

**Village of East Dundee, Illinois
Residence Districts Amendments
Adopted April 1, 2013
Ordinance #13-_____**

§ 157.030 GENERAL REQUIREMENTS

Replace all of sub-section (A) with the following:

(A) *Allowable use of land and buildings.*

(1) *Allowable uses table.* Permitted uses, special uses, accessory uses, and temporary uses in the residence districts shall be as indicated on the following table. All other provisions of this chapter to the contrary notwithstanding, the Building Inspector shall determine whether a proposed use that is not specifically listed on the table is most similar to and compatible with one or more permitted uses, special uses, accessory uses, temporary uses, or prohibited uses and classify the use accordingly. Such determinations shall be recorded in writing and maintained on file in the Village Clerk's office.

Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit	Estate Residence District (E)	Single-Family Residence District (R-1)	Single-Family Residence District (R-2)	Single-Family Residence District (R-3)	General Residence District (R-4)	Multiple Dwelling Residential District (R-5)	Agricultural District (AG-1)
(a) Agriculture and natural resource uses.							
1. Resource conservation.							
Forestry; an area which is used specifically for the purpose of producing trees, Christmas trees and other wood products							S
Wildlife, fisheries, and natural resource conservation; an area which is developed and managed specifically for the natural or artificial propagation and growth of native and non-native species of terrestrial and aquatic vertebrate life (fish, amphibians, reptiles, birds, mammals) in order to enhance the natural resource community							S

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	Estate Residence District (E)	Single-Family Residence District (R-1)	Single-Family Residence District (R-2)	Single-Family Residence District (R-3)	General Residence District (R-4)	Multiple Dwelling Residential District (R-5)	Agricultural District (AG-1)
2. Cultivation.							
Agricultural crops, no on-site retail; an area which is used specifically for the purpose of producing crops including truck gardens	S	S	S	S	S	S	P
Agriculture, crops; an area which is used specifically for the purpose of producing crops including truck gardens							P
3. Livestock.							
Agriculture, livestock; an area which is used specifically for producing livestock, poultry, waterfowl and upland game birds, or dairy products							P
Commercial concentrated feeding of poultry and livestock							S
Fur bearing animal pens and buildings; no building or pen housing any mammal, other than household pets belonging to the occupant and not bred for sale, shall be located nearer than 500 feet to any residence district							S
Production of fish; tanks, ponds and impoundments shall not be located less than 30 feet from the property line							S
Riding academies and stables							S
4. Agricultural support.							
Agricultural products sales yards; wholesale or retail including, but not limited to, fruits, vegetables, flowers, plants and the like							S
Animal feed, storage, preparation, grinding and mixing; wholesale and retail							S
Commercial agricultural implement and machinery sales, service and repair							S
Commercial blacksmith or welding shop							S
Commercial grain elevators and storage							S
Fertilizer sales; includes bulk storage and mixing also includes anhydrous ammonia equipment, containers, and storage facilities							S

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	Estate Residence District (E)	Single-Family Residence District (R-1)	Single-Family Residence District (R-2)	Single-Family Residence District (R-3)	General Residence District (R-4)	Multiple Dwelling Residential District (R-5)	Agricultural District (AG-1)
5. Mineral extraction and batch operations.							
Excavation, extraction, screening, mining, crushing, washing or quarrying of raw materials from the earth for resale; operation area shall not be nearer than 1,000 feet to any public school or to any dwelling except for: a residence occupied by the owner, lessee or operator of the premises on which the activity takes place; or a residence where the owner and occupant of which have executed written consent for the operations to be conducted nearer than 1,000 feet from the residence							S
Filing holes, pits, or low lands; includes only non-combustible material free from refuse and food wastes							S
Oil or gas well drilling; the well shall be located more than 200 feet from the boundary of a residence district							S
Mining of clay, gravel, peat, sand, and stone and the structures incidental to loading same; subject to the provisions of § 157.030(A)(2)(a)		S					
(b) Residential uses.							
1. Single-family and two-unit dwellings.							
Conversion of an existing single-family farm residence into a two-family dwelling; when at least one dwelling unit will continue to be occupied by a person and the family thereof owning, operating, or employed full-time in operations on the premises of a farm, private hunting preserve or game farm							S
Single-family detached dwellings	P	P	P	P	P		
Two-family dwellings; detached and semi-detached, maximum of 3 bedrooms/dwelling unit					P	P	
2. Multiple-family dwellings.							
Attached dwellings; maximum 3 bedrooms/dwelling unit					P	P	
Attached dwellings; one 4-bedroom unit for every 10 units					S	S	

Allowable uses of land and buildings:
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	Estate Residence District (E)	Single-Family Residence District (R-1)	Single-Family Residence District (R-2)	Single-Family Residence District (R-3)	General Residence District (R-4)	Multiple Dwelling Residential District (R-5)	Agricultural District (AG-1)
Mobile home parks						S	
Multiple-family dwellings; 5-24 dwelling units per structure						P	
Multiple-family dwellings; one efficiency unit for every 10 units provided the lot area for each efficiency unit is not less than 3,500 sq ft						S	
Multiple-family dwellings; one three-bedroom unit per 20 units provided the lot area for each three-bedroom unit is not less than 6,000 sq ft						S	
3. Group living facilities.							
Senior citizen dwellings; subject to the provisions of § 157.030(A)(2)(b)					S	S	
(c) Retail uses.							
1. General merchandise.							
Art gallery	S	S	S	S	S	S	S
2. Food and beverage.							
3. Greenhouses and nurseries.							
Greenhouse and nursery; retail							S
Greenhouse and nursery; wholesale	S	S	S	S	S	S	S
(d) Clubs, restaurants, taverns and lodging uses.							
1. Clubs, lodges and meeting halls.							
Clubs, not-for-profit; does not include restaurant or bar facilities	S	S	S	S	S	S	
2. Restaurants, specialty foods and taverns.							
3. Lodging.							

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Estate Residence District (E)

Single-Family Residence District (R-1)

Single-Family Residence District (R-2)

Single-Family Residence District (R-3)

General Residence District (R-4)

Multiple Dwelling Residential District (R-5)

Agricultural District (AG-1)

(e) Recreation and entertainment uses; public and private.

1. <i>Indoor recreation and entertainment.</i>							
Community center buildings, public or non-profit; includes clubhouses, recreation buildings gymnasiums, swim clubs, swimming pools, tennis clubs, tennis courts, roller skating and ice skating rinks	S	S	S	S	S	S	S
Museums	S	S	S	S	S	S	S
2. <i>Outdoor recreation and entertainment.</i>							
Driving range and par-3 golf course, public or private							S
Golf Courses, public or private; includes accessory driving range	S	S	S	S	S	S	S
Miniature golf course							S
Parks and playgrounds, not-for-profit	S	S	S	S	S	S	S
Parks and playgrounds, public	P	P	P	P	P	P	P

(f) Service, contracting, storage and broadcasting uses.

1. <i>Personal services.</i>							
2. <i>Dry cleaning and laundry services.</i>							
3. <i>Finance, insurance and real estate services.</i>							
Automatic teller machine as stand-alone structure						S	S
4. <i>General services.</i>							
5. <i>Contractor and repair shops and showrooms.</i>							
6. <i>Equipment and supplies.</i>							
7. <i>Storage, transport and mail order sales.</i>							
8. <i>Broadcasting facilities and recording studios.</i>							
Radio and television transmission or receiving tower	S	S	S	S	S	S	S

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Estate Residence District (E)

Single-Family Residence District (R-1)

Single-Family Residence District (R-2)

Single-Family Residence District (R-3)

General Residence District (R-4)

Multiple Dwelling Residential District (R-5)

Agricultural District (AG-1)

(g) Automotive and related uses.

1. Accessory sales.

2. Fuels sales, service and repair.

3. Parking.

4. Vehicle sales and rental.

(h) Office uses.

1. Professional offices.

2. Organizations.

(i) Healthcare and veterinary uses.

1. Medical and dental offices, clinics and labs.

Chiropracist's office and podiatrist's office

Chiropractor's office

Clinics, medical and dental

Dentist's office

Doctor's, surgeon's and/or physician's office

Optician's office

Osteopath's office

2. Hospitals and care homes.

Convalescent center, nursing home, geriatric center and rest home

Hospitals or sanitariums

3. Veterinarian offices, hospitals and kennels.

Veterinary clinic and animal hospital; without outdoor kennels

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Veterinary clinic and animal hospital; with outdoor kennels provided no pen or building housing any animal shall be located nearer than 500 feet to any residence district or to an off-site dwelling unit							S
(j) Manufacturing uses.							
1. <i>Manufacturing.</i>							
(k) Public, educational and institutional uses.							
1. <i>General public.</i>							
Cemetery, public	P	P	P	P	P	P	P
Cemetery, public or private; includes crematories and mausoleums provided that no building shall be located less than 100 feet from side and rear property lines							S
Library and branch library	S	S	S	S	S	S	S
Police or fire station	S	S	S	S	S	S	S
2. <i>Educational.</i>							
Colleges and universities, for-profit; includes dormitories, fraternities, sororities and other accessory buildings and structures							S
Colleges and universities, public or non-profit; includes dormitories, fraternities, sororities and other accessory buildings and structures	S	S	S	S	S	S	S
Schools, private; elementary, middle and high	S	S	S	S	S	S	S
Schools, public; non-boarding elementary, middle, high and vocational	P	P	P	P	P	P	S
Schools, business, trade and vocational; non-boarding public or private							S

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3. Childcare.							
Nursery school; includes children's day school, day nursery child care center and day care center – must have at least 150 square feet of outdoor play area for each child	S	S	S	S	S	S	S
4. Institutional and assembly.							
Church, chapel, temple and synagogue	S	S	S	S	S	S	S
Convents, monasteries and seminaries	S	S	S	S	S	S	S
(l) Transportation, utility and solid waste uses.							
1. Transportation.							
Transit and transportation passenger shelter	S	S	S	S	S	S	S
2. Utility.							
Public utility and public service use; subject to the provisions of § 157.030(A)(2)(c)	S	S	S	S	S	S	S
Sewage treatment plant	S	S	S	S	S	S	S
Telephone booth							S
3. Solid waste.							
Storage of digested sludge; lots shall be located not less than 1,320 feet (80 rods) from a residential lot line							S
(m) Accessory uses.							
1. Accessory to agricultural uses.							
Accessory uses provided in accordance with the provisions of § 157.085	P	P	P	P	P	P	P
Farm residence							P
Roadside stands; subject to the provisions of § 157.030(A)(2)(d)							P

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Service and repair of farm machinery; accessory to the use of the premises for agriculture							P
Truck parking areas; for loading and shipping of farm products, livestock, poultry, fertilizer and the like							S
2. Accessory to residential uses.							
Accessory uses provided in accordance with the provisions of § 157.085	P	P	P	P	P	P	P
Home occupations; subject to the provisions of § 157.030(A)(2)(e)	P	P	P	P	P	P	P
3. Accessory to commercial uses.							
Accessory uses provided in accordance with the provisions of § 157.085	P	P	P	P	P	P	P
4. Accessory to manufacturing uses.							
5. Other accessory uses.							
Rectories, parsonages, parish houses, and other uses accessory to institutional uses	S	S	S	S	S	S	S
(n) Temporary uses.							
1. Temporary uses.							
Temporary building for construction purposes; not to exceed the duration of the construction	P	P	P	P	P	P	P
(o) Other special uses.							
1. Other special uses.							
Building height increase; up to three and one-half stories, or 40 feet, whichever is lower						S	
Lot size reduction; minimum lot area may be reduced to 30,000 sq ft where the property is served by the village sanitary sewer system	S						

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Planned unit development	S	S	S	S	S	S	S

(2) *Use-specific standards.* The standards listed below are specific to each use as indicated and are in addition to all other standards of the district in which the use is located. In the event of a conflict between these standards and those listed for the district, the more restrictive standards shall apply.

(a) *Mining of clay, gravel, peat, sand and stone and the structures incidental to loading same.*

1. Includes processing, screening and washing yards including plants for crushing and mixing aggregate, the principal ingredient of which is gravel mined on the premises.

2. Uses shall be subject to execution by the mining operator, satisfactory to the Village Board, of an agreement that upon cessation of the mining operations:

a. All mining and mixing apparatus and equipment and other accessory buildings and structures shall be removed from the premises;

b. As the mining operations progress, the mined land shall be restored in an orderly fashion to usable condition; and

c. Upon cessation of mining activities for 180 days, the special use shall expire.

1. Strip mines, stone quarries, gravel mines, saw mills, and all other uses, operations and endeavors which do, or are likely to, produce loud and disturbing noises nor any other machinery, equipment, explosives and utensils incidental to the operation shall be used or operated on any Sunday or legal holiday, as defined by the Illinois Compiled Statutes, nor on any weekday, except after the hour of 6:00 a.m. and before the hour of 9:00 p.m.

2. Exceptions to these restrictions may be granted by the Village Board only upon a showing that, within the specific times for which exceptions are requested, the interests of the village will not be substantially compromised.

(b) *Senior citizen dwellings.*

1. No senior citizen development shall be located on a lot of less than 30,000 square feet in area.

2. A senior citizen development may consist of one or more principal buildings otherwise complying with the provisions of the zoning district and special use.

3. If the senior citizen development has on-site, common use dining and/or recreation facilities, the density for the associated multi-family units shall not exceed two times the base density for the zoning classification.

4. Each dwelling unit located in a senior citizen development shall be occupied only by senior citizens, which for the purposes of this chapter shall mean any individual who is at least 55 years of age, or any unrelated family, all the members of which are at least 55 years of age, or any related family, one spouse of which is at least 55 years of age (except that there may be provided not more than two dwelling units for members of the development staff, regardless of age); provided, however, not to exceed 10% of the units in a senior citizen multiple-family dwelling development may be occupied by physically handicapped persons of any age.

5. For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning:

HANDICAPPED PERSON. A person having an impairment which:

- a. Is expected to be of long, continued and indefinite duration;
- b. Substantially impedes his or her ability to live independently; and
- c. Is of a nature that such disability could be improved by more suitable

housing conditions.

6. The development shall have recorded against the title to the underlying land, covenants running with the land complying with the Illinois Human Rights Act, P.A. 90-581, ILCS Chapter 775, Act 5, §§ 3-101 et seq., and the Fair Housing Act, 42 USC § 3607, as they may be amended from time to time, restricting the dwelling units within the development to “housing for older persons” as defined therein.

7. Variations permitted. A senior citizen development and the buildings therein shall be so designed as to accommodate the specific needs and serve the convenience of the residents. To this end, the developer is encouraged to increase the open area, eliminate any unnecessary parking space, and in general, so plan the development as to serve the residents to the greatest degree possible consistent with needs of the community.

a. The special use permit may allow an increase of up to one square foot in lot coverage by the principal building or buildings for each additional square foot of open space provided beyond the minimum requirements of the district.

b. The bulk regulations and height regulations of the district may be modified by the special use permit to serve the intent and purpose of this chapter, including the desire to provide adequate senior citizen dwellings for the residents of the village.

c. The regulations of the district concerning off-street parking spaces may be modified by the provisions of the special use permit provided that there is furnished a number of off-street parking spaces to serve the reasonable requirements of those residents who possess automobiles, their visitors and delivery vehicles; provided further, that in no event shall the number of off-street parking spaces be reduced to a number less than 50% of the number of dwelling units. It is the purpose of this provision to authorize a reduced number of parking spaces, thereby enabling the developer to furnish more open space for the use and enjoyment of the residents of the development.

d. There may be located in any senior citizen development as accessory uses, retail business and personal service facilities designed and intended for the exclusive use and convenience of the residents thereof; provided, the shops occupy not more than 5% of the total floor area of the building or buildings in the development; provided further, there is no business sign or pedestrian entrance for the shops located on or at the exterior of any building in the development.

e. The floor area ratio may be increased to a number not to exceed 0.6.

8. Inspections. The village shall have the right, on reasonable notice, to inspect the records of the development to verify that the provisions of this chapter and of the special use permit are being fulfilled.

(c) *Public utility and public service use.*

1. Uses and facilities include: electric sub-stations and booster stations; telephone exchanges, repeater stations, micro-wave relay towers and stations, antenna towers and other outdoor equipment essential to the operation of the exchange in the interest of the public convenience; potable water well head stations, well separators, pumping stations, water filtration plants, reservoirs, and storage tanks and towers; natural gas regulator stations and similar above the ground facilities customarily used for the distribution, transmission or storage of natural gas as a part of the operation of a public utility; and satellite dishes as accessory to any of the above.

2. The use shall be located more than 200 feet from the boundary of a residential use.

3. Natural gas equipment and other installations may be in completely enclosed buildings or in the open, but along with electric substations and booster stations, must be completely enclosed behind two-inch or less mesh chainlink fence or equal, no less than six feet in height.

(d) *Roadside stands.*

1. Limited to the sale of produce and poultry grown and raised on or in the immediate area of the premises; does not include live animals.

2. The stand shall not contain more than 600 square feet of floor area.

3. The stand shall provide facilities for vehicular ingress and egress and adequate off-street parking approved by the Building Inspector.

(e) *Home occupations.*

1. Permitted home occupations may include any of the following:

a. Art studio;

b. Dressmaking;

c. Professional offices of a clergyman, physician, dentist, lawyer, architect, engineer or accountant, but limited to one employee at any one time;

d. Teaching, including musical instruments or dancing, but not limited to one pupil at a time; and

e. Similar and compatible uses to those listed as permitted home occupations.

2. Permitted home occupations shall not extend to any use including or similar, but not limited to, the following:

- a. The operation of any wholesale or retail business or service unless conducted entirely by mail or telephone and does not involve the sale, repair, receipt or delivery of merchandise on the premises;
- b. Any manufacturing or processing of goods, materials or products;
- c. A repair shop or service establishment of any kind operating on or from the premises;
- d. A clinic or hospital;
- e. A barber shop or beauty parlor; and
- f. A stable or kennel.

Replace 157.031(B) “*Permitted uses*. See § 157.030(A).”

Replace 157.031(C) “*Special uses*. See § 157.030(A).”

Replace 157.032(B) “*Permitted uses*. See § 157.030(A).”

Replace 157.032(C) “*Special uses*. See § 157.030(A).”

Replace 157.033(C) “*Permitted uses*. See § 157.030(A).”

Replace 157.033(D) “*Special uses*. See § 157.030(A).”

Replace 157.034(C) “*Permitted uses*. See § 157.030(A).”

Replace 157.034(D) “*Special uses*. See § 157.030(A).”

Replace 157.035(B) “*Permitted uses*. See § 157.030(A).”

Replace 157.035(C) “*Special uses*. See § 157.030(A).”

Replace 157.036(B) “*Permitted uses*. See § 157.030(A).”

Replace 157.036(C) “*Special uses*. See § 157.030(A).”

Replace 157.037(B) “*Permitted uses*. See § 157.030(A).”

Replace 157.037(C) “*Accessory uses*. See § 157.030(A).”

Replace 157.037(D) “*Special uses*. See § 157.030(A).”