VILLAGE OF ROBBINS

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ORDINANCE NO.

SECTION I

TITLE

A. Be it ordained by the President and Board of Trustees, of the Village of Robbins, Cook County, Illinois, by the President and Board of Trustees of the Village of Robbins, Illinois on the 13th day of JUNE, 1995 as amended, is herewith revised and amended in its entirety by the substitution thereof of the following.

B. This Ordinance is herewith entitled "An Ordinance providing for the regulation of the use and intensity of use of land and height and bulk of buildings." This ordinance including the Zoning District Map made a part hereof, may be referred to as the Robbins Zoning Ordinance of 1995

SECTION II

PURPOSE AND INTENT

A. This ordinance is adopted for the purpose of:

1. promoting the public health, safety, comfort, morals, convenience, and general welfare;

2. securing adequate natural light, pure air, and safety from fire and other dangers;

3. lessening or avoiding the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters;

4. lessening or avoiding congestion in the public street and highways;

5. conserving the value of land and buildings throughout the Village, and

6. preserving and enhancing aesthetic values throughout the Village.

B. To these ends this ordinance is intended to accomplish certain standards and objectives by:

1. dividing the entire Village of Robbins into districts and regulating herein the location, construction, reconstruction, alteration, and use of buildings, structures, and land, whether for residential, business, commercial, manufacturing, or other specified uses;

2. avoiding or lessening congestion in the public streets by adequate requirements for off-street parking and loading facilities;

3. preventing the overcrowding of land by regulating and limiting the height and bulk of buildings hereafter erected;

4. establishing, regulating, and limiting the building or setback lines along streets, alleys, and property lines;

5. regulating and limiting the intensity of the use of lot areas, and regulating and determining the area of open spaces surrounding buildings;

6. establishing standards to which buildings or structures therein shall conform;

7. permitting in each zoning district only those uses, buildings and structures that are compatible with the character of each district;

8. promoting commercial and industrial development within specific zoning districts by providing modern, flexible zoning guidelines compatible with such commercial and industrial development within such districts, in order to enhance the tax base and revenues of the Village;

9. preventing additions to, and alterations or remodeling of, existing buildings or structures in such a way as to avoid the restrictions and limitations imposed under this ordinance;

10. providing controls governing the continuation of those existing uses, buildings, and structures, which are incompatible with the character of the districts in which they are located;

11. providing for the eventual elimination of structures and uses which are incompatible with the character of the districts in which they are located;

12. defining the powers and duties of the administrative officers and bodies as provided in this ordinance; and

13. prescribing penalties for the violation of the provisions of this ordinance, or of any amendment thereto.

SECTION III

INTERPRETATION

A. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion and protection of the public health, safety, morals, and general welfare. In addition:

1. where the conditions imposed by any provision of this ordinance upon:

   (a) the use of land, buildings, or structures;

   (b) heights of buildings or structures;

   (c) floor area requirements;

   (d) lot area and width requirements;

   (e) yard and other open space requirements; or

   (f) other provisions of this ordinance are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this ordinance or of any other law, ordinance, resolution, rule, or regulation of any kind, the regulations which are more restrictive or which impose higher standards or requirements shall govern;

2. this ordinance is not intended to abrogate any easement, covenant, or other private agreement; provided, that where the regulations of this ordinance are more restrictive or impose higher standards of requirements than such easements, covenants, or other private agreements, the requirements of this ordinance shall govern; and

3. no building, structure, or use not lawfully existing at the time of the adoption of this ordinance, shall become or be made lawful solely by reason of the adoption of this ordinance; and to the extent that, and in any manner that said unlawful building, structure, or use is in conflict with the requirements of this ordinance, said building, structure, or use remains unlawful under the provisions of this ordinance.

SECTION IV

SEPARABILITY

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

1. if any court of competent jurisdiction shall adjudge any provisions of this ordinance to be invalid, such judgment shall not affect any other provision of this ordinance not specifically included in said judgment; and

2. if any court of competent jurisdiction shall adjudge invalid the application of any provision of this ordinance to a particular property, building, or structure, such judgment shall not affect the application of said provision to any other property, building, or structure not specifically included in said judgment.

3. that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION V

GENERAL PROVISIONS

A. CONTROL OVER USE

1. The uses of land and erection, alteration, and use of buildings or structures shall be limited to:

   a. uses lawfully established and existing on the effective date of this Ordinance, except uses lawfully established and existing on the effective date of this Ordinance and rendered non-conforming by the provisions herein shall be subject to the applicable regulations of this Ordinance; and

   b. uses permitted or special uses in the zoning district in which the land, building, or structure is to be located.

2. A classification of special uses is hereby established to provide for certain uses hereinafter specified that are unique in physical and operational characteristics, but are deemed desirable or necessary for public convenience and welfare within a given district or districts. Due to the unique characteristics of special uses, special standards and other conditions for the location and development are herein set forth for each special use in the district regulations. Additions or alterations to existing structures or land improvements for expansion of a use herein designated as a special use shall conform with standards and other conditions governing the special use as herein set forth for the district in which it is located.

   a. Where a use which is classified as a special use by this Ordinance existed on _____, it shall be considered to be a lawful special use. Any use classified as a special use in this manner will be recorded as such by the Zoning Officer, and will be exempted from any fee for special use permits required elsewhere in this ordinance.

   b. For any expansion or alteration of such existing legal special use, a special use permit will be issued in accordance with the procedures herein set forth and appropriate fees shall be charged as provided by this Ordinance.

3. Where a building permit for a building or structure has been issued in accordance with the law prior to the effective date of this ordinance, said building or structure may be completed in accordance with approved plans on the basis of which the building permit was issued; and, further, may upon

completion be occupied under certificate of occupancy by the use originally designated, subject to the provisions of Section XX - "Non-Conforming Buildings, Structures, and Uses."

B. CONTROL OVER BULK

1. New buildings or structures shall conform with the bulk regulations established by this Ordinance for the district in which each such building or structure is located. Existing buildings or structures shall not be enlarged, reconstructed, structurally altered, converted, or relocated in such a manner as to conflict or to increase any existing conflict with the bulk regulations of this ordinance for the district in which such structures are located.

2. However, in a residential district, a lot of record under single and separate ownership on the effective date of this Ordinance and thereafter, which is unable to meet the requirements of this Ordinance as to areas and yard requirements may be used for a single-family detached dwelling, provided it shall meet all other requirements of this ordinance and other applicable Village ordinances, regulations, and codes. This exemption shall not apply, however, if any adjoining lot or tract of land is held under common ownership with such exempted tract of land subsequent to the effective date of this Ordinance, if the combined tract has a land area equal to or more than the requirement. If the combined tract of land is less than the minimum requirement, the exemption shall apply to the entire combined tract. A lot of record existing on the effective date of this ordinance - referred to above shall be as follows:

   a. in residence districts, a lot, parcel, or, tract of land which was recorded in the office of the Recorder of Deeds of Cook County prior to the effective date of this Ordinance; and

   b. in residence districts, a lot in a subdivision which was so recorded after the effective date of this Ordinance, provided a Preliminary Plot for such subdivision has been given tentative approval, as required by the Subdivision Regulations Ordinance of Robbins prior to the effective date of this Ordinance and a final Plat has been submitted and approved by the Village Board and thereafter recorded in the office of the Recorder of Deeds of Cook County within the time periods required by such Subdivision Regulations for filing an application for final Plat approval and for recording after approval.

3. The Zoning Officer shall issue a zoning certificate for erecting a single-family detached dwelling on a lot or record upon compliance with all of the foregoing provisions. The Zoning Officer may, when requested by the owner,

approve in certain cases a reduction in side yard width requirements, but neither side yard shall have a width less than ten percent of the width of the lot.

C. NUMBER OF BUILDINGS ON A LOT

In any residence district, every single-family detached dwelling hereafter erected or structurally altered shall be located on a lot, and there shall be not more than one such dwelling on a lot.

D. LOT DIVISION

No lot containing a structure or use shall hereafter be divided in order to secure one or more additional lots for transfer of ownership and establishment of a principal use thereon, unless each lot, including also the lot containing the structure or use resulting from such division, shall have the minimum lot area and lot width as required in this ordnance for the district in which the lot is located.

E. YARDS

1. Yards and other open spaces as required by this ordinance shall be located on the same lot as the principal building, structure, or use.

2. On through lots, the front lot line shall be along the street line designated by the Zoning Officer, except that when a front line has been established on one or more lots in the same block and all have front lot lines established along the same street line, the street in designated on the front lot line for such lot or lots shall be the front lot line on all vacant through lots in such block. Only those obstructions permitted in this Ordinance in front yards shall be located in that part of a rear yard adjoining a street that is equivalent in depth to a required front yard, except where a no-access strip has been provided for such lots on the recorded plot, in which case the no-access strip will be considered part of rear yard.

3. No yards allocated to a building, structure, or use existing on the effective date of this ordinance shall be subsequently reduced or further reduced below the yard requirements of this ordinance, except a yard adjoining a street may be reduced in depth in the event and to the extent of the right-of-way width of such street adjoining such yard is subsequently increased.

F. SETBACKS ALONG STREETS

Minimum setbacks on lots abutting a street shall be as required for yards in the district in which they are located and shall be measured from the street line -- or from the proposed street line if one has been designated on the Official Map.

G. GARAGES AND OTHER ACCESSORY BUILDINGS, STRUCTURES, AND USES

1. Garages and other accessory buildings, structures, and uses shall be compatible with the principal use of the same lot and shall not be established prior to the establishment of the principal use.

2. Garages and other accessory buildings, structures, and uses shall not be used for the keeping of livestock, poultry, and/or rabbits, whether or not for profit.

3. Except as herein otherwise required for a specific accessory use, detached accessory buildings, (but not including smoke stacks within a manufacturing district) herein permitted as obstructions in required rear yards, shall:

   a. be not more than one story or 15 feet in height - whichever is lower;

   b. 1. cover not more than 30% percent of the area of the rear yard, not to exceed 528 square feet in floor area with maximum dimensions of 24 feet by 22 feet.

      2. in case a parcel on which a house is built consists of two lots of record each measuring 40 feet in width or more, a detached garaged may be built in the rear yard of such parcel, whose dimensions shall not exceed 36 feet in width and 22 feet in depth. Provided further, such garage shall have no door opening for more than 2 cars.

   c. be located not less than 3 feet from the lot line of adjoining lots.

4. Except as hereinafter provided for an accessory building containing a dwelling unit or lodging rooms for domestic employees of the occupants of the principal dwelling, no detached building or garage accessory to a single-family detached dwelling hereafter erected or altered at any location on a lot, shall be more than one story or 15 feet in height -- whichever is lower -- nor shall it be nearer than ten feet from the principal building on the lot or nearer than 20 feet from any street curb.

5. No garage or other detached accessory building shall be nearer than three feet to the side property line or the rear property line, if the rear property line borders on an alley.

H. CONTROL OF STRUCTURAL AND USE ENCROACHMENTS IN YARDS

1. Establishment of Uses

Structural obstructions of the principal building and encroachment of accessory structures and uses are permitted, and special uses may be allowed, in yards of the various districts.

2. Temporary Buildings

Temporary buildings for construction purposes may be erected and maintained for a period not to exceed the time of such construction.

3. Allowable encroachments in yards and courts as follows:

F	Front yards and side yards adjoining streets	
S	Interior side yards	
R	Rear Yards	
C	Courts	
a.	Awnings or canopies, attached -- not more than 3 feet 6 inches in depth.	FSRC
b.	Arbors or trellises, detached.	R C
c.	Arbors or trellises, attached.	FSRC
d.	Central air-conditioning equipment and shelters.	R C
e.	Balconies -- not more than 5 feet.	R C
f.	Bay windows -- not more than 3 feet and not more than 50 percent of the width of the room of which it is a part.	F R C
g.	Chimneys, attached -- not more than 2 feet.	FSRC

h.	Eaves or gutters -- not more than 4 feet into a front and rear yard, and not more than 2 feet into a side yard or court.	FSRC
i.	Fall-out shelters or other types of emergency shelters, attached or detached -- to within 10 feet of a lot line.	R
j.	Fences	F S R
k.	Fire escapes, open or enclosed -- in front of side yards adjoining a street not more than 5 feet, and in interior side yards or courts not more than 3 feet 6 inches.	FSRC
l.	Flagpoles.	FSRC
m.	Garages or carports, attached or detached.	F S R
n.	Growing of farm and garden crops in the open.	S R
o.	Lawn furniture, such as benches, sun dials, bird baths and similar architectural features.	FSRC
p.	Loading berths, open off-street.	S R
q.	Parking spaces, open off-street -- as allowed in Section XII.	S R
r.	Ornamental light standards.	FSRC
s.	Playground and laundry-drying equipment.	R C
t.	Playhouses, pagodas, gazebos, and open-sided summer houses.	R
u.	Sheds and storage buildings for garden equipment an household items.	R
v.	Signs and nameplates.	FSRC
w.	Sills, belt courses, cornices, and ornamental features of the principal building, projecting not more than 18 inches.	FSRC

x.	Steps, open -- necessary for access to and from the dwelling or an accessory building, steps as access to the lot from the street, and in gardens or terraces, provided there are not more than 8 steps for access to and from a principal or accessory building.	FSRC
y.	Swimming pools, private -- when conforming also with other codes or ordinances of the Village.	R
z.	Terraces and patios.	S R
aa.	Outdoor fireplaces (excluding incinerators).	R
bb.	Tennis courts, private.	R
cc.	Trees, shrubs, and other plants.	FSRC
dd.	Other accessory buildings, structures, and uses as herein permitted in the district regulations as accessory to a specific permitted use.	

I. VISION CLEARANCE

On corner lots no structure or plant shall obstruct a motor vehicle driver's vision of approaching vehicles. The minimum clearance section shall be measured from a maximum height of height of 2 feet 6 inches above grade to a minimum height of 8 feet above grade within the triangular area formed by the point of intersection of the front lot lines and 2 points on the front lot lines located 35 feet from the point of intersection.

J. FLOOR AREA RATIO APPLICATION IN PARTICULAR CASES

Where a building, lawfully existing on the effective date of this ordinance exceeds the permitted maximum floor area ratio, an addition to such existing building to be constructed on an adjoining lot shall be entitled to the maximum floor area ratio permitted for the adjoining lot in the district in which the said lot is located.

K. MOBILE HOMES, TRAILERS, TRUCK CAMPERS, TENTS AND BOATS

1. Mobile Homes, Travel and Camping Trailers

   a. Truck campers and trailers shall not be permanently affixed to the ground as a principal building or accessory structure on a lot in any district.

b. Mobile homes, truck campers, travel and camping trailers shall not be occupied for dwelling purposes nor parked or stored on any lot other than lots occupied by establishments selling or serving such trailers in conformance with other provisions of this ordinance.

c. In residence districts, 1 truck camper mounted on a pickup truck not exceeding 3/4 ton capacity, or one travel or camping trailer having a floor area of not more than 130 square feet when hitched for travel, may be stored in the rear yard, in a garage, carport, screen shelter, or similar structure designed so as to substantially conceal the trailer or camper from the view of the adjoining property owners.

2. Temporary Parking

Temporary parking and use of trailers shall be permitted when a permit has been issued by the Zoning Officer for temporary office or storage uses incidental to and only for the period of time of construction of a building development, provided such trailers are located on the same or contiguous lots to the building developments.

3. Tents

Tents shall not be erected, used or maintained on a residential lot, except such small tents as are customarily used for recreation purposes and located on the same lot as a dwelling or for entertainment purposes and only when the tent is located within a rear yard. Temporary use of tents for community, religious, charitable, educational, amusement, recreation, and commercial purposes shall be permitted only when a permit has been issued by the Zoning Officer in accordance with provisions set forth in Article B-9 of Section XXI.

4. Boats

In a Residence District, one boat owned by the occupant of the dwelling and which is not more than 24 feet in length may be stored or parked on a lot containing a dwelling, provided that it shall be stored in the rear yard, in a garage, carport, screen shelter, or similar structure signed so at to substantially conceal the boat from the view of adjoining property owners; and provided further that no substantial repair, disassembly or rebuilding operation are conducted thereon.

L. SEWERAGE AND WATER SYSTEMS

1. Each use hereafter established which requires sewerage and water facilities shall be served by public or community sewerage and water systems.

2. In areas served by separate sanitary and storm sewers, connection of downspouts or roof drains into the sanitary sewer systems shall be prohibited as required by the regulations set forth by the Metropolitan Sanitary District.

3. All downspouts shall be installed and maintained so that storm water shall be directed away from adjacent property lines.

M. FLOOD-PLAIN AREA

The ground floor including also a cellar or crawl space floor of any building hereafter erected, structurally altered, enlarged, or moved to a flood-plain area shall have an elevation that is equal to or above flood crest level, or the distance above flood crest level that may be required by the Zoning Officer for specific locations.

N. STORAGE OF JUNK, REFUSE, AND DISABLED OR DAMAGED MOTOR VEHICLES

1. The open storage of junk, refuse, and scrap is prohibited beyond seven days in all districts, except into the extent such storage is an integral part of a particular manufacturing process within a manufacturing district, provided that such storage is confined to specific areas attached to or adjacent to such manufacturing processes in a manufacturing district.

2. The open storage of disabled or damaged motor or recreational vehicles, or similar items, whether awaiting repair or not, is prohibited beyond a 72-hour period in all districts, except in B-1 District, disabled or damaged motor vehicles may be stored in Automotive Service Stations awaiting repair or removal, for a period not to exceed 30 days.

O. BUILDING HEIGHT

No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which the building is located, except that penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building and fire or parapet walls, skylight, towers, steeples, flagpoles, chimneys, smokestacks, radio and television aerials, wireless masts, water tanks, silos, storage hoppers, elevators, or similar structures may be erected above the height limits herein prescribed to the limitation of an additional 20 feet. Except

on land bordering, adjacent to, or in the vicinity of an airport, no building or structure shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limits for the area in which it is located, which now are or shall hereafter be established under the Airport Approach Plan prepared by the State of Illinois, or the maximum height limit herein required for the district -- whichever is the lower height. A copy of the Airport Approach Plan shall be maintained in the office of the Zoning Officer as a public record.

P. UTILITY EXEMPTIONS

The following public utility uses are permitted in any district: wires, cables, conduits, vaults, laterals, pipes, mains, and valves or other similar distributing equipment, provided that the installation and location shall conform with the rules and regulations of applicable administrative authorities.

Q. RETAINING WALLS

In cases where the Zoning Officer so deems necessary, because of topography, a concrete retaining wall, not less than 8 inches thick, and not less than 30 inches below grade, with above-grade dimension to be determined by the Zoning Officer based on adequate retaining and drainage factors applicable to the particular situation, will be required.

SECTION VI

ZONING DISTRICTS

A. ESTABLISHMENT OF DISTRICTS

In order to carry out the purposes and provisions of this ordinance, the Village of Robbins is hereby divided into the following districts:

R1	Single-family Detached Residential District
R2	Single-family Attached and Two-family Residential District
R3	Multiple-family Residential District
R4	Multiple-family Residential District
B1	Neighborhood Shopping District
B2	Central Shopping District
M1	Manufacturing District

B. ZONING DISTRICT MAP AND BOUNDARIES OF DISTRICTS

1. Zoning District Map

The Zoning Districts and their boundaries are as shown upon the zoning district map entitled "Zoning District Map, Village of Robbins, Illinois, dated _____, which map and all amendments thereto and all notations, references, and other information shown thereon are hereby incorporated into and made a part of this Ordinance, with the same force and effect as if fully set forth in this Ordinance. The original zoning district map, properly attested to, is on file with the Village Clerk.

2. Boundaries of Districts

Where uncertainty exists with respect to the boundaries of the various zoning districts as shown on the zoning district map, the following rules apply:

a. A zoning district boundary line following a street, alley, or extension thereof shall be construed to be the centerline of such street, alley, or extension thereof.

b. Where the zoning district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, unless the boundaries are otherwise indicated on the map. Within unsubdivided property, the district boundary lines on the zoning distirct map shall be in accordance with dimensions as designated on

the map.

c. ANNEXED TERRITORY

On land hereafter annexed to the Village, no structures shall be erected, enlarged, or moved and no change in use of land or existing structures shall be made until an amendment to this ordinance designating the zoning district classification of such annexed land is duly adopted by the Village Board; provided that if no such ordinance has been so adopted within 120 days after such land is annexed, the annexed land shall be automatically classified as R1 Single-family Detached Residence District. The Plan Commission shall, either before or not later than 60 days after any land is annexed, file in the office of the Village Clerk an application for an amendment to this ordinance establishing zoning district classifications for such land.

1. Procedure

Any person, firm, or corporation desiring to annex land to the Village shall file with the Village Clerk a verified petition containing the following information:

a. The name of the recorded owner of the real estate, and if the real estate is subject to a contract of sale, the names of all contract purchasers.

b. A legal description of the real estate desired to be annexed.

c. The names of all electors residing on the real estate and a written consent signed by all such electors. If there are no electors residing on the property, a statement showing that fact.

d. A statement that the property is contiguous to the existing corporate limits of the Village.

2. The Plan Commission shall publish a notice of the hearing date before the Plan Commission in a newspaper of general circulation in the Village not less than 15 days nor more than 30 days prior to the date of the hearing.

3. The Plan Commission after holding its hearing required by this Section shall file its written recommendations with the Village

SECTION VII

RESIDENTIAL DISTRICTS

RESIDENTIAL DISTRICT PROVISIONS

Unless otherwise provided in the regulation of this ordinance, the following provisions shall apply to all residential districts:

A. Signs -- in accordance with the provision of Section XVIII.

B. Home Occupants

In all residential districts, any customary home occupation shall be permitted provided:

1. it is conducted entirely within the dwelling and only by the owner of the dwelling and 1 additional employee and only when such home occupation is incidental and secondary to the use of the dwelling for dwelling purposes;

2. it is not conducted from a detached or attached accessory building nor does it require internal or external alteration, or involve construction features or use of equipment not customary in a dwelling, and the entrance to the space devoted to such occupation shall be from within the dwelling and not more than one-fourth of the floor area of a story including also a cellar of the dwelling is devoted to such home occupation;

3. there is no display or activity that will indicate from the exterior of a dwelling that it is being used in whole or in part for any use other than a dwelling, except 1 nameplate, nor more than 1 square foot in area which contains only the name of the occupant of the dwelling and the home occupation conducted therein and is attached to the dwelling and not illuminated shall be permitted;

4. no mechanical equipment is used, except such as is customarily used for purely domestic or household purposes;

5. stock in trade, including that which is produced on the premises, shall not require receipt or delivery of merchandise, goods, or equipment other than by United States letter carrier mail, similar parcel delivery service, or by private passenger automobile;

6. academic or religious instruction may be given to not more than 3 persons at the same time, and other instruction may be given to not more than one person at the same time; and

7. Off-street Parking and Off-street Loading shall be in accordance with the provisions of Section XVII except that no truck or other type of commercial motor vehicle shall be parked or stored in the open on a lot in a residential district.

SECTION VIII

R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

A. PREAMBLE

The R1 Single-Family Residential District is intended to provide regulations which will maintain the character and stability of single-family residential neighborhoods in the Village, having lots not less than 5,000 square feet (by way of illustrations - 40' x 125') in area.

B. PERMITTED USES

1. Single-family detached dwellings,
2. Public libraries,
3. Churches and temples,
4. Public Schools,
5. Police and fire department stations,
6. Public parks, playground, forest preserves, an recreational areas,
7. Temporary buildings for construction purposes for a period not to exceed such construction, and
8. Accessory uses.

C. SPECIAL USES

1. Residential planned developments in accordance with Subsection L of Section XXI.
2. Public utility and governmental service uses on lots having areas, widths, yards, and other conditions as approved by the Village Board.
   a. Electric substations and booster stations,
   b. Filtration plants, pumping stations, water reservoirs, and wells,
   c. Gas regulator stations,

d. Telephone exchange and microwave relay towers,

e. Other governmental uses.

3. Seminaries, convents, monasteries, and similar religious institutions on a lot not less than 5 acres in area and provided no building or structure shall be located less than 100 feet from a lot line.

D. LOT AREA

1. Single-family detached dwellings -- not less than 5,000 square feet except as herein otherwise required for a specific permitted or special use.

2. Non-residential uses -- not less than 15,000 square feet unless otherwise specified.

E. LOT WIDTH

1. Single-family detached dwellings -- not less than 40 feet.

2. Non-residential uses -- not less than 120 feet.

F. BUILDING HEIGHT

Residential -- shall not be more than 26 feet in height.

Non-residential -- shall not be more than 35 feet in height.

G. FLOOR AREA RATIO

1. Single-family detached dwellings -- not applicable.

2. Non-residential uses -- not more than 0.25 feet.

H. YARDS

1. Front Yard

Not less than 25 feet in depth as measured from the front wall of the building.

2. Side Yards

A side yard on each side of the lot of not less than 10 percent of the lot width; provided, however, that such side yard shall not be less than 4 feet in width; but need not exceed 6.5 feet in width, except on corner lots, the side yard adjoining a street shall be not less than 5 feet in depth. For lots of record of less than 40 feet prior to annexation a side yard of 10 percent of the width of the lot is required on each side.

3. Rear Yard

A rear yard shall have a depth of not less than 35 feet, of which 300 square feet must be open to the sky and not covered with concrete or other non-porous materials.

4. Yards, General -- non-residential uses

For buildings more than 26 feet in height, each front, side and rear as required above shall be increased in width or depth by one foot for each additional one foot of building height over 26 feet.

SECTION X

R3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

A. PREAMBLE

The R3 Multiple-Family Residential District is intended to provide for construction of a residential environment in an area subject to economic and population pressures which cannot be alleviated by existing single-family or two-family residential zoning.

B. PERMITTED USES

1. As in R2 District.

2. Multiple-family dwellings -- provided that the lot area is not less than 7,500 square feet (by way of illustration 60' x 125'), and the sum of 1 bedroom and efficiency units are not in excess of 50 percent of all the units built on 1 lot, and provided further, the number of dwelling units contained in any one structure does not exceed 3.

C. SPECIAL USES

1. As in R2 District.

2. Whenever R3 property is adjacent to, contiguous with or directly across the street from B1 property, which is owned by the same individual who owns the R3 property and when the corporate authorities have determined that it is in the best interest of the Village to grant the requested special use.

D. LOT AREA

As in R2 District -- except multiple-family dwellings as follows:

Type of Dwelling Unit	Minimum Lot Area Per Dwelling Unit in Square Feet
3 bedroom	2,500
2 bedroom	2,000
1 bedroom and efficiency	1,500

E. PRECEDENCE OVER ALLOWABLE NUMBER OF DWELLING UNITS

The requirements of yards, usable open space, and parking shall take precedence over total number of units allowed on any given parcel of land.

F. LOT WIDTH

Multiple-Family - not less than 60 feet.

G. BUILDING HEIGHT

Not more than 35 feet.

H. FLOOR AREA RATIO

Not more than 0.4 feet.

I. YARDS

As in R2 District.

SECTION IX

R2 SINGLE-FAMILY ATTACHED AND TWO FAMILY RESIDENTIAL DISTRICTS

A. PREAMBLE

The R2 Residential District is intended to provide regulations which will tend to develop and maintain the character and stability of the townhouse (single-family attached and semidetached), and apartment type (low density two-family dwellings) parts of the Village and which, generally, have apartment buildings or townhouses containing not more than two dwellings in a structure, and which do not exceed twenty-six (26) feet in height, and average a density of not more than twenty-two (22) units per net acre.

B. PERMITTED USES

1. As in R1 District.
2. Institutions of an educational, or philanthropic nature.
3. Semidetached dwelling.
4. Two-family detached dwellings.

C. SPECIAL USES

1. As in R1 District.
2. Religious, educational or philanthropic institutions (except penal and mental institutions), hospitals, clinics (except animal and mental hospital and clinics).

D. LOT AREA

1. Detached dwelling (single-family residence) and two-family detached dwelling -- not less than 5,000 square feet (40' x 125').
2. Semidetached dwelling (townhouse) - not less than 4,000 square feet per dwelling unit.
3. Non-residential uses -- not less than 10,000 square feet unless otherwise specified.

E. LOT WIDTH

1. Detached dwelling and two-family detached dwelling -- not less than 40 feet.

2. Semidetached dwelling -- not less than 60 feet.

F. BUILDING HEIGHT

No building or structure shall be erected or structurally altered to exceed the following heights:

1. Detached dwellings and semi-detached dwellings, shall be no more than 26 feet in height.

2. Non-residential buildings shall be no more than 35 feet in height.

G. FLOOR AREA RATIO

1. Residential dwellings -- not applicable.

2. Non-residential, permitted and special uses -- not more than 0.4 feet.

H. YARDS

No building shall be erected or enlarged unless the following yards are provided:

1. Single-family detached, two-family detached dwellings and semi-detached dwellings:

   a. Front yard - not less than 25 feet in depth.

   b. Side yard - not less than 10 percent of the total lot in width.

   c. Rear yard - not less than 35 feet in depth of which 300 square feet must be open to the sky and not covered with concrete or other non-porous materials.

SECTION XI

R4 MULTIPLE FAMILY RESIDENTIAL DISTRICT

A. PREAMBLE

The R4 Multiple-Family Residential District is intended to provide for construction of a residential environment in an area under high economic pressure, requiring high intensity uses, which cannot be alleviated by R3 multiple-family residential zoning.

B. PERMITTED USES

1. Multiple-family dwellings -- provided that the lot area is not less than 15, 000 square feet and the sum of one-bedroom and efficiency units is not in excess of 50 percent of all the units built on 1 lot, and provided further, the number of dwelling units contained in any one structure does not exceed 18 dwelling units.

2. Institutions of an educational, philanthropic or charitable nature.

3. Hospital for other than contagious diseases on a lot not less than 5 acres in area.

C. SPECIAL USES

1. Public utility and governmental service uses on lots having areas, widths, yards, and other conditions as approved by the Village Board.

    a. Electric substations and booster stations.

    b. Filtration plants, pumping stations, and water reservoirs.

    c. Gas regulator stations.

    d. Telephone exchange and microwave relay towers.

    e. Other governmental uses.

2. Multiple-family dwellings having more than 18 units in 1 structure, and exceeding 35 feet in height, provided the lot area shall be not less than 22,500 square feet and provided further such buildings exceeding the height limits provided in section G of this article will only be processed as a Planned Development as provided in Subsection L of Section XXI.

3. Private Clubs.

D. LOT AREA

The lot area shall not be less than 15,000 square feet unless otherwise specified.

E. PRECEDENCE OVER ALLOWABLE NUMBER OF DWELLING UNIT

The requirements of yards, usable open space, and parking shall take precedence over total number of units allowed on any given parcel of land.

F. LOT WIDTH

Lot width shall not be less than 120 feet.

G. BUILDING HEIGHT

No building or structure shall be erected or structurally altered to exceed more than 35 feet.

H. FLOOR AREA RATIO

Multiple-family and non-residential permitted and special uses -- not more than 0.8 feet.

I. YARDS

As in R2 district.

J. USABLE OPEN SPACE

For each multiple-family dwelling unit not less than:

1. One bedroom and efficiency -- 300 square feet

2. Two bedroom -- 500 square feet

3. Three and four bedroom -- 750 square feet.

SECTION XII

CONDOMINIUMS

A. APPLICABILITY

This chapter shall apply to all divisions of land or property into residential and commercial condominium units.

B. DEFINITIONS

The terms and words used shall have the definitions set forth in the Condominium Property Act of Illinois.

C. SUBDIVISION PLAT OF CONDOMINIUMS

A subdivision plat of any conversion into or construction of condominium units shall require a public hearing using the procedures set forth in the Robbins subdivision regulations.

D. CONDOMINIUM PLAT APPROVAL; RECORDING

No condominium plat shall be recorded without the prior approval of the Village, nor permits issued for the construction or conversion of the same without said approval. No plat of condominium shall be recorded without complying with the requirements of this section.

E. CONDOMINIUM REQUIREMENTS

All conversions into condominiums or new condominiums shall follow the regulations set forth in the Condominium Property Act and, in addition, shall comply with the following:

1. No unit in any condominium may be sold or transferred after the effective date of this Chapter unless a certificate of inspection has been issued by the Building Commissioner stating that said condominium unit complies with the conversion element provisions of this Chapter. For that purpose, the applicant shall submit "as-built" drawings of the architect and site development certified by a registered architect.

2. No certificate of inspection shall be issued, no sale of a unit shall be made, and no condominium plat approved where the requirements of any ordinance

of the Village concerning any zoning, building, or subdivision provisions are currently not being complied with by the building located on the property and by the common area.

3. No building or land previously granted a variation to any zoning, building or subdivision ordinance shall be converted into condominiums unless the current requirements of the applicable ordinance are met.

4. All condominiums shall comply with the current regulations, including open space and parking requirements for the land use zone in which they are located.

5. All residential condominiums shall contain a minimum storage space of three hundred twenty (320) cubic feet for each efficiency or one-bedroom unit, plus an additional storage space of one hundred sixty (160) cubic feet for each additional bedroom. All storage areas are to be located in areas other than the condominium unit.

6. A separate gas, electric, and water meter and shut-off valve shall be provided for each unit. In a residential condominium, a common water meter may be provided for each building. Each unit shall have a separate hot water heater, furnace, and if provided, air conditioning system.

7. All walls, ceilings and floors separating the units shall be soundproof.

8. Common garbage and trash disposal containers shall be provided in a location screened from view in an area to avoid a minimum of noise and smell. Pickup shall be at least twice a week for all structures containing twelve (12) or more units.

9. All residential condominium buildings shall provide a recreational or assembly area of not less than eighth hundred (800) square feet for four (4) units or less and an additional one hundred (100) square feet for each unit over four (4).

F. COMMON ELEMENTS

All condominium associations shall be responsible for traffic and parking control, snow removal, signing, sewers, water lines and lighting. The city shall have the right of easement to enter such common areas for the purpose of emergency for fire, police and enforcement of its ordinances and the plat shall so provide. Such

common area shall remain the property of the condominium, and the Village shall not accept a dedication of these elements or the responsibility of maintenance. The association shall maintain the public area and parkway in a clean condition, free of debris, leaves and trash.

G. CERTIFICATE OF INSPECTION

Once a certificate of inspection has been issued, no new certificate of inspection need be secured for the resale of any unit for which a certificate of inspection has been previously issued, or to the sale or resale of any unit which was originally designed and sold under the Condominium Property Act if a certificate of occupancy has been issued with respect thereto, unless one is requested by an owner or the Village.

H. INSPECTION FEES

The fees for inspection shall be paid by the applicant or the owner association, or owner, if the Village is compelled to inspect to insure compliance with this chapter. The fee shall be one hundred dollars ($100.00), plus thirty dollars ($30.00) for each unit.

SECTION XIII

BUSINESS DISTRICTS - GENERAL PROVISIONS

A. PREAMBLE

Business district regulations are intended to govern the locations and uses of a full range of business and commercial establishments need to serve the citizens of Robbins and its trade area. The regulations of the various business districts are designed to provide for groupings of business and commercial establishments that are compatible in scope of services and method of operations.

B. BUSINESS DISTRICTS' PROVISIONS

1. Dwelling Units

   Dwelling units and lodging rooms are not permitted on the ground floor level in any business district except in a permitted hotel, motel, resort, convent, monastery, parsonage, or rectory; as a special use in the B1 District; or within a structure existing on the effective date of this Ordinance.

2. Enclosure of Operations

   All business, servicing, or processing shall be conducted within completely enclosed buildings except:

   a. off-street parking or loading;

   b. drive-in type of operations and open sales lots when conducted as a special use in the B2 District.

3. Parking Limitations

   a. Parking of trucks when accessory to the conduct of a permitted use shall be limited to vehicles having not over one and one-half tons capacity, except for pick-up or delivery services during normal business hours.

   b. Trucks in excess of one and one-half tons capacity shall not be parked in the open within 150 feet of a residence district boundary line.

4. Scope of Operations

All business establishments shall be retail trade or service establishment dealing directly with consumers, and all goods produced on the premises shall be sold on the premises where produced except for specific uses in the B2 District where processing and fabricating or wholesale sales are permitted.

SECTION XIV
~~B1 BUSINESS DISTRICT~~ C1 – Local Business District

A. PREAMBLE

The ~~B1~~ C1 District regulations are intended to provide areas and govern uses therein for a range of shopper and personal service types of establishments in order to serve the general shopping needs of a consumer population that is located in one or more of the neighborhoods adjoining or in the vicinity of the shopping district.

A. PERMITTED USES

1. Art and school supply stores
2. Bakeries
3. Banks and/or savings and loan institutions
4. Barber shops and beauty parlors
5. Business or commercial schools or colleges
6. Book and stationery stores
7. Camera/photographic supply stores
8. Candy and ice cream stores
9. Catering establishments
10. China/glassware stores
11. Clothes pressing establishments
12. Clothing stores
13. Clubs or lodges -- private, fraternal, religious or charitable when located above the ground floor
14. Drug stores
15. Dry-cleaning and laundry receiving stations -- including self-service coin-operated equipment

16. Electrical appliance repair shops

17. Employment agencies

18. Fast food stores ✓

19. Flower shops

20. Food stores, meat and fish markets, and delicatessens

21. Garden supply stores

22. Gift shops

23. Grocery stores or supermarkets

24. Haberdashery stores

25. Hardware stores

26. Hobby shops - for retailing of items to be assembled or use away from the premises

HEALTH CLINIC

27. Insurance offices

28. Jewelry stores

29. Laboratories

30. Launderettes and hand laundries

31. Library

32. Liquor stores, package goods only

33. Locksmith shops

34. Medical and dental clinics -- including laboratories incidental thereto

35. Messenger or telegraph service stations

36. Millinery shops

37. Music stores, records and sheet music

38. Newspaper offices -- not including printing

39. Office supply store

40. Offices - professional, business public or institutional

41. Painting and decorating shops

42. Photograph galleries

43. Plumbing shops

44. Post Offices

45. Print Shops

46. Recreation buildings

47. Restaurants

48. Sales or show rooms

49. Shoe and hat repair stores

50. Shoe stores

51. Sporting goods stores

52. Studio parlors

53. Tailor shops

54. Telephone booths and exchanges

55. Temporary buildings for construction purposes -- for a period not to exceed the duration of such construction.

56. Tobacco shops

57. Toy stores

58. Travel agencies

59. Upholstering shops

SECTION XV

B2 CENTRAL SHOPPING DISTRICT

A. PREAMBLE

The B2 Central Shopping District regulations are designed to accommodate prime retail trade activities of city-wide and regional significance, located primarily within the core of Robbins downtown area. Regulations provide for a wide variety of related shopper type business establishments along with personal services and other complementary uses characteristic of major shopping center.

B. PERMITTED USES

1. Antique shops
2. Any of the permitted uses in the B1 District
3. Art galleries
4. Automobile accessory stores when there are no driveways across the street or sidewalk into the principal or accessory building
5. Banks and/or savings and loan institution
6. Bowling alleys
7. Business machine, sales and service
8. Carpet and rug stores
9. Catalog sales offices
10. Coin and philatelic stores
11. Currency exchanges
12. Department stores
13. Dry good stores
14. Fraternal, philanthropic, and charitable institutions -- when located above the ground floor

15. Frozen food stores -- including locker rental in conjunction therewith

16. Furniture stores

17. Furrier shops -- including the incidental storage and conditioning of furs

18. Hotels and motels -- including dining and meeting rooms

19. Household appliance stores -- including radio and television sales with incidental repair facilities

20. Interior decorating shops -- including upholstery and making of draperies, slip covers, and other similar articles when conducted as part of the retail operations and secondary to the principal use

21. Laboratories, medical, dental, or optical, when located above the first story or as accessory to a principal use occupying the first story.

22. Leather goods and luggage stores

23. Libraries, public or private

24. Loan offices

25. Lumber yards

26. Mail order service stores

27. Musical instrument sales and repair

28. Paint and wallpaper stores

29. Photography studios -- including developing and printing of photographs when conducted on the premises

30. Post offices

31. Radio and television broadcasting studios

32. Restaurants

33. Cocktail lounges

34. Accessory uses customarily incidental to the above permitted uses, including but not limited to off-street parking, off-street loading, and business signs as herein regulated.

C. SPECIAL USES

1. As in B1 District

2. Other uses similar to permitted uses in this district

3. Automobile sales establishments only for authorized new passenger automobile sales agencies and accessory open sales lots and public garage, provided vehicular access to open sales lot and public garage is from an alley or service drive at the rear lot line

4. Catering establishments when located above the ground floor

5. Churches, temples, and synagogues on a lot not less than two acres in area and not less than 150 feet in width

6. Clubs or lodges, private, fraternal, or religious -- when located above the first floor

7. Convents, monasteries, rectories, or parsonages, as accessory to churches, temples, and synagogues

8. Lodging rooms and dwelling units located above first floor of a permitted use

9. Meeting halls -- when located above ground floor

10. Printing and publishing -- when a principal use or accessory use provided printing and storage operations are in the principal building but located above the ground floor or -- not less than 50 feet from the front lot line on the ground floor and occupy not more than 3,000 square feet of the floor area

11. Restaurants -- including live entertainment and dancing

12. Restricted production and repair, limited to the following: needlework; clothing, such as custom manufacturing and alterations; jewelry from precious metals; watches; dentures; and optical lenses -- when located above the ground floor

13. Schools, commercial or trade -- including those teaching music, dancing, business, commercial, or technical subjects when operations do not involve danger of fire and explosion, and objectionable noise, vibration, smoke, dust, odor, glare, heat, or other similar influences

14. Accessory uses to the above uses -- including but not limited to off-street parking and off-street loading, drive-in facilities, and business signs .

D. BUILDING HEIGHT

Not to exceed 35 feet.

E. FLOOR AREA RATIO

Not to exceed 2.5 feet, except where open areas as described below are provided on the lot in excess of ten percent of the area of the lot, the floor area ratio may be increased by 0.5 feet for each additional five percent of the to devoted to usable open space.

F. YARDS

1. FRONT

None required, except when adjacent to a residential front yard. The requirement of the adjoining district shall apply in full, and if there is an intervening alley, 50 percent of the requirement shall apply.

2. SIDE

None required, except that if a yard is provided, it shall not be less than 5 feet in depth, and when adjacent to a residential side yard, the requirement of the adjoining district shall apply in full; if there is an intervening alley, 50 percent of the requirement shall apply.

3. REAR

Not less than 25 feet.

G. BUILDING BULK PREMIUM

For each automobile that is stored inside or on the roof of the principal building 600 square feet of floor area may be added to the floor area allowance under the floor area ratio formula.

8. Design and Maintenance

a. Surfacing

All open off-street parking areas, and access driveways to such areas, shall be paved with hard durable, plant mix, asphaltic paving at least 2 inches thick after compaction or with portland cement paving at least 4 inches thick. All such areas shall have appropriate bumper guards, wheel stops, steel posts, walls, curbs, suitable landscaping or other installations adequate to prevent vehicles from parking or maneuvering on those portions of a lot upon which a driveway or parking area is prohibited or into a public right-of-way or where such portions of a lot are needed to prevent encroachment on walkways or adjoining properties.

b. Screening

All open off-street parking areas containing more than four parking spaces, located less than 40 feet from the nearest property line of a lot in a residential district shall be effectively screened on each side adjoining or fronting on such property line by maintaining one or more of the following:

1. A chain type, basket weave fence, not less than 5 nor more than 7 feet in height, with concrete encased fenceposts, not less than 3 feet in depth.

2. A brick wall of 5 feet in height and 8 inches thick, laid on a concrete foundation not less than 3 feet in depth.

c. Improvements

When a parking lot is accessory to a principal use, a building or buildings which are located in R3, R4, B1, B2, or M1 zones, and said lot is used for a public or private parking area for more than 20 vehicles, at least 4 percent of the parking areas shall be devoted to improvements as follows:

1. One-fourth of the required four percent of improvement shall be credited for street trees planted in accordance with the plans approved by the Zoning Officer. Approval shall be granted for any plan which complies with the Master Plan for street trees. Existing street trees shall be considered in satisfying this provision;

2. Up to and including three-fourths of the present improvements shall be credited for landscaped setback areas, provided that the total of said setback area is equal to the percent of the total parking area credited;

3. Up to and including three-fourths of the 4 percent improvement shall be credited for interior landscaping, provided that the total of such landscaped area is equal to that percent of the total parking area being credited;

4. On lots having no street frontage, 4 percent improvement shall be credited for interior landscaping provided the total of such landscaped area is equal to that percent of the total parking area being credited.

d. Landscaping

1. Where a lot is used for a public parking area for more than 4 vehicles, those portions of the lot adjacent to the parking area and on which automobile parking is prohibited by any section of this Ordinance, shall be fully landscaped with lawn, trees, shrubs, or suitable ground cover, and no portion except the access driveways shall be paved.

2. Where a wall is not required along any lot line of an open sales area abutting a street, said sales area shall incorporate landscaped area or areas in the amount of at least three percent of said sales area.

3. All landscaping required by the provisions of this Subsection or provided in compliance with any other section of this Ordinance shall be installed in accordance with a plan approved by the Plan Commission. Approval shall be granted for any plan wherein the design and materials proposed therein are reasonably appropriate for the use and appearance of the parking area. Such landscaped areas shall be maintained free of weeds and debris.

e. Lighting

Any lighting used to illuminate off-street parking areas shall be arranged so as not to reflect direct rays of light into streets or adjacent residence districts, and in a parking area containing more than four parking spaces.

f. Repair and Service

No motor vehicle repair work and service of any kind shall be permitted in off-street parking areas. No gasoline or motor oil shall be sold in conjunction with any accessory parking facilities.

g. Storm Water

Adequate storm water drainage facilities shall be installed and connected with the storm sewers in order to insure that storm water does not flow onto abutting sidewalks, and any adjoining property in such a way or quantity that would cause property damage or inconvenience. The Zoning Officer shall approve all such facilities.

9. Control of Off-Site Parking Facilities

In cases where parking facilities are permitted on a lot other than the lot on which the structure or use served is located, the owner of record of such lot shall be the same as the owner of record of the lot occupied by the structure or use in which the parking facilities are accessory. A covenant running with the land must be recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on the lot upon which the accessory off-street parking is located which prohibits any other use on that lot, and a copy of the recorded covenant certified by the Recorder of Deeds of Cook County, Illinois, must be deposited with the Building Inspector. The covenant shall not be released until such time as either one of the following conditions occur:

a. The structure on the lot containing the principal use is removed and the principal use terminated, or

b. Another lot of the required size within the required distance is properly developed and used for the required accessory off-street parking in place of and in lieu of the initial lot used for accessory off-street parking with the same requirements, covenants, and conditions attaching to such substitute accessory use lot as approved by the same authority as required for approval of such initial lot.

10. Employee Parking

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

11. Required Spaces

There shall be provided for each building, structure, and use hereafter erected, structurally altered, or enlarged, the minimum number of accessory off-street parking spaces in accordance with the following:

a. Dwelling and Lodging Uses

1. Hotels and Motels

One parking space for each room or suite of rooms comprising a lodging unit, one parking space for each 2 employees, and one parking space for each 100 square feet of retail sales and dining area.

2. Lodging Houses and Apartment Hotels

One parking space for each lodging room and one parking space for each dwelling unit, and one parking space for each 2 employees.

3. Multiple-family dwellings

Two parking spaces for each dwelling unit.

4. Single-family Dwelling

One parking space for each dwelling, but not more than 4 parking spaces.

5. Single-family Semidetached or Attached Dwellings

One, but not more than 3 parking spaces for each dwelling.

6. Two-family dwellings

Two parking spaces, but not more than 3 for each unit.

b. Schools, Institutions and Auditoriums or Other Places of Assembly

1. Auditoriums, and auditoriums as accessory to churches, schools, and other institutional establishments.

One parking space for each 5 seats, or for each 90 lineal inches of seating space.

2. Churches, Chapels, Temples, and Synagogues

One parking space for each 5 seats, or for each 90 lineal inches of seating space.

3. Colleges, Junior Colleges, and Universities

One parking space fore each 6 students, based upon the maximum number of students that can be accommodated in accordance with design capacity plus one parking space for each 2 employees.

4. Gymnasiums, Stadiums, Grandstands, Meeting Halls, Convention Halls, and Exhibition Halls

One parking space for each 5 seats or for each 90 lineal inches of seating space. When such facilities for public assembly are accessory to a school, and when approved by the Plan Commission, the required number of parking spaces may be reduced by the number of spaces provided, as required herein for the applicable school.

5. Hospitals

One parking space per bed for 100 beds or less; 1.1 parking spaces per bed for 101 to 300 beds; 1.2 parking spaces per bed for 301 to 500 beds; and 1.3 parking spaces per bed for over 500 beds.

6. Libraries, Museums, Art Galleries, and Aquariums

One parking space for each 800 square feet of floor area.

7. Nursing Homes and Similar Types of Establishments

One parking space for each 4 beds, plus 1 parking space for each 2 employees.

8. Private Clubs and Lodges

One parking space for each lodging room and 1 parking space for each 5 seats in accordance with design seating capacity of the main meeting room.

9. Schools

When a number of parking spaces as required herein is provided for an auditorium or other places of public assembly to a school, and when approved by the Plan Commission, additional parking spaces need not be provided when the number of parking spaces for such auditorium or other places of public assembly is equal to or in excess of the applicable requirements set forth in a, b, or c below:

a. Commercial or Trade, Music, Dance, or Business

One parking space for each 2 employees, plus 1 space for each three students, based on the maximum number of students that can be accommodated in accordance with design capacity.

b. High School - Public or Private

One parking space for each 7 students based on the maximum number of students that can be accommodated in accordance with design capacity.

c. Nursery, Elementary, or Junior High - Public or Private

One parking space for each faculty member and each other full-time employee.

c. Recreational Uses, Commercial or Non-Commercial

1. Bowling Alleys

Seven parking spaces for each lane plus such additional spaces as may be required herein for affiliated uses such as restaurants and the like.

2. Health Salons, Swimming Pools, Skating Rinks, and dance Halls, Commercial

One parking space for each 2 person, based upon the maximum number of persons that can be accommodated at the same time in accordance with such design capacity, and 1 parking space for each 2 employees.

3. Parks, Recreation Areas, and Community centers: Private, Semipublic, or Public

One parking space for each 2 employees, plus spaces in adequate number as determined by the Plan Commission to serve the visiting public.

4. Theaters

One parking space for each 4 seats up to 400 seats, plus one parking space for each 6 seats over 400.

d. Business, Commercial and Industrial Uses

1. Automobile Laundries

One parking space for each 1.5 employees, and in addition reserve parking spaces to accommodate automobiles awaiting entrance to the automobile laundry equal in number to 10 times the maximum capacity of the automobile laundry. Maximum capacity, in this instance, shall mean the greatest possible number of automobiles undergoing some phase of laundering at the same time.

2. Automobile Service Stations

One parking space for each island of gasoline pumps, plus 2 for each service bay.

3. Banks and other Financial Institutions

One parking space for each 300 square feet of floor area.

4. Barber Shops and Beauty Parlors

One parking space for each 200 square feet of floor area.

5. Restaurants - Not Including Drive-In Establishments

One parking space for each 50 square feet of gross floor area in the building.

6. Restaurants, drive-in with seating space and convenience food service, or combination thereof.

One parking space for each 60 square feet of gross floor area in the building.

7. Restaurants, drive-in and convenience food services without seating area.

One parking space for each 80 square feet of gross floor area or a minimum of 10 parking spaces, whichever is greatest.

8. Furniture and Appliance Stores, Motor Vehicle Sales Establishments, and Establishments for Repair of Household Equipment or Furniture.

One parking space for each 400 square feet of floor area.

9. Manufacturing, Fabricating, Processing, Storing, Cleaning, Testing, Assembling, Repairing, or Servicing of Establishments as Permitted in the Manufacturing Districts.

One parking space for each 1.5 employees as related to the working period when the maximum number of person are employed on the premises, or one for each 800 square feet of floor area, whichever is greater.

10. Medical and Dental Clinics.

Two parking spaces for each office, examining room and treatment room, plus 1 space for each 50 square feet of floor area contained in the reception room or waiting lobby.

11. Offices: Business, Professional and Public Administration, or Service Office Buildings.

One parking space for each 250 square feet of floor area.

12. Undertaking Establishments and Funeral Parlors

One parking space for each 100 square feet of floor area, plus 1 parking space for each of the funeral parlor's official vehicles.

13. Warehouse, Storage, Wholesale, and Mail Order establishments

Four parking spaces plus one parking space for each 1,500 square feet of floor space over 4,500 square feet or when the number of employees is specifically indicated, 1 parking space for each 1.5 employees employed on the premises at a given time.

14. Public Utility and Public Service Uses.

One parking space for each 2 employees.

15. All other Business and Commercial Establishments

One parking space for each 200 square feet of floor area.

e. Other uses

Parking spaces for other permitted uses not listed above shall be provided in accordance with requirements designated by the Plan Commission.

Commission and in the case of conditional uses, as recommended by the Plan Commission and required by the Village Board.

12. Off-Street Loading

There shall be provided off-street loading spaces not less than the minimum requirements specified in this Section in connection with any building, structure, or use which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles in accordance with the following:

a. Location

Accessory off-street loading spaces shall be located on the same lot as the principal use. Open off-street loading spaces which abut a Residence District boundary line shall be completely screened therefrom by a fence, wall, or door, or any combination thereof, of an architectural design approved by the Zoning Officer, not less than five

feet nor more than seven feet in height, and as provided by Subsection D-9c of Section XVII.

No permitted or required loading space shall be located within 40 feet of the nearest point of intersection of any 2 streets. No loading space shall be located in a front or side yard adjoining a street and any loading space located in a required rear yard shall be open to the sky.

b. Size

Unless otherwise specified in this ordinance, a required off-street loading space shall be at least 14 feet in width and at least 55 feet in length, exclusive of access drives, aisles, ramps, maneuvering space, columns, and work areas, and shall have vertical clearance of not less than 15 feet.

c. Access

Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. Access drives and intersection of driveways with streets shall be in accordance with regulations set forth in Appendix B of this Ordinance.

d. Surfacing

All open off-street loading spaces, access drives, aisles, and maneuvering space shall be improved with a compacted base and a permanent wearing surface as approved by the Village Zoning Officer.

e. Repair and Service

No storage of any kind nor motor vehicle repair work or service of any kind shall be permitted within any required loading space.

f. Utilization

Space allocated to any off-street loading spaces shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

g. Storm Water Drainage

Adequate storm water drainage facilities shall be installed and connected with the storm sewers in order to insure that storm water does not flow onto abutting sidewalks and any adjoining property in such a way or quantity that would cause property damage or inconvenience. The Zoning Officer shall approve all such facilities.

h. Off-Street Loading Space Requirements

The minimum number of off-street loading spaces accessory to buildings, structures, and uses hereafter erected, structurally altered, or enlarged in all business and manufacturing districts shall be in accordance with the following schedule:

Gross Floor Area of Establishments	Required Number
5,000 to 10,000	1
10,000 to 25,000	2
25,000 to 40,000	3
40,000 to 100,000	4

For each additional 100,000 square feet of gross floor area, or faction thereof over 100,000 square feet of gross floor area: one additional loading space.

SECTION XVI

MANUFACTURING DISTRICTS

A. PREAMBLE

The regulations for manufacturing districts are designed to provide for the establishment of a full range of industrial and allied activities and to govern their operations in a manner that will not have a deleterious effect on residential and business areas. It is essential that adequate provisions be made for the expansion of industry, both those existing today and for attracting a diversification of new industry. Adequate industrial sites and industrial expansion will create growth and development of the Village's economic and tax base and provide a variety of employment for its labor force.

The M1 Manufacturing District is designed to provide an environment suitable for industrial activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

B. MANUFACTURING DISTRICTS PROVISIONS

1. Operations Within Enclosed Buildings

   M1 Manufacturing District

   All activities involving the manufacturing, fabricating, processing, assembling, disassembling, separating, repairing, cleaning, servicing, testing, and storing of materials (including refuse, scrap and junk), products, and goods shall be conducted within completely enclosed buildings, except that materials may be stored, loaded and processed outside of such enclosed spaces if conducted in accordance with applicable law.

2. Performance Standards

   Performance standards for noise, vibration, smoke and particulate matter, toxic matter, odorous matter, fire and explosion hazards, heat, glare and radiation hazards shall be the same as those established by the Illinois Environmental Protection Agency.

C. M1 MANUFACTURING DISTRICT

1. Permitted Uses

   a. Any establishment the principal use of which is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, and storing of materials, products, and. goods provided operations conform with the performance standards and other general requirements applicable to an M1 District.

   b. Building material sales and storage including milling, planning, jointing, or manufacturing of millwork.

   c. Contractors' offices and shops

   d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.

   e. Offices, general.

   f. Parking lots and storage garages.

   g. Printing and publishing establishments.

   h. Public garages.

   i. Public open space.

   j. Public utility, governmental service, and similar uses as follows:

      1. Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.

      2. Public utility and governmental service establishments, other -- including offices, storing, testing, repairing, and servicing.

      3. Radio and television towers.

      4. Telephone exchanges, microwave relay towers and telephone transmission equipment and other such service buildings.

5. Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.

k. Research laboratories

l. Resource recovery or co-generation facilities for the processing of refuse, generation of steam, production of electricity and related uses and any greenhouse or other facility constructed to accept steam from said resource recovery or co-generation facility.

m. Schools, commercial or trade

n. Training centers, engineering or sales

o. Warehouses

p. Wholesale establishments

q. Accessory uses to the above permitted uses.

2. YARDS

Except as required herein under regulations along residence district boundary lines, and applicable M1 District performance standards, yards shall be provided in accordance with the following:

a. Front Yard

Not less than 10 feet in depth.

b. Side Yards

1. Not less than 20 feet wide when adjoining a street or residence district.

2. Not less than 5 feet wide when adjoining an interior lot line.

c. Rear Yards

1. not less than ten percent of the depth of the lot, however, such rear yard need not be more than 10 feet.

2. Adjoining a residence district -- not less than 35 percent of the depth of the lot, however, such rear yard need not exceed 35 feet.

3. Building Height

No building hereafter erected shall exceed 35 feet in height.

4. Floor Area Ratio

a. For manufacturing uses -- 0.55 feet

SECTION XVII

OFF-STREET PARKING AND OFF-STREET LOADING

A. SCOPE OF REGULATIONS

The off-street parking and off-street loading provision of this ordinance shall apply as follows:

1. Accessory off-street parking and off-street loading facilities shall be provided as required by the regulations of this section for all buildings and structures erected, altered, or enlarged and all uses of land established in each district.

2. When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement in the amount specified herein requiring parking and loading facilities, such required parking or loading facilities for only the addition shall be provided.

3. Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to the effective date of this ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use, if the latter were subject to the parking and loading provisions of this ordinance.

B. PERMISSIVE PARKING AND LOADING FACILITIES

Nothing in this ordinance shall be deemed to prevent the voluntary establishment of off-street parking and loading facilities to serve any existing use of land or buildings, provided that there is adherence to all regulations herein governing the location, design, and operation of such facilities.

C. DAMAGE OR DESTRUCTION

When any conforming or non-conforming building or use which is in existence on the effective date of this ordinance, which is restored and continued in operation after being damaged or destroyed by fire, collapse, explosion, or other cause, to the extent that the cost of restoration does not exceed 60 percent of the assessed value, there may be provided only the off-street parking or loading facilities equivalent to any maintained at the time of such damage or destruction. However, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this ordinance for equivalent new uses or construction.

enlargement conform to all regulations of the district in which it is located.

3. Moving

No non-conforming building or structure shall be moved in whole or in part to any other location unless every portion of such building or structure, and the use thereof, is made to conform to all regulations of the district in which the moved building is to be located.

4. Restoration of Damaged Non-Conforming Buildings or Structures

A non-conforming building or structure, or portion thereof, which is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration to the condition in which it was before the occurrence will exceed 60 percent of the total cost of reconstructing the entire building or structure, shall not be restored unless said building or structure and the use thereof shall conform to all regulations of the district in which it is located. In the event that such damage or destruction less than 60 percent of the cost of reconstructing the entire building or structure, no repairs or construction for restoration shall be made unless such work is started within one year from the date of the partial destruction and is diligently prosecuted to completion.

5. Discontinuance of Use in Non-conforming Building or Structure

A non-conforming building or structure, or portion thereof, in which the use has ceased by discontinuance or abandonment, on the effective date of this Ordinance or thereafter, or which is abandoned and remains unoccupied, or is not used for a continuous period of one year, shall not thereafter be occupied or used, except by a use which conforms to the use regulations of the district in which it is located.

6. Change of Use in Non-Conforming Building or Structure

The non-conforming use of a building or structure, or portion thereof, may be changed to a use permitted in the district in which the building or structure is located, or the non-conforming uses of a part of such a building may be extended to the remaining parts of the building but no change or extension of use shall extend or otherwise modify any provision made in this Ordinance for elimination of such non-conforming building or structure and the use thereof. However, once a use is changed to a conforming use, such building or structure shall not thereafter be used for a non-conforming use or purpose.

7. Non-Conforming Use of Conforming Buildings or Structures

The existing non-conforming use of a part or all of a conforming building or structure may be continued subject to the following provisions:

a. The non-conforming use of a part of such building or structure shall not be expanded or extended into any other portion of such building or structure, nor changed to any other non-conforming use.

b. If a non-conforming use of such a building or structure is discontinued, or abandoned for a period of 6 consecutive months, it shall not be renewed, and any subsequent use of such building or structure shall conform to the use regulations of the district in which the premises are located.

c. Any lawful non-conforming use in a conforming building or structure existing in a residence district on the effective date of this Ordinance or any amendment thereto which is permitted in this Ordinance as a permitted or conditional use only in a business or manufacturing district, shall be entirely discontinued within 10 years from the effective date of this Ordinance or any amendments thereto.

8. Non-Conforming Use of Land

The non-conforming use of land not involving a building or structure, or in connection with which any building or structure thereon is incidental or accessory to the principal use of land, may be continued subject to the following provisions:

a. Such non-conforming use shall not be expanded or extended beyond the area it occupies.

b. If such a non-conforming use of land is discontinued or abandoned for a period of 6 consecutive months, it shall not thereafter be renewed, and any subsequent use of such land shall conform to the regulations of the district in which the land is located.

c. No non-conforming use of land shall be changed to another non-conforming use.

d. Where the non-conforming use of land is accessory to the non-conforming use of a building or structure, it shall be discontinued on the same date on which the non-conforming use of the building or structure is discontinued.

e. The outdoor or exposed storage of construction materials in yards shall be discontinued within ten years of the effective date of this comprehensive amendment, and within 1 year such exposure shall be eliminated by fencing or dense planting screens.

9. Condemnation of Non-Conforming Structure

The Village, at any time, and from time to time, by ordinance duly enacted may:

a. Acquire by purchase, condemnation or otherwise any non-conforming structure and all land which is necessary or appropriate for the rehabilitation or redevelopment of the area blighted by such non-conforming structure,

b. Remove or demolish all such non-conforming structures so acquired,

c. Hold and use any remaining property for public purposes, and

d. Sell, lease or exchange such property as is not required for public purposes, subject to the regulations of the district in which it is located.

No such acquisition shall be made until such time as the Plan Commission, at the request of the Village Board, or upon its own initiative, has made a study of the area within which such non-conforming structure is located and has filed a written report on such study with the Village Board.

10. Non-Conforming Due to Amendments

The foregoing provisions of this Article shall apply to structures and uses hereafter becoming non-conforming as a result of future reclassification of districts or of other amendments to this comprehensive amendment.

SECTION XVIII

SIGNS

A. PREAMBLE

There is a significant relationship between the manner in which signs are displayed and value and economic stability of adjoining property. The reasonable display of signs is necessary as a public service and to the conduct of competitive business enterprise. The regulations in this Section establish minimum standards for the display of signs in direct relationship to the functional use of property and to the intensity of development as permitted within the zoning districts which are provided in this Ordinance.

B. APPLICABILITY OF SIGN REGULATIONS TO SPECIFIC USES AND DISTRICTS

1. In this Ordinance signs are grouped, according to their function, into the following classifications: (Also, see definitions of signs)

   a. identification signs,

   b. business signs

   c. advertising signs, and

   d. special signs and devices, as specified.

   Identification signs are further classified in this Ordinance by the principal use of the lot on which they are located, and all other signs are further classified by specified types.

2. No sign shall be permitted on a lot unless:

   a. advertising signs are listed as a permitted or conditional use in the district in which the lot is located,

   b. for signs, other than advertising signs, it is accessory to lawfully established use and permitted within the district as an accessory use, and

   c. the sign is erected, constructed and displayed in conformance with the provisions of this Section and other applicable provisions of this Ordinance.

C. PERMITS REQUIRED

No person shall erect, repair, alter, relocated or maintain within the Village any sign or other advertising structure or device without first obtaining a zoning certificate from the Zoning Officer and making payment of the fee required herein.

D. UNSAFE AND UNLAWFUL SIGNS

If the Zoning Officer shall find that any sign is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provision of this Section, he shall give written notice to the person to whom the zoning certificate had been issued. If such person fails to remove or alter the sign so as to comply with the standards set forth in this Ordinance within ten days after such notice, such sign may be removed or altered to comply by the Zoning Officer at the expense of the zoning certificate issuee or owner of the property upon which it is located. The Zoning Officer shall refuse to issue a zoning certificate to any such issuee or owner who refuses to pay costs so assessed. The Zoning Officer may cause any sign which is an immediate peril to persons or property to be removed summarily and without notice.

E. REMOVAL OF CERTAIN SIGNS

Any sign which does not adverstise a bona fide business conducted, or a product sold, shall be taken down and removed by the owner, agent or person having the beneficial use of the structure upon which such sign may be found within 10 days after written notification from the Zoning Officer, and upon any failure to comply with such notice within the time specified in such order, may cause removal of such sign, and any expense incident thereto shall be paid by the owner of the structure to which such sign was attached.

F. GENERAL PROVISIONS

1. Only 1 identification sign shall be permitted on a lot, except on an corner lot 2 signs 1 facing each street shall be permitted and each such sign may have an area equal to the permitted maximum gross surface area.

2. On corner lots, where business signs are permitted, the maximum gross surface area of signs may be applied to each street frontage.

3. The standards established in Subsection G of this Section for identification signs accessory to business uses, shall be applicable only in districts where business signs are not permitted.