

CODE OF ORDINANCES  
 Title XV - LAND USE  
 CHAPTER 155. - ZONING REGULATIONS  
 ARTICLE VI. SPECIAL DISTRICT REGULATIONS

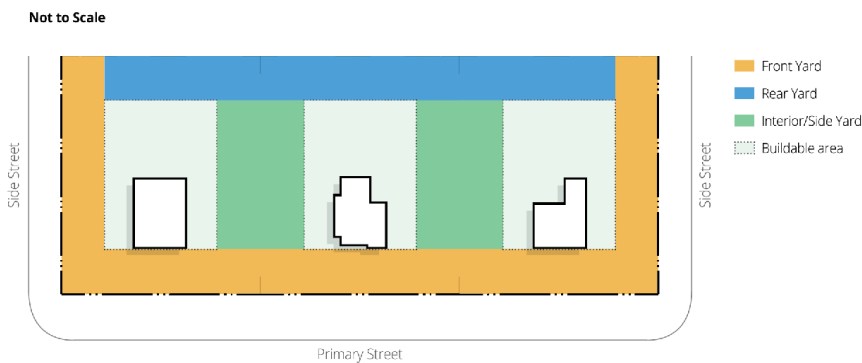
**Sec. 15-492. Special district bulk standards.**

All development in ~~industrial~~special districts must comply with the requirements in Table 15-492, unless otherwise expressly stated.

Table 15-492. Special Use Districts-Bulk and Yard Standards

District	Minimum Site			Development Intensity			Minimum Yards		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front	Side	Rear
UT	5 acres	300 ft.	—	35 ft.	—	5 acres	½ ROW	25 ft.	75 ft.
HC	10 acres	200 ft.		120 ft.	60 percent		½ ROW up to max of 60 ft. <sup>(1)</sup>	10 ft. <sup>(1)</sup>	10 ft.
P				55 ft.			30 ft.	20 ft.	20 ft.
MS-C	None	None	None	4 stories <sup>(4)</sup>	80 percent	None	None <sup>(3)</sup>	None <sup>(2)</sup>	None
MS-E	None	None	None	3 stories	75 percent	None	5 ft <sup>(3)</sup>	0 ft	15 ft

- (1) 30 feet if abutting R district; additional 1 foot for every 4 feet over 45 feet in height.
- (2) Yards adjacent to R districts must maintain a minimum side yard setback of at least 10 feet from the property line.
- (3) Principal buildings shall have a **maximum** setback of 15 feet.
- (4) Buildings within the MS-C district are required to be a minimum of 2 stories in height. 4-story buildings within this district are also required to have a step-down to 2 or 3 stories in height at the street level.



**Graphic 15-492. Special Use Required Yards**

**Sec. 15-493. Special district permitted uses.**

Permitted and special uses lists permitted and special uses for all ~~industrial~~special districts. Many allowed uses, whether permitted by right or as a special use, are subject to compliance with article VIII of this chapter.

- (1) *Permitted uses.* A "P" indicates that a use is considered permitted within that district as of right.
- (2) *Special uses.* An "S" indicates that a use is permitted as a special exception in that district upon approval from the village board as required in section 15-780.
- (3) *Uses not permitted.* A blank space or the absence of the use from the table indicates that use is not permitted within that district. However, a use not identified on the table may be determined by the zoning administrator to be a permitted or special use in the district, based on their evaluation as to whether the proposed use is similar enough in character, intensity, and operations to that of a permitted or special use in the district.

Table 15-493. Special Districts-Permitted and Special Uses

	UT	HC	MS-C	MS-E	PC
<b>Agriculture</b>					
Agricultural, horticultural, forestry	P				P
Horse stables with the privilege to conduct exhibitions	S				S
<b>Residential</b>					
Single-family dwellings	S				S
Cottage Court Developments				S	
Townhouses			S	S	
Two-family dwellings				S	
Multifamily dwellings			P/S*	P/S*	
Mixed-use building			P*	P*	
Mobile home park subject to provisions of section 15-553	S				
Assisted living facility		P			
Independent living facility		P			
Community based senior or independent living facilities		P			
Nursing, retirement, or convalescent facility		P			
<b>Commercial</b>					
Wholesale nursery operations	S				
Banquet/event space	S				P
Bed and breakfast					P
Sale of products produced on the premises only from temporary stands or existing operational structures	S				
Home occupations	P				
Daycare centers	S	P			
Cafe, coffee shop/tea shop		S	P	P	

Barber/beauty shop		S	P	P	
Bookstore		S	P	P	
Flower shop		S	P	P	
Financial institution		S	P	S	
Convenience store		S	P	S	
Restaurant		S	S	S	S
Bar, tavern, microbrewery, taproom, or tasting room			S	S	S
Auditorium		S			
Laundry facility		S	P	S	
Dry cleaning shop		S	P	S	
Cafeteria operated as part of a hospital, nursing, retirement, or convalescent facility, assisted living facility or independent living facility		P			
Storage and maintenance buildings		S			
Professional offices			P	P	
Business services			P	P	
Personal services			P	P	
Gift and/or antique shop			P	S	
Retail trade			P	S	
Institutional					
Cemeteries	S				
Place of worship	S	S			
Educational institution	S				
Educational facilities		S			
Library			S	S	P
Medical					
Hospital		P			
Hospice		P			
Physician and medical office		P			
Research laboratory facility		P			
Medical laboratory		P			
Other diagnostic facilities, including without limitation those involving radiologic, nuclear, and fluoroscopic modalities		P			
Surgery center		P			
Freestanding emergency room		P			
Urgent and immediate care center		P			
Clinic		P			
Ambulatory care facility (including surgery)		P			
Ambulance service		P			
Optician shop		P			

Medical insurance provider		C			
Optometry office		P			
Family or child advocacy center		P			
Religious/charitable institution		P			
Rehabilitation facility, including without limitation cardiac rehabilitation		P			
Physical/occupational/speech/occupational therapy		P			
Health and fitness facility		P	P	P	
Clubs and associations		P	P	P	
Helicopter pad		P			
Pharmacy		P	P	P	
Durable medical equipment		P			
Community Facilities (Public Service)					
Water filtration plant, pumping station, and water reservoir	S				P
Sewage treatment plan	S				P
Public administrative offices			S	S	P
Public service buildings			P	P	P
Police station	S		P	P	P
Fire station	S		P	P	P
Public utility, radio, television, cell towers					
Public utility offices			P	P	P
Electrical substation and booster stations					P
Municipal towers and weather sirens					
Garages for storage of municipal vehicles used in conjunction with the operation of a permitted use					
Telephone exchange	S				
Electronic substations and booster stations	S				P
Emergency power facility		S			P
Noncommercial communication antennae		S			
Energy center or central power plants		S			P
Recreational					
Parks, forest preserves, and recreational areas (public)	P	P	S	S	P
Community recreation facilities			S	S	P
Conservancy					P
Amusement and recreation services	S				S
Golf course	S				S
Other					
Accessory buildings, structures, and uses located on the same site with a permitted use	P				P

include barns, stables, coops, tank houses, storage tanks, windmills, silos, other farm outbuildings, private garages and carports, storehouses, garden structures, greenhouses, recreation rooms and hobby shops, and storage of petroleum products for the use of persons residing on the site;					
Food trucks		<u>P</u>	<u>P</u>	<u>P</u>	P
Accessory structures and uses, not including warehouses, on the same site as a permitted use	P				
Service buildings and facilities normally accessory to the permitted use	P				
Ground-mounted and building-mounted earth station dish and terrestrial antennas	S				
Roof-mounted solar collectors	P		S	S	
Municipally owned wells, pumping stations, water towers and reservoirs, and municipally owned telecommunications towers and antennas, provided they are located not less than 50 feet from any lot line	P	P	S	S	P
Utility substation, municipal wells, pumping stations, and towers, provided that the use is not less than 50 feet from any lot line	P	P	S	S	P
Transmitting towers, receiving towers, and relay and microwave towers, and broadcast studios	S	S			S
Solar energy collectors erected as an accessory structure	P	S			S
Any other usual and customary uses accessory to the above permitted uses as determined by the zoning administrator or designee	S	S			S
Accessory Dwelling Unit			S	S	
Accessory Commercial Unit			S	S	

\*Uses that utilize pre-approved building plans from the Village may be permitted by-right. Projects that do not utilize these plans shall require a special use permit.