

ORD 25-1995 Exhibit A

§ 159.003 DEFINITIONS.

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

“ABANDONMENT.” To cease or discontinue use of a structure or activity, but excluding temporary or short-term interruptions to a use, structure or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

“ABUTTING.” Having a common border with, or being separated from such a common border by a right-of-way, alley, or easement.

“ACCESSORY STRUCTURE OR USE.” A structure, building, or use which is subordinate to and located on the same lot on which the principal building or use is located and which is reasonably necessary and incidental to conduct of the primary use of such principal building or use, when permitted by the specific zoning district regulations.

“ACREAGE.” Any tract or parcel of land having an area of one acre or more (43,560 square feet) which has not been subdivided by metes and bounds or platted.

“ADULT DAY CARE.” The provider of supplemental care and supervision: (1) for nonrelated adults; (2) on a regular basis; (3) for less than 24 hours a day; and, (4) under license by the Illinois Department of Child and Family Services.

“ADULT ENTERTAINMENT FACILITY.”

(1) A striptease club or pornographic movie theatre whose business is the commercial sale, dissemination, or distribution of sexually explicit material, shows, or other exhibitions; or

(2) An adult bookstore or adult video store in which 25% or more of its stock-in-trade, books, magazines, and films for sale, exhibition, or viewing on-premises are sexually explicit material.

“AGRICULTURAL.” (See also “FARM”.) The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities.

“AIRPORT.” Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft.

“AIR RIGHTS.” The ownership or control of all land, property, and that area of space at and above a horizontal plane over the ground surface of land used for railroad or

expressway purposes. The horizontal plane shall be at a height that is reasonably necessary or legally required for the full and free use of the ground surface.

“ALLEY.” A public or private way permanently reserved as a secondary means of access to abutting property.

“ALTERATION.” Any change, addition, or modification in construction or occupancy of an existing structure.

“ALTERATION, STRUCTURAL.” Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders; provided, however, that the application of any exterior siding to an existing building for the purpose of beautifying and modernizing shall not be considered a structural alteration.

“AMUSEMENT ARCADE.” A building or part of a building in which four or more pinball machines, video games, or other similar player-operated amusement devices are maintained. (See also Ord. No. 850, as amended).

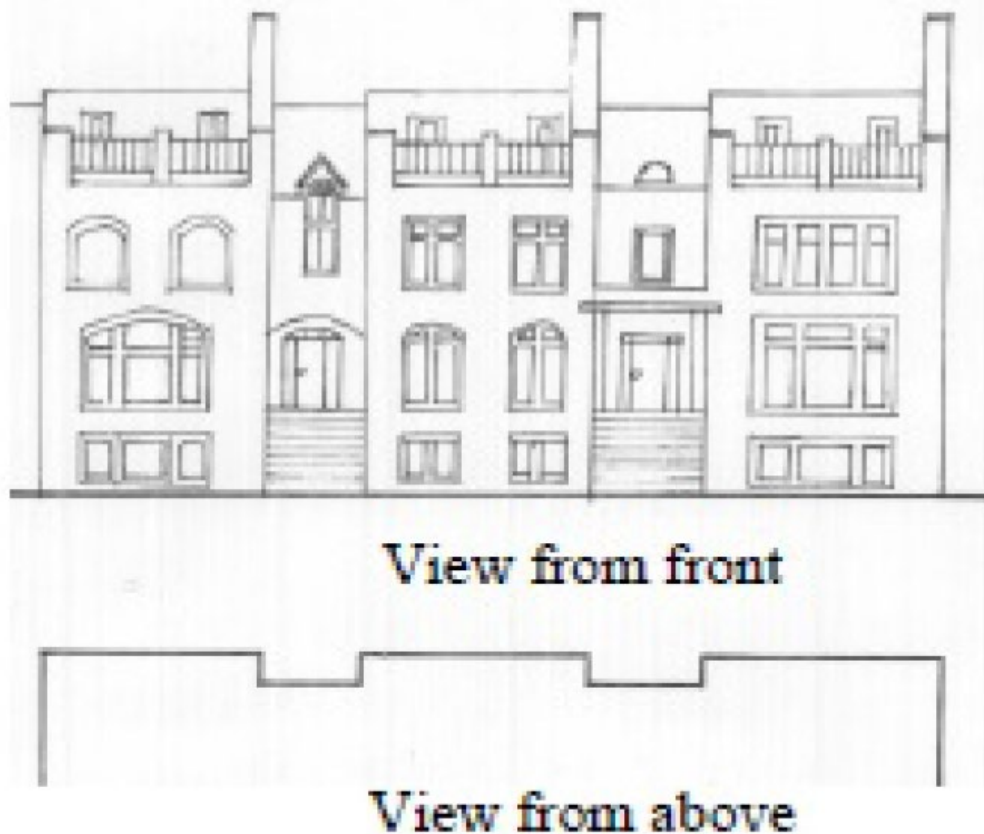
“ANTENNA.” (See also “SATELLITE DISH” and “TOWER”.) Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.

“ANIMAL HOSPITAL.” Any building or portion thereof designed or used for the care, observation, or treatment of domestic animals.

“APARTMENT.” A room or suite of rooms in a multiple-family structure, which is arranged, designed, used, or intended to be used as a single housekeeping unit. Complete kitchen & bathroom facilities, permanently installed, must always be included for each apartment.

“ARBOR.” An accessory structure consisting of columns that support a roofing grid of beams and rafters. This roofing grid is open to the elements and may have decorative vines growing on it.

“ARTICULATED FAÇADE.” A façade in which different materials and recesses or projections are used to break up large expanses of walls



“AUTOMOBILE LAUNDRY.” A building or portion thereof containing facilities for washing more than two motor vehicles, using production line methods.

“AUTOMOBILE REPAIR, MAJOR.” Engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame, or fender straightening, or repair and painting of vehicles.

“AUTOMOBILE REPAIR, MINOR.” Incidental repairs, replacement of parts, and motor service to automobiles, but not including any operation specified under “AUTOMOBILE REPAIR, MAJOR”.

“AUTOMOBILE SERVICE STATION.” A place where gasoline, stored in above or underground tanks, kerosene, lubricating oil, or grease, for the operation of automobiles, are offered for sale directly to the public on the premises, and including minor accessories and the services of automobiles; but not including major automobile repairs, and including washing of automobiles, where production line methods are not used. When the dispensing, sale, or offering for sale of motor fuels or oil is incidental to the conduct of a public garage, the premises shall be classified as a public garage. Automobile service stations shall not include sale or storage of automobiles or trailers (new or used).

"AUTOMOBILE SERVICE STATION/MINI-MART." A place where gasoline, stored in above or under-ground tanks, kerosene, lubricating oil, for the operation of automobiles, are offered for sale directly to the public on the premises, and including minor accessories and the services of automobiles; but not including major automobile repairs, and including washing of automobiles, where production line methods are used. In addition, when the dispensing, sale, or offering for sale of merchandise (i.e. breads, pop, candy, ice cream, souvenirs), and when the motor fuels or oil is the primary intent for the facility. Automobile service stations/minimarts shall not include the sale, storage or repair (major or minor) of automobiles or trailers (new or used) anywhere on the premises.

"AUTOMOBILE WRECKING YARD." (See also "JUNKYARD".) The dismantling or wrecking of motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of two or more motor vehicles, which for a period exceeding 30 days, not in running condition, or parts thereof, are stored in the open and which are not being restored to operation, or any land, building, or structure used for the wrecking or storing of such motor vehicles or parts thereof, and including the commercial salvaging of any other goods, articles, or merchandise, shall constitute evidence of an automobile wrecking yard.

"AWNING." A roof-like cover, which projects from the wall of a building or overhangs the public way.

"BAR AND/OR COCKTAIL LOUNGE." (See also "NIGHTCLUB".) Any premises wherein alcoholic beverages are sold at retail for consumption on the premises and minors are excluded therefrom by law. It shall not mean a premises wherein such beverages are sold in conjunction with the sale of food for consumption on the premises and the sale of said beverages comprises less than 25% of the gross receipts.

"BALCONET." A small window balcony or guard rail.

"BALCONY." A platform that projects from the wall of a building and is surrounded by a railing.

"BASEMENT." A story partly or wholly underground. Where more than one-half of its height is above the established curb level or above the average level of the adjoining ground where the curb level has not been established, a basement shall be counted as a story for purposes of height measurement.

"BAY WINDOW." A projecting window.

"BEACON." Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zoning lot as the light source; also, any light with one or more beams that rotate or move.

"BENCHMARK." A mark made on some stationary object of previously determined position and elevation, and used as a reference point in tidal observations and surveys.

“BEDROOM.” The term bedroom includes any room used principally for sleeping purposes, an all-purpose room, a study, or a den, provided that no room having less than 100 square feet of floor area shall be considered a bedroom.

“BERM.” Any change in grade level with undulating contours which, incorporates landscaping materials for aesthetic purposes and buffers between land uses.

“BILLBOARD.” A structure for the display of advertisements in a public place or alongside highways. This definition does not include any bulletin boards used to announce church services, or to display court or other public office notices, or signs offering the sale or lease of the premises on which the sign is located.

“BLOCK.” A tract of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-way, or other lines of demarcation. A block may be located in part beyond the corporate limits of the village.

“BOARDING HOUSE.” (See also “ROOMING HOUSE”.) A building other than a motel or restaurant where meals are provided for compensation to four or more persons, but not more than 12, who are not members of the keeper’s family and where food is placed upon the table family style, without service or ordering of individual portions from a menu.

“BOARD OF TRUSTEES.” The Village Board for the Village of Romeoville, Illinois.

“BOW WINDOW.” A curved bay window.

“BRICK MATERIAL.” Brick material used for masonry construction shall be hard fired (kiln fired) clay, calcium silicate (sand/lime), shale or slate material which meets the latest version of ASTM Standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be severe weather (SW) grade, and Type FBA or FBS or better. No unfired or underfired brick shall be permitted. No form or type of brick sheeting or brick veneer shall be allowed under this chapter under any circumstances whatsoever.

“BRICK PAVER.” Contiguous masonry blocks used for patios, walkways, or driveways. These structures are permanent in nature. They require a permit and count towards lot coverage.

“BUFFER AREA.” (See also “BERM”, “FENCE” and “SCREENING”.) A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another (See Figure 2). A strip of land, identified on a site plan or by an ordinance or resolution, established to protect one type of land use from another land use that is incompatible. Normally, the area is landscaped and kept in open space use.

“BUILDABLE AREA.” (See also “BUILDING AREA”.) The space remaining on a building lot after the minimum yard requirements of this chapter have been complied with.

“BUILDING.” Any covered structure, separated on all sides from the adjacent open spaces, or from other buildings or other structures, by a permanent roof and by exterior walls or part walls, pierced only by windows and normal entrance or exit doors, built for the support, shelter, or enclosure of person(s), animal(s), or movable property of any kind, and

which is affixed permanently to the ground with a footing and foundation. See also "STRUCTURE".

"BUILDING AREA." The space remaining on a building lot after the minimum yard requirements of this chapter have been complied with (See Figure 3).

"BUILDING COVERAGE." Shall mean the area of a zoning lot occupied by the principal building(s) and accessory structures.

"BUILDING HEIGHT." The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and the ridge of a gable, hip, or gambrel roof; provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building (See Figure 4).

"BUILDING LINE." A line or lines including the building setback line on the horizontal surface of a lot, parallel to the front, side, and rear lot lines, and located at a distance prescribed by the yard regulations of this chapter beyond which no portion of a building may extend except as otherwise provided for by this chapter (See Figure 3).

"BUILDING MARKER." (See also "SIGN, IDENTIFICATION".) Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

"BUILDING OFFICER." The building inspector/code enforcement officer of the village, or his/her duly-authorized representative.

"BUILDING, PRINCIPAL." See "STRUCTURE, PRINCIPAL", See Figure 1 .

"BUILDING, TEMPORARY." See "STRUCTURE, TEMPORARY".

"BUILDING SETBACK LINE." A line within a lot or other parcel of land which denotes the area between that line and the adjacent street right-of-way line, where building and other obstructions are prohibited except those encroachments that are permitted by this chapter (See Figure 3 & 10).

"BULK." The term used to describe the size and mutual relationships of buildings and other structures, as to size, height, coverage, shape, location of exterior walls in relation to lot lines, to the center lines of the streets, to other walls of the same buildings, and to other buildings or structures, and to all open spaces relating to the buildings or structure.

"BUS LOT." Any lot or land area used for the storage or layover of passenger buses or motor coaches.

"BUSINESS." Any occupation, employment, or enterprise wherein merchandise is exhibited or sold, or which occupies time, attention, labor and materials, or where services are offered for compensation.

"CANOPY." (See also "MARQUEE".) A roof-like structure of a permanent nature which projects from the wall of a building or overhangs the public way and is designed and intended to protect pedestrians from adverse weather conditions.

"CARPORT." A permanent structure with a roof and with two or more sides open, used to shelter an automobile.

"CARWASH." A building or area that provides facilities for washing and cleaning of motor vehicles, which may use production line methods with a conveyor, blower, or other mechanical devices, and which may employ some hand labor.

"CARRY-OUT RESTAURANT." See "RESTAURANT, FAST-FOOD".

"CELLAR." A story having more than one-half of its height below the curb level or below the highest level of the adjoining ground. A cellar shall not be counted as a story for the purposes of height measurement.

"CHILD DAY CARE." The provider of supplemental parental care and supervision: for non-related child or children; on a regular basis; for less than 24 hours a day; and, under license by the Illinois Department of Child and Family Services. As used in this chapter, the term is not intended to include babysitting services of a casual, nonrecurring nature or in the child's own home. Likewise, the term is not intended to include cooperative, reciprocative child care by a group of parents in their respective residences.

"CHILD DAY CARE FACILITY." A building or structure wherein an agency, person, or persons regularly provides care for a group of children for periods of less than 24 hours a day. Child day care facilities include family day care homes, child mini-day care centers, and child day care centers. They do not include pre-schools or nursery schools. The following is a specific list of definitions for "Day Care":

(1) "FAMILY DAY CARE HOME." A licensed family abode of a person or person who regularly provides direct care during part of the 24 hour day to six or fewer children, including the licensee's own and foster children under 12 years of age on the premises. A family day care home may provide for care for up to eight children if it meets the requirements outlined by D.C.F.S. for family day care homes.

(2) "CHILD MINI-DAY CARE CENTER." A licensed, large family day care home or an agency that regularly provides for the care of seven to 12 children, including the licensee's own preschool- and elementary-school-age children, in premises other than the family dwelling of the licensee/care provider and other than an approved structure on the same site occupied by said dwelling.

(3) "EXTENDED DAY CARE HOME." A licensed large family day care home or an agency that regularly provides for the care of seven to 12 children, including the licensees' own preschool- and elementary-school-age children, in the family residence of the licensee/care provider or in an approved structure on the same building site occupied by said residence.

(4) "CHILD DAY CARE CENTER." A licensed agency that provides for the care of 13 or more children.

“CHURCH OR PLACE OF RELIGIOUS WORSHIP.” An institution that people regularly attend to participate in or hold religious services, meetings, and other activities. The term “church” shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held.

“CLEAR-CUTTING.” The indiscriminate removal of trees, shrubs, or undergrowth with the intention of preparing real property for non-agricultural development purposes. This definition shall not include the selective removal of non-native tree and shrub species when the soil is left relatively undisturbed; removal of dead trees; or normal mowing operations.

“CLINIC OR MEDICAL HEALTH CENTER.” An establishment where patients are admitted for special study and treatment by two or more licensed physicians or dentists and their professional associates, practicing medicine together. Also it specifically shall be a building designed and used for the diagnosis and treatment of those patients which does not include overnight care facilities.

“CLUB.” An organization of persons for special purposes or for the promoting of sports, arts, literature, politics, or the like but not operated for profit, excluding churches, synagogues, or other houses of worship. Also, buildings or facilities owned or operated by a corporation, association, or persons for a social, educational, or recreational purpose; but not primarily for profit or to render a service that is customarily carried on as a business.

“CLUSTER DEVELOPMENT.” (See Figure 5 .) A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

“COCKTAIL LOUNGE.” See “BAR” and “NIGHTCLUB”.

“COMMERCIAL MESSAGE.” Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

“COMMERCIAL USE.” An occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee.

“COMMUNITY CENTER.” A place, structure, area, or other facility used for the providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

“CONDITIONAL USE.” (See also “SPECIAL USE”.) A use that would not be appropriate generally or without restrictions throughout the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would not be detrimental to the public health, safety, or general welfare.

“CONDOMINIUM.” An estate in real property consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in space in a residential building, such as an apartment. A condominium may include, in addition, a separate interest in other portion of such real property.

“CONFORMING BUILDING OR STRUCTURE.” A building or structure which complies with all the regulations of this chapter or of any amendment thereto governing bulk of the district in which the building or structure is located; and is designed or intended for a permitted or special use as allowed in the district in which it is located.

“CONGREGATE HOUSING.” (See also “HOUSING FOR THE ELDERLY”.) A residential facility for four or more elderly person (65 or older) within which are provided living and sleeping facilities, meal preparation, laundry services, and room cleaning. Such facilities may also provide other services, such as transportation for routine social and medical appointments, and counseling.

“CONSERVATION AREA.” Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character, except in cases of overriding public interest. Conservation areas include freshwater marshes, shallow grassy ponds, streams, rivers, creeks, defined wetlands, and any other area of significant biological productivity or uniqueness.

“CONSERVATION EASEMENT.” An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominately in their natural, scenic, open, or wooded condition; retaining such areas as suitable habitat for fish, plants, or wildlife; or maintaining existing land uses.

“CONVENIENCE STORE.” Any retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with the same and having a gross floor area of less than 5,000 square feet.

“COURT.” An open unoccupied space other than a yard on the same lot with a building or group of buildings, and which is bounded on two or more sides by the building or buildings.

“CUL-DE-SAC.” A local street, one end of which is closed and consists of a circular turn around.

“CURB LEVEL.” The level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one street, the curb level shall be the average of the levels of the curbs at the center of the front of each street. Where no curb elevation has been established, the mean level of the land immediately adjacent to the building shall be considered the curb level.

“DAY CARE CENTER/FACILITY.” See “CHILD DAY CARE”.

“DECIBEL.” A unit of measurement for the intensity (loudness) of sound. Sound level meters, calibrated in decibels, are employed to measure the intensity of sound waves.

“DECK.” A level, unenclosed platform serving as a floor and located above the finished grade, and usually directly adjoining or attached to a building.

“DENSITY.” The number of dwelling units permitted per acre (43,560 square feet equals one acre).

“DENSITY, GROSS.” A ratio of the total number of dwelling units on a site, divided by the total acreage of the site, to include streets, schools, parks, and the like, expressed as dwelling units per acre (du/ac).

“DENSITY, NET.” A ratio of the total number of dwelling units on a site, divided by the number of acres used exclusively for a residential type acreage, not to include schools, parks, streets, and the like, expressed as dwelling units per acre (du/ac).

“DEVELOPMENT.” The carrying on of any construction or public improvements or the making of any substantial changes in the existing appearance of any property.

“DEVELOPMENTALLY DISABLED PERSON(S).” A person suffering from a developmentally disabling disease including, but not limited to, mental retardation, epilepsy, autism, cerebral palsy, or dyslexia.

“DISPLACEMENT OF EARTH (EARTHQUAKE).” The amplitude or intensity of an earth borne vibration measured in inches. The displacement or amplitude is one-half the total earth movement.

“DISTRICT.” (See also “ZONE”.) A portion of the village, exclusive of streets, alleys, and other public ways, within which certain uses of land, premises, and buildings are permitted and within which certain yards, floor area ratios, densities, open spaces are required and certain height limitations are established for development.

“DOMESTIC ANIMAL.” See “HOUSEHOLD PET”.

“DORMITORY.” A building used as group living quarters for a student body, religious order, or other group as an associated use to a college, university, boarding school, orphanage, convent, monastery, farm labor camp, or other similar use. Dormitories do not include kitchen facilities, except a group kitchen facility to serve all residents. Specifically designed for the purpose of providing living accommodations for individuals associated with the particular institution.

“DRIVE-IN FACILITY.” An establishment that, by design of physical facilities or by service or packaging procedures, encourages or permits customers to receive a service or obtain a product that may be used or consumed in a motor vehicle on the premises or to be entertained while remaining in an automobile.

“DRIVE-IN RESTAURANT.” See “RESTAURANT, DRIVE-IN” and “RESTAURANT, FAST-FOOD”.

“DWELLING.” A building or portion thereof, but not including a house trailer or mobile home, designed or used exclusively for residential occupancy, including one-family, two-family and multiple-family dwelling units, but not including hotels, motels, boarding, or lodging houses. The following is a list of specific definitions for dwelling units:

(1) “ATTACHED.” A dwelling joined to two or more dwellings by party walls, or vertical cavity walls, and above ground physically unifying horizontal structural elements.

(2) “DETACHED.” One dwelling, which is surrounded on all sides by open space, on an individually platted lot.

(3) “MULTIPLE FAMILY.” A building or portion thereof, designed or altered for occupancy by three or more families living independently of each other and containing three or more dwelling units; specifically, a detached residential building containing three or more dwelling units, including what is commonly known as an apartment building, but not including group, row, or townhouses.

(4) “ONE-FAMILY.” A single dwelling designed exclusively for use and occupancy by one family.

(5) “SEMI-DETACHED.” A dwelling joined to one other dwelling by party wall, or vertical cavity wall, with above ground physically unifying horizontal structural elements.

(6) “TWO-FAMILY.” A building designed or altered to provide dwelling units for occupancy by two families.

“DWELLING UNIT.” One or more rooms in a residential structure which are arranged, designed, used, or intended for use by one family, and which include complete kitchen facilities permanently installed.

“DWELL TIME.” The time that a single message on a dynamic display is held static or constant, without any change in the message or image displayed.

“DYNAMIC DISPLAY.” Any element of a sign or sign structure capable of displaying words, symbols, figures, images or messages that can be electronically or mechanically changed by remote or automatic means. This also includes any display that incorporates rotating panels, LED lights manipulated through digital input, “digital ink” or any other method or technology that allows a sign to present a series of images, messages or displays. Dynamic display signs are also called electronic message board signs, LED signs, or LCD signs.

“EASEMENT.” A grant of one or more of the property rights by the owner for the use by a person(s), government agency, or public utility company to use for a specific purpose (i.e. telephone, cable t.v., electric, gas, etc).

“EFFICIENCY UNIT.” A dwelling unit consisting of a principal room, exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room.

“ELDERLY HOUSING.” See “HOUSING FOR THE ELDERLY”.

“EMERGENCY SHELTER/MISSION.” A nonprofit, charitable, or religious organization providing boarding and/or lodging and ancillary services on its premises to primarily indigent, homeless or transient person(s).

“ERECT.” The act of placing or affixing a component of a structure upon the ground or upon another such component.

“ESTABLISHMENT, BUSINESS.” A separate place of business having the following three characteristics:

(1) The ownership and management of all operations conducted within the establishment is separate and distinct from the ownership and management of operations conducted within other establishments on the same or adjacent zoning lot(s);

(2) Direct public access to the business establishment is separate and distinct from direct access to any other business establishment; and,

(3) There is no direct public access from within the establishment to any other such establishment.

When adjacent places of business lack any one of the aforesaid characteristics with respect to one another, they shall then be considered as a single business establishment for the purpose of this chapter.

“EQUIVALENT OPACITY.” The shade on the Ringelmann Chart that most closely corresponds to the density of smoke, other than black or gray.

“EVENT SPACE.” A facility or hall available for rent that provides indoor gathering places for recreation, entertainment or other assembly activities. Must be secondary or in conjunction with an approved food and beverage operation that has a kitchen

“FAÇADE.” The exterior wall of a building exposed to public view.

“FAÇADE, PRIMARY.” The exterior wall which is the architectural front.

“FALLOUT SHELTER.” An accessory building and use which incorporates the fundamentals for fallout protection (shielding mass, ventilation, and space to live) and which is constructed of such materials, in such a manner, as to afford to the occupant’s substantial protection from radioactive fallout.

“FAMILY.” Any number of individuals, tied by blood, marriage and/or law, living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding, rooming house or hotel/motel, but not including clubs, sororities, fraternities, or other similar organizations.

“FAMILY CARE HOME FOR THE DEVELOPMENTALLY DISABLED.” A dwelling unit for developmentally disabled person(s), plus required staff, in which the program's size and content are structured to meet the individual social, habitable, and respite needs of the person(s) residing therein, in a residential community setting. Prior to admitting residents, such a dwelling shall comply with the applicable licensing standards with the appropriate federal, state, county or local agencies and may, in addition, house such staff person(s) as may be required to meet the standards of the licensing agencies.

“FARM” or “FARMLAND.” (See also “AGRICULTURE”.) A farm is a parcel of land of not less than 35 acres, in one ownership, that is used primarily for the commercial, soil-dependent cultivation of agricultural crop production and/or for the raising of livestock. The term "one ownership" shall include an individual, corporation, business trust, estate, trust, partnership, association, or two or more persons having a joint or common interest in the land.

"FARMER'S MARKET." An occasional or periodic market held in an open area or from temporary stands where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items and food and beverages; but not to include second hand or resale goods.

"FARM STAND." See "ROADSIDE STAND".

"FAST-FOOD RESTAURANT." See "RESTAURANT, DRIVE-IN" and "RESTAURANT, FAST-FOOD".

"FEEDLOT." Any tract of land or structure, pen, or corral, wherein cattle, horses, sheep, goats, and swine (pigs) are maintained in close quarters for the purpose of fattening such livestock for final shipment to market.

"FENCE." A manmade structure, including gates, which creates a barrier and is used as a boundary definition for the means of protection or confinement. The following describes specific characteristics as it relates to fences:

(1) **"OPEN."** A fence which has over its entirety at least 50% of the surface area in open space as viewed at right angles from the fence, except that the required open space in louver-type fences may be viewed from any angle.

(2) **"SOLID."** A fence which conceals from view, from adjoining properties, streets, or alleys, activities conducted behind it.

"FLAG." Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

"FLEA MARKET." An occasional or periodic sales activity held within a building, structure, or open area where groups of individual sellers offer goods, new and used, for sale to the public, not to include private garage sales.

"FLEX SPACE." A building shall be deemed devoted to "flex space" use if 50% or more of its gross leasable area is devoted to office use and the remaining portion of such building is devoted to light industrial, warehouse, distribution, light assembly or retail use. Such a building must have fenestration, docking location, screening and landscaping which are consistent with the commercial and retail character of the B-3 district. Office space may be decreased to 20% provided that such reduction has been authorized by an approved Special Use Permit.

"FLOOD-CREST ELEVATION." The elevation of the highest flood level that has been or may be subsequently designated by the Village Engineer. The flood-crest elevation designated by the Village Consultant or the Village Engineer shall be based upon a storm water drainage map showing flood-crest elevations of appropriate locations as approved by the Village Board.

"FLOODPLAIN." (See also "FLOODPLAIN AREA".) Any land area susceptible to being inundated by water from any source (Federal Emergency Management Agency, See Figure 6).

“FLOODPLAIN AREA.” That continuous area adjacent to a stream or stream bed, or any storm water retention area and its tributaries, whose elevation is equal to or lower than the flood-crest elevation including also land having an elevation higher than flood-crest elevation but less than ten acres in area and surrounded by land in a flood-plain area or an area of such elevations secured by land fill projection into a floodplain area. Any point shall be deemed to be within the flood-plain area if it falls below the elevation of a high-water mark, as the elevation of the mark is projected in horizontal directions perpendicular to the flow of the stream and thence to intersections at an equal elevation with the land on either side of the stream. Any point between the afore described projections of any two highwater marks shall be deemed within the flood-plain area if it is at an elevation equal to or lower than similar projections of the interpolated flood-crest elevation. The interpolated flood-crest elevation is the calculated elevation of the flood-crest at the center line of the stream between two known flood-crests of the nearest upstream and downstream high-water marks; and the difference in elevation between the flood-crest at this location and at either of the high-water mark projections is directly proportional to the difference in stream center line distance between the two high-water mark projections (See Figure 6).

“FLOODWAY.” The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100 year flood without cumulatively increasing the water surface elevation more than one foot at any point (See Figure 6).

“FLOODWAY FRINGE.” All that land in a floodplain not lying within a delineated floodway. Land within a floodway fringe is subject to inundation by relatively low velocity flows and shallow water depths (See Figure 6).

“FLOOR AREA.” (For determining floor area ratio (FAR).)

(1) The sum of the gross horizontal areas of the several floors including also the basement floor of a building, measured from the exterior faces of the exterior walls, or from the center lines of walls separating two buildings. The floor area shall also include the horizontal areas on each floor devoted to the following (See Figure 7):

- (a) Elevator shafts and stairwells;
- (b) Mechanical equipment, except if located on the roof, when either open or enclosed, such as bulkheads, water tanks, and cooling towers;
- (c) Habitable attic space as permitted by the Building Code of the village;
- (d) Interior balconies and mezzanines;
- (e) Enclosed porches; and,
- (f) Accessory uses.

(2) The floor area of structures used for bulk storage of materials, such as grain elevators and petroleum tanks, shall also be included in the floor area and the floor area shall be determined on the basis of the height of the structures with one floor for each ten feet of structure height and if the structure measures less than ten feet but not less than five feet over the floor height intervals, it shall be construed to have an additional floor. The

horizontal area in each floor of a building devoted to off-street parking and off-street loading facilities and the horizontal area of a cellar floor shall not be included in the floor area. Floor area when prescribed as the basis of measurement for off-street parking spaces and off-street loading spaces for any use shall be the sum of the gross horizontal area of the several floors of the building, excluding areas used for accessory off-street parking facilities and the horizontal areas to the basement and cellar floors that are devoted exclusively to uses accessory to the operation of the entire building. All horizontal dimensions shall be taken from the exterior of the walls.

“FLOOR AREA RATIO.” The numerical value obtained by dividing the floor area within a building or buildings on a lot by the area of the lot. The floor area ratio as designated for each district when multiplied by the lot area in square feet shall determine the maximum permissible floor area for the building or buildings on the lot (See Figure 7).

“FLOOR AREA, USABLE.” Any floor area within outside walls of a building exclusive of areas in cellars, basements, unfinished attics, garages, open porches and accessory buildings, but including any area “roughed in” but not completed which is designed and intended for human occupancy.

“FOOD TRUCK.” A licensed, motorized vehicle modified to include facilities for the cooking, processing and preparation of food and beverages, when temporarily parked on property other than a public street, road or right-of-way, and from which food items or beverages are then sold to the general public.

“FOOD TRUCK OPERATOR.” The owner or operator of a food truck to be licensed under Chapter 129 of the Village Ordinances, and who shall be the party responsible for the compliance of the operations of the food truck with the requirements of this chapter, the Village Code, and other applicable laws and regulations.

“FOOT-CANDLE.” A measure of illumination, the amount of light falling onto a surface. One lumen of light, shining evenly across one square foot of surface, illuminates that surface to one foot-candle.

“FOOT-LAMBERT.” A unit of brightness, usually of a reflecting surface. A diffusion surface of uniform brightness reflecting or emitting the equivalent of the light from one candle at one foot distance over one square foot of brightness of a foot-lambert.

“FREQUENCY.” The number of oscillations per second in a sound wave, measuring the pitch of the resulting sound.

“FRONTAGE.” The front or frontage is that side of a lot abutting on a street or way and ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot (unless the main entrance of the house faces the side of a corner lot, at the discretion of the Zoning Administrator).

“FRONT YARD.” See “YARD”, See Figure 3.

“FUEL BULK STATION.” A place where crude petroleum, gasoline, naphtha, benzene, benzol, kerosene, or other flammable liquid which has a flash point at or below 200

degrees Fahrenheit (200° F) (closed cup tester) that is stored for wholesale purposes, where the aggregate capacity of all regardless of whether the fuel is stored above the ground, underground, or in mobile tank cars or trucks.

“FUNERAL HOME.” A building or part thereof used for human funeral services. Such a building may contain space and facilities for: a) embalming and the performance of other services used in preparation of the dead for burial; b) the performance of autopsies and other surgical procedures; c) the storage of caskets, funeral urns, and other related funeral supplies; and, d) the storage of funeral vehicles, but shall not include facilities for cremation. Where a funeral home is permitted, a funeral chapel shall also be permitted.

“GARAGE.” The following definitions outline a particular type of use that might be found in a “GARAGE”:

(1) “BUS.” Any building used or intended to be used for the storage of three or more passenger motor buses, or motor coaches used in public transportation, excluding school buses.

(2) “PRIVATE.” An accessory building or any accessory portion of the principal building, which is a permanent structure, which has been designed, arranged, used or intended to be used for the storage of private passenger vehicles, vans of not more than nine passenger capacity or pick-up trucks with State of Illinois “B” plates, of not more than one ton capacity used by the family residing upon the premises, and in which no business, service or industry connected directly or indirectly with automotive vehicles is carried on. Such a garage shall not be used for more than one commercial vehicle, where the capacity of that vehicle shall not exceed one and one-half tons.

(3) “PUBLIC.” A building designed and used for the storage of automotive vehicles operated as a business enterprise with a service charge or fee being paid to the owner or operator for the parking or storage of privately-owned vehicles.

(4) “REPAIR.” (See also “SERVICE STATION”.) A building designed and used for the storage, care, repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, painting, and body work.

“GAS STATION.” See “SERVICE STATION”.

“GAZEBO.” An accessory structure with a roof that is open on all sides. It may have screening but is otherwise open to the elements.

“GRADE.” The established benchmark/grade of the subdivision. When no such benchmark/grade has been established, the grade shall be the elevation of the sidewalk at the property line. When no sidewalk(s) exist, the grade shall be the average elevation of the street adjacent to the property line except, in cases of unusual topographic conditions, as determined by the Building Inspector or Zoning Administrator, grade shall be the average elevation of the finished surface of the ground adjoining the exterior walls of a building at the base of a structure.

“GRAFFITI.” See Chapter 132, Offenses Pertaining to Property, §132.43 , Graffiti.

“GREENBELT.” See “BUFFER AREA” and “CONSERVATION AREA”.

“GROSS LEASABLE AREA.” The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

“GROUND COVERAGE.” See “LOT COVERAGE”.

“GROUND FLOOR AREA.” The lot area covered by a principal building, measured at the highest ground grade, adjacent to the building, from the exterior faces of the exterior walls, but excluding open porches, terraces, garages, and carports.

“GROUP CARE HOME FOR THE DEVELOPMENTALLY DISABLED.” (See also “FAMILY”.) A dwelling for six to 15 developmentally disabled person(s) in which the program's size and content are structured to meet the individual social, habitable, and respite needs of the person(s) residing therein, in a residential community setting. Prior to admitting residents, such a dwelling shall comply with the applicable licensing standards of appropriate federal, state, county, or local agencies and may, in addition, house such staff person(s) as may be required to meet the standards of the licensing agencies. Two persons per bedroom maximum allowable and these homes shall be required to have an annual inspection of said premises under the rules and regulations that apply to rental property. As used herein, the term "DEVELOPMENTALLY DISABLED" shall mean having: 1) a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently; 2) a record of having such an impairment; or 3) being regarded as having such an impairment. However, "DEVELOPMENTALLY DISABLED" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals. The term "GROUP CARE HOME FOR THE DEVELOPMENTALLY DISABLED" shall not include alcoholism or drug treatment center, work release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration.

“GUEST, PERMANENT.” A person who occupies or has the right to occupy a lodging house, rooming house, boarding house, hotel, or motel accommodation as his domicile and place of permanent residence.

“HALFWAY HOUSE.” A licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently. Such placement is pursuant to the authority of the Illinois State Department of Corrections.

“HAZARDOUS SUBSTANCES.” Any substances or materials that, by reason of their toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health of any person(s) handling or otherwise coming into direct contact with such material or substance.

“HEALTH/RECREATION FACILITY.” An indoor/outdoor facility including uses such as game courts, exercise equipment, locker rooms, Jacuzzi, and/or sauna and pro shop.

“HEALTH CLUB.” Health club means, but not limited to, gymnasiums (except public), private clubs (athletic, health, or recreational), reducing salons, and weight control establishments.

“HEIGHT.” See “BUILDING HEIGHT”, See Figure 4 .

“HELIPORT.” [The Federal Aviation Administration distinguishes between types of heliports in its definitions.]

(1) “HELIPORT-LIMITED USE.” Any landing area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities.

(2) “HELIPORT-UNLIMITED USE.” Any landing area used by helicopters which, in addition, includes all necessary passenger and cargo facilities, maintenance and overhaul, fueling, service, storage, tie-down areas, hangars, and other necessary buildings and open spaces.

“HELISTOP-LIMITED USE.” Any landing area used for the taking off or landing of private helicopters for the purpose of picking up and discharging of passengers or cargo. This facility is not open to use by any helicopter without prior permission having been obtained. Limited in location to that of industrial/ manufacturing and emergency service uses.

“HISTORIC DISTRICT.” A geographically defined area (by village ordinance) possessing a significant concentration or continuity of landmarks, improvements, or landscape features united by historic events occurred or having special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation.

“HOME OCCUPATION.” In all residential districts, any customary home occupation shall be permitted provided that the following provisions are complied with:

(1) It is conducted entirely within the dwelling by a member of the family residing in the dwelling and when the home occupation is incidental and secondary to the use of the dwelling for dwelling purpose;

(2) It is not conducted from a detached or attached accessory building or requires any internal or external alteration, or involve construction features or use of equipment not customary in a dwelling, and the entrance to the space devoted to the occupation shall be from within the dwelling and not more the one-fourth (25%) of the floor area of the story in which the home occupation is located. This includes the cellar of the dwelling if it is devoted to the home occupation;

(3) There is no display or activity that will indicate from the exterior of the dwelling that it is being used in whole or in part for any use other than a dwelling, except one nameplate, no more than one square foot in area which contains only the name of the

occupant of the dwelling and the home occupation conducted therein and is attached to the dwelling and not illuminated shall be permitted;

(4) All provisions of § 159.020 are complied with;

(5) No mechanical equipment is used, except such as is customarily used for purely domestic or household purposes;

(6) No stock in trade is kept or sold including also such as are made on the premises, or services rendered on the premises that require receipt or delivery of merchandise, goods, or equipment by other than United States Letter Carrier mail service, Federal Express Vans, United Parcel Service, the like, or the passenger automobile of the person conducting the home occupation;

(7) A home occupation conducted by a professional person shall be only for consultation, instruction, or performance of religious rites, but not for the general practice of the profession.

“HOMEOWNERS ASSOCIATION.” A private, non-profit corporation of homeowners formed for the purposes of owning, operating, and maintaining various common properties.

“HOSPITAL OR SANITARIUM.” An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care, for not less than 24 hours in any week, of three or more non-related individuals suffering from illness, disease, injury, deformity, or other abnormal physical conditions. The term "HOSPITAL" as used in this chapter does not apply to institutions operating solely for the treatment of insane person(s), drug addicts, liquor addicts, or other types of cases necessitating restraint of patients, and the term "HOSPITAL" shall not be used for convalescent, nursing, shelter, or boarding homes.

“HOTEL.” An establishment that provides lodging and other services for travelers and other paying guests. Does not include rooming house, emergency shelter/mission, or boarding house.

“HOTEL, FULL SERVICE.” A hotel (see “HOTEL”) which offers dining and/or lounge area, conference room, laundry service as well as access to meeting rooms, computers and fax services. A full-service hotel shall be exempt from the otherwise applicable building height restrictions in the underlying zoning district provided however that in no event shall any full-service hotel exceed a height of 80 feet or six stories.

“HOUSEHOLDER.” The occupant of a dwelling unit who is either the owner or lessee thereof.

“HOUSEHOLD PET.” Animals that are customarily kept for personal use or enjoyment within the dwelling unit. Household pets shall include but not limited to domestic dogs, domestic cats, domestic tropical birds or fresh or salt water fish.

“HOUSING FOR THE ELDERLY/SENIOR APARTMENTS.” (See also “CONGREGATE HOUSING” and “LIFE CARE FACILITY”.) A building or group of buildings containing

dwellings where the occupancy of dwellings is restricted to person(s) based upon age of the husband and/or the wife. This does not include a development that contains convalescent or nursing facilities.

“IMPACT NOISE.” A short duration of sound such as those from a forging hammer or punch press.

“IMPERVIOUS SURFACE.” A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes surfaces such as compacted sand, lime rock, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar structures (See Figure 8).

“INCOMBUSTIBLE.” A material which will not ignite nor actively support combustion during an exposure for five minutes to a temperature of 1,200 degrees Fahrenheit.

“INDUSTRIAL PARK.” An industrial park is an area designed as a coordinated environment for a variety of industrial and related activities. The project is developed or controlled by one proprietary interest. It has an enforceable master plan and/or covenants, conditions, and restrictions. The development may be on one parcel, or may be subdivided; and, may have a condominium ownership, or a combination of these types.

“INDUSTRY, HEAVY.” A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

“INDUSTRY, LIGHT.” A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

“INSTITUTION.” A building occupied by not-for-profit corporation wholly for public or private use.

“JUNK.” Old, dilapidated, scrap or abandoned metal, paper, building material and equipment, bottles, glass, appliances, furniture, beds and bedding, rags, rubber, motor vehicles, and parts thereof.

“JUNKER.” An automobile, truck, or other motor vehicle which has been damaged or in a state of disrepair to such an extent that it cannot be operated under its own power and will require major repairs before being made usable, or such a vehicle which does not comply with state or village laws or ordinances for motor vehicles.

“JUNK YARD.” An open area where waste, scrap metal, paper, rags, or similar materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including auto, farm implements and machinery, and building wrecking yards, but excluding similar uses taking place entirely within a completely enclosed building.

“KENNEL, COMMERCIAL.” Any lot or premises or portion thereof on which more than four dogs, cats, and other domestic animals, over four months of age, are kept for sale, or on which more than two such animals are boarded for compensation.

“KENNEL, PRIVATE.” Any lot or premises or portion thereof on which less than four dogs, cats, and other household domestic animals, over four months of age, are kept by the owner for the purposes of show, hunting or as pets.

“LABORATORY, COMMERCIAL.” A place devoted to experimental study such as testing and analyzing. Manufacturing assembly or packaging of products is not included within this definition.

“LANDFILL.” A type of operation in which refuse and earth or other suitable cover material are deposited in alternate layers or specified depth in accordance with a definite plan on a specified portion of open land, with each layer being compacted by force applied by mechanical equipment.

“LANDSCAPE COVERAGE.” The percentage of a zoning lot that is not occupied by buildings, including accessory buildings and structures, driveways, sidewalks, and other impervious surfaces.

“LAUNDERETTE AND LAUNDRY SELF-SERVICE.” A business that provides coin-operated self-service type washing, drying, dry-cleaning, and ironing facilities, providing that not more than four persons, including owners, are employed on the premises; and no pick-up or delivery service is maintained.

“LIFE CARE FACILITY.” (See also “CONGREGATE HOUSING” and “HOUSING FOR THE ELDERLY”.) A facility for the transitional residency of elderly and/or disabled persons, progressing from independent living in single- family units to congregate apartments living where residents share common meals and culminating in a full health and continuing care nursing home facility.

“LOADING AND UNLOADING SPACE, OFF-STREET.” An open hard surfaced area of land other than a street or public way, the principal use of which is for the standing, loading, and unloading of motor vehicles, tractors, and trailers to avoid undue interference with public streets and alleys. This space shall not be less than 12 feet in width, 35 foot depth for single-unit truck, 60 foot depth for tractor-trailer truck, and 14 feet in height, exclusive of access aisles and maneuvering space.

“LODGE, PRIVATE.” A non-profit association of person(s), who are bona fide members paying annual dues, which owns, hires, or leases a building, or portion thereof, the use of the premises being restricted to members and their guests. It shall be permissible to serve food and meals on such premises provided that adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests shall be allowed in conjunction with the operation of a dining room for the purpose of serving food and meals, though such beverages may be served in a separate room(s), and provided that the sale of alcoholic beverages is in compliance with the applicable local, county, state, and federal laws.

“LOWLAND CONSERVANCY OVERLAY DISTRICT.” See Chapter 158 , Development Regulations.

“LOT.” (See also “LOT OF RECORD”.) A parcel of land legally described as a single lot, occupied or intended for occupancy by one principal building, together with its accessory structures and uses, including the yards required by this chapter, and having a frontage on a public or private street or easement, except that a planned unit development may have two or more principal buildings which need not front on a street or easement. The following specific definitions describe the various lot designs that might be found in the village:

(1) “CORNER LOT.” A lot which adjoins the point of intersection to two or more streets in which the interior angle formed by the street lines is 135 degrees or less. If the street lines are curved, the angle shall be measured at the point of intersection of the extensions of the street lines in the direction they take at the intersection of the street line with the side lot line and rear lot line of the lot. If the street is curved at its point of intersection with the side lot line or rear lot line, the tangent to the curve at that point shall be considered the direction of the street.

(2) “DOUBLE FRONTAGE LOT.” (See also “THROUGH LOT” & “LOT, THROUGH”.) A lot having a pair of opposite lot lines along two more or less parallel streets, and which is not a corner lot.

(3) “INTERIOR LOT.” (See also “LOT, INTERIOR”.) A lot other than a corner lot.

(4) “REVERSED CORNER LOT.” A corner lot, the rear lot line of which adjoins upon the side lot line of another lot.

(5) “THROUGH LOT.” See “DOUBLE FRONTAGE LOT”.

“LOT AREA.” The area of horizontal plane bounded by the front, side and rear lot lines.

“LOT COVERAGE.” The percentage of a zoning lot occupied by buildings, including accessory buildings and structures, driveways, sidewalks, and other impervious surfaces.

“LOT DEPTH.” The mean horizontal distance between the front and lot lines of a lot measured within the lot boundaries (See Figure 10).

“LOT, FLAG.” A lot with access provided to the bulk of the lot by means of a narrow strip of land that maintains a short distance of street frontage (See Figure 11).

“LOT FRONTAGE.” The front of a lot shall be that boundary of a lot along a public street; for a corner lot the front shall be the narrowest side edge of the lot fronting on a street (unless the main entrance of the house faces the widest side edge of the lot, at the discretion of the Zoning Administrator). The owner may orient his or her building toward either street.

“LOT, INTERIOR.” A lot other than a corner lot (See Figure 11) or through corner lot.

“LOT LINES.” The property lines bounding a lot from another lot or from a street (See Figure 3).

“LOT LINE, FRONT.” (See also **“YARD, FRONT”**.) On an interior lot, the lot line abutting a street; or, on a corner lot, the shorter lot line abutting a street (unless the main entrance of the house faces a longer lot line, at the discretion of the Zoning Administrator); or, on a through lot, the lot line abutting the street providing the primary access to the lot; or, on a flag lot, the interior lot line most parallel to the nearest the street from which access is obtained.

“LOT LINE, REAR.” That boundary of a lot which is most distant from and is, or almost nearly is, parallel to the front lot line. In the instance of an irregular or triangular shaped lot, the rear lot line is a line of not less than ten feet in length within the lot, parallel to and at maximum distance from the front lot line.

“LOT LINE, SIDE.” Any boundary of a lot that is not a front or rear lot line. On a corner lot, a side lot line may be a street lot line.

“LOT OF RECORD.” (See also **“LOT”**.) A lot which is part of a subdivision, the plat of which has been recorded in the office of the Will County Recorder of Deeds, or a parcel of land the deed of which was recorded in the Recorder of Deeds office prior to 2-10-87.

“LOT, SUBSTANDARD.” A lot or parcel of land that has less than the required minimum area or width as established by the district in which it is located and provided that such lot or parcel was of record as a legally created lot on the effective date of the ordinance codified in this title.

“LOT, THROUGH.” A lot having its front and rear yards each abutting on a street (See Figure 11).

“LOT WIDTH.” The minimum horizontal distance between the side lot lines of a lot measured along the front building line, as provided in this chapter (See Figure 10).

“MANUFACTURING ESTABLISHMENT.” An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods, or products.

“MANUFACTURED HOUSING.” A factory built, single family structure that is manufactured under the authority of 42 U.S.C. Section 5401, the National Manufactured Home Construction and Safety Standards Act, is transportable in one or more sections, is built on a semi-permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to the site, and which does not have wheels or axles permanently attached to its body or frame.

“MANUFACTURED HOUSING DEVELOPMENT.” A parcel of land under single ownership that has been planned and improved for the placement of manufactured housing for single family detached dwelling purposes.

“MARQUEE.” Any permanent roof-like structure projecting beyond a building or extending along and projection beyond the wall of the building, generally designed and constructed to provide protection from the weather.

“MASSAGE AND/OR MASSAGE THERAPY.” A system of structured palpation or movement of the soft tissue of the body. The system may include, but is not limited to, techniques such as effleurage or stroking and gliding, petrissage or kneading, tapotement or percussion, friction, vibration, compression, and stretching activities as they pertain to massage therapy. These techniques may be applied by a licensed massage therapist with or without the aid of lubricants, salt or herbal preparations, hydromassage, thermal massage, or a massage device that mimics or enhances the actions possible by human hands. The purpose of the practice of massage, as licensed under the Illinois Massage Licensing Act and as defined herein, is to enhance the general health and well-being of the mind and body of the recipient. "MASSAGE" does not include the diagnosis of a specific pathology. "MASSAGE" or "MASSAGE THERAPY" does not include those acts of physical therapy or therapeutic or corrective measures that are outside the scope of massage therapy practice as defined in the Illinois Massage Licensing Act.

“MASSAGE PARLOR.” An establishment providing massage or massage therapy administered by persons licensed by the Illinois Department of Professional Regulation under the Illinois Massage Licensing Act as massage therapists.

“MASSAGE THERAPIST.” A person who is licensed by the Illinois Department of Professional Regulation under the Illinois Massage Licensing Act to perform massage or massage therapy.

“MINI-WAREHOUSES.” (See “SELF-SERVICE STORAGE FACILITY”).)

“MOBILE HOME.” A trailer designed and constructed for dwelling purposes which contains cooking, sanitary, and electrical facilities and has a gross area of 220 square feet or more. It is transportable and factory built and has been designed to be used as a partial year-round residential dwelling and was built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976 and Act 115. Illinois Manufactured Housing and Mobile Home Safety Act, effective July 1, 1974 and amended October 1, 1975 and January 10, 1991 according to the 1994 Illinois Revised State Statutes 430 ILCS 115 in its entirety.

“MOBILE HOME PARK.” A lot, parcel, or tract of land developed with facilities for accommodating two or more mobile homes, provided each mobile home contains a kitchen, flush toilet, and shower or bath; and the park shall be for use only by non-transient dwellers remaining continuously for more than one month, whether or not a charge is made. It shall not include a sales lot in which automobiles or unoccupied mobile homes or other trailers are parked for the purpose of inspection or sale, except mobile homes located on a site in the mobile home park which are occupied or vacant for not more than 30 days after occupancy may be sold or offered for sale.

"MOTOR FREIGHT TERMINAL." A building in which freight, brought to the building by motor truck, is assembled and sorted for routing in intrastate and interstate shipment by motor truck.

"MOTOR HOME." A motor vehicle built on a truck or bus chassis and designed to serve as self-contained living quarters for recreational travel.

"MOTOR VEHICLE." A passenger vehicle, motorcycle, truck, truck-trailer, trailer, or semitrailer propelled or powered either mechanically or electrically.

"NAMEPLATE." A sign indicating the name and address of a building or the name of the occupant thereof, and the practice of a permitted occupation therein.

"NIGHTCLUB." (See also "BAR".) A commercial establishment dispensing alcoholic or non-alcoholic (teen club) beverages for consumption on the premises and in which dancing is permitted.

"NITS." A unit of luminance equal to one candela per square meter.

"NON-CONFORMING BUILDING." Any building that does not meet the limitations on building size and location on a lot, for the district in which such building is located, for the use to which such building is being put.

"NON-CONFORMING LOT." A use or activity which lawfully existed prior to the adoption, revision, or amendment of this chapter, but which fails by reason of such adoption, revision, or amendment to conform to the use district in which it is located.

"NON-CONFORMING USE." Any building, structure, or land lawfully occupied by use or lawfully established at the time of the adoption of this chapter or amendments thereto, which does not conform after the passage of this chapter or amendments hereto with the use regulations of this chapter.

"NOXIOUS MATTER." Material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the psychological, social or economic well-being of human beings.

"NURSING HOME." (See also "CONGREGATE HOUSING".) A home for the care of children or infirm, or a place of rest for those suffering bodily disorders, but not including facilities for surgical care.

"NURSERY SCHOOL OR DAY NURSERY." (See also "CHILD DAY CARE".) An institution providing care for three or more children under the age of seven years of age for periods of more than four hours but less than 12 hours.

"OBSTRUCTION." An obstacle, impediment, or hindrance.

"OCTAVE BAND." A means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.

"OCTAVE BAND FILTER." An electrical frequency analyzer, designed according to standards formulated by the American Standards Association and used in conjunction with

a sound-level meter to take measurements in specific octave intervals. (American Standard for Sound-Level Meters/A.S.A. - No. 224.3 - 1944).

"ODOR THRESHOLD." The lowest concentration of odorous matter in air that will produce an olfactory response in a human being. Odor thresholds shall be determined in accordance with the ASTM Method D 1391-57, "Standard Method for Measurement of Odor in Atmospheres (Dilution Method)".

"ODOROUS MATTER." Any material that produced an olfactory response among human beings.

"OFFICE." A place, such as a building, room or suite in which services, clerical work, professional duties, or the like, are carried out.

"OFFICE PARK." A large tract of land that has been planned, developed, and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and land use compatibility.

"OIL, GAS TREATMENT AND PROCESSING PLANT." A facility designed to separate and recover hydrocarbons (i.e. butane, ethane, propane) and/or to remove impurities (i.e. hydrogen sulfide) from oil or gas. Also, could include, but not limited to the mixing and/or blending of additives, detergents, benzene and alcohols during processing/manufacturing.

"OPEN SALES LOT." Any land used or occupied for the purpose of buying and selling new or second-hand passenger cars or trucks, motor scooters, motorcycles, boats, trailers, aircraft, monuments, and the like, and for the storing of same prior to sale.

"OPEN SPACE." (See also "BUFFER AREA", "CONSERVATION AREA" and "GREENBELT".) An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, bike pathways and water courses. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel. Open space may also be considered as land used for recreation, resource protection, amenity, and/or buffers. In no event shall any area of a lot constituting the minimum lot area nor any part of any existing or future road or right-of-way be counted as constituting open space.

"OPEN SPACE, COMMON." Open space within or related to a development, not in individually owned lots or dedicated for public use, but which is designed and intended for the common use or enjoyment of the residents of the development.

"OUTDOOR STORAGE." The keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours.

"PARCEL." A continuous quantity of land in the possession of or owned by, or recorded as the property of, the same person or persons.

“PARCEL DELIVERY STATION.” A building in which commodities, sold at retail within the area and packaged by the retailer, are assembled and routed for delivery to retail customers located within the area.

“PARK.” Any public or private land available for recreational, educational, cultural, or aesthetic use.

“PARKING AREAS.”

(1) “PRIVATE PARKING AREA.” An open, hard-surfaced area, other than a street or public way, designed, arranged, and made available for the storage of private passenger automobiles only, of occupants of the building or buildings for which the parking area is developed and is accessory.

(2) “PUBLIC PARKING AREA.” An open, hard-surfaced area, other than a street or public way, intended to be used for the storage of passenger automobiles and commercial vehicles under one and one-half ton capacity, and available to the general public, whether for compensation, free, or as an accommodation to clients or customers.

“PARKING LOT.” (See also “GARAGE, PUBLIC”.) An area not within a building where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking.

“PARKING, SHARED.” The development and use of parking areas on two or more separate properties for joint use by the business on those properties.

“PARKING SPACE.” An area on a lot and/or within a building intended for the use of temporary parking of a personal vehicle. This term is used interchangeably with parking stall. Each parking space must have a means of access to a public street. Tandem parking stalls in single family detached, single family attached, and townhome residential uses shall be considered to have a means of access to a public street.

“PARKING SPACE, AUTOMOBILE.” Space within a public or private parking area of not less than 190 square feet, nine and one-half feet by 20 feet, exclusive of access drives, or aisles, ramps, columns, or office and work areas, for the storage of one passenger automobile or commercial vehicle under one and one-half ton capacity.

“PARTICULATE MATTER.” Material which is suspended in or discharged into the atmosphere in finely divided form as a liquid or solid at atmospheric pressure and temperature.

“PARTY WALL.” An interior wall of adjoining structures extending from its footing to the underside of the roof, and which separates and is in common use by the adjoining structures.

“PATIO.” A level, unenclosed surfaced area located at grade and usually directly adjoining or attached to a building.

“PATIO STONE.” Decorative concrete blocks used in a yard or garden. These blocks are contiguous and are semi-permanent in nature. No permit is required for these blocks

provided they do not exceed 100 square feet in area. These blocks are counted towards lot coverage.

“PEDIMENT.” A decorative structure set over a door or window.

“PENNANT.” Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

“PERFORMANCE GUARANTEE.” (See also “MAINTENANCE GUARANTEE”.) A financial guarantee to ensure that all improvements, facilities, or work required by this chapter will be completed in compliance with the approved ordinances, regulations, and the approved plans and specifications of the development.

“PERFORMANCE STANDARD.” A criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire, and explosive hazards, or glare or heat generated by or inherent in uses of land or buildings.

“PERGOLA.” An accessory structure consisting of columns that support a roofing grid of beams and rafters. This roofing grid may be left open or covered so as to create an area sheltered from the elements.

“PET.” See “HOUSEHOLD PET”.

“PLACE OF WORSHIP.” See “CHURCH”.

“PLANNING & ZONING COMMISSION.” The Planning & Zoning Commission (the "Commission") of the Village of Romeoville.

“PLANNED UNIT DEVELOPMENT.” Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans that include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provisions, operations, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development, but which will not be provided, operated, or maintained at general public expense.

“PLANNED UNIT DEVELOPMENT, AREA.” A tract of land which is developed as a unit under single ownership or control, which includes two or more principal buildings, and which is at least four acres in area, except for planned developments operated by a municipal corporation which shall be at least two acres in area, and planned manufacturing developments which shall be at least ten acres in area.

“PLANT NURSERY.” Any land used to produce trees, shrubs, flowers, and other plants for sale or transplanting.

"PORCH." A roofed platform or slab projecting from the wall of a building and having direct access to or from the building to which it is attached. A porch has no solid walls other than the wall of the building to which it is attached. A porch may be enclosed with a mesh screen to keep out unwanted insects, but is otherwise exposed to the elements throughout the year.

"PREFERRED FREQUENCIES." A set of octave bands described by the band center frequency and standardized by the American Standards Association in ASA Standard N.S1.6-1960, "Preferred Frequencies for Acoustical Measurements."

"PRINCIPAL BUILDING." A structure in or on which is conducted the principal use of the lot on which such structure is located (See Figure 1).

"PRINCIPAL USE." The main use of the land or buildings as distinguished from a subordinate or accessory use.

"PRINT SHOP." A retail establishment that provides duplicating services using photocopy, blueprint, and offset printing equipment, including collating of booklets and reports.

"PRIVATE CLUB." See "CLUB".

"PUBLIC OPEN SPACE." Any publicly-owned open area, including, but not limited to the following: parks, playgrounds, forest preserves, beaches, waterways, parkways, streets, and golf courses.

"PUBLIC UTILITY." Any person, firm, corporation, or municipal department duly authorized to furnish under public regulation to the public, electricity, gas, steam, telephone, sewers, transportation, water or cable television.

"RAILROAD RIGHT-OF-WAY." A strip of land with tracks and auxiliary facilities for track operation, but not including depot loading platforms, stations, train sheds, warehouses, car shops, car yards, locomotive shops, water towers, and the like.

"REAR YARD." See "YARD, REAR".

"RECYCLING CENTER." A facility that is not a junk yard, in which recoverable resources, such as newspapers, glassware, and metal cans, are collected, stored, flattened, crushed, or bundled, either by hand or mechanically assisted within a completely enclosed building.

"RECYCLING COLLECTION POINT." A collection point for small refuse items, such as bottles, metal cans and newspapers, located either in a container or small structure.

"RECYCLING PLANT." A facility that is not a junkyard and in which recoverable resources, such as newspapers, magazines, books, and other paper products; glass; metal cans; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production.

"REFUSE." All waste products resulting from human habitation, except sewage.

"RESEARCH LABORATORY." (See also "LABORATORY, COMMERCIAL".) A building or group of buildings in which are located facilities for scientific research, investigation,

testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

“RESIDENCE.” A residence is a permanent structure where one resides or dwells.

“RESIDENTS ASSOCIATION.” See “HOMEOWNERS ASSOCIATION”.

“RESORT.” A hotel or motel that serves as a destination point for visitors. A resort generally provides recreational facilities for persons on vacation. A resort shall be self-contained and provide personal services customarily furnished at hotels, including the serving of meals. Buildings and structures in a resort should complement the scenic qualities of the location in which the resort is situated.

“RESTAURANT.” Any building, or part thereof, other than a boarding house, where meals are provided for compensation, including a cafe, cafeteria, coffee shop, lunch room, drive-in stand, tea-room, and dining room, and including the serving of alcoholic beverages when served with and incidental to the serving of meals, where permitted by local ordinance.

“RESTAURANT, DRIVE-IN.” An establishment that delivers prepared food and/or beverages (nonalcoholic) to customers in motor vehicles, regardless of whether or not it also serves prepared food and/or (non-alcoholic) to customers who are not in motor vehicles, for consumption either on or off the premises.

“RESTAURANT, FAST-FOOD.” Any establishment whose principal business is the sale of foods, frozen desserts, or beverages in ready-to-consume individual servings, for consumption either within the restaurant building or for carry-out, and where either: 1) foods, frozen desserts, or beverages are usually served in paper, plastic, or other disposable containers, and where customers are not served their food, frozen desserts, or beverages by a restaurant employee at the same table or counter where the items are consumed; or 2) the establishment includes a drive-up or drive-through service facility or offers curbside service.

“REST HOME.” See “NURSING HOME”.

“RETIREMENT COMMUNITY.” See “HOUSING FOR THE ELDERLY”.

“RIGHT-OF-WAY.” A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water mains, sanitary or storm sewer mains, sidewalks and bike paths.

“RINGLEMANN CHART.” A chart which is described in the United States Bureau of Mines Information Circular 6888, and on which are illustrated graduated shades of grey for use in estimating the light-obscuring capacity of smoke.

“RINGLEMANN NUMBER.” The number of the area on the Ringlemann Chart that coincides most nearly with the visual density of smoke emission.

“ROAD, PUBLIC.” (See also “RIGHT-OF-WAY” and “STREET”.) All public property reserved or dedicated for public use, which shall include roadways and public utilities.

“ROAD, PRIVATE.” (See also “RIGHT-OF-WAY” and “STREET”.) A way open to vehicular ingress and egress established as a separate tract for the benefit of certain, adjacent properties. This definition shall not apply to driveways.

“ROADSIDE STAND, BUSINESS.” A structure whose primary function is to display and sell agricultural products which have been produced off premises for resale.

“ROADSIDE STAND, FARMERS.” A structure for the display and sale of only agricultural products which have been produced solely on the premises (see specific requirements on permitting).

“ROADWAY.” That portion of a street which is used or intended to be used for the movement of vehicular traffic.

“ROOMING HOUSE.” (See also “BOARDING HOUSE”.) A building that is the primary residence of the owner and in which rooms are provided by the owner, for compensation, to one to three adult persons not related by blood, marriage, or adoption to the owner.

“RUNWAY.” A strip or area of pavement used exclusively for the land and taking off of aircraft, or for the movement of vehicles incidental to such use.

“SATELLITE TELEVISION ANTENNA/SATELLITE DISH.” An accessory structure whose purpose is to receive communications, electromagnetic waves, or other signals from satellites and other extraterrestrial sources. It also is a round, parabolic antenna intended to receive these signals from orbiting satellites and other sources. Residential dish antennas are defined as being less than eight feet in diameter, while commercial dish antennas are usually those larger than eight feet and typically used by broadcasting stations or cable television franchisees. Dishes that are less than 18 inches in size are preempted from local control according to federal guidelines.

“SCHOOL.” Elementary, high, or college, public or private, or non-profit junior college, college or university, other than trade and business schools, including instructional and recreational uses and school bus garages, with or without living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers, and employees.

“SCREENING.” (See also “BUFFER AREA” and “FENCE”.) A device or materials used to conceal one element of a development from other elements or from adjacent or contiguous development. Screening may include one or a combination of the following materials of sufficient mass to be opaque or that shall become opaque after 12 months and which shall be maintained in an opaque condition: fences, shrubs, hedges, berming or other plantings that maintain an opaque condition.

“SELF-SERVICE STORAGE FACILITY.” A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of the customer's goods or wares.

“SERVICE STATION.” (See also “GARAGE, REPAIR”.) Any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tune-

ups, lubrication, minor repairs, and carburetor cleaning are conducted. Service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.

“SELF-SERVICE STATION.” An establishment where liquids used as motor fuels are stored and dispersed into approved fuel containers or motor vehicles by persons other than the service station attendant and may include facilities available for the sale of other retail products (i.e. bread, pop, milk).

“SETBACK.” The required minimum horizontal distance between the building line and the related front, side, or rear property line. (See Figures 3 & 10 .)

“SETBACK ESTABLISHED.” When 40% or more of the lots fronting on one side of a street within a block are improved, the existing setbacks of the improved lots shall be the established setback for determining the depth of the required front yards for the remainder of the lots along such street frontage, as regulated by this chapter.

“SETBACK LINE, BUILDING.” See “BUILDING SETBACK LINE”, See Figures 3 & 10 .

“SHELTER.” See “EMERGENCY SHELTER/MISSION”.

“SHOPPING CENTER.” A grouping of retail business and service uses on a single site with common parking facilities.

“SIDE YARD.” See “YARD, SIDE”, See Figure 3 .

“SIDEWALK CAFE.” An area adjacent to and directly in front of a street-level eating or drinking establishment located within the sidewalk area of the public right-of-way exclusively for dining, drinking, and pedestrian circulation. The encroachment area of a sidewalk cafe may be separated from the remainder of the sidewalk by railings, fencing, or landscaping planter boxes or a combination thereof.

“SIGHT TRIANGLE.” The area established at the intersection of two streets or a street and a driveway in which nothing shall be erected, planted, or allowed to grow so as to limit or obstruct the sight distance of motorists and pedestrians.

“SIGN.” Any object, device, display or structure consisting of any letter, figure, character, mark, point, plane, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademarks, reading matter, or illuminating device; constructed, attached, erected, fastened, or manufactured in any manner whatsoever so that the sign shall be used for the attraction of the public to any place, subject, person, public performance, article, machine, or merchandise whatsoever and displayed in any manner whatsoever for recognized advertising purposes.

“SIGN, ADVERTISING.” A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises on which such sign is located or to which it is affixed.

“SIGN, ANIMATED OR MOVING.” Any sign that uses movement or change of lighting to depict action or created a special effect or scene.

“SIGN, AWNING.” Any sign painted, stamped, perforated, or stitched, or otherwise applied on the balance of an awning over a door, entrance, window, pedestrian way or outdoor service area.

“SIGN, BANNER.” Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

“SIGN, BILLBOARD.” See “BILLBOARD”, See Figure 12 (a).

“SIGN, BOX OR CABINET.” A sign that contains all of the text and/or logo symbols within a single enclosed cabinet and may or may not be internally illuminated.

“SIGN, BUILDING.” Any sign attached to any part of a building, as contrasted to a freestanding sign.

“SIGN, BUSINESS.” A sign which directs attention to a business or profession conducted, or to a commodity, service or entertainment sold or offered upon the premises where such a sign is located or to which it is affixed.

“SIGN, CANOPY.” A sign painted on or otherwise incorporated onto a fixed structure made of cloth or metal, with metal framework projection over and supported by the ground.

“SIGN, CONSTRUCTION.” A temporary sign identifying the participants taking part in a construction project on the property on which the sign is located, and including parties such as the architect, engineer, contractor, subcontractor, owner, developer, sponsor, and financial supporter.

“SIGN, CHANGEABLE COPY.” A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day, shall be considered an animated sign by definition. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign.

“SIGN, CHURCH BULLETIN BOARD.” A sign attached to the exterior of a church or located elsewhere on the church premises, used to indicate the services or activities of the church and including its name, if desired.

“SIGN, DIRECTIONAL.” Ingress or egress and other traffic circulation signs which guide pedestrian or vehicular traffic.

“SIGN, ELECTRONIC MESSAGE BOARD.” Any sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic process.

“SIGN, FLASHING.” Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such is in use. Any revolving, illuminated sign shall be considered a flashing sign.

“SIGN, FREESTANDING.” A sign supported by one or more upright poles, columns, or braces placed in or on the ground and not attached to any building or structure (See Figure 12 (b)).

“SIGN, GOVERNMENTAL AND ESSENTIAL SERVICE.” A sign erected and maintained to identify or serve any government function or control, including essential service signs which may be related to traffic, utility locations or emergency services.

“SIGN, GROSS SURFACE AREA.” A sign shall be the entire area within a single continuous perimeter enclosing the extreme limits of the sign and in no case passing through or between any adjacent elements of the sign. The perimeter shall not include any structural or framing elements lying outside the limits of the sign and not forming an integral part of the display.

“SIGN, GROUND.” Any sign erected, constructed, or maintained for the purpose of displaying outdoor advertising by means of posters, pictures, pictorial, and reading matter when the sign is supported by one or more uprights, posts, or braces placed upon or affixed in the ground and not attached to any part of a building (See Figure 12 (b)).

“SIGN, IDENTIFICATION.” (See also “BUILDING MARKER”.) A structure, building wall, or other outdoor surface used to display and identify the name of the individual, business, profession, organization, or institution occupying the premises on which it is located.

“SIGN, ILLUMINATED.” A sign illuminated in any manner by an artificial light source (i.e. internal, external).

“SIGN, INCIDENTAL.” A sign, generally informational, that has a purpose secondary to the use of the zoning lot on which it is located, such as "no parking", "entrance", "loading only", "telephone", and other similar directives. No sign with a commercial message legible from a position off the zoning lot on which the sign is located shall be considered incidental.

“SIGN, MARQUEE.” A sign painted or otherwise incorporated onto any marquee (rooflike structure) of permanent construction extending over a pedestrian way and projecting out from the wall of a building.

“SIGN, MONUMENT.” A ground supported sign mounted on a solid base or supporting uprights greater than two feet in width. Any sign mounted less than seven feet above grade is also classified as a monument sign (See Figure 12 (b)).

“SIGN, OFF-PREMISES.” See “BILLBOARD” and “OUTDOOR ADVERTISING”.

“SIGN, ON-PREMISE.” A sign which directs attention to a business or profession conducted, including commodity, entertainment, or service sold, offered, or manufactured on the premises where the sign is located.

“SIGN, OUTDOOR ADVERTISING.” A sign consisting of any letter, figure, character, mark, point, plane, marquee sign, poster, pictorial, picture, stroke, stripe, line, trademarks, reading matter, or illuminating device; constructed, attached, erected, fastened, or manufactured in any manner whatsoever so that the sign shall be used for the attraction of the public to any place, subject, person, public performance, article, machine, or

merchandise whatsoever NOT sold, produced, manufactured, or furnished at the property on which the sign is located; and displayed in any manner whatsoever out of doors for recognized advertising purposes.

“SIGN, POLE.” A sign supported by one or more upright poles, columns, or braces constructed with a concrete foundation not attached to any building or structure (See Figure 12 (d)).

“SIGN, POLITICAL.” A sign showing support for a political candidate, candidates or party running for an elected office of at the municipal, township, county, state or federal government levels, usually temporary in nature.

“SIGN, PORTABLE.” A sign, of a temporary nature, not anchored to the ground or to a building or structure, including any sign attached to or displayed on a vehicle that is used for the expressed purpose of advertising a business establishment, product, service, or entertainment, when that vehicle is so parked as to attract the attention of the motoring or pedestrian traffic, and which obtains some or all of its structural stability with respect to wind or other normally applied forces by means of its geometry or character (See Figure 12 (c)).

“SIGN, PROJECTING.” Any sign other than a wall sign that is attached to and projects from the wall or face of a building or structure, including an arcade/marquee sign (See Figure 12 (g)).

“SIGN, ROOF.” Any sign erected upon, against, or directly above a roof or roof eave, or on top or above the parapet, or on a functional architectural appendage above the roof or roof eave (See Figure 12 (e)).

“SIGN, SUSPENDED.” A sign that is suspended from the under-side of a horizontal plane surface and is supported by such surface.

“SIGN, TEMPORARY.” A display, informational sign, banner, or other advertising device constructed of cloth, canvas, fabric, wood, or other temporary material, with or without a structural frame, and intended for a limited period of display, including decorative displays for holidays or public demonstrations. A sign that is intended for use for only a limited period of time.

“SIGN, WALL.” A sign painted on the outside of a building, or attached to, and erected parallel to the face of a building and supported throughout its length by such building. Also, any sign that is temporarily affixed to or displayed on the interior of an establishment so as to be readable from the exterior thereof (See Figure 12 (f)).

“SIGN, WINDOW.” A sign painted, stenciled, or affixed on a window, which is visible from the street right-of-way (See Figure 12 (h)).

“SITE PLAN.” A document or group of documents containing sketches, text, drawings, maps, photographs, and other material intended to present and explain certain elements of a proposed development, including physical design, citing of buildings and structures,

interior vehicular and pedestrian access, the provision of improvements, and the interrelationship of these elements.

“SLOPE.” See “GRADE”.

“SMOKE.” Small gas-borne particles other than water that form a visible plume in the air.

“SMOKE UNIT.” The number obtained by multiplying the smoke density in Ringelmann numbers by the time of emission in minutes. For the purpose of this chart, Ringelmann density reading is made at least once every minute during the period of observation; each reading is then multiplied by the time in minutes during which it is observed, and the various products are added together to give the total number of "smoke units" observed during the total period under observation.

“SOUND LEVEL METER.” An electronic instrument which includes a microphone, an amplifier, and an output meter which measures noise and sound pressure levels in a specified manner. It may be used with the octave band analyzer that permits measuring the sound pressure level in discrete octave bands.

“SOUND PRESSURE LEVEL.” The intensity of a sound measured in decibels mathematically described as 20 times the logarithm to the base ten of the ratio of the pressure of the sound to a reference pressure of 0.0002 micro-bar.

“SPA OR DAY SPA.” A commercial establishment which offers patrons multiple services such as: personal hygiene, grooming, relaxation therapy, hydro therapy and licensed massage therapy. The establishment may also offer incidental light nourishment or refreshment for patrons. Establishments which offer massage therapy must conform to the other provisions governing the same in this chapter.

“SPECIAL USE.” (See also “CONDITIONAL USE” and “USE, SPECIAL”.) Any use of land or buildings, or both, described and permitted herein, subject to the provisions of this chapter.

“STABLE, LIVERY.” Any building, other than a "private stable", designed, arranged, used or intended to be used for the storage of horses and horse-drawn livery or both.

“STABLE, PRIVATE.” Any building, which is located on a lot on which a dwelling is located, and which is designed, arranged, used or intended to be used for housing horses for the private use of occupants of the dwelling.

“STABLE, PUBLIC.” (Riding or Boarding Stable) A building and grounds which are designed, arranged, used or intended to be used for the storage, boarding, breeding of horses including accessory uses which may include riding and horsemanship instructions and the hire of riding horses.

“STACKING REQUIREMENTS.” For the purpose of this chapter, stacking requirements are the number of cars that must be accommodated in a reservoir space while awaiting ingress or egress to specified business or service establishments.

“STANDARD SPECIFICATIONS.” The construction standards for the Village of Romeoville, which shall apply in all respects, when applicable.

“STONE MATERIAL.” Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone, dimensioned stone, and manufactured stone products are acceptable, but no imitation stone, stone sheeting or stone veneer shall be allowed under this chapter under any circumstances whatsoever.

“STORY.” (See also “STORY, HALF”.) That portion of a building included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and ceiling next above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof.

“STORY, HALF.” (See also “STORY”.) A "half-story" is that portion of a building under a gable, hip, or mansard roof, the wall plates of which on at least two opposite exterior walls are not more than four and one-half feet above the finished floor of each story. In the case of one-family dwellings, two-family dwellings and multiple-family dwellings less than three stories in height, a "half-story" in a sloping roof shall not be counted as a story for the purpose of this chapter. In the case of multiple-family dwellings three or more stories in height, a "half-story" shall be counted as a story.

“STREET.” A right-of-way which affords primary means of access by pedestrians and motor vehicles to abutting properties; whether designated as a street, avenue, drive, lane, court, boulevard, roadway, highway, easement or however otherwise designated.

“STREET LINE.” A line separating an abutting lot, piece or parcel of land from the street.

“STREET, CLASSIFICATION.” The hierarchy of road types based on size and traffic volume. The classification system used by the village is the standard set by the American Association of State Highway and Transportation Officials.

“STREET, CLASSIFICATION: INTERSTATE EXPRESSWAY.” Typical uses are for regional and national trips. These routes are divided highways with no direct access to fronting properties. Direct access is limited to periodic interchanges.

“STREET, CLASSIFICATION: MAJOR ARTERIAL.” Many of the trips on a major arterial are trips that span an entire community and beyond to neighboring communities. However, they are meant to serve all types of trips. In many cases, properties fronting major arterials have limited access so as to not impede the traffic flow. Major arterials typically connect to other regional arterials and expressways to link cities and counties. Often under the jurisdiction of the state or county, these streets typically require a minimum of two lanes in each direction plus turn lanes. Traffic volumes greater than 15,000 vehicles per day can be expected.

“STREET, CLASSIFICATION: MAJOR COLLECTOR.” The primary use for major collectors are trips within the community similar to the secondary arterial, but do not provide the connectivity to neighboring communities. The major collector provides connections between arterials but should not carry many regional trips. Access points to residential, commercial, and industrial areas are found on these streets. Traffic volumes can vary depending on the community and continuity of the street. In the Village of Romeoville,

these streets are under the jurisdiction of the village and carry between 5,000 and 10,000 vehicles per day.

“STREET, CLASSIFICATION: MINOR COLLECTOR.” Also known as a neighborhood collector, these streets typically are meant to serve only vehicle-trips generated to and from residential subdivisions, business developments, or industrial parks in the community. Minor collectors fuse traffic to the major collectors and eventually arterials. They are not meant as through streets and normally are no longer than one mile. Minor collectors are under village jurisdiction and typically carry less than 5,000 vehicles per day.

“STREET, CLASSIFICATION: RESIDENTIAL.” Streets in the village are considered as residential unless otherwise designated as arterials or collectors. These streets are only meant to connect residences within a neighborhood to collector roadways.

“STREET, CLASSIFICATION: SECONDARY ARTERIAL.” Also serving all types of trips, the primary use for secondary arterials are trips within the community. This street type is not meant to carry a significant amount of regional trips; however they do often connect to major arterials. The main purpose of the secondary arterial is to provide efficient traffic flow and increase the traffic capacity of the community. These roads also serve adjacent land-uses with more access points than a major arterial. Secondary arterials do not normally penetrate residential neighborhoods. The majority of these streets are under the jurisdiction of the county or village and typically carry under 15,000 vehicles per day.

“STRUCTURAL ALTERATIONS.” Any change other than incidental repairs and remodeling, which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams, and girders.

“STRUCTURE.” Anything constructed or erected that requires a location on the ground or is attached to something having a location on the ground.

“STRUCTURE, ACCESSORY.” A structure which is subordinate to and located on the same lot on which the principal building or use is located and which is reasonably necessary and incidental to conduct of the primary use of such principal building or use, when permitted by the specific zoning district regulations.

“STRUCTURE, PERMANENT.” A structure permanently affixed to the ground with footing and foundation and which meets all of the building requirements of Chapter 150 .

“STRUCTURE, PRINCIPAL.” A structure in which is conducted the principal use of the lot on which it is located.

“STRUCTURE, TEMPORARY.” A structure without any footing or foundation which can be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“SUBDIVISION.” Any of the following:

(1) A described tract of land which is to be or has been divided into two or more parcels of land.

(2) Any division of land which created a lot for transfer of ownership, or building development, where a new street is involved.

(3) The dedication of streets, ways, or other areas for use of the public.

(4) Subdivision and/or development does not include the division of a tract, parcel, or lot into parcels or lots, all of which resultant parcels or lots exceed five acres, and if a new street is not involved. A certified plat of survey conforming with the applicable provisions of the development regulations shall be required for the division of land when a new lot is created for the purpose of transfer of ownership or building development, and a new street is not involved.

“SUBDIVISION ORDINANCE.” The Development Regulations, Chapter 158 of the Village of Romeoville Code of Ordinances.

“TAVERN.” (See also “BAR”, “CLUB”, “COCKTAIL LOUNGE”, “NIGHTCLUB”.) A building where liquors are sold to be consumed on the premises, but not including restaurants where the principal business is the serving of food.

“TEEN CLUB.” A non-alcoholic establishment catering to a teenaged customer, customarily between the ages of 12 to 20. Activities could include but not limited to foosball, pool, video games, ping pong, etc.

“TEMPORARY PORTABLE STORAGE UNIT.” A box-like container without permanently attached wheels which is transported by truck to and from desired locations and is used primarily for storage, commonly known as PODS (Portable On-Demand Storage). Freight, overseas, or cargo containers shall not be considered temporary portable storage units.

“TEMPORARY SALE.” See “FLEA MARKET”.

“TEMPORARY SIGNAGE.” A sign that is intended for a limited use and/or time frame.

“TEMPORARY/SEASONAL GOODS/MERCHANDISE.” Items which are not normally sold throughout the year and are displayed and sold only during the time of year for which they are appropriate or for which they are intended to be used.

“TEMPORARY/SEASONAL OUTDOOR SALES AREA.” Areas designated for the sale of goods and/or merchandise for a specified, limited purpose and period of time, by an owner or occupant that is located on the same parcel as the seasonal sales lot.

“TEMPORARY USE.” A prospective use, intended for a limited duration, to be located in a "zoning district" not permitting such use, and not continuing a nonconforming use or building.

“TENT.” A temporary structure stretched and sustained by poles, the roof or one-half or more of the sides of which is constructed of fabric, silk, cotton, canvas, plastic/resin, or other pliable material.

“TERRACE.” A landscape treatment of mounded earth, rock wall, railroad tie wall or other retaining device or construction used to modify steep grade differences on a lot. A terrace shall not include a patio or deck surface.

“THROUGH LOT.” See “LOT, THROUGH”, See Figure 11 .

“TOURIST PARK.” A parcel or tract of land containing facilities for locating two or more travel trailers or mobile homes, and for use only by transients remaining less than two months, whether or not a charge is made. An open sales lot in which automobiles or unoccupied trailers are parked for the purpose of inspection or sale is not included in the “TOURIST PARK”.

“TOWER - COMMERCIAL.” (See also “ANTENNA” and “SATELLITE DISH”.) A structure situated on a non-residential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatched communications.

“TOWER - RESIDENTIAL.” (See also “ANTENNA” and “SATELLITE DISH”.) A structure situated on a residential property that is intended for the transmitting of ham radio, citizen band or the receiving of television or radio transmissions, excluding those used exclusively for dispatched communications.

“TOWNHOME. See “DWELLING, SINGLE FAMILY, ATTACHED”.

“TOWNHOUSE.” See “DWELLING, SINGLE FAMILY, ATTACHED”.

“TOXIC MATERIALS.” A substance (liquid, solid or gaseous) which by reason of an inherent deleterious property tends to destroy life or impair health.

“TRAILER.” A vehicle designed and constructed for the specific use of hauling or delivering of materials, completely enclosed or open on all sides and can only be moved if attached to a motor vehicle.

“TRAILER, CAMPING.” A vehicle designed and constructed for temporary dwelling purposes which does not contain built-in sanitary facilities and has a gross floor area of less than 150 square feet.

“TRAILER, OFFICE.” Any vehicle or portable structure constructed so as to permit occupancy thereof, for lodging or dwelling purposes or for use as an accessory building or structure in the conduct of a business, trade, or occupation and which may be used for a conveyance on streets and highways by its own or other motive power.

“TRAILER, TRAVEL.” (See also “MOBILE HOME”.) Any vehicle designed and constructed for dwelling purposes which may contain cooking, sanitary, and electrical facilities and has a gross floor area of 150 square feet or more, but less than 250 square feet.

“TRAILER CAMP OR PARK.” Any premises occupied by or designed to accommodate two or more automobile house trailers or mobile homes, or the parking of two or more trailers for business or storage purposes.

“TRANSFER OF DEVELOPMENT RIGHTS.” The conveyance of development rights by deed, easement, or other legal instrument authorized by local law to another parcel of land and the recording of that conveyance.

“TRANSITIONAL USE.” A permitted use or structure that by nature or level and scale of activity acts as a transition or buffer between two or more incompatible uses.

“TRUCK TERMINAL.” Land and buildings used as a relay station for the transfer of a load from one vehicle to another or one party to another. The terminal cannot be used for permanent or long-term accessory storage for principal land uses at other locations. The terminal facility may include storage areas for trucks and buildings or areas for the repair of trucks associated with the terminal.

“TRUCK PARKING AREA OR YARD.” Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicles, while not loading or unloading, and which exceed one and one-half tons in capacity.

“USABLE OPEN SPACE.” Ground area of a lot, landscaping, and recreational facilities may qualify as usable open space provided that it is an area unobstructed from the ground to the sky and which is not devoted to public or private roadways or driveways, and off-street parking and loading; is accessible and available only to occupants of dwelling units on premises, except balconies; is not covered by buildings, except not more than 5% of the required open space may by recreational facilities enclosed within a building for the use of occupants of the dwelling units on the premises; has not less than ten feet at its narrowest dimension between either a lot line and an area not qualifying as usable open space; and is developed, landscaped, and maintained suitably for pedestrian, recreational, and leisure use.

“USE.” The purpose for which land or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let, or leased.

“USE, LAWFUL.” The use of any building, structure, or land, that conforms with all of the regulations of this chapter or any amendment hereto and which conforms with all of the codes, ordinances, and other legal requirements, as existing at the time of the enactment of this chapter or any amendment thereto, for the structure or land that is being examined.

“USE, NON-CONFORMING.” See “NON-CONFORMING USE”.

“USE, PERMITTED.” Any use which is or may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations, and when applicable, performance standards of this chapter for the district in which the use is located.

“USE, PRINCIPAL.” See “PRINCIPAL USE”, See Figure 1 .

“USE, SPECIAL.” A use that has unusual operational, physical, or other characteristics that may be different from those of the predominant permitted uses in a district, but which is a use that complements and is otherwise, or can be made, compatible with the intended overall development within a district. Compliance with special standards not necessarily

applicable to other permitted or special uses in the district shall be required as regulated in this chapter.

"USED FOR." Includes arranged for, designed for, intended for, maintained for and/or occupied for.

"VARIANCE." A dispensation permitted on individual parcels or property as a method of alleviating unnecessary hardship by allowing a reasonable use of the building, structure, or property, which, because of unusual or unique circumstances, is denied by the terms of the "zoning code".

"VENDING MACHINE." A machine for dispensing merchandise or services designed to be operated by the customer.

"VIBRATION." The periodic displacement, measured in inches, of earth at designated frequency cycles per second.

"VILLAGE ATTORNEY." The Legal Counsel representing the Village of Romeoville and, appointed by the Village Board of Trustees.

"VILLAGE BOARD OF TRUSTEES." (See also "BOARD OF TRUSTEES".) The elected officials that represent the residents of the village.

"VILLAGE CLERK." The elected official in charge of the village records.

"VILLAGE ENGINEER." The appointed individual or firm that represents the best interests of the village with regards to engineering matters (i.e. water, sanitary sewer, storm sewer and street improvements).

"VILLAGE MANAGER." The individual hired by the Village President and Board of Trustees who is responsible for the daily management and operations of the village.

"VILLAGE PRESIDENT." The elected official that represents the residents of the village and who presides over the Village Board meetings.

"WAREHOUSE." A building used primarily for the storage of goods and materials.

"WAREHOUSING AND DISTRIBUTION." A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

"WETLANDS." An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. In addition to it is also those transitional lands between terrestrial and aquatic systems, where the water table is usually at or near the surface or the land is covered by shallow water. Classification of areas as wetlands shall follow the "Classification of Wetlands and Deep Water Habitats of the United States" as published by the U.S. Fish and Wildlife Service (FWS/OBS-79/31).

“YARD.” Any open space located on the same lot with a building, unoccupied and unobstructed from the ground up, except for accessory buildings, or such projections as are expressly permitted in these regulations. The minimum depth or width of a yard shall consist of the horizontal distance between the lot line and the nearest point of the foundation wall of the main building.

“YARD, FRONT.” (See also “LOT LINE, FRONT”.) A yard extending along the full width of a front lot line between side lot lines and from the front lot line to the front building line in depth (See Figure 3).

“YARD, REAR.” (See also “LOT LINE, REAR”.) A yard which is bounded by side lot lines, rear lot line, and the rear yard line (See Figure 3).

“YARD, SIDE.” (See also “LOT LINE, SIDE”.) A yard which is bounded by the rear yard line, front yard line, side yard line, and side lot line (See Figure 3).

“YARD, SIDE/INTERIOR.” (See also “LOT LINE, SIDE”.) A side yard which adjoins another lot or an alley separating the side yard from another lot (See Figure 3).

“YARD ADJOINING A STREET.” A yard which is bounded by the front lot line, side yard adjoining a street line, and rear lot line (See Figure 3).

“YARD LINE.” A line in a lot that is parallel to the lot line along which the applicable yard extends and which is not nearer to the lot line at any point than the required depth of the applicable yard. A structure or other obstruction shall not encroach into the area between the "YARD LINE" and the adjacent lot line, except for such permitted obstructions in yards as are allowed in by this chapter.

“ZERO LOT LINE.” The location of a building on a lot in such a manner that one or more of the buildings sides rests directly on a lot line. This type of development shall be permitted only upon the acceptance and approval under a "Planned Unit Development" as established by this chapter.

“ZONE.” See “DISTRICT”.

“ZONING ADMINISTRATOR.” The individual who enforces the requirements of this chapter.

“ZONING CERTIFICATE.” A certificate of zoning compliance prepared by the village prior to the issuance of the building permit.

“ZONING LOT.” A parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the zoning regulation

(Am. Ord. 05-0266, passed 4-6-05; Am. Ord. 05-0313, passed 2-1-06; Am. Ord. 06-0369, passed 2-1-06; Am. Ord. 07-0508, passed 2-21-07; Am. Ord. 07-0509, passed 2-21-07; Am. Ord. 07-0550, passed 7-18-07; Am. Ord. 07-0599, passed 12-19-07; Am. Ord. 08-0715, passed 11-19-08; Am. Ord. 09-0800, passed 12-16-09; Am. Ord. 10-0816, passed 1-20-10; Am. Ord. 12-0984, passed 5-2-12; Am. Ord. 14-1086, passed 2-5-14; Am. Ord. 15-1190,

passed 9-16-15; Am. Ord. 15-1229, passed 11-18-15; Am. Ord. 16-1306, passed 9-7-16; Am. Ord. 22-1794, passed 9-21-22)

Editor's note. The figures pertaining to this section and this chapter are found in Appendix A of this chapter.