
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORDINANCE: MAP AMENDMENT PDD: THE GROVE
AGENDA: SEPTEMBER 10, 2024 VILLAGE BOARD MEETING
DATE: SEPTEMBER 5, 2024

ISSUE

Shall the Village Board ("Board") approve an ordinance for a planned development district ("PDD"), including subdivision ordinance variances, for approximately 760 acres for a mixed-use development, subject to the property's annexation.

DISCUSSION

The Board discussed the proposed planned development district and proposed subdivision ordinance variances at the August 20, Village board meeting, which was continued to August 22, 2024 and August 27, 2024. The following is an outline of the items that were brought forward. As you will note, some of them were agreed changes and some issues remain open. A redline version of the PDD is attached that reflects these changes, including grammar, punctuation, formatting, and changes to the permitted and special use tables. There were a number of items that were brought forward by Board members that needed to be addressed, a summary of which is provided below.

Less Restrictive – The PDD states that where any Village ordinance is less restrictive than the requirements provided herein, the least restrictive requirement shall apply except for Area 3 and Area 4, where the standards herein shall apply. The Owner **agreed** to remove the "less restrictive" language and add language stating that items that if Owner seeks to apply less restrictive measures it must come back to the Village and the request will be processed as a minor change.

Church, temple, mosque, synagogue, or religious retreat – Discussed changing to a special use throughout or adding additional conditions, Owner is looking into this and per attorney review we cannot add special conditions to this use.

Commercial Outdoor Display – The Owner **agreed** to add a definition in the PDD.

Dispensing Cabinet and Vending Machine – Under additional standards, the Board requested that a condition be added that dispensing cabinets and vending machines may not be an accessory use to a single-family residential unit. Owner **agreed**.

Commercial Outdoor Dining – Under the "additional conditions" item (c), the Board requested additional language to include special event Owner **agreed**.

Home Occupation – The Board requested additional conditions and the addition that no signage is permitted, Owner **agreed**.

Table of Permitted On-Site Characteristics of Hazardous Substances by Area – The Board requested that the table be revised to match what is in the Village Code. Owner **agreed**.

Fire and Explosion Hazards – The Board requested that item (4) add “or any residence”. Owner **agreed**.

Motor Vehicle Fuel Station – With regard to parking requirements, the Owner **agreed** to remove references to “service bays”.

Parking requirements, Sports and Recreation – Owner **agreed** to add “with events” and “without events” and to distinguish separate parking requirements for each.

Industrial Use Truck Docks – The Board requested that language be added stating that loading docks shall not be visible from Seavey Road, the berm height must be higher than 4’, and that additional screening is required. The Owner agreed to look into these items and additional screening was added to the Seavey Road landscape requirements.

Seavey Road – On Seavey Road west of Route 47, the Board requested that there be screening provided across from Red Oak, the residents there have access to the detention for fishing, and that a berm be created on the south side of the detention along I-88 to help buffer noise. The Owner has looked into these request, the full access point is located at Red Oak Drive so a berm would not be feasible in this location, but they have added language for the berm on the western leg of Seavery on the South side up to Red Oak Drive. Regarding detention, this will be a wetland bottom facility and will not have sufficient depth to support fish, however, local residents would be free to go back there and fish, Owner will not post signs prohibiting fishing. Regarding the berm near 88, Owner looked into this and looked at the topo and it is not possible for them to berm there as that area is the lowest point on the property.

Vehicle Use Area Design Standard – With regard to item (a), the Board requested that the number of landscape islands be increased. Owner **agreed** to increase these in the PDD in Areas 2 and 3 to one every 12 spaces to match the Village Code.

Shipping Containers – With regard to item (b), shipping containers as a primary or accessory building structure, the Board requested that language be added stating that this is subject to approval as a minor change. Owner **agreed**.

Precast Concrete Panels – As a building material, Owner **agreed** to restrict this to multi-family only for residential uses (i.e. not allowed on single-family).

Tree Preservation/Mitigation – The Board stated that they did not want to allow street trees and lot trees to count towards mitigation. Owner **agreed** and revised the PDD to add this restriction.

Outdoor Illumination – The Board requested that a night sky ordinance be added to this PDD in place of the outdoor illumination requirements. Owner **agreed** and added night sky regulations in the outdoor illumination section.

Interior Side Yard Setback, Area 1 – The Board had concerns with the minimum 5 ft. setback. Owner **agreed** to increase this to 7.5’, but noted that this would eliminate the option for 3 car garages

on these lots.

Exterior Wall Materials, all areas – The Board requested language stating that the front of residential dwellings may not be 100% horizontal vinyl siding. Owner **agreed**.

Minimum Floor Area, Area 1 – The Board requested an increase in the minimum floor area for more than one story single family. Owner **agreed**.

Exterior Wall Materials, All Areas – The Board requested the removal of Stucco and EIFS. Owner **agreed**.

Street Tree Quantity – The Board requested the addition of language clarifying how the street tree quantity will be met (clustering, etc.). Owner **agreed**.

Screening of ComEd Utility Boxes/Transformers – The Board requested the removal of this language and stated that it wants to require Utility Boxes/Transformers to be placed in rear yards only (unless there is a conservation easement in the rear of the property). Owner **agreed**, noted that it will increase the cost of the homes to do so.

Chimney, All Areas – The Board requested the removal of language stating the exterior must be encompassed by brick, stone or other complimentary materials. Owner **agreed**.

Landscape Materials in Front Yards of Residential – The Board requested the addition of a requirement in PDD that a certain % of total home price must be spent on front elevation landscaping that does not include sod. Owner **agreed**.

Area 3 Standards Lot Coverage – Residential, civic, and commercial uses are permitted to have 90-100% maximum lot coverage in Area 3. Board members pointed out with this lot coverage the landscape requirements would not be able to be met. The Owner agreed they needed to look into this and revise the language by either changing the lot coverage requirements or to make the landscape requirements collective for Area 3A. There was a table added for this area of how to calculate the landscape requirements.

Monotony All Areas – Owner **agreed** to add language regarding rear articulation monotony for homes backing up to Denny, Merrill, and Seavey.

Maximum Building Height for all other industrial users, Area 4 – Owner **agreed** to lower to the maximum building height for other industrial users in Area 4 to 48'.

Building Setback for Data Centers – Owner **agreed** to add language stating along the Area boundary between Area 4 and Area 5, the interior side yard setback is 25', plus the height of the data center building, but no less than 75'.

Berm Height – Owner **agreed** to change the language from average of 4 ft. to a minimum of 4 ft.

Landscape Materials – Owner **agreed** to add to 2 (a) Seavey Road Right-of-Way an additional evergreen (now requiring 2 evergreens).

Multi-family Residential, Area 5 – Owner **agreed** to reduce maximum building height to 40'.

Plan Commission Recommendation, recommended removing the following language in Section 1. Loading Area and Loading Dock, item 3. (a). Similar Uses: If a particular use is not listed in the schedule of off-street loading requirements, the Community Development Director, where absent, the Village Administrator shall determine the loading requirements of said use by assigning the same loading facility requirements as another use which is deemed to be similar in nature to, and compatible with, said unlisted use. The reason for this was that if a use is not listed it is not permitted. The Owner, chose not to remove this language from the PDD.

ATTACHMENTS

- The Regulating Plan red-line version (PDD)
- Subdivision Variances
- Ordinance approving The Grove PDD Regulating Plan and Subdivision Variances – Subject to Attorney Review

COSTS

All costs associated with the PDD review are borne by the Applicant.

RECOMMENDATION

That the Village Board approve the proposed PDD for The Grove and related Subdivision Variances as revised, subject to:

1. Substantial compliance with the following submitted plans and documents:
 - Proposed Planned Development District Regulating Plan
 - Concept Plan Prepared by Crown Community Development and Norris Design
 - Concept Landscaping and Hardscaping Plans Prepared by Crown Community Development and Norris Design
 - Proposed Trails and Enhancements Prepared by Crown Community Development and Norris Design
 - Signage Plan Prepared by Crown Community Development and Norris Design
2. Per the Plan Commission Recommendation the Blackberry Township HR Green Traffic Study shall be incorporated subject to Village Engineer Approval.



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2024-0910__

**An Ordinance Granting a Planned Unit Development
(The Grove)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 10th day of September 2024

Published in pamphlet form
by authority of the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois
this 10th day of September 2024

ORDINANCE NO. 2024-0910__

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT DISTRICT
(THE GROVE)**

WHEREAS, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the land legally described in Exhibit A (“Property”), attached hereto and incorporated herein by reference, has newly been annexed into the Village of Sugar Grove pursuant to Ordinance No. _____; and,

WHEREAS, such land is the subject of an annexation agreement, which provides that the Village would zone the Property in accordance with that agreement; and,

WHEREAS, prior to the annexation of the land and the execution of the annexation agreement, all hearings required to be held before agencies of the Village took place pursuant to proper legal notice including publication and notice to all surrounding owners; and,

WHEREAS, prior to the adopting of this zoning, all hearings required to be held before agencies of the Village took place pursuant to proper legal notice including publication and notice to all surrounding owners; and,

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: ZONING CLASSIFICATION

- a. **Zoning.** That the property legally described in Exhibit A attached hereto and incorporated herein as if fully set forth in the body of this ordinance shall be and is hereby zoned and placed as follows:

Planned Development District, subject to all provisions and conditions as set forth in the Regulating Plan and Annexation Agreement for said Property, attached hereto and incorporated herein as Exhibits B and C respectively.

The Planned Development District is the preferred zoning designation for the Property because it will provide maximum flexibility for a broad mix of uses, including residential, commercial, and industrial, without the necessity of otherwise voluminous variations from normal zoning classifications. The PDD is intended to be developed in Areas as identified in the Regulating Plan.

- b. **Purpose.** The Village hereby finds that the Planned Development District has been created to assist the Planning Commission/Zoning Board of Appeals in governing their recommendations and actions of the development of the Property as it relates to both existing and contemplated land uses on the Property.
- c. **Intent.** The Regulating Plan and Planned Development District are intended to promote the public health, safety, morals, comfort, and general welfare of the Property; to provide for the orderly, balanced, and efficient growth and development of the Village through the positive integration of land use patterns, functions and circulation systems; to protect and enhance those assets and values that establish the desirable quality and general livability of the Village' to encourage new development contiguous to existing development; to guide and promote development to areas where public utilities, public roads, and municipal services are either available or planned; to encourage residential development in close proximity to places of work, shopping, and recreation; to guide development into energy efficient land use patterns; to insure the provisions of decent housing and a quality living environment for every resident of the Village; to promote access to housing opportunities for all economic, racial, religious, ethnic, and age groups; to promote a variety of housing types; to encourage quality design and practicable innovations in both housing structures and site development; to promote the provision of paved roads, sidewalks, utilities, and other public works and improvements to each residence within the Village through subdivision requirements or special assessments; to work toward accomplishing complete utilities, including water mains and separated storm and sanitary sewer in all parts of the Village; and to encourage the provision of underground utility lines, when applicable and commercially reasonable.
- d.

Existing Conditions. The Property is generally located in unincorporated portions of Kane County. The Property is currently being utilized for row crop farming. The development of the Property as set forth in the Regulating Plan is in general accordance with the Village's Comprehensive Plan. The Zoning Ordinance of the Village of Sugar Grove, Kane County, Illinois is hereby amended to provide for said zoning classification of Planned Development District on said Property.

SECTION TWO: REPEALER

That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of any such conflict.

SECTION THREE: SEVERABILITY

Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

SECTION FOUR: EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 10th day of September 2024.

Jennifer Konen,
President of the Board of Trustees

ATTEST: _____
Tracey Conti,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James White	_____	_____	_____	_____

Exhibit A

Legal Description

Exhibit B

Regulating Plan

Exhibit C

Annexation Agreement

THE PLANNED DEVELOPMENT DISTRICT THE REGULATING PLAN

I. THE PLANNED DEVELOPMENT DISTRICT

This Regulating Plan is intended to establish separate and distinct Zoning Areas (“Areas”) within the Property’s Planned Development District (“PDD”) which promote a growing tax and employment base, maintain a balance between residential and nonresidential land uses and create a unified planned development that provide compatibility in architectural design, landscaping, signage, and lighting.

This Regulating Plan establishes a development plan for the Property and establishes controls and regulations applicable thereto. To the extent this Regulating Plan or the Annexation Agreement (“Agreement”) address an aspect of the development of the Property, no other Village ordinance, regulation or policy shall apply to that aspect of development ~~of the Property~~. To the extent any provision of the Village Zoning Regulations conflicts with this Regulating Plan or the Agreement, the Regulating Plan and the Agreement shall control— Any changes in provisions of other Village ordinances mandated by the Village for life safety purposes and any changes to State or Federal laws, after adoption of this Regulating Plan and the Agreement, impacting the property are excluded from this restriction. Notwithstanding the foregoing, nothing in this Regulating Plan or the Annexation Agreement is intended to exempt the Property from generally applicable Village ordinances that are not expressly addressed by this Regulating Plan or the Agreement. To the extent this Regulating Plan or the Agreement are silent as to an aspect of the development of the Property, the other Village ordinances shall apply.

Where any Village ordinance is less restrictive than the requirements provided herein, a request for the least restrictive requirement shall criteria to apply except for Areas may be submitted as a Minor Change in Areas 1, 2, and 5 and as a Major Change in Areas 3 and Area 4, where the standards herein shall apply, as provided in Section IV of this Regulating Plan.

II. GENERAL: The following requirements apply across all Areas

1. PERMITTED USES:

- a. Use of a building, structure or land shall be allowed only in the Areas indicated and for the purposes specified in the following table of permitted uses. A principal use listed in the table in any Area denoted by the letter "P" is permitted by right in the identified Area, provided that all other requirements of State law, this ~~title~~ Regulating Plan, and all other applicable ordinances and regulations ~~of this Code~~ have been satisfied. A principal use listed in the table of permitted uses in any Area denoted by the letter "S" is a special use and permitted only subject to the provisions of the Regulating plan or Village Zoning Ordinance. A use of building, structure or land not expressly indicated by either "P" or "S" is not allowed in that Area.
- b. Should a proposed use not be specifically described or assigned a classification under this Regulating Plan, a request may be submitted that it be designated a “Similar Use.” The Village Administrator may allow a land use to be considered as a permitted or special use which, though not identified by name in this Regulating Plan of permitted or special uses, is deemed to be similar in nature, and clearly compatible with the listed uses. Any request for a use to be classified a Similar Use shall be submitted to the Village Administrator who, with the approval of the Village Attorney, shall select a use within the Planned Development District Ordinance, or the Regulating Plan which most closely approximates the proposed use using criteria

such as the nature of the use, conformance with the purpose of the Area in which it is proposed, aesthetics, traffic characteristics, and potential nuisance effects (noise, vibration, dust, smoke, odor, glare, hours of operation). The Village Administrator shall reference the Standard Industrial Classification (SIC) Code to determine similarity or compatibility. Once a Similar Use is determined, the proposed use shall comply with any conditions and review procedures that may apply to that use applicable to the zoning classification within which the use falls. If the Village Administrator determines that the proposed use is not a Similar Use, it shall be deemed a Major Change under this Regulating Plan

b.c. Permitted Use Table:

AREA	1	2	3A	3B	4	5
Commercial Uses:						
Art gallery			P	P	P	P
Auction room				S	S	S
Bank and financial institution			P	P	P	P
Banquet hall			S*	P*	P*	P*
Beauty shop, barber shop and day spa			P	P	P	P
Beer and/or Wine Garden**			P*	P*		
Bicycle sales and service			P	P	P	P
Car wash				S	P	P
Carpet and upholstery cleaners			S	P	P	P
Catering service			P	P	P	P
Cleaning service			P*	P	P	P
AREA	1	2	3A	3B	4	5
Clothing and costume rental store			P	P	P	P
Currency exchange, payday loan					S	S
Drinking establishment			P	P	P	P
Dry-cleaning establishment, incl on-site plant				P	P	P
Dry-cleaning establishment, w/o on-site plant			P	P	P	P
Equipment rental and leasing service, excluding truck or trailer rental			S	P	P	P
Entertainment/Gathering venue			S*	P*	P*	P*
Exterminating service					P	P
Fitness, health club			P	P	P	P
Florist			P	P	P	P
Food store			P	P	P	P
Food store, convenience			S	P	P	P
Furniture store			P	P	P	P

General Retail			P	P	P	P
General repair service			P	P	P	P
Home improvement center, incl lumberyard			S	S*	P*	P*
AREA	1	2	3A	3B	4	5
Hotel, motel and inn *			S	P	P	P
Ice cream parlor			P	P	P	P
Jeweler			P	P	P	P
Kennel (Boarding)				P*	P*	P*
Laundry service				P*	P	P
Locksmith			P	P	P	P
Lumberyard				S	P	P
Mailing service			P	P	P	P
Medical supply rental				P	P	P
Motor vehicle fuel station				S*	P*	P*
Motor vehicle parts retail				S	P	P
Motor vehicle repair shop (Class I-II)	-	-		S*	P*	P*
Motor vehicle repair shop (Class III-IV)	-	-		S	P*	P*
Motor vehicle rental				S	P	P
Motor vehicle sales			S	S*	P	P
Package liquor or wine retail			P	P	P	P
Pet grooming facility			-P	P	P	P
Pharmacy			P	P	P	P
Picture framing			P	P	P	P
Plant nursery, including retail sales			S	P	P	P
AREA	1	2	3A	3B	4	5
Printing and publishing			P	P	P	P
Resale shop			P	P	P	P
Restaurant			P	P	P	P
Restaurant, alcohol service			P	P	P	P
Restaurant, carry out			P	P	P	P
Restaurant, drive-through			S	P	P	P
Restaurant, live entertainment, or dancing			P	P	P	P
School, commercial			P	P	P	P
Small engine repair shop (not motor vehicle)				P	P	P
Sports and recreation, indoor			P	P	P	P
Sports and recreation, outdoor			S	S	P	P
Storage facilities, climate- controlled facilities				S	P	P
Tailor or dressmaker shop			P	P	P	P
Tattoo parlor				P	P	P

Theater			P	P	P	P
Tobacco or vape shop				S	PS	S
Undertaking establishment, funeral parlor, or mortuary			S	S	P	S
Veterinarian clinic			P	P	P	P
AREA	1	2	3A	3B	4	5
Office Uses:						
Contractor's office			P*	P	P	P
General office			P*	P	P	P
Medical laboratory			P*	P	P	P
Medical office			P	P	P	P
Industrial Uses:						
Assembly					P	
Data Center					P	
Data processing center					P	
Distribution Center					P	
Food processing**	-	-	-	-	S	-
Food production**	-	-	-	-	P*	-
Fulfillment Center					P*	
Industrial launderer					P	
Manufacturing, heavy	-	-	-	-	P*	-
Manufacturing, limited					P*	
Recycling facility	-	-	-	-	P*	-
Research and development laboratory, and technology center					P	
Sheet metal, machine or welding shop					P	
AREA	1	2	3A	3B	4	5
Sign fabrication					P	
Sorting Facility					P*	
Warehouse					P	
Warehouse, (cross-dock)					P*	
Warehouse, refrigerated (cold storage)					P	
Residential Uses:						
Active Adult**	P	P	P	P		P
Assisted living facility				P		P
Continuing care retirement center				P		P
Home Occupations	P	P	P	P	-	P
Model home	P	P	P	P		P
Multi-family dwellings above ground floor retail			P	P		P
Multi-family dwellings			P*	P*		P*

Senior congregate housing				P		P
Senior independent housing, multi-family dwellings		P		P		P
Senior independent housing, single-family attached dwellings		P		P		P
Senior independent housing, single-family detached dwellings	P	P				
Single-family dwelling, attached		P	P*	P*		
Single-family dwelling, detached	P	P				
Skilled nursing facility				P		P
AREA	1	2	3A	3B	4	5
Civic Uses:						
Animal shelter					P	P
Church, temple, mosque, synagogue, or religious retreat	P*	P*		P*	P*	P*
Civic building		P*	P	P	P	P
Community center, public or private building	P*	P*	P	P	P	P
Commercial antenna		S		S	S	S
Daycare, child	P	P	P	P	P	P
Daycare, adult	P	P	P	P	P	P
Dog Park**	P	P	P	P	P	P
Fire station and facilities		S	S*	S	S	S
Hospital					S	S
Library			P	P	P	P
Museum and gallery			P	P	P	P
Park, public or private	P	P	P	P	P	P
AREA	1	2	3A	3B	4	5
Police station and facilities			-P		S	P
Post Office and facilities			P	P	P	P
Public utilities facilities	P	P	P	P	P	P
Public works facilities					P	P
Rehabilitation/Memory Care Facility				P	P	P
School, performance arts			P	P	P	P
School, trade			P*	P*	P*	P*
Transportation Uses:						
Type 1 - Passenger Transportation					P*	S
Type 1 - Passenger Transportation with 20 or more vehicles					P*	
Type 2 - Courier Services					P*	P*

Type 2 - Courier Services with 20 or more vehicles					P*	
Type 3 - Local Trucking without storage					P*	S
Type 3 - Local Trucking without storage with 20 or more vehicles					P*	

* See Additional Standards for Specific Uses provided below

** See Definitions below

c.d. Definitions:

Any term not expressly defined herein shall be given the meaning set forth in the Village Zoning Ordinance, and if not defined in said ordinances, then by its plain meaning as specified in Webster's New Collegiate Dictionary (most recent edition).

Active Adult: A residential development restricted by covenant, as permitted by law, in which at least one member of the household is a person fifty-five (55) years of age or older and no permanent residents are minors.

Beer and/or Wine Garden: An outdoor location licensed for retail sale of alcohol/liquor. The area may be open air, roofed or unroofed.

Dog Park: An enclosed area that has been designated for use as an off-leash dog area or a park for the exclusive use of dogs and their handlers.

Entertainment/Gathering Venue: Real property with or without permanent structures for the purpose of housing private social events that are not open to the general public, including, but not limited to, weddings, wedding rehearsals, or wedding parties, with or without live entertainment, where food and drink may be consumed on site, but which provides no overnight accommodations.

~~Food processing: The transformation of agricultural products, such as grains, meats, vegetables, fruits, and milk, into food ingredients or processed food products.~~

~~Food production: The preparation of food in which raw agricultural materials that don't require processing or previously processed materials are converted into food products ready for human consumption.~~

d.e. Additional Standards for Specific Uses: In order to carry out the recommendations and the purposes and provisions of this PDD, the following uses permitted in the Permitted Use Table provided herein shall be subject to the following additional standards, conditions, and restrictions:

- (1) Banquet hall.
 - (a) Banquet activities shall not occur between the hours of 1:00 a.m. and 6:00 a.m.
 - (b) All events shall be held within a completely enclosed building. The ZoningVillage Administrator may authorize outdoor events provided the premises is not located adjacent to or within six

- hundred (600) feet of a residential home. The Zoning Village Administrator may impose additional conditions, restrictions and requirements to outdoor events as necessary to achieve the purpose of this section.
- (c) Size of events cannot exceed the maximum occupancy of the space dedicated to the banquet venue as determined by the Building Code or other applicable occupancy requirements.
 - (d) Does not provide carry-out service to the general public.
 - (e) The venue shall comply with all Village noise regulations and requirements.
- (2) Beer and/or Wine Garden:
- (a) A permanent fence, not less than four feet (4') in height must enclose the whole area in which alcoholic liquors are served, poured, mixed, or consumed.
 - (b) Each enclosed area shall have two points of ingress/egress, one for business purposes and the second for emergency exit only.
 - (c) No excessive music of any kind is played or broadcasted outside which disturbs the surrounding residential areas.
 - (d) It shall be the responsibility of the licensee to ensure that the noises are emitted from the premises will not disturb the surrounding residential areas and are ~~in compliance~~ in compliance with Village noise ordinances-.
- (3) Cleaning service:
- ~~(a)~~ Only permitted on the 2nd floor.
- (4) Community center, public or private building
- (a) Only permitted for the purpose of residential community amenity buildings.
- (5) Entertainment/Gathering Venue.
- (a) Size of events cannot exceed the maximum occupancy of the space dedicated to the venue as determined by the Building Code or other applicable occupancy requirements.
 - (b) Events over 200 people shall submit a parking plan and traffic control plan describing how traffic will be directed for events.
 - (c) Venue shall provide adequate bathrooms for the expected number of guests.
 - (d) Events over 200 people may occur only on Friday, Saturday, and Sunday or if a Special Event Permit from the Village is obtained.
 - (e) Friday, Saturday and holiday events shall end by 12:00 a.m. and events that occur Sunday through Thursday shall end by 10:00 p.m., excluding breakdown of the event.
 - (f) Any outdoor spaces shall be maintained in a neat and orderly condition and all event trash disposed of properly by the end of the next business day.
 - (g) Streets and driveways adjacent to the premises must be kept free of debris at all times.

- (h) The use of fireworks, searchlights, strobes and laser lights in connection with any event on the premises is not allowed, unless authorized by the Village ~~Board~~Administrator.
- (6) Fire station and facilities
 - (a) Restricted to South of Merrill Road.
- ~~(7) Food Production~~
 - ~~(a) Subject to approval of an Odor Mitigation Plan, if applicable, by the Village of Sugar Grove permitting authorities.~~
- ~~(8)~~(7) Fulfillment Center ~~and~~, Sorting Facility~~;~~, and Warehouse (cross-dock):
 - (a) Permitted use is subject to a collective cap of 1.5 million square feet of building floor area in Area 4. Collective square footage may exceed this cap by up to 10% with administrative approval ~~by Village Administrator~~. Fulfillment ~~and~~, Sorting Facilities and Warehouse (cross-dock) exceeding the collective cap may only be established as a Special Use in accordance with the Village of Sugar Grove Zoning Ordinance.
- ~~(9)~~(8) Home Improvement Center with lumberyard: Lumberyard shall be accessory to the retail use of the property. The lumberyard shall occupy a land area less than 25% of the total floor area devoted to the home improvement retail sales use. The lumberyard shall be fully screened by a masonry wall at least six (6) feet in height which is compatible with the retail building architecture.
- ~~(10)~~(9) Hotel, motel and inn:
 - (a) No guest rooms shall be directly accessible from a parking lot, vehicle parking area, or drive aisles.
 - (b) All guest room access must be through a common lobby, internal courtyard area, or other areas that are not directly adjacent to the parking areas.
 - (c) No extended stay hotels allowed.
- ~~(11)~~(10) Kennel (Boarding)
 - (a) Kennel facilities must be located a minimum of 100' from any residential use.
- (11) Laundry Service
 - (a) No dry clean processing permitted in Area 3.
- (12) Manufacturing, limited and heavy manufacturing.
 - (a) Noise, glare, vibration, odor, etc., shall be regulated according to standards established by the Illinois Pollution Control Board of the Environmental Protection Agency, as may be amended from time to time.
- (13) Motor vehicle fueling station
 - (a) Overnight parking is prohibited.
 - (b) Shower facilities are prohibited.
 - (c) Mechanical services are prohibited.
 - (d) Lounges are prohibited.
 - (e) No fueling pumps are permitted to be located behind the building.

(f) 70% masonry is required on the building façade, excluding windows.

(g) 100% masonry is required on the canopy columns.

(h) Each non-diesel fueling island shall have no less than 2 fuel dispensing cabinet per island.

~~(13)~~(14) Motor vehicle repair shop, all classes. All motor vehicle repair shops shall be subject to the following additional requirements:

- (a) No motor vehicle repair shop shall be operated or maintained in such a way that the shop, any vehicle being repaired in the shop, or any materials associated with the shop, are located or placed on a public or private street.
- (b) No motor vehicle repair use shall be located in any building that is used for residential purposes.
- (c) The motor vehicle repair use shall have a minimum lot frontage of one hundred feet (100') on a public or private street and direct vehicle access to and from the public street through a commercial driveway.
- (d) A sign identifying the motor vehicle repair use shall be displayed on the premises at all times.
- (e) A valid contract with a tire disposal company is required whenever tires are discarded.
- (f) A valid contract with a waste recycler for collecting waste oils and motor vehicle fluids is required whenever motor vehicle fluids are collected.
- (g) A valid contract with a battery recycling company for collecting and disposing of used batteries.
- (h) No motor vehicle repairs shall be performed before six thirty o'clock (6:30) A.M. or after eight thirty o'clock (8:30) P.M.
- (i) Service bay doors shall not be oriented towards any adjacent residential property.
- (j) All tires, barrels, discarded auto parts, and other outdoor storage of materials used or sold on the premises shall be screened from view from adjacent public or private streets and alleys, and adjoining properties by a solid screen barrier.
- (k) Motor vehicle repair uses that keep vehicles that are under repair on the premises overnight or longer shall provide parking or storage space for such vehicles separate from and in addition to required off- street parking. Such parking may be located in or outside the principal building but if located outdoors the parking/storage area shall be completely screened from view from any adjoining public or private property, streets and alleys.
- (l) All motor vehicle repair activities shall be performed in a completely enclosed building. Replacing windshield wipers, headlight and taillights, and dispensing air are exempt from this requirement.
- (m) Accessory truck and trailer rental is prohibited.

- (n) Accessory fuel sales, including the sale of compressed natural gas or liquefied petroleum, are prohibited; except accessory electric charging of vehicles shall be permitted.
- (o) Outdoor public address or loudspeaker systems are prohibited.
- (p) Vehicles being serviced or stored for customers shall not be parked on public or private streets, alleys, sidewalks or tree banks.
- (q) A single bay car wash containing either manual or automatic equipment is permitted as an accessory use only when used for washing motor vehicles repaired on the premises and subject to compliance with the standards of this section (motor vehicle repair shop, all classes).
- (r) The motor vehicle repair use shall be provided with barriers of such dimensions and design that occupants of adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles or the activities of the motor vehicle repair use.
- (s) The sale of any vehicles on the premises is permitted as an accessory use and is further limited to vehicles that have been repaired on the premises.
- (t) The premises of a Class I motor vehicle repair use shall not be located adjacent or across the street from any residential zoned lot.
- (u) The premises of a Class II motor vehicle repair use shall not be located less than one hundred fifty feet (150') from any residential zoned lot.
- (v) The premises of a Class III and Class IV motor vehicle repair use shall not be located less than six hundred feet (600') from any residential zoned lot.

(15) Motor vehicle sales

- (a) Outdoor motor vehicle sale lots are prohibited in Area 3B.

(14)(16) Multi-Family ~~Residential~~ dwellings

- (a) Multi-family uses with 200 units or greater must at a minimum provide a pool and fitness center for resident use and balcony or outdoor patios for each dwelling unit.

(15)(17) Office – Contractor, General and Medical Laboratory

- (a) Only permitted on the 2nd floor.

~~(16) Recycling Facility: All operations shall be fully enclosed.~~

(17)(18) Single Family ~~Attached~~ dwelling, attached

- (a) Within Area 3 – Front Load Townhomes are only permitted in Area 3B. Rear Load Townhomes are permitted in both Area 3A and Area 3B.

(18)(19) School, trade: All operations shall be fully enclosed.

(19)(20) Transportation Uses:

- (a) Premises may be used only for parking and short-term storage of vehicle fleet owned or leased by the occupant of the premises, or affiliate thereof. Short-term parking for a fee is

~~forbidden~~prohibited. A building having a minimum floor area of 1,200 square feet shall be provided on the premises for office purposes and functions.

- (b) Fleet vehicles shall be parked in an enclosed building or on a paved parking lot behind building, ~~no~~. No trailers shall be parked or stored in the front yard.
- (c) Must have a means to capture and properly dispose of hazardous material, i.e.: transmission fluids, lubricants, hydraulics, etc.
- (d) On-site vehicle maintenance facilities may be located on the premises and shall be used only to service fleet vehicles and are subject to motor vehicle repair regulations.
- (e) Additional standards and criteria for Type 3 Transportation Uses (Local Trucking with No Storage):
 - (i) Premises may be used only for parking and short-term (14 consecutive days or less) storage of truck fleet, including trailers.
 - (ii) Cargo may not be stored, repackaged, or sorted on the premises.
 - (iii) Semi-trailers are permitted on the premises at a 1:1 ratio, that is, one semi-trailer is permitted for each semi-tractor parked on the premises.
 - (iv) No inoperable vehicles shall be permitted on the premises, except those undergoing repair in a maintenance facility on the premises.
 - (v) If storing any type of trailer on lot, must be stored in rear yard, and screened from view with a privacy fence or landscaping.
 - (vi) Must clear all overweight vehicles with the Village Police Department.
 - (vii) Shipping containers shall not be permitted on the premises.

2. ACCESSORY USES, STRUCTURES, AND BUILDINGS:

- a. All accessory uses, accessory structures, and accessory buildings shall comply with the requirements of the Area in which they are located. No accessory use, accessory structure, or accessory building shall be established or erected on a lot or zoning lot prior to the establishment or erection of the principal use or principal building to which it is accessory.
- b. Where an accessory building is structurally attached to a principal building it shall conform to all regulations of this PD District ~~applicable to~~ and the Area in which the principal building is situated.
- c. Table of Permitted Accessory Uses and Structures: The following are permitted and special accessory uses, accessory structures, and accessory buildings when located in compliance with this PD District regulations of the Area in which they are located. An accessory use, structure or building not indicated by either "P" or "S" is not allowed in that Area.

AREA	1	2	3A	3B	4	5
Accessory Uses:						
Accessory Dwelling Unit	P*	P*				
Commercial outdoor dining			P*	P*	P*	P*
Commercial outdoor display**			P	S	S	S
Commercial outdoor sales			P	S	S	S
AREA	1	2	3A	3B	4	5
Commercial outdoor storage (including vehicles, equipment, materials, etc.)					S*	S*
Drive-throughs			S	P	P	P
Home occupations	P*	P*	P*	P*	P*	P*
Lighted recreational courts	P*	P*	P*	P*	SP*	P*
Loading areas			P	P	P	P
Recreational courts	P	P	P	P	SP	P
Residential chicken keeping (principal use shall be single family, and valid residential chicken keeping permit issued)	P*	P*				
Accessory structures:						
Awnings and canopies	P	P	P	P	P	P
Balconies	P	P	P	P	P	P
Bay windows	P	P	P	P	P	P
Cart corrals			P*	P*	P*	P*
Children's playhouses and playgroup equipment	P	P	P	P	P	P
Children's treehouses	P	P	P	P	P	P
Chimneys	P	P	P	P	P	P
Commercial communications antennas and satellite dishes, including all transmitting, except for amateur radio, which are not "customer end" antennas and which are used to provide service or signals beyond the location in which they are installed	S	S	S	S	S	S
AREA	1	2	3A	3B	4	5
Commercial mechanical equipment (including generators, air conditioners, etc.)	P	P	P	P	P	P
Decks	P	P	P	P	P	P
Dispensing cabinets (including ice, propane tank, etc.)	P*	P*	P*	P*	P*	P*
Eaves and gutters	P	P	P	P	P	P
<u>Electric vehicle charging station</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Fences, walls	P*	P*	P	P	P	P
Fuel or gas tanks (above and below ground)				S	P	P
Gardens (vegetable, crop)	P	P	P	P	P	P

Hot tubs and outdoor spas	P	P	P	P	P	P
Kennel, dog runs				P	P	P
Loading docks			P	P	P	P
Mailboxes	P	P	P	P	P	P
Nonresidential off street parking lots, drive aisles and driveways	P	P	P	P	P	P
Ornamental towers, scenery lofts, monuments, domes, spires, steeples, and water towers	P	P	P	P	P	P
AREA	1	2	3A	3B	4	5
Outdoor fireplaces and ovens	P	P	P	P	P	P
Parking lot light poles	P	P	P	P	P	P
Patios, sidewalks	P	P	P	P	P	P
Pergolas, arbors, and trellises	P	P	P	P	P	P
Picnic benches	P	P	P	P	P	P
Ponds	P	P	P	P	P	P
Recreational equipment (including basketball hoops, trampolines, etc.)	P	P	P	P	P	P
Residential communications antennas (TV, radio, etc.) and satellite dishes, including amateur radio and commercial communications antennas which are "customer end" antennas placed at a commercial location for purposes of providing services at the same location in which it is installed	P	P	P	P	P	P
Residential mechanical equipment (including generators, air conditioners, etc.)	P	P	P	P	P	P
Residential off street parking areas and driveways	P	P	P	P	P	P
Signs, flags, and flagpoles	P	P	P	P	P	P
Single bay car wash				P	P	P
Solar energy system level 1, building or ground mounted	P	P	P	P	P	P
Solar farm energy system, building mounted	S	S	S	S	S	S
<u>AREA</u>	<u>1</u>	<u>2</u>	<u>3A</u>	<u>3B</u>	<u>4</u>	<u>5</u>
Solar garden energy system, building or ground mounted	S*	S*	S	S	S	S
Solar Panels	P	P	P	P	P	P
Stairs, steps	P	P	P	P	P	P
Swimming pools	P	P	P	P	P	P
Trash dumpster enclosures	P	P	P	P	P	P
Vending machines (including pop, DVD, newspaper, etc.)	p*	p*	p*	p*	p*	p*
Wind turbines	P	P	P	P	P	P
Accessory buildings:						
Carport		S				

Doghouse	P	P				
Fuel Canopies				S	P	P
Garages	P	P	P	P	P	P
Gazebos	P	P	P	P	P	P
Greenhouses	P	P	P	P	P	P
Guardhouse	P*	P*			P*	P*
Shed	P	P	P	P	P	P
Shipping container	P* <u>S</u>	P* <u>S</u>	P* <u>S</u>	P* <u>S</u>	P* <u>S</u>	P* <u>S</u>
AREA Temporary Shipping Container	1P*	2P*	3A <u>P*</u>	3B <u>P*</u>	4P*	5P*
Storage buildings	P	P	P	P	P	P
Uses and buildings accessory to college, university, and school operations			P	P	P	P

* See Additional Standards for Specific Accessory Uses, Accessory Buildings and Accessory Structures below.

** See Definitions below

d. Definitions:

Any term not expressly defined herein shall be given the meaning set forth in the Village Zoning Ordinance, and if not defined in said ordinances, then by its plain meaning as specified in Webster's New Collegiate Dictionary (most recent edition).

Commercial Outdoor Displays: Outdoor display of any products actively available for sale to the general public by a retail business.

d.e. Additional Standards for Specific Accessory Uses, Accessory Buildings, and Accessory Structures:

(1) Accessory Dwelling Unit:

- (a) An accessory dwelling unit shall only be permitted for single-family detached homes.
- (b) The unit shall not comprise more than twenty-five percent (25%) of the floor area of the principal structure.
- (c) The unit shall be solely occupied by no more than two (2) persons per bedroom, related by blood or marriage to the owner of the principal residence.

(2) Cart Corral: Where a business provides shopping carts, dollies or other devices for customers to move merchandise around the premises, cart corrals shall be provided on the premises as follows:

- (a) A cart corral located within twenty-five feet (25') of the principal building on a lot shall be improved with four-foot (4') masonry screening walls that match the primary building material of the principal building.
- (b) A cart corral shall be located free of conflict with vehicular and pedestrian circulation within the parking lot.

- (c) Cart corral signage is limited to one sign per corral, which may be two sided and requires approval from the Zoning Official.
- (3) Commercial Outdoor Dining:
 - (a) Commercial outdoor dining area shall be fully enclosed by a fence or wall which is compatible with the principal building style. An emergency egress shall be provided.
 - (b) The area devoted to commercial outdoor dining shall be improved with a solid surface of brick, wood or composite deck material, concrete pavers, or poured concrete.
 - (c) Commercial outdoor dining area shall be operated only during the regular business hours of the principal use to which it is accessory including special events.
- (4) Commercial Outdoor Storage:
 - (a) The area devoted to commercial outdoor storage shall be improved with a dust free surface and shall be maintained in a neat and orderly condition.
 - (b) The area devoted to commercial outdoor storage shall be enclosed by a solid fence at least six feet (6') in height, but no greater than eight feet (8') in height and must meet the fencing standards outlined for the Area where the use is located.
 - (c) No equipment or materials shall be stored inside the area at a height greater than the height of the fence.
- (5) Dispensing Cabinet and Vending Machine:
 - (a) Dispensing cabinets and vending machines shall be located on an improved concrete surface.
 - (b) Dispensing cabinets and vending machines shall be located free of conflict with vehicular and pedestrian circulation on the lot.
 - (c) Dispensing cabinets and vending machines shall display the owner's name and contact information.
 - (d) No more than two (2) dispensing cabinets or vending machines shall be maintained on a lot.
 - (e) Dispensing cabinets and vending machines are prohibited on Single-Family residential dwelling lots.
- (6) Fences, walls
 - (a) The only walls permitted in Areas 1 and 2 are retaining walls with the exception of dumpster screening walls in Area 2.
- ~~(6)~~(7) Guardhouse
 - (a) Area 1 and Area 2: Limited to main entrances into a residential neighborhood.
- ~~(7)~~(8) Home Occupation:

General: The standards for home occupations are intended to ensure compatibility with other permitted uses and the residential character of the neighborhood, and to maintain the subordinate and incidental status of the home occupation. In general, a home occupation shall be an accessory use so located and conducted that the average neighbor, under normal circumstances, would not be aware of its existence.

Performance Requirements: A home occupation or profession, where permitted in the PD District, shall meet the following performance requirements, in addition to those standards applicable to the Area in which they are located:

- (a) Not more than one employee at a time, other than members of the immediate family occupying such dwelling, shall work on the premises.
- (b) No alteration of the principal building shall be made which changes the residential character of the dwelling.
- (c) No more than twenty five percent (25%) of the floor area of the residential dwelling unit or accessory building shall be devoted to any home occupation.
- (d) No traffic shall be generated by such home occupation in greater volume than would normally be expected from a residential dwelling.
- (e) No equipment or material used shall constitute a hazard, create a nuisance or interfere with the reception of broadcast signals.
- (f) All material, equipment, trash, merchandise or work in process shall be wholly enclosed within the primary dwelling.
- (g) No signage is permitted.

Permitted Home Occupations:

- (a) Artists, sculptors, woodworking or other crafts.
- (b) Authors.
- (c) Beauty parlors or barbershops, with a maximum of one chair/customer.
- (d) Daycare service, but not daycare centers or nursery schools.
- (e) Dressmakers, seamstresses or tailors.
- (f) Ministers, rabbis, priests, or members of religious orders.
- (g) Music, dancing, swimming or other similar instruction, provided that the instruction shall be limited to three (3) pupils at a time, except for occasional groups.
- (h) Offices, salespersons, sales representatives or manufacturers' representatives, provided, however, that no retail transactions shall be made on the premises except through telephone, facsimile or mail communication. Deliveries to the premises shall be made in a manner and frequency that is not disruptive and is in keeping with the residential neighborhood.
- (i) Planners, architects, attorneys, engineers, realtors, insurance agents, brokers, and members of similar professions.
- (j) Repair of small appliances, bicycles, and other similar home equipment, not including gas motors.
- (k) Any use not expressly permitted in this subsection is hereby prohibited.

(8)(9) Lighted Recreational Courts:

- (a) Lights are permitted from dusk until 9pm.

(10) Residential Chicken Keeping

- (a) Principal use shall be single family detached and a valid residential chicken keeping permit issued by the Village is required.

~~(9)~~(11) Temporary Shipping Container

- (a) Non-residential uses: Shipping container shall be located at least ten feet (10') from any building.
- (b) Non-residential uses: Shipping container shall not be maintained on a lot for more than ninety (90) days per calendar year, except as provided in 9(c) below.
- (c) All uses: A shipping container located on a lot which is under construction may remain on the lot as long as there is a valid building permit for the project located on the lot.

3. PERFORMANCE STANDARDS FOR HAZARDOUS MATERIALS: Hazardous substances are defined by the U.S. Department of Transportation (USDOT) in the Code of Federal Regulations (CFR), Title 49, Parts 100 to 177 (October, 1983). Specific hazardous substances are assigned to categories in the Hazardous Materials Table. Hazardous substances that are not listed in the Hazardous Material Table are assigned to categories based on the definitions of the categories.
- a. Prohibited Uses Involving Hazardous Substances. Certain substances pose high risk to public health and safety and to the air, surface and groundwater resources of the Village of Sugar Grove. Potential harm from exposure to these substances can be reduced by prohibiting large quantities of hazardous materials and hazardous waste from occurring in the Village. The following shall be prohibited on the Property:
- (1) Waste collection and transfer facilities which involve hazardous substances.
- (2) Uses involving:
- (a) Asphaltic and petroleum-based coating and preserving materials.
- (b) Formulations of chrome-copper-arsenate (CCC), pentachlorophenols (PENTA), creosote, and related chemicals.
- (c) Oils containing PCB's.
- (d) Used batteries, for recycling or processing.
- (e) Petroleum storage tanks, excluding retail gas stations, and petroleum storage tanks for the exclusive use of on-site fleet vehicles.
- (3) Primary and secondary metal industries that manufacture, produce, smelt or refine ferrous and non-ferrous metals, but excluding uses which roll, draw, extrude, cast, forge, heat treat, electroplate, plate, anodize, or color ferrous and non-ferrous metals.
- (4) Agricultural application of halogenated volatile liquid organic pesticides, such as ethylene dibromide (EDB) and dibromo chloropropane (DBCP), related chemicals and their commercial formulations. Other fertilizers, plant growth retardants and pesticides are allowed if applied in accordance with State and Federal standards for accepted ~~fanning~~farming and horticultural practices.

- (5) Uses involving nuclear fuels, fissionable materials and products, and reactor elements such as Uranium 235 and Plutonium 239.

~~b. Nonconforming Uses That Involve Hazardous Substances. Non-conforming uses are prohibited from increasing the quantities of hazardous substances used or produced on the premises.~~

~~e.b.~~ Other Uses Involving Hazardous Substances. It is the intention of these regulations to allow hazardous substances in a manner consistent with the recommendations of the Village's Comprehensive Plan and the purpose of the zoning restrictions in the Village while maintaining the safety and welfare of the general public and protecting the environment. Hazardous substances shall be permitted by on-site quality characteristics as defined herein.

~~e.c.~~ On-Site Quantity Characteristics of Hazardous Substances Definitions:

- (1) *Bulk Plant (BP)*: Hazardous substances at the bulk plant level are manufactured, collected, repackaged, stored, or distributed, but are generally not used on the site. Materials are stored in large, permanent tanks. Bulk plant quantities are larger than amounts transported in or any single shipment. Processors of hazardous substances will generally be at this level. Uses which produce hazardous substances as a by-product or accessory to another product are not in this category.
- (2) *Bulk Use (BU)*. Hazardous substances at the bulk use level are used or sold on site. The hazardous substances are incidental to the primary product or service of the use. Hazardous substances are transported to the site in an unpackaged form and are then transferred to the use's storage tank by hose, pipeline, conveyor belt, etc. On-site use of a portable tank such as rail car, tanker truck, or similar vehicle is considered to be at this quantity level. Use of containers over sixty (60) gallons in size is classified at this level.
- (3) *Package Use (PU)*. Hazardous substances at the package use level are stored in discrete containers of sixty (60) gallons or less which are handled individually or on pallets for purposes of transportation. Package use materials are used or sold on site. Packages may include cylinders, drums, boxes, glass jars, etc.
- (4) *Consumer Commodities (CC)*. Consumer commodities are packaged and distributed in a form intended or suitable for sale through retail sale outlets for consumption by individuals for purpose of personal care or household use.
- (5) *Trailer Storage*. Trailers and shipping containers shall not be used for storing hazardous substances. Storage for the purpose of this section shall mean a trailer or shipping container parked on the premises for more than seventy-two (72) consecutive hours.

~~e.d.~~ Table of Permitted On-Site Characteristics of Hazardous Substances by Area

On-Site Quantity Characteristics	AREA						
Hazardous Substance Category		1	2	3A	3B	4	5
Uses involving Class A or B Explosives	BP						
	BU						
	PU						
	CC						
Uses involving poison A or B, Pyrophoric liquid	BP						
	BU					S	
	PU					S	
	CC	P	P	P	P	P	P
Uses involving corrosives, Flammable gas or flammable liquid	BP					S	
	BU					S	
	PU					S	
	CC	P	P	P	P	P	P
Uses involving flammable solids, irritating non-flammable gas, ORM A, B or E, organic peroxide, or oxidizers	BP					S	
	BU					S	
	PU					P	
	CC	P	P	P	P	P	P
Uses involving combustible liquid	BP					S	
	BU	P	P	P	P	P	P
	PU	P	P	P	P	P	P
	CC	P	P	P	P	P	P

P=Permitted Use; S=Special Use

f.e. Fire Protection District Standards. In addition to these regulations, all storage or use of hazardous substances must be reviewed by the Fire Protection District in which the premises are located and must conform with all appropriate fire and building codes.

g.f. Fire And Explosion Hazards.

- (1) The storage, utilization or manufacture of materials or products ranging from free or active burning to intense burning (as determined for liquids by a closed cup flash point of less than one hundred eighty-seven degrees Fahrenheit (187°F), but not less than one hundred five degrees Fahrenheit (105°F)) is permitted, providing the following conditions are met:
 - (a) Said materials or products shall be stored, utilized or produced within completely enclosed buildings or structures having exterior walls of non-combustible construction, in accordance with the building code of the Village.
 - (b) Buildings in which such materials or products are stored, utilized or produced shall be set back at least one hundred (100) feet from lot lines, or in lieu thereof, all such buildings or structures shall be protected throughout by an appropriate fire suppression system for products and materials stored in accordance with the

Village's Building Code and standards prescribed by the National Fire Protection Association (NFPA).

- (2) The storage, utilization or manufacture of materials or products ranging from incombustible to moderate burning (as determined for liquids by a closed cup flash point of not less than one hundred eighty-seven degrees (187°F)) is permitted.
- (3) The utilization in manufacturing processes of materials which produce flammable or explosive vapors or gases (as determined for liquids by a closed cup flash point of less than one hundred five degrees Fahrenheit (105°F)) shall be permitted in an Industrial District, provided that:
 - (a) The final manufactured product does not itself have a closed cup flash point of less than one hundred eighty-seven degrees (187°F) Fahrenheit.
 - (b) The use and storage of such materials shall be in conformity with standards prescribed by the NFPA and with requirements of other ordinances of the Village.
 - (c) The storage of said material shall be prohibited above ground.
- (4) Detonable materials shall not be stored within two hundred (200) feet of a lot line in any industrial district, and not within one thousand (1,000) feet of any residence or residential district.

h.g. Radiation Hazards. The handling of any radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in conformance with applicable regulations of the Atomic Energy Commission, and the applicable regulations of an instrumentality of the State of Illinois.

i.h. Sources Of Illumination. Outdoor illumination on the premises shall comply with the regulations of Outdoor Illumination, of this PD District.

j.i. Industrial Wastewater Disposal. Where a use produced industrial sewage waste, the Fox Metro Sanitary District is responsible for reviewing and approving the connection, design and requirement for pre-treatment if necessary. Industrial wastewater is herein defined as the wastewater resulting from production, or resulting from the washing of equipment and vehicles, or resulting from similar activities. All industrial wastewater disposal must be approved by the Fox Metro Sanitary District prior to issuance of a Zoning Certificate.

k.j. Storm Water Disposal. All storm water, groundwater, and run-off from the watering of landscaping must be discharged into an adequate watercourse, water body, storm sewer or into an approved on-site disposal system. Storm water and groundwater disposal methods and the determination of the adequacy of the receiving systems require the approval of the Village Engineer prior to issuance of a Zoning Certificate.

l.k. All Other Hazards and Nuisances. Noise, glare, vibration, odor, and others shall be regulated according to standards established by the Illinois Pollution Control Board of the Environmental Protection Agency.

m.l. Certificate Of Compliance.

- (1) No use permitted in any manufacturing district shall be issued a zoning certificate until a certified statement has been signed by a qualified professional engineer and a responsible agent for the proposed use stating that all provisions of the performance standards set forth in this Article will be met.

- (2) No use permitted in any manufacturing district shall be issued a certificate of compliance until all provisions of this section have been complied with and tests on operating equipment made under normal operating conditions have been performed indicating full compliance with all performance standards. Such statement shall be certified and signed by a qualified professional engineer and a responsible agent for the operating use.

~~n.m.~~ Enforcement. The ~~Zoning~~Village Administrator shall enforce the provisions of this Section. Upon confirmation of a violation, enforcement and penalty provisions of Section 11-13-15 shall prevail. In addition, the ~~Zoning~~Village Administrator may require of the offending business or industry the installation, maintenance, and operation of continuous measuring or recording instruments to demonstrate the operation and to ensure continuous compliance with the prescribed standards.

~~e.n.~~ Violations. Established uses found to be in noncompliance will be liable for inspection fees and costs as well as penalties imposed by ~~a court, the Village, the administrative hearing officer, or a court of competent jurisdiction~~. In the event no due cause is found, the challenger will be liable for the fees and costs.

4. WASTE MATERIALS: No materials or waste shall be deposited upon a lot in such a form that they might be transferred off the property by natural causes or forces, such as water, wind or snow.
5. OFF-STREET PARKING: The following parking requirements shall apply. Administrative approval for variances may be granted: by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document. .
- a. Required parking for ~~residential~~Residential, Civic, and ~~commercial~~Commercial uses shall be located within three hundred feet (300') of the use served.
 - b. Required parking for ~~office, industrial~~Office, Industrial, Transportation and all other similar uses shall be located within eight hundred feet (800') of the use served.
 - c. Computation Rules: When determining the required number of off-street parking spaces, the following general rules apply:
 - (1) A requirement of a fractional space of one-half (1/2) or less may be disregarded while a fraction in excess of one-half (1/2) shall be counted as one (1) parking space.
 - (2) Floor area shall be calculated as the sum of the gross horizontal area of the multiple floors of a building or buildings, excluding:
 - (a) Areas used for off-street parking and loading facilities (including structured parking).
 - (b) The horizontal areas of the basement and cellar floors that are devoted exclusively to uses accessory to the operation of an entire building.
 - (c) The horizontal areas of boiler and mechanical rooms used for heating, ventilating, and air conditioning equipment, when located within a building.
 - (d) The horizontal areas used exclusively for storage within a building, except warehouses.

- d. On-Street Parking Credits: For on-street public parking spaces located contiguous to the property, a reduction in an equal amount of spaces will be made to the total required parking space count.
- e. Multiple Uses on a Lot: Where more than one (1) use operates on a lot, the required number of parking spaces shall be a cumulative total of each separate use. A collective parking plan may replace these standards but must provide for a minimum of 6 spaces per 1,000 SF of commercial floor area.
- f. Common/Shared Parking shall be permitted for all non-residential uses.
- g. Excess Off-Street Parking Spaces: This section does not prohibit the voluntary construction of additional off street parking spaces in addition to the number required.
- h. Accessible parking spaces, including signage and the design, location, number, and size of spaces, shall be provided in accordance with the Illinois Accessibility Code. For all requirements regarding accessible parking spaces, the Illinois Accessibility Code shall supersede and/or supplement the standards established by this section.
 - (1) Size: Each accessible parking space shall consist of an eight foot (8') wide parking space and an adjacent, diagonally striped, eight foot (8') wide access aisle. The length of accessible parking spaces shall be consistent with other parking spaces within the parking facility.
 - (2) Signage: Each accessible parking space shall be equipped with a sign which complies with the Illinois Accessibility Code. Signs shall be vertically mounted on a post or a wall at the front of the parking space, no more than five feet (5') horizontally from the front of the parking space and set four feet (4') from finished grade of the parking space to the bottom of the sign. The sign shall be centered between the accessible parking space and the accessible aisle.
 - (3) Location: Accessible parking spaces shall be located as close to the main entrance of the building as possible.
 - (4) Access: The required access aisle shall have a smooth transition with adjacent walk surfaces, either by joining at a common level or by use of a curb ramp.
 - (5) Number Of Required Accessible Spaces: Each off street parking facility shall provide accessible spaces at the rate provided in the required number of accessible spaces table below.

Total Number of Spaces	Required Number of Accessible Spaces
1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9

Total Number of Spaces	Required Number of Accessible Spaces
501 to 1,000	2%
Over 1,000	20 plus 1% of amount over 1,000

i. Design: Off street parking facilities shall meet the minimum design standards set forth below.

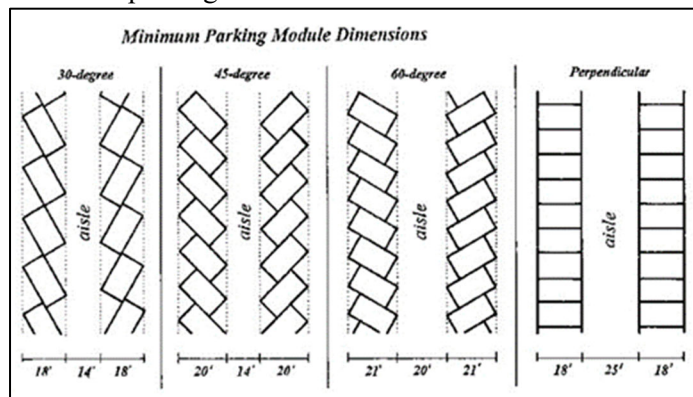
(1) Access: Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

(a) Width Of Driveways: Driveways that provide access to residential properties shall measure no less than nine feet (9') wide nor more than twenty feet (20') wide at the front lot line. Driveways that serve all other uses shall measure no more than twenty feet (20') wide for one-way traffic nor more than thirty-five feet (35') wide for two-way traffic at the front lot line.

(b) Location Of Driveways: Driveways on opposite sides of an arterial or collector street shall be either aligned or offset by no less than one hundred fifty feet (150') between the centerlines of each opposing driveway. Where physical conditions prohibit this alignment, the Community Development Director, where absent the Village Administrator, may waive this requirement.

(2) Minimum Dimensions: Off street parking facilities shall be maintained to the following standard dimensions:

(a) Required parking spaces shall measure at least nine feet (9') in width and at least eighteen feet (18') in length, exclusive of access drives or aisles, ramps, or columns for parking spaces constructed at a ninety-degree (90°) angle to the drive/aisle. For parking spaces constructed at any other angle, the dimensions required for parking spaces and drive aisles are provided by the minimum parking module dimensions illustration below.



- (b) Parallel Parking Spaces shall measure at least twenty-three feet (23') in length and eight feet (8') wide and the adjacent drive aisle must be a minimum of twelve feet (12') wide.
 - (c) Where parallel parking is provided on one side of the street and angled parking is provided on the opposite side, the adjacent drive aisle must be a minimum of twelve feet (12') wide.
 - (d) A reduction in the paved length of up to twenty-four inches (24") in parking space length may be allowed where a parking space is improved with a barrier curb over which an automobile bumper will hang.
 - (e) Required queuing spaces shall be a minimum of ten feet (10') in width and twenty feet (20') in length. Queuing spaces shall be provided free of conflict with any off-street parking space or drive aisle. Queuing spaces shall not be located within any required landscape yard nor the public right-of-way.
- (3) Circulation: Off street parking facilities shall be designed to ensure the safe and efficient circulation of both vehicular and pedestrian traffic and to minimize conflict between the two. Parking spaces shall be separated from any building, other than residential dwellings, by an unobstructed pedestrian walkway measuring at least eight feet (8') in width, except where trash enclosures and utility boxes are located, then the walkways can be reduced to four feet (4').
 - (a) Aisles And Parking Rows:
 - (i) Drive aisles throughout an off-street parking facility shall align as closely as practical in order to create four-way intersections.
 - (ii) Driveways that serve off street parking lots shall be located perpendicular to the public street for a distance of at least twenty feet (20') onto the property. No parking space shall be located within this twenty-foot (20') required transition area.
- j. Parking Schedule. Required Number of Off-Street Parking and Queuing Spaces: Off-Street parking and queuing spaces shall be maintained at the rate established by use in accordance with the following parking schedule. Where a multi-tenant commercial project is proposed, a collective parking plan may replace the standards below but must provide for a minimum of 6 spaces per 1,000 SF of commercial floor area. If a particular use is not listed, the Community Development Director, where absent, the Village Administrator shall determine the required number of off-street parking and queuing spaces for that particular use. Administrative approval by Village Administrator for parking reductions based on a Traffic/Parking Study may be granted. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.

Commercial Uses:	
Art gallery	4 spaces per 1,000 SF of floor area
Auction room	4 spaces per 1,000 SF of floor area
Bank and financial institution	4 space per 1,000 SF of floor area, plus 6 stacking spaces for each drive-up window provided
Banquet hall	1 space per 4 seats or 1 space per 50 SF of floor area when no fixed seating
Beauty shop, barber shop and day spa	10 spaces per 1,000 SF of floor area
Beer and/or Wine Garden**	If in a park, no requirements. If outside of a park area, 1 space per 4,000 SF.
Bicycle sales and service	4 spaces per 1,000 SF of floor area
Car wash	Automatic: 1 space per employee, plus stacking spaces equal to 5 times capacity of wash bay Manual: 1 space per employee, plus 4 spaces per washing bay (includes bay), 1 of which shall be directly in front of bay
Carpet and upholstery cleaners	4 spaces per 1,000 SF of floor area
Catering service	4 spaces per 1,000 SF of floor area
Cleaning service	4 spaces per 1,000 SF of floor area
Clothing and costume rental store	4 spaces per 1,000 SF of floor area
Currency exchange, payday loan	4 spaces per 1,000 SF of floor area
Drinking establishment	1 space per 100 SF of floor area
Dry-cleaning establishment, incl on-site plant	4 spaces per 1,000 SF of floor area
Dry-cleaning establishment, w/o on-site plant	4 spaces per 1,000 SF of floor area
Equipment rental and leasing service, excluding truck or trailer rental	4 spaces per 1,000 SF of floor area
Entertainment/Gathering venue	Spaces equal to 30 percent of capacity, but not less than 5 spaces per 1,000 SF of floor area, plus 1 space per 2 employees
Exterminating service	4 spaces per 1,000 SF of floor area
Fitness, health club	3 spaces per 1,000 SF of floor area
Florist	4 spaces per 1,000 SF of floor area
Food store	6 spaces per 1,000 SF of floor area
Food store, convenience	6 spaces per 1,000 SF of floor area
Furniture store	4 spaces per 1,000 SF of floor area
General Retail	4 spaces per 1,000 SF of floor area
General repair service	4 spaces per 1,000 SF of floor area

Home improvement center, incl lumberyard	3 spaces per 1,000 SF of floor area, plus 1 space per 3,000 SF of outdoor sales area
Hotel, motel and inn	1 space per room, 1 space per employee, plus additional spaces for accessory uses as required by this title
Ice cream parlor	4 spaces per 1,000 SF of floor area
Jeweler	4 spaces per 1,000 SF of floor area
Kennel (Boarding)	1 space per 400 SF of floor area but no fewer than 4 spaces
Laundry service	1 space per 2 washing machines
Locksmith	4 spaces per 1,000 SF of floor area
Lumberyard	4 spaces per 1,000 SF of floor area
Mailing service	4 space per 1,000 SF of floor area, plus 2 spaces per 3 employees
Medical supply rental	4 spaces per 1,000 SF of floor area
Motor vehicle fuel station	Full Self-service: 1 space per gasoline service bay (not including bay and excluding diesel bays), 1 space per repair service bay (not including bay), 1 space per employee, plus 1 space per vehicle owned or leased. Self-service: 1 space per gasoline service bay (not include diesel bays), 1 space per employee, plus 5 spaces per 1,000 SF of retail floor area
Motor vehicle parts retail	5 spaces per 1,000 SF of floor area
Motor vehicle repair <u>shop</u> (Class I-IV)	4 spaces per repair stall (not including repair stall), 5 spacer per 5,000 SF of floor area devoted to office/retail sales plus 1 space per vehicle leased, owned or rented
Motor vehicle rental	10 visitor spaces and 1 space per employee, plus 1 space per vehicle owned, leased, or rented by the use.
Motor vehicle sales	2.5 spaces per 1,000 SF of floor area, plus 1 space per 2,000 SF of outdoor sales area
Package liquor or wine retail	4 spaces per 1,000 SF of floor area
Pet grooming facility	1 space per 400 SF of floor area but no fewer than 4 spaces
Pharmacy	5 spaces per 1,000 SF of floor area
Picture framing	4 spaces per 1,000 SF of floor area
Plant nursery, including retail sales	5 spaces per 1,000 SF of floor area, plus 1 space per 3,000 SF of outdoor sales area
Printing and publishing	3 spaces per 1,000 SF of floor area
Resale shop	4 spaces per 1,000 SF of floor area
Restaurant	1 space per 100 SF of floor area, plus 8 stacking spaces per drive-through window
Restaurant, alcohol service	1 space per 100 SF of floor area, plus 8 stacking spaces per drive-through window

Restaurant, carry out	1 space per 100 SF of floor area, plus 8 stacking spaces per drive-through window
Restaurant, drive-through	1 space per 100 SF of floor area, plus 8 stacking spaces per drive-through window
Restaurant, live entertainment, or dancing	1 space per 100 SF of floor area, plus 8 stacking spaces per drive-through window
School, commercial	1 space per each employee, plus 1 space per 4 students
Small engine repair shop (not motor vehicle)	4 spaces per 1,000 SF of floor area
Sports and recreation, indoor <u>(with events)</u>	4 spaces per 1,000 SF of floor area. If use is greater than 100,000 SF, a parking plan is required with submittal and may require increased parking.
<u>Sports and recreation, indoor (without events)</u>	<u>3 spaces per 1,000 SF of floor area.</u> <u>If use is greater than 100,000 SF, a parking plan is required with submittal and may require increased parking.</u>
Sports and recreation, outdoor	1 space per 4,000 SF of recreation space
Storage facilities, climate-controlled facilities	3 spaces per 1,000 SF of floor area
Tailor or dressmaker shop	4 spaces per 1,000 SF of floor area
Tattoo parlor	4 spaces per 1,000 SF of floor area
Theater	1 space per each 4 seats
Tobacco or vape shop	4 spaces per 1,000 SF of floor area
Undertaking establishment, funeral parlor, or mortuary	1 space per 100 SF of floor area, and 1 space per employee, plus 1 space per vehicle owned, leased or rented
Veterinarian clinic	4 spaces per 1,000 SF of floor area
Office Uses:	
Contractor's office	3 spaces per 1,000 SF floor area
General office	3 spaces per 1,000 SF floor area
Medical laboratory	3 spaces per 1,000 SF floor area
Medical office	3 spaces per 1,000 SF floor area
Industrial Uses:	
All industrial uses	1 space per employee at peak shift, plus the lesser of 10 visitor spaces or 1 visitor space per 2 employees
Residential Uses:	
Accessory dwelling unit	1 space per dwelling unit
Active Adult	2 spaces per dwelling unit
Assisted living facility	0.5 space per dwelling unit
Continuing care retirement center	Use individual component requirements

Model home	2 spaces per dwelling unit
Multi-family dwellings above ground floor retail	1.5 space per dwelling unit
Multi-family dwellings	1.5 space per dwelling unit
Senior congregate housing	0.75 spaces per dwelling unit
Senior independent housing, multi-family dwellings	1.15 spaces per dwelling unit
Senior independent housing, single-family attached dwellings	1.5 spaces per dwelling unit
Senior independent housing, single-family detached dwellings	2 spaces per dwelling unit
Single-family dwelling, attached	2 spaces per dwelling unit
Single-family dwelling, detached	2 spaces per dwelling unit
Skilled nursing facility	1 space per each 4 beds, plus 1 space per each employee
Civic Uses:	
Animal shelter	4 spaces per 1,000 SF of floor area
Church, temple, mosque, synagogue, or religious retreat	1 space per 4 seats, or 1 space per 90 linear inches seating capacity in main chapel or auditorium
Civic building	5 spaces per 1,000 SF plus 1 space per vehicle leased, owned or rented by the Village agency
Community center, public or private building	4 spaces per 1,000 SF of floor area, plus 1 space per employee
Daycare, child	1 space per employee, plus 2 spaces per each 15 children
Daycare, adult	1 space per employee, plus 2 spaces per each 15 adults
Dog Park	Follow requirements for Park uses.
Fire station and facilities	1.5 spaces per each employee/volunteer
Hospital	1 space per each 2 beds, 1 space per 2 employees and 1 space per each 2 doctors
Library	1 space per 300 SF of floor area
Museum and gallery	4 spaces per 1,000 SF of floor area
Park, public or private	For Parks that are 2 acres or greater in total area: No requirements if included in a collective parking plan. 2 spaces per 1 acre if standalone. Parks less than 2 acres: No parking requirement
Police station and facilities	1.5 spaces per each employee/volunteer
Post Office and facilities	4 space per 1,000 SF of floor area, plus 2 spaces per 3 employees
Public utilities facilities	5 spaces per 1,000 SF plus 1 space per vehicle leased, owned or rented by the Village agency

Public works facilities	5 spaces per 1,000 SF plus 1 space per vehicle leased, owned or rented by the Village agency
Rehabilitation/Memory Care Facility	Use individual component requirements
School, performing arts	1 space per 5 students plus 1 space per 2 employees
School, trade	1 space per 5 students plus 1 space per 2 employees
Transportation Uses:	
Type 1 - Passenger Transportation	1 space per employee at peak shift, plus 1 space per vehicle leased, owned or rented by the business
Type 1 - Passenger Transportation with 20 or more vehicles	1 space per employee at peak shift, plus 1 space per vehicle leased, owned or rented by the business
Type 2 - Courier Services	1 space per employee at peak shift, plus 1 space per vehicle leased, owned or rented by the business
Type 2 - Courier Services with 20 or more vehicles	1 space per employee at peak shift, plus 1 space per vehicle leased, owned or rented by the business
Type 3 - Local Trucking without storage	1 space per employee at peak shift, plus 1 space per vehicle leased, owned or rented by the business
Type 3 - Local Trucking without storage with 20 or more vehicles	1 space per employee at peak shift, plus 1 space per vehicle leased, owned or rented by the business

k. Bicycle parking facilities:

- (1) Number Of Bicycle Parking Spaces Required.
 - (a) Non-Industrial Uses: Bicycle parking spaces shall be provided at a minimum rate of five percent (5%) of the total number of vehicle parking spaces in any off-street parking facility.
 - (b) Industrial Uses: Bicycle parking spaces shall be provided at a minimum rate of one percent (1%) of the total number of vehicle parking spaces in any off-street parking facility.
- (2) Location:
 - (a) Bicycle parking facilities shall be located within fifty feet (50') of the entrance of the use served and outside of all vehicle and pedestrian circulation paths, except in Area 3 where the bicycle parking facilities may be located within one hundred feet (100') of the entrance of the use served. Any required bicycle parking spaces may be located within a building.
 - (b) Common bicycle parking may be provided at the Village Green or Village Park and shall count towards the bicycle parking requirements for all non-residential uses south of Denny Road.
- (3) Surfacing: Bicycle parking facilities shall be improved with a hard surface and a bicycle rack shall be permanently anchored to the surface. Any bicycle parking spaces provided in buildings may have other appropriate material standards congruent with the building materials.
- (4) Use: Bicycle parking facilities shall be used exclusively for the temporary storage of bicycles.

1. Loading Area and Loading Dock:

(1) Industrial Use Truck Docks

- (a) The number of truck docks along a single building face shall not exceed 1 dock for every 15 linear feet of said building face.
- (b) Buildings directly adjacent to Seavey Rd shall not have truck dock doors or trailer courts facing Seavey Rd.
- (c) For buildings directly adjacent to I-88, no truck docks shall face I-88 unless the trailer court and truck docks are concealed from public view by a landscape berm that provides screening or fence not less than 8 feet nor greater than 14 feet in height. Screening shall not be required where natural topography or existing landscaping provides for screening from I-88.
- (d) Provide on-site staging area for arrival of trucks to ensure trucks do not queue on public streets. If the premises have a controlled access point, there must be sufficient queuing space on the premises to prevent trucks from parking or queuing on public streets.

(e) Public streets shall not be used to maneuver into loading docks.

(2) Every building with Commercial Use which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, shall be required to provide off-street loading zones in accordance with requirements of this section.

(3) Required Number of Off-Street Loading Berths: Unless otherwise permitted by the Community Development Director, where absent, the Village Administrator, loading berths shall be provided based on building square footage at the following rate:

- (a) Similar Uses: If a particular use is not listed in the schedule of off-street loading requirements, the Community Development Director, where absent, the Village Administrator shall determine the loading requirements of said use by assigning the same loading facility requirements as another use which is deemed to be similar in nature to, and compatible with, said unlisted use.
- (b) Computation: When determining the required number of off-street loading spaces, the following general rules apply:
 - (i) A requirement of a fractional space of one-half (1/2) or less may be disregarded while a fraction in excess of one-half (1/2) shall be counted as one (1) parking space.
 - (ii) Floor area shall be calculated as the sum of the gross horizontal area of the multiple floors of a building or buildings.

Floor Area (SF)	Loading Berths Required
Less than 5,000	0
5,000-15,000	1
15,001-50,000	2

50,001-100,000	3
100,000+	1 per fraction of 100,000 sq.ft.

- (4) Location of Off-Street Loading Facilities: All off street loading facilities shall be located on the same zoning lot as the use served, unless central loading facilities are established.
- (a) Central Loading Facilities: The following requirement shall apply to shared loading facilities:
- (i) Each lot to be served shall have direct access to the central loading facility without crossing streets or alleys.
 - (ii) The total number of off-street loading zones provided is not less than the sum of the separate requirements for each use.
 - (iii) Each lot to be served shall be no more than three hundred feet (300'), including streets, drives and alleys, from the central loading facility.
- (5) Design:
- (a) A loading berth shall at minimum measure:
 - (i) Areas 4 and 5: Ten feet (10') wide and thirty feet (30') in length.
 - (ii) Area 3: Ten feet (10') wide and twenty-five feet (25') in length.
 - (b) All off-street loading berths shall have a clear height of fourteen feet (14').
 - (c) All off-street loading facilities shall be improved with 2" surface course, 4" binder course, and 12" aggregate base course. Alternative pavement design may be administratively approved-
by Village Administrator.
 - (d) All off-street loading facilities shall be designed so that all maneuvering shall occur on site and shall not require maneuvering within any public right-of-way.
 - (e) No off-street loading space shall conflict with off street parking space, drive aisle, nor fire lane.
 - (f) Loading areas shall be clearly defined by pavement striping which discourages automobile parking.
 - (g) All loading areas shall be improved with a six-inch (6") barrier curb or an equivalent curb design. A variance may be allowed by ~~administrative staff~~Village Administrator approval. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
- (6) Vehicle Use Area Design Standard:
- (a) In Area 2 and 3: An interior landscape island measuring at least eighteen feet (18') in depth and nine feet (9') in width shall be installed for each twelve (12) parking spaces in a parking lot.

- (a)(b) In Areas 4 and 5: An interior landscape island measuring at least eighteen feet (18') in depth and nine feet (9') in width shall be installed for each eighteen (18) parking spaces in a parking lot.
- (b) Six-inch (6") barrier curb is required around the perimeter of vehicle use areas for Commercial, Residential and all other uses.
- (c) One-way driveways shall not exceed twenty feet (20') in width, excluding width for necessary turning lanes, at the street lot line and for twenty feet (20') onto the lot.
- (d) Two-way driveways shall not exceed thirty-five feet (35') in width, excluding width for necessary turning lanes, at the street lot line and for twenty feet (20') onto the lot.
- (7) Surfacing standards. All off-street parking lots, driveways and driveway aprons shall be improved with a hard surface, as follows:
- (a) ~~Residential And Commercial~~All Parking Lots and Driveways shall be constructed based on the following requirements:
- (i) Asphalt: Compacted crushed CA-6 aggregate base (subbase granular material type B), not less than ten inches (10") thick, and surfaced with hot mix asphalt binder course IL-19.0, N50, not less than 2.5 inches thick and hot mix asphalt surface course, mix D, N50, not less than two inches (2") thick.
- (ii) Concrete: Compacted crushed CA-6 aggregate base (subbase granular material type B), not less than six inches (6") thick, and portland cement concrete, Class SI, 6-bag, not less than six inches (6") thick.
- (iii) Stamped Concrete: Compacted crushed CA-6 aggregate base (subbase granular material type B), not less than seven inches (7") thick, and portland cement concrete, Class SI, 6-bag, not less than six inches (6") thick.
- (iv) Pavers: Compacted crushed CA-6 aggregate base (subbase granular material type B), not less than eight inches (8") thick, sand bedding course not less than one inch (1") thick, and eight thousand (8,000) psi portland cement concrete brick not less than 2.75 inches thick.
- (b) Heavy Trucks are defined as Class 7 (GVWR of 26,001-33,000 lbs.) and Class 8 (GVWR of greater than 33,001 lbs.) vehicles. Loading Areas and Driveways Used by Heavy Trucks shall be constructed based on the following requirements:
- (i) Asphalt: Compacted crushed CA-6 aggregate base (subbase granular material type B), not less than ten inches (10") thick, and surfaced with hot mix asphalt binder course IL-19.0, N50, not less than 2.5 inches thick and hot mix asphalt surface course, mix D, N50, not less than two inches (2") thick.
- (ii) Concrete: Compacted crushed CA-6 aggregate base (subbase granular material type B), not less than eight

6. BUILDING APPEARANCE STANDARDS:

- a. In all Areas on the Property, all new buildings shall comply with the following building material and appearance guidelines:

	Commercial	Office	Industrial	Residential	Civic	Transportation
Precast Concrete Panels	P	P	P	P ¹	P	P
Cement Board	P	P	P	P	P	P
Face Brick	P	P	P	P	P	P
Stone/Masonry <i>(Cultured Permitted)</i>	P	P	P	P	P	P
Decorative Concrete Block	P	P	P	P	P	P
Architectural Steel and Glass	P	P	P	P	P	P
Insulated Metal Panel <i>(Limited to Cold Storage Facilities Only)</i>			P			
EIFS/Stucco	P	P	P	P	P	P
Wood	P	P	P	P	P	P
Wood Shakes				P		
Horizontal Wood	P	P	P	P	P	P
Vinyl				P * ²		

¹~~Subject~~ Only permitted on Multi-family dwellings, Skilled nursing facilities and Senior independent housing, multi family dwellings.

²Subject to Area 1 and Area 3 additional standards

Note: Additional materials may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.

- b. Shipping Containers may be utilized in commercial applications as the primary or accessory building structure. Aesthetics must be in keeping with the character of the adjacent area— and is subject to the Minor change as provided for in Section IV of this document
- c. Articulation: Any non-residential building façade parallel with a public right of way shall provide a break in the horizontal expanse at 100 feet intervals, at minimum. All other building facades should provide a break in the façade every 250 feet at a minimum, excluding walls with dock doors as off-sets will present construction and operational issues. The break may be accomplished by the following:
- (a) Building Materials
 - (b) Color Change

- (c) Texture Change
 - (d) Windows
 - (e) Four feet (4') Deep Offset (minimum)
- d. Roof-Mounted Mechanical Equipment: All roof-mounted equipment which extends four feet (4') or greater above the roof plane shall be screened from view from adjacent property lines. Commercial buildings shall make use of parapet walls, to screen roof mounted equipment. Industrial and commercial buildings may utilize dark colored screening enclosures or parapet walls, provided that they are designed to blend with the architectural style, materials, and color of the building. Parapet walls are excluded from building height measurements. Variance may be granted administratively by Village Administrator, for any alternative design solutions. Any denial of a requested variance may be appealed as a Minor Change for in Section IV of this document.
- e. Ground-Mounted Mechanical Equipment:
 - (1) Enclosure walls or fences to screen service and utility areas (such as HVAC, mechanical equipment, utility services, storage yards, or satellite antennas) shall not exceed:
 - (a) Area 4: Eight (8') feet in height
 - (b) Areas 1, 2, 3, and 5: Six (6') feet in height
 - (2) Enclosure walls or fences to screen service and utility areas shall be designed to blend with the architectural style, materials and color of the principal building.
 - (3) Landscaping may be an appropriate screening.
- f. Building Height Calculation: Building height shall be measured from the finished floor elevation to the average perimeter roof height. Parapet walls, roof mounted equipment, and equipment access structures shall be excluded from building height calculations.

f.g. Other Appearance Criteria

- (1) See Area Specific Standards.
7. TREE PRESERVATION/MITIGATION: To the extent practicable healthy and mature trees will be preserved. When preservation is not achievable the following shall apply:
- a. Where it is determined that trees twelve inches (12") dbh or greater must be removed to allow for proposed development, mitigation tree replacement will be required as follows:
 - (1) Not less than one (1) 2.5-inch caliper tree shall be required for each 12 inches (12") of tree diameter, as measured at breast height, proposed to be removed that requires mitigation. However, in no instance shall more than three (3) 2.5-inch caliper replacement trees be required for any tree removed for mitigation. ~~Street~~, Open Space, Park, Buffer, Berm and Stormwater Management Facility ~~and Lot~~ trees shall count towards all mitigation requirements.
 - (2) Tree replacement will be handled on a project wide basis for the entire ±760-acre development. An inventory of removed and replaced trees will be kept on file with the Owner and provided to the Community Development Department when requested.

- (3) A tree inventory and condition assessment must be performed by a certified arborist on all trees proposed to be removed. Any tree rated 4-5 (very poor to dead) shall be excluded from the tree replacement requirements. Furthermore, invasive trees and undesirable tree species as recommended by a certified arborist and reasonably agreed upon by the Village shall not be required to be replaced.

8. OUTDOOR ILLUMINATION: The following outdoor illumination requirements shall apply:

a. Illumination Standards

(1) Gross emission of light

(a) Commercial, Office, Industrial, Civic and Transportation uses:

- (i) The total light output from all luminaires used for outdoor lighting shall not exceed 100,000 lumens per acre. Lighting installations located under canopies shall only contribute 50% toward this limit.
- (ii) For the purpose of this calculation, the lamp lumen output is defined as the initial lumen rating declared by the manufacturer, which consists of the lumen rating of a lamp at the end of 100 hours of operation. A sample calculation of gross emission of light is as follows:

Lumens per fixture (based on fixture type) x quantity of fixtures = total lumens.

Sum the total lumens for all fixtures / total acres = **total lumens per acre (gross emission of light).**

(b) Exemptions:

- (i) Lighting for outdoor athletic fields on public property, outdoor events, special events.
- (ii) Emergency egress lighting and lighting required by Village, county, state or federal law.
- (iii) Street lighting.
- (iv) Lighting installations for non-internally illuminated signage not exceeding 800 lumens.

(2) Light intensity and uniformity

(a) Commercial, Office, Industrial, Civic and Transportation uses:

During permitted hours of operation, outdoor lighting shall meet the following requirements for light level as measured in the plane of the illuminated surface:

- (i) Motor vehicle fueling station pumping areas shall be required to meet a minimum standard of 10 footcandles and not exceed a maximum of 30 footcandle. If greater than 30 footcandles are required a variance may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a

Minor Change as provided for in Section IV of this document.

(ii) Drive-in and drive-through canopies shall not exceed a maximum of 15 footcandles.

(b) Digital outdoor display: A digital outdoor display shall be equipped with a light sensor which shall automatically adjust the luminance of the sign in response to the level of the outdoor lighting in a range between 40 nits during the nighttime hours and 5,000 nits during the daytime hours. Brightness must be measured from the brightest element of the sign's face. The applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set so that it shall not exceed the luminance levels for day and night. Daylight hours are defined as dawn until dusk.

(3) Light direction and control

Any luminaire which is used for uplighting shall have the necessary shielding and/or beam-angle control and/or shall be aimed to substantially confine the directed light to the object intending to be illuminated. Uplighting shall only be permitted for landscape lighting, architectural lighting, flag lighting, and lighting of ground-mounted signs that are not internally illuminated. If downlighting shall not exceed one thousand and seven hundred fifty hundred (1,750) lumens output. Uplighting applications shall meet the following requirements:

<u>Uplighting Application</u>	<u>Maximum Inclination</u>	<u>Maximum Light Output (lumens)</u>
<u>Landscape lighting</u>	<u>60°</u>	<u>1,100³ (up to 45°)</u>
		<u>800⁴ (up to 60°)</u>
<u>Architectural lighting</u>	<u>45°</u>	<u>1,100³</u>
<u>Flag lighting¹</u>	<u>60°</u>	<u>1,100³ (up to 45°)</u>
		<u>800⁴ (up to 60°)</u>
<u>Sign lighting²</u>	<u>45°</u>	<u>1,100³</u>
<u>Notes:</u>		
<u>¹The tradition of lowering flags at sunset or the use of a top-mounted fully shielded fixture is encouraged.</u>		
<u>²Ground-mounted, non-internally illuminated signs only.</u>		
<u>³Typical 75W incandescent bulb or 50W low-voltage halogen landscape bulb.</u>		
<u>⁴Typical 60W incandescent bulb or 35W low-voltage halogen landscape bulb.</u>		

(a) Residential Uses

(i) Any luminaire with a light output exceeding 1,100 lumens which is used for outdoor lighting shall have the necessary shielding and/or beam-angle control and/or shall be aimed so that the direction of all directly emitted light is at or below horizontal. Any luminaire output less than what is listed above does not require shielding. If a

motion-activated sensor that illuminates the luminaire for no more than five minutes upon activation is used, said luminaire shall have a light output of up to 2,200 lumens (or incandescent bulb of 150 watts).

- (ii) Any luminaire with a light output exceeding 2,200 lumens (or incandescent bulb of 150 watts) which is used for outdoor lighting shall have the necessary shielding and/or beam-angle control and/or shall be aimed so that the light source is not visible along any property line, as viewed at a height of 36 inches above grade.

- (b) Commercial, Office, Industrial, Civic and Transportation uses: Except as otherwise stated herein, any luminaire which emits light directed at a building, sign, billboard, or other outdoor feature shall be located at or above the top of said object and be aimed and controlled so that the direction of all emitted light is at or below horizontal and the directed light is substantially confined to the object intended to be illuminated.

(4) Light trespass.

- (a) Except for street lighting, light emitted from outdoor lighting on any lot shall not cause the light level along any property line, as measured at a height of 36 inches above grade in a plane at any angle of inclination, to exceed the following limits:

<u>Emitting Lot Use</u>	<u>Impacted Lot Use</u>	<u>Maximum Light Level (footcandles)</u>
<u>Residential use</u>	<u>Residential use</u>	<u>0.1</u>
<u>Residential use</u>	<u>Commercial, Office, Industrial, Civic and Transportation uses</u>	<u>0.5</u>
<u>Commercial, Office, Industrial, Civic and Transportation uses</u>	<u>Residential use</u>	<u>0.1</u>
<u>Commercial, Office, Industrial, Civic and Transportation uses</u>	<u>Commercial, Office, Industrial, Civic and Transportation uses</u>	<u>0.5</u>

(5) Permitted hours for outdoor lighting.

- (a) Commercial, Office, Industrial, Civic and Transportation uses: Except for street lighting, outdoor lighting (including, but not limited to, parking lot area, architectural lighting, landscape lighting, etc.) is permitted to be lighted between one-half hour before sunset and 10:00 p.m. or one hour after the close of business based on normal hours of operation of the business, whichever is later. Thereafter, for safety and security purposes, security lighting is permissible at a total light output not greater than 25% of the total light output from all outdoor lighting

located on the lot during permitted outdoor lighting hours. During security lighting hours, no luminaire shall exceed its light output exhibited during permitted outdoor lighting hours.

(b) Exemptions:

(i) Businesses that are open 24 hours.

(ii) Sports and recreation, outdoor. Outdoor lighting of an outdoor sports and recreation facility of an organized sporting event that is in progress at the close of permitted outdoor lighting hours shall be allowed to remain illuminated until 30 minutes after the conclusion of the event, but no later than 11:00 p.m. No outdoor lighting of the outdoor athletic field for any sport or recreational purpose shall be initiated after 10:00 p.m.

b. Luminaire Standards

(1) Fully shielded requirement. Except for uplighting applications permitted herein, any luminaire used for outdoor lighting for Commercial, Office, Industrial, Civic and Transportation uses shall be a fully shielded luminaire and shall be installed in the proper orientation to achieve fully shielded performance with respect to a horizontal plane.

(2) Light pole height

(a) The light pole height of any luminaire used for outdoor lighting on any lot, except for street lighting, shall not exceed the following limits:

<u>Use</u>	<u>Maximum Light Pole Height¹</u>
<u>Commercial, Office, Residential (excluding single family dwellings), Civic and Transportation</u>	<u>25'</u>
<u>Industrial</u>	<u>35'</u>
<u>¹Install height is measured from finished grade to the top of the fixture.</u>	

(3) Street lighting: Any luminaire used for street lighting shall be a fully shielded seventy-watt high-pressure sodium (HPS) luminaire, or approved equivalent to high-pressure sodium (HPS) in correlated color temperature (CCT) as measured in degrees Kelvin, and shall be installed in the proper orientation to achieve fully shielded performance with respect to a horizontal plane at all public and private streets.

(4) Light source requirements. All light sources must have a correlated color temperature of 3,000° Kelvin or less.

a-c. The following outdoor illumination standards shall be permitted, none of which shall be construed as allowing light trespass onto adjoining properties or roadways, nor nuisance glare or disabling glare.

(1) Lighting within the public right-of-way or easements which serves the principal purpose of illuminating streets and sidewalks and bike paths.

- ~~(2)~~ Seasonal decorations in place no longer than two (2) months before a holiday or thirty (30) calendar days after the holiday.
- ~~(3)~~(2) Security lights that are controlled by a motion sensor switch which extinguishes the light within thirty (30) minutes after activation.
- ~~(4)~~(3) Recreational use lighting under the control of a public or not for profit organization.
- ~~(5)~~(4) Lighting which is used to outline a building or features of a building including windows for non-residential uses.
- ~~(6)~~ Uplighting when lighting the American flag, trees, monument signs, or artwork including murals shall be permitted. Uplights shall not exceed two thousand six hundred (2600) lumens (150 watt incandescent or 25 watt LED) output.
- ~~(7)~~(5) Outdoor festoon lights and lanterns, including tree lighting, for non-residential uses including parks.
- ~~(8)~~(6) Neon lights utilized for signage.
- ~~(9)~~d. Uplighting and downlighting shall be permitted for the purpose of illuminating the stage in Area 3A. Use of uplighting shall be restricted to active use of the stage. Exempt Outdoor Lighting. The following outdoor lighting applications are exempt from all requirements herein.
 - ~~(10)~~ On lots containing Industrial Uses the maximum light pole height behind the front building line is forty feet (35').
 - ~~(11)~~ On lots containing a fueling station: Under the canopy, a maximum of 45 foot candles is permitted. This use is not subject to the maximum average light intensity of a parking lot and light trespass requirements.
 - (1) Seasonal decorations in place no longer than forty-five (45) calendar days before a holiday or thirty (30) calendar days after the holiday.
 - (2) Underwater lighting used for the illumination of swimming pools and fountains.
 - (3) Lighting required by Village, county, state, or federal law, including single-purpose emergency egress lighting on the building.
 - (4) Temporary lighting used for holiday decoration.
 - (5) Decorative yard lighting characterized by a flame source.
 - (6) Portable lighting temporarily used for maintenance or repair that is not deemed by the Village to create a hazard or nuisance.
 - (7) Emergency response lighting used by police, fire-fighting, emergency management, or medical personnel at their discretion as long as the emergency exists.
 - (8) Lighting for Village-approved special events such as carnivals, circuses, festivals, picnics, fairs, civic events, and exhibitions.
 - (9) Temporary lighting required for road construction or other public improvements.
- b-c. Prohibited Outdoor Illumination. The following outdoor illumination shall not be permitted:
 - (1) Permanent strobe lights, search lights, and laser lights, including laser light shows and aerial laser lights, except if temporary for event purposes, then it is permitted but must be extinguished/turned off at the

end of the event and must be removed within 24 hours of the end of the event.

- (2) Flashing lights unless temporarily triggered by a security system and extinguished within thirty (30) minutes of activation or at a time of security response.
- (3) Lighting that may be confused with a traffic signal or traffic control device.
- (4) Lighting that contributes to or causes disabling glare onto a public roadway or sidewalk.

(5) General ~~The use of neon light to accent buildings or architectural features.~~

e.f. Additional standards: The following outdoor lighting requirements shall apply, except ~~where Village of Sugar Grove Ordinance requirements conflict, then the less restrictive shall apply; as otherwise provided for herein:~~

- (1) Outdoor lighting shall be fully shielded and aimed downward. Light shall not be emitted above ninety degrees (90°).
- (2) Outdoor lighting shall maintain a CCT not to exceed three thousand ~~five hundred (3500)~~ (3000) K. Color temperature shall be "warm white". Color temperatures in the "cool white" to "blue" hues are expressly prohibited.
- (3) All luminaires and component parts shall be maintained in a safe, working condition. Any broken luminaire or component part shall be repaired, replaced, or removed immediately upon discovery of the condition.
- (4) All new and replacement lighting shall be light emitted diode (LED) illumination or an energy efficient equivalent as approved by the ~~Community Development Director, where absent, the~~ Village Administrator.

~~(5) — Maximum height of light poles is twenty five feet (25') above grade except for Industrial and Office uses, where the maximum height is forty feet (40') above grade.~~

~~(6)(5) — In parking lots used at night, each parking space shall be illuminated to a minimum 0.5 foot-candle.~~

~~(7) — Parking lot luminaires shall be equipped with a timer so that parking lot lighting shall be extinguished within one half (1/2) hour after the close of business. Parking lot luminaires shall be equipped with a timer so that parking lot lighting is extinguished during daylight hours.~~

~~(8)(6) — Parking lot pole structures shall be located within landscape areas. No exposed concrete foundations are permitted to extend more than 6" above grade.~~

~~(9) — The maximum average light intensity on any parking lot shall not exceed 4.0 foot-candles.~~

~~(10) — On lots containing a fueling station: Under the canopy, a maximum of 45 foot-candles is permitted. This use is not subject to the maximum average light intensity of a parking lot and light trespass requirements.~~

d.g. Additional Area 3 Standards

- (1) Providing a framework of lighting that promotes activation within Area 3 during daytime and evening hours and provides for a safe and welcoming environment is encouraged.
- (2) Street lighting shall be decorative and consistent throughout. Street lighting shall be installed at intersections (minimum 1 streetlight per intersection) and at regular intervals ($\pm 150'$) along the street.
- (3) Banners, festival lighting and flower baskets shall be allowed on street light poles.

e.h. Photometric Plans. Prior to the installation or modification of lighting on a lot ~~used~~ for ~~Residential, Commercial, Civic, or Industrial~~ any use a building permit shall be obtained. A photometric plan for any non-Single Family Residential use shall be submitted and approved by the Village of Sugar Grove. The required photometric plan shall include the following elements:

- (1) A site plan, drawn to scale, complete with all buildings and parking spaces. The site plan shall identify the location of each existing and proposed luminaire and shall specify its height, a pole foundation typical section, and method of mounting.
- (2) A photometric plan indicating light levels, in foot-candles, at consistent regular intervals on the lot and at each property line.
- (3) A summary table identifying the maximum and minimum light levels in foot-candles along with the average for the lot.
- (4) Manufacturer cut sheet for each luminaire proposed.
- (5) A summary table of each proposed luminaire specifying lamp type, mounting height, bulb type, wattage, and CCT.
- (6) Exceptions. The following types of outdoor illumination are excluded from these regulations:
 - (a) Lighting within the public right-of-way or easements which serves the principal purpose of illuminating streets and sidewalks and bike paths.
 - (b) Seasonal decorations in place no longer than two (2) months before a holiday or thirty (30) days after the holiday. This exception does not include light trespass onto adjoining properties or roadways, nor nuisance glare or disabling glare.
 - (c) Security lights that are controlled by a motion sensor switch which extinguishes the light within thirty (30) minutes after activation. This exception does not include light trespass or nuisance or disabling glare.
 - (d) Recreational use lighting under the control of a public or not for profit organization. This exception does not include light trespass or nuisance or disabling glare.
 - (e) Any other lighting that is exempted in section II.8.d herein.

9. NON-RESIDENTIAL USER SIGNAGE

a. Temporary Signs

- (1) Before Occupancy: **Regulated by Annexation Agreement Exhibit O.**

- (2) After Occupancy: For each non-residential user/tenant, temporary advertising signage, either ground or wall mounted, shall be permitted as described in Section II.9.b, Non-residential, business advertising signs.
- b. Non-residential, business advertising signs. Only advertising a business in operation on the lot. These may be for grand openings, temporary advertising, special events, etc., but must be located on site.
- (1) Number: Up to four (4) signs may be displayed simultaneously (as long as they advertise the same event).
 - (2) Area: The total area of all temporary signs displayed at one time shall not exceed one hundred (100) square feet, and no temporary sign shall exceed thirty-two (32) square feet.
 - (3) Height: The maximum height shall be ten feet (10') for freestanding temporary signs.
 - (4) Type: Permitted temporary signs include banners, posters, flags and A-frame (sidewalk or sandwich board) signs constructed of a durable material. Balloons, streamers, spinners, pennants, cold air inflatable devices are not permitted.
 - (5) Illumination: Temporary signs shall not be internally illuminated.
 - (6) Duration: Temporary signs are limited to a sixty (60) day maximum display period per calendar year, except for food and beverage related signage, but no single display period shall exceed thirty (30) calendar days. The maximum display period may be split into increments, with a separate permit to accompany each increment (e.g., zoning lot A may apply for 4 separate 15 day periods, 12 separate 5 day periods, 2 30-day periods, or any combination adding up to a total of 60 calendar days); provided, however, that all such signs may not be erected prior to one minute after twelve o'clock (12:01) A.M. on the first date of the permit and must be removed by eleven fifty nine o'clock (11:59) P.M. on the date of the expiration of the permit.
 - (7) In addition to the foregoing, no temporary sign(s) used for advertising a grand opening of a new business shall be displayed for more than one period of time not exceeding thirty (30) consecutive calendar days and only if displayed within one hundred twenty (120) days of occupancy of a building or tenant space. In the case of single zoning lots with multiple tenants, all of the above provisions apply for each tenant.
 - (8) Permits: Up to four (4) signs shall only be required to pay one (1) fee for each increment of time applied for. Permit fees shall not be reduced or prorated due to the applicant's choice to select a permit for a shorter period of time than they are otherwise entitled.
 - (9) Mobile Vendors: Mobile vendors or vendors permitted as a temporary use may have one temporary advertising sign with permission from the property owner of the host lot.
- c. Permanent Signs are permitted as follows:
- (1) Wall Signs along I-88: ten percent (10%) of the building façade surface area up to a maximum of two hundred (200) square feet in sign surface area.

- (2) Wall Signs facing all other public streets: one (1) square foot of signage per one (1) linear foot of street facing building façade width up to a maximum of two hundred (200) square feet of sign surface area per sign. Wall signs for tenants of multi-tenant buildings must be placed on the portion of the wall in which the tenant occupies and the allowable area for these signs is limited to one square foot for every one foot (1') in width of the tenant space, with a maximum of two hundred (200) square feet for the building side. Also, the wall sign may not be mounted within one foot (1') of the tenant space division line. The wall sign shall generally be centered on the tenant space. If the tenant is not adjacent to an exterior wall, the tenant is not allowed to have wall mounted advertising signage.
- (3) Freestanding Signs: one (1) monument style sign per each one hundred fifty feet (150') of public street frontage with a minimum of 60 feet between signs. Each freestanding sign shall be no more than one hundred eighty (180) square feet in structure size with a maximum height of fifteen feet (15'). The area devoted to sign surface area shall not exceed ninety (90') square feet. Minimizing the number of freestanding signs is encouraged by combining multiple commercial uses onto a single sign.
- (4) Awnings may be used to shade storefronts and building entrances and to create signage identity from the building and/or establishment.
- (5) Signs shall be compatible with the building architecture and well-integrated into the design of the façade, storefront windows, or awnings.
- (6) Rooftop signage is not permitted.
- (7) Wall murals are considered art and are not subject to the signage restrictions or Village permitting requirements. Wall murals are permitted to cover the full building façade of a single side of a given building but shall not be permitted on any building façades directly facing the Village Green. All wall murals are subject to ~~administrative staff~~Village Administrator approval.

d. Variances may be granted administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.

~~d.(i) Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.~~

III. AREA SPECIFIC STANDARDS:

1. AREA 1
 - a. Bulk Restrictions Table

Area 1 Standards	
Standard:	Single Family Detached
Minimum Lot Size	
Minimum Lot Depth ¹	125'
Minimum Lot Width ²	60'
Minimum Lot Area ³	7,500 sq. ft.
Minimum Setbacks	
Minimum Front Yard (ft.)	25'
Minimum Corner Side Yard (ft.)	With Driveway - 25' Without Driveway - 15'
Minimum Interior Side Yard (ft.)	<u>7.5'</u>
Minimum Rear Yard (ft.)	25'
Extra Dimensions & Encroachments	
Side Yard Obstructions (Chimney, Bay Windows)	3'
Front Yard Encroach (Porch, Stoop, Bay Windows)	5'
Rear Yard Obstruction (Deck)	10'
Maximum Building Height	35'
Maximum Gross Density (<i>excludes detention</i>)	5 du/acre
Maximum Lot Coverage	65%
Minimum Floor Area (<i>exclusive of garages, basements, or porches</i>)	One-Story Single-Family w/ basement- 1,200 sq. ft. One-Story Single-Family w/o basement - 1,400 sq. ft. More than One Story Single Family - 1,000 sq <u>800sq.</u> ft.

^{1, 2 and 3} Homes along the property boundary adjacent to Hannaford Farms have increased minimums. See below:

Minimum Lot Depth: 130'

Minimum Lot Width: 70'

Minimum Lot Area: 9,100 sq. ft.

b. Landscape Materials

- (1) Street Tree Quantity: One (1) 2 ½ -inch minimum caliper shade tree for every forty (40) linear feet of roadway shall be installed, except where utilities, driveways and streetlights make it impractical, in the interior roadway rights-of-way but in no case shall the total number of street trees installed be less than the number determined using the linear feet of roadway.
- (2) Front Yard Landscaping: Each home shall have landscaping installed equal to 1% of the final sales price of the home. Sod and required street trees do not count towards the 1% landscaping requirement.
- (3) The front of all lots shall be sodded, including the parkway between the curb and sidewalk, to the full width of the lot up to the front façade of the home. Side and rear yards may be seeded.

~~(2)(4)~~ Screening of ComEd utility boxes/transformers

- (a) ~~Utility~~If utility boxes/transformers are required to be located in front yards, they shall be ~~shielded~~screened with landscaping to improve the streetscape.
- c. Additional Building Appearance Standards
 - (1) Single Family Detached
 - (a) Exterior Wall Materials. The ~~following~~ materials listed below are permitted: and the additional standards provided below apply:
 - (i) Cement Board
 - (ii) Face Brick
 - (iii) Stone (Cultured Permitted)
 - (iv) Vinyl siding, shake, or trim (Vinyl is not permitted on homes located in Area 1 that are directly adjacent to Hannaford Farms, Denny Road, or Merrill Road.)
 - (v) Horizontal Wood
 - (vi) Wood Shakes
 - ~~(vii) Stucco~~
 - ~~(viii)~~(vii) ~~EIFS~~No homes are permitted to have 100% horizontal vinyl siding on the exterior.
 - ~~(ix)~~(viii) Additional materials may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
 - (b) Trim. The following building trim standards apply:
 - (i) All trim shall be either: black, white, brown, gray, cream, or beige.
 - (ii) Door and window openings on all facades shall have a minimum six inch (6") wide trim, where masonry does not exist.
 - (iii) All corners shall be finished with a minimum six inch (6") wide corner board, where masonry does not exist.
 - (iv) Garage openings shall be trimmed with materials that match or compliment the home trim, or masonry.
 - (c) Chimney
 - (i) Direct vent chase may be installed on the exterior of the building ~~but must be encompassed by brick, stone, or other complimentary materials.~~
 - (ii) A chimney chase shall have 6" trim on all 4 corners, where masonry does not exist.
 - (d) Roofing. The ~~following~~ roofing materials listed below are permitted and the additional roofing standards provided below apply:
 - (i) Architectural shingles
 - (ii) Standing seam metal
 - (iii) Cedar shake
 - (iv) Slate
 - (v) Wide overhanging eaves with a minimum overhang of 12 inches- are required.

- (vi) Single story homes must include a minimum roof pitch of 6:12 on the primary roof structure.
 - (vii) Decorative brackets, decorative moldings are encouraged.
 - (e) Windows
 - (i) Window openings shall be finished with a minimum six inch (6") wide trim, where masonry does not exist.
 - (ii) Vinyl windows shall be permitted.
 - (f) Monotony
 - (i) The same elevation shall not be utilized on lots next to and directly across the street from each other on the same street frontage. The same elevation shall be separated by a minimum of two homes on the same side of the street.
 - (g) Primary Entrance
 - (i) The primary entrance shall be located on a street façade.
~~The primary entrance shall be covered.~~
 - (ii) The primary entrance shall be covered.
 - (h) Garages
 - (i) Minimum two-car garage required.
 - (ii) The use of garage doors other than the standard 5 panel style, is encouraged. Windows are encouraged as well, so long as windows are consistent with the overall architectural style of the home.
 - (iii) No garages are permitted to be flush with the 2nd story without a roofline break or articulation in building face.
 - (i) Patios/Decks
 - (i) No residential patio or deck shall abut the adjacent units patio or deck without some type of separation or screening. ~~Sidewalks:~~
 - (j) Rear Elevations
 - (i) Any home abutting or adjacent to public roadways and public open spaces shall incorporate design details that avoid a flat façade look.
 - (2) Sidewalks: Five foot (5') wide concrete walks shall be provided in the right-of-way, along both sides of the residential streets unless otherwise identified in the Annexation Agreement for a bicycle path. In that case, a ten foot (10') wide asphalt path shall be provided. A three foot (3') wide lead walk shall also be provided from the building entrance of each home to the public sidewalk, or the driveway. Sidewalks and lead walks shall be the responsibility of the builder to complete as part of the home construction on a given lot.
- d. Fencing:
 - (1) A maximum fence height of six feet (6') shall be permitted for specific screening purposes.
 - (2) The minimum fence height shall be four feet (4').

- (3) Fences are not permitted within street yards, except for corner lots and adjacent to Denny Rd. ~~Right and Merrill Road Rights~~-of-Way.
- (4) Fences shall be positioned so that the finished side faces Public and private streets and adjacent lots.

Fencing shall be powder coated metal (black), vinyl, PVC, Corten steel, or composite material. Additional fencing materials may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.

~~(5)a. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.~~

2. AREA 2
a. Bulk Restrictions Table

Area 2 Standards				
Standard:	Single Family Detached	Paired Villas (including Active Adult Attached Dwellings)	Active Adult (Age Restricted)	Cottages
Minimum Lot Size				
Minimum Lot Depth	110'	100'	110'	100'
Minimum Lot Width	45'	54' ¹	40'	35'
Minimum Lot Area	4,950 sq. ft.	5,400 sq. ft.	4,400 sq. ft.	3,500 sq. ft.
Minimum Setbacks				
Minimum Front Yard (ft.)	20'	20'	20'	20'
Minimum Corner Side Yard (ft.)	With Driveway - 20' Without Driveway - 10'	With Driveway - 20' Without Driveway - 10'	With Driveway - 20' Without Driveway - 10'	With Driveway - 20' Without Driveway - 10'
Minimum Interior Side Yard (ft.)	5'	5'	5'	5'
Minimum Rear Yard (ft.)	20'	20'	20'	20'
Extra Dimensions & Encroachments				
Side Yard Obstructions (Chimney, Bay Window, Fireplace)	2'	2'	2'	2'
Front Yard Encroach (Porch, Stoop, Bay Window)	5'	5'	5'	5'
Rear Yard Obstruction (Deck)	10'	10'	10'	10'

Maximum Building Height (measured from top of foundation at front to the mean of highest and lowest peak)	35'	35'	35'	35'
Maximum Gross Density (<i>excludes detention</i>)	6 du/acre	8 du/acre	8 du/acre	12 du/acre
Maximum Lot Coverage²	75%	85%	80%	85%
Minimum Floor Area (Exclusive of garages, basements, or porches)	1100 sq. ft.	950 sq. ft.	1150 sq. ft.	900 sq. ft.

¹ Minimum Lot Width for Paired Villas includes both units.

² Common Park spaces and detention areas are provided off lot resulting in higher lot coverage maximums.

Additional Bulk Standards – Area 2			
	Front Load Townhome	Rear Load Townhome	Cottages
ROW and PL Setbacks			
Setback to Exterior Right-of-Way or Adjacent Property	20'	20'	25'
Front to Internal Right-of-Way	20'	10'	20'
Side to Internal Right-of-Way	With Driveway - 20' Without Driveway - 10'	10'	With Driveway - 20' Without Driveway - 10'
Building Separations			
Front to Front	60' 60' ¹	60'	56'
Rear To Rear	50'	60'	30'
Side to Side	20'	20'	10'
Front to Side	40'	25'	45'
Rear to Side	25'	40'	25'
Extra Dimensions & Encroachments			
Maximum Building Height	40'	40'	Single family detached - 35' Single family attached - 40'
Side Yard Obstruction (Stoop, Bay Window)	5'	3'	N/A
Rear Yard Obstruction (Deck/Balcony)	15' w/ stairs	8'	N/A
Front Yard Obstruction (Stoop, Bay Window)	5'	5'	N/A

¹Front to front is intended to account for corner-to-corner circumstances on Front Load Townhomes.

b. Landscape Materials

~~b.a. Landscape Materials~~

- (1) Street Tree Quantity: One (1) 2½ -inch minimum caliper shade tree for every forty (40) linear feet of roadway shall be installed, except where utilities, driveways and streetlights make it impractical, in the interior roadway rights-of-way but in no case shall the total number of street trees installed be less than the number determined using the linear feet of roadway.
- (2) Screening of ComEd utility boxes/transformers
 - (a) ~~Utility~~If utility boxes/transformers are required to be located in front yards, they shall be ~~shielded~~screened with landscaping to improve the streetscape.

c. Additional Building Appearance Standards

- (1) Single Family Detached
 - (a) Exterior Façade Materials. The ~~following~~ materials listed below are permitted and the additional standards provided below apply:
 - (i) Cement Board
 - (ii) Face Brick
 - (iii) Stone (Cultured Permitted)
 - (iv) Vinyl siding, shake, or trim
 - (v) Horizontal Wood
 - (vi) Wood Shakes
 - ~~(vii) Stucco~~
 - ~~(viii) EIFS~~
 - ~~(ix)~~(vii) Additional materials may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
 - (b) Trim. The following building trim standards apply:
 - (i) All trim shall be either: black, white, brown, gray, green, cream, or beige.
 - (ii) Door and window openings on all facades shall have a minimum six inch (6") wide trim, where masonry does not exist. All corners shall be finished with a minimum six inch (6") wide corner board, where masonry does not exist.
 - (iii) Garage openings shall be trimmed with materials that match or compliment the home trim, or masonry.
 - (c) Chimney
 - (i) Direct vent chase may be installed on the exterior of the building ~~but must be encompassed by brick, stone or other complimentary materials.~~
 - (ii) A chimney chase shall have 6" trim on all 4 corners, where masonry does not exist.

~~(d) Roofing~~

(d) Roofing: The roofing materials listed below are permitted and the additional roofing standards provided below apply.

- (i) Architectural shingles
- (ii) Standing seam metal
- (iii) Cedar shake
- (iv) Slate
- (v) Membrane roofs shall be allowed where rooftop decks are constructed.
- (vi) Rooftop decks shall be allowed.
- (vii) Wide overhanging eaves with a minimum overhang of 12 inches are required.
- (viii) Single Story homes must include a minimum roof pitch of 6:12 on the primary roof structure.
- (ix) Decorative brackets, decorative moldings are encouraged.

(e) Windows

- (i) Window openings shall be finished with a minimum six inch (6") wide trim.
- (ii) Vinyl windows shall be permitted.

(f) Monotony

- (i) The same elevation shall not be utilized on lots next to and directly across the street from each other on the same street frontage. The same elevation shall be separated by a minimum of two homes on the same side of the street. Monotony standards do not apply to Single Family Attached homes.

(g) Primary Entrance

- (i) The primary entrance shall be located on a street façade.
- (ii) The primary entrance shall be covered.



(h) Garages

- (i) Two car garages are required for all single family detached homes constructed on lots that are 45' wide or greater.
- (ii) The use of garage doors other than the standard 5 panel style, is encouraged. Windows are encouraged as well, so long as windows are consistent with the overall architectural style of the townhome.
- (iii) No garages are permitted to be flush with the 2nd story without a roofline break or articulation in building face.

(i) Patios/Decks

- (i) No residential patio or deck shall abut the adjacent units patio or deck without some type of separation or screening.

(j) Rear Elevations

(i) Any home abutting or adjacent to public roadways and public open spaces shall incorporate design details that avoid a flat façade look.

(k) Front Yard Landscaping

(i) Front Yard Landscaping: Each home shall have landscaping installed equal to 1% of the final sales price of the home. Sod and required street trees do not count towards the 1% landscaping requirement.

(ii) The front of all lots shall be sodded, including the parkway between the curb and sidewalk, to the full width of the lot up to the front façade of the home. Side and rear yards may be seeded.

(2) Single Family Attached

(a) Exterior Façade Materials. The ~~following~~ materials listed below are permitted and the additional standards provided below apply:

(i) Cement Board

(ii) Face Brick

(iii) Stone (Cultured Permitted)

(iv) Vinyl siding, shake or trim.

(v) Horizontal Wood

(vi) Wood Shakes

~~(vii) Stucco~~

~~(viii) EIFS~~

~~(ix)~~(vii) Additional materials may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.

(b) Trim. The following building trim standards apply:

(i) All trim shall be either: black, white, brown, gray, cream, or beige.

(ii) Door and window openings on all facades shall have a minimum six inch (6") wide trim, where masonry does not exist.

(iii) All corners shall be finished with a minimum six inch (6") wide corner board, where masonry does not exist.

(iv) Garage openings shall be trimmed with materials that match or compliment the home trim, or masonry.

(c) Chimney

(i) Direct vent chase may be installed on the exterior of the building ~~but must be encompassed by brick, stone or other complimentary materials.~~

(ii) A chimney chase shall have 6" trim on all 4 corners, where masonry does not exist.

(d) Roofing-: The ~~following~~ roofing materials listed below are permitted-: and the additional roofing standards provided below apply.

(i) Architectural shingles

- (ii) Standing seam metal
 - (iii) Cedar shake
 - (iv) Slate
 - (v) Wide ~~overhanging~~overhanding eaves with a minimum ~~overhang~~overhand of 12 inches- is required.
 - (vi) Single ~~Story~~story homes must include a minimum roof pitch of 6:12 on the primary roof structure.
 - (vii) Decorative brackets, and decorative moldings are encouraged.
 - (e) Articulation
 - (i) At a minimum, the building face or roofline must articulate every 2 units.
 - (f) Windows
 - (i) Window openings shall be finished with a minimum six inch (6") wide trim.
 - (ii) Vinyl windows shall be permitted.
 - (g) Garages
 - (i) Two car garages are required for all Townhomes.
 - (ii) The use of garage doors other than the standard 5 panel style, is encouraged. Windows are encouraged as well, so long as windows are consistent with the overall architectural style of the townhome.
 - (iii) No front load garages are permitted to be flush with the 2nd story without a roofline break or articulation in building face.
 - (h) Patios/Decks
 - (i) No residential patio or deck shall abut the adjacent units patio or deck without some type of separation or screening.
- d. Sidewalks:
- (1) Five foot (5') wide concrete walks shall be provided in the right-of-way, along both sides of the residential streets unless otherwise identified in the Annexation Agreement for a bicycle path. In that case, a ten foot (10') wide asphalt path shall be provided. A three foot (3') wide lead walk shall also be provided from the building entrance of each home to the public sidewalk, or the driveway. Sidewalks and lead walks shall be the responsibility of the builder to complete as part of the home construction on a given lot.
 - (2) For townhouses, a three foot (3') wide lead walk shall also be provided from the building entrance of each home to the public sidewalk and this connection can be accomplished through the connection of the lead walk to a three foot (3') wide common sidewalk that terminates at a public sidewalk or bicycle path. All lead walks and associated connections shall be the responsibility of the builder to complete as part of the home construction on a given parcel.
- e. Fencing:

- (1) A maximum fence height of six feet (6') shall be permitted for specific screening purposes.
- (2) The minimum fence height shall be four feet (4').
- (3) Fences are not permitted within street yards, except for corner lots and adjacent to Denny Rd. Right and Merrill Rd Rights-of-Way.
- (4) Fences shall be positioned so that the finished side faces Public and private streets and adjacent lots.

~~(5) Fencing shall be powder coated metal (black), vinyl, PVC, Corten steel, or composite material. Additional fencing materials may be approved administratively. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.~~

(5) by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.

3. AREA 3 (Collectively Area 3A and Area 3B)

Area 3 is divided into two sub-areas:

Area 3A will be the focal point of Area 3 and will have a publicly accessible and activated square/green/plaza and a publicly accessible and activated “main street” at least one block in length. It is anticipated to have a combination of the following: Buildings facing the Village Green with entries / pedestrian access oriented onto the space or street

and incorporating typical urban design elements such as on-street parking (parallel or head-in), street trees for shade, decorative/enhanced paving, lighting/street furnishings, and other elements to help establish and define the public realm of the place/street. This mixed-use area is categorized as a pedestrian oriented activity area and has the potential to include a pedestrian-oriented cluster of uses and will provide opportunities to shop, work, live, dine, and recreate.

Area 3B will be a mixed-use area that is centrally positioned for convenience of access for both local residents and regional visitors.

a. Bulk Restrictions Table:

Area 3 Standards				
Standard:	Commercial	Office	Residential ¹	Civic
Minimum Lot Size				
Minimum Lot Width	50'	450' 50'	150'	100'
Minimum Lot Area	6,000 sq.ft	406,000 sq.ft.	40,000 sq.ft.	20,000 sq.ft.
Minimum Building Setbacks				
Denny Rd, Rt-47 and Merrill Rd Right-of-Way	25'	25'	25'	25'
South of Denny Rd - Buildings facing/fronting the Village Green	14'	14'	N/A	14'
Other Lot Lines	0'	0'	Interior - 10' Rear - 25'	0'
Vehicle Use Area Setbacks				
Denny Rd, Rt-47 and Merrill Rd Right-of-Way	15'	15'	15'	15'
Interior Lot Lines	0'	0'	0'	0'
Other Lot Lines	10'	10'	10'	10'
Additional Standards				
Maximum FAR	1.5	1.5	N/A	1.5
Maximum Lot Coverage ²	100%	75 100%	90%	100%
Maximum Building Height ³	40'	40'	40'	40'
Minimum Average Building Height ⁴	25'	25'	25'	25'
Maximum Gross Density	N/A	N/A	Multi-Family - 20 du/ac Senior Residential - 30 du/ac	N/A

¹ For Townhouses, see Additional Bulk Standards table below

² Common Park spaces and detention areas are provided off lot resulting in higher lot coverage maximums

³ Building height increases up to 10% may be granted administratively by Village Administrator. Any variances greater than 10% must be processed as a Major Change.

⁴ Minimum Average Building Height will be calculated on an individual building basis.

Additional Bulk Standards- Area 3		
	Front Load Townhouse (Area 3B only)	Rear Load Townhouse
ROW and PL Setbacks		
Setback to Exterior Right-of-Way or Adjacent Property	20' (0' interior side)	20' (0' interior side)
Front to Internal Right-of-Way	20'	10'

Side to Internal Right-of-Way	20'	10'
Building Separations		
Front to Front	60' 60' ¹	60'
Rear To Rear	60'	60'
Side to Side	20'	20'
Front to Side	40'	25'
Rear to Side	25'	40'
Extra Dimensions & Encroachments		
Maximum Building Height	40'	40'
Minimum Average Building Height ¹ Height ²	25'	25'
Side Yard Obstruction (Stoop)	3'	3'
Rear Yard Obstruction (Deck/Balcony)	8'	8'
Front Yard Obstruction (Stoop)	5'	5'

¹~~Minimum~~ Front to front is intended to account for corner-to-corner circumstances on Front Load Townhomes.

²~~Minimum~~ Average Building Height will be calculated on an individual building basis

b. Landscape Materials:

(1) General Requirements

(a) Minimum Planting Standards:

- (i) Plant materials shall be spaced appropriately to allow adequate room for root zone and vegetation at maturity.
- (ii) A minimum distance of ten (10) feet shall be provided between large canopy trees and buildings or trees and fences. Space provided must allow adequate room for mature trees.

(b) Minimum Amount Planting Standards:

- (i) Tree requirements cannot be exchanged for other types of plant material. Fifty (50) percent of the gross site area tree requirement must include large canopy deciduous shade trees.

Diversity requirements for trees and shrubs are contained in Table below:

Deciduous Tree or Shrub Plant Diversity Scale

<u># of Plants</u>	<u>Maximum % of Single Species</u>
1-5	Can have 100% of one species
6-10	Maximum of 50% of any one species
11-15	Maximum of 33% of any one species
16-20+	Maximum of 25% of any one species

Evergreen Tree or Shrub Plant Diversity Scale

<u># of Plants</u>	<u>Maximum % of Single Species</u>
1-2	Can have 100% of one species
3-6	Maximum of 50% of any one species
7-12	Maximum of 33% of any one species
13-40	Maximum of 20% of any one species

(2) Design Requirements

Unless otherwise specified within a particular section below, the criteria within this Section shall apply to all land uses within Area 3.

(a) Performance Standards:

- (i) Landscaping shall create an aesthetically pleasing, pedestrian friendly, environment for people to live, work, play and shop.
- (ii) Landscape plantings shall focus on building frontage and pedestrian corridors.
- (iii) Streets shall be lined with trees, focusing on large canopy deciduous shade trees.
- (iv) A tree canopy between on-street parking and store fronts creates a separation between cars and sidewalks and provides shade.
- (v) Shrubs provide for screening.
- (vi) Perennials and annuals provide color and texture, with summer annuals required as part of the landscaping scheme at "The Grove" entry monuments located at Denny Road and Route 47
- (vii) Groundcovers provide texture, depth and soil cooling.
- (viii) Adequate growing space and soil amendment support the establishment and mature growth of plant material.

~~(3)~~ Street Tree Quantity: One (1) 2 1/2-inch minimum caliper shade tree for every forty (40) linear feet of roadway shall be installed in the interior roadway rights-of-way and can be clustered-

~~(4)(3)~~ but in no case shall the total number of street trees installed be less than the number determined using the linear feet of roadway. Streetscape

Requirements:

- (a) Trees: In addition to the Street Tree Quantity requirements of this document, the following standards apply:

- (i) Evergreen trees are not permitted as street trees. Shade trees may be grouped closer together to achieve a specific aesthetic look, and meet minimum requirements.
 - (ii) Shrubs: Shrubs shall be provided at a ratio of five shrubs per 30 linear feet of roadway. Shrub installation size shall be five-gallon containers.
 - (iii) Ornamental Grasses: Ornamental grasses may be provided but may not count for more than 35 percent of the total shrub quantity. Ornamental grass installation shall be five-gallon containers.
- (b) Tree Grates
- (i) Tree grates or similar planting sections are allowed along Village Green Drive streetscapes only and shall accommodate mature tree canopy.
 - (ii) Tree grates shall be a minimum of five (5) feet by five (5) feet.
 - (iii) All trees in grates shall be a minimum of 2½ -inch caliper, measured six (6) inches above the ground.

~~(5)(4)~~ (4) Park Requirements – Village Green and Village Park: This Section describes minimum necessary standards and criteria for the Parks within Area 3.

- (a) Performance Standards:
- (i) Plant material diversity creates visual appeal and limits disease and other environmental problems.
 - (ii) Plant material diversity creates a seasonal appearance of greenery throughout the year.
 - (iii) Gross site area does not include adjacent streetscapes or rights-of-way.
 - (iv) Plantings in adjacent streetscapes, rights-of-way, or tracts along rights-of-way do not count toward the site requirements herein.
- (b) Minimum Standards:
- (i) For the Village Green, a minimum of two (2) trees and four (4) shrubs for each four thousand (4,000) square feet of required landscaped area shall be provided.
 - (ii) The following uses are permitted in the Village Green area: Outdoor stage, multi-use lawn and open space, concrete perimeter walk, soft surface interior walkways, passive garden landscape areas, splash pad, water feature, outdoor games, and food truck parking. Site furniture, waste receptacles, pet relief stations and wayfinding signage will be provided with locations and quantities subject to final park design.
 - (iii) For the Village Park, a minimum of two (2) trees and four (4) shrubs for each four thousand (4,000) square feet of required landscaped area shall be provided.

- (iv) The following uses are permitted in the Village Park area: Farmer's market, beer and/or wine garden, age-specific playgrounds, splash pad, water features, concession stands, playground, food trucks, picnic tables and other types of seating, drinking fountains, outdoor games, restroom facilities, fishing dock, sledding hill, dog park and shade shelters.

~~(6)~~(5) Parking Lot Requirements:

- (a) Performance Standards:
 - (i) Plant material shall be selected based on characteristics intended to accommodate environmental conditions associated with parking lots, including heat-island effect and snow storage.
 - (ii) Trees shall be selected based on characteristics intended to not interfere with driver visibility of pedestrians or drive-aisle traffic.
 - (iii) Design solutions, plant materials, and hardscape material shall consider levels of foot traffic and shall not create pedestrian safety hazards.
- (b) Criteria:
 - (i) A minimum of ten (10) percent of the parking lot area shall be landscaped. (This requirement is included within and counts toward the minimum gross site area requirements).
 - (ii) A minimum of two (2) large canopy deciduous shade trees and four (4) shrubs for each one thousand (1,000) square feet of required landscaped area shall be provided.
 - (iii) Sample Calculation is below:

<u>AREA</u>	<u>TOTAL AREA IN SQUARE FEET (sf)</u>	<u>REQUIRED AREA (10%)</u>	<u>REQUIRED TREE CALCULATION¹</u>	<u>REQUIRED TREES</u>	<u>REQUIRED SHRUB CALCULATION²</u>	<u>REQUIRED SHRUBS</u>
<u>Parking Area</u>	<u>50,000 sf</u>	<u>5,000 sf</u>	<u>(5,000 sf / 1,000 sf) x 2</u>	<u>10</u>	<u>(5,000 sf / 1,000 sf) x 4</u>	<u>20</u>

Required tree/shrub calculation

¹Required Trees = 2 trees per 1,000 sf of required area

²Required Shrubs = 4 shrubs per 1,000 sf of required area

(8) Substitutions and other landscaping designs may be allowed by ~~administrative staff~~Village Administrator approval. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.

c. Additional Building Appearance Standards:

- (1) Non-Residential

- (a) All buildings shall use the same material on all four sides of a structure so that, no matter what vantage point it is viewed from, the design is never interrupted, and all the parts are perceived as part of a unified whole.
 - (b) All building fixtures shall be compatible with the overall architecture of the building.
 - (c) Rooftop decks shall be allowed.
- (2) Residential - Single Family Attached
- (a) Exterior Façade Materials. The ~~following~~ materials listed below are permitted and the additional standards provided below apply:
 - (i) Cement Board
 - (ii) Face Brick
 - (iii) Stone (Cultured Permitted)
 - (iv) Vinyl siding, shake or trim is permitted in Area 3B only.
 - (v) Horizontal Wood
 - (vi) Wood Shakes
 - ~~(vii) Stucco~~
 - ~~(viii) EIFS~~
 - ~~(ix)(vii)~~ Additional materials may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
 - (b) Trim. The following building trim standards apply:
 - (i) All trim shall be either: black, white, brown, gray, green, cream, or beige.
 - (ii) Door and window openings on all facades shall have a minimum six inch (6") wide trim, where masonry does not exist. All corners shall be finished with a minimum six inch (6") wide corner board, where masonry does not exist.
 - (iii) Garage openings shall be trimmed with materials that match or compliment the home trim, or masonry.
 - (c) Chimney
 - ~~(i) Direct vent chase may be installed on the exterior of the building but must be encompassed by brick, stone or other complementary materials.~~
 - ~~(ii)~~(i) A chimney chase will have 6" trim on all 4 corners, where masonry does not exist.
 - ~~(d) Roofing~~
 - (d) Roofing: The roofing materials listed below are permitted and the additional standards provided below apply:
 - (i) Architectural shingles
 - (ii) Standing seam metal
 - (iii) Cedar shake
 - (iv) Slate
 - (v) Membrane roofs shall be allowed where rooftop decks are constructed.

- (vi) Rooftop decks shall be allowed.
 - ~~(vii)~~ Wide overhanging eaves with a minimum overhang of 12 inches.
 - ~~(viii)~~~~(vii)~~ Single Story homes must include a minimum roof pitch of 6:12 on the primary roof structure. are required.
 - ~~(ix)~~~~(viii)~~ Decorative brackets, decorative moldings are encouraged.
- (e) Garages
 - (i) Minimum two car garages required.
 - (ii) The use of garage doors other than the standard 5 panel style, is encouraged. Windows are encouraged as well, so long as windows are consistent with the overall architectural style of the townhome.
 - (iii) No front load garages are permitted to be flush with the 2nd story without a roofline break or articulation in building face.
- (f) Articulation
 - (i) At a minimum, the building face or roofline must articulate every 2 units.
- (g) Patios/Decks
 - (i) No residential patio or deck shall abut the adjacent units patio or deck without some type of separation or screening.
- (h) Windows
 - (i) Window openings shall be finished with a minimum six inch (6") wide trim.
 - (ii) Vinyl windows shall be permitted.
- ~~(2)(3)~~ Building Placement: Non-residential buildings south of Denny Road that are directly facing Village Green Drive shall have store fronts and main entrances that face the Village Green. Secondary entrances from the parking lot and other non-Village Green frontage locations shall be permitted.
- d. Site Furnishings:
 - (1) Site furnishing elements shall be located throughout the community, and may include but are not limited to the following: bollards, benches, permanent outdoor games, trash receptacles, bicycle racks, pet relief stations, light poles, public art, planters, tree grates, and other similar elements. Quantities, design and locations are subject to final design.
 - (2) For pedestrian zones located along Village Green Drive=benches, trash receptacles, and movable planters approximately every 50-60 feet shall be provided where feasible
- e. Sidewalks:
 - (1) Five foot (5') wide concrete walks shall be provided in the right-of-way, along Denny Rd, unless the area has been identified in the Annexation Agreement for a bicycle path, in that case, a ten foot (10') wide asphalt

path shall be provided, and the sidewalk/bicycle path shall terminate at the western edge of the Village Green Park.

- (2) A minimum fourteen foot (14') wide stamped concrete walkway/dining area shall be provided along the frontage of all commercial and retail uses that are directly adjacent to Village Green Drive.
- (3) A five foot (5') concrete sidewalk shall be provided in the right-of-way, except as provided for above, for all other public streets within Area 3.
- (4) A three foot (3') wide lead walk shall also be provided from the building entrance of each residential home to the public sidewalk and this connection can be accomplished through the connection of the lead walk to a three foot (3') wide common sidewalk that terminates at a public sidewalk or bicycle path. All lead walks and associated connections shall be the responsibility of the builder to complete as part of the home construction on a given parcel.

f. Fencing:

- (1) A maximum fence height of six feet (6') shall be permitted for specific screening purposes.
- (2) A maximum fence height of four feet (4') shall be permitted for uses requiring outdoor space. Such uses may consist of Event Venue, Restaurants (all types), Drinking Establishments, Ice Cream Parlors, and other similar commercial uses.
- (3) Fences shall be positioned so that the finished side faces public and private streets and adjacent lots.
- (4) Fences are permitted within all street yards. Front and side yard residential fences shall not exceed 3 ft.
- (5) Fencing shall be powder coated metal (black), vinyl, PVC, Corten steel, or composite material. Additional fencing materials may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.

g. Trash Dumpster Enclosure:

- (1) Trash Dumpsters are required to be fully enclosed and shall consist of materials that are compatible with the building and other site furnishings. Enclosure should be 6'-0" height (min.). Landscaping, where practical, including trees and tall shrubs, is encouraged on three sides to soften the appearance of the enclosure.
- (2) Trash Dumpster Enclosures shall not be permitted to be located in the street yard adjacent to Denny Rd or along the front of buildings facing the Village Green. Trash Dumpster Enclosures are permitted in the street yard of Route 47 provided that the enclosure is a minimum of one hundred (100') from the right of way.
- (3) Trash Dumpster Enclosures shall be located directly adjacent to the building and may serve multiple tenants. Where it is not practical to locate the Trash Dumpster Enclosure directly adjacent to the building, it may be located in the parking field, subject to the approval of the Director of Community Development, where absent the Village

Administrator, and additional landscaping may be required to screen the enclosure.

4. Area 3A
 - a. Enhanced elements to support pedestrian connectivity may include crosswalks, outdoor dining, pedestrian-scaled lighting (poles and/or bollards), dedicated bicycle parking in key locations, public art, urban alleys/plazas, or similar improvements.
 - b. Area 3A shall include two (2) public parks that are collectively not less than six (6) total acres. This includes the activated square/green/plaza referenced above.
 - c. Development patterns in the Pedestrian Oriented area in this portion of Area 3 should prioritize pedestrians by placing entrances at sidewalks, providing landscaping along main routes, and allowing on-street parking to help encourage slower vehicular traffic. As a primary design principal for this gathering place/main street to be pedestrian-oriented, the transportation network in this area should also provide safe crossings for pedestrians and cyclists and may include mid-block crossings where necessary.
- d. Social District
 - (1) There ~~is established~~shall be a Subarea within Area 3A-a ~~Subarea~~ (the “Social District”) which, subject to the Village’s liquor control ordinance as may be amended from time to time (Chapter 2 of the Sugar Grove Municipal Code), will permit, as additional uses, the consumption of alcoholic beverages within public ways, common areas, outdoor spaces and open spaces within the Social District.
 - (2) The boundaries of the Social District are generally depicted on **Exhibit C – Area 3 Plan**.
 - (3) At a minimum, the following restrictions shall apply to the service of alcoholic beverages within the Social District:
 - (a) Beverages served within the Social District may only leave the premises within which they are served and may only be consumed in public ways, common areas, outdoor spaces and open spaces within the Social District if they are served in clear plastic cups of 16 ounces or less embossed with the serving establishment’s logo or other identifying mark.
 - (b) Licensed establishments located within the Social District may not sell more than two drinks to any one patron over the age of 21 years during any one transaction which is intended to be consumed in public ways, open areas and outdoor spaces within the Social District.
 - (c) The Village shall have the right to impose reasonable restrictions on the consumption of alcoholic beverages within the Social District, including dates and times within which the Social District uses are permitted and limitations on the sale of package goods. Such Social District restrictions shall only apply to the consumption of alcoholic beverages within the public ways, open areas and outdoor spaces within the Social District and shall not restrict the consumption of alcohol within

establishments within the Special District (the same being regulated by the Village's Liquor Control Ordinances).

5. AREA 3B
 - a. No additional 3B specific standards

6. AREA 4
 - a. Bulk Restrictions Table

Area 4 Standards					
Standard:	Commercial	Office	Industrial	Civic	Transportation
Minimum Lot Size					
Minimum Lot Width	100'	150'	150'	100'	100'
Minimum Lot Area	20,000 sq.ft.	40,000 sq.ft.	40,000 sq. ft.	20,000 sq.ft.	20,000 sq.ft.
Minimum Building Setbacks					
Seavey Rd Right-of-Way	25'	50' ¹	75'	25'	25'
I-88 Right-of-Way	25'	50' ¹	50'	25'	25'
<u>Lot Lines Adjacent to Residential Dwellings and Area 5 boundary</u>	<u>25'</u>	<u>50' ¹</u>	<u>25' plus 1' additional for every 1' of building height or 75' (whichever is greater)</u>	<u>25'</u>	<u>25'</u>
Other Lot Lines	25'	50' ¹	50' ¹	25'	25'
Vehicle Use Area Setbacks					
Seavey Rd Right-of-Way	40'	40'	40'	40'	40'
I-88 Right-of-Way	10'	10'	10'	10'	10'
Other Lot Lines	10'	10'	10'	10'	10'
Interior Lot Lines	0'	0'	0'	0'	0'
Additional Standards					
Maximum FAR	1.5	1.5	1.5	1.5	1.5
Maximum Lot Coverage ²	75%	75%	90%	75%	75%
Maximum Building Height ³	40'	40'	65' for Data Center 60' 48' for all other Industrial Uses	40'	40'
Maximum Gross Density	N/A	N/A	N/A	N/A	N/A

¹ Setback for a front or corner yard can be reduced to 35' if no parking is located within that yard.

² Common Park spaces and detention areas are provided off lot resulting in higher lot coverage maximums.

³ Building height variances of up to 10% can be granted administratively- by the Village Administrator for all uses with the exception of Data Centers. Any variances greater than 10% must be processed as a Major Change.

b. Landscape Materials:

- (1) Street Trees: One (1) 2 1/2-inch minimum caliper shade tree for every seventy-five (75) linear feet of roadway shall be installed within the interior roadway rights-of-way, where feasible, and can be clustered. ~~Trees installed on any berm (located both inside and/or outside of the right-of-way) along Seavey Road shall count towards this requirement, but in no case shall the total number of street trees installed be less than the number determined using the linear feet of roadway.~~
- (2) Within yards created by Vehicle Use Area Setbacks the following minimum landscape materials are required. All required plant materials to be planted using appropriate design patterns, including clustering of plants:
 - (a) Seavey Road Right-of-Way: earthen berm with an averageminimum height of four feet (4'), where site conditions permit, plus the following plant materials: 12 evergreen ~~tree~~trees, 1 shade tree, 1 ornamental tree, and 12 shrubs per one hundred (100) linear feet. ~~Street trees required in Section III.1.b. shall count towards this requirement.~~
 - (b) Earthen berms shall be designed and installed in an undulating and meandering natural manner, where site conditions permit. Earthen berms slopes shall not exceed 2:1.
 - (c) Substitutions and other landscaping designs may be allowed by ~~administrative staff~~Village Administrator approval. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
- (3) Lots with Office or Industrial Uses
 - (a) Lot Lines, Public Drives, Private Drives (excluding Seavey Rd) : 1 shade tree and 6 shrubs per seventy-five (75) linear feet.
- (4) Lots with all other uses except Office or Industrial
 - (a) Private and Public Drives within Interior lots: One (1) tree per seventy-five (75) linear feet and can be clustered as needed to provide enhanced screening of buildings.
 - (b) Lot Lines: No required landscape materials.
- (5) Foundation plantings are required along all portions of façades which are parallel with Seavey Rd. Foundation plantings are required along all sides of a commercial building adjacent to a public parking lot. The following plant materials are required, where feasible:
 - (a) If ten-foot (10') minimum deep landscaped area: one (1) ornamental tree, three (3) columnar evergreens and fifteen (15) shrubs (or grasses) per one hundred (100) linear feet.
 - (b) If five-foot (5') minimum to ten-foot (10') deep landscaped area: five (5) columnar evergreens and fifteen (15) shrubs (or grasses) per one hundred (100) linear feet.

- (c) All landscape beds shall contain accent plantings near the main entrance(s) of the building.
 - (6) Additional screening shall be required to screen loading docks where visible from Seavey Road.
- c. Additional Building Appearance Standards
 - (1) Any façade directly adjacent to and parallel with Seavey Road or I-88 shall include windows.
 - (2) Entryway: Any industrial building directly adjacent to and parallel with Seavey Road or I-88 shall be designed with a façade and entryway which is facing Seavey Rd or I-88, respectively. The Village Administrator may grant an administrative variance to this requirement if the entryway is not planned to be adjacent to Seavey Rd or I-88; however, additional architectural enhancements may be required by the Village. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
- d. Trailer Storage: Trailers may be stored on lots containing Industrial Uses subject to the following standards:
 - (1) Trailers shall be stored on a paved surface.
 - (2) Trailers shall be permitted to be stored at truck docks. Trailers stored on site shall not exceed the ratio of one and a half (1.5) trailers per one (1) truck dock.
 - (3) Trailers shall not be used for long-term storage. For the purpose of this, long-term is defined as more than 30 consecutive days.
 - (4) Where trailer storage areas are visible from Seavey Road or I-88 screening shall be provided and may consist of landscaping, fencing, berms or combination thereof. Where existing natural screening is provided along the I-88 right-of-way, no additional screening requirements apply.
 - (5) ~~Administrative variances~~Variances may be ~~allowed~~granted by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
- e. Sidewalks: Five foot (5') wide concrete walks shall be provided in the Seavey Road right-of-way, along both sides of the street unless the area has been identified for a bicycle path in the Annexation Agreement. In that case, a ten foot (10') wide asphalt path shall be provided in lieu of one of the two sidewalks. On all other public streets, five foot (5') wide concrete walks shall be provided in the right-of-way, along one side of the street unless the area has been identified for a bicycle path in the Annexation Agreement. In that case, a ten foot (10') wide asphalt path shall be provided.
- f. Fencing:
 - (1) A maximum fence height of eight feet (8') shall be permitted around the perimeter of lots containing Industrial uses. For screening purposes, a maximum fence height of fourteen feet (14') shall be permitted for lots with Industrial Uses.
 - (2) A maximum fence height of six feet (6') shall be permitted within the interior and rear yards of Commercial and all other non-Industrial uses, unless for specific screening purposes.

- (3) Fences are permitted within all street yards.
 - (4) Fences shall be positioned so that the finished side faces Public and private streets and adjacent lots.
 - (5) Fencing shall be powder coated metal (black), vinyl, PVC, Corten steel, or composite material. Additional fencing materials may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
 - (6) Chain link fencing is prohibited.
 - (7) Fencing shall be placed behind required landscaping, where feasible.
- g. Trash Dumpster Enclosure:
- (1) Trash Dumpsters are required to be fully enclosed and shall consist of materials that are compatible with the building and other site furnishings.
 - (2) Trash Dumpster Enclosures shall be located directly adjacent to the building and may serve multiple tenants. Where it is not practical to locate the Trash Dumpster Enclosure directly adjacent to the building, it may be located in the parking field, subject to the approval of the Director of Community Development, where absent the Village Administrator, and additional landscaping may be required to screen the enclosure.

7. AREA 5

a. Bulk Restrictions Table

Area 5 Standards					
Standard:	Commercial	Office	Residential	Civic	Transportation
Minimum Lot Size					
Minimum Lot Width	100'	150'	150'	100'	100'
Minimum Lot Area	20,000 sq.ft.	40,000 sq.ft.	40,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.
Minimum Building Setbacks					
Seavey Rd Right-of-Way	25'	50' ¹	25'	25'	25'
I-88 Right-of-Way	25'	50' ¹	25'	25'	25'
Route 47 Right-of-Way	30'	50' ¹	30'	30'	30'
Other Lot Lines	25'	50' ¹	Interior - 10' Rear - 25'	25'	25'
Vehicle Use Area Setbacks					
Seavey Rd Right-of-Way	10'	10'	10'	10'	10'
I-88 Right-of-Way	10'	10'	10'	10'	10'
Route 47 Right-of-Way	10'	10'	10'	10'	10'
Other Lot Lines	10'	10'	10'	10'	10'

Interior Lot Lines	0'	0'	0'	0'	0'
Additional Standards					
Maximum FAR	1.5	1.5	N/A	1.5	1.5
Maximum Lot Coverage ²	75%	75%	85%	75%	75%
Maximum Building Height ³	40'	40'	60' 40'	40'	40'
Maximum Gross Density	N/A	N/A	Multi-Family - 20 du/ac Senior Residential – 30 du/ac	N/A	N/A

¹Setback for a front or corner yard can be reduced to 35' if no parking is located within that yard.

² Common Park spaces and detention areas are provided off lot resulting in higher lot coverage maximums.

³ Building height variances of up to 10% can be granted administratively by the Village Administrator. Any variances greater than 10% must be processed as a Major Change.

b. Landscape Materials

- (1) Street Trees: One (1) ~~24~~ 2 1/2-inch minimum caliper shade tree for every seventy-five (75) linear feet of roadway shall be installed in the interior roadway rights-of-way and can be clustered but in no case shall the total number of street trees installed be less than the number determined using the linear feet of roadway.
- (2) Within yards created by Vehicle Use Area Setbacks the following minimum landscape materials are required. All required plant materials to be planted using appropriate design patterns, including clustering of plants:
 - (a) Seavey Road Right-of-Way: One (1) tree per seventy-five (75) linear feet and can be clustered as needed to provide enhanced screening of buildings. Earthen berm shall be constructed along the southern side of Seavey Road west of Route 47 commencing approximately 200 feet from the center line of Route 47, up to the access point across from Red Oak Drive, and subject to IDOT approval of berm location.
 - ~~(b)~~ Substitutions and other landscaping designs may be allowed by ~~administrative staff~~ Village Administrator approval. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
- (3) Lots with Office Uses
 - (a) Lot Lines, Public Drives, Private Drives (excluding Seavey Rd) : 1 shade tree and 6 shrubs per one hundred (100) linear feet.
- (4) Lots with all other uses except Office
 - (a) Private and Public Drives within Interior lots: One (1) tree per one hundred (100) linear feet and can be clustered as needed to provide enhanced screening of buildings.
 - (b) Lot Lines: No required landscape materials.
- (5) Foundation plantings are required along all portions of façades which are parallel with Seavey Rd. Foundation plantings are required along all

sides of a commercial building adjacent to a public parking lot. The following plant materials are required, where feasible:

- (a) If ten-foot (10') minimum deep landscaped area: one (1) ornamental tree, three (3) columnar evergreens and fifteen (15) shrubs (or grasses) per one hundred (100) linear feet.
- (b) If five-foot (5') minimum to ten-foot (10') deep landscaped area: five (5) columnar evergreens and fifteen (15) shrubs (or grasses) per one hundred (100) linear feet.
- (c) All landscape beds shall contain accent plantings near the main entrance(s) of the building.

(6) Summer annuals shall be required as part of the landscaping scheme at the "Grove Park" entry monument located in the Northeast corner of Seavey Road and Route 47.

- c. Sidewalks: With the exception of Route 47, five foot (5') wide concrete walks shall be provided in the right-of-way, along both sides of the public street unless the area has been identified for a bicycle path in the Annexation Agreement. In that case, a ten foot (10') wide asphalt path shall be provided, in lieu of one of the two required sidewalks.
- d. Fencing:
 - (1) A maximum fence height of six feet (6') shall be permitted within the interior and rear yards of Commercial and all other ~~non-Industrial~~ uses, unless for specific screening purposes.
 - (2) Fences are permitted within all street yards up to three feet (3') in height.
 - (3) Fences shall be positioned so that the finished side faces Public and private streets and adjacent lots.
 - (4) Fencing shall be powder coated metal (black), vinyl, PVC, Corten steel, or composite material. Additional fencing materials may be approved administratively by Village Administrator. Any denial of a requested variance may be appealed as a Minor Change as provided for in Section IV of this document.
 - (5) No chain link fencing is allowed.
- e. Trash Dumpster Enclosure:
 - (1) Trash Dumpsters are required to be fully enclosed and shall consist of materials compatible with the building and other site furnishings.
 - (2) Trash Dumpster Enclosures shall be located directly adjacent to the building and may serve multiple tenants. Where it is not practical to locate the Trash Dumpster Enclosure directly adjacent to the building, it may be located in the parking field, subject to the approval of the Director of Community Development, where absent the Village Administrator, and additional landscaping may be required to screen the enclosure.

IV. MINOR AND MAJOR CHANGE PROCEDURES

- 1. A final plan containing reasonable variations or minor changes may be approved by the Village Board, after review and recommendation by the Planning Commission/Zoning Board of Appeals, provided said changes do not alter the spirit and intent of the approved

planned development district inclusive of any such variations if made at preliminary plan stage (for example: A plan shall not have an increase of density at both the preliminary and final plan stages). Minor changes include but are not limited to:

- a. Minor modifications to the location of buildings, provided all setbacks established for the planned unit development are met.
 - b. Minor changes to the location and configuration of streets and rights-of-way, which are made to preserve natural features.
 - c. Minor changes to the location and configuration and size of approved open space, environmental corridors, greenbelts and recreational facilities, due to circumstances that were not foreseen at the time the final plans were approved.
 - d. All instances noted within this document as a Minor Change.
2. Major changes shall be reviewed by the Planning Commission/Zoning Board of Appeals through the public hearing process in accordance with the Village of Sugar Grove Ordinance. A major change shall include:
- a. Increases in density ~~that exceed one or two (2) units.~~
 - b. Increases in the heights of buildings in excess of 10%.
 - c. Reductions in approved open space, environmental corridors, or preservation areas.

d. All instances noted within this document as a Major Change

V. SUBDIVISION

The Village subdivision ordinance and future subdivision ordinances will only apply to the Property to the extent they do not conflict with the criteria shown on **Exhibit F** to the Annexation Agreement and as otherwise set forth in the Annexation Agreement, and the terms thereof shall be deemed included in the terms and conditions of the Planned Development District Ordinance and this Regulating Plan.