

159.30 AREA, BULK, DENSITY, AND SETBACK REGULATIONS

- A. SCOPE OF REQUIREMENTS. Except as may be provided elsewhere in this code, the provisions of this section shall establish the necessary minimum and maximum requirements of area, bulk, density, and setbacks for every district established by the code. No building or structure shall be erected, converted, used, occupied, enlarged, reconstructed, or structurally altered in violation of the requirements of this section.
- B. MINIMUM AREA EXCEPTIONS. An existing lot of record which does not comply with the minimum lot area requirements of this section may be used for a use permitted in the revised district, subject to compliance to all bulk and setback requirements of the district.
- C. BULK AND SETBACK CONFORMANCE. Any structure constructed in conformance with the bulk and setback regulation then in effect prior to the adoption of this code shall not be deemed non-conforming with respect to the new bulk and setback regulations in this section. However, any addition or enlargement to such structure must be made in conformance with the new regulations.

- D. LOW TO MODERATE DENSITY RESIDENTIAL DISTRICT REGUALTIONS. The table below specifies the general minimum and maximum requirements of area, bulk, density, and setbacks for the low to moderate density zoning districts. These requirements may be modified as permitted elsewhere in this section.

		Unit of Measure	Zoning Districts		
			R1	R2	R3
Lot Dimensions	Minimum Lot Area	Square Ft. (Square M) per dwelling unit	12,000 (1116.00)	8,400 (781.20)	7,500 (697.50)
	Minimum Lot Width @ Building Line	Feet (Meters)	90 (27.45)	75 (22.88)	50 (15.25)
Density	Maximum Site Density	Units per acre (hectare)	3.63 (8.97)	5.18 (12.79)	5.81 (14.35)
	Maximum Building Density	Units per building	1	1	1
Setbacks	Minimum Front Yard	Feet (Meters)	35 (10.68)	25 (7.63)	25* (7.63)
	Minimum Residential Side Yard	Feet (Meters)	9 (2.75)	7 (2.14)	5 (1.53)
	Minimum Non-Residential Side Yard+	Feet (Meters)	15 (4.58)	15 (4.58)	15 (4.58)
	Minimum Rear Yard (whichever is lower)	Feet (Meters)	35 (10.68) or 25% lot depth	30 (9.15) or 25% lot depth	30 (9.15) or 25% lot depth
	Spacing Between Buildings	See Following Paragraph			
Bulk	Maximum Height of Principal Use (whichever is lower)	Feet (Meters)	35 (10.68) or 2 ½ stories	35 (10.68) or 2 ½ stories	35 (10.68) or 2 ½ stories
	Maximum Height of Accessory Use	See Following Paragraph			
	Minimum Residential Floor Area	Square Ft. (Square M)	1,800 ##	1,600 ##	1,600 ##
	1 Bedroom		N.A.	N.A.	N.A.
	2 Bedrooms		N.A.	N.A.	N.A.
	3 Bedrooms		N.A.	N.A.	N.A.
	4 Bedrooms		N.A.	N.A.	N.A.
	5 Bedrooms or More		N.A.	N.A.	N.A.
Review	Site Plan & Timetable Review Required		No	No	No

Footnotes:

- # This district is a conservation district for the preservation of existing platted lots. No additional R3 districts are to be created, nor are any zones so designated to be expanded.
- * If a corner lot, duly recorded prior to March 2, 1970, has insufficient width to provide a front yard opposite a side yard in conformance with the table's requirements and still maintain a buildable width of twenty-seven feet (8.24 meters), then that front yard may be reduced to a distance necessary to maintain such a buildable width, provided such yard is not less than five feet (1.53 meters) in width.
- + For lots improved with a non-residential principal building.
- ## Where a builder can demonstrate that a proposed home smaller than the required minimum residential floor area favorably compares to adjacent developed properties and will enhance the quality of the surrounding area, smaller floor area construction on lots in a subdivision that have been recorded prior to May 15, 1987, may be permitted upon petition in the same manner as is provided in this Ordinance for petitions for a variance except that the petition shall be heard by the Plan Commission and not the Zoning Board of Appeals.

- E. MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT REGULATIONS. The table below specifies the general maximum and minimum requirements of area, bulk, density, and setbacks for the high density zoning districts. These requirements may be modified as permitted elsewhere in this section.

		Unit of Measure	Zoning Districts					
			R4 Single Attached	R5 Single Family Multiple Family		R6 Single Family Multiple Family		R7 Single Family
Lot Dimensions	Minimum Lot Area	Square Ft. (Sq. M) per dwelling unit		8,400+ (781.20)	8,400 (506.39)	8,400 (781.20)		½ Acre
	Minimum Lot Width at Bldg. Line	Feet (Meters)	20 (6.10)	75 (22.88)	75 (22.88)	75 (22.88)	75 (22.88)	90 (27.45)
Density	Maximum Site Density	Units per acre (hectare)	8 (19.74)	5.18 (12.79)	8 (19.74)	5.18 (12.79)	8# (19.74)	2
	Maximum Building Density	Units per building	6	1	2	1	N.A.	1
Setbacks	Minimum Front Yard	Feet (Meters)	25 (7.63)	25 (7.63)	25 (7.63)	25 (7.63)	25 (7.63)	35 (10.68)
	Minimum Residential Side Yard	Feet (Meters)	15 (4.58)	7 (2.14) or 15% length of building perpendicular to yard, whichever is greater	7 (2.14)	7 (2.14)	10% lot width at building line	15 (4.58)
	Minimum Non-Residential Side Yard **	Feet (Meters)	15 (4.58)	15 (4.58)	15 (4.58)	15 (4.58)	15 (4.58)	20 (6.10)
	Minimum Rear Yard (whichever is lesser)	Feet (Meters)	30 (9.15)	30 (9.15) or 25% lot depth	30 (9.15) or 25% lot depth	30 (9.15) or 25% lot depth	30 (9.15) or 25% lot depth	45 or 25% lot depth
	Spacing Between Buildings	See Following Paragraph						
Bulk	Maximum Height of Principal Use (whichever is lower)	Feet (Meters)	35 (10.68) or 2 ½ stories	35 (10.68) or 2 ½ stories	35 (10.68) or 2 stories	35 (10.68) or 2 ½ stories	35 (10.68) or 3 stories	35 (10.68) or 3 stories
	Maximum Height of Accessory Use				See Following Paragraph			
	Minimum Residential Floor Areas ++	Square Ft. (Sq. M)	1,600 ##	1,600 ##		1,600 ##		2,000 ##
	1 Bedroom		N.A.	N.A.	750 (69.75)	N.A.	750 (69.75)	N.A.
	2 Bedrooms		N.A.	N.A.	900 (83.70)	N.A.	900 (83.70)	N.A.
	3 Bedrooms		N.A.	N.A.	1,150 (106.95)	N.A.	1,150 (106.95)	N.A.
	4 Bedrooms		N.A.	N.A.	1,400 (130.20)	N.A.	1,400 (130.20)	N.A.
	5 Bedrooms		N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Review	Site Plan & Timetable Required		Yes	No		Yes		No

Footnotes:

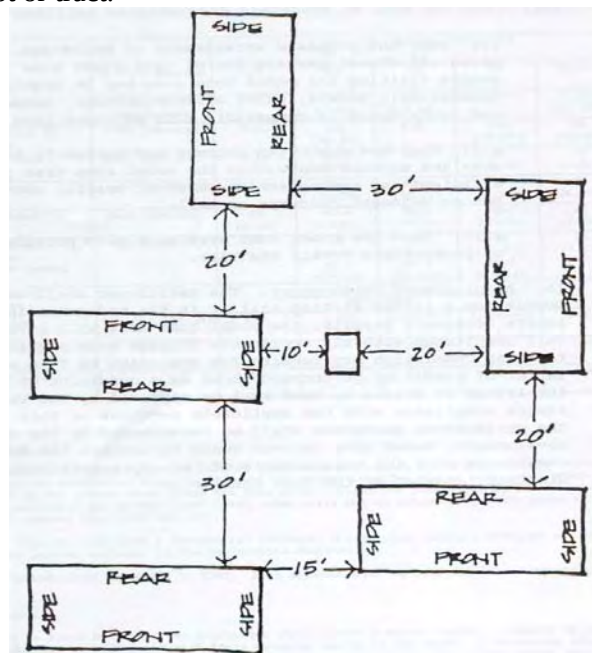
- + Any lot shown on a plat recorded on March 2, 1970 and having an area of not less than 6,000 square feet (550.00 square meters) and a 50' lot width at building line may be used for a single- or two-family dwelling.
- # This limitation shall not be applicable to any lots that have been recorded with the Recorder of Deeds prior to November 20, 1970.
- ** For lots improved with a non-residential principal building.
- ++ For this purpose a hideaway or storable bed shall constitute an additional bedroom.
- ## Where a builder can demonstrate that a proposed home smaller than the required minimum residential floor area favorably compares to adjacent developed properties and will enhance the quality of the surrounding area, smaller floor area construction on lots in a subdivision that have been recorded prior to May 15, 1987, may be permitted upon petition in the same manner as is provided in this Ordinance for petitions for a variance except that the petition shall be heard by the Plan Commission and not the Zoning Board of Appeals.

F. ADDITIONAL RESIDENTIAL DISTRICT REQUIREMENTS.

1. Conversion of Existing Structures. Existing single family dwellings in the R5 and R6 districts may be converted to multiple family dwellings, subject to conformance with the regulations to those districts. For this purpose, a lodging room shall be considered as $\frac{1}{2}$ of a dwelling unit in determining density compliance.
2. Site Plan and Timetable. The petitioner shall submit a site plan and development timetable to be approved by the Plan Commission prior to the passage of any ordinance rezoning property for those districts so noted in the previous table. The details of the site plan review and development timetable are listed in Section 159.30 (K).
3. Structures on the Same Lot or Tract. In the residential districts, no wall of any structure shall be located closer to any wall of another structure on the same lot or tract than as set out in the following table:

WALLS	Side or End of Principal Buildings	Front or Rear of Principal Buildings
	Feet (Meters)	Feet (Meters)
Front or Rear of Principal Building	20 (6.10) plus 1 (0.31) for each 3 (0.92) of height above 20 (6.10) for each structure.	30 (9.15) plus 1 (0.31) for each 1 (0.31) of height above 20 (6.10) for each structure.
Side or End of Principal Building	15 (4.58) plus 1 (0.31) for each 3 (0.92) of height above 20 (6.10) for each structure.	20 (6.10) plus 1 (0.31) for each 3 (0.92) of height above 20 (6.10) for each structure.
Any Side of Detached Accessory Building	10 (3.05) plus 1 (0.31) for each 3 (0.92) of height above 30 (9.15) for each structure.	20 (6.10) plus 1 (0.31) for each 3 (0.92) of height above 30 (9.15) for each structure.

The following illustration graphically depicts the table for spacing between structures on the same lot or tract.



4. Model Home Areas. Model home display areas that do not meet all the requirements for residential zoning districts may be approved by the Plan Commission. The petitioner shall submit a site plan to be approved by the Plan Commission prior to the consideration of any model home area.
 - a. Contents of Site Plan. The site plan shall show, at a minimum, the following features (to scale with appropriate dimensions):
 - (i) Proposed building lot configurations, street layout, and arrangement of uses.
 - (ii) Proposed pedestrian facilities, sales offices, parking areas, fences, outdoor lighting facilities, signage, unique landscaping features, and any other items the Plan Commission may determine to have a significant potential impact upon adjacent land uses or the community as a whole.
 - b. Conditions of Approval. Prior to approving a model home area site plan, the Plan Commission shall first find that the following conditions have been met:
 - (i) That the proposed arrangement of buildings, off-street parking (a paved off-street parking lot of sufficient size to accommodate those people visiting the model home area may be required by the Plan Commission), access, sales offices, fences, outdoor lighting facilities, and landscaping is compatible with adjacent land uses.
 - (ii) That the vehicular ingress and egress to and from the model home area and circulation within the model home area provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.
 - (iii) That the model home area site plan provides for the safe movement of pedestrians within the site.
 - c. Assurance of Performance. The petitioner shall submit to the Plan Commission a letter stating that it is his understanding that in order to secure occupancy permits, the model home area will have to be brought into full compliance with all applicable Village code requirements. In addition, the Plan Commission may require the applicant to file with the Village Clerk a letter of credit or performance bond as a condition of approval (the form of the letter of credit or bond must be approved by the Village Attorney) to insure compliance with the applicable sections of this code. The amount of the performance guarantee shall be recommended by the Director of Community Development, based upon current costs to restore the model home area into full compliance with the requirements of the applicable residential zoning district, and set by the Plan Commission.

- G. COMMERCIAL AND MIXED USE DISTRICT REQUIREMENTS. The tables below specify the general requirements of area, bulk, density, and setbacks for the commercial zoning districts. These requirements may be modified as permitted elsewhere in this section.

Lot Dimension	Minimum Lot Area	Unit of Measure	Zoning Districts				
			C1*	C2	C3	C4	C5+++
		Acres (Hectares)	N.A.	10 (12.15)	30 (12.15)	1.5***	8,400 sq. ft.
	Minimum Lot Width at Building Line	Feet (Meters)	N.A.	100 (30.49)	N.A.	100 (30.49)	50 (15.25)
Setbacks	Minimum Front Yard	Feet (Meters)	N.A.	50++ (15.25)	50++ (15.25)	50 (15.25)	25 (7.63)
	Minimum Side Yard	Feet (Meters)	N.A.**	50++ (15.25)	50++ (15.25)	20++ (6.10)	20 (6.10)
	Minimum Rear Yard	Feet (Meters)	20 (6.10)	50++ (15.25)	50++ (15.25)	20++ (6.10)	20 (6.10)
Bulk	Maximum Height of Principal Use (whichever is lower)	Feet (Meters)	84 (25.62) or 7 (10.68)	84 (25.62) or 7 stories	84 (25.62) or 7 stories	38 (11.59) or 3 stories	25 (7.63)
	Maximum Height of Accessory Uses	See Following Paragraph					
	Minimum Building Footprint	Square Ft. (Sq. M)	N.A.	3,000	3,000****	3,000****	N.A.
	Maximum Floor Area Ratio	F.A.R.	N.A.	1	N.A.	N.A.	+++
Review	Site Plan & Timetable Required		Yes	Yes	Yes+	Yes	Yes

Footnotes:

- * Where dwelling units are erected or constructed as a part of a building containing a store or business establishment, such structures and such living facilities shall comply with the regulations for the R6 Districts, except that if the dwelling units are not on the ground floor level the side yard requirements for the C1 District shall govern. Where dwelling units are located on the ground floor level, they shall not be extended to those rooms of the building which are located nearest the front lot line.
- ** When buildings located in this district abut a residential district, a side yard having a width of not less than five feet (1.53 meters) shall be located adjacent to the residential district.
- *** Only applicable to lots platted after September 1, 1992. Lots platted prior to this date shall be one (1) acre minimum.
- **** Except Auto Service Stations.
- + Prior to rezoning any area as a C-3 District, the petitioner shall submit a market survey, prepared by an analyst, acceptable to the Plan Commission, showing the need for a shopping center in the location requested, and also showing the inadequacy of existing zoning to meet this need. For these purposes, the market survey shall contain, as a minimum, data documenting the following items and related conclusions:
- The trade area of the proposed shopping center.
 - The trade area population, present and future.
 - The effective buying power in the trade area.
 - The net potential customer buying power for stores in the proposed shopping center.
 - The residue of buying power to be expanded in existing shopping centers or commercial areas serving the trade area.
- This requirement may be waived by the Plan Commission if, in their opinion, such a waiver is in the best interest of the Village.
- ++ Plus ½ foot (15.3 centimeters) for each foot of structure height above 24 feet (7.32 meters).
- +++ 20% maximum site coverage by building; 30% of site must be open space.

1. MXD: Mixed Use District Requirements. The table below specifies the general requirements of area, bulk, density and setbacks for this district; however, these requirements may be modified as permitted elsewhere in this section.

LOT DIMENSIONS		Shopping Center (3 or more stores)	Multi- Family	Hotel/Motel	Distribution	Office	Other Freestanding Building
	Min. Bldg. Site	5A	10A	3A	1.5A	1.5A	1.5A**
	Min. Lot Width at Bldg. Line	100'	100'	100'	100'	100'	100'
SETBACKS	Min. Front Yard	1 story - 25' 2/3 story - 35' 4 or more - 50'	25' 35' 50'	25' 35' 50'	25' 35' 50'	25' 35' 50'	25' 35' 50'
	Side Yard	20'	20'	20'	20'	20'	20'
	Rear Yard	20'	20'	20'	20'	20'	20'
	Height	NO RESTRICTIONS					
	Min. Building Footprint	3,000 sq. ft.	N.A.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.**
BULK	Site Plan and Timetable Required	YES	YES	YES	YES	YES	YES
	Open Space		25%	25%	25%	25%	10%

* Only applicable lots platted after September 1, 1992. Lots platted prior to this date shall be one (1) acre minimum.

** Except Auto Service Stations.

In addition to those general requirements specified above, the following restrictions shall apply:

a. Yard Requirements.

- (i) Any lot with frontage on Cicero Avenue, Central Avenue, or Vollmer Road shall have a minimum setback of 50 feet regardless of structure height or use.
- (ii) Any lot with frontage on I-57 shall have a minimum setback of fifty feet regardless of structure height or use.
- (iii) Any lot with frontage on a private street shall be governed by the same regulations as those located on public right-of-ways.
- (iv) All lots having two or more street frontages shall have the required front yard designated by the Director of Community Development so that there will be conformity with adjacent properties.
- (v) A setback shall be required for any lot adjacent to a public open space based on a formula of twenty-five feet plus five feet for each story above one.
- (vi) An additional setback of 100 feet shall be required for any lot located adjacent to any single-family property.

b. Open Space Requirements. Except as provided in Section 159.30 (M) (1) (a) Projections Into Required Yards, and except as provided in the following, all yards shall be open and unobstructed from the ground level to the sky.

- (i) Where a percentage of open space is required, any required stormwater detention area, parking space or driveway shall not be counted as a portion of this requirement. Centralized stormwater storage may be granted a reduction in the open space requirement according to Section 159.30 (G) (2) (f) (ii) of this code.
- (ii) All required setback areas and open space, exclusive of required parking, shall be extensively landscaped with a variety of trees and shrubs.

- (a) Non-living material up to twenty-five percent of the total required may be used to complement the area to be landscaped.
- (b) The use of fountains, sculpture, pedestrian courtyards and other architectural design features which are accessible to the public for its use and enjoyment and which provide aesthetic appeal are encouraged as part of the required open space. Therefore, the inclusion of these areas in the overall design may entitle the Developer to a reduction in required open space up to ten percent at the discretion of the Plan Commission.

c. Screening and Fences.

- (i) If outside storage areas of vehicles are approved, they shall be enclosed with fences and landscaping outside the fencing to create an opaque visual screen.
- (ii) All outside trash containers shall be enclosed by a minimum six foot high enclosure constructed of materials similar to the principal building facade. Enclosures shall include gates.
- (iii) The rear elevation of shopping centers shall be similar in design and materials as the front elevation or shall provide a tree-lined buffer on the rear property line to protect the view of adjoining owners.
- (iv) All loading docks shall be screened as deemed acceptable by the Plan Commission.
- (v) All fences, whether required by this code or not, shall be combined with landscaping to create a pleasing appearance and to aid in buffering noise and bright lights from adjacent developed property.
- (vi) The use of landscaped berms instead of landscaped fences is encouraged in order to provide for easier pedestrian access.

d. Parking Requirements.

- (i) All required off-street parking shall be so designed as to provide for poured bumper curbs or wheel stops.
- (ii) Parking lot lighting shall conform with Section 159.40 (K) (4) (e) and adjacent properties shall seek uniformity of lighting design in type of illumination and height of light poles.
- (iii) Off-site parking allowances:
 - (a) Shopping Centers =
 - 4 per TSFFA up to 400,000 square feet of floor area
 - 4.5 per TSFFA from 400,000 to 600,000 square feet
 - 5 per TSFFA over 600,000 square feet of floor area
 - (b) Offices =
 - 4 per TSFFA for non-medical
 - 5 per TSFFA for medical
 - (c) Motels/Hotels – 1 per room
 - (d) Warehouses – 1 per employee

- (e) Other Free-Standing Buildings = See Parking Table Section of this Code
 - (f) Residential = 2.0 per dwelling unit
 - (g) Mixed Use Buildings = Combine requirements of all uses. Where one use is less than twenty percent of the building square footage, 100 percent of the parking requirement of the larger use and fifty percent of the smaller use is required.
 - (h) Joint use and off-site facilities:
 - All parking spaces required herein shall be located on the same lot with the building or use served except that where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located and maintained not to exceed 300 feet from the building served.
 - In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by the Village Attorney and shall be filed with the application for a Building Permit.
- e. Sign Requirements. The Village recognizes that the reasonable display of signs is necessary as a public service and to conduct competitive commerce and industry. It also recognizes there is a significant relationship between the manner in which signs are displayed and public safety and the value and economic stability of adjoining property. To achieve these goals, the standards in Section 159.55 (I) (3) are established for the display of signs in the direct relationship to the functional use of property and to the intensity of development as permitted within the MXD Zoning District.
- f. Amenities. The creation of this zoning district which allows great flexibility and high intensity of activity could create extreme pressures on the employees and residents of this district unless areas for active recreation, quiet open spaces and areas of visual relief are provided. In order to satisfy these requirements, the Village requests the following:
- (i) Where feasible, centralized detention areas for stormwater be planned and dedicated to the Village. These areas may be utilized for recreational use and common open space.
 - (ii) Dedicated or privately maintained recreation areas, open spaces retention or detention ponds which have public access, contributions for improvement of a public recreation area or cultural facility within the district, can be credited for up to 40% of the open space requirement on a development site.

- (iii) All stormwater detention or retention area must be sloped at a minimum of 4:1 or greater and fully landscaped as determined by the Plan Commission.

g. Access and Transportation. The high intensity of activity allowed in this district will create extreme volumes of vehicular traffic within the district and on adjacent roadways. In order to reduce vehicular traffic, improve traffic flow and reduce parking problems, the following improvements are required in this district:

- (i) Driveways will be limited to the minimum number necessary to serve the development.
- (ii) Access points to major arterials should be limited where possible to areas which can be signalized with as little redesigning of the traffic movement on the street as is possible.
- (iii) All developments should provided sidewalks to encourage pedestrian movement as much as possible.
- (iv) Development should be designed to allow for mass transit usage to reduce traffic and parking needs.
- (v) Development should be required to provide mass transit stops and turnouts where the Village deems it necessary.
- (vi) Deceleration lanes should be required at major entrances of developments to assure efficient and safe traffic flow of the arterial streets.

3. Village Center Overlay District Requirements. In order to promote the concept of a pedestrian scale retail area designed to serve the adjacent office uses, adjacent residences and function as the new municipal core of the Village, first floor locations will be reserved for retail and service uses which encourage a compact pedestrian design. The following lists clarify the permitted uses in this district.

a. The following uses are permitted in all locations in the Village Center Overlay District:

- | | |
|--------------------------------|--|
| 1. Amusement Devices | 42. Jewelry Stores |
| 2. Amusement Facilities | 43. Key Shops |
| 3. Antique Shops | 44. Knit Shops |
| 4. Appliance Stores | 45. Lamp Shade Store |
| 5. Art Galleries | 46. Leather Goods Stores |
| 6. Art Supply Stores | 47. Libraries |
| 7. Bakery Shops | 48. Liquor and Package Goods Stores |
| 8. Barber Shops | 49. Luggage Stores |
| 9. Beauty Shops | 50. Mailing Service Shops |
| 10. Book Stores | 51. Meat Markets |
| 11. Cafeterias | 52. Music Stores |
| 12. Camera Shops | 53. Nut Shops |
| 13. Candy Shops | 54. Paint and Wallpaper Stores |
| 14. Catalog Order Offices | 55. Parking Lots |
| 15. Catering Establishments | 56. Party Supply Stores |
| 16. China and Glass Stores | 57. Pay Telephones, Free-Standing |
| 17. Clothing Stores | 58. Perfume and Cosmetic Stores |
| 18. Cocktail Lounges | 59. Pet Shops |
| 19. Coffee Shops | 60. Photography Stores |
| 20. Community Center Buildings | 61. Plant Stores (Indoor Sales Only) |
| 21. Delicatessens | 62. Pottery Stores (Indoor Sales Only) |

22.	Department Stores	63.	Printing and Duplicating Stores
23.	Drapery Stores	64.	Public Recreation Areas
24.	Drug Stores	65.	Record Shops
25.	Dry Cleaning Pick-Up Stations	66.	Religious Good Stores
26.	Dry Cleaning Shops	67.	Restaurants I (Non Drive-In)
27.	Dry Goods and Notions Stores	68.	Restaurants II
28.	Fabric Stores	69.	Satellite Receivers
29.	Farming	70.	Sewing Machine Stores
30.	FAX Stations	71.	Snack Bars
31.	Floor Covering Stores	72.	Souvenir Shops
32.	Florist Shops (Retail Sales Only)	73.	Spice and Condiment Stores
33.	Framing Shops	74.	Sporting Good Stores
34.	Furniture and Home Furnishing Shops	75.	Stamp and Coin Stores
35.	Furriers	76.	Stationery Stores
36.	Gift and Card Shops	77.	Supermarkets-Maximum Size 5000 SF
37.	Hardware Stores	78.	Theaters
38.	Hobby Shops	79.	Tobacco Shops
39.	Ice Cream Stores	80.	Toy Stores
40.	Import Stores	81.	Variety Stores
41.	Interior Decorating Shops		

- b. Certain uses, although non-retail by nature, are not only compatible with the permitted retail uses listed in the previous section, but also encourage, enhance and facilitate the establishment and on-going vitality of these uses. Therefore, the following listed uses are permitted in the Village Center Overlay District, but only above or below the ground floor level:

1.	Airline Ticket Offices	13.	Medical Outpatient Clinics
2.	Banquet Halls	14.	Multi-Family Dwellings
3.	Business Schools	15.	Museums
4.	Dance Schools	16.	Music Schools
5.	Day Nurseries	17.	Offices, Business and Professional
6.	Engineering Research Establishments	18.	Offices, Governmental
7.	Fraternal Organizations	19.	Offices, Medical and Dental
8.	Health and Recreation Facilities	20.	Optometrists
9.	Karate Schools	21.	Public Utility Offices
10.	Loan Offices	22.	Radio and Television Stations
11.	Lodges	23.	Reducing Salons
12.	Medical and Dental Laboratories	24.	Tailor Shops
		25.	Travel Agencies

- b. Height, Area and Bulk Requirements. In order to promote ingenuity, imagination and design efforts on the part of builders, architects and developers to produce developments which are in keeping with the purposes of this district and the Village of Matteson Urban Design Study, developments in the district shall be considered as part of a planned unit development. The yard setback, lot size, lot shape, height and maximum lot coverage regulations of the underlying zoning district may be modified in conjunction with a planned development permit and site plan provided the spirit and intent of the urban design plan and this section of the zoning ordinance are complied with in the development plan, as determined by the Plan Commission. Any such modifications must be explicitly indicated on the development plan or otherwise the normal district regulation shall control.

In order to meet the intent of the section and the Village of Matteson Urban Design Study, the Plan Commission may require specific modifications to normal district regulations which are allowed such as limited building heights

and requiring reduced front yard setbacks. The following standards should serve as a guide for development:

Height = 20' Minimum; 40' Maximum

Maximum Lot Coverage = 50%

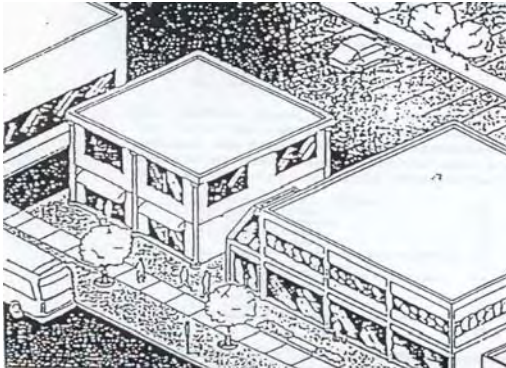
Setbacks = Front 0' – 5'; Side 0'; Rear 20'

Lot Size = Minimum 2,000 square feet

d. Site Design.

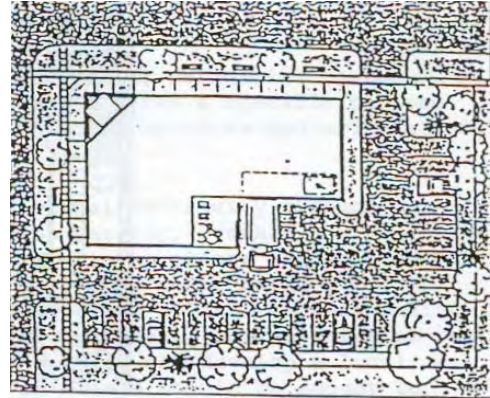
1. Streetfront Buildings. Buildings will be located at the minimum setback line with the maximum length of building face along the street:

- To provide frequent and convenient pedestrian connections between buildings and the public sidewalks;
- To provide an interesting and attractive edge to the public sidewalk;
- To provide weather protection for the pedestrian;
- To minimize the public view of large parking areas and servicing facilities;
- To provide a continuous edge along the street to visually enclose and define a public street space that is comfortable to the pedestrian in its proportions and scale.

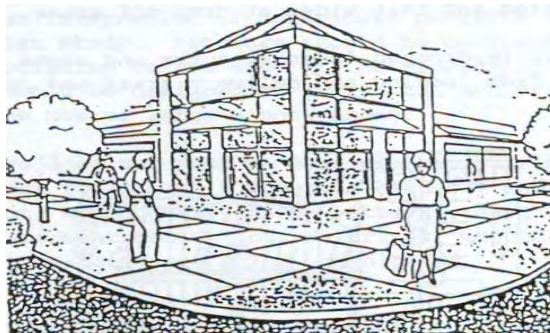


Front setbacks of infill development should reinforce the existing block face.

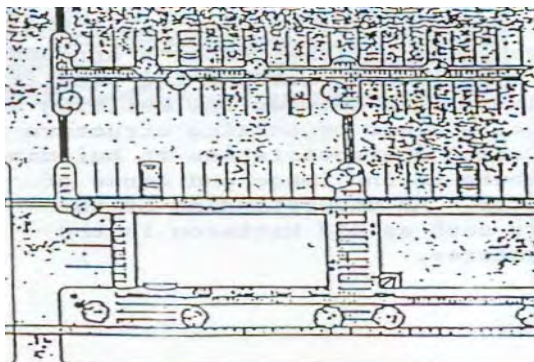
2. Corner Buildings. Accentuate corners at street intersections with a prominent building mass to provide an orientation point for pedestrians and motorists and to mark intersections as special places within the Village's network of public street spaces.



3. Site Elements. Design and site buildings to screen from public view unsightly site elements such as shipping and loading areas, snow piling, transformers and meters. Store garbage inside the building.

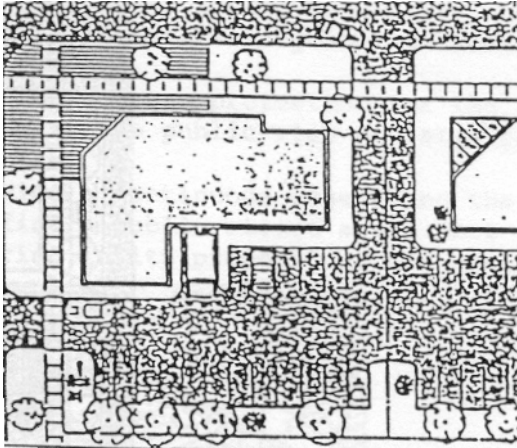


4. Building Entrances. Link public building entrances to sidewalks and parking areas by means of a safe, convenient and well lit walkway system.
5. Walkway Identification. Identify walkways that cross vehicular lanes with changes in paving materials, signs or built elements such as canopies and arches.



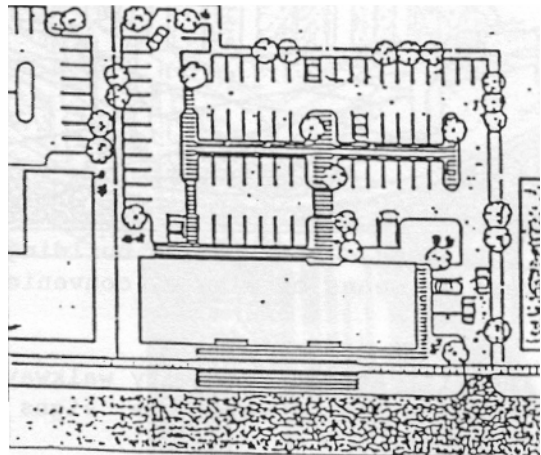
6. Access Lanes. Minimize the number of vehicular access points along Village streets by sharing and linking parking areas with adjacent properties.

Locate access points for corner sites as far from the intersection as possible.



7. Land Identification. Provide a safe system of identifiable driving lanes within the parking lot. Provide driving lanes that allow two-way circulation and that widen at drop off areas.

Use landscaped islands, curbs and signs to clearly distinguish parking from loading and delivery areas and driving lanes.



- e. Architecture. The buildings that frame the Village Center's streets and provide public spaces influence both the visual character and the vitality of the pedestrian environment. A strong relationship between the building and the street will produce a visual coherence, a clear organizing structure and a high degree of functional integration. Common characteristics in building placement, orientation, and design contribute to the image and sense of pedestrian orientation of the Village Center. An understanding of the positive elements of

older Village Centers such as Old Matteson is the starting point for the design of new structures.

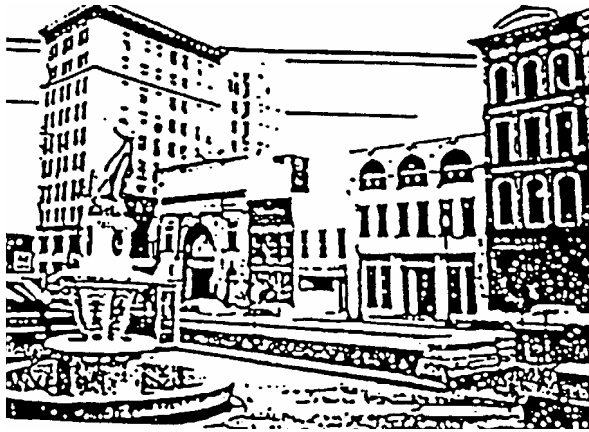
The following criteria will be used to evaluate the architecture design within this overlay district.

1. Does the development establish a continuous developed edge along the street that serves as a primary path of movement to create a coherent and unified, urban fabric.

Buildings form the walls that give clear spatial definition to the street space. Caps in the streetwall should serve a specific purpose for the overall district. Consistent building setbacks and orientation to the street are also essential.

2. Does the development create a sense of visual continuity through compatibility in building heights, scale, massing, overall organizational façade, and the use of materials, colors and roof shapes. The repetition of design linages in themes also helps build a recognizable identity or sense of place for the Village Center, making it a more marketable location for a range of uses. Characteristics that make the Village Center's architecture special and develop a local vocabulary of architectural forms and materials should be sought to establish a special identity.
3. Does the development create a sense of human scale, activity, and interest at the street level to enhance its pedestrian appeal and to promote the integration of individual projects and the overall Village Urban Design Study. Setbacks should be controlled to bring activity within a building to the edge of the pedestrian zone. Lower-story facades should be designed to share that activity with the street through the use of large window areas.

The Village does not seek to control the detailed design of buildings but in order to achieve a coherent, orderly and satisfying pattern of development, basic decisions on setbacks, heights, cornice lines, overall facades organization, materials, ground level canopy and storefront designs need to be coordinated.



- f. Building Façade. The starting point in creating a unified blockface and in organizing the diversity of architectural styles and details on a given street is an understanding of the building façade's design framework. The framework is composed of two major elements: the upper façade and the storefront.

1. The Upper Façade. The upper façade consists of the cornice and fascia that cap the building front, the building's upper stories, the windows that give articulation and interest to the upper architecture, and the piers that extend to ground level and visually support the façade and frame the storefront.

The massive, solid architecture of the upper façade gives the building its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials, and condition of the upper façade play an important role in defining the architectural style of the building and in relating the building to neighboring buildings in the blockface.

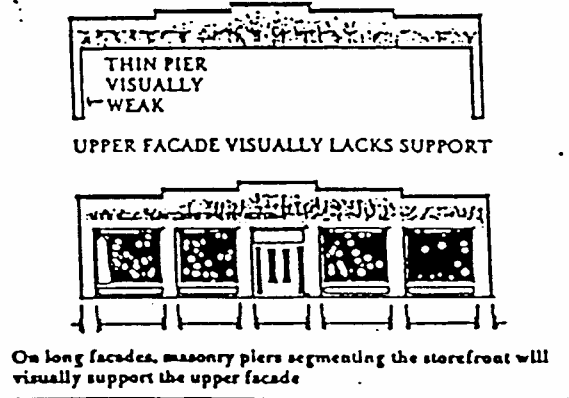
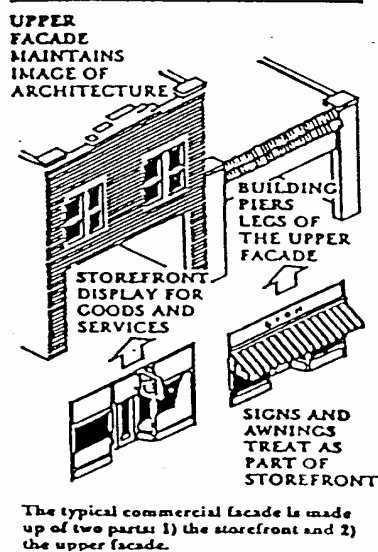
Cornice and Fascia. A cornice or fascia should create a strong roof line and give a finished appearance to the building façade. The cornice or fascia should be designed in proportion to the overall mass of the building.

Wall Materials. Storefront surface materials should not extend onto the piers and walls of the upper façade. Materials and colors should be selected to coordinate with neighboring structures and to complement the design of the storefront.

Windows. Upper-story windows should create a sense of scale and add articulation and visual interest to the upper façade. The proportions of the windows and the rhythm of the window pattern should replicate traditional older downtowns.

Piers. The piers, which frame the storefront and visually anchor the upper façade, play an essential role in creating the unified architectural framework that organizes the street level's visual diversity. The pier's

width and spacing should give support to the façade. Piers that segment the storefront are recommended on wide buildings to improve proportional balance. To emphasize the piers' integral role in defining the architectural character of the upper façade, they should be treated with the same surface material.



2. The Storefront. The street-level storefront is defined by the upper façade's piers and the sign frieze that separates the storefront's display windows and entrance from the upper architecture. This lower portion of the façade provides visual and physical access to the business located within and is the area in which the individuality and identity of that business can best be expressed.

The storefront is the focus of the façade, providing the visual interest and sense of activity that make the street interesting and inviting. The storefront acts as a unifying element within the blockface by creating strong horizontal elements, including continuous display windows, a consistent sign frieze, and colorful awnings that link buildings together.

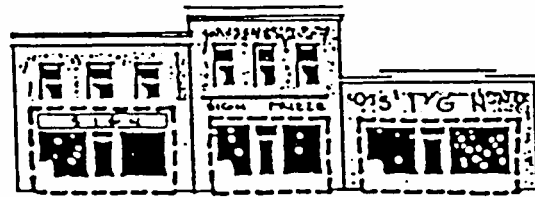
Display Windows. The lower façade should emphasize the open character of the storefront and its contribution to the street by maximizing the amount of window exposure provided in the area framed by the sign frieze and the piers of the upper façade. The storefront should read as an open area and an active visual focus that contrast with the solid mass of the upper façade. A continuous band of storefront display windows at street level will help enliven the street environment and provide an important unifying element within the blockface. Display windows should never be filled or covered.

Entrances. The entrances should be the focal point of the storefront. On more traditional buildings, recessed entrances should be used to give greater definition to the storefront and provide some overhead protection.

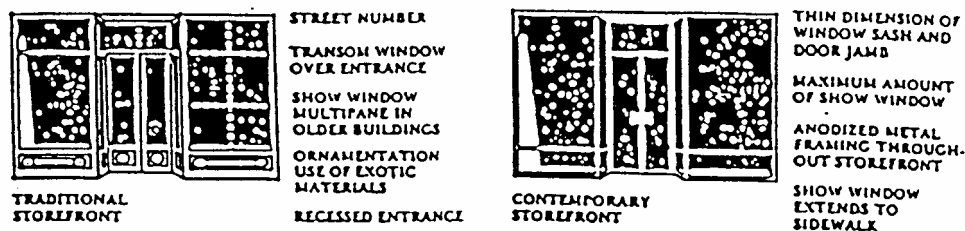
Where entrances are flush with the display windows, awnings can be used to create the same effect. Entrance doors should include glass panels to maximize the visibility of the store interior. Where entrances to upper stories are located adjacent to the storefront, they should blend into the framing architecture so that they read as secondary elements.

Awnings. Awnings are a simple and inexpensive but highly effective tool for improving the retail façade and creating a positive image. They provide a vehicle for introducing color, variety, and interest to the streetscape and add to the comfort of pedestrians by providing overhead protection from sun and rain.

Awnings should be used to focus attention on the storefront and create a strong horizontal element repeated along the blockface. Awnings should be attached directly to the building without requiring supporting columns or poles on the sidewalk.



There are three ways to incorporate flat signs into commercial facade design.



Differences between traditional and contemporary storefronts.

3. Side and Rear Elevations. Where they are visible from streets, parking lots, and other public use areas, side and rear elevations have a significant impact on visual character and image. While many of these exposed elevations lack the design quality and finish of the front façade, they should be improved to present a more attractive and organized appearance.

Corner Buildings. Because corner buildings set the tone for an entire block, the design treatment of the storefront must turn the corner to maintain streetscape continuity. On corner buildings, the design of side elevations facing the street should replicate the architecture of the front façade. Guidelines for the storefront and upper façade should be applied in side elevations.

Rear Elevations. Where parking is located behind buildings, rear elevations become important secondary entrances. They should be designed to create an inviting appearance and identity related to the front façade. At a minimum, trash containers and service and storage areas should be well screened and carefully maintained and an attractive entrance door, business sign, and lighting should be added to give the rear façade customer appeal. Awnings, display windows, and landscaping will also enhance rear elevations.

- g. Parking Requirements. The purpose of the Village Center is to promote pedestrian activity, yet provide retail and service activity. In order to accomplish these two goals, the Village seeks to emphasize short-term parking for patrons while discouraging or minimizing the effect of long-term parking.

The Village will provide for on-street parking within the district to allow retail patrons access to buildings and reduce the need for large parking lots on site.

Long-term parking will be encouraged off the major retail areas but within easy walking distance of the Village Center main arterial, 205th.

1. On-site parking requirements shall be 50% of those listed for MXD Zoning District.
2. No parking shall be allowed between the line of the building face and the street.
3. Parking lots should be located to minimize their visibility from 205th Street and any other pedestrian oriented street.
4. A four foot wall shall be required to screen any parking area from the street.
5. Parking lots should be designed to allow a continuity with access to existing and future adjacent parking areas.

- h. Pedestrian Movement. Since the purpose of the Village Center District is to create a pedestrian scale area, accommodations must be made to allow for sufficient pedestrian linkage between adjacent office areas, residential areas, and parking facilities. In addition, the pedestrian ways should signify the Village Center as a special place which encourages social interaction and street activity.

In order to promote these goals, the following requirements are established:

1. A fifteen-foot minimum pedestrian way shall be created along 205th Street and any other retail oriented streets and linkage with other major pedestrian generators.
2. The pedestrian way shall be paved with a special paving which is consistent throughout the entire overlay district.

3. Canopy street tree planting shall be required at a 35' interval to shade the pedestrian way and add visual interest.
 4. Through block connectors either open air or covered arcades must be provided mid-block to allow connection between rear parking areas and the street.
- i. Landscaping. Because of the intensity of this area and its strong relationship with the street, the normal requirements for landscaping may need to be modified. The Village will evaluate each site individually and while willing to accept much less space devoted to landscaping, the area will be anticipated to be more intensely planted with heavy plantings of flowers, public art, street furniture and other amenities to compensate for reducing the amount of landscape area.
 - j. Signage. Of all the design elements used in commercial architecture, signs have the strongest impact on the quality and appearance of individual buildings and on the streetscape as a whole. Although signs can be designed and located to complement building architecture, they are often a major contributor to visual chaos.

The sign's primary functions are to identify a business, to contribute to its image, and to indicate the goods and services it offers. To achieve these purposes successfully, a sign must be eye-catching without offending. It must make its point without too many details or words; it must not be so abstract that its message is ambiguous. Each sign should complement the architecture of the building on which it is located and serve as a unifying element in the blockface.

Graphic simplicity and compatibility with the building architecture are the basic principles of designing an effective and attractive system of signage.

1. Number. Only one sign per building will be allowed.
2. Size. Each sign should be sized in proportion to the storefront and building façade as a whole. Signs should never be allowed to obscure or overwhelm the basic architectural character of the building. A ratio of one square foot of sign area for each linear foot of building frontage is allowed as a maximum.
3. Location. On traditional multi-story commercial buildings, signs fit naturally on the lintel or sign frieze that separates the ground level storefront from the upper façade. In this location, the sign serves as a boundary between the two major façade components and helps strengthen their definition. Wherever possible, signs within a blockface should be located at approximately the same height to create a unifying element.
4. Materials. The major consideration in selecting sign materials is compatibility with the building's overall architectural character. Many materials are appropriate, including wood, metal, plastic, neon, and canvas. Materials that convey a low quality image, such as plastic panel signs, should be avoided.

5. Color. Bright colors are entirely appropriate for signs, but the use of too many colors should be avoided.
6. Message. The words used on a sign should be limited to the name of the business and/or type of business conducted on the premises. Simplicity is the key to legibility and elegance. Bold simple lettering styles and the use of recognized symbols are most effective.
7. Illumination. Flashing and moving signs are not allowed. External and internal illumination is acceptable.
8. Projecting Signs. The signs may be located perpendicular to the building provided:
 - (i) the sign area of any face is not more than .5 square feet for each linear foot of the building façade;
 - (ii) the sign shall not extend more than four feet from the face of the building;
 - (iii) the bottom of the sign shall provide at least nine foot of clearance;
 - (iv) the sign shall not be higher than twelve inches below a second story window sill or the top of the building; and
 - (v) the sign shall be non-illuminated.
9. Additional Entrances. Secondary entrances and second businesses would be allowed a 2' x 2' sign adjacent or above the entrance.

H. ADDITIONAL COMMERCIAL AND MXD DISTRICT REQUIREMENTS.

1. Site Plan and Timetable. The petitioner shall submit a site plan and development timetable to be approved by the Plan Commission prior to the passage of any ordinance rezoning property for those districts so noted in the previous table. The details of the site plan review and development timetable are listed in Section 159.30 (K).
2. Structure on the Same Lot or Tract. For structures within the same lot in a commercial district, the minimum distance between exterior walls shall be twenty feet (6.10 meters), plus one foot (0.31 meters) for each additional three feet (0.92 meters) in height above 24 feet (7.32 meters).
3. Screening. All uses in commercial districts adjacent to residential districts must provide and maintain a sight-proof fence or wall not less than six feet (1.83 meters) high screening appropriate portions of their property to reduce illumination, fumes, heat, blowing papers, as well as visual encroachment of commercial architecture, signs, and activity upon residential privacy and residential neighborhood character. A dense landscape buffer of similar height and visual characteristics which will be effective in the winter may be substituted for the fence or wall if approved by the Plan Commission.
4. Activities Within Buildings. All activities within Commercial Districts shall be conducted wholly within a completely enclosed building (or buildings), except for off-street automobile parking, Temporary Outdoor Food Service Areas which have valid

permits, off –street loading and open sales lots and automobile service stations in districts where such lots and stations are permitted. Where an accessory building is separate from or is structurally attached to a main building, it shall be subject to and must conform to all the regulations of this code applicable to main buildings.

5. No Manufacturing. There shall be no manufacturing, compounding, processing, or treatment of products other than that which is clearly incidental and essential to the stores, shops, or businesses, and where all such products are sold at retail on the premises. Any manufacturing, compounding, processing, or treatment of any products, as authorized above, is limited to that which may be carried on in 25% of the floor space devoted to the business conducted on the premises, and to that which employs not more than ten people in the manufacturing, compounding, processing, or treatment.

- I. INDUSTRIAL DISTRICT REQUIREMENTS. The following table specifies the general requirements of area, bulk, density, and setbacks for commercial and light industrial zoning districts. These requirements may be modified as permitted elsewhere in this section.

Lot Dimension		Unit of Measure	Zoning Districts		
			I1	I2	I3
	Minimum Lot Area	Acres	N.A.	1 (0.41)	10 (4.05)
Setback	Minimum Front Yard	Feet (Meters)	25 (7.63)	25 (7.63)	25 (7.63)
	Minimum Front Yard Adjacent to Major or Arterial Street	Feet (Meters)	N.A.	50 (15.25)	50 (15.25)
	Minimum Side Yard	Feet (Meters)	15 (4.50)	15 (4.50)	15 (4.50)
	Minimum Side Yard Adjacent to Residential District	Feet (Meters)	N.A.	50 (15.25)	50 (15.25)
	Minimum Rear Yard	Feet (Meters)	20 (6.10)	20 (6.10)	20 (6.10)
	Minimum Rear Yard Adjacent to Residential District	Feet (Meters)	N.A.	50 (15.25)	50 (15.25)
Bulk	Maximum Height of Principal Use	Feet (Meters)	35 (10.68)	N.A.	N.A.
	Maximum Height of Accessory Use	See Following Paragraph			
	Maximum Floor Area Ratio	N.A.	N.A.	1.2	1.2
	Maximum Lot Coverage	N.A.	N.A.	60%	60%
Review	Site Plan & Timetable Required		Yes	Yes	Yes+

Footnotes:

+ Planned Development District

- J. ADDITIONAL INDUSTRIAL DISTRICT REQUIREMENTS

1. Site Plan and Timetable. The petitioner shall submit a site plan and development timetable to be approved by the Plan Commission prior to the passage of any ordinance rezoning property for those districts so noted in the previous table. The detail of the site plan review and development timetable are listed in Section 159.30 (K).
2. Structures on the Same Lot or Tract. For structures within the same lot in an industrial district, the minimum distance between exterior walls shall be twenty feet (6.10 meters), plus one foot (0.31 meters) for each additional three feet (0.92 meters) in height above twenty-four feet (7.32 meters).
3. Screening and Landscaping.

- a. Front Yards. Required front yards in industrial districts shall be landscaped and maintained in such a manner as to provide a park-like setting for the building (s).
 - b. Side and Rear Yards. All yards required in industrial districts adjacent to residential districts shall be suitably landscaped and maintained to provide a park-like transition between the districts.
 - c. Screening. All uses in industrial districts adjacent to residential districts must provide and maintain a solid fence or wall not less than six feet (1.83 meters) high screening appropriate portions of their property to reduce illumination, fumes, heat, blowing papers, as well as visual encroachment of industrial architecture, signs, and activity upon adjacent residential privacy and residential neighborhood character. A dense landscape buffer of similar height and visual characteristics which will be effective in the winter may be substituted for the fence or wall if approved by the Plan Commission.
4. Additional and Superseding Provisions Regarding Automobile Auction Facilities in the Northwest Region Overlay District. Notwithstanding any other provision of this code, the following provisions shall apply to Automobile Auction Facilities in the Northwest Region Overlay District:
- a. Paved areas used solely for automobile storage and not for employee or customer parking shall not be deemed to be “parking lots” with respect to any landscaping or lighting requirements of this code relating to parking lots. Subject to site plan approval by the Plan Commission of plans representing full development of a zoning lot, paved storage areas of an automobile auction may be developed on a phased basis according to the needs of the landowner. Re-striping of storage areas and access aisles shall not require amendment of a site plan approval, but relocation of emergency access aisles shall require the approval of amendment of a site plan approval, but relocation of emergency access aisles shall require the approval of the Fire Chief. Material additions or alterations of building footprints or other significant elements of an approved site plan shall require an amendment of the approved site plan by the Plan Commission.
 - b. Security fences or walls at a height not to exceed twelve feet (12’) shall be permitted obstructions in a required or front yard provided such yard does not abut any of Vollmer Road, Lincoln Highway, Ridgeland Avenue, or Harlem Avenue.
 - c. For parcels in excess of 50 acres, photometric plans submitted for Site Plan Review shall show proposed photometric values at the perimeter of the site. To allow the property owner flexibility in the internal arrangement of auction lighting facilities, specific values for interior areas need not be shown but shall be noted on the approved plan as required to be in compliance in all respects with Village ordinance requirements.
 - d. No extraordinary setback or yard requirements which may be provided for elsewhere in this code for properties adjacent to public open space shall be applicable within the Overlay District. Nothing in this provision, however, is intended to provide relief from any applicable wetland buffer area requirement.

- e. More than one principal building is allowed on a zoning lot without the necessity of a special use or planned development.
- f. Open air storage lots shall not require curb or gutter so long as adequate provisions are made for storm water drainage and protection of the edge of pavement.
- g. Paving specifications for Automobile Auction Facilities shall be as follows:
 - 1. For parking lots and open air storage areas: A six inch (6") sub-base, two inch (2") binder course, and one and one-half inch (1-1/2") surface course; or the functional equivalent; and
 - 2. For heavy truck traffic areas: A six inch (6") sub-base, three inch (3") binder course, and 2 inch (2") surface course; or the functional equivalent.
- h. Storm water retention or detention may be provided off-site if such facilities are within the Overlay District and appropriate easements or covenants are placed of record to ensure the continued availability of such facilities for such purposes.
- i. Subject to site plan approval by the Plan Commission, required "perimeter" or "open space" landscaping (trees and shrubs) may be located off-site if provided on an adjacent parcel either conveyed to the Village or maintained as open space.
- j. The Plan Commission may approve signage plans as part of a site plan approval which does not conform to other requirements of this code if it finds the signage plans consistent with good planning practices and reasonably necessary and desirable to identify an Automobile Auction Facility or various elements thereof. The Plan Commission shall take into consideration the following with respect to Automobile Auction Facility signage proposals:
 - 1. The extent of the public street frontage;
 - 2. The number of points of entry and the need for directing traffic to the appropriate points of entry;
 - 3. The proportionality of the proposed sign(s) to the size of the facility and
 - 4. For signs other than entry signs, the setback of the sign and its visibility from points off-site.

K. SITE PLAN REVIEW AND DEVELOPMENT TIMETABLE

- 1. Purpose and Intent. The purpose and intent of requiring site plan approval is to encourage the compatible arrangement of buildings, off-street parking, lighting, landscaping, ingress and egress, and drainage on the site, any or all of these, in a manner that will promote safety and convenience for the public and that will preserve the value of surrounding properties.
- 2. Contents of Site Plan. The site plan shall show, at a minimum, the following features (to scale, with appropriate dimensions):
 - a. Present and proposed topography, significant tree groupings, and other important natural features, such as streams, bogs, etc.

- b. Location, gross floor area, height, uses and entrances to all proposed principal and accessory structures.
 - c. Location, number, and arrangement of proposed parking and loading areas, aisles, vehicle entrances and exits, frontage roads, and pedestrian facilities.
 - d. A total landscape plan as per “Village of Matteson Landscaping Requirements.”
 - e. Details of all signs other than those to be affixed flat on building facades, outdoor lighting facilities, walls or fences, trash storage areas, proposed site drainage, and any other features the Plan Commission may determine to have a significant potential impact upon adjacent land uses or the community as a whole.
 - f. Building elevations of each side of the structure indicating materials, colors, and material finishes.
 - g. Detention plans which indicate location, configuration, landscaping and landscape features.
3. Conditions of Approval. Prior to approving a site plan, the Plan Commission shall first find that the following conditions have been met:
- a. That the proposed use is a permitted use in the district in which the property is located.
 - b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - c. That the vehicular ingress and egress to and from the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.
 - d. That the site plan provides for the safe movement of pedestrians within the site.
 - e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking, or accessways shall be landscaped with a mixture of grass, trees, and shrubs.
 - f. That all outdoor trash storage areas are screened and are in accordance with standards as specified by this code.
 - g. In the C-5 Zoning District, due to the reduced lot size and proximity to residential uses, the Plan Commission shall also consider the following conditions:
 - (i) That while styles are not restricted, extremes of architectural styles not indigenous to the area are not encouraged.
 - (i) That buildings are in scale and harmony with neighboring developments.

- (ii) That all sides of a structure should receive design consideration. A façade unrelated to the rest of the structure is not in keeping with acceptable design.
 - (iii) That colors are harmonious and accents, if used, shall be compatible.
 - (iv) That mechanical equipment or other utility hardware on the roof, ground, or elevations is either located so as not to be visible from public streets and residential areas or screened from public view with material harmonious with the building.
 - (v) That the site is planned to provide a desirable transition with the streetscape, adequate planting, safe pedestrian movement and parking areas.
 - (vi) That parking areas are provided with walls, planting berms or other means to minimize the impact of parked vehicles, or the view from the street and adjacent residential areas.
 - (vii) That signs shall have appropriate scale to buildings and surroundings while being designed as an integral architectural element of the building and site to which they relate.
- h. Design Criteria. Since the major commercial, industrial and residential structures will serve as the signature of the community, the care in design of the area and structures will have a major impact on the image and economic viability of the Village of Matteson. Therefore, the Village feels it necessary to provide design standards for development of these structures. It is not the Village's intention to limit the developer's architectural freedom but rather to assist in focusing on design principles which will develop satisfactory visual appearance within the Village, preserve tax values and promote the public health, safety and general welfare of the community.
- (i) Accessibility for the handicapped. Every public open space shall be readily accessible to the handicapped pursuant to State of Illinois Standards.
 - (ii) Building Design.
 - a. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
 - b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
 - c. Building materials:
 - Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
 - Materials shall be of durable quality.

- In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- d. Building components, such as windows, doors, eaves, and parapets shall have good proportions and relationships to one another.
- e. Colors shall be harmonious with complementary accents.
- f. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- g. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
- h. Monotony of design in single or multiple building projects shall be avoided. Variation of detail form and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.

(iii) Relationship of Buildings to Site

- a. Projects shall reflect the character of the site upon which they are located. Compatibility to grade conditions, degree of exposure from passers-by, the context of adjacent structures, exceptional views, tree masses, and size of the lot area some of the factors to be considered.
- b. The site shall be planned to develop a pedestrian scale relationship between buildings and the streetscape. Design should reduce or eliminate parking between the building and the street to develop an urban relationship between buildings and the streetscape rather than each building being an isolated project surrounded by parking. The transition between buildings and the streetscape should provide for adequate planting and safe pedestrian movement.
- c. All plans shall demonstrate a concern for the conservation of energy by their sensitivity to factors such as the orientation of a building, the use and location of glass, and the use of landscape materials on the site.
- d. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms or other means so as to

minimize the impact of parked vehicles on the view from public ways and adjacent residential areas.

- e. Fencing plans must be a part of the submittal at the earliest stages and should be consistent with the general plan for the site.
- f. The design of fences and screening walls shall give specific consideration to the relief of monotony, such as breaking up major lengths by complementary landscaping.
- g. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
- h. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.

(iv) Relationship of Project to Adjoining Area

- a. Designers shall demonstrate a harmony in texture, lines, and masses between all adjacent buildings. Monotony shall be avoided.
- b. Regardless of the specific limits within each this zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- c. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks and materials.
- d. Attractive landscape transition to adjoining properties or compatible use characteristics shall be provided.
- e. Project features which may have negative impacts upon adjacent properties, such as parking lots, service entrances, loading zones, mechanical equipment, etc., shall be buffered from the adjacent properties.

(v) Signage Design

- a. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- b. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.

- c. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- d. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- e. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- f. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

(vi) Lighting

- a. All exterior lighting should balance the need for energy conservation with needs for safety, security and decoration.
- b. Where decorative exterior floodlighting is used, it shall consist of an appropriate composition of brightness relationships, textures, and restrained colors to dramatize a setting and extend the hours of the setting's usefulness. Floodlighting fixtures shall be located or shielded so that their presence is minimized.
- c. All exterior lighting shall be part of the architectural and landscape design concept. Fixtures, standards and all exposed accessories shall be concealed or harmonious with other project design materials.
- d. In general, the height of exterior lighting fixtures shall not exceed the predominant height of the principal building to which it relates.
- e. Exterior lighting shall be designed to prevent an adverse effect upon neighboring properties. Designers shall specify appropriate light cut-off angles for all sources of strong illumination.
- f. All free-standing parking lot and internal access route lighting shall be compatible with adjacent uses to create a unifying visual appearance.

(vii) Landscape and Site Treatment. Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

- g. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved.

Modification to topography will be permitted where it contributes to good appearances.

- h. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- i. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and other that will be hardy, harmonious to the design, and of good appearance shall be used.
- j. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.
- k. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- l. Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- m. In areas where general planting will not prosper, other materials such as fences, walls and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.

(i) Design Criteria Review Procedure.

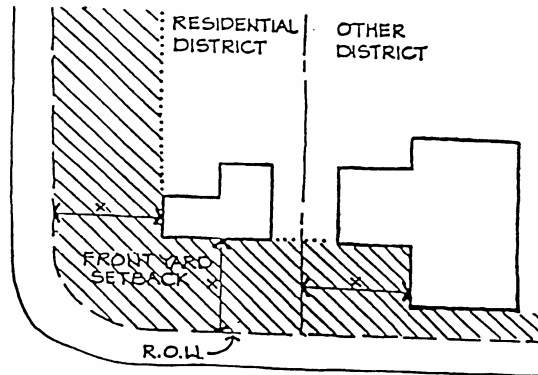
- (i) The applicant shall meet with the Director of Community Development for a preliminary review of the design submittal.
- (ii) The final design submittal shall then be presented to the Plan Commission for their approval as part of the Site Plan Review.
- (iii) If a majority of the Plan Commission deems that the proposed design does not meet the design criteria of this code, the plans shall be referred to the Design Review Committee for consideration.
- (iv) The Design Review Committee shall complete a detailed review, work with the applicant on changes and submit a report back to the Commission within thirty days of its referral from the Plan Commission. This Committee is comprised of the Chairman of the Plan Commission or his/her designee, the Director of Community Development and one or more architectural and/or design professionals chosen by the Director of Community Development.
- (v) The Plan Commission shall abide by the decision of the Review Committee; however, the applicant shall have the right to appeal the decision to the Village Board of Trustees.

4. Assurance of Performance. The Plan Commission may require the applicant to file with the Village Clerk a letter of credit or performance bond as a condition of approval (the form of the letter of credit or bond must be approved by the Village Attorney) to insure completion of approved landscaping, fencing, off-street parking and loading, drainage and all other specific items of the site plan. The amount of the performance guarantee shall be recommended by the Village Engineer, based upon current costs, and set by the Plan Commission.
 - a. If upon inspection of the completed project by the Director of Community Development, it is found that the conditions of the site plan have been met, the performance bond shall be released to the applicant.
 - b. If the applicant does not comply within a reasonable time with the conditions of the site plan, the Director of Community Development shall give written notice to the applicant, and the guaranteeing institution. (Reasonable time shall be determined by the life of the performance guarantee as stated thereupon, less 120 days.) If the conditions of the site plan have not been met sixty days prior to the expiration of the performance guarantee, the Director of Community Development shall bring such action as is necessary to insure completion of the site plan conditions. However, if the applicant can show that he has tried to the utmost of his ability to meet the conditions of the site plan within the time period allotted, but that adversities not of his making have been the cause of his failure to meet the site plan conditions, the Plan Commission may permit him to extend the performance guarantee for a specified period of time.
 5. Amendments to Site Plan. The required site plan and timetable may be amended with the approval of the Plan Commission. Consideration of such amendments shall be held at regularly scheduled or specially convened meetings of that body.
 6. Building Permits. Building permits for construction, alteration, or any other purpose shall not be issued within the district until such time as a site plan is approved by the Plan Commission and such approved plan is delivered to the Director of Community Development.
 7. One Year Review. If, after one calendar year from the effective date of the ordinance rezoning the property, development is not occurring according to the approved site plan and timetable, the Plan Commission, at its own discretion, may order the owner to show just cause why proceedings to rezone the property to a lower intensity zoning district should not be initiated.
 8. Failure to Show Cause. Subsequent failure by the owner to demonstrate adequate cause shall, when confirmed by the Village Board, permit the Plan Commission to call a public hearing for the rezoning of the subject property to a lower intensity zoning district.
- L. SPECIAL AREA CONSIDERATION. The area requirements below further qualify the requirements in the preceding tables.
1. Exclusive Requirements. The requirements found in this section are mutually exclusive and the minimum yards and other open spaces, including lot area per dwelling unit, required for any structure or use shall not be encroached upon or considered as any part of similar requirements for any other structure or use.

2. Streets Excluded. No part of any street easement or right-of-way, either public or private, shall be included in determining the area of any lot.
- M. SPECIAL SETBACK CONSIDERATIONS. The setback requirement below further qualify the requirements in the preceding tables.
1. Projections Into Required Yards. Every part of a required yard shall be open to the sky, unobstructed, except for the following:
 - a. Ordinary projections of sills, belt courses, cornices, roof eaves, gutters, and ornamental features projecting not to exceed two feet (0.61 meters).
 - b. Open or lattice enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers projecting into a rear yard of not more than five feet (1.53 meters).
 - c. Terraces, patios, uncovered porches, steps, stoops, platforms, and ornamental features, any of which do not extend three feet (0.92 meters) above grade, projecting into any required yard, but not closer than two feet (0.61 meters) to the nearest property line.
 - d. Ordinary projection of chimneys and flues into the side or rear yard, such projections not to exceed 20% of the required depth of such yards.
 - e. Accessory buildings and uses as restricted elsewhere in this section.
 - f. Driveways and parking spaces as restricted in the following section on off-street parking and loading.
 - g. Free-standing yard lights in front yards, providing that in residential districts such lights do not exceed six feet (1.83 meters) in height, nor shall such light be permitted to increase the level of illumination at the side lot line more than ½ foot candle.
 - h. Fences, hedges, and walls not exceeding six feet (1.83 meters) in side and rear yards and in the side front yard of corner lots where such fence extends even with, or rearward of, the plane of the rear wall of the house. Fences, hedges, and walls not exceeding 2.5 feet (0.76 meters) in front yards.
 - i. Awnings projecting into a side or rear yard not more than 2.5 feet (0.76 meters).
 2. Front Yards.
 - a. More Restrictive Requirements. Whenever any ordinance or covenant entered into by the Village stipulates a front yard or setback requirement along any street in any district which is greater than the front yard requirement of this section, then the greater requirement shall apply.
 - b. Major Street Plan. Notwithstanding any other provisions of this code, no building or structure shall be erected, constructed, structurally altered, or

enlarged closer to the centerline of any existing or proposed arterial street or expressway than the distance specified in the Comprehensive Plan of the Village, as such plan may hereafter be adopted and amended.

- c. Adjacent Front Yard Requirements. Where two districts with different front yard requirements are located adjacent to each other without a street or alley between them, the greater front yard requirement shall extend into and be effective in the district having the lesser front yard requirement for a distance equal to the greater front yard requirements.



- d. Corner Lots. On corner lots, front yards will be required on each side adjacent to a street.

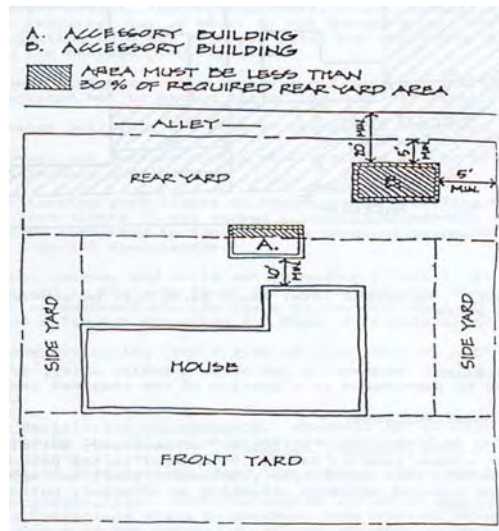
3. Rear Yards.

- a. Adjacent Alley. Whenever a lot abuts a public alley, $\frac{1}{2}$ of the width of that alley may be considered as a portion of the required rear yard.

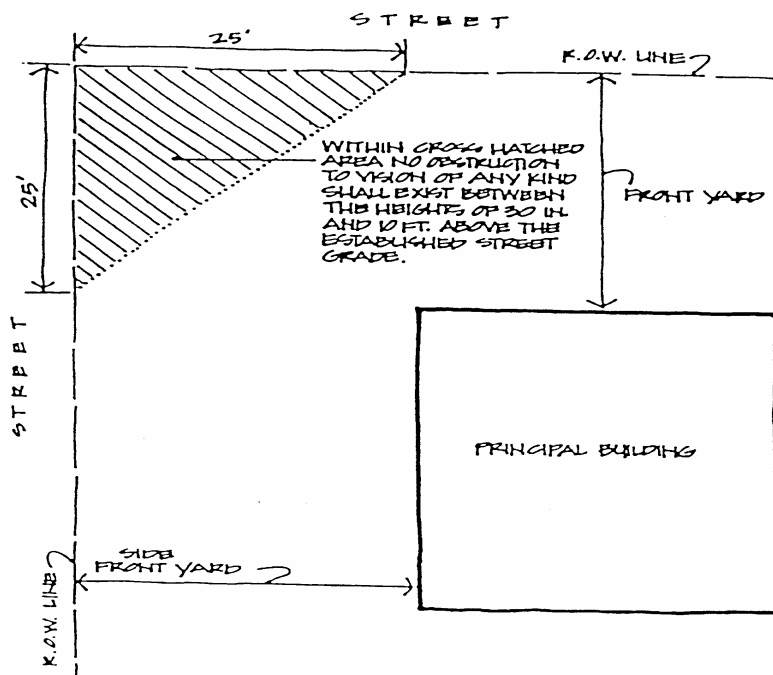
4. Accessory Buildings and Uses.

- a. Separation from Principal Building. No accessory building or structure may be located closer than ten feet (3.05 meters) to the principal building, (providing however, this separation requirement shall not apply to swimming pool decking or covered walkways attaching an accessory building to the principal building).
- b. Front and Side Yards. No accessory building or structure shall be permitted within the required front or side yards of lot, unless expressly noted earlier in this section.
- c. Percent of Rear Yard. Detached accessory buildings and uses may be built in the required rear yard of all districts, provided that the total of all such accessory buildings or uses does not occupy more than 30% of the required rear yard, and provided further that if the rear yard abuts a public alley, no building or structure shall be constructed within twenty feet (6.10 meters) of the opposite side of the alley, nor less than five feet (1.53 meters) from any property line of the lot upon which it would be located. However, in the R4 district, accessory buildings in rear yards on separate lots may be joined by a party wall, in which case any remaining distance between these buildings and any property line shall be not

less than four feet (1.22 meters). In the R4 district where accessory buildings are not joined by part walls, the distance between these buildings and any property line shall be not less than two feet (0.61 meters) – see graphic below.



5. Intersection Visibility. In all districts a triangular space shall be maintained at a street, alley, or railroad intersection free of any kind of obstruction to vision between the heights of thirty inches (0.76 meters) and ten feet (3.05 meters) above the established street grade. The street grade shall be measured at the intersection of the center lines of the intersecting street or alley pavements, and the triangular space determined by a diagonal line connecting two points measured twenty-five feet (7.63 meters) equidistant from the intersection of the closest street or alley right-of-way lines.



6. Flood Hazard Regulations. The Village Flood Damage Prevention Ordinance may require additional setback considerations if a site is located in a designated flood hazard area.
7. Fences, Hedges and Walls. Fences, hedges and walls are permitted only under the following conditions:
 - a. Interior Lots. Opaque fences, hedges and walls not exceeding six feet in height are permitted in side and rear yards parallel to lot lines. Only fences, hedges and walls not exceeding 2.5 feet in height are permitted in front yards.
 - b. Corner Lots. Opaque fences, hedges and walls not exceeding six feet in height are permitted in side and rear yards parallel to lot lines. Non-opaque fences not exceeding six feet in height are permitted in side front yards where such fence extends even with or rearward of the plane of the rear wall of the house. Only fences, hedges and walls not exceeding 2.5 feet in height are permitted in front yards.
 - c. Fence Placement. All fencing must extend to the side and rear property lines of the parcel on which it is placed. Lots that contain a required landscape easement to buffer the rear yard from a major arterial must install the fence on the easement line and must install a gate to provide access to the easement for maintenance. Fencing cannot be installed within the landscape easement.

N. SPECIAL HEIGHT CONSIDERATIONS.

1. Height Exemptions. Chimneys, cooling towers, solar collectors, stairways, ventilating fans, skylights, smokestacks, elevator bulkheads, fire towers, tanks, ornamental towers, spires, church steeples, flagpoles, or other necessary mechanical appurtenances may all be erected to a height higher than the limits established previously in this section; however, they may not exceed such limits by more than twenty-five feet (7.63 meters).
2. Antennae. Radio, radar, citizens band, and television receiving or transmitting antennae may be erected to a height not exceeding twelve feet above the predominant roof line of the building to which they refer, and not closer to any property line than twelve feet.
3. Satellite Receivers and Antennae Located in Residential Districts.
 - a. Ground Mounted.
 - (i). Must be located in rear yard.
 - (ii). No larger than 10' in diameter.
 - (iii). No greater than 12' in height.
 - (iv). No closer to any lot line than 12'.
 - (v). The satellite receiver or antenna shall be designed as to eliminate visual impact upon the general public and property owners at the street frontage of the site.
 - b. Roof-Mounted.
 - (i). No larger than 10' in diameter.

- (ii). No greater than 12' in height above the predominant roof line of the building to which it is anchored.
 - (iii). The satellite receiver or antenna shall be designed as to eliminate visual impact upon the general public and adjacent property owners at the street frontage of the site.
 - c. Sidewall-Mounted.
 - (i). No larger than 10' in diameter.
 - (ii). No greater than 17' in height, measured from the ground.
 - (iii). The satellite receiver or antenna shall be designed as to eliminate visual impact upon the general public and adjacent property owners at the street frontage of the site.
- 4. Satellite Receivers or Antennae Located in Commercial or Industrial Districts.
 - a. Ground-Mounted.
 - (i). Size and location are determined by the Plan Commission as a part of Site Plan Approval.
 - (ii). The color and design shall be harmonious with the principal building.
 - (iii). Wherever possible, landscape screening shall be provided to create a more aesthetically appealing view to the general public and adjacent property owners.
 - b. Roof-Mounted.
 - (i). Whenever possible receivers shall be screened from the view of the general public and adjacent property owners at the street frontage of the site.
 - (ii). The use of parapet walls and other architectural features compatible with the building design may be used as screening.
 - (iii). The color and design shall be harmonious with the principal building.
- 5. Public and Religious Buildings. The following buildings may exceed the height limit in the district in which they are located if they are set back beyond the normally required yards at least one foot (0.31 meter) for each one foot (0.31 meter) of additional height.
 - a. Public, semi-public, public service buildings, institutions or schools may be erected to a height not exceeding sixty feet (18.30 meters).
 - b. Churches and temples may be erected to a height not exceeding seventy-five feet (22.88 meters).
 - c. Hospitals may be erected to a height not exceeding seven stories or eighty-four feet (25.62 meters), whichever is lower.
- 6. Public Recreational Light Standards. Light standards in public recreational areas may exceed normal height limits for the district in which they are located, but shall not exceed sixty feet (18.30 meters).

7. Accessory Buildings. No accessory building or structure shall exceed the height of the principal building on the lot or fourteen feet (4.27 meters), whichever is less, unless otherwise permitted as accessory to business or manufacturing uses, or to an authorized special use.
8. Aircraft Landing Clearance. No building or structure may be erected within the proximity of any airport, heliport, landing field, or landing strip which violates the regulations of the Federal Aviation Administration.

O. SPECIAL DENSITY CONSIDERATIONS.

1. Density Fractions. When the calculation of the number of dwelling units permitted on a lot or parcel results in a fraction, the following rules shall apply:
 - a. First Dwelling Unit. The lot area required for the first dwelling unit on a lot must be the complete and literal square footage required by this ordinance. No fractional percentage may satisfy the requirement.
 - b. Subsequent Dwelling Units. If, after the complete area required for the first dwelling unit on a lot is subtracted, the remaining density calculations results in a fraction, then any fraction up to and including $\frac{1}{2}$ shall be disregarded, and fractions of over $\frac{1}{2}$ shall be interpreted as permitting the next highest whole number of dwelling units.