

Article VI

ZONING DISTRICTS

14.601: DISTRICTS:

For purposes of this chapter, the village is hereby divided into the following zoning districts:

A. Residential districts:

- C-R Conservation recreation
- R-X Single-family residence
- R-1 Single-family residence
- R-A Single-family residence
- R-2 Attached single-family residence
- R-3 Low-density residence
- R-4 Multi-family residence

B. Office and business and industrial districts:

- B-1 Business office
- B-2 Neighborhood shopping
- B-3 Community shopping
- B-4 Corridor commercial
- B-5 Central commercial
- B-5C Core central commercial
- O/R Office research
- I-1 Limited industrial
- I-3 Solid waste handling

(Ord. 4590, 9-21-1993; amd. Ord. 5589, 9-19-2006; Ord. 5751, 8-4-2009; Ord. 6029, 9-18-2012)

14.602: ZONING MAP:

- A. The location and boundaries of districts established by this chapter, are shown on the zoning map of the village, incorporated herein as part of this chapter and as amended from time to time by the corporate authorities of the village.
- B. The following rules shall apply with respect to the boundaries of the various districts as shown on the zoning map:
1. District boundaries shall either be the centerlines of highways, streets, alleys or easements. District boundaries shall also be the section, division of section, tract or lot lines of a parcel. Boundaries indicated as approximate shall be considered to meet the above provisions.
 2. The zoning ordinance and map shall be available at the village hall. (Ord. 4590, 9-21-1993; amd. per correspondence dated 6-16-1994)

14.603: ZONING OF ANNEXED LAND:

On land annexed to the village, after adoption of this chapter, no building or structure shall be erected, enlarged or moved, and no change in the use of land or existing buildings shall be made until an ordinance designating the zoning classification of such land is adopted by the village board. Unless subject to the terms of a preannexation agreement, all properties annexed to the village shall automatically be classified an R-X single-family residence district, until such time an application is filed to amend the zoning classification of such land. (Ord. 4590, 9-21-1993)

14.604: LAND USE TABLES:

The following tables provide direction on land uses which may hereafter be established in the associated zoning districts as either permitted or conditional uses. Land use table 1 of this section regulates land uses located within the C-R, R-X, R-1, R-A, R-2, R-3, and R-4 zoning districts and land use table 2 of this section regulates land uses which are located within the B-1, B-2,

B-3, B-4, B-5, B-5C, O/R, I-1, and I-3 zoning districts.

For the following two (2) tables, permitted uses shall be identified by a "P" and conditional uses shall be identified by a "C". If a space is left blank the use is not permitted in the respective zoning district.

LAND USE TABLE 1
RESIDENTIAL AND RECREATIONAL ZONING DISTRICTS

Land Use	C-R	R-X	R-1	R-A	R-2	R-3	R-4
Accessory structures	P	P	P	P	P	P	P
Accessory structures greater than 30 feet in height	C						
Assisted living facility when approved as part of a PUD						C	C
Attached single-family homes					P		
Churches, synagogues, mosques, or other houses of worship		P ¹	P ¹	P ¹	P ¹	P ¹	
Circular/dual frontage driveways		C	C	C	C		
Colleges and universities		C	C	C	C		
Community centers	C						
Conservatories	C						
Convalescent homes/nursing homes							C
Cultural institutions		C	C	C	C		
Daycare center		C	C	C	C	C	
Daycare home		P	P	P	P	P	P
Detention or retention facilities	C						

Dormitory accommodations		C	C	C	C	C	
Elementary schools		P ¹	P ¹	P ¹	P ¹	P ¹	
Family community residence (located at least 1,000 feet from another family community residence)		P	P	P	P	P	P
Family community residence (located within 1,000 feet of another family community residence)		C	C	C	C	C	C
Foster care homes		P	P	P	P	P	P
Garages for parking of commercial vehicles				C	C		
Golf courses	P						
Group community residence		C	C	C	C	C	C
High schools		P ¹	P ¹	P ¹	P ¹	P ¹	
Home occupations		P	P	P	P	P	P
Libraries		C	C	C	C	C	
Lighted ball fields	C						
More than 1 garage		C	C	C	C		
Multi-family dwellings						P	P
Municipal buildings		P ¹	P ¹	P ¹	P ¹	P ¹	
Museums	C	C	C	C	C	C	
Nature preservation areas	P						
Parks and playgrounds	P						

Planned unit developments	C						
Private or parochial schools		P ¹	P ¹	P ¹	P ¹	P ¹	
Public recreational facilities							P
Recreational complexes	C						
Rehabilitation homes		C	C	C	C	C	C
Residential planned unit developments		C	C	C	C	C	
Senior housing when approved as part of a PUD						C	C
Single-family detached dwellings		P	P	P	P	P	
Studios	C						
Tennis courts, swimming pools, volleyball courts, and similar recreational facilities	P						
Two-family dwellings					P	P	
Unenclosed front porches attached to a single-family residence		C	C	C	C	C	C
Unlighted ball fields	P						
Wireless service facilities	P	P	P	P	P	P	P

Notes:

1. Permitted in limited circumstances. A conditional use shall be required if the following circumstances apply:
- A residential dwelling unit is being converted to the proposed use so as to be the principal use of the structure; or
 - A new building or structure is to be constructed on property less than 40,000 square feet not currently in use for the proposed use.

COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	O/R	I-1	I-3
Accessory structures	P	P	P	P	P	P	P	P	P
Accessory uses (10 percent retail of permitted uses)								P	
Amusement establishment			C	C					
Amusement establishment indoor only			C	P	C	C			
Animal daycare center and kennels			C	C	C	C			
Animal hospital and veterinary clinics			C	C	C	C			
Antique shops			P	P	P	P			
Archery ranges, shooting galleries				C				C	
Art and school supply stores			P	P	P	P			
Art and woodcraft studios			P	P	P	P			
Art, sculptor, and composer studios			P	P	P	P			
Art shops or galleries (not auction rooms)			P	P	P	P			
Automobile accessory stores			P	P	P	P			
Automobile fueling stations			C	P	C	C		C	
Automobile garages				P	C	C		C	
Automobile leasing/rental agencies	P		P	P					
Automobile maintenance and service center			C	P	C	C		C	
Automobile sales, new or used (with 2 acres or less)				C					

Automobile sales, new or used (with over 2 acres)			C	P	C	C			
Bakeries		P	P	P	P	P		P	
Banks and financial institutions		C	P	P	P	P	P		
Banquet halls			P	P					
Barber and beauty shops		P	P	P	P	P			
Bicycle sales, rental and repair			P	P	P	P			
Billiard and pool halls			C	C	C	C			
Boat showroom, sales and repair				C					
Bowling alleys			P	P	P	P			
Business machine sales			P	P	P	P			
Camera and photo supply stores, film developing			P	P	P	P			
Candy and ice cream stores		P	P	P	P	P			
Car wash			C	P	C	C		C	
Carpet and rug stores, retail sales			P	P	P	P			
Cartage and express facilities								C	
Catering services			C		C	C			
Children's recreation centers			P	P	P	P			
China and glassware stores			P	P	P	P			
Clothing and apparel retail stores		P	P	P	P	P			
Clothing and costume rental stores			P	P	P	P			
Clubs and lodges	C		P	P	P	P			
Coin and philatelic stores		P	P	P	P	P			

Colleges and universities			C	C	C	C			
Commercial greenhouses and nurseries				P					
Compost collection facility								C	C
Computer offices and facilities	P		P	P	P	P	P	P	
Computer sales, service and accessories			P	P	P	P			
Concrete fabrication								C	
Contractors', architects' and engineers' offices	P		P	P	P	P		P	
Contractors', architects' and engineers' storage yards								C	
Contractors' showrooms			P	P	P	P			
Convenience stores		P	P	P	P	P			
Convention and exhibition halls			C	C					
Cosmetology schools			P	P	P	P		C	
Dairy products, retail sales			P	P	P	P			
Dance and music academies/studios	P	P	P	P	P	P			
Daycare centers	C	C	C	C	C	C		C	
Department stores			P	P	P	P			
Drive-through and drive-in establishment			C	C	C	C			
Driving schools	C	P	P	P	P				
Drugstore/pharmacy		P	P	P	P	P			
Dry cleaning and laundry establishment		P	P	P	P	P			
Dry cleaning plants								P	

Dwelling units, located above the first floor			C		P	P			
Dwelling units on ground floor					C	C			
Exterminating services								P	
Floor covering store			P	P	P	P			
Florist		P	P	P	P	P			
Food store, grocery store, meat market and delicatessen		P	P	P	P	P			
Funeral homes	C				C	C			
Furniture store			P	P	P	P			
Furrier shops			P	P	P	P			
Gift shop		P	P	P	P	P			
Hardware store		P	P	P	P	P			
Health services, clubs, recreation centers, or gymnasiums			P	P	P	P			
Hearing aid stores			P	P	P	P			
Heliports							C	C	
Home improvement center (no outdoor storage)			P	P	P	P			
Home improvement center with outdoor storage			C	C					
Hospitals	C								
Hotels and motels			C	C	P	P	P		
Household electrical appliance stores			P	P	P	P			
Interior decorating shops			P	P	P	P			
Jewelry stores			P	P	P	P			
Lamp and lighting fixture stores			P	P	P	P			

Laundries								P	
Laundromat, automatic, self-service only		P	P	P	P	P			
Lawn and garden equipment and supply			P	P	P	P			
Leather goods and luggage stores			P	P	P	P			
Libraries		P	P	P	P	P			
Light assembly and repair							P	P	
Liquor stores, packaged goods			P	P	P	P			
Locksmith shop			P	P	P	P			
Machinery sales				C					
Mail order, catalog stores			P	P	P	P			
Mail order houses								P	
Manufacturing, heavy								C	
Manufacturing, light								P	
Martial arts school			P	P	P	P			
Massage establishments			P	P	P	P			
Medical or dental offices	P		P	P	P	P		P	
Miniwarehouse								P	P
Motorcycle, snowmobile, or personal watercraft sales				C					
Municipal buildings			P	P	P	P	C	P	
Museums		P	P	P	P	P			
Music stores			P	P	P	P			

Musical instrument sales and repair			P	P	P	P			
Office machine sales and servicing			P	P	P	P			
Office supply stores			P	P	P	P			
Offices, business and professional	P	P	P	P	P	P	P	P	
Optical, orthopedic and medical appliance sales			P	P	P	P			
Outside display and sales					C	C			
Outside service areas					C	C			
Paint and wallpaper stores			P	P	P	P			
Parking lots, other than accessory parking	C		C	P	C	C		P	
Party supply stores			P	P	P	P			
Pet shops and grooming establishments			P	P	P	P			
Petroleum tank farm and related accessory uses								C	
Photo developing and image transfer			P	P	P	P			
Photography studios			P	P	P	P			
Picture framing			P	P	P	P			
Planned unit developments	C	C	C	C	C	C	C	C	C
Plastics processing								C	
Post office			P	P	P	P			
Printing and duplicating			P	P	P	P			
Printing and publishing establishments								P	
Public utility and service uses				C	C	C	C	P	
Public works and park district storage yards and related facilities								P	

Radio and television stations, studios and towers			C	P	C	C		P	
Recycling collection centers								C	P
Religious institutions	C								
Repair, rental and servicing of any article of which is permitted use in the district			P	P	P	P			
Research laboratories and testing facilities							P	P	
Restaurants		P	P	P	P	P	C	C	
Restaurants, including entertainment and dancing			P	P	P	P	C		
Secondhand stores and rummage shops			P	P	P	P			
Shoe stores			P	P	P	P			
Sporting goods stores			P	P	P	P			
Sports training and teaching establishments			C	C				C	
Stadiums, auditoriums and arenas				C				C	
Tailor shops		P	P	P	P	P			
Tanning salon		P	P	P	P	P			
Taverns and cocktail lounges			P	P	P	P			
Taxi dispatch centers			C	C				P	
Theaters			P	P	P	P			
Theaters, drive-in				C					
Ticket agencies			P	P	P	P			
Tobacco shops			P	P	P	P			
Towing agencies								P	

Toy shops			P	P	P	P			
Trade or vocational schools (excluding cosmetology)				P				C	
Trailer and camper sales and rental				C					
Transfer stations for refuse disposal								C	P
Travel agencies	P		P	P	P	P			
Truck sales, rental and repair				C					
Tutoring center			P	P	P	P			
Warehouse, distribution and storage facilities							P	P	
Watchman's quarters			P	P	P	P		P	
Wholesale establishment							P	P	
Wireless service	P	P	P	P	P	P	P	P	P

(Ord. 5751, 8-4-2009; amd. Ord. 6029, 9-18-2012; Ord. 6112, 12-17-2013; Ord. 6147, 7-15-2014)