

ARTICLE A. ER ESTATE RESIDENTIAL DISTRICT

SECTION:

4-5A-1: Description Of District

4-5A-2: Uses Permitted

4-5A-3: Special Uses Permitted

4-5A-4: Temporary Uses Permitted

4-5A-5: Accessory Uses Permitted

4-5A-6: Prohibited Uses

4-5A-7: Site And Structure Requirements

4-5A-8: Special Provisions

4-5A-1: DESCRIPTION OF DISTRICT:

The Estate Residential District is established to provide for detached, single-family residential developments having a low density and a rural character. (Ord. 634, 9-17-1996)

4-5A-2: USES PERMITTED:

No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this Title, for other than one or more of the following specified uses:

- A. Single-family detached dwellings.
- B. General farming, provided on a tract a minimum of ten (10) acres in size. (Ord. 634, 9-17-1996)

4-5A-3: SPECIAL USES PERMITTED:

The following uses shall be permitted only if specifically authorized by the Village Board as allowed in Section 4-12-5 of this Title:

- A. Similar and compatible uses to those allowed as "permitted uses" in this District.
- B. Churches, temples, synagogues, or other places of worship.
- C. Cemeteries on a lot not less than ten (10) acres and provided no building shall be located less than three hundred feet (300') from a lot line.
- D. Golf courses, public or private, but not including Par 3 courses, commercially operated driving ranges, or miniature golf courses; and provided that no clubhouse or accessory building shall be located less than two hundred feet (200') from a property line.
- E. Planned unit developments.
- F. Public land, including, but not limited to, parks, playgrounds, forest preserves, recreational areas, and public golf courses.
- G. Public utility and governmental service uses on lots having areas, widths, yards, and other conditions as approved by the Village Board. Including, but not limited to:
 - Electric substations and booster stations.
 - Filtration plants, pumping stations, water reservoirs, and wells.
 - Gas regulator stations.
 - Police and fire stations.
 - Sewage treatment plant.
 - Telephone exchange and microwave relay towers.
 - Other government and utility service uses.
- H. Schools, public or private.
- I. Seminaries, convents, monasteries, and similar religious institutions on a lot not less than five (5) acres in area and provided no building or structure shall be located less than one hundred feet (100') from a lot line.
- J. Public libraries.
- K. Group homes subject to the following additional standards:
 - 1. Group homes must be licensed and/or certified by the appropriate Federal, State or local agencies.
 - 2. All group homes must conform to the requirements set forth in the BOCA National Property Maintenance Code.
 - 3. No proposed group home shall be located within one thousand feet (1,000') of an existing group home as measured from the

lot line.

4. Group home structures and sites must be visually and structurally compatible with the surrounding area.

5. Only one identification sign, not to exceed two (2) square feet, may be displayed on the lot.

6. Paid professional support staff, provided by a sponsoring agency, either living with the residents on a twenty four (24) hour basis or present whenever residents are present at the dwelling, shall be required unless an additional special use permit is obtained to eliminate the requirement of supervision. A "group home" shall comply with the zoning regulations for the district in which the site is located.

7. There shall be not less than one off-street parking space per bedroom. (Ord. 634, 9-17-1996)

4-5A-4: TEMPORARY USES PERMITTED:

Upon application to and issuance by the Building Commissioner of a permit therefor, the following uses may be operated as temporary uses:

A. Temporary building or yard for construction materials and/or equipment, both incidental and necessary to construction in the Zoning District. Each permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than one year and shall not be renewed for more than six (6) calendar months and shall not be renewed for more than four (4) successive periods at the same location.

B. Temporary office, both incidental and necessary for the sale or rental of real property. Each permit shall specify the location of the office and the area of permitted operation. Each such permit shall be valid for a period of not more than one year and shall not be renewed for more than five (5) successive periods at the same location.

C. Real estate subdivision sign not to exceed one hundred (100) square feet for each face. Sign shall be nonilluminated. Each permit shall specify the location of the sign. Each such permit shall be valid for a period of not more than one year and shall not be renewed for more than five (5) successive periods at the same location.

D. Trailer, to be used during the construction of a residence by the trailer owner and not to exceed one year. (Ord. 634, 9-17-1996)

4-5A-5: ACCESSORY USES PERMITTED:

Accessory uses, buildings or other structures customarily incidental to and commonly associated with a principal or special permitted use may be permitted, provided, that they are operated and maintained under the same ownership and on the same lot as the permitted use, and do not involve the conduct of any business, trade or industry. Accessory uses may include, but are not limited to:

A. Garages, carports, or other parking spaces for the exclusive use of residents or occupants of the premises.

B. Gardening (the raising of vegetables and fruits) and keeping of household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes.

C. Home occupations.

D. Living quarters of persons employed on the premises, and not rented or otherwise used as a separate dwelling.

E. Real estate signs, not exceeding twelve (12) square feet for each face and set back from every property line at least ten feet (10').

F. Roomers and boarders, not to exceed two (2).

G. Swimming pools, exclusively for the use of the residents and their guests and set back from every property line at least ten feet (10'). (Ord. 634, 9-17-1996)

4-5A-6: PROHIBITED USES:

All uses not expressly authorized in sections 4-5A-2, 4-5A-3, 4-5A-4 and 4-5A-5 of this article, including, but not limited to:

Commercial uses.

Hotels and motels.

Industrial uses.

Mobile homes.

Signs and billboards. (Ord. 634, 9-17-1996)

4-5A-7: SITE AND STRUCTURE REQUIREMENTS:

Except as otherwise provided herein, a separate ground area called the zoning lot shall be designated, provided and continuously maintained for each structure or land containing a permitted or special use.

A. Minimum lot area:

Single-family detached dwelling: Twenty thousand (20,000) square feet.

Special uses: Forty thousand (40,000) square feet.

B. Minimum lot width:

Single-family detached dwelling: One hundred feet (100').

Special uses: One hundred forty feet (140'). (Ord. 634, 9-17-1996)

C. Yards:

Front: Not less than thirty feet (30').

Side: Not less than ten feet (10').

Rear: Not less than forty feet (40'). (Ord. 820, 8-3-2004)

D. Building height:

Principal building: Not greater than two and one-half ($2\frac{1}{2}$) stories (35 feet).

Accessory buildings: Not greater than one story (15 feet).

E. Floor area ratio: Not applicable to residential, but all others 0.25. (Ord. 634, 9-17-1996)

F. Minimum size of dwelling:

1. All land, parcels or lots for which a final plat of subdivision has been approved and recorded prior to December 1, 2005, shall be improved in accordance with the following:

a. Each single-family detached dwelling and any other structure occupied in whole or in part for residential purposes shall contain at least one thousand (1,000) square feet of finished livable floor area, exclusive of basement or garage space.

2. All land, parcels or lots for which a final plat of subdivision has been approved and recorded after December 1, 2005, shall be improved in accordance with the following:

a. Each one-story single-family detached dwelling shall contain at least one thousand five hundred (1,500) square feet of livable floor area, exclusive of basement and garage space.

b. Each multi-story single-family detached dwelling shall contain at least one thousand eight hundred (1,800) square feet of livable floor area, exclusive of basement and garage space.

c. Each one-story single-family detached dwelling and two-story single-family detached dwelling must include a basement equal in square footage to at least one-half ($\frac{1}{2}$) the ground floor square footage. (Ord. 879, 1-3-2006)

d. Each dwelling unit must include an attached garage with a minimum width of twenty feet (20') and a minimum total size of four hundred eighty (480) square feet. (Ord. 1031, 8-4-2009)

e. Each dwelling unit must include a paved driveway designed and constructed specifically for use by motorized vehicles as a path for the vehicle to be driven across or as a location at which a vehicle could be parked or stored. The paving material for a "paved driveway" shall consist of concrete, asphalt, paving bricks or similar material. The minimum width of the paved driveway between the property line and the building line shall be eighteen feet (18'). (Ord. 1047, 2-2-2010)

4-5A-8: SPECIAL PROVISIONS:

A. Parking Requirements: In accordance with the applicable parking regulations set forth in chapter 10 of this title.

B. Sign Requirements: In accordance with the applicable sign regulations set forth in chapter 11 of this title. (Ord. 634, 9-17-1996)

C. Trucks: No truck tractor of any size, apportioned power unit, semitrailer, stinger steered semitrailer, road tractor, pole trailer, converter dolly, apportioned trailer, apportioned semitrailer, type B or greater bus, whether privately owned or a school bus, implement of husbandry or any vehicle requiring an Illinois registration plate suffix of "H" or greater, including foreign registered vehicles, which would require such registration, if registered in Illinois, any vehicle required to have mileage plates of "MG" suffix or greater, farm plates of "VG" or greater, or tow trucks capable of towing any vehicle which is prohibited under this section, shall at any time be parked or stored within any residential district. (Ord. 1048, 2-2-2010)

D. Mobile Travel Trailers, Camper Trailers And Boats: Only one mobile travel trailer, camper trailer or boat may be parked or stored on a lot in the ER district, except that additional mobile travel trailers, camper trailers, and/or boats may be parked or stored on the lot only when located in a garage or other fully enclosed structure.

E. Tents: Tents shall not be erected, used or maintained in any lot, except such small tents that are customarily used for temporary recreational purposes. (Ord. 634, 9-17-1996)

F. Design Requirements: All land, parcels or lots for which a final plat of subdivision has been approved and recorded after December 1, 2005, shall be improved in accordance with the following: (Ord. 878, 1-3-2006)

1. Anchored masonry including, but not limited to, brick, stone or cut stone shall be placed on all four (4) sides of all dwellings. The amount of required masonry shall be, at minimum, fifty percent (50%) of the building's exterior surface area, excluding doors and windows. The village prefers a more varied elevation design, rather than a horizontal brick line at the top of the first floor. If the brick line is varied including some two-story brick portions, the balance of the building shall have a minimum of a three foot (3') brick wainscot. Ranch style dwellings shall be full masonry. If an elevation includes brick, stone or masonry which is adjacent to and extends above the top plane of a window, the brick, stone or masonry must be included above the window. (Ord. 1102, 3-3-2012)

2. Brick or stone that is used on a front elevation shall minimally incorporate a return around the corners of all structures. (Ord. 878, 1-3-2006)