

Exhibit#2

DRAFT - Lake Street Zoning Overlay District

I. INTENT AND PURPOSE

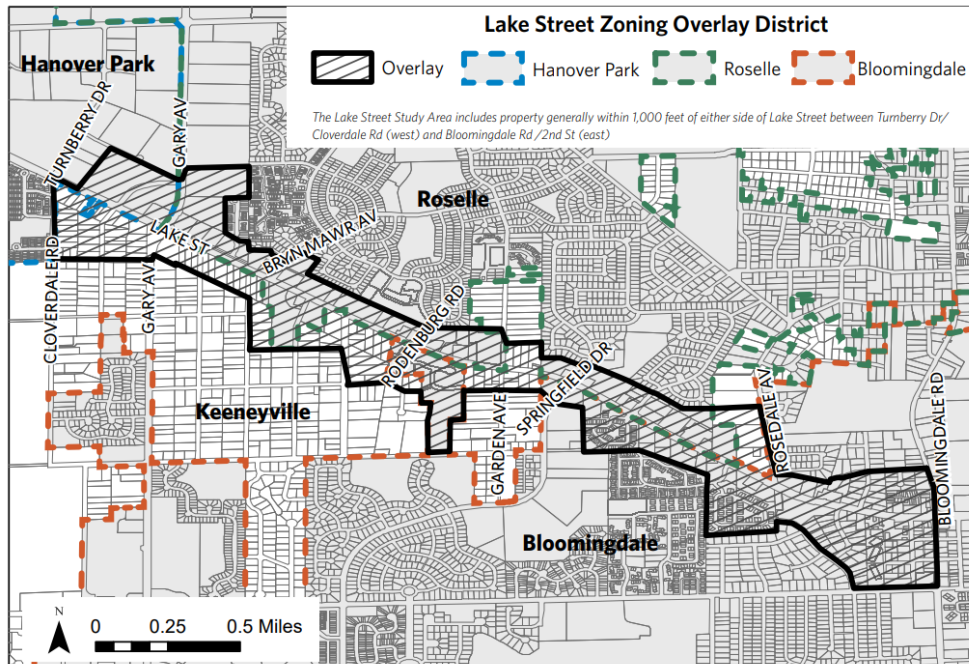
A. Purpose

The Lake Street Overlay District (Overlay) establishes common zoning standards across multiple jurisdictions in the corridor planning area (shown below in Figure 1, Corridor Planning Area). The purpose of these regulations is to create a consistent and elevated character of development in this corridor, as well as support effective code enforcement. The Overlay promotes this by setting regulations for commercial uses of property. For existing and future residential uses, the Overlay applies standards to enhance residential living near Lake Street and mitigates potential adverse impacts of adverse commercial uses along the corridor.

B. Applicability

The Overlay includes property roughly within 1,000 feet on either side of Lake Street between Turnberry Dr / Cloverdale Road (west) and Bloomingdale Road / 2nd St (east). It includes sites incorporated within the Villages of Hanover Park, Roselle and Bloomingdale and within unincorporated DuPage County. In some instances, the Overlay standards may differ from, or defer to, the underlying zoning jurisdictional zoning district. Where different standards have been established between the Overlay and underlying zoning, the regulations of the local jurisdiction may, in the discretion of the applicable zoning authority, control, unless otherwise specified in this Chapter.

Figure 1: Corridor Planning Area



II. ADMINISTRATIVE PROVISIONS

A. Purpose

An Overlay shared between four jurisdictions requires a level of consistency in how zoning processes are conducted, and a respect for the specific planning and economic development goals and objectives, as well as needs and expectations of those jurisdictions. This section applies approaches built on common expectations of the jurisdictions, and establishes mechanisms for ongoing communications between those jurisdictions so that the intent of this Overlay can be effectively pursued.

B. Zoning Enforcement

Zoning provisions specified in this Overlay will be applied and enforced upon properties by the jurisdiction in which that property is located; provided, however, that in many instances the zoning official will have discretionary authority, pursuant to delegated standards, to determine whether the regulations of this ordinance or the relevant district regulations unique to the jurisdiction will control. This will include all zoning entitlement requests and zoning enforcement actions. Responding jurisdictions are encouraged to communicate with other jurisdictions that may be impacted by the matter and continue to do so as development review or zoning enforcement actions proceed to resolution.

C. Applications for Special/Conditional Uses, Amendments, or Planned Development.

Special/Conditional Use Permits, Planned Developments, Variances, and other zoning entitlement applications for properties within the Overlay shall be processed through the jurisdiction in which the subject property is located. Likewise, amendments to a zoning district located within the underlying district shall be processed by the jurisdiction in which the subject property is located. When such a map amendment is approved, a map amendment to the Overlay will automatically occur. If the map amendment is to a local zoning district not specified in the Overlay Groupings in Table 1, the jurisdiction approving the map amendment shall determine which Overlay Grouping the zoning district is most appropriate for—based on the definition and use types in each Overlay Grouping—and inform the other corridor jurisdictions as to the change. The zoning procedures and standards for findings of fact related to special/conditional uses, variances, amendments and planned developments of the jurisdiction in which the property is located shall apply. The jurisdiction in which the matter is to be heard will notify the other Overlay jurisdictions of the requested zoning action, provide relevant available information, and invite comments or questions.

D. Permitted Uses, Building Permits, Appeals

Building permit applications for permitted uses or approved special/conditional uses shall be processed by the jurisdiction in which the property is located. All local requirements for building permit application, inspection, certificate of occupancy, and development shall apply.

Appeals to determinations by the Zoning Official of the jurisdiction in which a property located and regulated by the Overlay shall be heard by that jurisdiction.

E. Nonconforming Uses, Structure and Lots in the Overlay

In order to limit impacts of possible nonconforming conditions to Overlay standards on existing properties and uses thereof, nonconformities in the Overlay shall not be considered a limitation on use of property, provided the relevant and current standards of the underlying jurisdiction are met. Specifically:

1. Any use of land existing at the time this Overlay is adopted by a jurisdiction that is not consistent with the Land Use Groupings specified in Section III.B shall only be nonconforming in the Overlay. Such use will continue to be regulated regarding land use in accordance with the underlying zoning district and by the jurisdiction in which it is located.
2. Any structure existing at the time this Overlay is adopted by a jurisdiction that is not in conformance with the bulk standards of the Overlay (Sections III.C, III.D, and III.E) shall be nonconforming only within the Overlay. The structure will be conforming for bulk standards, as long as it is conforming with the bulk standards of the jurisdiction in which it is located.
3. Any lot existing at the time this Overlay is adopted by a jurisdiction that is not conforming with the lot sizes specified in Overlay (Sections III.C, III.D, and III.E) will be nonconforming only within the Overlay. The lot will be considered conforming for size, as long as they are in keeping with the standards of the jurisdiction in which it is located.
4. Uses, structures, and lots that do not conform to the regulations of the underlying zoning district of the jurisdiction in which they are located, will be used, developed, redeveloped and operated only in conformity with the zoning regulations of the jurisdiction's underlying zoning district and its nonconforming standards.

F. Use Determination

1. *Like Use*: Determination as to whether a use of land proposed in the Overlay falls into the Permitted or Special/Conditional Use categories of the Overlay, as provided in Section III.B, will be made by the Zoning Official of the jurisdiction in which the property is located. Any appeal to a determination of the Zoning Official shall follow the procedures for such an appeal of the jurisdiction in which the property is located.
2. *Uses Not Permitted*: Uses of land or buildings not meeting the definition of the land uses or land use categories in Section III.B, as determined by the Zoning Official of the jurisdiction in which the property is located, are prohibited in that Permitted or Special/Conditional Use categories in the Overlay District.

G. Miscellaneous Zoning Activities

Zoning related actions or requests, other than those specified in this Overlay, as may occur from time to time, and shall be regulated by the applicable zoning ordinances of the jurisdiction in which the property is located.

III. ZONING STANDARDS

A. Purpose:

Zoning standards in this Section will apply to:

1. the use of land;
2. the size of parcels for development or redevelopment, and

3. bulk standards that establish the location of principal and accessory uses on a property.

These standards establish a consistent and high-quality development and redevelopment framework for the corridor, as well as permitted and special/conditional uses that promote economic development benefits for the jurisdictions. The standards are built on commonalities of the jurisdictional zoning codes to minimize nonconformities.

B. Regulations for Use of Land

1. Determination of Permitted and Special/conditional Uses

Permitted and special/conditional uses for a property in the Overlay will be classified as being in one of the following five Overlay Land Use Groupings:

- a. Residential,
- b. Commercial,
- c. Employment,
- d. Institutional, and
- e. Planned Development.

The Overlay Land Use Grouping for a property shall be based on the underlying zoning district of the jurisdiction in which the property is located, as shown in Table 1: Overlay Land Use Grouping. Land uses permitted within each Overlay Land Use Grouping are specified in Table 2: Permitted Uses and Table 3: Special/Conditional Uses.

Table 1: Overlay Land Use Grouping

Overlay Grouping	Village of Bloomingdale	DuPage County	Village of Hanover Park	Village of Roselle
<i>Residential</i>	R-1, R-2B, R-3, R-4	R-3, R-4		R-3
<i>Commercial</i>	B-2, B-3, OD, OT	B-1, B-2, O	B-2	B1, B5
<i>Employment</i>			B-P	ORI
<i>Institutional</i>		O		
<i>Planned Development</i>	Plan Unit Development	Planned Development	Planned Unit Development	Planned Unit Development

Table 2: Permitted Uses

1. Residential Uses
 - (a) Community Residence
 - (b) Single-Unit Detached Dwelling
2. Commercial Uses
 - (a) Business Services
 - (b) Financial Services
 - (c) Indoor Retail Sales
 - (d) Outdoor Dining Area (accessory to a restaurant)
 - (e) Park or Open Space (Public)
 - (f) Personal Services
 - (g) Professional, Business or Medical Offices
 - (h) Restaurants (includes coffee shops)

Table 3: Special/Conditional Uses

1. Residential Uses
 - (a) Community Residence w/in 600 feet of another community residence
 - (b) Multi-unit buildings
 - (c) Skilled Care Facility
 - (d) Townhomes
2. Commercial Uses
 - (a) Animal hospitals (includes Veterinarians)
 - (b) Uses including an Accessory Drive-Through Facility
 - (c) Car Wash
 - (d) Child Care Centers
 - (e) Gas / Fueling Stations
 - (f) Hotel / Motel
 - (g) Indoor Recreation / Athletic / Amusement Facilities
 - (h) Motor Vehicle Repair
 - (i) Motor Vehicle Sales
 - (j) Pet Care Services Facility (includes dog groomers or dog day care – not kennels)
3. Employment
 - (a) Light Industrial
 - (b) Logistics / Warehouse
4. Institutional
 - (a) Places of Assembly (includes libraries, government offices, membership clubs)
 - (b) Places of Worship
5. Planned Developments

C. Bulk Requirements – Residential – Single-Unit Detached Dwellings

Lot and Bulk Standards are provided in Table 4 for Single-Unit Detached Dwellings.

Table 4: Single Unit Residential	
Minimum Lot Size	
<i>Single-unit served with septic and well</i>	40,000 sq. ft.
<i>Single-unit served with sewer and well</i>	20,000 sq. ft.
<i>Single- unit served with sewer and water</i>	10,000 sq. ft
Minimum Lot Width	
<i>Single-unit served with septic and well</i>	Interior – 125 ft. Corner – 150 ft.
<i>Single-unit served with sewer and well</i>	Interior – 100 ft. Corner – 100 ft.
<i>Single- unit served with sewer and water</i>	Interior – 75 ft. Corner– 100 ft.
Minimum Lot Depth	100 ft.
Maximum Heights	36 ft.
Maximum Lot Coverage	N/A
Maximum FAR	0.35
Setbacks	

Minimum Front Yard	30 ft.
Minimum Rear Yard	25 ft.
Minimum Side (Interior) Yard	10 ft.
Min. Corner Side Yard	30 ft.

D. Bulk Requirements – Residential – Townhome and Multi-Unit Dwellings

Development of residential uses other than Single-Unit Detached Dwellings in the Overlay will meet the bulk standards of the jurisdiction in which it is located – based on the underlying zoning district or planned development approval applied by that jurisdiction.

E. Bulk Requirements – Commercial

Development of Commercial Uses in the Overlay will be in keeping with the bulk requirements as specified in Table 5:

Table 5: Commercial Uses	
Minimum Lot Size	One (1) Acre (43,560 s.f.)
Minimum Lot Width	100 ft.
Maximum Heights	Commercial uses – 45 ft. Employment uses – 60 ft. Institutional uses – 60 ft.
Floor Area Ratio (FAR)	Per Underlying Zoning Regulations
Maximum Lot Coverage	Per Underlying Zoning Regulations
Setbacks	
Min. Front Yard – Commercial Uses	<ul style="list-style-type: none"> • 80 ft. building setback • 15 ft. parking setback • 10 ft. landscape strip required adjacent to streetside property line. • Properties in Bloomingdale require a minimum 30 ft. landscape strip and parking setback.
Min. Front Yard – Employment Uses	<ul style="list-style-type: none"> • 80 ft. building setback • 15 ft. parking setback • 10 ft. landscape strip required adjacent to streetside property line.
Min. Rear Yard	30 ft.
Min. Side (Interior) Yard	15 ft.
Min. Corner Side Yard	50 ft.

F. Accessory Uses and Structures

Accessory uses and structures are permitted in the Overlay in accordance with the following:

1. Accessory Uses: An accessory use must be incidental to and supporting of a permitted or special/conditional principal use on the same property as the principal use.
2. Accessory Structures:
 - (a) An accessory structure shall be incidental and auxiliary to the principal structure on the same property as the principal structure.

- (b) Accessory structures may encroach in yard setbacks only if specifically authorized by the underlying jurisdictional zoning and in a manner authorized by that jurisdiction.

IV. PARKING AND LOADING

A. Purpose

Parking is a common concern, cost, and maintenance element for all development and redevelopment. The parking regulations of every jurisdiction have variations among them. This set of common parking regulations reduces the benefits or penalties associated with being located in one jurisdiction or another along the corridor. This approach simplifies regulations and supports development and redevelopment along the corridor.

B. Applicability

1. Applicable Standards

The parking and loading requirements of this Section IV shall apply to all properties within the Overlay, unless otherwise noted in this Section that there are alternatives for compliance in keeping with the permitting jurisdiction. The Zoning Official of the permitting jurisdiction may decide to replace any of the requirements in this Section with those of the permitting jurisdiction upon finding that local standards are more appropriate for a specific development, redevelopment, or use based on safety, lot size, lot configuration, or relationship to adjacent properties.

2. Parking Required

Parking lots must be provided for all Uses requiring more than four parking spaces.

3. Existing Uses:

(a) Where a building existed prior to the effective date of this Overlay, parking and loading facilities will conform with the requirements at the time occupancy was authorized by the permitting jurisdiction.

(b) Parking for any existing use of property will not be reduced below the requirements of this Overlay or the permitting jurisdiction, whichever is less. If parking is already less than the applicable requirements, it may not be reduced further.

(c) Expansion or Change of Use:

(i) Where the total square footage of a structure is increased by more than twenty (20) percent, all parking requirements of this Section will apply.

(ii) Requirements for new parking may be met through alternative measures in Section B.(c).7: Shared Parking and Section B.(c).10: Land Banking.

4. Nonconforming Parking Conditions:

(a) When a property is legally nonconforming as to parking or loading and the use of the building is changed, parking and loading standards shall be provided as required in this Overlay.

(b) Where a use is served by legal nonconforming parking or loading, and the total gross square footage of the structure is increased by twenty (20) percent or less, the parking standards of this Section will be applicable only to the increased square footage, and the parking standards applicable at the time the legal nonconforming parking was established shall be applicable to the remainder of the structure.

5. New Development: All buildings and structures constructed, and all uses of land established after the effective date of this Overlay will provide parking as required in this Overlay or the requirements of the permitting jurisdiction, whichever is less.

C. Parking Lot Design Standards

1. Parking Spaces and Drive Areas. All parking facilities must be designed so as to provide safe and efficient means of vehicular and pedestrian access that will least interfere with on-site and off-site traffic movements. In addition, the design, maintenance, construction, engineering, and dimensional requirements for parking lots in the Overlay will be as required by the permitting jurisdiction, except as provided otherwise in this chapter.
2. Relief from Parking Lot Design Standards: Relief may be granted to parking lot design standards in this subsection by the Zoning Official of the jurisdiction in which the property is located, in conformance with any such authority granted to them by the applicable code provisions of that underlying jurisdiction.
3. Access to Public Street Required. All off-street parking lots shall provide safe and direct access to a public street.
4. Computation: Calculation of required minimum parking which results in 0.5 of a space or greater require providing a number of spaces rounded up to the next whole number.
5. Pedestrian Access: All parking lots with two or more double-loaded rows shall provide internal pedestrian walkways within the parking area and outside of the parking rows.

- (a) The walkway must be a minimum of five (5) feet in width.

- (b) One walkway is required for every two (2) double loaded aisles.

- (c) The walkway must be located within the parking area to serve the maximum number of parking stalls.

- (d) All walkways must meet all applicable ADA accessibility requirements.

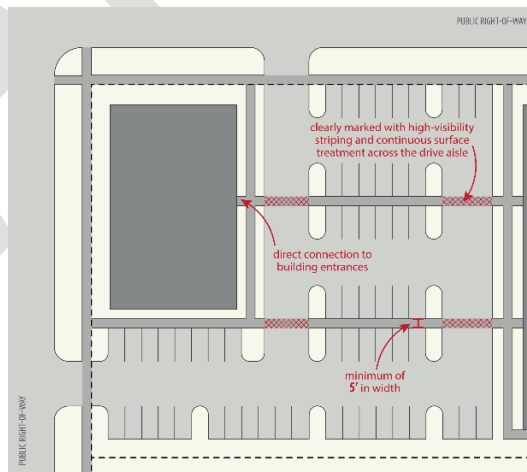
- (e) All parking lots must include walkways that provide direct connections to building entrances from the spaces furthest from the entrance. At least one

walkway must provide a direct connection between the building entrances and the adjacent public rights-of-way and associated sidewalk.

- (f) All pedestrian walkways must be clearly marked with high-visibility striping, or using alternative materials, such as pavers. Where walkways cross a drive aisle, the walkway must be clearly indicated across the drive aisle.

6. Lighting. Lighting for all parking and loading areas for any use other than single-unit detached dwellings shall comply with the following:

- (a) Any lighting used to illuminate off-street parking or loading areas shall be directed or shielded away from residential properties and public streets such that the light source is not visible from the property line.



- (b) All lighting should minimize glare by using recessed, shielded, or cut-off fixtures, with a cut-off angle of 90 degrees or less.
 - (c) All lighting shall be extinguished no later than thirty (30) minutes after the close of business of the use being served, except as otherwise may be approved by the underlying jurisdiction.
- 7. Cross-Access Easements. Where parking lots for separate uses are adjacent to one another and the opportunity for connected cross-access exists, such access is encouraged. Cross-access should be done in a logical manner that results in safe and efficient circulation between adjacent parking lots.
- 8. Shared / Collective Parking
 - (a) Description. Shared parking is an arrangement whereby two (2) or more owners of nonresidential properties or uses with different peak hour parking demands use the same off-street parking spaces to satisfy their off-street parking requirements.
 - (b) General. The Zoning Official may approve shared parking, subject to the following standards:
 - (i) Eligible Uses. Shared parking is allowed among different land use types or among uses with different peak hours of operation.
 - (ii) Allocating Parking to Other Properties. Only those properties having and able to maintain parking in excess of minimum parking requirements for uses located on that property may participate in shared parking arrangements to make parking in excess of the minimum required available to other properties.
 - (iii) Ineligible Uses. Accessible parking spaces (for persons with disabilities) may not be shared and must be located on-site.
 - (iv) Location. Shared parking spaces shall be located within 750 feet of the primary entrance of all properties served, unless shuttle bus service is provided between the properties and the parking lot.
 - (v) Shared Parking Study. Applicants wishing to use shared parking as a means of satisfying parking requirements shall submit a shared parking analysis to the Zoning Official for the underlying jurisdiction in which the property is located that clearly demonstrates the feasibility of shared parking. It shall address, at minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing parking spaces.
 - (vi) Agreement. Applicants shall provide a shared parking agreement, in a form as approved by the underlying jurisdiction and executed by the parties establishing the shared parking arrangement. Shared parking privileges will continue only so long as the agreement, binding on all parties, remains in force. Should the agreement cease to be in force, parking must be provided as otherwise required within this Section. Shared parking agreements shall be recorded for all properties involved in the agreement with the DuPage County Recorder of Deeds.
 - (vii) Shared Parking within Shopping Centers. Cumulative parking requirements for mixed-use occupancies may be reduced if it can be determined that the peak parking needs of the several occupancies occurs at different times during the day as determined by the Zoning Official of the local jurisdiction upon finding that:

- (1) the collective parking area is located within 750 feet of each of the uses, as measured from the entrance of each use to the nearest parking space in the shared parking area;
 - (2) convenient, safe, accessible, and visible pedestrian connections are located between the parking area and all of the shared properties;
 - (3) the shared parking study shows that the commercial properties do not have the same peak hours of operation; and
 - (4) the conditions making the shared parking agreement appropriate will remain for the duration of the shared parking agreement.
9. Bicycle Parking. Bicycle parking shall be provided in accordance with the following:
 - (a) All new development, except single-unit detached dwellings and townhomes, shall provide at least three (3) bicycle parking spaces. No development shall be required to provide more than ten (10) bicycle parking spaces.
 - (b) All nonresidential developments which provide automobile parking facilities shall provide bicycle parking facilities (bike racks) with space for bicycles at a ratio of at least one (1) bicycle parking space for every ten (10) automobile parking spaces.
 - (c) Multi-unit developments shall provide interior bicycle parking facilities for building residents at a ratio of at least one (1) bicycle parking space for every three (3) dwelling units. Such bicycle parking facilities must be provided near the building entrance accessible to the street.
 - (d) Bicycle parking facilities for nonresidential developments and bicycle parking facilities provided for the visitors of public uses shall be located no farther than fifty (50) feet from the building entrance, or shall be located at least as close as the closest automobile space, whichever is farther.
 - (e) Each bicycle parking facility shall be securely anchored to the ground and designed to secure the bicycle frame when used in conjunction with a user-supplied lock.
10. Visitor Parking. All residential developments other than single-unit detached dwellings shall provide off-street visitor parking spaces in addition to the parking required for residents as follows:
 - (a) Townhomes: 0.15 spaces per dwelling unit, with a minimum of 2 spaces required if less than 8 units are developed.
 - (b) Multi-unit developments: 0.15 spaces per dwelling unit.
11. Land Banking. The underlying jurisdiction may grant relief from these parking requirements to allow land banking up to twenty-five percent (25%) of the required parking spaces, provided that:
 - (a) such authorization is granted by the elected body of the authorized jurisdiction;
 - (b) sufficient evidence is provided by the applicant that supports reduced parking needs;
 - (c) the area proposed for land banking of parking spaces is suitable for parking at a future time;
 - (d) landscaping of the land-banked area is in full compliance of the zoning regulations of the permitting jurisdiction and, at a minimum, landscaped with turf and additional landscaping of the land-banked area as may be required by the permitting jurisdiction;
 - (e) the land-banked area will not be used for any other use, and cannot be used to fulfill any landscaping or open space requirements; and

- (f) the Zoning Official of the underlying jurisdiction, based on a determination that increased parking is necessary on the site, or that provided parking proves inadequate, may require the conversion of all or part of the land-banked area to off-street parking spaces. The owner may convert the land-banked area to parking prior to such notification, subject to all required permits.
12. Standards for Stacking at Drive-Through Facilities.
- (a) Required Stacking Spaces. Every drive-through establishment, constructed after the effective date of this Overlay, shall provide a minimum of five (5) stacking spaces per drive through facility lane.
 - (b) Design and layout.
 - (i) The stacking spaces shall be designed so as not to interfere with the ingress and egress to the off-street parking, traffic circulation on- or off-site, or traffic visibility.
 - (ii) Drive-through establishments shall provide stacking spaces and a bypass lane of a width and configuration approved by the underlying jurisdiction.
 - (iii) Stacking spaces should be separated from pedestrian paths or marked with signs to indicate such path to drivers and a requirement to yield to pedestrians.
13. Electric Vehicle (EV) Charging Points: Electric vehicle (EV) charging is permitted anywhere a vehicle may be parked within a designated parking lot or structure. If EV charging points are provided, they shall comply with the following:
- (a) EV charging station equipment may not block the public right-of-way;
 - (b) EV charging station equipment must be designed and located to not impede pedestrian, bicycle, or wheelchair movement or create safety hazards on sidewalks or in drive areas;
 - (c) adequate protection of EV charging station equipment from vehicles must be provided, such as curbing, bollards, or wheel stops;
 - (d) public EV charging stations must be posted with signage indicating that the space is reserved for EV charging purposes only.
 - (e) EV charging stations must be maintained by the owner of the property or the EV station, whose contact information shall be provided on the EV equipment.
 - (f) EV charging spaces may be counted towards off-street parking requirements.
 - (g) Permitting Jurisdictions can defer to their underlying requirements surrounding EV regulations as they deem appropriate.
14. Parking or Storage Surfaces. Parking and storage of all vehicles shall be on a paved surface (asphalt, concrete or other paving material approved by the permitting jurisdiction). All parked or stored vehicles shall have current license plates and be in operating order. For the purpose of this Overlay, a stored vehicle shall be one not moved for more than 72 hours.
15. Parking of Inoperable Vehicles: No vehicle that cannot be moved under its own power or does not have current licensing may be parked or stored at any location in the Overlay, unless located in any Commercial or Employment grouping and screened from view from adjacent Rights of Way and properties.
16. Parking of recreational vehicles shall be regulated per the underlying jurisdiction in which the property is located.
17. Temporary placement of storage containers (such as PODS) in the Overlay shall be in conformance with applicable regulations of the underlying jurisdiction, or limited to 72 hours if not otherwise regulated.

18. Vehicles parked or stored within the Overlay shall be for use by residents, visitors, customers, or employees of the property on which the parking area is located, or otherwise specifically accessory to a principal use of the property.
19. Accessible Parking: Accessible parking spaces for persons with disabilities shall be provided as required per Illinois law.
20. Parking Lot Landscaping: See Section V.
21. Limitations of Use of Off-Street Parking Areas in Commercial, Industrial, and Institutional Designated Properties:
 - (a) No automobile repair, maintenance or body work may be conducted in an area otherwise designated for parking of vehicles.
 - (b) Unless authorized by a shared parking agreement, all parking of vehicles shall be in service to, for users of, or otherwise accessory to the principal use.
 - (c) There shall be no vehicle storage in designated parking areas.
 - (d) Storage of recreational vehicles in designated parking areas is prohibited.

D. Required Off-Street Parking

1. Similar Uses. Uses not specifically designated in Table 6: Off-Street Parking Requirements schedule shall meet the parking requirements of the most similar use, as determined by the Zoning Official of the underlying jurisdiction in which the property is located.
2. Square Footage. All references to square feet in Table 6 shall be based on gross square feet.
3. Mixed Uses. When two or more uses are located on the same lot or within the same building, parking spaces equal in number to the sum of the separate requirements for each shall be provided, unless otherwise authorized in connection with a zoning entitlement of the underlying jurisdiction.
4. Computation. If calculating the number of off-street parking spaces required by the Overlay results in a fractional space, any partial space of 0.5 space or less may be disregarded while any partial space in excess of 0.5 space shall be counted as one parking space.

Table 6: Off-Street Parking Requirements

1. <u>Residential Uses</u>	Required Number of Off-Street Parking Spaces
Single-Unit Detached Dwelling	2 per dwelling unit
Townhomes	2 per dwelling unit
Multi-unit Dwellings	1.25 per dwelling unit
Skilled Care Facility	1 per dwelling unit
Community Residences	1.25 per sleeping room
2. <u>Commercial Uses</u>	
Business Services	3.5 per 1,000 s.f.
Indoor Retail Sales	
Personal Services	
Professional, Business or Medical Offices	
Restaurants (Including Coffee Shops)	
Animal Hospitals	2.5 per 1,000 s.f.
Child Care Centers	
Financial Services	

Pet Care Services	
Restaurants (Not Including Coffee Shops)	10 per 1,000 s.f.
Indoor Recreation Facilities	1 per 3 persons of design capacity
Park or Open Space	1 per 3 persons of design capacity
Car Wash	2.5 per 1,000 s.f. of office / retail area plus 3 per individual wash bay
Motor Vehicle Sales	2.5 spaces per 1,000 s.f. of sales and office area
Gas / Fueling Stations	3.3 parking space 1,000 s.f. total retail space plus parking for restaurants or other accessory uses
Hotel / Motel	1 per guest room plus parking for restaurants or other accessory uses.
Motor Vehicle Repair	4 per service bay plus 2.5 per 1,000 s.f. of office space

3. Employment

Light Industrial	1 space per 1,000 s.f. (any incidental office area calculated at 4 spaces per 1,000 s.f.).
Logistics / Warehouse	

4. Institutional

Places of Assembly	1 per 3 persons of design capacity in main assembly area.
Places of Worship	

E. Required Loading Docks

All off street loading for new or expanded Commercial, Employment or Institutional Use Groups shall meet the following requirements or those of the permitting jurisdiction. The Zoning Official may decide to replace any of the requirements in this Section with those of the underlying jurisdiction upon finding that local standards are more fitting for a specific situation or use based on safety, lot size, lot configuration, or relationship to adjacent properties.

1. Location.

- (a) All required docks shall be located on the same zoning lot as the use served.
- (b) No loading dock shall be closer than fifty feet (50 ft.) to any property in a residential zoning district of any corridor jurisdiction unless completely enclosed by building walls, or a solid fence or wall, or any combination thereof sufficient to screen loading activities.
- (c) Off-street loading docks may be located in required rear or side yard, except no loading dock may be located within twenty feet (20 ft.) of adjacent residential zoning grouping.
- (d) No portion of a loading dock shall be located in any required front or side yard.

2. Size. Unless otherwise specified, a required loading dock shall be sized as follows:

- (a) At least twelve feet (12 ft.) in width
- (b) At least fifty five feet (55 ft.) in length, exclusive of aisles and maneuvering space.
- (c) Have a vertical clearance of at least sixteen feet (16 ft.)

3. Design and Maintenance:

- (a) Construction and Surfacing: All loading docks shall be on an asphalt or concrete surface, as approved by the Zoning Official of the underlying jurisdiction.
- (b) Circulation and Access: Off-street loading areas shall be designed so as to not require the use of any street for maneuvering space into or out of the loading dock. Adequate space to accommodate the turning radii of trucks and trailers, exclusive of any parking spaces and landscaping shall be provided.
- 4. Measurement of Dock: When determination of the number of required off-street loading docks results in a requirement of a partial dock, any calculated value of one-half (0.5) loading dock or less may be disregarded, while a calculated value in excess of one-half (0.5) shall be counted as one loading dock.
- 5. Schedule of Loading Requirements: Off-street loading docks shall be provided for nonresidential land uses based on the following:
 - (a) Loading Dock Basis: The number of loading docks required shall be based upon the gross floor area devoted to such use.
 - (b) Schedule: Unless otherwise indicated, the loading requirements shall be based on the floor area of the building(s) as shown in Table 7, Schedule of Required Loading Docks, below:

Table 7: Schedule of Required Loading Docks

0 – 4,999 square feet	0 loading docks
5,000 - 15,000 square feet	1 loading dock
15,001 - 50,000 square feet	2 loading docks
50,001 - 100,000 square feet	3 loading docks
Each additional one hundred thousand (100,000) square feet or fraction thereof more than the first one hundred thousand (100,000) square feet shall require one additional loading dock.	

V. LANDSCAPING AND BUFFERING

A. Purpose

The character, feeling, and appreciation of a commercial corridor often results from the landscaping along it. Likewise, individual sites can see substantial aesthetic enhancement from thoughtful landscaping along the perimeter and interior of parking lots, as well plantings along buildings and property edges. Landscaping also serves as a tool to enhance building facades, buffer incompatible land uses, and enhance the environment. This section establishes a consistent set of standards for these factors within the Overlay.

B. Applicability and Landscape Plan Procedures

- 1. Landscape Plan Required. For all developments requiring landscaping in accordance this Section, a landscape plan shall be provided to the underlying jurisdiction. Submittal

requirements for the underlying jurisdiction regarding landscape plans shall be applied as determined by the Zoning Official.

2. Conflicts and Additional Requirements: Where the landscaping standards of this Section and those of the permitting jurisdiction conflict, the local Zoning Official shall, in their sole authority, determine which set of standards apply, based on the screening, aesthetic, impact on adjacent properties, and planting feasibility of the proposed landscape plan. Further, if local landscape codes include requirements for installation or management of planting not considered in this Chapter, those regulations of the permitting jurisdiction shall apply.
3. Alternative Compliance: In the case where site constraints related to site size, impacts to adjacent properties, visibility required for businesses, or safe operations exist that may limit ability to conform to landscape standards in this section, the Zoning Official may allow for alternatives found to be of equal or greater design quality as what would have otherwise been installed per requirements of this Section.

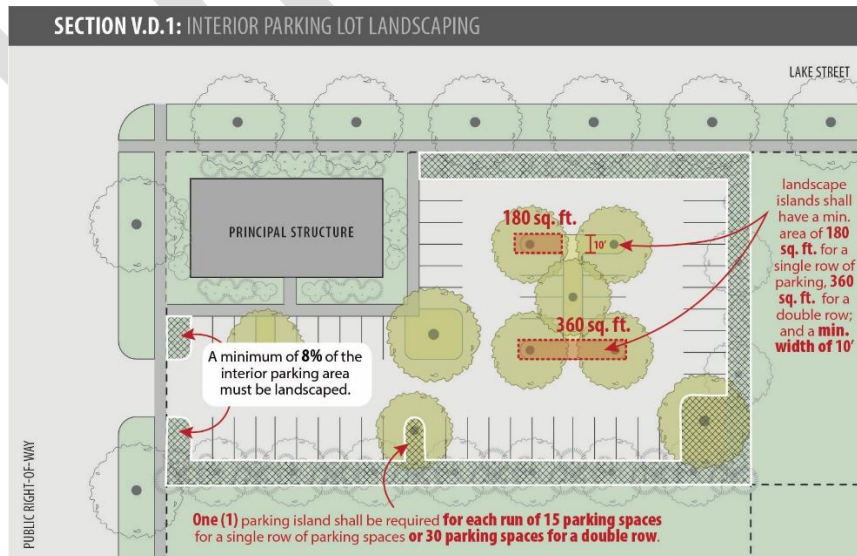
C. Tree Preservation, Removal & Replacement

Tree preservation, removal, and replacement shall be as required by the underlying jurisdiction in which the property is located.

D. Parking Lots: Parking lot landscaping is required for all parking lots with ten (10) or more parking spaces.

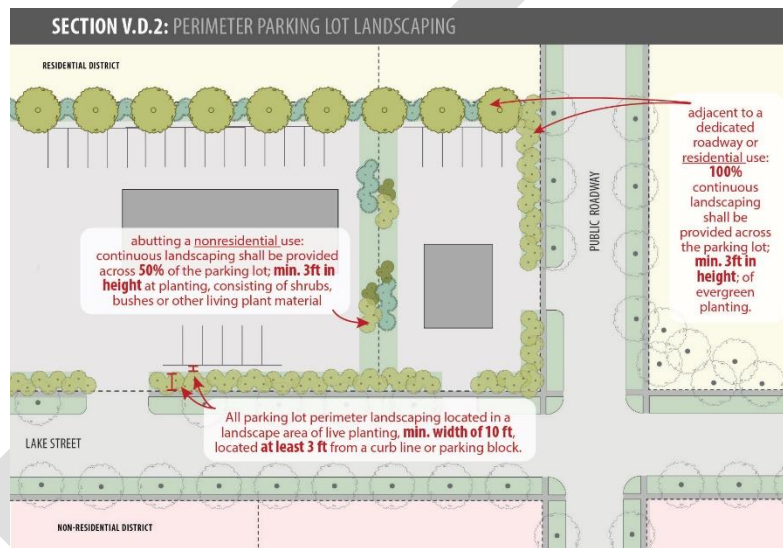
1. Interior Parking Lot Landscaping

- (a) One parking island shall be required for each run of fifteen (15) parking spaces for a single row of parking spaces or thirty (30) parking spaces for a double row.
- (b) Parking islands are required to be minimum of 162 square feet (162 s.f.) for a single row of parking and 324 square feet (324 s.f.) for a double row of parking.
- (c) Parking islands shall be the same width as the permitted parking space.
- (d) A minimum of eight percent (8%) of the interior parking area shall be landscaped.



2. Perimeter Parking Lot Landscaping

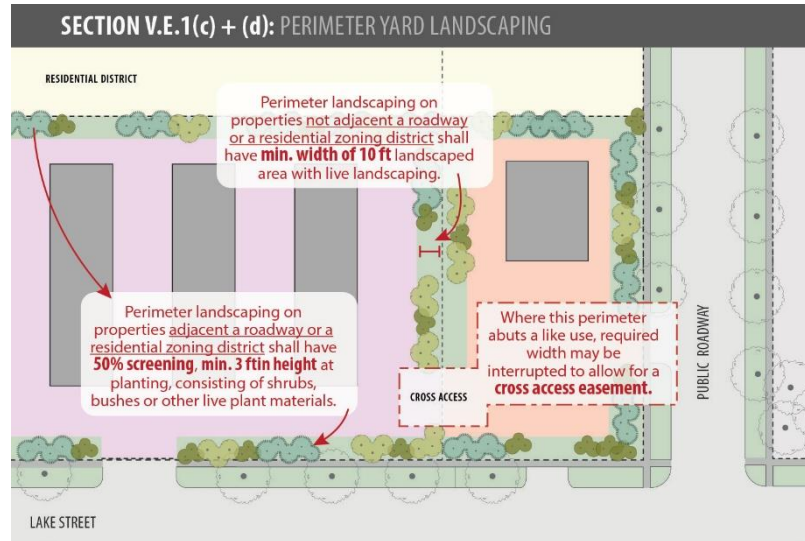
- (a) Parking lot perimeters that are adjacent to a roadway or residential zoning district shall have 100% continuous screening of evergreen planting with a minimum height of three (3) feet of planting.
- (b) Parking lot perimeters not adjacent to a roadway or residential zoning district shall have 50% screening, consisting of shrubs, bushes, or other living plant material with a minimum height of three (3) feet of planting.
- (c) All parking lot perimeter landscaping shall be located in a landscape area of live planting with a minimum width of ten (10) feet. To prevent damage to that landscaping, perimeter parking lot landscape parking shall be located at least three (3) feet from a curb line or parking block.



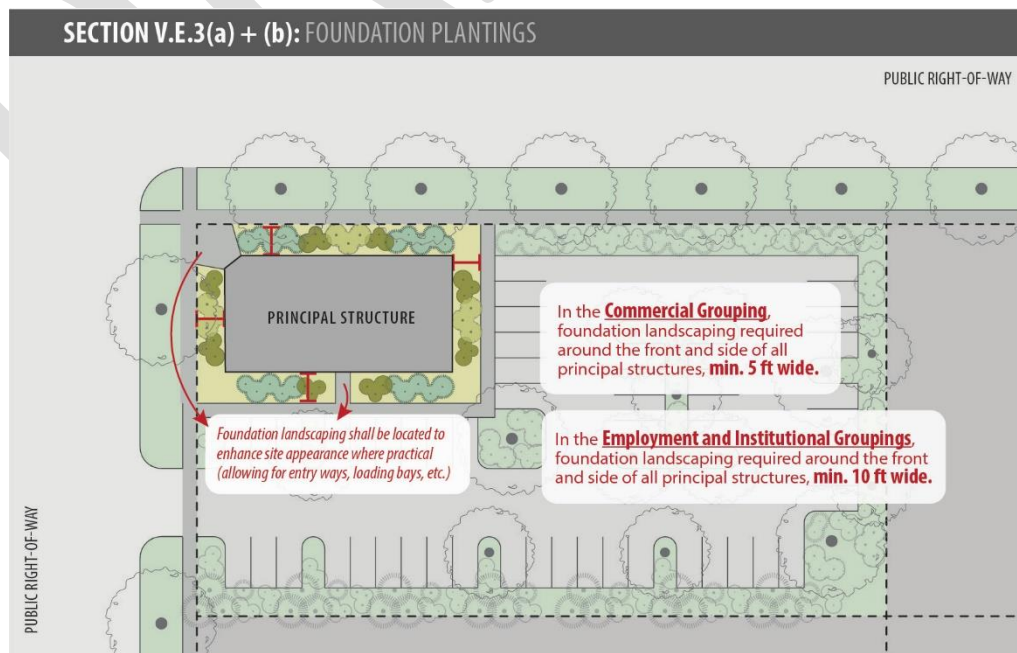
E. Additional Landscape Requirements

1. Perimeter Yard Landscaping.

- (a) Perimeter landscaping shall be required on all Commercial, Employment, and Institutional designated properties.
- (b) When the perimeter of a regulated property includes a parking lot, the standards of Section V.D.2 above shall apply. When no parking lot is present along the perimeter, the requirements of subsections V.D.E.1(c) and V.D.E.1(d) below shall apply.
- (c) Perimeter landscaping on properties adjacent to a roadway or a residential zoning district shall have 50% screening consisting of shrubs, bushes, or other living plant materials with a minimum height of three (3) feet of planting.
- (d) Perimeter landscaping on properties not adjacent to a roadway or residential zoning district shall have landscaped area with live landscaping, with a minimum width of ten (10) feet. Where this perimeter abuts a like use (e.g., Commercial to Commercial, Employment to Employment) the Zoning Official of the underlying jurisdiction in which the property is located may allow for the required width to be interrupted to allow for a cross-access easement.

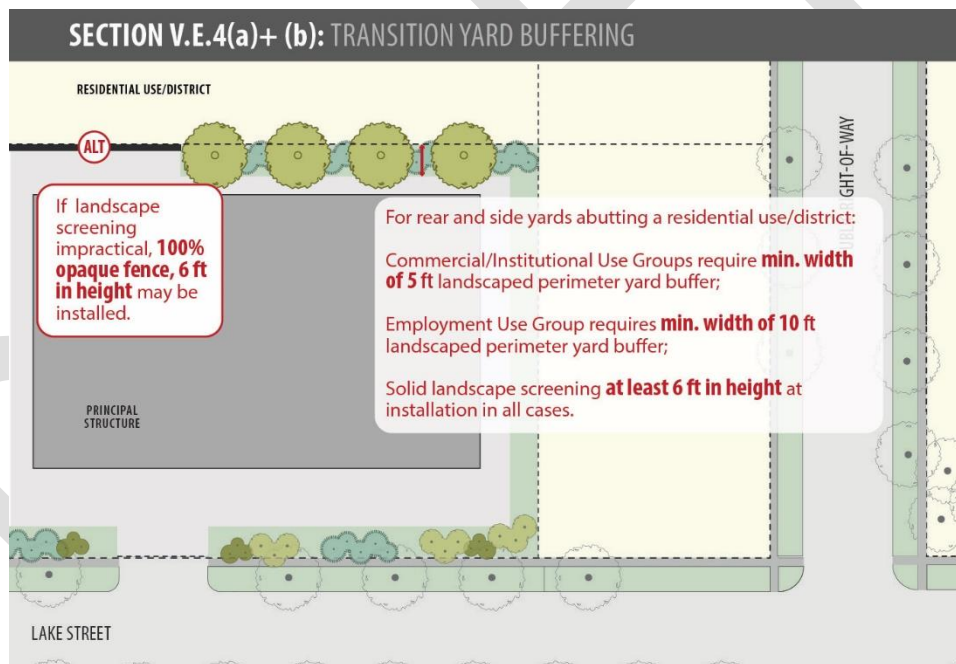


2. Right-of-way Landscaping: Right-of-way landscaping shall be required according to the standards of the underlying jurisdiction.
3. Foundation Plantings:
 - (a) In the Commercial grouping, foundation landscaping shall be a minimum of five (5) feet wide around the front and side of all principal structures except where impractical (e.g., entry ways, loading bays). Plantings shall be located to enhance site appearance and may include shade and ornamental trees, low shrubs (evergreens or deciduous), hedges, or other live planting materials.
 - (b) In the Employment and Institutional Land Use Groupings, foundation landscaping shall be a minimum of ten (10) feet wide around the front and side of all principal structures except where impractical (e.g., entry ways, loading bays). Plantings shall be located to enhance site appearance and may include shade and ornamental trees, low shrubs (evergreens or deciduous), hedges, or other live planting materials.



4. Transition Yard Buffering:

- (a) For uses in the Commercial Use and Institutional Land Use Groupings having rear and side yards abutting a residential zoning district or use in any underlying jurisdiction, a five-foot wide landscaped perimeter yard is required. That perimeter yard shall include solid screening of landscaping at least six (6) feet high at installation. If space limitations make landscape screening impractical to install, the Zoning Official of the underlying jurisdiction in which the property is located may authorize a 100% opaque six-foot fence to be installed abutting the property line. In such instances, the finished side of the fence shall face out toward the residential property.
- (b) Uses in the Employment Land Use Grouping having rear and side yards abutting a residential or commercial zoning district or use in any jurisdiction, a 10-foot wide landscaped perimeter yard is required. That perimeter yard shall include solid screening of landscaping at least six (6) feet high at installation. If space limitations make landscape screening impractical to install, the Zoning Official of the underlying jurisdiction in which the property is located may authorize a 100% opaque 6-foot fence to be installed abutting the property line. In such instances, the finished side of the fence shall face out toward the residential property.



F. Best Management Practices

Best Management Practices (BMPs) are encouraged in developments through appropriate application of landscape design, site construction, and landscape maintenance practices. Use of BMPs in a development or redevelopment as a stormwater management tool or aesthetic landscaping strategy may be incorporated into a landscape plan and installed upon authorization of the Zoning Official for the underlying jurisdiction.

1. Permeable Pavement and Pavers: Permeable pavement and pavers are an alternative method of hard surface that allows stormwater runoff to filter through voids material. The use of this porous material can help promote the natural cleaning and infiltration of water, instead of allowing it to wash into streets and down storm drains. Use of this material is allowed in designated drive or path areas and is subject to approval from the Zoning Official for the underlying jurisdiction.
2. Native Plantings: Bioswales, rain gardens, and detention ponds planted with or surrounded by native planting species are encouraged to capture, treat, and slow down stormwater runoff. These areas provide an aesthetically pleasing environment and may be installed upon approval by the Zoning Official for the underlying jurisdiction.
3. Parking Lot Drainage: Stormwater drainage is an integral component in the design of parking lots. Stormwater may be infiltrated into the parking lot planting areas and then drained to a specified area. This approach can clean, detail, and direct stormwater and may be installed upon approval by the Zoning Official of the underlying jurisdiction.



VI. GENERAL PROVISIONS

A. Purpose

This section provides Lake Street corridor specific standards for accessory elements of development in the Overlay. These standards are additive to those that are in place in the underlying jurisdiction's zoning. Where the standards of this section are also in place in the underlying jurisdiction, the standards contained in the underlying zoning district will control.

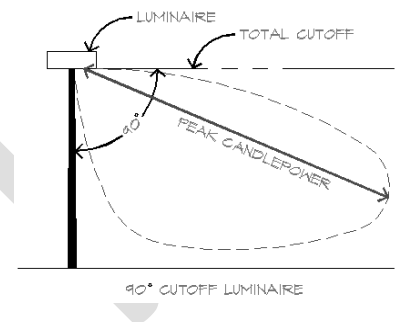
B. Outdoor storage

1. Trash Enclosures:
 - (a) A permanent enclosure for storage of garbage, recycling and other waste containers shall be provided for properties in the Commercial, Employment, and Institutional Land Use Groupings.
 - (b) Trash enclosures may not be located in any front yard or corner side yard, and shall be located to minimize visibility from residential properties and rights-of-way.
 - (c) A trash enclosure shall be enclosed on four (4) sides, with the fourth side including an access gate. Enclosures shall be a minimum of four (4) feet in height and of sufficient height to conceal contents on all sides including containers. All trash enclosures shall be placed on a concrete surface unless otherwise approved by the Zoning Official of the underlying jurisdiction.
2. Business Related Storage and Activities: Outdoor storage or other outdoor business activity related to any property in the Commercial or Employment Land Use Groupings shall meet the following requirements:

- (a) outdoor storage shall be effectively screened and enclosed by a solid wall or fence at least six (6) feet in height;
- (b) where a six-foot tall screen is determined by the Zoning Official for the underlying jurisdiction to be inadequate to screen storage or other activities, a fence up to eight (8) feet may be authorized by that Zoning Official; and
- (c) where fences are used to screen business-related storage, such fence shall be 100% opaque. Fences shall be constructed of wood or composite material as approved by the underlying jurisdiction. Chain link fences with slats are prohibited.

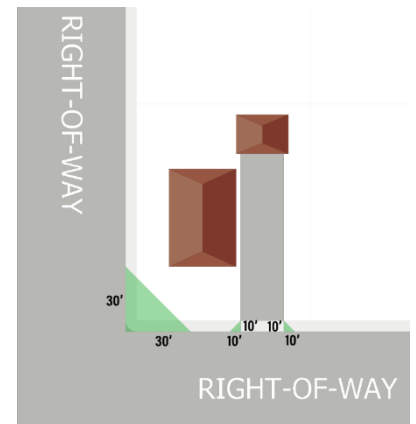
C. Lighting

Lighting fixtures used on properties in Commercial, Employment and Institutional Land Use Groupings shall be designed and installed to reflect light away from adjoining properties in a manner that does not produce glare clearly visible beyond a property line. All lighting shall minimize glare by using recessed, shielded, or cut-off fixtures with a cut-off angle of 90 degrees such that the light sources are not visible from the property line. Light sources shall not cause illumination in excess of one (1) foot-candle in at a property line abutting a residential use, or less if required by regulations of the local jurisdiction.



D. Sight Triangle:

1. A sight triangle is established on private property at the intersection of two (2) streets or a street and a driveway in which nothing shall limit or obstruct the sight distance of motorists and pedestrians.
2. No building, structure, fence, sign, landscaping, or other obstruction whether temporary or not, may be in the sight triangle.
3. The sight triangle is defined as the area between three feet (3 ft.) above grade and eight feet (8 ft.) above grade, the sides of which are formed by the right-of-way lines of two (2) streets, a street and an alley, or a street and a driveway on a lot.
4. The sides of a sight triangle along intersecting street rights-of-way shall be thirty feet (30 ft.) long. The sides of a sight triangle along a driveway or alley shall be ten feet (10 ft.) long when intersecting with a street right-of-way.



E. Temporary Uses and Structures

Temporary uses and structures may be allowed in the Overlay as authorized by the underlying jurisdiction in which they are located, and shall be operated in keeping with the controlling regulations of that jurisdiction. If no such regulations exist in the local jurisdiction, the following standards shall apply. In applying these standards, the Zoning Official shall consider whether the proposed use or structure can be installed and maintained in a safe manner and in keeping with the intent of the underlying zoning regulations.

- A. Temporary Construction Offices: A permit for Temporary Construction Offices may be granted by the jurisdiction in which the property is located provided the proposed use is:
 1. located on the same property as the construction work,

2. removed prior to the issuance of a final occupancy permit for the development,
 3. not inclusive of any outside storage or signage, and
 4. in conformance with all requirements for such structures in the underlying jurisdiction.
- B. Model Homes or Residential Sales Office. A permit for Model Home or Sales Office may be granted by the jurisdiction in which the property is located provided the proposed use is:
1. not occupied for residential living purposes during the term of the model home permit;
 2. removed, or sold or leased as a dwelling, once a building permit is issued for construction of the last new dwelling in the development;
 3. served with temporary off-street parking facilities as may be required by the Zoning Official for the underlying jurisdiction to allow safe access to the site and not interfere with traffic safety;
 4. not used to store construction materials in or around on the site; and
 5. equipped with signage in conformance with the standards of the underlying jurisdiction in which it is located.
- C. Outdoor Christmas Tree Sales. A permit for Outdoor Christmas Tree Sales may be granted by the underlying jurisdiction in which the property is located provided the proposed use is:
1. located on a lot of not less than one (1) acre;
 2. in operation for a period not to exceed thirty (30) days;
- Outdoor Christmas Tree Sales need not comply with minimum yard requirements provided in this section, provided that no trees shall be displayed within:
- a. ten feet (10 ft.) of any driveway or street right-of-way; or
 - b. thirty feet (30 ft.) of the intersection of the rights-of-way of any two (2) streets

VII. SIGNAGE

This section provides specific standards for signage along the Lake Street Corridor. Signs are an important element with which to define the overall appearance of an area. These regulations create a consistent character and standard for commercial signage along the corridor. Permitting Jurisdictions can defer to their underlying requirements surrounding sign regulations as they deem appropriate.

A. Permitted Signs

1. Monument Signs
2. Low Profile Pole Signs
3. Wall Signs (installed as Pin or Raceway mounted)
4. Electronic Sign
5. Temporary signs
6. Window Signage
7. Any sign otherwise permitted by the local jurisdiction but not listed as a prohibited sign below

B. Prohibited Signs

1. Pole Signs
2. Feather Signs
3. Wall signs (installed as cabinet mounted)
4. Off Premise Advertising Signs (billboards)
5. Any sign otherwise prohibited by the local jurisdiction

- C. Sign Design Standards:** Unless otherwise specified in this Section, all sign design regulations applied by the local jurisdiction will control.

1. Sign Height: Sign heights shall be as regulated by the underlying jurisdiction.
2. Sign Size: Sign sizes shall be as regulated by the underlying jurisdiction.
3. Misc. Sign Design Standards
 - (a) Only 1 temporary sign shall be permitted per lot.
 - (b) For raceway mounted signs: The raceway shall be the same color as the wall to which the raceway is mounted.
 - (c) Landscaping for monument signs shall be as required by the underlying jurisdiction, or as otherwise approved by the Zoning Official to define an attractive sign base area.

D. Nonconforming Signs

1. Any sign located within the Overlay on the effective date of this Ordinance that does not conform to the provisions of this Ordinance is a “legal nonconforming” sign, provided it also meets the following requirements:
 - (a) The sign was approved by:
 - (i) a sign permit issued by the underlying jurisdiction prior to the effective date of this Ordinance, or amendment to this Ordinance, if a permit was required under the applicable local zoning regulations; or
 - (ii) if no sign permit was required under the applicable local zoning regulations for the sign in question, the sign was in all respects in conformity with the applicable local zoning regulations (including planned development approval documents) immediately prior to the effective date of this Ordinance, or the sign was legal nonconforming at the time this Ordinance became effective; and
 - (b) The sign is a permanent sign.
2. A nonconforming sign which has been damaged by fire, wind, or other cause in excess of fifty percent (50%) of its replacement cost shall not be restored except in conformance with this Chapter.
3. If an element of a sign that causes the sign to be nonconforming is removed, it shall not be replaced, except with a conforming element.
4. If a nonconforming sign structure does not display any message for a period of thirty (30) days, it must be removed or brought into conformance with this chapter.
5. If a nonconforming sign structure is removed for any reason other than routine repair and maintenance, it will not be replaced unless the replacement sign conforms to this chapter.
6. Nonconforming signs that are a danger to the public safety, as determined by the Zoning Official for the underlying jurisdiction, must be removed and will not be replaced unless the replacement sign conforms to this Code.

VIII. DEFINITIONS

Animal Hospital: Any building or portion thereof designed or used for the care, observation or treatment of domestic animals. Animal Hospital shall include:

- (1) *Veterinary clinic*: a facility rendering surgical and medical treatment to domestic animals but having overnight accommodations for no more than four (4) domestic animals. Crematory facilities shall not be allowed in a veterinary clinic.
- (2) *Veterinary hospital*. A facility rendering surgical and medical treatment to domestic animals, and having no limitation on overnight accommodations for such animals Crematory facilities shall not be allowed in a veterinary hospital.

Banner Sign: A temporary advertising sign which is not attached to a permanently mounted backing.

Business Office: Any building or part thereof in which one or more persons are employed in the management, direction, or conducting of an agency, business, brokerage, or organization and shall exclude such uses as retail sale, manufacturing, assembly or storage of goods, places of assembly, places of worship, and amusement facilities.

Business Services: Activities that benefit businesses which do not include the supply or delivery of a tangible commodity. Business services include but are not limited to information technology, office administration, training, consulting, and marketing.

Cabinet Mounted Sign: A form of wall sign where letters, words or graphics are placed on a panel that forms the front of a cabinet box, which is attached to a structure.

Car Wash: A building or portion thereof containing facilities for washing motor vehicles. It may use automatic production line methods—a chain conveyor, blower, steam cleaning device, or other mechanical devices—or it may provide space, water, and equipment for the handwashing of motor vehicles, whether by the customer or the operator.



Child Care Centers: Any person, group of persons, agency, association, or organization, whether established for gain or otherwise, who or which receives or arranges for care or placement of one (1) or more children, unrelated to the operator of the facility, apart from the parents, with or without the transfer of the right of custody in any facility as defined by the Child Care Act of 1969, established and maintained for the care of children. Child care facilities include day care centers.

Community Residence: Facilities containing living arrangements primarily for unrelated elderly persons or persons with disabilities. Paid professional support staff provided by a sponsoring agency living with the residents on a 24-hour basis or available in accordance with the particular needs of the residents may also be present. Common features of Community Residences include a common kitchen, dining area, and entertainment area(s) for the purpose of assisting the residents in returning to or maintaining a semi-independent lifestyle.

Drive-Through Facility: Any building or structure or portion thereof that is designed, intended, or used to transact business with persons in a motor vehicle. These facilities include but are not limited to those to be used by restaurants, banks, financial institutions, retailers, pharmacies or any establishment having drive-up or curbside service(s).

Electronic Sign: A sign which exhibits changing and/or illuminated messages.

Feather Sign: A temporary sign typically supported on a single pole with the message on one side of that pole and unsupported on the other.

Financial Services: Facilities including commercial banks, currency exchanges, savings and loan associations, brokerage offices, and other similar financial institutions, but not including loan offices, finance companies, and pawn shops.

Gas Station (Fueling Station): Any building or premises used for dispensing, sale, or offering for sale any automotive fuels or oils which has pumps and storage tanks. When such dispensing, sale or offering for sale of any fuels or oils is incidental to the conduct of an automotive repair garage, the premises shall not

be classified as a gas station or fueling station. Gas stations shall not include automobile or trailer sales lots, new or used, on which such vehicles are parked for purposes of inspection or sale. The sale or offering for sale of food or any other retail goods or services shall be permitted only when specifically granted in a special/conditional use permit by the underlying jurisdiction.

Hotel (Motel): An establishment containing lodging accommodations designed for use by transients, travelers, or temporary guests.

Indoor Recreation / Athletic / Amusement Facilities: Any building used for sports, active recreation, and amusement where such activity is entirely within a closed building, including but not limited to ice arenas, gymnasiums, swimming pools, and bowling alleys which may or may not include meeting rooms and eating and/or drinking establishments as accessory uses.

Indoor Retail Sales: The sale of commodities and services directly to customers when such commodities and services are used or consumed by the customer and not purchased primarily for the purpose of resale, taking place entirely within an enclosed building.

Lake Street Overlay District (Overlay): The collective area regulated by the Lake Street Overlay District adopted by Bloomingdale, DuPage County, Hanover Park, and Roselle.

Light Industrial: Uses characterized as low-nuisance industrial activities including, but not limited to, electronic and scientific precision instruments manufacture, cloth products manufacture, light machinery production and assembly, custom woodworking shop, and printing and publishing.

Logistics: The process of managing how commercial resources are acquired, stored, and transported in a supply chain including, but not limited to warehousing, inventory management, packing, and shipping of resources.

Low Profile Pole Sign: A form of freestanding sign having two pylon support structures and the area under the sign face, rather than have a base structure for the sign.

Medical Office: A medical facility used for offices for more than one doctor for the examination and treatment of patients, which doctors may be associated together or practicing independently of each other, while sharing the facilities and equipment therein, and shall not include a facility devoted primarily for the purpose of surgical procedures. Such facility shall not provide beds or other accommodations for the overnight stay of patients.

Monument Sign: A freestanding sign, other than a pole sign, in which the entire bottom is in contact with or close to the ground.

Motor Vehicle Repair: The equipment, repair, service, hiring, sale, or storage of motor vehicles in any building other than a private residential garage or storage garage.

Motor Vehicle Sales: The sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing.

Multi-Unit Dwelling: A dwelling containing more than three (3) dwelling units which use as their principal means of egress entryways, hallways, stairways or corridors common to two (2) or more dwelling units. The definition may include, but shall not be limited to, the following types of dwelling: apartment, condominium, and cooperative.

Off Premise Advertising Sign: A sign advertising a land use, business, product or service, not located or available upon the premises whereon the sign is located.

Open Space (Public): Areas permanently reserved for open space purposes which are owned, operated, and maintained by a local political jurisdiction with no limitations on access or use.



Outdoor Dining Area: A designated area located outside of and adjacent to a building which has the its principal use as a restaurant which allows patrons to sit at tables while consuming food and beverages ordered from within the restaurant and/or served by a waiter or waitress.

Overlay Jurisdiction: An overlay community is any one of the jurisdictions that has adopted the Lake Street Corridor Overlay and includes Bloomingdale, DuPage County, Hanover Park, and Roselle.

Park Space: A public park, forest preserve, or conservation area owned, operated, and maintained by a local political jurisdiction.

Permanent Sign: A sign constructed of durable material and affixed, lettered, attached to, or placed upon a fixed, non-movable, nonportable supporting structure.

Personal Services: Uses that provide a variety of non-medical services associated with frequent, recurrent, and instructional needs, including but not limited to personal grooming, fitness and leisure activities, and individual or group instruction or training.

Pet Care Services Facility: A facility which provides services for the care of domestic animals, including pet grooming services and pet boarding services, but excluding kennels.

(1) *Pet Grooming Services:* Services including clipping, bathing, and related services, except those of a veterinary nature, that are rendered to dogs, cats, and other domestic pets.

(2) *Pet Boarding Services:* The keeping and care of four (4) or more dogs, cats, or other domestic pets in return for remuneration, but excluding the breeding or retail sale of domestic pets.

Pin Mounted Sign: A form of wall sign where letters, words, or graphics are mounted directly onto the wall.



Place of Assembly: A building or portion thereof where individuals gather to participate in or observe programs or services, or assemble for social or fraternal purposes, including, but not limited to government offices, libraries and membership clubs when used for programming or the assembly of individuals as contemplated by this definition.

Place of Worship: A building or portion thereof, owned by a religious institution which has tax-exempt status, which is used for the gathering of a religious or faith-based organization for worship services and/or spiritual purposes.

Pole Sign: A freestanding sign that is affixed, attached, or erected on a pole or poles and that is not itself an integral part of or attached to a building or structure.

Professional Office: A building or portion thereof used for administrative, clerical, and professional work, including but not limited to financial services, real estate, insurance, legal services, medical services, accounting, and bookkeeping.

Raceway Sign: A form of wall sign where letters, words or graphics are attached to a raceway that is mounted to the wall.



Restaurant: Any place of business being operated where there is furnished, for sale, food or drink of any kind for consumption therein.

Sign: Any object or device containing letters, figures, and/or other means of communication or part thereof, situated outdoors or indoors, of which the effect produced is to advertise, announce, communicate, identify, declare, demonstrate, display, and/or instruct potential users of a use, product, and/or service.

Single-Unit Detached Dwelling: A dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and which is not attached to any other dwelling by any means.

Site Sign: A temporary freestanding sign constructed of vinyl, plastic, wood, or metal and designed or intended to be displayed for a short period of time.

Skilled Care Facility: A facility which provides skilled nursing care, continuous skilled nursing observations, restorative nursing, and other services under professional direction with frequent medical supervision. Such facilities are provided for patients who need the type of care and treatment required during the post-acute phase of illness or during reoccurrence of symptoms in long-term illness.

Sock Sign: A temporary sign constructed of flexible material, designed to fit over a permanent sign face or mount. Sock signs are typically installed while a new permanent sign is being designed and fabricated.

Temporary Sign: A sign not designed or intended to be permanently erected, and which is permitted to be erected for only a limited period of time, including banner signs, site signs, sock signs, feather signs, and yard signs.

Townhome: A one-family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire-resistant walls.

Vehicle Storage: Locating a vehicle within a designated parking area of a Commercial, Employment, or Institutional use without being moved from the property for more than 72 hours.

Wall Sign: A sign attached to, painted on, or erected against a wall of a building, whose display surface is parallel to the face of the building, structure, or fence, and whose height does not exceed the height of the wall, structure, or fence to which said sign is attached, painted upon, or against which said sign is erected.

Warehouse: A structure, part thereof, or area used principally for the storage of goods and merchandise.

Window Sign: A sign which is applied or attached to the exterior of a window, or applied to, attached, or located within one foot of the interior of a window, which can be seen through the window from the exterior of the structure.

Yard Sign: A temporary portable sign constructed of paper, vinyl, plastic, wood, metal, or other comparable material, and designed or intended to be displayed for a short period of time.

Zoning Official: The person designated by each jurisdiction as having lead responsibility for zoning enforcement in each jurisdiction.