	R3	R4	R5	B	E	O/I	M
Greenhouses: ! 75% or more of the walls and roof of the structure must be glass. ! Storage of materials other than plants shall not be visible from adjacent properties and public ways		P						S	S	S
Parking Garage Structure:					S	S	S	S	S	P
Playhouses: ! Structures which do not include a foundation or concrete slab shall not require a building permit. ! The maximum height shall not exceed 8'. ! The maximum floor area for a playhouse is restricted to no more than 60 sq. ft. ! Storage is prohibited. ! The door of the structure may not be locked or secured.	P									
Recreational Structure: ! Allowed in conjunction with an in-ground swimming pool or tennis court only. ! Storage is allowed provided it is entirely within the structure and is not visible from adjacent properties or public ways.	P	P	P	P	P	P	S	S	S	
Second Residential Unit:	S									
Stable (Private): ! The structure must be located so as not to be a nuisance or adversely impact adjacent property owners.	P		S							

PROPOSED DETACHED ACCESSORY STRUCTURES	R1	R2	R2A	R3	R4	R5	B	E	O/I	M
<p>Storage Structure:</p> <ul style="list-style-type: none"> ! Shall have a maximum floor area of no more than 100 square feet. ! Shall either be located within 6" of the principal structure, attached to a deck or patio or within 6" of a deck or patio. ! Shall be placed on a hard surface, including, but not limited to a concrete pad, cement blocks partially sunk into the ground, or similar materials. ! Shall be screened by plant material, which provides visual relief throughout the year from both the public way and adjacent properties. Said plant material screen shall consist of a minimum of one square foot of plant material for each linear foot of the shed which faces a public way or adjacent property. ! Shall not exceed a height of 10' from the established grade. ! Shall maintain the same roof materials as the principal structure. ! The following materials are prohibited, unless they are the primary material on the principal structure: plastic, corrugated metal, fiberglass and dryvit/stucco. ! An appeal from any Staff determination regarding the application or interpretation of the requirements for storage sheds listed in Section 6-3-5 may be taken to the Architectural Review Board, for recommendation to the Village Board, by any person or entity aggrieved by said application or determination. (Amd Ord. 04-1888-03, eff. 1/26/04) 	P	P	P	P						

P
= Permitted Use S = Special Use

- a. Gazebo Design Examples: The examples shown on the next page provide a visual guide to acceptable architectural design concepts, style and ornamentation for gazebos. (Amd. Ord. 97-1531-55, eff. 10/13/97)

B. LAWFULLY EXISTING NON-CONFORMING STRUCTURES

The following detached accessory structures existing on July 10, 1995 shall be considered lawful and shall not be subject to the elimination schedule, however, they shall be subject to the restrictions on non-conforming structures, including but not limited to: repairs and alterations; additions and enlargements; relocation; restoration; and discontinuance, expansion and change of use.

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1. Structures legally erected in the Village prior to 1965 on lots which are less than 18,000 sq. ft.; or structures legally erected in the Village prior to 1965 when the principal structure on the lot does not have a basement. Said structure must be constructed of the same or compatible building materials used in the principal structure on the lot.
2. Garages, stables, and second residential units legally erected in unincorporated Lake County upon annexation to the Village. However, detached garages located within the Stonegate Circle Subdivision, as defined in Ordinance No. 62-000-70, which are subject to flood plain and flood way regulations shall not be subject to the restrictions on non-conforming structures, but be permitted to make needed repairs and alterations; relocation; reconstruction and restorations but may not increase the existing garage floor area. (Amd. Ord. 06-2039-31, eff. 6/12/06)
3. Structures which are allowed pursuant to an Annexation Agreement.
4. Structures which are allowed pursuant to a Special Use.

6-3-6: SPECIAL USES: Where a lawful use exists on the effective date of this Zoning Code or an amendment thereto and it is classified as a special use in the district in which it is located by this Zoning Code, it shall be considered as a lawful special use. Any addition or structural alteration to existing buildings or land improvements for the expansion of such a lawful special use shall be authorized only in accordance with the same procedures as those required by this Zoning Code for a new special use.

6-3-7: YARDS:

A. General:

1. The minimum yard space required for one building shall not be considered as yard space for another adjoining building.
2. No lot shall be reduced in area so that the yards or other open spaces become less than required by this Zoning Code.
3. On a vacant through or corner lot, any street lot line may be established as its front lot line; except that where two (2) or more through lots are contiguous, and a front lot line has been duly established, the same street lot line shall thereafter be deemed to be the front lot line of all such contiguous lots. On a through lot, a front yard shall be provided along both street lot lines.

4. Air conditioning units using ten (10) pounds of refrigerants actuated by a motor of one and one-half (½) horsepower or more shall not be permitted in any front yard nor within ten feet (10') of any lot line. (Amd Ord. 07-2977-05, eff. 3/12/07)

B. Permitted Obstruction in Yards:

1. In Any Required Yard:
 - a. Chimneys, overhanging roof eaves, open terraces, and awnings adjoining the principal building if they do not exceed ten percent (10%) of the depth or width of the yard.
 - b. Ornamental Light Standards.
 - c. Flagpoles.
 - d. Landscaping as regulated in Titles 8 and 13 and provided that on corner lots, no obstruction higher than thirty inches (30") above curb level shall be located in any portion of a required front, side, or corner side yard within twenty feet (20') of the lot corner formed by the intersection of any two (2) right-of-way lines.
 - e. Fences and Screens as regulated in Chapter 15 of Title 6.
 - f. Off-street Parking and Loading Improvements as regulated in Chapter 11 of Title 6.
 - g. Paved surfaces provided they are no closer than five feet (5') from any property line.
 - h. Signs as regulated in Title 12.
2. In Required Front Yards:
 - a. Decorative walls with the following restrictions:
 1. Wall Height: Decorative walls shall have a maximum overall height of three and one half feet (3'-6");
 2. Columns: Decorative walls shall have a maximum of two (2) columns per wall segment and a maximum of two (2) wall segments per frontage or primary curb cut;
 3. Column Height: Columns shall not exceed an overall height of five (5) feet and have a maximum diameter of eighteen (18) inches;
 4. Illumination: A light element is permitted atop of columns which shall not exceed eighteen (18) inches in overall height in addition to the overall height of the columns;
 5. Length: The total length of the decorative wall, including columns, shall not exceed fifteen percent (15%) of the lot's frontage.
 6. Material: Decorative walls shall be constructed of a brick, stone and/or architectural grade concrete masonry material.

Any Decorative Wall which existed at the time of the adoption of this Chapter shall be regulated as a nonconforming use, as defined in Title 6, Chapter 13 of the Village Code, with the exception of Section 6-13-4 thereof. ² (Amd. Ord. No. 05-1942-06, eff. 01/24/05)

2 Note: By excepting Section 6-13-4 this provision allows the property owner to permanently maintain the decorative wall element rather than

become subject to the amortization schedule described in that section which normally requires the nonconformity to be discontinued after five (5) years.

3. In Required Side Yards:
Fences as regulated in Chapter 15 of Title 6.
4. In Required Rear Yards:
 - a. Recreational Equipment and Facilities.
 - b. Laundry Drying Equipment.
 - c. Arbors and Trellises.
 - d. Fences as regulated in Chapter 15 of Title 6.

6-3-8: FLOODPLAIN REGULATIONS: The provisions of Title 5 Chapter 7 entitled "Flood Damage Prevention" be and are hereby incorporated by reference as regulations governing all development under this Zoning Code, and such provisions shall apply to the full extent as if set forth at length herein. (Ord. 80-643-50)

6-3-9: OCCUPANCY OF DWELLING UNITS:

- A. No dwelling units shall be occupied by more than one family as defined by this Zoning Code, except as hereinafter provided.
- B. No dwelling unit which contains less than one thousand seven hundred fifty (1,750) square feet of floor area shall be used to provide living quarters for roomers, servants or permanent guests.
- C. Where a dwelling unit is not occupied by a family as provided in A or B above, said dwelling unit may be occupied by not more than three (3) unrelated persons; provided that said dwelling unit contains not less than five hundred eighty three (583) square feet of floor area for each such occupant.
- D. Where the floor area of a dwelling unit exceeds one thousand seven hundred fifty (1,750) square feet, and the "family" occupying said dwelling unit does not consist of unrelated persons, said dwelling unit may be used for living quarters for not more than two (2) servants, roomers, or permanent guests, provided that said living quarters are located within and are physically an integral part of the dwelling unit.

6-3-10: CONVERSION OF EXISTING STRUCTURES FOR RESIDENTIAL USES:

- A. No building may be converted to a use or in a manner not allowed by the regulations of the zoning district within which said building is located.

- B. Every conversion must comply with the regulations of the Building Code³ and all other applicable regulations of the Village.
- C. Where a building is nonconforming in respect to height, bulk, lot area per dwelling unit, required yards or off-street parking,⁴ no conversion shall be permitted, unless said building is brought into conformity with all applicable requirements of this Zoning Code. (Ord. 65-138-15)

6-3-11: HEATING REQUIREMENTS: All primary heating units shall be operated by electricity, gas, oil or solar energy. (Ord. 82-744-51)

6-3-12: ROOFTOP EQUIPMENT AND GROUND-INSTALLED MECHANICAL EQUIPMENT:⁵ (Rep. by Ord. 86-912-49)

6-3-13: CONSTRUCTION AND INSTALLATION OF EXTERIOR SATELLITE EARTH STATION ANTENNAS:

A. **VILLAGE POLICY:**

It is the stated policy of the Village that installation of satellite earth station antennas (SESA) and equipment can, unless controlled, adversely affect health, safety and aesthetic values and objectives of the Village and its residents in all zoning districts. The Village considers the rural ambience and residential character to be an extremely important aspect of the community's quality of life. Great care is taken to protect these aesthetic values through preservation of natural resources and protection of the visual environment.

One of the very important means by which this goal can be achieved is by recognizing that satellite earth station antennas of all sizes, shapes, varieties and uses constitute physical additions and potential hazards to the Village of such character that their construction, placement, installation and use requires close examination and constant review by the Village. Satellite earth station antennas are structures quite different in appearance from typical structures anticipated by the Codes of the Village and the installation of satellite earth station antennas may not be compatible with existing structures and land uses in the Village. The appearance of this SESA from neighboring properties and the removal of desirable vegetation to allow

³See Title 5 of this Village Code

⁴See Chapter 13 of this Title

⁵See Section 5-1-10 of this Code

placement of the SESA are major negative consequences of such systems. In addition, it is extremely important that all safety aspects be addressed to protect persons and property including wind loads, attractive nuisances to children, site lines on roadways and other factors.

In every case the entire installation must be compatible with the character of the surrounding area of the Village and shall not have an adverse impact on the health, safety or aesthetic values and planning objectives of the area.

In view of the foregoing, in order to protect the health, safety and welfare of the Village and to provide for reasonable regulation, all exterior satellite earth station antennas, including all forms of receivers of satellite transmissions, shall be considered structures subject to the terms of the Village Code and shall be subject to all ordinances relating to structures.

B. GENERAL REGULATIONS:

The construction and installation of the satellite earth station antenna must strictly conform to all Village Ordinances.

1. Appearance: The installation must exhibit architectural quality.

a. Location:

- (1) All portions of the satellite earth station antenna shall be located only in rear yards and not within a required rear or side yard setback as defined in the Zoning Title, unless otherwise provided for in this Section.
- (2) Installations shall not be permitted in, or be permitted to extend into that portion of a lot between any front facade of a building and a public way.
- (3) Consideration shall be given to protection of the health, safety, and welfare of children as in the case of an attractive nuisance.
- (4) No satellite antenna shall be installed on a vacant lot.

b. Height:

- (1) Installation on poles (other than the mount), masts and towers is prohibited.
- (2) Installation shall be subject to the specific regulations for type of antenna: ground, roof, wall-mounted.

c. Materials:

- (1) The satellite earth station antenna shall be constructed of noncombustible and corrosive resistant materials.
- (2) The reflector element of the SESA shall be mesh construction unless otherwise specifically allowed by these regulations.

d. Color: All parts of the satellite earth station antenna and appurtenant equipment shall be of a color that will blend with the surroundings and any immediately adjacent structure.

- e. Miscellaneous: Advertising names and logos shall not be permitted on the structure except when the removal of such name or logo would interfere with adequate reception.
2. Installation: All systems shall be installed strictly in accordance with all codes adopted by the Village, shall exhibit structural integrity at all times, and shall comply with the manufacturer's requirements.
- a. Method of Attachment: The permanent foundation or mounting for the antenna shall be adequate for anticipated wind loads. Fixed elevation antennas shall be installed to withstand 125 m.p.h. winds, while adjustable installations must be designed to withstand 100 m.p.h. winds.
 - (1) Ground Mounted: The supporting structure for the SESA is to be permanently ground mounted and embedded in, or an integral part of a monolithic concrete footing to a depth below the frost line. The SESA or supporting structure shall not be attached to any building or structure on the lot.
 - (2) Roof Mounted: Installation of an antenna on a roof must accommodate both live and dead load requirements.
 - (3) Wall Mounted: The mast and foot assembly shall be in accordance with the manufacturer's requirements based on the material to which the structure is to be mounted.
 - b. Safety: The unit shall be adequately grounded for protection against a direct lightning strike or accidental electrical energizing of the unit.
3. Maintenance: All portions of the SESA and required screening shall be maintained in a safe, clean and attractive condition by the property owner.
4. Miscellaneous: The exterior display of samples, models or facsimiles of an SESA used by any business establishment such as a company, firm, installer or contractor for the purpose of promoting the sale thereof, shall be subject to all of the applicable requirements of this Section.

Experimental or temporary installations, inferior materials and questionable stability shall not be permitted.

C. SPECIFIC REGULATIONS:

- 1. Ground Mounted Antenna:
 - a. Location: Located a minimum of 10' from any building or structure on the lot and entirely behind the rear building facade.
 - b. Height: The height of a ground mounted SESA or any portion thereof, shall not extend more than the diameter of the satellite reflector element plus two feet (2') from ground level.

- c. Size: The diameter of the satellite earth station antenna reflector element shall be the smallest practical size and in no instance shall exceed 10'.
- d. Material: The reflector element shall be constructed of mesh materials unless otherwise provided for in this Section, or if the size of the reflector element is 24" or less in diameter.
- e. Color: A color which blends with the natural surroundings of the site or immediately adjacent structure.
- f. Quantity: Not more than one ground mounted satellite earth station antenna shall be installed on a single zoning lot or building site.
- g. Screening: An earth berm, fence, walls, arbors or other appropriate landscaping (and also natural woodland vegetation), including trees, shrubs, and hedges approved by the Village Forester shall be installed and maintained to screen the SESA as completely as possible without preventing reception to said antenna. The SESA shall be screened so as to obscure views of the system from adjoining properties and public ways at all times.

2. Roof Mounted Antenna:

Single Family Detached Residential Structures: The installation of the SESA shall be permitted on a peak, pitched, sloped, flat roof or chimney provided the design of the system is in keeping with the

Village Policy for the Construction and Installation of Exterior Satellite Earth Station Antennas and in accordance with the following regulations:

- a. Location: The SESA shall be located on a side of the principal structure which does not face a public way.
- b. Height: The maximum height of the SESA and all appurtenant equipment shall not exceed the maximum building height for the applicable zoning district.
- c. Size: The diameter of the SESA shall not exceed 24".
- d. Material: Unrestricted.
- e. Color: A color which blends with the natural surroundings of the site or immediately adjacent structure.
- f. Quantity: No more than one (1) SESA shall be permitted per principal structure.
- g. Screening: The SESA shall be so located that views of the system are obscured from public ways.

All Other Structures:

Flat Roof: The SESA must be screened in full compliance with rooftop equipment screening requirements of the Village Code.

Peak, Pitched, Sloped Roofs: Installation on a peak, pitched, or sloped roof shall require an Architectural Review recommendation and Village Board approval.

3. Wall Mounted:

Wall mounted antennas shall be permitted for a single family detached residence only as regulated below.

- a. Location: Any facade of a building which does not face a public way.
- b. Height: The maximum height of the SESA and all appurtenant equipment shall not exceed the maximum building height for the applicable zoning district.
- c. Size: Maximum size of the reflector element shall be 24" in diameter.
- d. Material: May be of solid construction.
- e. Color: A color which blends with the adjacent wall to which it is attached and shall otherwise blend with the natural surroundings of the site. In no instance shall the wall mounted antenna be of a contrasting color with the wall to which it is attached.
- f. Quantity: Not more than one (1) wall mounted antenna shall be allowed per principal structure.
- g. Screening: Not required.

D. PERMIT REQUIREMENTS:

1. Application: Any person wishing to install a satellite earth station antenna shall submit a complete application for a building permit on a form provided by the Department of Community Development for review, approval and issuance prior to installation. Said application shall be accompanied by three (3) complete sets of the documents and plans outlined below. No building permit shall be granted for a satellite earth station antenna unless all regulations pertaining to the installation are in compliance with the applicable Village Code regulations.
2. Plat of Survey or Rooftop Equipment Plan: An accurate plat of survey of the lot in question indicating the proposed location of the satellite earth station antenna, all structures on the subject property, location and name of all immediately adjacent streets, location of the principal structure on immediately adjacent properties and existing vegetation on the subject property or a rooftop equipment plan drawn to scale.
3. Reflector Element Projections: The projections of the reflector element at extremes of the satellite band to be viewed in order to depict the reception lanes. This requirement will be satisfied by drawing radial lines from a point representing the pivot point of the SESA to each end of the satellite band and then drawing a line perpendicular to each radial at a distance between the rim of the reflector element to the pivot point. Each perpendicular line should be scaled to the diameter of the reflector element to show its maximum projection on the plan at the extremes of its satellite scan. Compass directions will be adequate for this requirement.

4. Plans/Specifications/Cut Sheets:

- a. Plans and specifications for the entire installation including elevations, SESA configuration, mount, foundation, electrical wiring and any motorization, or other proposed housing. Plans and specifications must be certified by the preparer to comply with all applicable Village Codes and must be drawn to scale.
- b. Manufacturer's installation instructions and requirements.
- c. Structural Engineer Design Criteria Drawings and Calculations stamped by an Illinois Licensed Structural Engineer must be submitted if required by the Department of Community Development for rooftop installations.

5. Landscape Plan: Landscape plan for screening the installation from the view of neighboring properties and public and private streets as required for ground mounted installations.

E. VARIATIONS:

1. Administrative Variations: Where there are practical difficulties in carrying out the requirements of this Section which prevent reception, the applicant may submit a written request for consideration of an Administrative Variation to the requirement(s). Said request shall be submitted to the Department of Community Development and shall detail the specific code requirement(s) and how reception is prevented. The Department of Community Development shall review the request.

In the event a hardship occurs in meeting the strict application of these regulations as they pertain to adequate reception only, the Department of Community Development shall be authorized to grant an administrative variation provided the following is substantiated:

- ! The specific hardship that exists.
- ! The requested variation is in keeping with the spirit of this Section and the public health, welfare, and safety.

The Department of Community Development may, at the applicant's expense, choose to hire an independent consultant to verify that adequate reception would not be possible if the strict application of the requirements were applied.

Specific reasons for granting an Administrative Variation shall be provided in writing and shall be attached to the permit issued for the applicable antenna. The Administrative Variation shall be identified by the appropriate Village Code Section and the specific allowance shall be indicated on the permit.

2. All Other Zoning Variations: In the event the person charged with administering the provisions of this Section determines that a requested variation is not based solely on the provision for adequate reception, a recommendation from the Plan Commission and a zoning variation approved by the Mayor and Board of Trustees must be granted prior to a building permit being issued to install said antenna.

F. APPEALS:

The Village Board shall hear and decide appeals from and review any order, requirement, decision or determination made by the person charged with the enforcement of this Section. (amd. entire section 6-3-13 Ord. 95-1380-10, eff. 2/13/95)

6-3-14: SALES ACTIVITIES; VENDING AND ICE MACHINES: All sales activities conducted in all zoning districts, including sales from vending machines and ice machines, shall be conducted within completely enclosed buildings. In addition, no vending machine or ice machine shall be stored or displayed outside a completely enclosed building in any zoning district. The restrictions of this Section shall not apply to news racks which are covered by the provisions of Chapter 5 of Title 8 of this Code. (Ord. 90-1178-62) The restrictions of this Section shall not apply to farmers markets which are covered by the provisions of Chapter 14 of Title 6 of this Code. (Ord. 97-1538-62)

6-3-15: GARAGE SALES

- A. LIMIT ON LENGTH AND FREQUENCY OF SALES: Garage sales shall be permitted for three (3) consecutive days between the hours of 8:00 a.m. and 5:00 p.m. each day. Not more than two (2) garage sales shall be conducted on the same premises within any calendar year and there shall be a minimum of thirty (30) days between each such sale. Notwithstanding the foregoing, in the event of rain occurring during the hours of sale on any day within a three (3) day sale period such sale period may be extended one additional day on any of the subsequent seven (7) days for each such day of rain; however, no such sale shall exceed a total of three dry days.
- B. SIGNS: Garage sale signs shall not exceed five (5) square feet in area and a maximum height of four (4) feet. One sign is allowed for each zoning lot, except any lot with more than one frontage may have two (2) signs, one displayed on each frontage. Off-premise directional signs may be displayed in the public right-of-way a minimum of five (5) feet from any roadway between the hours of 7:00 a.m. and 6:00 p.m. on the days when the garage sale is being conducted. Off-premise directional signs are limited to the minimum number required to direct motorists from the nearest major arterial street. The display of off-premise directional signs at the intersection of Half Day Road and Riverwoods Road

is strictly prohibited. No attachments, including but not limited to, balloons, streamers, pendants, etc. may be attached to any garage sale or off-premise directional sign. No signs may be attached to any street poles, tree, fire hydrants, sign poles, light poles or similar structures or located within a landscape bed or flower bed.

- C. LOCATION OF SALE: A garage sale, as provided herein, shall be conducted from residentially zoned property only.
- D. PERMIT REQUIRED: A Garage Sale Permit shall be obtained from the Department of Community Development not less than 48 hours prior to the start of any garage sale.
- E. PENALTY: Any person violating any provision of this article shall, upon conviction, be subject to the fine set forth in the Comprehensive Fine Schedule of the Code described in 17-1. Each day that such a violation occurs or continues shall be deemed to constitute a separate offense. (Ord. 96-1476-60 eff. 12/9/96)(Amd. Ord. 02-1812-22, eff. 8/12/02) (Amd. Ord. 10-3131-08, eff. 3/22/10)

6-3-16: OUTDOOR LIGHTING:

A. APPLICATION

These regulations shall govern the design and operation of all outdoor luminaires in all non-residential zoning districts and by all non-residential uses in all residential zoning districts. However, to promote safety in the ordinary and intended use of rights-of-way these regulations shall not apply to any luminaires owned and operated by a State or local highway authority for the purpose of illuminating the right-of-way.

B. LIGHT INTENSITY

Any permitted outdoor luminaire shall be so designed, arranged and operated so as to mitigate the amount of light and glare being cast onto any adjacent property or street. No outdoor luminaire, regardless of the zoning lot onto or from which it causes illumination, shall produce an intensity in excess of one-half (0.5) footcandles, as measured at the property line at a height of 60 inches above grade in a plane at any angle of inclination.

C. INSTALLED LUMINAIRE HEIGHT

The installed height of any luminaire used for outdoor lighting on any zoning lot shall not exceed 25 feet from the established grade.
(Ord. 08-3049-32, eff. 08/11/08)