

§ 159.060 RESIDENTIAL DISTRICTS GENERAL REQUIREMENTS.

(A) Intent and Purpose. The residential districts set forth herein are established to promote the public health; to promote public safety, comfort, convenience, and the general welfare; and to protect the economic base of the village and the value of property.

(B) Existing buildings. Existing buildings shall not be enlarged, reconstructed, structurally altered, converted, or relocated in such a manner as to conflict or further conflict with the bulk regulations of the district in which such buildings are or are to be located.

(C) Established setbacks. When the established setback is of a depth other than herein required for a front or side yard in the district in which the lot is located and where the contiguous street is not designated on the official map for right-of-way widening, the setback for each remaining lot along such street shall be the average of the setbacks already established on one of the adjacent lots, the setback for that lot shall be the average of the required yard depths and the established setback on the lot adjacent thereto.

(D) Established lots of record. A lot of record on the effective date of this subchapter in a residence district which is unable to meet the requirements of this Zoning Code as to lot area and lot width may be used for a single family detached dwelling provided it meets all other requirements of the Zoning Code.

(E) Special provisions.

(1) Off-street parking. All off-street parking required within any residential district shall be in accordance with the applicable regulations as set forth in §§ 159.110 through 159.113 of this chapter.

(2) Signage requirements. All signage in any residential district shall be in accordance with the applicable regulations set forth in §§ 159.121 through 159.133 of this chapter.

(3) Outdoor storage. All outdoor storage in any residential district for the principal building or structure and its accessory uses or structures shall be stored within the limits of the buildings or structures on the property. Any outdoor storage of materials not customarily found in a residential district is prohibited.

(4) Landscaping. Shall be according to the individual homeowner's desires, so long as it is keeping with the character of the neighborhood. Licensing and bonding of contractors shall be in accordance with Chapter 124 of the Municipal Code. Certificate of completion shall also be required to be issued by the village for multiple family developments.

(5) Ingress/egress on the property. Access is limited to not more than one point for the principal buildings/structures and accessory uses structures on the premises. If the property is a corner lot the property is still limited to only one ingress/egress point.

(6) All new subdivisions shall provide documentation for preliminary and plats of subdivisions outlined by the Development Regulations, Chapter 158. In addition to those requirements the applicants shall provide a landscape plan for the entire development.

(F) Residential site and structure requirements:

Summary Table — Residential Site & Structure Requirements									
Zoning District	Lot Area (Sq. Ft.)	Lot Width (Interior Lot)	Lot Width (Corner Lot)	Lot Depth	Maximum Building Coverage	Maximum Lot Coverage	Minimum Landscape Coverage	F.A.R.	Building Height
E-R, Estate Residential	43,560	200'	240'	200'	40%	50%	50%	0.60	2-1/2 stories or 30 feet
R-1, Single Family Residential	20,000	120'	165'	160'	40%	50%	50%	0.60	2-1/2 stories or 30 feet
R-2, Single Family Residential	15,000	100'	125'	150'	40%	50%	50%	0.60	2-1/2 stories or 30 feet
R-3, Single Family Residential	10,000	80'	105'	125'	40%	50%	50%	0.60	2-1/2 stories or 30 feet
R-4, Single Family Residential	8,000	75'	95'	105'	40%	50%	50%	0.60	2-1/2 stories or 30 feet
R-5, Single Family Residential	6,500	65'	85'	100'	40%	50%	50%	0.65	2-1/2 stories or 30 feet
R-5A, Single Family Residential	6,500	60'	80'	100'	40%	50%	50%	0.65	2-1/2 stories or 30 feet

R-6, Attached Single Family Residential	Detached - 8,000 Attached: 4-bdrm - 6,000 3-bdrm - 5,500 2-bdrm - 4,500	Detached - 75' Attached - 55'	Detached - 95' Attached - 75'	90'	40%	50%	50%	0.65	2-1/2 stories or 30 feet
R-7, Multiple Family Residential	Detached - 8,000 Attached: 3-bdrm - 5,000 2-bdrm - 4,500 1-bdrm - 3,500	50'	70'	80'	40%	50%	50%	0.65	3-1/2 stories or 40 feet
All numbers reflect minimum requirements; except building coverage, lot coverage, and building heights, which are maximum requirements. LAND USE CHART									

Summary Table - Residential Site & Structure Requirements (Cont'd)									
Setbacks:									
	Front	Side	Corner Side	Rear	1 BR (Sq. Ft.)	2 BR	3 BR	4 BR	5 BR
E-R, Estate Residential	50'	20'	50'	40'	N/A	1,800	2,000	2,400	2,800
R-1, Single Family Residential	40'	15'	40'	30'	N/A	1,600	1,825	2,000	2,200
R-2, Single Family Residential	35'	15'	35'	30'	N/A	1,375	1,600	1,825	2,000
R-3, Single Family Residential	30'	10'	30'	25'	N/A	1,200	1,500	1,800	2,000
R-4, Single Family Residential	25'	10'	25'	25'	N/A	1,200	1,375	1,600	1,800
R-5, Single Family Residential	25'	5' / 15'	25'	20'	N/A	1,100	1,200	1,300	N/A
R-5A, Single Family Residential	22'	5'	20'	20'	N/A	1,100	1,200	1,300	N/A
R-6, Attached Single Family Residential	25'	Detached 5' / 15' Attached 10'	20'	25'	N/A	Detached 2,000 Attached 1,600	Detached 2,000 Attached 1,700	Detached 2,000 Attached 1,800	Detached 2,000 Attached N/A
R-7, Multiple Family Residential	25'	Attached 20' Multi-Fm 20'	20'	25'	700	900	1,100	N/A	N/A
All numbers reflect minimum requirements; except building coverage, lot coverage, and building heights, which are maximum requirements. LAND USE CHART									

[Click here to see the above table in a PDF document.](#)

(G) Land use chart:

* - Permitted Use

◆ - Temporary Use Permit

◻ - Special Use Permit

♣ - Accessory Use

LAND USE ZONING DISTRICT	E-R	R-1	R-2	R-3	R-4	R-5/R-5A	R-6	R-7
LAND USE ZONING DISTRICT	E-R	R-1	R-2	R-3	R-4	R-5/R-5A	R-6	R-7
Single Family Detached	*	*	*	*	*	*	*	*
Attached Single Family - Townhomes							◻	◻

Attached Multiple Family - Apartments								○
Attached Multiple Family Condominiums								○
Home Occupations	*	*	*	*	*	*	*	○
Parks, Playgrounds, Forest Preserves, Recreational Areas	*	*	*	*	*	*	*	*
Signage	*	*	*	*	*	*	*	*
Off-Street Parking	*	*	*	*	*	*	*	*
Temporary Buildings for Construction Purposes (i.e. Trailers, Mobile Offices)	◆	◆	◆	◆	◆	◆	◆	◆
Public Utility Facilities/Rights-of-way	*	*	*	*	*	*	*	*
Railroad Rights-of-way	○	○	○	○	○	○	○	○
Private recreation Areas or Camps	○	○	○	○	○	○	○	○
Radio and Television Towers	○							
Colleges and Universities	○							
Schools: Elementary, Middle, High	○	○	○	○	○	○	○	○
Churches and Church/Schools	○	○	○	○	○	○	○	○
Seminaries, Convents, Monasteries	○							
Public Service Uses: water reclamation, plants, pumping stations, reservoirs, police and fire stations, telephone, electric, gas	○	○	○	○	○	○	○	○
Day or Nursery Schools	○	○	○	○	○	○	○	○
Planned Unit Developments	○	○	○	○	○	○	○	○
Funeral Homes	○							
Kennels	○							
Stables	○							
Garages and Carports	♣	♣	♣	♣	♣	♣	♣	♣
Living Quarters for Maids/Butlers	♣	♣						
Swimming Pools	♣	♣	♣	♣	♣	♣		
Real Estate Signs	♣	♣	♣	♣	♣	♣	♣	♣

LAND USE ZONING DISTRICT	E-R	R-1	R-2	R-3	R-4	R-5/R-5A	R-6	R-7
LAND USE ZONING DISTRICT	E-R	R-1	R-2	R-3	R-4	R-5/R-5A	R-6	R-7
Home Gardening	♣	♣	♣	♣	♣	♣	♣	
Family Day Care Homes, Less than six (6) occupants		○	○	○				
Golf Courses	*							
Accessory Structures as Regulated	*	*	*	*	*	*	*	*
Rest Homes/Nursing Homes							○	○

Philanthropic and Eleemosynary							□	□
Group Care Home, 6 to 15 occupants							□	□
Mobile Home Park								□
Group Care Homes						*		

* - Permitted Use

◆ - Temporary Use Permit

□ - Special Use Permit

♣ - Accessory Use

(H) Building design guidelines.

(1) Facades.

(a) The primary facade of each home shall face the public street.

(b) Facades must be articulated. Articulation may take the form of staggering the wall of the building as well as through porches, bay or bow windows, and balconies.

(c) All building facades must be constructed primarily of brick or stone. High quality accent materials, such as cedar siding and vinyl siding (0.46 minimum thickness), may be incorporated into the design provided that they do not cumulatively cover more than 25% of the primary facade and that they do not cumulatively cover more than 50% of any other facade.

(2) Architectural detail.

(a) The primary facade must include at least two of the following architectural elements. Any other street-facing facade must include at least one of the following architectural elements.

1. Porches (minimum five-foot projection);
2. Second-story balconies (minimum five-foot projection) or balconets;
3. Roof overhangs (minimum one-foot projection);
4. Bay or bow windows;
5. Cantilevered windows;
6. Chimney breasts;

7. Copper design elements including accent roofs (copper flashing to brick exterior must be wrangle cut/saw cut into brick and remortered) and copper gutter flashing;

8. Stone accent pieces; or

9. Pediments over windows and doors.

(b) The elements must be incorporated into the design of the buildings so that they are compatible with the building's architectural style and also harmonious with the architecture and scale of the neighborhood.

(3) Entrances.

(a) The primary entry and door to each structure shall face the public street.

(b) Tunnel-like entrances shall be avoided. No entry shall be recessed more than six feet from the face of the primary facade, exclusive of porches.

(4) Fenestration.

(a) Windows shall be incorporated into all facades.

(b) Windows must cover 15% of the facade area. No section of blank wall may exist that is greater than 15 linear feet without being interrupted by a window. This standard applies to living areas as well as to accessory structures such as garages and sheds.

(5) Parking/garages.

(a) Off-street guest parking areas must be incorporated into the design of all developments with six or more dwelling units. One parking space shall be provided for each three homes, to a maximum of ten parking spaces. This requirement excludes any parking that may be provided on driveways.

(b) A minimum two-car garage shall be incorporated into each dwelling unit.

(c) The garage shall be designed so as not to dominate the primary facade of the building. Garages may be located as

follows:

1. Setback six feet from the primary facade of the building;
2. Side loaded with windows along the primary facade and elements to give a uniform appearance with the rest of the dwelling; and
3. Projecting no more than four feet in front of the primary facade but must include living space (with windows) above.

(d) All garage doors must include raised panels and windows in order to reduce their monotonous appearance.

(e) Garage doors must be recessed a minimum of eight inches from the face of the garage so as to cast a shadow on the door thereby reducing its appearance.

(6) Roofing.

(a) Roofs must be covered in architectural shingles (300 lb.), slate roof, clay tile, or laminated clay tile replica.

(b) The color of roof-top vents must match the roofing material.

(7) Landscaping.

(a) Foundation landscaping consisting of shade and ornamental trees, evergreens, shrubbery, hedges, flowers, and/or other live planting materials shall be incorporated around all buildings. Particular attention shall be paid toward screening mechanical equipment softening large expanses of building walls; and accenting entrances and architectural features of the unit(s).

(b) Clusters of landscaping shall be planted strategically in rear and side yards of townhouses to provide privacy to residents. Whenever possible, landscaping should be used to minimize views directly into neighbors windows.

(c) An irrigation system shall be installed in all landscape areas.

(8) Anti-monotony.

(a) No two single-family dwellings of identical front elevation, or facade, shall be constructed or located on adjacent lots, nor shall there be constructed or located more than 15% of single-family dwellings of the same elevation or facade in any block. A change in front elevation or facade shall be deemed to exist when there is a substantial difference in roof line, type and location of windows, and/or kind and arrangement of materials.

(b) There shall not be constructed or located more than 15% of townhomes/ single-family attached dwellings of the same elevation or facade on any block. A change in the front elevation or facade shall be deemed to exist when there is a substantial difference in roof line, type and location of windows, and/or kind and arrangement of material.

(9) Possible variance process.

(a) Residential buildings or structures which demonstrate exceptional architectural merit and an intention to provide diversification to the housing stock of the village may, upon application made to the Village Board of Trustees, be granted a variance from the provisions of this section requiring the use of particular materials for exterior finishes to allow the use of different materials or to allow the use of a different percentage or proportion of the materials otherwise required in the exterior finish of such a structure, but no such variance shall be available or granted to allow the use of aluminum siding, or imitation brick or stone sheeting.

(b) Furthermore, and without otherwise limiting any term or provision of this section, or of any amendment thereto, any person proposing to construct any accessory structure that demonstrates either architectural merit, planning excellence or a commitment to diversifying the housing stock of the village may upon application made to the Village Board be granted a variance from the provisions of this section regarding the use of particular materials for exterior finishes to allow the use of different materials or to allow the use of a different percentage or proportion of materials otherwise required for the exterior finish of such structure, provided that the Village Board determines, based upon evidence presented by the applicant, that the proposed variance will not alter the essential character of the neighborhood in which the property is located, that the proposed variance will not be injurious to other property in the neighborhood in which the property is located, and that the proposed variance will not substantially diminish or impair property values within the neighborhood in which the property is located.

(Am. Ord. 05-0285, passed 6-15-05; Am. Ord. 06-0369, passed 2-1-06; Am. Ord. 07-0555, passed 7-18-07; Am. Ord. 08-0653, passed 5-21-08)