

XIX. DEFINITIONS

For purposes of this Ordinance, certain terms are defined as indicated below. These definitions and all other provisions of this Ordinance are subject to the following rules of interpretation:

- A. The present tense includes the past and future tenses and the future tense the present.
- B. The singular number includes the plural number and vice-versa.
- C. The word "shall" is mandatory.
- D. The word "may" is permissive
- E. The masculine gender includes the feminine and neuter.
- F. All measured quantities shall be to the nearest integral unit of measure, and if a fraction is one-half or greater, the next highest integral unit shall be used.
- G. Any term not herein defined shall be as defined elsewhere in the other Codes and Ordinances of the Village of Wonder Lake, or, if not defined elsewhere, as defined in Webster's New World Dictionary of the American Language - Second College Edition.
- H. The following definitions are provided:

ACCESSORY BUILDING:
SEE BUILDING, ACCESSORY

ACCESSORY STRUCTURE:
SEE STRUCTURE, ACCESSORY

ACCESSORY USE:
SEE USE, ACCESSORY

ACTIVE ADULT (as defined for application in Major Planned Developments)

Housing which provides single level (Ranch Style) dwelling units in a detached, attached and/or multi-level structure, which is age targeted. This housing type may exist in a single neighborhood or a combination of contiguous neighborhoods as a distinct planned community with separate amenities.

ADULT BUSINESS:

Any establishment having as a substantial or significant portion of its stock in trade or business activity in a use such as, but not limited to the following: adults-only bookstores, adults-only motion picture theater(s), adult entertainment centers, rap parlor, adults-only nightclubs or adults-only saunas, where explicit sexual conduct is

depicted and/or sexual activity is explicitly or implicitly encouraged or tolerated.

ADULT ENTERTAINMENT BUSINESS:

Synonymous with “adult business” as defined above.

ADULT ENTERTAINMENT CENTER:

An enclosed building or part of an enclosed building, which contains one or more coin-operated mechanisms which when activated permit a customer to view a live person nude or in such attire, costume or clothing as to expose to view the human male or female genitalia; pubic hair; buttocks; perineum; anal or pubic regions; or, female breast, at or below the areola thereof. In addition, the viewing of a live person, in the above described manner, after paying of any admission or fee for the viewing of same activity.

ADULTS-ONLY:

Any items or activities emphasizing, depicting, describing or relating to nudity, explicit sexual conduct (whether auto-erotic, heterosexual, homosexual or otherwise), bestiality or sadomasochistic activity.

ADULTS-ONLY BOOKSTORE:

An adults-only establishment having as a substantial or significant portion of its stock in trade, books, magazines, films for sale or viewing on premises by use of motion picture devices or other coin operated means, and other periodicals which are distinguished or characterized by their principal emphasis on matters depicting, describing or relating to nudity, explicit sexual conduct (whether auto-erotic, heterosexual, homosexual or otherwise), bestiality or sadomasochistic activity. An establishment, having adults-only items as a substantial or significant portion of its stock that sells or displays adults-only items for sale to patrons therein.

ADULTS-ONLY MOTION PICTURE THEATER:

An enclosed building used regularly and routinely for presenting adults-only material distinguished or characterized by an emphasis on matter depicting, describing or relating to nudity, explicit sexual conduct (whether auto-erotic, heterosexual, homosexual or otherwise), bestiality or sadomasochistic activity, for observation by patron therein.

ADULTS-ONLY NIGHTCLUB:

An establishment or place either occasionally or primarily in the business of featuring topless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators or similar entertainers, where explicit sexual conduct is depicted and/or sexual activity is explicitly or implicitly encouraged or tolerated.

ADULTS-ONLY SAUNA:

An establishment or place primarily in the business of providing a steam bath and/or massage services, where explicit sexual conduct is depicted and/or sexual activity is explicitly or implicitly encouraged or tolerated.

AGRICULTURE:

The use of land for farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry, and the necessary accessory uses for packing, treating, and storing the produce but not including the commercial feeding of garbage or offal to swine or other animals; provided that the operation of accessory uses shall be secondary to that of normal agricultural activities.

AIRPORT:

Any public or private land area or other facility designed for the landing and take-off of aircraft, including all taxiways, hangars, airport buildings, and other related structures and open spaces.

ALLEY:

A public or private right-of-way not constituting a street used primarily for secondary vehicular access to property abutting on a street.

**ALTERATION, STRUCTURAL:
SEE STRUCTURAL ALTERATION**

ANIMAL HOSPITAL:

A building or portion thereof designed or used for the care, observation and medical treatment of animals commonly used as household pets.

ANTENNA HEIGHT:

The total height of an antenna measured from the ground level at the lowest grade level within three feet of any part of the antenna to its maximum height.

**APARTMENT HOTEL:
SEE HOTEL, APARTMENT**

ASSISTED LIVING RESIDENCES:

Residential dwellings, typically with less than one hundred (100) apartment units and many resemble large single-family homes and house thirty (30) to sixty (60) residents, differing from congregate senior housing in one significant way - they include twenty-four (24)-hour protective oversight and assistance for individuals with functional limitations. Most offer private rooms with kitchenettes and common living and dining areas. Services vary, but often include: assistance with activities of daily living; administration of medicine; first-aid and medical care for minor ailments; and round -the-clock protective oversight.

AUTOMOBILE BODY SHOP:

A business establishment where collision service such as body, frame, or fender straightening or repair, painting of more than ten (10) percent of the surface, or upholstering for motor vehicles, trailers, or boats is conducted wholly within one or more enclosed buildings.

AUTOMOBILE LAUNDRY (CAR WASH):

A permanent commercial facility where motor vehicles are washed--by hand, by mechanical devices, or both--excluding temporary car washes organized for civic or charitable purposes.

AUTOMOBILE SERVICE STATION:

A facility or premises primarily used for retail sale of fuels or oils for automobiles, trucks, or boats and which may include as a secondary activity retail sale of tires, batteries, and similar accessories and the making of repairs to vehicles or parts thereof that do not normally require storing such vehicles on the premises overnight.

AUTOMOBILE REPAIR SHOP:

A premises primarily used for the commercial repair, rebuilding, or reconditioning of motor vehicles, boats, trailers, or parts thereof, wholly within enclosed buildings, including repairs that normally require vehicles being repaired to be stored on the premises overnight. Automobile repair shops include transmission shops, muffler shops, brake shops, rust-proofing shops, auto glass shops, and the like.

AUTOMOBILE WRECKING YARD:

SEE WRECKING YARD

AWNING:

A roof-like cover projecting on a temporary or non-continuous basis from the wall of a building.

BANNER SIGN:

SEE SIGN, BANNER

BARRIER: A fence, a wall a building wall or a combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

BED AND BREAKFAST ESTABLISHMENT

A single-family residence/house, or portion thereof, where short-term lodging rooms with meals are provided for compensation.

BEDROOM:

Any private room in a dwelling unit suitable for regular use for sleeping purposes and having a closet. Bedrooms include rooms designated on development floor plans as dens, studies, or libraries, but exclude living rooms, family rooms, dining rooms, kitchens, bathrooms, laundry rooms, and mud rooms. Any room designated as other than a bedroom having a closet, but which in the judgment of the Village Manager, or his designee, would normally be usable for sleeping purposes, shall be considered a bedroom.

BILLBOARD:

SEE SIGN, OUTDOOR ADVERTISING

BLOCK:

A tract of land, whether legally so described or subdivided, bounded by streets or by a combination of one or more streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines or shore lines of waterways, or corporate boundary lines.

BOARDING HOUSE:

SEE ROOMING HOUSE

BOOTH:

Any enclosure that is specifically offered to patrons of an adult business for the private viewing of any adults-only item or movie. Said definition does not include enclosures that are used as private offices by any operator, employee or agent for attending to the tasks of their employment and are not offered for use by the public.

BUILDABLE AREA

The area of the lot remaining after the minimum open space and setback requirements of this ordinance have been complied with.

BUILDING:

Any structure permanently affixed to the land and constructed or used for the shelter, enclosure, or protection of persons, animals or property.

BUILDING, ACCESSORY:

A building that is used for an accessory use.

BUILDING, COMPLETELY ENCLOSED:

A building separated on all sides from the adjacent open space or from other buildings or structures by a permanent roof and by exterior walls having only windows and normal entrance or exit doors, or by party walls.

BUILDING, DETACHED:

A principal building surrounded by open space.

BUILDING FRONTAGE:

The linear length of the front wall of a building, excluding walls that abut loading areas and service drives exclusively.

BUILDING HEIGHT:

The vertical distance measured from the mean average ground level at the front building line of a principal or accessory building to the highest point of the roof/ceiling beams in the case of a flat roof, to the top of the deck line of a mansard roof or to the maximum height of ridge of a gable, hip, or gambrel roof. Chimneys, spires, towers, elevator penthouses, tanks, and similar projections other than signs shall not be included in calculating the maximum building height for a building.

BUILDING LINE:

The line parallel or nearly parallel to a lot line that separates all parts of a building from the open space adjacent thereto on the same lot.

BUILDING, PRINCIPAL:

A non-accessory building in which is conducted the principal use of the lot on which it is located.

BUILDING, RESIDENTIAL:

A building designed for residential occupancy.

BUILDING, TEMPORARY:

A building that is established for a period of less than one year and is removed within that time period.

BUSINESS SIGN:

SEE SIGN, BUSINESS

CANOPY:

A roof-like structure that projects permanently and continuously from the exterior wall of a building or from a free standing support.

CAR WASH:

SEE AUTOMOBILE LAUNDRY

CHANGING SIGN:

SEE SIGN, CHANGING

CLINIC:

A place for the care, diagnosis, and treatment of persons needing medical, dental or surgical attention but where in-patient care is not provided.

CLUB, HEALTH:

Any establishment providing physical culture or health services, including health clubs, racquetball or tennis clubs, reducing salons, tanning salons, or massage salons.

CLUB OR LODGE, PRIVATE:

A non-profit association of persons who are bona fide members paying dues which owns or leases premises the use of which is restricted to members and their guests.

CLUSTER DEVELOPMENT

A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space and the preservation environmentally sensitive areas.

COMMERCIAL VEHICLE:
SEE VEHICLE, COMMERCIAL

COMMON OPEN SPACE:
SEE OPEN SPACE, COMMON

COMPREHENSIVE PLAN:
A general plan for the present and the future development or re-development of the village and its contiguous territory nor more than (2.414 kilometers) or (1½ miles) beyond the corporate limits and any said territory not being included in any other municipality.

CONDITIONAL PUBLIC USE:
SEE USE, CONDITIONAL PUBLIC

CONDITIONAL USE:
SEE USE, CONDITIONAL

CONDITIONAL USE PERMIT:
SEE PERMIT, CONDITIONAL USE

CONSERVATION AREA:
Environmentally sensitive and valuable lands and other areas of significant biological productivity or uniqueness protected from any activity that would significantly alter their ecological integrity, balance or character.

CONSERVATION EASEMENT:
An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominantly in their natural, scenic, open or wooded condition; retaining such areas as suitable habitat for fish, plants, or wildlife or maintaining existing land uses.

CONVENTIONAL
The prevalent form of housing which provides primary dwelling units to the broad housing market, typically available in suburban communities.

CORNER LOT:
SEE LOT, CORNER

CORNER SIDE LOT LINE:
SEE LOT LINE, CORNER SIDE

CORNER SIDE YARD:
SEE YARD, CORNER SIDE

COURT:

Any open space other than a yard bounded on two or more sides by the walls of one or more buildings.

COURT, INNER:

A court bounded on more than three sides by the walls of one or more buildings.

COURT, OUTER:

A court that is not an inner court.

CREMATORIUM:

SEE MORTUARY

CUBICLE:

Synonymous with "booth" as defined herein.

CURB LEVEL:

The height of the established street curb abutting a street line measured at the midpoint of such line. Where no curb has been established, the curb level shall be considered to be the established level of the surface of the street abutting the street line measured along the street center line opposite the midpoint of the street line. On lots abutting more than one street line, the average of the measurements at the midpoints of all street lines shall determine the curb level.

CURIE:

A unit of radioactivity equal to 3.7 multiplied by 10 to the 10th power disintegrations per second.

CURRENT PLAT OF SURVEY:

SEE PLAT OF SURVEY, CURRENT

DAY CARE CENTER, CHILD:

A facility that receives more than eight children during any 24-hour period for daytime care and that provides personal care, protection, supervision, training, and other programs. Child day care centers exclude:

1. Kindergartens and other programs run by public or private schools or churches
2. Centers conducted on federal, state, or local government premises
3. Facilities operated in connection with a shopping center or other facilities where children are cared for while their parents or custodians are in the vicinity and readily available
4. Special activities conducted periodically by civic, charitable, and government organizations.

DECIBEL:

A unit of measurement of the intensity or loudness of sound.

DECK:

A Platform:

1. Open to the sky and attached to the wall of a building with direct access to or from said building; or
2. With a roof or open to the sky, serving as a floor located above grade and not attached to a building.

DENSITY:

The number of dwelling units per acre of land.

DENSITY, GROSS:

The number of units per acre of the total land to be developed excluding perimeter roadway dedication.

DENSITY, NET:

The number of units per acre of land devoted to residential use and shall not include land used for other land use classes/districts and utilities that serve land not included in the development.

DEVELOPMENT:

The construction of a new building, buildings or structures.

DIRECTIONAL SIGN:

SEE SIGN, DIRECTIONAL

DISPLAY BOARD:

SEE SIGN, DISPLAY BOARD

DOG KENNEL:

SEE KENNEL

DOG RUN, ENCLOSED:

An outdoor area enclosed on all sides by a fence for the exclusive purpose of continuous or occasional confinement of one or more animals commonly kept as household pets.

DOOR:

Full, complete, non-transparent closure device that obscures the view or activity taking place within the enclosure.

DOUBLE-FRONTAGE LOT:

SEE LOT, DOUBLE-FRONTAGE

DRIP LINE:

A perimeter line around the trunk of a tree formed by the connection of the points furthest away from the trunk where precipitation falling from the outermost branches of that tree lands on the ground.

DRIVE-IN ESTABLISHMENT:

An establishment, or portion thereof, at which patrons may be served without leaving their motor vehicle. Any restaurant, bank, dry cleaning establishment, or other business having drive-up or curbside service facilities shall be considered a drive-in establishment.

DRIVE-IN RESTAURANT:

SEE RESTAURANT, DRIVE-IN

DWELLING:

A building or portion thereof designed or used as a residence, excluding boarding or lodging houses, nursing homes, motels, hotels, tourist homes, cabins, tents, and recreational vehicles.

DWELLING, EFFICIENCY:

SEE EFFICIENCY UNIT

DWELLING, MULTI-FAMILY:

A building consisting of three or more dwelling units.

DWELLING, SINGLE-FAMILY:

A residential building consisting of a single dwelling unit surrounded by open yards/open space.

DWELLING, SINGLE-FAMILY ATTACHED:

A single-family dwelling attached to one or more other single-family dwellings by one or more common vertical walls with each dwelling located on a separate lot.

DWELLING, SINGLE-FAMILY DETACHED:

A single-family dwelling separated from other dwelling units by commonly owned open space.

DWELLING, TWO-FAMILY:

A building consisting of two dwelling units.

DWELLING, TOWNHOUSE:

A dwelling unit that is attached to one or more other dwelling units on the same lot and that has an individual private ground-level entrance (which may utilize steps from grade) to the outside and no portion of which is located above any other unit or portion thereof.

DWELLING UNIT:

Space within a building designed or used exclusively as living quarters for one family, its household employees, and not more than two boarders or roomers, and which includes cooking, bathing and toilet facilities.

EASEMENT:

A right possessed by one party to use the land or air above the land belonging to another party for a special purpose or purposes.

EDUCATIONAL INSTITUTION:

SEE INSTITUTION, EDUCATIONAL

EFFICIENCY UNIT:

A dwelling unit consisting of just one principal room together with bathroom, kitchen, hallways, closets and/or dining alcove, and which does not include a bedroom as defined herein.

EMBELLISHMENT:

SEE SIGN EMBELLISHMENT

ERECT:

To build, construct, locate, hang, attach, manually place, suspend or affix, including the initial painting of all signs.

FAÇADE:

The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

FACING:

SEE SIGN FACING

FAMILY:

Any number of persons related by blood, adoption, or marriage, or up to three (3) persons not so related, living together in one dwelling unit as a single household, together with up to two (2) household employees but excluding more than two (2) roomers, boarders or permanent paying or non-paying guests.

For purposes of this definition, a family shall also include three (3) to eight (8) persons not related by blood, marriage or adoption to the owner who occupy a single dwelling unit in compliance with applicable State Statutes, who need psychological rehabilitation and who are provided twenty four (24)-hour professional supervision while on the premises

FENCE HEIGHT:

The height of a fence, hedge, or wall measured from the ground level at the lowest grade level within three feet of either side thereof.

FENCE, OPEN:

A fence, including entrance and exit gates, designed and constructed so that the surface area of any segment of such fence is at least fifty (50) percent open.

FENCE, ORNAMENTAL:

An open fence other than a chain link fence that is erected for decorative purposes only and is not intended to be used, either by itself or together with wire or other material, as an enclosure, barrier, or means of protection or confinement.

FENCE, SOLID:

A fence that is not an open fence.

FINDINGS OF FACT:

The written conclusions transmitted by the Planning and Zoning Commission to the Village Board after careful consideration and deliberation of all evidence presented by all parties involved, including written and oral testimony of witnesses and its relative significance to the matter at hand.

FIREPROOF CONTAINER:

An enclosure designed to prevent the release of radioactive materials that is made of steel or concrete or similar materials but not of lead or other low melting metals or alloys unless completely encased in steel or concrete.

FLASHING SIGN:

SEE SIGN, FLASHING

FLOOD FRINGE:

That portion of a flood plain that excludes the floodway.

FLOOD PLAIN:

The land consisting of the floodway and the flood fringe that is subject to inundation by a 100-year flood.

FLOODWAY:

That portion of the flood plain, including the channel, that is reasonably required to discharge the bulk of the waters from a 100-year flood.

FLOOR AREA, RESIDENTIAL

For purposes of determining maximum residential floor area ratios, residential floor area is the sum of the gross horizontal area of space contained on all floors measured in square feet from the exterior faces of the exterior walls of each building, or from the center line of party walls separating two buildings. Residential floor area shall exclude all floor space in accessory buildings (unless such space is considered habitable by design and authorized for habitation under the Building Code), all basement, attic space, space for stairs, elevators, habitable attic or half-story space having headroom of less than (7) feet, habitable basement space where half or more

of the floor to ceiling height is below grade, floor area primarily designed and used for maintenance and equipment and also excluding that floor area devoted to off-street parking or off-street loading, including aisles, ramps, and maneuvering space; exterior balconies and open porches and space on the roof used for mechanical equipment

FLOOR AREA, NON-RESIDENTIAL

A measure of floor area used for purposes of calculating maximum non-residential floor area ratios and off-street parking and off-street loading requirements for non-residential uses . Non-residential floor area is the sum of the gross horizontal area of space contained on all floors measured in square feet from the exterior faces of the exterior walls of each building, or from the center line of party walls separating two buildings excluding only:

1. Areas devoted to off-street parking or off-street loading, including aisles, ramps and maneuvering space
2. Areas devoted primarily to storage and not located within selling or working spaces, except for facilities such as warehouses where the principal use is storage
3. Basement or cellar areas not devoted to retailing activities, offices or production or processing of goods
4. Elevator shafts and stairwells
5. Maintenance shafts and rooms
6. Washrooms
7. Display windows
8. Fitting rooms.

For structures devoted to bulk storage of materials, every ten (10) feet of building height shall be considered as one floor for purposes of calculating floor area.

FLOOR AREA RATIO:

The total floor area, as defined herein, of all buildings on a lot divided by the area of the lot.

FREE-STANDING SIGN:

SEE SIGN, FREE-STANDING

FREQUENCY:

The number of oscillations per second in a sound wave, a measure of the pitch of the resulting sound.

FRONTAGE:

The length of any street line.

FRONTAGE, BUILDING:

SEE BUILDING FRONTAGE

FRONT LOT LINE:
SEE LOT LINE, FRONT

FRONT SETBACK:
SEE YARD, FRONT

FRONT WALL:
SEE WALL, FRONT

FUNERAL HOME:
SEE MORTUARY

GAME ROOM:

Any premises where there are available to the public more than four (4) coin-operated amusement devices, excluding vending machines that do not incorporate gaming or amusement features and excluding coin-operated musical devices.

GARAGE:

A structure or part thereof used or designed to be used primarily for the enclosed parking or storage of motor vehicles, boats, or trailers, attached to a residence in a residential district, but excluding exhibition areas, showrooms, or other facilities for display of such vehicles in shows or exhibits or in connection with their being offered for sale, rent, or lease.

GARAGE, PUBLIC:

Any building or premise, other than a wrecking yard as defined herein, where more than one motor vehicle is stored for compensation.

GARAGE, STORAGE:

An attached portion of a building or premises used only for the housing of motor vehicles pursuant to previous arrangements and not by transients, and where no equipment or parts are sold and vehicles are not rebuilt, serviced, repaired, hired, or sold, except that fuel, grease, or oil may be dispensed within the building to vehicles stored therein.

GRADE:

The average level of the finished surface of the ground adjacent to the exterior walls of a building or structure, or directly beneath a sign and measured at a location more than five (5) feet from a street line. For buildings, structures or signs located closer than five (5) feet to a street line, the grade shall be the sidewalk elevation at the center of the building, structure or nearest the sign. Where there is no sidewalk, the grade shall be established by the Village Engineer.

GROSS LEASABLE AREA (GLA):

The total floor area in a commercial building or shopping center that is designed for

the occupancy and exclusive use of tenants, measured from outside wall faces and from the centerline of joint partitions. GLA includes sales areas and integral stock areas but excludes public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies and open and enclosed mall areas of exterior walls but excluding open porches, patios, or terraces, garages or carports.

GROUP HOME:

A halfway house or similar non-hospital residential facility housing between nine (9) and sixteen (16) persons not related by blood, marriage, or adoption to the owner who need psychological rehabilitation and who are provided twenty four (24)-hour professional supervision while on the premises.

HALF STORY:

SEE STORY, HALF

HEDGE:

Planted vegetation, including trees, shrubs or other natural vegetation, that is planted in close proximity or clustered together and that has a surface area that obstructs the view.

HEIGHT, BUILDING:

SEE BUILDING HEIGHT

HEIGHT, FENCE:

SEE FENCE HEIGHT

HEIGHT, SIGN:

SEE SIGN HEIGHT

HOME OCCUPATION:

A gainful pursuit conducted by one or more members of a family within their place of residence and that is subject to the provisions herein concerning home occupations.

HOSPITAL:

An establishment that provides accommodations, facilities, and services over a continuous period of twenty-four (24) hours or more for observation, diagnosis, and care, of two or more individuals not related by blood, marriage, or adoption to the operator, who are suffering from illness, injury, deformity, or abnormality, or from any condition requiring obstetrical, medical, or surgical services.

HOTEL:

A building containing lodging rooms, a general kitchen and dining room, a common entrance lobby, halls and stairways; and where each lodging room does not have a doorway opening directly to the outdoors except for emergencies; and where more than fifty (50) percent of the lodging rooms are for rent to transient guests for a

continuous period of less than thirty (30) days.

HOTEL, APARTMENT:

An establishment having the character of a hotel but in which at least fifty (50) percent of the accommodations are for occupancy by guests staying thirty (30) consecutive days or more.

HOT TUB:

See definition of spa.

IDENTIFICATION SIGN:

SEE SIGN, IDENTIFICATION

ILLUMINATED SIGN:

SEE SIGN, ILLUMINATED

IMPERVIOUS SURFACE:

Any material that in the opinion of the Village Engineer and consistent with commonly accepted engineering principles, substantially reduces or prevents the infiltration of stormwater into previously undeveloped land.

INCIDENTAL SIGN:

SEE SIGN, INCIDENTAL

INDEPENDENT LIVING RESIDENCES:

Senior dwelling units designed for persons aged fifty-five (55) years and older. These properties may or may not offer meal service to residents and typically offer a limited array of supportive care services and/or service coordination.

INGROUND POOL:

Any structure installed at grade, intended for swimming or recreational bathing that contains water over twenty-four (24) inches deep.

INSTITUTION, PHILANTHROPIC AND CHARITABLE:

An office or meeting hall used exclusively by a non-profit public service organization.

INSTITUTION, RELIGIOUS:

A church, synagogue, temple, convent, monastery, or other premises devoted to religious or church-connected activities.

INSTITUTION, RECREATIONAL:

A public or private facility for group recreational or social activity, including private clubs, lodges, recreation buildings, and community centers.

INTERIOR LOT:

SEE LOT, INTERIOR

JUNKYARD:

An open area where waste or used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including scrap iron and other metals, paper, rags, rubber tires, and bottles. Uses carried on entirely within enclosed buildings and establishments engaged only in the processing of scrap metal to be sold for the manufacture of steel are not considered junkyards.

KENNEL:

Any lot or premises on which four (4) or more animals commonly used as household pets that are more than four months of age are bred, groomed, boarded, trained, placed, or sold for commercial or humane purposes and which offers provisions for minor medical treatment, including animal shelters.

LINE, STREET:

The dividing line between a lot, tract, or parcel of land and the right-of-way of a contiguous existing or dedicated street or planned street included in the Major Street Plan of the Village.

LOADING SPACE, OFF-STREET:

A space or berth located on private property on the same lot as the use requiring its provision (except as otherwise permitted herein), for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.

LODGING ROOM:

A room rented as sleeping or living quarters, but without cooking facilities and with or without an individual bathroom. In the case of a suite of rooms, each room shall be counted as one lodging room.

LOT:

A parcel of land under the same ownership or control (whether legally so described or subdivided as one or more contiguous parcels or parts of parcels) located within a single block, occupied by or suitable for occupancy by one principal building, and having its principal frontage upon a dedicated public street.

LOT AREA:

The area of a lot within its front, rear, and side lot lines.

LOT, CORNER:

A lot located at the intersection of two or more streets, or a lot located at the point where the alignment of a single street curves or changes; provided that an interior angle of not more than one-hundred thirty-five (135) degrees is created by the right-of-way lines of the abutting street or streets or, in the case of a curving right-of-way, by straight lines projected tangent to the curve from the points of intersection between the curve and the lot lines.

LOT DEPTH:

The mean average of the lengths of the side lot lines on either side of a lot.

LOT, DOUBLE-FRONTAGE:

A through lot abutting only two streets.

LOT, FLAG:

Lots or parcels usually exhibiting a “panhandle” shape that have less frontage on a public street than is required and which generally consist of one lot with only minimal street frontage located behind another lot with typical frontage.

LOT, INTERIOR:

A lot other than a corner lot.

LOT LINE:

A property boundary line of any lot, except that where any portion of a lot extends into an abutting street or alley the lot line shall be deemed to be established at the existing street or alley right-of-way line.

LOT LINE, CORNER SIDE:

Any street line that is not a front lot line.

LOT LINE, INTERIOR SIDE:

Any side lot line that is not a corner side lot line.

LOT LINE, FRONT:

1. The only street line bordering a lot; or
2. If the lot is a through lot, every street line; or
3. If the lot is a corner lot:
 - a. The shortest street line, or
 - b. If more than one street line is the shortest:
 - (1) The lot line designated as the front lot line on a plat of dedication or plat of subdivision
 - (2) The lot line designated as the front lot line by the Village President, or his designee.

LOT LINE, REAR:

That lot line which is most distant from and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten feet in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE:

Any lot line that is not a front or rear lot line.

LOT OF RECORD:

A lot that is part of a subdivision, the plat of which was recorded in the office of the County Recorder of Deeds, or a parcel of land the deed to which was recorded in the office of said Recorder, prior to the adoption of this Ordinance.

LOT, REVERSED CORNER:

A corner lot that is a reversed frontage lot.

LOT, REVERSED FRONTAGE:

A lot with a front lot line at right angles or approximately right angles to the general pattern of front lot lines in the block.

LOT, THROUGH:

An interior lot with frontage on more than one street.

LOT WIDTH:

The width of a lot at the minimum setback line established by the applicable required minimum front yard requirement of district established by this ordinance.

MARINA:

A facility for storing, servicing, fueling, berthing and securing and launching of watercraft that may include the sale of fuel and incidental supplies for the boat owners, crews and guests.

MARQUEE:

SEE CANOPY

MARQUEE SIGN:

SEE SIGN, CANOPY

MENTAL HEALTH CENTER:

Any institution providing in-patient or out-patient care or therapy for the mentally ill, developmentally disabled, alcoholics, abusers of controlled substances or others needing psychological therapy but which does not serve as a residence for such individuals.

MINI-WAREHOUSE:

A building or group of buildings in a controlled access area that contain varying sizes of individual, compartmentalized and controlled access stalls or lockers for the storage of customer's non-hazardous goods or wares.

MINOR VARIANCE:

SEE VARIANCE, MINOR

MOBILE HOME:

A detached single-family dwelling unit designed and used exclusively for residential

occupancy with plumbing and electrical connections for attachment to outside systems but designed to be transported after fabrication on its own wheels or on flatbed trailers and to be ready for occupancy at its site except for minor and incidental unpacking, assembly, and connection operations.

MORTUARY:

An undertaking establishment or funeral parlor which may include a single residence as an accessory use.

MOTEL:

A building containing lodging rooms each of which has an individual adjoining bathroom that is designed primarily for transient automobile travelers with a parking space on the lot for each lodging unit and where more than fifty (50) percent of the lodging rooms are for rent for a continuous period of less than thirty (30) days.

MOTOR FREIGHT TERMINAL:

A building or premises the principal use of which is the receipt of freight for forwarding or trans-shipment or the dispatching of freight by motor vehicle.

MOTOR VEHICLE:

Any self-propelled wheeled vehicle designed primarily for transportation of persons or goods along public streets.

MOVING SIGN:

SEE SIGN, MOVING

MULTI-FAMILY DWELLING:

SEE DWELLING, MULTI-FAMILY

NAME PLATE:

SEE SIGN, NAME PLATE

NEIGHBORHOOD (as defined for application in Major Planned Developments)

Those areas designated on the MPD Concept Plan for development for a residential use and/or areas which may be converted to a residential use.

NET FLOOR AREA:

SEE FLOOR AREA, NET

NET LOT AREA:

SEE LOT AREA

NIGHTCLUB:

An establishment serving food and/or liquor and providing music and space for dancing by patrons only. A nightclub shall not include an "adult business."

NONCONFORMITY:

Any characteristic of a use, building, structure, or lot that was lawful prior to the effective date of this Ordinance or of any amendment thereto but which does not conform to all of the requirements of the zoning district in which the property is situated.

NONCONFORMITY, ACTIVITIES:

Any activity or function lawfully carried on at the premises at the time of enactment of this Ordinance but that is not thereafter allowed as a permitted or conditional uses in the zoning district in which the premises are located.

NONCONFORMITY, DESIGN:

The design or intended use of all or substantially all of a premises for any use not allowed by the Permitted and Conditional Uses of the zoning district in which it is located, irrespective of the nature of the activities carried on at that premises.

NONCONFORMITY, STANDARDS:

Any Nonconformity other than an Activities or Design Nonconformity.

NUDITY:

The display of the human male or female genitalia; pubic hair; buttocks; perineum; anal or pubic regions; female breast, at or below the areola thereof, with no covering or with a less than fully opaque covering; or, male genitalia, in a discernible turgid state, with or without covering.

NURSING HOME:

An establishment providing full-time convalescent or chronic care or both for three or more individuals not related by blood, adoption, or marriage to the operator and which does not provide care for surgical or medical cases commonly treated in hospitals.

OBSCENE:

Any material or performance is obscene if: (1) the average person, applying contemporary adult community standards, would find that, taken as a whole, it appeals to the prurient interest; and (2) the average person, applying contemporary adult community standards, would find that it depicts or describes, in a patently offensive way, ultimate sexual acts or sadomasochistic sexual acts, whether normal or perverted, actual or simulated, or masturbation, excretory functions or lewd exhibition of the genitals; and (3) taken as a whole, it lacks serious literary, artistic, political or scientific value. [Statutory Reference: 720 ILCS 5/11-20]

OBSTRUCTION:

Any building, structure, or object, or part thereof, located in the way of any yard or open space required by this Ordinance, excluding trees and shrubs.

OCTAVE BAND:

All the frequencies between a given frequency and double that frequency.

OCTAVE BAND FILTER:

An electrical frequency analyzer designed according to standards formulated by the American Standards Association and used in conjunction with a sound-level meter to take measurements in specific octave intervals.

ODOR THRESHOLD VALUE:

The minimum concentration of odorous material in air that can be detected by the normal human nose as determined by the American Society for Testing and Materials Method D1391-57, Standard Method for Measurement of Odor in Atmospheres (Dilution Method), or its equivalent.

OFF-STREET LOADING SPACE:

SEE LOADING SPACE, OFF-STREET

OFF-STREET PARKING SPACE:

SEE PARKING SPACE, OFF-STREET

OPEN FENCE:

SEE FENCE, OPEN

OPEN SALES LOT:

Open land that is used or occupied for the purpose of buying and selling merchandise, passenger cars, trucks, motor scooters, motorcycles, boats, nursery plants or supplies, or monuments, or for the storing of same prior to sale thereupon, and that is provided with a permanent, durable, and dustless surface and is drained to dispose of all surface water.

OPEN SPACE:

Uncovered area open to the sky on the same lot with a building.

OPEN SPACE (as defined for application in Major Planned Developments)

Pervious areas which may include detention, retention, floodplain, wetlands, woodlands, greenways, parks, schools and/or landscape buffer areas. Impervious improvements such as parking, trails, bike paths, structures and/or similar impervious hardscape amenities designed for recreational purposes shall be considered open space.

OPEN SPACE, COMMON:

Net site area in a Planned Development that is not covered by buildings or pavement that is permanently set aside for the common use and enjoyment of the residents or businesses within a development or for the community at large and the preservation and perpetual maintenance of which is assured by dedication to the Village or other satisfactory legal arrangement. Common open space may include parks, playgrounds, wetlands, totlots; landscaped green space; natural lakes, ponds, and streams and shall

exclude utilities, detention/retention areas, street rights-of-way or off-street parking or loading areas.

OPERATOR:

For purposes of an adult business, as defined herein, any person, (whether said persons be an individual, partner, corporation, joint stock company, fiduciary, officer, director, stockholder, employee, or manager), which conducts, maintains or owns any adult business.

ORNAMENTAL FENCE:

SEE FENCE, ORNAMENTAL

PARAPET:

That portion of a wall that extends above the roof.

PARKING SPACE DEPTH:

The longer of the two dimensions of a rectangular parking space. In the case of a space that is not rectangular, the depth shall be the length of the largest imaginary rectangle that can fit within the space.

PARKING SPACE, OFF-STREET:

An area outside of any public street, alley or other right-of-way that is adequate for parking an automobile with room for opening doors on both sides together with maneuvering room and properly related access to a public street or alley.

PARTICULATE MATTER:

Material, other than steam or water vapor, suspended in or discharged into the atmosphere in finely divided form as a liquid or solid at atmospheric pressure and temperature.

PARTY WALL:

A wall starting from the foundation and extending continuously through all stories to or above the roof that separates one building from another and that is in joint use by each building.

PATIO:

An unenclosed, hard-surfaced area at the finished grade and located directly adjacent or attached to a building.

PATRON:

For purposes of an adult business, as defined herein, any customer, patron or visitor to an adult business who is not employed by any operator of said establishment.

PERFORMANCE STANDARD:

A criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, glare, heat, or other effects generated by or inherent in uses of land

or buildings.

PERMEABLE SURFACE:

Any material that allows the infiltration of stormwater into previously undeveloped land.

PERMIT, CONDITIONAL USE:

A permit required for the use of land, water, or building as a Conditional Use received only after approval by the Village Board of an application for a Conditional Use.

PERMITTED PUBLIC USE:

SEE USE, PERMITTED PUBLIC

PERMITTED USE:

SEE USE, PERMITTED

PETITION

A request for action filed with the Village by a Petitioner.

PETITIONER

One or more owner(s) of all or any part of the Property.

PHILANTHROPIC AND CHARITABLE INSTITUTION:

SEE INSTITUTION, PHILANTHROPIC AND CHARITABLE

PLAT OF SURVEY, CURRENT:

A plat prepared by a licensed surveyor containing the legal description of the premises thereon and showing:

1. The boundary lines of the property.
2. The locations of all improvements and monuments thereupon.
3. All encroachments
4. The boundaries of all existing streets, easements, rights-of-way, and areas dedicated to public use within two hundred (200) feet of the property as all of the foregoing exist as of the date of filing.

POLE SIGN:

SEE SIGN, POLE

PORCH:

A platform having a roof that is attached to the wall of a building with direct access to or from said building, but is not enclosed with windows or screens.

PORTABLE SIGN:

SEE SIGN, PORTABLE

PREMISES:

Any improved or unimproved property.

PRINCIPAL BUILDING:

SEE BUILDING, PRINCIPAL

PRINCIPAL USE:

SEE USE, PRINCIPAL

PROJECTING SIGN:

SEE SIGN, PROJECTING

PROPERTY (as defined for application in Major Planned Developments)

All on any portion of the Property, contained within or which may be added to the MPD or development. Property is also sometimes referred to as “MPD” or “development” when such terms are nouns within the context of Section J.

RADIATION HAZARDS:

The harmful effects of all radiation capable of producing ions in their passage through matter, including electromagnetic radiation such as x-rays and gamma rays and particulate radiation such as electrons or beta particles, protons, neutrons, and alpha particles.

RAP PARLOR:

An establishment or place primarily in the business of providing non-professional conversation or similar services for adults, where explicit sexual conduct is depicted and/or sexual activity is explicitly or implicitly encouraged or tolerated.

REAL ESTATE SIGN:

SEE SIGN, REAL ESTATE

REAR LOT LINE:

SEE LOT LINE, REAR

REAR YARD:

SEE YARD, REAR

RECREATIONAL INSTITUTION:

SEE INSTITUTION, RECREATIONAL

RECREATIONAL VEHICLE:

A vehicular type unit primarily designed as temporary living quarters in conjunction with recreation, camping, or travel use which either has its own motive power or is mounted on or drawn by another vehicle, including travel trailers, fifth wheel travel trailers, camping trailers, truck campers, boats on or off trailer, motor homes, or any

other vehicle with State of Illinois R.V., R.T., or T.A. license plates.

REFUSE:

All waste products resulting from human activity except sewage.

REM:

A quantity of ionizing radiation that, when imparted to a biological system, has the same effect as an absorbed dose of one roentgen of x-rays per gram of living matter.

RELIGIOUS INSTITUTION:

SEE INSTITUTION, RELIGIOUS

RESEARCH LABORATORY:

A building or buildings housing facilities for scientific research, investigation, testing, or experimentation but not primarily housing facilities for the manufacture, sale, or storage of products.

RESIDENTIAL

That which is situated on the premises of a detached one (1) or two (2) family dwelling of a one (1) family townhouse not more than three (3) stories in height.

RESIDENTIAL USE DESIGNATIONS AND BULK REGULATIONS (as defined for application in Major Planned Developments)

The design standards contained in tables a, b and c applicable to MPDs, which may be restricted as to size, quantity and location as part of the MPD Concept Plan approval. The residential Use and Bulk Regulations are not interchangeable but are designed to correspond with each other within each separate use designation.

RESIDENTIAL BUILDING:

SEE BUILDING, RESIDENTIAL

RESTAURANT, DRIVE-IN:

A restaurant that is a drive-in establishment as defined herein.

REST HOME:

SEE NURSING HOME

REVERSED CORNER LOT:

SEE LOT, REVERSED CORNER

REVERSED FRONTAGE LOT:

SEE LOT, REVERSED FRONTAGE

RIGHT-OF-WAY:

A strip of land used for passage of motor vehicles, railroads or pedestrians or for the location of utility or communications lines. An access easement shall not be

considered a right-of-way.

RIGHT-OF-WAY, PUBLIC:

A right-of-way as defined herein dedicated to or owned by a public body and available for use by the general public. In the case of public streets, the right-of-way normally includes the curbs, public sidewalk, parkway, lighting and drainage facilities.

RINGELMANN CHART:

A chart described in the U.S. Bureau of Mines Circular 6888 or its successor upon which are illustrated graduated shades of gray for use in estimating the light-obscuring capacity of smoke or its equivalent.

RINGELMANN NUMBER:

The number of the area of the Ringelmann Chart that coincides most nearly with the light-obscuring capacity of the emission or smoke observed.

ROOF SIGN:

SEE SIGN, ROOF

ROOM:

For purposes of an adult business, synonymous with "booth" as defined herein.

ROOMING HOUSE:

A building or part thereof that is not a hotel or motel and that provides lodging rooms for compensation to three or more persons who are not members of the keeper's family.

SADOMASOCHISTIC ACTIVITY:

Flagellation or torture by or upon a nude person; a person clad in undergarments, a mask or bizarre costume. In addition, the condition of being fettered, bound or otherwise physically restrained with the intent to stimulate or arouse sexually the initiator and/or the recipient.

SCREENING:

A structure erected or vegetation planted to wholly or partially conceal the area behind it.

SELL:

Includes to solicit or receive an order for, to keep or expose for sale and to keep with intent to sell.

SETBACK:

SEE YARD

SETBACK, FRONT:

SEE YARD, FRONT

SEXUAL CONDUCT:

Including ultimate sex acts (whether auto-erotic, heterosexual, homosexual or otherwise) or bestiality or sadomasochistic activity. In addition, physical contact, intended to stimulate or arouse sexually the initiator and/or the recipient, with a person's unclothed genitalia, buttocks, perineum, anal or pubic regions, or female breast.

SHOPPING CENTER:

A group of three or more retail or service commercial uses characterized by any one or more of the following:

1. Uses designed as a single commercial group, whether or not located on the same lot
2. Contiguous uses occupying premises that are under common ownership or management
3. Uses connected by party walls, partitions, canopies, or other structural members to form one continuous structure
4. Uses located in separate buildings but interconnected by walkways or access ways designed to facilitate customer interchange between the uses
5. Uses share a common parking area
6. Uses otherwise presenting the appearance of a single continuous commercial development.

SIDE LOT LINE:

SEE LOT LINE, SIDE

SIDE YARD:

SEE YARD, SIDE

SIGN:

Any visual or graphic device designed through use of words, numbers, characters, or symbols to inform or attract attention and which is designed to be visible from outside any building or structure in which, upon which, or attached to which it may be located. Window displays of merchandise and signs of less than one-half (1/2) square foot in area that are part of such displays and are not affixed to windows shall not be considered signs for purposes of this Ordinance.

SIGN AREA:

The total exposed surface on each facing devoted to a sign's message, including all ornamentation, embellishment, and symbols but excluding any supporting structure that does not form part of the sign proper or of the display. The area of a sign consisting of individual letters or symbols against a wall shall be the sum of the areas within rectangular envelopes completely enclosing each separate letter or symbol or attached group thereof.

SIGN, BANNER:

A temporary sign composed of lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted so as to allow movement of the sign caused by movement of the atmosphere.

SIGN, BUSINESS:

A sign directing attention to a business, profession, commodity, service, entertainment, person, cause, event, or organization conducted, sold, offered, operating or having premises upon the same lot.

SIGN, CANOPY:

A sign, other than an under canopy sign, attached to or constructed in or on a canopy.

SIGN, CHANGING (CHANGEABLE COPY):

A sign with a message copy or other display that is produced and periodically changed electronically or electrically such as a public service time and temperature sign.

SIGN CLEARANCE:

The distance to grade from the lowest edge of a sign excluding any pole or support structure attached to the ground.

SIGN, CONSTRUCTION:

A non-illuminated sign displayed prior to or during construction and removed thereafter that identifies a building under construction together with such information as the owner, the manager, the contractor and subcontractors, the architect and engineer, the source of financing, the projected date of completion, the major tenants, and related information.

SIGN, DIRECTIONAL:

A sign that serves solely to direct pedestrian or vehicular traffic or parking within a premises or to provide related instructions or facility information but that contains no advertising other than the name and logo of the business on the premises.

SIGN, DIRECTORY:

A sign that states only the names, addresses, and trades or professions of multiple occupants of a commercial or industrial building or development.

SIGN, DISPLAY BOARD:

A sign other than a changing sign on which letters are changeable and that is attached to another sign, to the support structure thereof or to a wall for the purpose of displaying advertising or other notices.

SIGN EMBELLISHMENT:

Any framing or trim attached to or superimposed upon a sign.

SIGN FACING:

The surface of a sign upon, against, or through which the message is displayed or illustrated.

SIGN, FLASHING:

A sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source. Changing signs as defined herein are not considered flashing signs.

SIGN, FREE-STANDING:

A sign supported by one or more poles, uprights, pylons or braces on the ground and not attached to a building.

SIGN, GROUND:

A free-standing sign with a sign height of less than 8 feet.

SIGN HEIGHT:

The vertical distance of a sign measured from the curb level as defined herein of the closest public street to a sign to the highest point of the sign. Where a sign is equally close to more than one public street, the mean average of the curb levels of each street shall be used to determine sign height.

SIGN, IDENTIFICATION:

A non-illuminated sign indicating the name or trademark of a permitted use, the address of a building or occupants, and the name of the management of the establishment on which the sign is located.

SIGN, ILLUMINATED:

A sign illuminated by a source of artificial light having the principal purpose of furnishing illumination for the sign whether or not said source is part of the structure of the sign.

SIGN, MARQUEE:

SEE SIGN, CANOPY

SIGN, MENU BOARD:

A sign used to display a selection of goods or services offered at a business establishment for the convenience of drive-up or walk-up customers, such as at a drive-in restaurant.

SIGN, MOVING:

A sign that has one or more visible parts that move.

SIGN, NAME PLATE:

A non-illuminated sign that states only the names, addresses, and trades or professions of one or more businesses or occupants of the lot where the sign is placed.

SIGN, NONDURABLE:

A sign made of paper, cloth, or other nondurable material, or any sign not affixed to a building or to the ground.

SIGN, OUTDOOR ADVERTISING:

A sign that directs attention to a business, profession, commodity, service, entertainment, person, cause, event, or organization conducted, sold, offered, operating, or having premises elsewhere than on the lot on which the sign is located, and only incidentally, if at all, on such lot.

SIGN, POLE:

A free-standing sign with a sign height of 8 feet or greater.

SIGN, PORTABLE:

Any sign that is mounted on the ground, including trailer signs, gasfilled figures, and sandwich and curb type signs, that is movable and not permanently attached to the ground.

SIGN, PROJECTING:

A sign attached to the wall of a building having a face that is not parallel to such wall or that extends more than 12 inches from the face of the wall or higher than the highest point of the roof or the top of the parapet, whichever is higher.

SIGN, REAL ESTATE:

A non-illuminated sign used to offer for sale, lease, or rent the property upon which or within which the sign is placed or to announce an open house or that the property has been sold.

SIGN, ROOF:

A sign erected or maintained upon or over a roof with its principal support on the roof structure. A sign that is erected or maintained upon but projects no more than twelve (12) inches from the face of that portion of a mansard roof that is vertical or approximately vertical and that does not extend above the highest point of the vertical portion of the roof, shall be considered a wall sign and not a roof sign.

SIGN, TEMPORARY:

Any sign that is securely attached to a building facade, including banners, pennants, and flags, that is not permanently attached to the building.

SIGN, TRAILER:

A sign mounted on a vehicle normally licensed by the state as a trailer for the purpose of advertising or attracting attention.

SIGN, UNDER CANOPY:

A sign projecting from and beneath a canopy.

SIGN, WALL:

A sign erected upon or parallel to an outside building wall which does not extend more than twelve (12) inches from the face of the wall or higher than the highest point of the roof or the top of the parapet, whichever is higher.

SIGN, WINDOW, PERMANENT:

A sign placed inside or upon a window and designed to be visible from outside a building with the purpose of identifying for a period of 30 days or more the proprietor or name of a business.

SIGN, WINDOW, TEMPORARY:

A sign placed inside or upon a window and designed to be visible from outside a building with the purpose of attracting attention for a period of less than 30 days.

SINGLE-FAMILY DWELLING:

SEE DWELLING, SINGLE-FAMILY

SINGLE-FAMILY ATTACHED DWELLING:

SEE DWELLING, SINGLE-FAMILY ATTACHED

SINGLE-FAMILY DETACHED DWELLING:

SEE DWELLING, SINGLE-FAMILY DETACHED

SITE AREA, NET:

The acreage of land excluding the rights-of-way of streets within and bordering a development.

SMOKE UNITS, NUMBER OF:

The number obtained by multiplying the smoke density in Ringelmann numbers by the time of emission in minutes. For the purpose of this calculation, a Ringelmann density reading is made at least once every minute during the period of observation, each reading is multiplied by the time in minutes during which the emission is observed, and the various products are summed to give the total number of smoke units during the period of observation.

SOLID FENCE:

SEE FENCE, SOLID

SOUND-LEVEL METER:

An instrument standardized by the American Standards Association for measurement of the intensity of sound.

SPACE, NONVEHICULAR:

That portion of the uncovered space on a site that is not normally used for the circulation or parking of motor vehicles and that has been improved for aesthetic appeal and to serve as pedestrian and recreation areas.

SPACE, UNCOVERED:

That portion of the total horizontal net site area that is not covered by buildings, including one-half of covered spaces that are no less than 50 percent open such as carports or park shelters.

SPACE, RECREATION:

That portion of the non-vehicular space on a site that is suitable for common recreational use by virtue of its being at least 5,000 square feet in area (except where total recreation space required is less), its having no dimension less than 50 feet, and its being improved with facilities for recreational pursuits.

STORY:

That portion of a building included between the top surface of any floor and the top surface of the floor next above, or, if there is no floor above, the ceiling next above.

STORY, HALF:

A space under a sloping roof where the line of intersection of roof decking and wall is not more than three feet above the top floor level and in which space not more than 60 percent of the floor area is completed for principal or accessory use.

STREET:

A public or private right-of-way as defined herein that affords a primary means of motor vehicle access to abutting property and/or provides for the movement of traffic.

STREET LINE:

SEE LINE, STREET

STRUCTURAL ALTERATION:

Any change, other than incidental repairs, in the supporting members of a building or structure such as bearing walls, columns, beams, or girders, or any substantial change in the roof or exterior walls.

STRUCTURE:

Anything erected the use of which requires more or less permanent location on the ground or attachment to something having such a location. An outdoor advertising sign or business sign or other advertising device, if detached or projecting, shall be considered a separate structure. Structures shall also include buildings, mobile homes, walls, and fences.

STRUCTURE, ACCESSORY:

A structure that is an Accessory Use.

STRUCTURE, TEMPORARY:

A structure that is established for a period of less than one year and is removed within that period.

SUBAREA (as defined for application in Major Planned Developments)

A defined parcel and/or combination of parcels designated on the MPD Concept Plan for development for residential, commercial, office, industrial and/or municipal purposes.

SUBDIVISION:

Any land, vacant or improved, which is divided or proposed to be divided into two or more lots, parcels, sites, units, plots, condominiums, tracts or more lots, parcels, sites, units, plots, condominiums, tracts or interests for the purposed of offer, sale, lease or development whether immediate or future, either on the installment plan or upon any and all other plans, terms and conditions. Subdivision includes the division or development of residential or nonresidential zoned land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat or other recorded instrument. Subdivision includes resubdivision and condominium creation or conversion. Subdivision includes any division of land that attempts to avoid the requirements of these regulations (also see the Village of Wonder Lake Subdivision Ordinance).

STUDIO APARTMENT:

SEE EFFICIENCY UNIT

TEMPORARY BUILDING:

SEE BUILDING, TEMPORARY

TEMPORARY SIGN:

SEE SIGN, TEMPORARY

TEMPORARY STRUCTURE:

SEE STRUCTURE, TEMPORARY

TEMPORARY USE:

SEE USE, TEMPORARY

THROUGH LOT:

SEE LOT, THROUGH

TND – TRADITIONAL NEIGHBORHOOD DESIGN

A planning design principle which creates a pedestrian oriented streetscape organized around a central public space and/or neighborhood commons. The use of alleys

and/or side or rear loaded garages, setback from the front façade of the structure shall be required.

TOWNHOUSE:
SEE DWELLING, TOWNHOUSE

TOXIC MATERIAL:
Any liquid, solid, or gaseous substance which if discharged into the environment could, alone or with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through any body surface. Substances that are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances.

TRAILER:
Any portable structure or vehicle designed for highway travel and used on a short-term or interim basis for living, sleeping, or commercial purposes.

TRAILER PARK:
Any site or tract of land under single ownership or control other than a construction site, trailer service or repair facility, trailer manufacturing plant, trailer sales or storage lot, or wrecking yard on which three or more trailers or recreational vehicles are located in the open.

TWO-FAMILY DWELLING:
SEE DWELLING, TWO-FAMILY

UNCOVERED SPACE:
SEE SPACE, UNCOVERED

UNDERAGE:
For purposes of an adult business, any person under eighteen (18) years of age, the legally minimum age at which one can purchase or view adults only items. (Statutory Reference: 720 ILCS 5/11-20)

UNIT:
SEE DWELLING UNIT

UNIT GROUPING:
A single detached building consisting of multiple dwelling units.

USE:
The purpose or activity for which land or structures thereon are designed, arranged, or intended or for which they are occupied or maintained.

USE, ACCESSORY:

A subordinate land use located on the same lot or parcel as a Principal Use (except for such off-street parking or off-street loading facilities as may be permitted to be located on a separate lot) and serving a purpose customarily incidental to that of the Principal Use.

USE, CONDITIONAL:

A special use as provided by state statute that because of its special character cannot be allowable generally in a particular zoning district but which may be allowed under special conditions and which is therefore subject to the prior approval of a Conditional Use Permit.

USE, CONDITIONAL PUBLIC:

The use of property other than as Permitted Public Uses as defined herein by a public utility, railroad, or governmental body for the provision of public utilities or services, including sewerage, water supply, electricity, gas, public safety, government administration, transportation and communications.

Conditional Public Uses shall include power plants or substations; water or sewage treatment plants, reservoirs, or pumping stations; railroad and utility buildings; police and fire stations, municipal buildings and local government offices and public transportation facilities, including shelters, garages, terminals, parking and turnaround areas, and service buildings.

USE, PERMITTED:

A use allowable generally within a zoning district without a Conditional Use Permit.

USES, PERMITTED PUBLIC:

Poles, towers, tunnels, conduits, wires, cables, vaults, laterals, pipes, drains, mains, valves, hydrants and similar distribution equipment for public services or utilities; fire alarms and police call boxes; traffic signals; and pay telephones.

USE, PRINCIPAL:

The main use of a parcel as distinct from an Accessory Use.

USE, TEMPORARY:

A Principal or Accessory Use that is established for a period of less than one (1) year and is discontinued within that time period.

VARIANCE:

A modification of the provisions of this Ordinance in accordance with the provisions herein concerning variances in cases where strict enforcement would cause undue hardship as a result of special circumstances affecting an individual property that do not generally affect other properties in the same zoning district. This modification may relate to the use of the land.

VARIANCE, MINOR:

A variance granted to the fee owner, contract purchaser, or option holder of a single-family detached or attached dwelling or single-family detached or attached building lot for that dwelling or lot.

VEHICLE, COMMERCIAL:

Commercial vehicles include commercial trucks, buses, buses used as recreational vehicles, commercial vans, tractors, semi-trailers, motorized farm vehicles, and earth-moving equipment. A motorized vehicle other than a passenger car, passenger van or recreational vehicle used by a household for non-commercial personal or family transportation, for recreation, or for van pooling or ride-sharing use.

VISION CLEARANCE TRIANGLE:

A triangular area located at the at-grade intersection of streets, railroads, driveways, or any combination thereof, formed by the right-of-way lines (or the edge of the driveway or aisle in the case of a driveway) between their intersection and points thirty (30) feet from their intersection along each line (or ten (10) feet in the case of a driveway), and by a straight line connecting these two points.

WALL, FRONT:

The wall of a building nearest the front lot line that is parallel to or most nearly parallel to said line.

WALL SIGN:

SEE SIGN, WALL

WINDOW SIGN:

SEE SIGN, WINDOW, PERMANENT AND SIGN, WINDOW, TEMPORARY

WRECKING YARD:

Any premises where there are stored in the open two or more motor vehicles--including automobiles, trucks, and construction and farm implements--or trailers, boats, or mobile homes, which are not in usable condition and have not been restored to usable condition within thirty (30) days of their arrival, or where parts thereof are stored in the open.

YARD, CORNER SIDE:

A yard extending between a corner side lot line and a line drawn parallel thereto at a distance therefrom equal to that established by the Required Corner Side Yard requirements of this Ordinance and also extending the full depth of the lot but excluding any area included in a Required Front Yard.

YARD, FRONT:

A yard extending the full width of a lot between the front lot line as defined herein and a line drawn parallel thereto at a distance therefrom equal to that established by the Required Front Yard requirements of this Ordinance.

YARD, INTERIOR SIDE:

A yard extending between an interior side lot line and a line drawn parallel thereto at a distance therefrom equal to that established by the required interior side yard requirements of this Ordinance and also extending the full depth of the lot but excluding any area included in a front or rear yard.

YARD, REAR:

A yard extending the full width of a lot between the rear lot line and a line drawn parallel thereto at a distance therefrom equal to that established by the required rear yard requirements of this Ordinance but excluding any area included in a corner side yard.

ZERO LOT LINE:

The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line.

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

DATED this _____ day of _____, 2006

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

PASSED this _____ day of _____, 2006.

APPROVED by me this _____ day of _____, 2006.

PRESIDENT

ATTEST:

VILLAGE CLERK