

**ARTICLE III
RESIDENCE DISTRICTS**

3.1 AE AGRICULTURE AND ESTATE DISTRICT

- A. Purpose. The AE Agriculture and Estate District is intended:
1. To provide land outside of the intensely developed portions of the Village for agriculture and low-density estate and single family residences prior to the time such land is needed for urban development.
 2. To discourage the scattering of parcels of intensive development and the premature and uneconomic extension of public facilities and services.
 3. To encourage the maintenance of open areas for future urban uses that will require large undeveloped sites.
 4. To provide for temporary zoning of land newly annexed to the Village in cases where appropriate urban zoning has not yet been determined.
- B. Uses.
1. Permitted Uses.

Accessory uses, buildings and structures to all Permitted Uses in the district, including:
 - Agricultural buildings and structures.
 - Club houses and other structures on the grounds of parks, golf courses, etc.
 - Private greenhouses.
 - Private non-commercial stables.Agriculture, except mink, poultry, or hog farms, cattle feeding stations, or farms feeding offal or garbage.
Dwelling Units:
 - Single family detached dwellings.Farm stands for sale only of produce grown on the same parcel of land.
Greenhouses and nurseries.
Home occupations.
Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries, and other publicly owned open space.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the AE District:

Accessory uses, buildings, and structures to all Conditional Uses in the district.
 Cemeteries.
 Commercial stables.
 Educational institutions.
 Excavation for artificial lakes, borrow pits, and top soil removal.
 Golf courses and country clubs, private.
 Public utility and service uses.

C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection H., below.)

1. Minimum Lot Area
 - a. Single family 2.5 acres
 - b. Other 2.5 acres
 - c. Planned unit development NA

2. Minimum Lot Width
 - b. Single family 200'
 - c. Other 200'

3. Minimum Yards
 - a. Front/Corner side 30' plus 2' for each 1' of building height over 30'
 - b. Side 20' plus 2' for each 1' of building height over 30'
 - c. Rear 40' plus 2' for each 1' of building height over 30'
 - d. Regional Arterial Street setback. (1) 70' plus 2' for each 1' of building height over 30'

4. Maximum Height of Principal Structure
 - a. Single family 30'/2.5 stories whichever is less

- b. All other uses 35'
 - 5. Maximum Floor Area Ratio
 - a. Single family NA
 - b. All other uses 0.6
 - 6. Accessory Structures
 - a. Maximum height 17'/1 story
 - b. Coverage of rear yard 35% (2)
 - c. Minimum setback from property line (except fences, walls, and hedges) 3'
 - d. Minimum setback from principal or other accessory building (except enclosed decks and patios) 5'
- D. Minimum Habitable Area 3,000 sq. ft.
(in all residences for which building permits are issued after the effective date of this Ordinance)
- E. General Regulations: As set forth in Article VII.
- F. Parking and Loading Requirements: As set forth in Article VIII.
- G. Signs: As set forth in Article IX.
- H. Exceptions and Explanatory Notes
 - 1. Required for any use with a front or corner side yard on a regional street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
 - 2. Cumulative of all accessory structures; excludes areas occupied by open patios and decks and swimming pools. Percentage applies to area of actual rear yard when it is smaller than area of required rear yard.

3.2 R-1 SINGLE FAMILY DETACHED RESIDENCE DISTRICT

- A. Purpose: This District is intended to provide in existing and newly developing area for the single family detached residential environment characterized by large lots.
- B. Uses

1. Permitted Uses.

Accessory Uses, buildings, and structures to all Permitted Uses in the District.

Dwellings:

Single Family detached.

Small community residences that comply with the Special conditions.

Home occupations.

Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries, and other publicly owned open space.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the R-1 District:

Accessory uses, buildings, and structures to all Conditional Uses in the district.

Cemeteries.

Dwellings:

Large community residences.

Small community residences that fail to meet all Special Conditions as specified in Section 7.9, excluding community residences or operators denied a required local or state license

Educational institutions.

Golf courses and country clubs, private.

Nursing and halfway houses, mental health centers, retirement homes.

Planned unit developments.

Public utility and service uses.

Religious institutions.

Temporary leasing of public school property, pending action on its disposition or re-use for school purposes for permitted uses or conditional uses in the district in which it is located.

C. Bulk, Space, Setback and Yard Requirements (Footnote references appear in Subsection H., below.)

1. Minimum Lot Area

- | | | |
|----|---------------------------|----------------|
| a. | Single family | 12,000 sq. ft. |
| b. | Other | 12,000 sq. ft. |
| c. | Planned unit developments | 5 acres |

2. Minimum Lot Width

- a. Single family 100'
- b. All other uses 100'

- | | | |
|----|---|---|
| 3. | Minimum Yards | |
| | a. Front/Corner side | 30' |
| | b. Side | 10' |
| | c. Rear | 40' |
| | d. Abutting regional arterial streets (1) | 70' plus 2' for each 1'
of building height over
30' |
| | | |
| 4. | Maximum Height of Principal Structure | |
| | a. Single family | 30'/2.5 stories, which-
ever is less |
| | b. All other uses | 35' |
| | | |
| 5. | Maximum Floor Area Ratio | |
| | a. Single family | NA |
| | b. All other uses | 0.6 |
| | | |
| 6. | Accessory Structures | |
| | a. Maximum height | 17'/1 story |
| | b. Coverage of rear yard | 35% (2) |
| | c. Minimum setback from property line
(except fences, walls, and hedges) | 3' |
| | d. Minimum setback from principal or
other accessory building
(except enclosed decks and patios) | 5' |
| | | |
| D. | Minimum Habitable Area
(in all residences for which building permits are issued after the effective date of this Ordinance.) | 3,000 sq. ft. |
| E. | General Regulations: As set forth in Article VII. | |
| F. | Parking and Loading Requirements: As set forth in Article VIII. | |
| G. | Signs: As set forth in Article IX. | |
| H. | Exceptions and Explanatory Notes | |
| | 1. Required for any use with a front or corner side yard on a regional street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations. | |

2. Cumulative of all accessory structures; excludes areas occupied by open patios and decks and swimming pools. Percentage applies to area of actual rear yard when it is smaller than area of required rear yard.

3.3 R-2 SINGLE FAMILY DETACHED RESIDENCE DISTRICT

A. Purpose: This District is intended to provide in existing and newly developing areas for a single family detached residential environment characterized by medium sized lots.

B. Uses

1. Permitted Uses.

Accessory Uses, buildings, and structures to all permitted uses in the District.

Dwellings:

Single family detached.

Small community residences that comply with the Special Conditions as specified in Section 7.9.

Home occupations.

Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries, and other publicly owned open space.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the R-2 District:

Accessory uses, buildings, and structures to all conditional uses in the district.

Cemeteries.

Dwellings:

Large community residences.

Small community residences that fail to meet all Special Conditions as specified in Section 7.9, excluding community residences or operators denied a required local or state license.

Educational institutions.

Golf courses and country clubs, private.

Nursing and halfway houses, mental health centers, retirement homes.

Planned unit developments.

Public utility and service uses.

Religious institutions.

Temporary leasing of public school property, pending action on its disposition or re-use for school purposes for permitted uses or conditional uses in the district in which it is located.

C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection H., below.)

1. Minimum Lot Area
 - a. Single family 8,400 sq. ft.
 - b. Other 8,400 sq. ft.
 - c. Planned unit developments 5 acres

2. Minimum Lot Width
 - Single family 70'
 - All uses 70'

3. Minimum Yards
 - a. Front Corner side 25'
 - b. Side 10'
 - c. Rear 30'
 - d. Abutting regional arterial streets (1) 70' plus 2' for each 1' of building height over 30'

4. Maximum Height of Principal Structure
 - a. Single family 30'/2.5 stories, whichever is less
 - b. All other uses 35'

5. Maximum Floor Area Ratio
 - a. Single family NA
 - b. All other uses 0.6

6. Accessory Structures
 - a. Maximum height 17'/1 story
 - b. Coverage of rear yard 35% (2)
 - c. Minimum setback from property line (except fences, walls, and hedges) 3'
 - d. Minimum setback from principal or other accessory building (except enclosed decks and patios) 5'

D. Minimum Habitable Area 2,000 sq. ft.

(in all residences for which building permits are issued after the effective day of this Ordinance)

- E. General Regulations: As set forth in Article VII.
- F. Parking and Loading Requirements: As set forth in Article VIII.
- G. Signs: As set forth in Article IX.
- H. Exceptions and Explanatory Notes.
 - 1. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
 - 2. Cumulative of all accessory structures; excludes areas occupied by open patios and decks and swimming pools. Percentage applies to area of actual rear yard when it is smaller than area of required rear yard.

3.4 R-3-SINGLE FAMILY RESIDENCE DISTRICT

- A. Purpose. This District is intended to provide for the appropriate zoning of existing single family neighborhoods in the Village developed years ago under less stringent development standards
- B. Uses
 - 1. Permitted Uses.

Accessory Uses, buildings, and structures to all Permitted Uses in the District.
Dwellings:
Single family detached.
Small community residences that comply with the Special conditions
Conditions as specified in Section 7.9.
Home occupations.
Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries, and other publicly owned open space.
 - 2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities

of the Village may, by conditional use permit, allow the following uses in the R-3 District:

Accessory uses, buildings, and structures to all conditional uses in the district.

Cemeteries.

Dwelling units:

Large community residences.

Small community residences that fail to meet all Special Conditions as specified in Section 7.9, excluding community residences or operators denied a required local or state license.

Zero lot line single family detached dwellings.

Educational institutions.

Golf courses and country clubs, private.

Nursing and halfway houses, mental health centers, retirement homes.

Planned unit developments.

Public utility and service uses.

Religious institutions.

Temporary leasing of public school property, pending action on its disposition or re-use for school purposes for permitted uses or conditional uses in the district in which it is located.

C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection H., below.)

1. Minimum Lot Area
 - a. Single family 7,200 sq. ft.
 - b. Other 7,200 sq. ft.
 - c. Planned unit developments 5 acres

2. Minimum Lot Width
 - a. Single family 60'
 - b. Other uses 60'

3. Minimum Yards
 - a. Front/Corner side 25'
 - b. Side 6'
 - c. Rear 30'
 - d. Abutting regional arterial streets (1) 70' plus 2' for each 1' of building height over 30'

4. Maximum Height of Principal Structure

- a. Single family 30'/2.5 stories, which-
ever is less
- b. All other uses 35'

- 5. Maximum Floor Area Ratio
 - a. Single family NA
 - b. All other uses 0.6

- 6. Accessory Structures
 - a. Maximum height 17'/1 story
 - b. Coverage of rear yard 35% (2)
 - c. Minimum setback from property line (except fences, walls, and hedges) 3'
 - d. Minimum setback from principal or other accessory building (except enclosed decks and patios) 5'

- D. Minimum Habitable Area 1,250 sq. ft.
(in all residences for which building permits are issued after the effective date of this Ordinance)

- E. General Regulations: As set forth in Article VII.

- F. Parking and Loading Requirements: As set forth in Article VIII.

- G. Signs: As set forth in Article IX.

- H. Exceptions and Explanatory Notes
 - 1. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
 - 2. Cumulative of all accessory structures; excludes areas occupied by open patios and decks and swimming pools. Percentage applies to area of actual rear yard when it is smaller than area of required rear yard.

3.5 R-4 ATTACHED RESIDENCE DISTRICT

- A. Purpose. This District is intended to provide for intermediate housing types and densities between single family detached and multi-family development in order to further a more balanced distribution of non-single family detached housing in the Village and to provide for intermediate density development in locations where apartment buildings would not be compatible.

B. Uses.

1. Permitted Uses.

Accessory Uses, buildings, and structures to all Permitted Uses in the District.

Dwellings:

Single family detached.

Townhouses

Small community residences that comply with the Special conditions as Conditions as specified in Section 7.9.

Home occupations.

Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries, and other publicly owned open space.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the R-4 District:

Accessory uses, buildings, and structures to all Conditional Uses in the district.

Cemeteries.

Dwelling Units:

Large community residences.

Small community residences that fail to meet all Special Conditions as specified in Section 7.9, excluding community residences or operators denied a required local or state license.

Zero lot line single family detached dwellings.

Educational institutions.

Golf courses and country clubs, private.

Nursing and halfway houses, mental health centers, retirement homes.

Planned unit developments.

Public utility and service uses.

Religious institutions.

Temporary leasing of public school property, pending action on its disposition or re-use for school purposes for permitted uses or conditional uses in the district in which it is located.

C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection H., below.)

1. Minimum Lot Area

a. Single family 4,500 sq. ft.

	b.	Townhouse	4,500 sq. ft. per unit
	c.	Other	4,500 sq. ft.
	d.	Planned unit developments	5 acres
2.		Minimum Lot Width	
	a.	Single family	40'
	b.	Townhouse	40' per unit
	c.	Other	40'
3.		Minimum Yards	
	a.	Front/Corner side	25'
	b.	Side	15'
	c.	Rear	30'
	d.	Abutting regional arterial streets (1)	70' plus 2' for each 1' of building height over 30'
4.		Maximum Height of Principal Structure	
	a.	Single family	30'/2.5 stories, whichever is less
	b.	Townhouse	30'/2.5 stories, whichever is less
	c.	All other uses	35'
5.		Maximum Floor Area Ratio	
	a.	Single family	NA
	b.	Townhouse	NA
	c.	All other uses	0.6
6.		Accessory Structures	
	a.	Maximum height	17'/1 story
	b.	Coverage of rear yard	35% (2)
	c.	Minimum setback from property line (except fences, walls, and hedges)	3'
	d.	Minimum setback from principal or other accessory building (except enclosed decks and patios)	5'
D.		Minimum Habitable Area (in all residences for which building permits are issued after the effective date of this Ordinance.)	
	1.	Single Family	1,250 sq. ft.

- 2. Attached Single Family/Townhouse 1,000 sq. ft.
- E. General Regulations: As set forth in Article VII.
- F. Parking and Loading Requirements: As set forth in Article VIII.
- G. Signs: As set forth in Article IX.
- H. Exceptions and Explanatory Notes.
 - 1. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
 - 2. Cumulative of all accessory structures; excludes areas occupied by open patios and decks and swimming pools. Percentage applies to area of actual rear yard when it is smaller than area of required rear yard.

3.6 R-5 MULTIPLE FAMILY RESIDENCE DISTRICT

- A. Purpose. This district is primarily intended to provide for the appropriate zoning of existing multi-family development in the Village. A secondary purpose is to allow for the development of such additional medium-density multi-family development in the future as may be consistent with a balanced distribution of single-family detached, attached, and medium-density multi-family housing.
- B. Uses.
 - 1. Permitted Uses.

Accessory Uses, buildings, and structures to all Permitted Uses in the District.

Dwellings:

 - Single family detached.
 - Townhouses dwellings.
 - Multiple-family dwellings.
 - Large community residences that comply with the Special Conditions as defined herein.
 - Small community residences that comply with the Special conditions Conditions as specified in Section 7.9.

Home occupations.

Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries, and other publicly owned open space.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by conditional use permit, allow the following uses in the R-5 District:

Accessory uses, buildings, and structures to all Conditional Uses in the district.
Cemeteries.

Dwelling units:

Large community residences.

Small community residences that fail to meet all special conditions
Conditions as specified in Section 7.9, excluding community residences
or operators denied a required local or state license.

Zero lot line single family detached dwellings.

Educational institutions.

Golf courses and country clubs, private.

Nursing and halfway houses, mental health centers, retirement homes.

Mobile home parks.

Mobile home subdivisions.

Planned unit developments.

Public utility and service uses.

Religious institutions.

Temporary leasing of public school property, pending action on its disposition
or re-use for school purposes for permitted uses or conditional uses in the
district in which it is located.

- C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection H., below.)

1. Minimum Lot Area
 - a. Single family 4,500 sq. ft.
 - b. Townhouse 4,500 sq. ft. per unit
 - c. Multiple family 3,350 sq. ft. per unit
 - d. Other 4,500 sq. ft.
 - e. Planned unit developments 5 acres

2. Minimum Lot Width
 - a. Single family 30'
 - b. Townhouse 40' per unit
 - c. Multiple family NA

d. Other 30'

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|----|---|---|
| 3. | Minimum Yards | |
| | a. Front/Corner side | 25' plus 2' for each 1' of building height over 30' |
| | b. Side | 15' plus 2' for each 1' of building height over 30' |
| | c. Rear | 30' plus 2' for each 1' of building height over 30' |
| | d. Abutting regional arterial streets (1) | 70' plus 2' for each 1' of building height over 30' |
| | e. Residential transitional yard with AE, R-1, R-2, R-3, or R-4 | 100' (2) |
| 4. | Minimum Parking Lot Setbacks | |
| | a. Front/Corner side | 7' (3) |
| | b. Side | 7' |
| | c. Rear | 30' plus 2' for each 1' of building height over 30' |
| | d. Residential transitional yard with AE, R-1, R-2, R-3, or R-4 | 30' plus 2' for each 1' of building height over 30' |
| | e. Abutting Regional Arterial | 7' (3) |
| 5. | Maximum Height of Principal Structure | |
| | a. Single family | 30'/2.5 stories, whichever is less |
| | b. Townhouse | 30'/2.5 stories, whichever is less |
| | c. Multiple family | 35' |
| | d. All other uses | 35' |
| 6. | Maximum Floor Area Ratio | |
| | a. Single family | NA |
| | b. Townhouse | NA |
| | c. Multiple family | 0.6 |
| | d. All other uses | 0.6 |
| 7. | Accessory Structures | |

- | | | |
|----|---|-------------|
| a. | Maximum height | 17'/1 story |
| b. | Coverage of rear yard | 35% (4) |
| c. | Minimum setback from property line
(except fences, walls, and hedges) | 3' |
| d. | Minimum setback from principal or
other accessory building
(except enclosed decks and patios) | 5' |
- D. Minimum Habitable Area, (in all residences for which building permits are issued after the effective date of this Ordinance.)
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|----|------------------|---------------|
| 1. | Single Family | 1,250 sq. ft. |
| 2. | Townhouse | 1,000 sq. ft. |
| 3. | Multiple family: | |
| a. | Efficiency | 500 sq. ft. |
| b. | One bedroom | 750 sq. ft. |
| c. | Two bedrooms | 1,000 sq. ft. |
| d. | Three bedrooms | 1,250 sq. ft. |
- E. General Regulations: As set forth in Article VII.
- F. Parking and Loading Requirements: As set forth in Article VIII.
- G. Signs: As set forth in Article IX.
- H. Exceptions and Explanatory Notes.
1. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
 2. Measured from district boundary line and including any other overlapping yard required under this Ordinance. A portion of the transitional yard shall be a buffer planting strip as set forth in Section 7.14.
 3. 30' for property zoned R-5 after the effective date of this Ordinance.
 4. Cumulative of all accessory structures; excludes areas occupied by open patios and decks and swimming pools. Percentage applies to area of actual rear yard when it is smaller than area of required rear yard.

