

Village of Wadsworth, Illinois

Petition for Conditional Use Permit

Application Fee: \$100

Escrow Fee: \$1,500

To be completed by applicant; please type or print legibly

Full Name of Petitioner: Gurnee School District 56

Street Address: 3706 Florida Avenue

City, State and Zip Code: Gurnee, Illinois 60031

Telephone Number(s): 847-336-0800

Status of Petitioner:

- Title Holder
- Contract Purchaser
- Agent or Attorney
- Lessee
- Other (Please Specify) _____

Title Holder

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Surveyor

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Engineer

Name: Balanced Environments, Inc.

Street Address: 17950 IL-173

City, State and Zip Code: Old Mill Creek, IL 60083

Telephone Number(s): 847-395-7120

Land Planner

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Landscape Architect

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Legal Consultant

Name: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Street Address or General Location of Property: _____

13600 West Wadsworth Road, Wadsworth, Illinois 60083

Prairie Trail School Property

Legal Description of Subject Property (use additional pages, if necessary): _____

See attached subdivision plat

Lake County Permanent Identification Number(s) (P.I.N.) – Please List All: 03-25-304-001

Existing Zoning Classification: SR-Suburban Residential

Existing Use of Property: Grades 3-5 Elementary School

Property Data:	Site Area	<u>2,858,134</u>	<u>65.61</u>
		(Square Feet)	(Acres)
	Site Width	<u>1,165 feet (north); 645 feet (south)</u>	
	Site Depth	<u>2,585 feet</u>	

Proposed Conditional Use: Amend Site Plan of Existing Conditional Use Permit (2011-848)

Proposed Use of Property: Add Ground Mounted Solar Panel Array to Serve Elementary School on Property

Reason for Request: _____

I (we) Gurnee SD 56 (Print Name) certify that I (we) have read the relevant sections of the

Village of Wadsworth Zoning Ordinance and I (we) understand the requirements and procedures for a *Conditional Use Permit*. Further, I (we) certify that all of the above statements and any other documents or drawings submitted herewith are true to the best of my knowledge and belief.

Mark Linden
Name of Applicant (Print Name)

[Redacted Signature]
Signature

6-29-2020
Date

Name of Title Holder (Print Name)

Signature

Date

Note: If title holder does not sign this application, a separate writing will be required indicating he or she concurs and joins in the application.

Subscribed and sworn to before Lori A. Rupsch, a Notary Public in and for
Lake County, State of Illinois, this 29th day of June,
2020.



Village of Wadsworth, Illinois
Application Fee: \$100 Escrow Fee: \$1,500

Petition for Zoning Variation

To be completed by applicant; please type or print legibly

Full Name of Petitioner: Gurnee School District 56

Street Address: 3706 Florida Avenue

City, State and Zip Code: Gurnee, Illinois 60031

Telephone Number(s): 847-336-0800

Status of Petitioner:

- Title Holder
- Contract Purchaser
- Agent or Attorney
- Lessee
- Other (Please Specify) _____

Full Name of Title Holder: _____

Street Address: _____

City, State and Zip Code: _____

Telephone Number(s): _____

Street Address or General Location of Property: _____

13600 West Wadsworth Road, Wadsworth, Illinois 60083

Prairie Trail School Property

Legal Description of Subject Property (use additional pages, if necessary): _____

See attached subdivision plat

Lake County Permanent Identification Number(s) (P.I.N.) – Please List All: _____
03-25-304-001

Existing Zoning Classification: SR-Suburban Residential

Existing Use of Property: Grades 3-5 Elementary School

Property Data:	Site Area	<u>2,858,134</u>	<u>65.61</u>
		(Square Feet)	(Acres)
	Site Width	<u>1,165 feet (north); 645 feet (south)</u>	
	Site Depth	<u>2,585 feet</u>	

Proposed Variation: Sections 10-4-3-A and 10-4-4-Table 1A of the Village of Wadsworth Zoning Code to permit the installation of a Ground Mounted Solar Panel Array in a Scenic Corridor Overlay District.

Proposed Use of Property: Same as existing; with the addition of solar array to serve elementary school on property.

Reason for Request: _____

I (we) Gunnar SDSG (Print Name) certify that I (we) have read the relevant sections of the Village of Wadsworth Zoning Ordinance and I (we) understand the requirements and procedures for a *Zoning Ordinance Variation*. Further, I (we) certify that all of the above statements and any other documents or drawings submitted herewith are true to the best of my knowledge and belief.

Mark Linden
Name of Applicant (Print Name)

[Redacted Signature]
Signature

6-29-2020
Date

Name of Title Holder (Print Name)

Signature

Date

Note: If title holder does not sign this application, a separate writing will be required indicating he or she concurs and joins in the application.

Subscribed and sworn to before Lori A. Rupsch, a Notary Public in and for Lake County, State of Illinois, this 29th day of June, 2020.

This application, application fees, professional fees escrow account and any other required submittals must be submitted complete thirty (30) days prior to the public hearing.



AFFIDAVIT OF TITLE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

The undersigned Affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

That Affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated December 16th 2005 to Gurnee School District No. 56, conveying the following described premises:

ALL THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, LYING EAST OF THE EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY AS DESCRIBED IN DOCUMENT NO. 101577, IN TOWNSHIP 46 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS
Permanent Real Estate Index Number(s): 03-25-300-004
Address of Real Estate: 13688 and 13700 West Wadsworth Road, Wadsworth, IL

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

That since the title date of November 1, 2005 in the report on title issued by Chicago Title Insurance Company, Affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against Affiant, nor have any judgments or decrees been rendered against Affiant, nor are there any judgment notes or other instruments that can result in judgments or decrees against Affiant within five (5) days from the date hereof.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Affiants further state: NAUGHT.

DRH CAMBRIDGE HOMES, INC.

By: 
Its: President

Subscribed and sworn to before me
this 16th day of December, 2005.


Notary Public



LEGAL DESCRIPTION

THAT PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 25 LYING EAST OF THE EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY, ALL IN TOWNSHIP 46 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPT THEREFROM, THAT PORTION OF THE PROPERTY AROUND THE TWO HOUSES AND BARN WHICH ARE NOT FARMED.

WARRANTY DEED

5934410

**THE GRANTOR,
DRH CAMBRIDGE HOMES, INC.
800 S. Milwaukee Avenue, Suite 250
Libertyville IL 60048**



FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
01/20/2006 - 09:44:19 A.M.
RECEIPT #: 266276
RHSP \$10.00
DRAWER #: 28

RS/8547/722508

a corporation created and existing under and by virtue of the Laws of the State of California and duly authorized to transact business in the State of Illinois for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good

THE ABOVE SPACE FOR RECORDER'S USE ONLY.

and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said Corporation, **CONVEYS** and **WARRANTS** to **GURNEE SCHOOL DISTRICT NO. 56**, an Illinois public school district, as Grantee, the following described Real Estate situated in the County of Lake, the State of Illinois, to wit:

ALL THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, LYING EAST OF THE EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY AS DESCRIBED IN DOCUMENT NO. 101577, IN TOWNSHIP 46 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 03-25-300-004

Address of Real Estate: 13688 and 13700 West Wadsworth Road, Wadsworth, IL

SUBJECT TO: Covenants, conditions and restrictions of record, public utility easements, matters identified on the ALTA Survey, the Stipulation and Settlement Agreement, farm lease, if any, general taxes for the year of Closing and subsequent years, and acts of Grantee. THE REAL ESTATE IS BEING SOLD IN AS-IS, WHERE IS CONDITION.

3

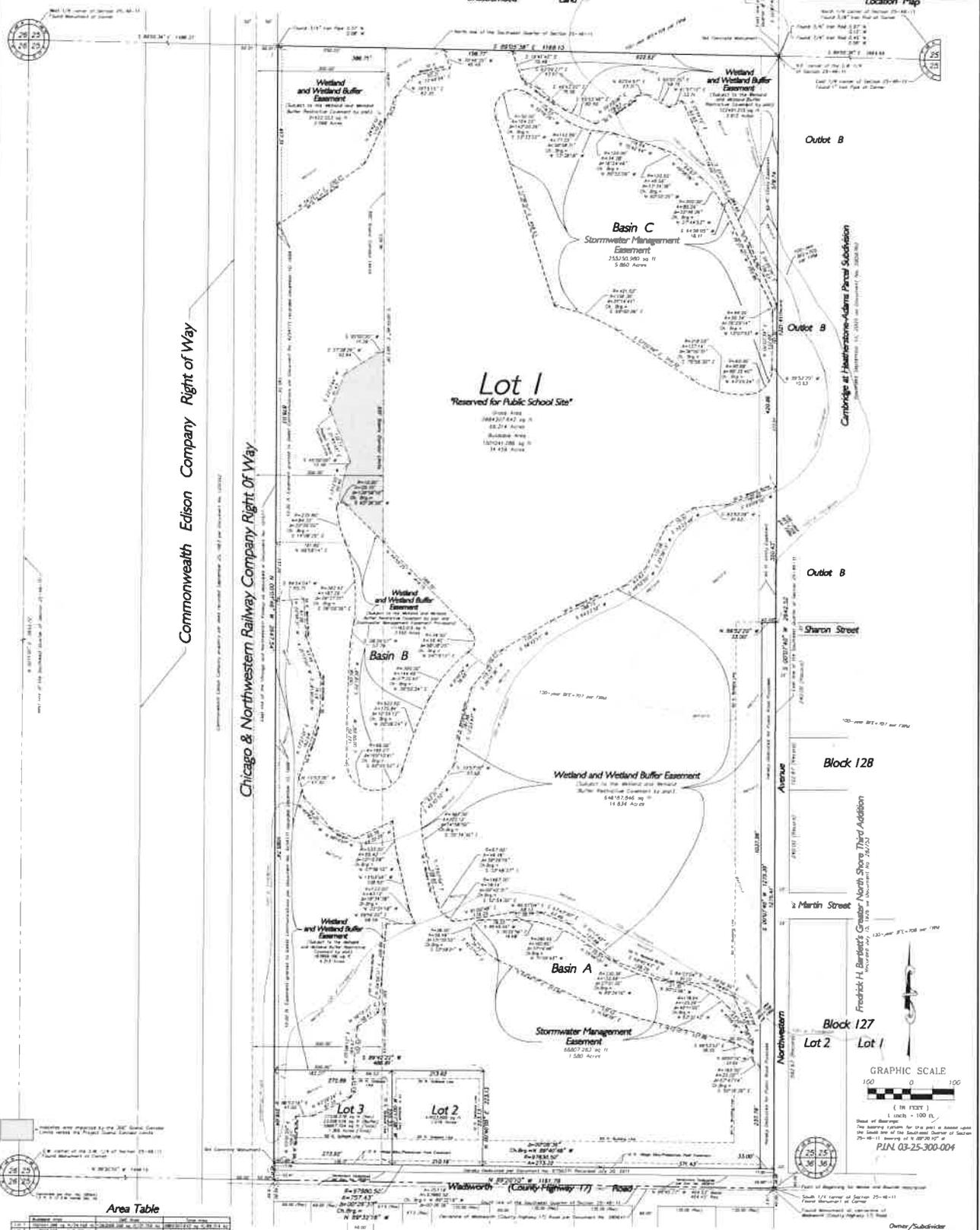
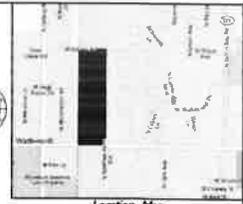
NS

1

Gurnee Grade School District 56 Subdivision

being a Subdivision of all that part of the East half of the Southwest Quarter of Section 25, lying East of the East line of the Chicago and Northwestern Railway as described in Document No. 101577, in Township 46 North, Range 11, East of the Third Principal Meridian, in Lake County, Illinois.

also known as
that part of the East Half of the Southwest Quarter of Section 25, Township 46 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the Southeast corner of the Southwest Quarter of said Section 25; thence North 89°20'10" West along the South line of Southwest Quarter of said Section 25, 1161.78 feet to the East line of the East line of the Chicago and Northwestern Railway right of way as described in Document No. 101577; thence North 10°14'45" West along said described line, 2547.54 feet to the North line of the Southwest Quarter of said Section 25; thence South 89°05'38" East along said last described line, 1159.10 feet to the Northwest corner of the Southwest Quarter of said Section 25; thence South 00°07'34" West along the east line of the Southwest Quarter of said Section 25, 2542.97 feet to the point of beginning, in Lake County, Illinois.



Area Table

Lot No.	Area (Acres)	Area (Sq. Ft.)
Lot 1	1.0000	43,560.00
Lot 2	0.5000	21,780.00
Lot 3	0.5000	21,780.00
Total	2.0000	87,120.00

COMPILED BY:
Gurnee Grade School District 56 Subdivision
13688/13700 Wadsworth Road
Wadsworth, Illinois

PREPARED BY:
GHA GEWALT HAMILTON ASSOCIATES, INC.
850 Forest Edge Drive • Vernon Hills, IL 60061
111.841.478-720 • FAX 111.841.478-721

NO.	DATE	DESCRIPTION
1	11/11/11	Original Record Comments 03/01/11
2	11/11/11	Original Record Comments 03/01/11
3	11/11/11	Original Record Comments 03/01/11
4	11/11/11	Original Record Comments 03/01/11
5	11/11/11	Original Record Comments 03/01/11

FILE: 4388.315 Sub Plat Street 1 Revision 6-26-11.dwg
DRAWN BY: C S GHA PROJECT # 4363 315
DATE: 4/15/11
CHECKED BY: [Signature]
DATE: [Signature]
SCALE: 1" = 100'
SHEET NUMBER: 1
OF 2 SHEETS

Owner/Subdivider:
Gurnee Grade School District 56
900 Kibourne Road
Gurnee, Illinois 60031
(847) 336-0800

10-4-1: USES PERMITTED IN ZONES:

The uses permitted in the zoning districts established by this Title are shown in Table 1, Use Permitted in Zones, Section 10-4-4 of this Chapter. These tables shall be interpreted strictly and the use list from one table shall not be applicable to the other except as provided by the text of this Title. Where the applicable table or list is not clear in the text the more restrictive shall apply.

- A. Uses Permitted By Right: Uses permitted by right are indicated by an X placed in the zoning district column opposite the use.
- B. Conditional Uses: Uses permitted as conditional uses are indicated by a "C" placed in the zoning district column opposite the use. Conditional uses are only permitted subsequent to the issuance of a conditional use permit as provided in Section 10-7-4 of this Title. A particular use may be a permitted use in one zoning district
- C. Temporary Uses: Temporary uses are indicated by a "T" placed in the zoning district column opposite the use. Temporary uses are only permitted subsequent to the issuance of a temporary use permit as provided in Section 10-7-2 of this Title.
- D. Accessory Uses: Uses which are permitted in a district only when accessory to a use permitted by right or to an approved conditional use are so indicated by an "A" placed in the zoning district column opposite the use. Accessory uses are also permitted in multiple use buildings. See definition in Section 10-2-3 of this Title.
- E. Definitions Of Other Uses: See Section 10-2-3 of this Title. (Ord. 91-341, 4-2-1991)

10-4-3: OVERLAY DISTRICT REGULATIONS:**A. Scenic Corridor Overlay District Regulations:**

1. Intent: The scenic corridor overlay district is established to preserve the scenic qualities of the village area in a period of transition from a rural farming community to a low density, nonfarm residential community. The vistas, open fields, wetlands and majestic stands of hardwood forest are primary scenic resources which make Wadsworth a pleasant place to live. These resources form the basis for both planning and zoning for low density, open residential subdivisions. It is the intent of this section to preserve highly visible portions of this scenic resource so that future development and future residents can continue to enjoy the qualities which first attracted nonfarm residents to the village and its environs.
2. Uses Permitted: Those uses permitted in the scenic corridor overlay district shall be those uses as shown in section 10-4-4, table 1-A, "Uses Permitted In Overlay Districts", of this chapter, subject to the regulations established herein. Any existing use is a permitted use in the SCOD provided such use was a legally established use and permitted use in the underlying district on the effective date hereof.
3. Prohibited Construction: Except as noted below all buildings and structures including at grade construction shall be excluded from the scenic corridors.
4. Exceptions: The following uses and accessory uses are permitted in scenic corridors subject to the landscape standards established herein:
 - a. Buildings and structures including existing accessory structures existing on the effective date hereof.
 - b. Agricultural uses provided that no barns or other structures shall be constructed within such scenic corridor.
 - c. Open uses as provided in section 10-4-4, table 1-A, "Uses Permitted In Overlay Districts", of this chapter.
 - d. Entrances to subdivisions including identification signs subject to the approval of the plan commission and village board of trustees.
 - e. Temporary real estate sales signs subject to the issuance of a temporary use permit. (Ord. 91-341, 4-2-1991)
 - f. Within the B (business) district, buildings, structures, driveways, walks, lighting, parking lots, and signage; subject to applicable setbacks, which are permitted within the B (business) district, are permitted within the scenic corridor. (Ord. 2009-794, 11-3-2009)
5. Landscape Standards: All scenic corridor areas shall be landscaped in accordance with the following standards:
 - a. All landscape improvements shall be undertaken only in accordance with a landscape plan prepared by the owner, submitted to and approved by the plan commission. In addition to the standards below, the plan shall conform to the standards and requirements of Wadsworth landscape ordinance or other suitable standards adopted by the village board.
 - (1) Landscape improvements shall be designed to blend in with the existing landscape of the site and its immediate environs. Particular attention shall be paid to natural areas and to farms, wetlands and other open areas. Landscape features shall be designed to preserve and enhance such features.
 - (2) All screening shall be of a "naturalistic" design. (Ord. 91-341, 4-2-1991)
 - (3) All built features such as signs, entrance details and fencing shall reflect either a rural or farmlike character in keeping with the intent of the scenic corridor. Further, any ground sign as permitted by section 10-5-8 of this title and located within twenty feet (20') of the scenic corridor shall have the area surrounding such sign for a distance of twenty feet (20') in all direction landscaped in a manner which blends in with the landscaping of the adjacent scenic corridor area. The purpose of such landscaping shall be to screen the sign supports and to improve the compatibility of the sign with the scenic corridor by lessening to every degree possible the visual impact of the sign. (Ord. 91-341, 4-2-1991; amd. Ord. 94-406, 9-20-1994)
 - b. Forested areas shall be protected and preserved. Any trees cut during construction or in the establishment of a permitted use shall be replaced as follows:
 - (1) Trees greater than ten inch (10") dbh shall be replaced with two (2) trees at least three inch (3") caliper.
 - (2) Trees from six inch (6") to ten inch (10") dbh shall be replaced with one and one-half (1¹/₂) trees of at least three inch (3") caliper.
 - (3) Trees smaller than six inch (6") dbh but larger than three inch (3") dbh shall be replaced with one tree of at least three inch (3") caliper.
 - (4) Replacement trees shall be of the same species as those removed or of another suitable species indigenous to the immediate area. Deciduous trees shall be replaced with deciduous trees and evergreen trees shall be replaced with a suitable species of evergreens. All replacement trees shall be guaranteed for one year.
 - c. Old fields may be left undisturbed or if disturbance is unavoidable restored to their original (before development) condition.
 - d. Nurseries, orchards, tree farms, farm fields and pastures may be continued in use for the same or similar farming or horticultural purposes.
 - e. The yards of existing homes and farmstead lying within scenic corridors may be continued as yards and appropriately landscaped provided that incompatible uses or landscape features are not introduced into the scenic corridor area.
6. Alternative Design: The plan commission and village board may approve an alternative design for the size, location and landscaping of a scenic corridor as follows:
 - a. As part of a planned unit development provided that:
 - (1) No existing natural feature is destroyed.
 - (2) The amount of land area devoted to scenic corridor purposes is not diminished.
 - b. In a business district, in accordance with standards to the Wadsworth landscape ordinance or other suitable standard adopted by the village board.

B. Historic Overlay District Regulations:

1. Intent: The historic overlay district is created to protect the character and appearance of the older part of the community. New development within the Wadsworth historic overlay district as shown on the overlay district zoning map is required to conform to the appearance, scale and arrangement of buildings presently found in the area. While existing residential uses are permitted, it is expected that new development will be of a more commercial character and that the Wadsworth historic overlay district will become a community center for the larger village community.
 2. Uses Permitted: The only uses permitted by right in the historic overlay district are existing uses. In addition, any other use otherwise permitted in the underlying zone and certain commercial uses listed in section 10-4-4, table 1-A, "Uses Permitted In Overlay Districts", of this chapter, are permitted uses requiring site plan review. See subsection 10-5-4A of this title.
 3. Existing Structure Regulations: Existing uses may be enlarged, repaired, maintained or converted to a permitted alternative use provided that the character and appearance of the existing structure is maintained.
 4. New And Replacement Structure Regulations: The replacement of existing structures and the construction of new structures shall be undertaken only in accordance with a plan, including a site plan as provided in subsection 10-5-4A of this title, submitted to and approved by the village board. In addition to the standards below such plan shall conform to the Wadsworth appearance ordinance and Wadsworth landscape ordinance or other suitable standards adopted by the village board.
 - a. All structures herein, shall be designed to blend in with existing structures and shall have an appearance which corresponds to existing structures in the historic overlay district or to other structures typifying structures built at that time. Exterior materials used, architectural form (roof pitch, number of stories, fenestration and architectural detailing) and arrangement shall provide the basis for achieving a suitable correspondence.
 - b. The scale of structures shall also conform to the existing historic overlay district. No structure which replaces an existing structure shall have a floor area exceeding that of the original structure by a factor of more than two (2). No new structure shall exceed the size of the largest structure in the historic overlay district by a factor of more than half (1.5).
 5. Lot, Yard And Bulk Regulations: The following standards shall apply to existing lots and parcels in the Wadsworth historic overlay district.
 - a. No lot shall be regarded as a nonconforming lot and no use shall be regarded as a nonconforming use in the historic overlay district solely because of lot size regulations provided that additional lot area or other adjoining area may be required to correct deficiencies in septic systems or to provide additional parking in conjunction with the change of an existing use to new use.
 - b. Front yard setback lines shall be either the front setback line of the existing building or the setback line of the adjoining building with the least setback. In no case shall a new building be permitted to set back farther than the buildings on either side of the lot on which it is located.
 - c. All lots shall conform to the existing side and rear lot setback requirements of the district in which they are located.
 - d. All lots shall conform to the height regulations of the district in which they are located.
 - e. Within the historic overlay district the floor area ratio or lot coverage regulations shall not be applicable.
 - f. Within the historic overlay district the site capacity regulations shall not be applicable.
 - g. The applicable requirements of the Lake County health department and Lake County department of transportation shall apply. (Ord. 341, 4-2-1991)
 6. Historic Overlay District Boundaries: The boundaries of the historic overlay district shall be as set forth on the historic overlay district map dated March 1, 1993, section 10-4-4, exhibit A, of this chapter, and such subsequent amendments as the village board may from time to time approve. (Ord. 405, 9-20-1994)
- C. Reserved. (Ord. 2009-802, 12-15-2009)
- D. Wastewater Management Overlay District Regulations:
1. Intent: The wastewater management review district is established to promote office, research corporate park and related commercial uses through the private development of a unified wastewater treatment system in the area adjoining the Illinois Tollway in the vicinity of Route 173. Based on the establishment of such facilities the district regulations provide for more intensive use of land. It is not the intent of this overlay district to establish residential neighborhood of greater density or intensity of use than would otherwise be permitted by the underlying district regulations.
 2. Uses Permitted: The uses permitted in the wastewater management overlay district are those uses as shown in section 10-4-4, table 1-A, "Uses Permitted In Overlay Districts", of this chapter, subject to the following regulations.
 3. Lot, Yard And Bulk Regulations:
 - a. For uses served by conventional septic disposal systems the lot, yard and bulk regulations shall be the same as shown for the district in which the use is located as shown in section 10-4-4, table 2, "Lot Size, Yard And Bulk Regulations", of this chapter.
 - b. For uses served by an approved alternative wastewater treatment system the lot, yard and bulk regulations shown in section 10-4-4, table 2-A, "Lot Size, Yard And Bulk Regulations In The Wastewater Management Overlay District", of this chapter shall apply.
 4. Alternative Wastewater Treatment Systems: Alternative technologies including, but not limited to, spray irrigation systems, mechanical systems, zero discharge systems or combinations of such systems may be approved. Such system shall first be approved by the appropriate agency of the state of Illinois, the Lake County health department or the Lake County public works department in conformance with jurisdiction of each.
 5. Design Requirement: In addition to meeting the technical requirements of the reviewing agencies above, alternative systems in the wastewater management overlay district shall meet the following requirements:
 - a. Individual systems serving single uses shall be capable of being integrated into a districtwide system or shall be capable of expansion to serve the needs of the district or a larger service area within the district.
 - b. The design of the system shall include plans or programs for operation and management of the facility consistent with the overall objective of establishing a unified system.
 - c. Alternative wastewater treatment systems designed to serve more than a single user shall only be approved in conjunction with a potable water system designed to serve the same area.
 - d. In addition to the approvals required above, an alternative system shall also be approved by the village engineer.
 6. Service Area: The village, at its discretion, may require the establishment of a separate utility service area to provide for the establishment, operation and maintenance of water and wastewater treatment facilities within the wastewater management overlay district.
- E. Interpretation Of Table: The uses permitted in the overlay district portion of zones are shown in section 10-4-4, table 1-A, "Uses Permitted In Overlay Districts", of this chapter, as follows:
1. The uses permitted in the overlay district portion of an underlying zone shall be as shown in section 10-4-4, table 1-A, "Uses Permitted In Overlay Districts", of this chapter, under the heading of the overlay district. Other uses as shown in section 10-4-4, table 1 of this chapter are excluded from the overlay district portion of the underlying zone.
 2. The further interpretation of section 10-4-4, table 1-A of this chapter shall be the same as provided for section 10-4-4, table 1 of this chapter. See section 10-4-1, "Uses Permitted In Zones", of this chapter. (Ord. 91-341, 4-2-1991)

				Veterinarian's office, indoor only	X				X	X	
				Warehouse, heavy				X		X	
				Warehouse, light			A	X	X	X	
				Warehouse, self-storage				X	X	X	
C	C	C	C	Wastewater treatment plant	C	C	C	C	C	C	C
C				Water, spring collection							
C	C	C	C	Water supply tank	C	C	C	C	C	C	C
C	C	C	C	Water treatment plant, including alternative system	C	C	C	C	C	C	C
T	T	T	T	Yard sale							
				Yam store	X						

Notes:

- Adult entertainment establishments are permitted only on properties located along Illinois Route 41, north of Edwards Road, and zoned in the LI-1 District, subject to issuance of a conditional use permit pursuant to the provisions of chapter 11 of this title.
- See section 10-5-10 of this title.
- See subsection 10-5-5C6 of this title.
- See subsection 10-5-5E11 of this title.
- See subsection 10-5-5E12 of this title.
- See section 10-5-7 of this title.
- See subsection 10-10-5E13 of this title relating to cannabis uses.

(Ord. 2006-690, 6-6-2006; amd. per correspondence dated 7-19-2006; Ord. 2008-768, 10-21-2008; Ord. 2009-780, 4-21-2009; Ord. 2010-810, 4-6-2010; Ord. 2010-812, 5-18-2010; Ord. 2011-847, 7-19-2011; Ord. 2013-898, 6-18-2013; Ord. 2014-919, 3-19-2014; Ord. 2014-924, 5-6-2014; Ord. 2016-994, 8-2-2016; Ord. 2018-1033, 2-20-2018; Ord. 2019-1068, 9-17-2019)

TABLE 1-A. USES PERMITTED IN OVERLAY DISTRICTS

Use		SCOD	HOD	WMOD
Existing uses:				
	Any existing use		X	
	Any existing use permitted in the district in which it is located	X		X
Uses in underlying zones:				
	Zone in which it is located except as provided below		C	X
	Any accessory use permitted as an accessory use in the zone in which it is located		A	A
	Any use permitted in the B Zone, if the property is zoned B	X		
	Any use permitted in any zone other than B District, in which it is located, exclusive of all buildings and structures	X		
Other uses:				
	Any agricultural use exclusive of buildings and structures	X		
	Christmas tree sales		T	
	Church		C	
	Conservation area	X		
	Forest preserve	X		
Uses requiring site plan review:				
	Antique shop		X	
	Art gallery		X	
	Bank		X	
	Bank, ATM		A	
	Bank, drive-in facility		X	
	Blacksmith		X	
	Bookstore		X	
	Botanical garden	X		
	Candy store		X	
	Credit union		X	
	Dressmaker		X	
	Drugstore		X	

	Dwelling, caretaker		X	
	Dwelling, single-family		X	
	Fabric store		X	
	Farm supply store		X	
	Fire station		X	
	Florist, retail		X	
	Gift shop		X	
	Golf course	X		C
	Grocery store		X	
	Hardware store		X	
	Historic site, landmark	X		
	Home occupation		X	
	Ice cream shop		X	
	Library		X	
	Meat market		X	
	Office, all types		X	
	Paint store		X	
	Park, passive recreation only	X	X	
	Post office		X	
	Real estate sales office		X	T
	Restaurant		X	
	Restaurant, with liquor sales		X	
	Saddle shop		X	
	Savings and loan association		X	
	Tavern		X	
	Wastewater treatment plant including alternative system		C	C

(Ord. 91-341, 4-2-1991; amd. Ord. 94-406, 9-4-1994; Ord. 2013-898, 6-18-2013)

TABLE 2. LOT SIZE, YARD AND BULK REGULATIONS

Zone	Use	Lot Size		Yard						Bulk					
		Area	Width	Front	Rear	Total Side	Minimum Side	Abutting A Street	Abutting A Residential Zone	Lot Coverage	FAR	Height Of Principal Use		Height Of Accessory Use	
		Sq. Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	%	-	Ft.	Stor.	Ft.	Stor.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
AG	Any SFD	200,000	250	60	30	80	40	60	—	10	0.10	35	2.5	35	2.5
	Any other use	200,000	250	60	30	80	40	60	100	10	0.10	35	2.5	35	2.5
SD ¹	Any SFD	40,000	130	30	30	33	13	30	—	20	0.10	35	2.5	25	2.5
	Any other use	40,000	130	30	30	33	13	30	100	20	0.10	35	2.5	25	2.5
SE	Any conditional use or agricultural use with farm animals	200,000	250	60	30	80	40	60	100	10	0.10	35	2.5	35	2.5
	Any other use	80,000	160	60	30	40	20	60	—	15	0.15	35	2.5	25	2.5
SR	Any conditional use or agricultural use with farm animals	200,000	250	60	30	80	40	60	100	10	0.10	35	2.5	35	2.5
	Any SFD	40,000	100	60	20	20	10	30	—	20	0.25	35	2.5	20	1.0
	Any other use	80,000	160	60	30	40	20	60	100	15	0.15	35	2.5	25	1.0
B	All uses	40,000	100	60	20	12	0	30	100	20	0.20	35	2.0	25	1.0
CR	All uses	80,000	160	75	20	40	20	50	100	15	0.15	35	2.0	25	1.0
OR	All uses	200,000	250	100	100	80	40	100	100	15	0.20	35	2.0	25	1.0
LI	All uses	80,000	160	75	50	40	20	50	100	20	0.20	35	2.0	25	1.0