
Chapter 6

LAND USE AND DEVELOPMENT STANDARDS

Article 6.1

GENERAL PROVISIONS

- 6.1.1. New Structures.** All structures built hereafter shall comply with all of the regulations of this Title. Any structure hereafter moved from one site to another site shall be considered to be a structure built hereafter. Any structure rebuilt or restored after damage or destruction by fire or other casualty shall be considered to be structure built hereafter, unless Chapter 3 of this Title permits such structure to be rebuilt or restored.
- 6.1.2. New Uses of Old Structures.** If the use of any existing structure is hereafter changed to another use, then the new use shall comply with the use regulations of this Title; provided, however, the mere establishment of a new use does not itself require the existing structure to conform to the lot size or other bulk regulations of this Title.
- 6.1.3. Remodeling.** If any structure is hereafter remodeled:
- A. The entire structure as remodeled shall comply with the use regulations of this Title; and
 - B. Any alterations or enlargements of, or additions to the structure shall comply with the bulk regulations of this Title; and
 - C. The off-street parking facilities provided for the structure shall not be reduced below (or if already less than, shall not be further reduced below) the requirements that would be applicable to a similar new structure or use.
- 6.1.4. Uses of Open Land.** If any use of open land is hereafter established, or if any use of open land is hereafter changed to another use, such use shall comply with all the regulations of this Title.
- 6.1.5. Uses Permitted In All Districts.** The following public utility and municipal uses are permitted in all districts: poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves or any other similar equipment (not including substations located on or above the surface of the ground) for the distribution to consumers of telephone or other communications, electricity, gas, water, or for the collection of sewage or surface water.
- 6.1.6. Public Sewer and Water Facilities Required.** All structures built hereafter shall be served by and connected to a public sanitary sewage disposal system and water distribution system. Existing structures not connected to a public sanitary sewage disposal system and water distribution system may be repaired or altered without connection to said system provided that the failure to connect said structure shall be the result of a lack of extension of public water or sewer mains to the property. However, when the public water system or sanitary sewer system is extended to the property line, or is across the frontage street from the property, a direct connection to the public water and/or sewer system shall be made within 90 days, and any private well or private sewage disposal facilities shall be discontinued in accordance with City, County and State standards. No new private wells or private sewage disposal systems may be constructed within the Sycamore corporate limits, except within the “R-4,” Rural Residential District. Such private wells or private sewage disposal systems shall be inspected and approved by the DeKalb County Health Department.
- 6.1.7. Permitted Uses.** No structure shall hereafter be built, moved or remodeled, and no structure or land shall be used, occupied or designed for use or occupancy except for a use that is permitted within the zoning district in which the structure or land is located.

6.1.8. Special Uses. No use of a structure of land that is designed as a Special Use in any zoning district shall hereafter be established, and no existing Special Use shall hereafter be changed to another Special Use, in such district unless a Special Use Permit has been secured in accordance with the provisions of Article 4.3 of this Title.

6.1.9. Lot Size Requirements.

- A. No structure or part thereof shall hereafter be built, moved or remodeled, and no structure or land shall hereafter be used, occupied, arranged or designed for use or occupancy on a zoning lot which is:
 - 1. Smaller in area than the minimum lot area or minimum lot area per dwelling unit required in the zoning district in which the structure or land is located; or
 - 2. Narrower than the minimum lot width required in the zoning district in which the structure or land is located; or
 - 3. Shallower than the minimum lot depth required in the zoning district in which the structure or land is located.
- B. No existing structure shall hereafter be rebuilt, remodeled or otherwise altered or modified so as to conflict or further conflict with the lot area per dwelling unit or lot size requirements as set forth in Article 6.5, for the zoning district in which the structure is located.
- C. Whenever a minimum contiguous area is specified for a zoning district, then no property shall be classified or reclassified in any such zoning district unless, after such classification or reclassification, the said property will, when considered alone or in conjunction with similarly classified property which it abuts, contain at least the minimum contiguous area specified for such zoning district.

6.1.10. Bulk Regulations. In this Title, bulk regulations are expressed in terms of maximum structure height, maximum lot coverage, maximum floor area ratio, minimum building separation and minimum front, side, corner side, transition, rear, and double frontage yards, among other terms. No structure or part thereof, shall hereafter be built, moved or remodeled, and no structure or land shall hereafter be used, occupied or designed for use or occupancy so as to;

- A. exceed the maximum lot coverage percentage, the maximum structure height or the maximum floor area ratio specified for the zoning district in which the structure is located; or
- B. provide any setback or front, side, corner side, transition or rear yard that is less than that specified for the zoning district in which such structure or use of land is located or maintained.

6.1.11. Off-Street Parking and Loading. No structure shall hereafter be built or moved and no structure or land shall hereafter be used, occupied or designed for use or occupancy unless the minimum off-street parking and off-street loading spaces required by Article 6.7 of this Title are provided. No structure or use already established on the effective date of this Title shall be enlarged unless the minimum off-street parking and loading spaces required by Article 6.7 for such enlargement are provided.

6.1.12. Number of Structures and Uses on a Zoning Lot.

- A. **RESIDENTIAL DISTRICTS.** Except in the “R-4” Rural Residential District, not more than one principal residential building shall be located on a single zoning lot, unless such principal residential building is located in a planned development that was approved pursuant to the provisions of this Title.
- B. **COMMERCIAL AND INDUSTRIAL DISTRICTS.** In commercial and industrial districts, any number of structures and uses including residential, when permitted, may be constructed or established on a single zoning lot, but no single zoning lot shall be smaller than the minimum lot area prescribed for the district in which such structures are located.

6.1.13. Yard Requirements for Open Land. If a zoning lot is, or will be, occupied by a permitted use without structures, then the minimum front, side or rear yards that would otherwise be required for such zoning lot shall be provided and maintained unless some other provisions of this Title requires or permits a different front, side, corner side or rear yard, on zoning lots used for garden purposes without structures, or on zoning lots used for open, public recreation areas.

6.1.14. Restrictions on Allocation and Disposition of Required Yards or Open Space.

- A. No part of the lot area, or of a yard, or other open space, or off-street parking or loading space provided in connection with any structure or use in order to comply with this Title shall, by reason of a change of ownership or otherwise, be included as a part of the minimum lot area, yard, other open space, or off-street parking or loading space required for any other structure or use, except as specifically permitted by this Title.
- B. All of the lot area and all yards and other open spaces provided in connection with any structure or use in order to comply with is Title shall be located on the same lot as the structure or use.

6.1.15. Use Limitations. No permitted use hereafter established, altered, modified or enlarged shall be operated or designed so as to conflict with the use limitations for the zoning district in which such use is, or will be, located. No permitted use already established on the effective date of this Title shall be altered, modified or enlarged so as to conflict with or further conflict with, the use limitations for the zoning district in which such use is located.

6.1.16. Flag Lots. The minimum width for the frontage of a flag lot shall be twenty-two (22) feet.

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Article 6.2

ACCESSORY STRUCTURES AND USES

6.2.1. Accessory Structures and Uses. No accessory structure or use, as defined herein, shall hereafter be built, moved or remodeled, established altered or enlarged unless such accessory structure or use is permitted by the Title. Accessory uses are permitted in any zoning district in connection with any principal use that is permitted within such district.

A. ACCESSORY STRUCTURES AND USES LIMITATIONS AND CONDITIONS. Each accessory structure and use shall comply with the applicable limitations in the zoning district in which it is located and, in addition:

1. No accessory structure or use shall be constructed, occupied or established on any lot prior to the completion of the principal structure to which it is accessory.
2. No accessory structure or use shall be permitted in any yard unless it is a permitted yard obstruction as provided in Section 6.2.1(B)2 or 6.2.1(B)3.
3. Outdoor storage, where permitted, shall be maintained in such a manner so as to prevent the over-growth of weeds, grasses and other obnoxious plant material, and the harboring of rodents and other animal and insect pests.
4. Buildings and structures essential, incidental or customary to the pursuit of agriculture in AG zoning districts are exempt from the requirements of this Section 6.2.1.
5. On a corner lot occupied by a principal residential structure that is legally nonconforming with respect to the corner side yard setbacks, accessory uses and structures may be located in said corner side yard provided they maintain the same setback as the principal residential structure.
6. No accessory structure or use, except fences, shall be constructed, occupied or established on any public utility, drainage, or pipeline easement, except with the written permission of the City/Village and all utility companies having rights to use the easement.

B. PERMITTED YARD OBSTRUCTIONS.

1. No accessory structure and use, except those which are permitted as obstructions in yards as indicated in Section 6.2.1(B)2, Table of Permitted Yard Obstructions, shall be established, constructed or altered in, or moved to any yard. *For the purpose of this Section 6.2.1:*
 - a. Front yard shall refer to the open space on a lot between the front lot line and all of the vertical planes forming the front elevation of the principal structure;
 - b. Rear yard shall refer to the open space on a lot between the rear lot line and all of the vertical planes forming the rear elevation of the principal structure, but excluding any corner side yard;
 - c. Side yard shall refer to the open space on a lot between the side lot line and the vertical plane(s) forming the side elevation of the principal structure closest to the side lot line, but excluding any rear or front yards; and,
 - d. Corner side yard shall refer to the open space on a lot between the corner side lot line and the vertical plane forming the side wall(s) of the principal structure closest to the corner side lot line, but excluding any rear or front yards.

EXCEPTION: a “Kiosk” may be a permitted obstruction by “Special Use” permit in required front or side yards in the C-1 Neighborhood Business, C-2 Central Business, and C-3 Highway Business Districts and the commercial areas of C-4 Mixed Use Districts provided that (a) a minimum 20-foot separation can be provided from any property line or other building, (b) stacking requirements can be met, and (c) required parking can be maintained.

2. TABLE OF PERMITTED YARD OBSTRUCTIONS.

STRUCTURE OR USE	FRONT YARD	CORNER SIDE YARD	REAR YARD	SIDE YARD	STRUCTURE OR USE	FRONT YARD	CORNER SIDE YARD	REAR YARD	SIDE YARD
Air conditioner condenser unit, window units	P	P	P	P	Greenhouse, private in accordance with Section 6.2.1			P	
Animal houses, for domestic animals, not to exceed sixteen (16) square feet in area and four (4) feet in height			P		Kiosk (commercial)	S	S		
Antenna, freestanding, for non-commercial purposes			P		Lamp posts	P	P	P	P
Arbors and trellises	P	P	P	P	Landscaping	P	P	P	P
Architectural ornamentation, e.g. sills, belt courses, cornices	P	P	P	P	Laundry drying (clotheslines)			P	
Awnings and canopies, projecting no more than forty-eight (48) inches from the structure	P	P	P		Lawn and garden ornaments, sculpture and statuary, and garden furniture	P	P	P	P
Balconies, projecting no more than sixty (60) inches from the structure	P	P	P		Outdoor storage of firewood			P	P
Basketball courts			P		Outdoor storage, in Industrial Districts			P	P
Barbeque grills, in-ground			P		Parking boats, trailers, campers, recreational vehicles and trucks in accordance with Section 6.7.4(F)	P	P	P	P
Bay windows, having no foundation and projecting no more than thirty (30) inches from the structure	P	P	P	P	Parking spaces and aisles, loading berths, except covered or enclosed, in accordance with Article 6.7	P	P	P	P
Cabanas			P		Patio, open to the sky			P	P
Carport, attached projecting no more than ten (10) feet from the structure			P	P	Patio, permanently roofed over			P	
Carport, detached, in accordance with Section 6.2.1			P	P	Pergolas			P	P
Children's playhouse, not to exceed eighty (80) square feet in area			P		Porches, projecting no more than eight (8) feet from the structure	P	P	P	P
Chimneys, having no foundation and projecting no more than thirty (30) inches from the structure	P	P	P	P	Portico chiere, projecting no more than fourteen (14) feet from the structure	P	P	P	P
Decks, open to the sky and less than thirty-six (36) inches above the ground under the deck			P	P	Recreational equipment, e.g. children's swing set			P	
Decks, permanently roofed-over			P		Satellite stations, freestanding in accordance with Section 6.2.1			P	P
Dog runs, open to the sky and not to exceed thirty-two (32) square feet in area			P		Sheds or similar buildings or structures 25 square feet or more in floor area used for domestic storage purposes in accordance with Section 6.2.1			P	
Driveways and walkways	P	P	P	P	Signs and nameplates, in accordance with Article 6.8	P	P	P	P
Eaves and gutters, projecting no more than thirty (30) inches from the structure	P	P	P	P	Solar energy devices, attached	P	P	P	P
Fall-out, storm shelters, attached or detached, above or below grade			P		Solar energy devices, detached			P	
Fences and walls more than four (4) feet in height. See Table 6.2.1.D.2.b.3.i for corner side yard exception.		P	P	P	Steps, at or below the first floor level	P	P	P	P
Fences and walls (Open Fences only) equal to or less than four (4) feet in height	P	P	P	P	Storage enclosures less than 25 square feet in floor area used for domestic storage purposes and located directly adjacent to the principal structure.			P	P
Fire escapes, open to the elements and projecting no more than five (5) feet from the structure	P	P	P	P	Storing boats, trailers, campers, recreational vehicles and trucks in accordance with Section 6.7.4(F)			P	P
Fireplace, outdoor			P		Swimming pools, hot tubs, Jacuzzi and outdoor spas in accordance with Section 6.2.1		P	P	P
Flag poles, the height of which shall not exceed the distance from any lot line	P	P	P	P	Tennis courts			P	
Garage, detached, in accordance with Section 6.2.1			P	P	Terraces	P	P	P	P
Gazebos			P	P	Utility meters, distribution boxes, pedestals and other above ground appurtenances	P	P	P	P

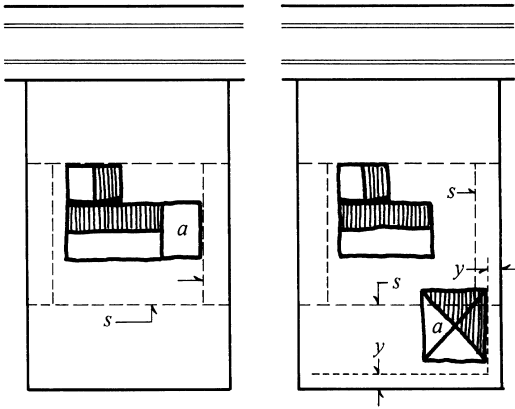
Where 'P' indicates accessory structure or use is a permitted yard obstruction in the indicated yard as defined in this Section 6.2.1(B)1.

Accessory structures and uses not listed in this Table shall be considered to be prohibited yard obstructions.

Accessory structures and uses listed in this Table shall conform with the bulk regulations in Section 6.2.1(C) unless otherwise specified in this Table.

C. BULK REGULATIONS. Except as otherwise provided by this Title, all accessory structures and uses shall observe the bulk regulations of the district in which they are located, provided that:

1. ATTACHED ACCESSORY STRUCTURES: Accessory structures, except porches, balconies and decks attached to the principal building, shall be considered part of the principal building and shall comply with the required yards for the principal structure.



Yard Requirements for Accessory Structures (a)

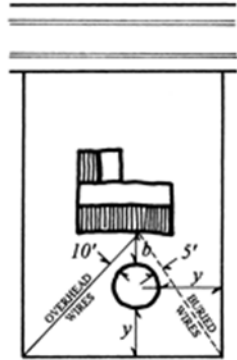
Where s = required setback for principle structure, and
 y = required setback for detached accessory structure

2. DETACHED ACCESSORY STRUCTURES, EXCEPT FENCES AND WALLS:
 - a. Minimum rear and side yard: three (3) feet from any side or rear lot line.
 - b. Maximum structure height: Twenty (20) feet unless otherwise provided herein.
 - c. Minimum building separation: No detached accessory structure may be located less than five (5) feet from the principal structure or another accessory structure on the lot.
 - d. No detached accessory building shall be located closer than five (5) feet from the property line adjacent to an alley and in the case of a garage the building may not be located closer than twenty (20) feet from the property line on the side on entry.

D. ADDITIONAL BULK REGULATIONS.

1. SWIMMING POOLS, HOT TUBS, AND OUTDOOR SPAS.

- a. No swimming pool, hot tub or outdoor spas and any deck attached thereto, may be located less than five (5) feet from any existing structure located on the property or property line.
- b. No swimming pool, hot tub, and outdoor spa shall be located within ten (10) feet of any overhead electric distribution or above ground service utility line transformer, pedestal or meter, nor within five (5) feet of any buried electric distribution or service utility line.
- c. All swimming pools, hot tubs, and outdoor spas, hereinafter referred to as "pool", shall provide adequate enclosure when not in use or supervised.



Swimming Pool (p) Setbacks

Where b = building separation (≥ 5 feet)
 y = yard setback (≥ 5 feet)

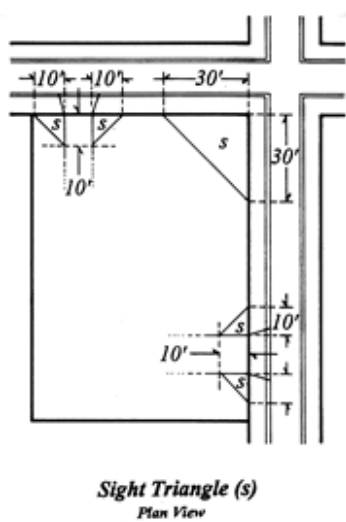
Said enclosure shall be:

1. A fence or wall with no openings or breaks, except for gates, not less than four (4) feet in height must be placed around the pool or lot on which the pool is located; or
 2. The pool must be constructed with a self-contained fence and retractable ladder; or,
 3. A manufacturer's swimming pool, hot tub, or outdoor spa cover or other type of protective device providing equal or better degree of protection than the other options in this Section and approved by the City building official.
 4. Planting material shall not be accepted as a substitute for a fence or wall required by this Section.
- d. The combined area of all swimming pools, hot tubs, or outdoor spas located on a lot shall not exceed fifteen percent (15%) of the lot area. Swimming pools are permitted in side yards, corner side yards, and rear yards.

2. FENCES AND WALLS.

a. PROHIBITED FENCES AND WALLS.

1. Fences, including walls, and planting material used in the nature of a fence, placed or maintained on any portion of any public right-of-way or in any required yard which, by the nature of the materials used for its construction, its design or location would impair public safety by interfering with and obstructing the vision of persons using the streets, sidewalks or driveways on or adjacent to such a yard. No such fence may be located within the sight triangle, the sides of which are formed by the right-of-way lines of two intersecting streets or a street and a driveway. The length of the sides of said triangle shall be thirty (30) feet along the street right-of-way that intersect, and ten (10) feet along the street right-of-way and driveway when a street and driveway intersect, or along the street right-of-way and alley when a street and alley intersect.



2. Fences or walls that interfere with sidewalk pedestrian traffic or general property maintenance, to include snow removal.
3. Fences or walls constructed or maintained in such a manner that the fence obstructs, inhibits, impairs or otherwise alters over land surface drainage across any adjoining lot.
4. Fences or walls constructed in whole or in part of electrically charged wire, except that electrically charged wire may be used in the rear yard of a lot when such lot is located in the R-4, Rural Residential district.
5. Barbed wire, chicken wire, spikes, glass, protruding nails, or other sharp or pointed material of any kind, except that barbed wire may be used on a lot in M-1 and M-2 districts if more than eight (8) feet above the adjoining ground and where such barbed wire fencing is not directly adjacent to a residential use.
6. Fences constructed of used or discarded materials, including but not limited to corrugated metal or other types of sheet metal and plywood.
7. Chain link fences with barbed ends up and projecting above metal frames.
8. Chain link fences with privacy insert strips in residential zoning districts. Privacy insert strips may be used in chain link fences in non-residential zoning districts provided all of the inserts are of the same color.
9. Temporary fencing, except fencing constructed for protection of construction sites, special events and other temporary uses as approved by Code Officials.
10. Snow fences, except for the exclusive control of windblown snow between November 1 and March 31 and erected by State or local highway authorities or used exclusively for protection devices of excavation sites.
11. Fences constructed of less than 9-gauge wire.

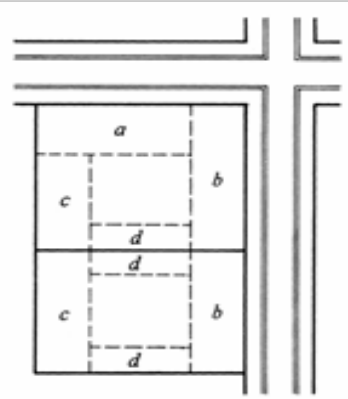
b. FENCE AND WALL REQUIREMENTS.

1. FENCE CATEGORIES. For the purpose of this Section, there shall be two categories of fences in the City of Sycamore:
 - i. **Open Fence:** A fence in which the openings in the material of which the fence is constructed represent thirty-five percent (35%) or more of the area of the fence and which do not interfere with visibility or the free passage of air through the fence. In addition to the above requirement, the minimum opening on any fence shall not be less than one inch (1").

- ii. **Privacy Fence:** All fences other than Open Fences.

2. YARDS

- i. Yards shall be defined as depicted in the exhibit below.



Yards:

- (a) Corner Side Yard
(b) Front Yard
(c) Rear Yard
(d) Side Yard

3. REGULATIONS FOR ZONING DISTRICTS

- i. Fences shall comply with the following regulations:

	All Zoning Districts		Manufacturing Districts Only	
FENCE LOCATION	MAXIMUM HEIGHT	TYPE	MAXIMUM HEIGHT	TYPE
Front Yard	4'	Open	6'	Open & Privacy
*Corner Side Yard	4'	Open	6'	Open & Privacy
**Corner Side Yard	6'	Open & Privacy		
Side Yard	6'	Open & Privacy	10'	Open & Privacy
Rear Yard	6'	Open & Privacy	10'	Open & Privacy
Setback from Sidewalk (Front & Corner Side Yard)	*No less than 2' to a public sidewalk. **Exception: Fences or walls located within a corner side yard may be 6' tall provided they are located within the required minimum corner side setback for the principal structure.		No closer to the property line than the required setback dimension, unless approved as a PUD.	
Site Triangle	No fence shall impair public safety by interfering with and obstructing the vision of persons using the streets, sidewalks, or driveways on or adjacent to such a yard in accordance with Section 6.2.1(D)2(a)1 herein.			
Through-Lots	Refer to Article 6.2.1(D)2(b) 3(ii) herein. (See below)			

- ii. Through-Lots. A through lot is a lot with public street frontages on two opposing sides, i.e. both the front yard and rear yard are bounded by a public street. All fences located on a through-lot

shall meet the requirements of Table 6.2.1(D)2(b)3(i), as well as the requirements established herein;

- In all zoning districts, it is permitted to install an Open or Privacy Fence along the rear lot line of a through-lot under the same terms and conditions as would otherwise be applicable to rear yard fencing, provided that any such fences on a through-lot may not be erected where front facing housing is located across the street within the same block. In such instances where no front facing housing on the opposite side of the street would interfere with the installation of fencing in the rear yard of a through-lot, such fences shall be located not less than two feet (2') from the public sidewalk or at the minimum setback line if identified on the Plat of Subdivision, whichever is greater. All such fences shall otherwise meet required rear setback dimensions. Additionally, no fence may impair public safety by interfering with and obstructing the vision of persons using the streets, sidewalks or driveways on or adjacent to such a yard in accordance with Section 6.2.1(D) 2(a)1 herein.
4. Fences and walls shall be located entirely on the lot of the property owner constructing the fence or wall. Fences may be located as close to any property line as desired, except those subject to the special provisions for front and corner side yard requirements and through-lots established herein, but in no case may be constructed upon any property line nor encroach upon adjoining land.
 5. The finished side of the fence or wall must face out from the property of the property owner constructing the fence or wall.
 6. Fences may be located on utility and drainage easements, however, the City and the utility companies having rights to use said easements reserve the right to remove said fence to construct, repair or maintain utility facilities with no obligation to replace or restore said fence, unless so stated in the governing easement document. It shall be the obligation of the property owner to locate all utilities prior to construction of a fence. No fence shall be constructed on any other easement.
 7. Fences located adjacent to a publicly owned improved alley shall meet the setback requirement noted in Table 6.2.1(D)2(b)3(i), and in no case shall a fence be located less than 5' from the property line adjacent to a public alley.
 8. All solid walls must conform to the requirements established herein.

c. EXEMPTIONS. The provisions of this Title shall not apply to the following:

1. Fences constructed for the safety of children on park or school playgrounds.
 2. Natural fences made of natural growth such as shrubs, hedges, evergreens and similar planted vegetation shall be regulated by the International Property Maintenance Code, Current Edition, except as otherwise prohibited by Section 6.2.1(D) 2(a)1 herein, but shall be planted entirely on the lot of the property owner.
3. PRIVATE ANTENNA TOWERS AND SATELLITE STATIONS. Such structures are governed by the Telecommunications Act of 1996, as amended from time to time, and by the provisions of the Sycamore City Code, Title 3, Chapter 15.
4. DETACHED GARAGES AND CARPORTS.
 - a. MAXIMUM AREA: One thousand two hundred (1,200) square feet or eight percent (8%) of the lot area, whichever is less.
 - b. MAXIMUM NUMBER: One (1) per residential lot.
 - c. ACCESS. A continuous paved surface shall be provided between any garage or carport and the adjoining public right-of-way or alley.
 - d. MAXIMUM HEIGHT: Twenty (20) feet, unless an accessory cottage or accessory cottage office is located above the garage in which case the garage shall not exceed the height of the principal structure.
5. DECKS, OPEN-TO-THE-SKY.
 - a. MAXIMUM AREA: Ten-percent (10%) of the lot area.
 - b. MINIMUM YARDS: Five (5) feet from any side or rear lot line provided that no deck attached to the principal building shall be located less than fifteen (15) feet from a rear lot line.
 - c. MAXIMUM HEIGHT: No deck detached from the principal building shall be higher than thirty-six (36) inches above the ground beneath the deck. Decks attached to above ground swimming pools shall be exempt from the maximum height limitation set forth herein but shall not be less than five (5) feet from any adjoining property line.
6. DETACHED ACCESSORY COTTAGES AND ACCESSORY COTTAGE OFFICES.
 - a. MAXIMUM FLOOR AREA: Eight hundred (800) square feet.
 - b. NUMBER: Not more than one (1) accessory cottage or accessory cottage office shall be permitted on a lot.
 - c. MAXIMUM HEIGHT: The accessory cottage or accessory cottage office shall not exceed the height of the principal residential building on the lot in accordance with Table 5.3.1 of this code. Such structure shall comply with the bulk regulations detailed in this Article.
7. PORTICOS AND ATTACHED CARPORTS.
 - a. NUMBER: One (1) per lot
 - b. MAXIMUM HEIGHT: The top of the portico or attached carport shall not be higher than the lowest eave line of the wall to which it is attached.

- c. YARDS: A portico or attached carport may extend in to a required yard provided that it has no solid wall, other than the wall of the principal building to which it is attached, and is open to the elements year round. A minimum yard setback of five feet (5') to the nearest feature of the structure is required.
 - d. The roof of a portico may be used as a deck, but shall not be enclosed and used as habitable space if the portico is located in a required yard.
8. SHEDS, STORAGE ENCLOSURES, GAZEBOS, PERGOLAS, CABANAS AND OTHER ACCESSORY STRUCTURES SIMILAR IN NATURE AND NOT OTHERWISE SPECIFIED IN ARTICLE 6.2.1.
- a. TOTAL MAXIMUM AREA: Ten percent (10%) of the lot area.
 - b. MAXIMUM NUMBER: One of each type of accessory structure, with a maximum of three (3) per lot.

Article 6.3

TEMPORARY STRUCTURES AND USES

6.3.1. Temporary Structures and Uses. No temporary structure or use as listed herein shall hereafter be built, established, moved or remodeled, altered or enlarged unless such temporary structure or use is permitted by this Title. The following uses of land are permitted in each zoning district (unless specifically restricted to a particular district), subject to the specific regulations and time limited which follow, and to the other applicable regulations of the district or districts in which it is located:

- A. CHRISTMAS TREE SALES. Christmas tree sales, when located on a lot not less than two (2) acres located in a commercial or industrial district for a period not to exceed thirty (30) days. Such use need not comply with the yard requirements of this Title, provided that no trees shall be displayed within ten (10) feet of any driveway or street right-of-way or within thirty (30) feet of the intersection of the rights-of-way of any two streets.
- B. CONTRACTORS' OFFICES AND EQUIPMENT SHEDS AND TRAILERS. Contractors' offices and equipment sheds and trailers, when accessory to a construction project and only for the duration of the project while building permits are in effect and provided that such office or equipment shed or trailer is located on the premises undergoing construction. No such office, shed or trailer shall contain sleeping accommodations or cooking facilities. Such use shall be removed upon the lapse of building permits or issuance of the last occupancy certificate. The Zoning Administrator may require such offices to be screened from public view with a fence or landscaping.
- C. SUBDIVISION SALES OFFICES. Subdivision sales offices, which may be located in a trailer or in a model home on the premises, when incidental to a new housing development. No such use may be used for sleeping or cooking purposes and may continue only until all dwelling units in the development have been sold or leased.

Fences may be located on lots used for subdivision sales offices and model homes provided that such fences comply with the provisions of 6.2.1(D)2, except that points of access be provided as required by the Zoning Administrator for persons, equipment and vehicles which may be required in case of emergency.

- D. SEASONAL SALE OF FARM PRODUCTS. Seasonal sales of farm produce, grown on the premises in an AG District, for a period not to exceed four (4) months in any calendar year. Structures incidental to such sales shall comply with the yard requirements of the district in which it is located.

- E. CARNIVALS. When operated or sponsored by a religious, civic, or institutional not-for-profit group for a period not to exceed one week. No such use may occur on a lot which will pose a safety hazard to pedestrians and motorists or interfere with the use and privacy of adjacent property. Such use may not be located in any residential district, except on park, church, or school property, and shall comply with the yard requirements of the district in which it is located.
- F. SIDEWALK SALES. Sidewalk sales, when conducted in a commercial district incidental to the business(es) located on the lot provided such use is conducted in conjunction with a special event or promotion which is related to or sponsored by the business(es) on the lot and conducted adjacent to the entrance of said business(es), and that such use occurs for a period not to exceed four days and does not occur more than three (3) times in a calendar year.
- G. GARAGE OR YARD SALES. Garage or yard sales, estate sales and house auctions when conducted on private property in a residential district for the display and sale of household and personal items, provided such use occurs for a period not to exceed six (6) days in a calendar year.
- H. OTHER TEMPORARY OFFICES. With the permission of the City Council, upon the review of the Sycamore Plan Commission, other temporary office or retail sales structures may be located within new commercial subdivisions if related to, and on the same lot as, the principal structure under construction and for a period not to exceed the completion date of construction of the principal structure.

Article 6.4

HOME-BASED BUSINESSES

6.4.1. Purpose. Home-based businesses are a necessary and desirable part of the development of a community, but if unregulated can have a deleterious effect on the value, use and enjoyment of adjoining property and the neighborhood. It is necessary to establish performance standards to measure the appropriateness of the many diverse home-based businesses in Sycamore neighborhoods. It is the intent of this section to:

1. Ensure the compatibility of home-based businesses with other uses permitted in residential zoning districts;
2. Maintain and preserve the character of residential neighborhoods;
3. Promote the efficient use of public services and facilities by assuring that services are provided to the residential population for which they were planned and constructed, rather than provided to commercial uses; and,
4. Prevent the generation of vehicular or pedestrian traffic in greater volumes than would normally be expected in a residential neighborhood.

6.4.2. Performance Standards. In addition to all of the use limitations applicable in the district in which a home-based business is located, no home-based business, as defined herein, shall hereafter be established, altered or enlarged in any residence district unless such home-based business complies with the following performance standards in all residence districts:

1. Home occupations are permitted as an accessory use to a residential use in any residential district subject to the requirements of this section.
2. Home occupations shall be operated entirely within the principal residential dwelling and shall not occupy more than fifteen percent (15%) of the total floor area of the said residential dwelling, with the use of the dwelling for a home occupation being clearly incidental and subordinate to its use for residential purposes by its occupants.
3. No home occupation shall be conducted in a detached garage or accessory structure.
4. In no way shall the appearance of the dwelling be altered or the occupations within the residence be operated in such a way as to cause the premises to depart from its residential character either by the use of colors, materials, construction, lighting, the emission of sounds, vibrations, or odors.
5. One non-illuminated sign no larger than two (2) square feet in area may be affixed to the residence in which the home occupation is conducted.
6. No commodity is to be sold upon the premises except such as may be produced exclusively on the premises by members of the immediate family, provided that no person may be employed other than a member of the family residing on the premises.
7. No mechanical equipment may be used that has a greater impact than equipment normally used for domestic, hobby, or household purposes in terms of noise, vibration, odors, or electrical interference.
8. A home occupation shall not create substantially greater vehicle or pedestrian traffic than normal for the district in which it is located. In addition, the home occupation shall not generate substantially more parked vehicles either on the property or on adjacent streets than what would typically appear in the neighborhood.
9. No outdoor storage of materials or equipment used in the home occupation is permitted.

10. No storage or display of materials, goods, supplies, or equipment related to the home occupation shall be visible from the outside of the residence.
11. No home occupations shall cause a substantial increase in the use of any one or more utilities (water, sewer, electricity, natural gas) beyond the norms for residences in the neighborhood.
12. The following home occupations are not permitted since, once started, they tend to increase beyond the limits defined by this Section: auto repair, carpentry work, large appliance repair, the painting of vehicles, furniture stripping, and similar uses.
13. Home occupations that might qualify include, but are not limited to, the following: professional offices such as accountants, consultants, architects, artists, attorneys, individual tutors, insurance offices, one-chair barber shops, two chair beauty shops, and qualified massage therapists who have either attained certification from the National Certification Board for Therapeutic Massage and Bodywork, or who have received a diploma or a certificate from a state-approved school, having completed a minimum of 500 curriculum hours. All certified or licensed massage therapists shall prominently display their certificate or diploma in their home offices.
14. HUMAN CARE SERVICES AND PERSONAL INSTRUCTION. Home-based businesses involving human care services or personal instruction shall be limited to: the care of humans for barber or beauty shops with not more than one (1) cutting chairs; babysitting services and licensed day care homes; and, personal instruction for not more than three (3) individuals at one time.

Article 6.5

LOT DEVELOPMENT STANDARDS

6.5.1. Purpose. Parcels of property in the City of Sycamore shall be developed in accordance with the following lot development standards.

General.

1. In terms of yard requirements, a single-family detached unit located in an R-2 or R-3 District shall meet the bulk requirements for an R-1 District; a two-family or duplex unit in an R-3 District shall meet the yard requirements for an R-2 District.
2. Yard requirements for Special Uses shall be as prescribed at the time the special use permit is issued.
3. The yard requirements for residential accessory buildings shall be as prescribed in Article 6.2.
4. Cul-de-sacs are discouraged in local land planning but may be incorporated in a subdivision plan as a special use.
5. Minimum Ground Floor Area for dwelling units: One Story—600 square feet; More than one story—400 square feet per dwelling unit.

6.5.2. Lot Standards. The lot standards for residential, commercial, manufacturing and office research properties shall be as follows:

6.5.2.1 PLATTED RESIDENTIAL LOTS EXISTING BEFORE JUNE 24, 1996

A. R-1, ONE FAMILY RESIDENCE, Platted Before June 24, 1996, and Re-subdivisions:

1. LOT DEVELOPMENT STANDARDS.
 - a. Lot Width: 40 feet minimum
 - b. Lot Width, Corner Lot: 60 feet minimum
 - c. Minimum Lot Area: 4,500 square feet
 - d. Front Setback: 20 feet minimum
 - e. Corner Side Setback: 20 feet minimum
 - f. Side Setback: 5 feet minimum
 - g. Rear Setback: 25 feet minimum, except an attached garage not used for dwelling purposes may extend to within five (5) feet of the rear lot line.
 - h. Lot Coverage (maximum): 60%
2. VERTICAL STANDARDS.
 - a. Maximum Height: 35 feet; 2 ½ stories
 - b. Fences: Refer to Article 6.2.
3. BUILDING USE STANDARDS.
 - a. Ground Floor: Residential

- b. Upper Floor(s): Residential
- c. Building Entrance Typically Faces Front Lot Line
- 4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:
 - a. Alley Access: Optional
 - b. Covered Parking: Optional

B. R-2, TWO FAMILY RESIDENCE, Platted Before June 24, 1996, and Re-subdivisions:

- 1. LOT DEVELOPMENT STANDARDS.
 - a. Lot Width: 45 feet
 - b. Lot Width, Corner Lot: 70 feet
 - c. Lot Depth: 110 feet
 - d. Minimum Lot Area: 7,000 square feet
 - e. Front Setback: 25 feet
 - f. Corner Setback: 25 feet
 - g. Side Setback: 5 feet
 - h. Rear Setback: 30 feet minimum, except that an attached garage not used for dwelling purposes may extend to within five (5) feet of the rear lot line
 - i. Lot Coverage (maximum): 50%
- 2. VERTICAL STANDARDS.
 - a. Maximum Height: 35 feet, 2-1/2 stories
 - b. Fences: Refer to Article 6.2.
- 3. BUILDING USE STANDARDS.
 - a. Ground Floor: Residential
 - b. Upper Floor(s): Residential
 - c. Building Entrance Typically Faces Front Lot Line
- 4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:
 - a. Alley Access: Optional
 - b. Covered Parking: Optional

C. R-3 MULTIPLE FAMILY RESIDENCE DISTRICT: Platted Before June 24, 1996, and Re-subdivisions:

- 1. LOT DEVELOPMENT STANDARDS.
 - a. Lot Width: 65 feet

- b. Lot Width, Corner Lot: 70 feet
 - c. Lot Depth: 120 feet
 - d. Minimum Lot Area: 9,000 square feet. See Table 6.5.2.10.
 - e. Front Setback: 25 feet
 - f. Corner Side Setback: 25 feet
 - g. Side Setback: 5 feet
 - h. Rear Setback: 30 feet minimum, except that an attached garage not used for dwelling purposes may extend to within five (5) feet of the rear lot line
 - i. Lot Coverage (maximum): 50%
2. VERTICAL STANDARDS.
- a. Maximum Height: 35 feet, 2-1/2
 - b. Fences: Refer to Article 6.2.
3. BUILDING USE STANDARDS.
- a. Ground Floor: Residential
 - b. Upper Floor(s): Residential
 - c. Building Entrance Faces Front Lot Line (Exception: Corner Lots)
4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:
- a. Alley: Optional
 - b. Covered Parking: Optional

6.5.2.2 RESIDENTIAL LOTS PLATTED BETWEEN JUNE 24, 1996 AND MAY 1, 2005

A. R-1, ONE FAMILY RESIDENCE, Platted Between June 24, 1996 and May 1, 2005 and Re-subdivisions

1. LOT DEVELOPMENT STANDARDS.
- a. Lot Width: 75 feet minimum
 - b. Lot Width, Corner Lot: 75 feet minimum
 - c. Lot Depth: 110 feet minimum
 - d. Minimum Lot Area: 9,000 square feet
 - e. Front Setback: 20 foot minimum
 - f. Corner Side Setback: 20 foot minimum
 - g. Side Setback: 7 feet

- h. Rear Setback: 25 foot minimum, except that an attached garage not used for dwelling purposes may extend to within seven (7) feet of the rear lot line
 - i. Lot Coverage (maximum): 60%
- 2. VERTICAL STANDARDS.
 - a. Maximum Height: 35 feet, 2-1/2 stories
 - b. Fences: Refer to Article 6.2.
- 3. BUILDING USE STANDARDS.
 - a. Ground Floor: Residential
 - b. Upper Floor(s): Residential
 - c. Building Entrance Faces Front Lot Line (Exception: Corner Lots)
- 4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:
 - a. Alley: Optional
 - b. Covered Parking: Optional

B. R-2, TWO FAMILY RESIDENCE, Platted Between June 24, 1996 and May 1, 2005 and Re-subdivisions

- 1. LOT DEVELOPMENT STANDARDS.
 - a. Lot Width: 90 feet minimum
 - b. Lot Width, Corner Lot: 90 feet minimum
 - c. Lot Depth: 110 feet minimum
 - d. Minimum Lot Area: 11,000 square feet
 - e. Front Setback: 25 foot minimum
 - f. Corner Side Setback: 25 foot minimum
 - g. Side Setback: 7 feet
 - h. Rear Setback: 30 foot minimum, except that an attached garage not used for dwelling purposes may extend to within seven (7) feet of the rear lot line
 - i. Lot Coverage (maximum): 60%
- 2. VERTICAL STANDARDS.
 - a. Maximum Height: 35 feet, 2-1/2 stories
 - b. Fences: Refer to Article 6.2.
- 3. BUILDING USE STANDARDS.
 - a. Ground Floor: Residential
 - b. Upper Floor(s): Residential

- c. Building Entrance Typically Faces Front
- 4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:
 - a. Alley: Optional
 - b. Covered Parking: Optional

C. R-3, MULTIPLE FAMILY RESIDENCE, Platted Between June 24, 1996 and May 1, 2005, and Re-subdivisions

- 1. LOT DEVELOPMENT STANDARDS.
 - a. Lot Width: 90 feet minimum
 - b. Lot Width, Corner Lot: 90 feet minimum
 - c. Lot Depth: 120 feet minimum
 - d. Minimum Lot Area: See Table 6.5.2.10
 - e. Front Setback: 25 foot minimum
 - f. Corner Side Setback: 25 foot minimum
 - g. Side Setback: 7 feet
 - h. Rear Setback: 30 foot minimum, except that an attached garage not used for dwelling purposes may extend to within seven (7) feet of the rear lot line
 - i. Lot Coverage (maximum): 50%
- 2. VERTICAL STANDARDS.
 - a. Maximum Height: 35 feet, 2-1/2 stories
 - b. Fences: Refer to Article 6.2.
- 3. BUILDING USE STANDARDS.
 - a. Ground Floor: Residential
 - b. Upper Floor(s): Residential
 - c. Building Entrance Typically Faces Front
- 4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:
 - a. Alley: Optional
 - b. Covered Parking: Optional

6.5.2.3 RESIDENTIAL LOTS PLATTED AFTER MAY 1, 2005

R-1, ONE FAMILY RESIDENCE: Platted After May 1, 2005

- 1. LOT DEVELOPMENT STANDARDS.
 - a. Lot Width: 75 feet
 - Cul-de-sac: Minimum average lot width of 75 feet

- b. Minimum Lot Width, Corner Lot: 100 feet
 - c. Minimum Lot Depth: 120 feet
 - d. Minimum Lot Area: 9,000 square feet
 - e. Front and Corner Side Setback: 25 feet
 - f. Side Setback: 10 feet (measured from the building wall).
 - g. Rear Setback: 25 feet
 - h. Lot Coverage (maximum): 35% (50% in the case of two-story dwellings)
 - i. Frontage "Look": Porch, Fence, Lawn, Dooryard
2. VERTICAL STANDARDS.
- a. Maximum Height: 35 feet; 2-1/2 stories
 - b. Fences: Refer to Article 6.2.
3. BUILDING USE STANDARDS.
- a. Ground Floor: Residential
 - b. Upper Floor(s): Residential
 - c. Building Entrance Shall Face Front Lot Line
4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:
- a. Alley: Optional
 - b. Covered Parking: Required

B. R-2, TWO FAMILY RESIDENCE: Platted After May 1, 2005

1. LOT DEVELOPMENT STANDARDS.
- a. Lot Width: 90 feet; Lots on the arc of a cul-de-sac shall have a minimum average lot width of 90 feet
 - b. Minimum Lot Width, Corner Lot: 120 feet
 - c. Minimum Lot Depth: 120 feet
 - d. Minimum Lot Area: 11,000 square feet
 - e. Front and Corner Side Setback: 25 feet
 - f. Side Setback: 10 feet both sides, except that when an access drive is necessary for parking in the rear yard a minimum of 12 feet shall be provided on the drive side.
 - g. Rear Setback: 30 feet; 20 feet if garage attached to rear of house for alley access.
 - h. Lot Coverage (maximum): 50%

- i. Frontage “Look”: Porch, Fence, Lawn, Dooryard
 - j. Maximum Dwelling Units Attached in One Building: 2
2. VERTICAL STANDARDS.
 - a. Maximum Height: 35 feet, 2-1/2 stories
 - b. Fences: Refer to Article 6.2.
3. BUILDING USE STANDARDS.
 - a. Ground Floor: Residential
 - b. Upper Floor(s): Residential
 - c. Building Entrance Typically Faces Front
 - d. Single-family attached dwellings having a common wall along a lot line may be permitted, provided the Plat Officer approves a subdivision plat meeting the following criteria:
 - Not more than one dwelling unit shall be constructed on a lot.
 - Not more than one dwelling unit may be attached to another dwelling unit.
 - The side yard setback from the lot line on which the common wall will be placed shall be abated entirely. All other setback requirements of the R-2 District shall be adhered to.
 - A dwelling unit on a lot with an abated side yard setback from the lot line on which the common wall will be placed shall share said common wall with a dwelling unit on an adjacent lot, which shall also have an abated side yard setback from the same lot line, and each of said dwelling units shall be constructed at the same time.
 - All common wall construction standards, whether existing or proposed, shall be in conformance with all building, electrical, plumbing and other applicable codes and ordinances.
 - Each dwelling unit shall be serviced with its own water service line, building sewer line, sump pump line, and all other utility lines and extensions. In the event that a lot has been developed prior to this ordinance, a properly executed and recorded easement agreement for use and maintenance of common sewer and water lines shall be required.
 - A subdivision plat shall be prepared in accordance with Articles 4.4 and 4.5 of this code and approved by the Plat Officer. The plat shall reference a recorded common wall agreement and shall include a note stating the construction on the proposed lots shall be limited to “common wall construction only”. The common wall agreement shall provide that all dwelling units constructed on the subdivision shall be initially constructed and thereafter maintained in such a manner as to have architecturally compatible exteriors, including, but not limited to, identical roofing materials, siding materials and colors. Each common wall agreement shall be in such a form as is acceptable to the Plat Officer and City Attorney. The City shall be given the right, but shall have no obligation, to enforce any provision of the common wall agreement.

4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:
 - a. Alley: Optional
 - b. Covered Parking: Required

**C. R-3, MULTIPLE FAMILY RESIDENCE Platted after May 1, 2005
Includes attached townhouses, condominiums, and apartments**

1. LOT DEVELOPMENT STANDARDS.
 - a. Lot Width: 90 foot minimum
 - b. Minimum Lot Depth: 125 feet
 - c. Minimum Lot Area: All structures or buildings containing three (3) or more dwelling units shall be located on a lot that provides the following minimum lot areas (See Table 6.5.2.10):

One Bedroom:	3,600 square feet per unit
Two Bedroom:	3,800 square feet per unit
Three Bedroom:	4,000 square feet per unit
Four Bedroom or more:	4,200 square feet per unit
 - d. Front and Corner Side Setback: 25 feet
 - e. Side Yard Setback: Ten (10) feet on interior lots. When an access drive is required for parking in the rear yard, a minimum of twelve (12) feet must be provided between the drive and the side lot line.
 - f. Rear Yard Setback: 30 feet; 20 feet if garages are attached to the rear of building for alley access.
 - g. Lot Coverage (maximum): 75%
 - h. Frontage "Look": Porch, Fence, Stoop, Forecourt, Dooryard
 - i. Maximum Dwelling Units Attached in One Building: 12
2. VERTICAL STANDARDS.
 - a. Maximum Height: 50 feet; 4 stories
 - b. Fences: Refer to Article 6.2. A front yard fence shall not be permitted on a common wall property line.
3. BUILDING USE STANDARDS.
 - a. Ground Floor: Residential
 - b. Upper Floor(s): Residential
 - c. Building Entrance Typically Faces Front
 - d. Single-family attached dwellings having a common wall along a lot line may be permitted, provided the Plat Officer approves a subdivision plat meeting the following criteria:
 - Not more than one dwelling unit shall be constructed on a lot.

- More than one dwelling unit may be attached to another dwelling unit.
- The side yard setback from the lot line on which the common wall will be placed shall be abated entirely. All other setback requirements of the “R-3” District shall be adhered to.
- A dwelling unit on a lot with an abated side yard setback from the lot line on which the common wall will be placed shall share said common wall with a dwelling unit on an adjacent lot which shall also have an abated side yard setback from the same lot line, and each of said dwelling units shall be constructed at the same time.
- All common wall construction standards, whether existing or proposed, shall be in conformance with all building, electrical, plumbing, and other applicable codes and ordinances.
- Each dwelling unit shall be serviced with its own water service line, building sewer line, sump pump line and all other utility lines and extensions. In the event that a lot has been developed prior to this ordinance, a properly executed and recorded easement agreement for use and maintenance of common sewer and water lines shall be required.
- A subdivision plat shall be prepared in accordance with Articles 4.4 and 4.5 of this Code and approved by the Plat Officer. The plat shall reference a recorded common wall agreement and shall include a note stating the construction on the proposed lots shall be limited to “common wall construction only.” The common wall agreement shall provide that all dwelling units constructed on the subdivision shall be initially constructed and thereafter maintained in such a manner as to have architecturally compatible exteriors, including, but not limited to, identical roofing materials, siding materials, and colors. Each common wall agreement shall be in such a form as is acceptable to the Plat Officer and City Attorney. The City shall be given the right, but shall have no obligation, to enforce any provision of the common wall agreement.

4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:

- a. Alley: Optional
- b. Covered Parking: Required (except for guest parking)

D. R-4, RURAL RESIDENTIAL DISTRICT

1. LOT DEVELOPMENT STANDARDS.

- a. Minimum Lot Width: 250 foot minimum
- b. Minimum Lot Depth: 400 feet
- c. Minimum Lot Area: Three gross acres. A guest house may be constructed as a separate building on a lot of four (4) or more gross acres and must be located behind the rear building line of the principal residence.
- d. Front and Corner Side Setback: 50 feet
- e. Side Yard Setback: 25 feet on interior lots. A minimum of 25 feet must be provided between a driveway and a side lot line.
- f. Rear Yard Setback: 50 feet.
- g. Lot Coverage (maximum): 30%
- h. Frontage “Look”: Porch, Fence, Stoop, Forecourt, Dooryard
- i. Accessory Buildings.
- Detached Private Garages. Detached private garages may be constructed in rear yards for the storage or shelter of motor vehicles with no facilities for mechanical service or repair of a retail nature. All licensed vehicles, trailers,

boats and recreational vehicles shall have permanent enclosed garage space. Such buildings may not exceed thirty-five (35) feet in height or two thousand five-hundred (2,500) square feet on the first floor level. Detached private garages may exceed 2,500 square feet by special use only. Private detached garages shall not be closer than fifty (50) feet from the rear and side lot lines.

- Private Stables and Livestock Buildings. Private stables and livestock buildings may be constructed in rear yards and shall not be closer than seventy-five (75) feet from the rear or side lot lines. The stalls in a private stable or livestock building shall be a minimum of ten feet by twelve feet (10' x 12'). On a three acre parcel, a maximum of five hundred square feet may be in the first floor area of a stable or livestock building. For each additional acre over three acres, the first floor area may be increased by 250 square feet. Private stables or other livestock buildings in excess of one thousand (1,500) square feet on the first floor area shall require a special use permit.
- Other Accessory Uses. Tennis courts, swimming pools and accessory uses other than private stables and livestock buildings shall be in rear yards only, and shall be no closer than twenty-five (25) feet from a side or rear lot line.

2. VERTICAL STANDARDS.

- c. Maximum Height: 35 feet; 2 1/2 stories.
- d. Fences: Refer to Article 6.2.

3. BUILDING USE STANDARDS.

- a. Ground Floor: Residential. Minimum first floor living area: 1,800 sq. ft.
- b. Upper Floor(s): Residential
- c. Building Entrance Typically Faces Front
- Each dwelling unit shall be serviced with its own water service line, building sewer line, sump pump line and all other utility lines and extensions.
- A subdivision plat shall be prepared in accordance with Articles 4.4 and 4.5 of this Code and approved simultaneously with the Special Use Permit.

4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:

- a. Covered Parking: Required (except for guest parking)

5. KEEPING OF LIVESTOCK OR DOMESTIC ANIMALS.

- a. Livestock: Keeping of livestock, as defined in Article 1.3, shall be permitted in accordance with the following:
 - Minimum lot size required: Five (5) acres.
 - Lot size equal to Five (5) acres: Two (2) livestock animals.
 - Each additional acre: One (1) additional livestock animal per acre with a maximum of five (5) total per residence.
 - Offspring: May be kept for a duration not to exceed six (6) months.
- b. Domestic Animals: Keeping of domestic animals shall be permitted in accordance with the provisions of Title 5 of the Sycamore Municipal Code.

6.5.2.4. C-1, NEIGHBORHOOD BUSINESS

1. LOT DEVELOPMENT STANDARDS.

- a. Lot Width: 90 feet minimum
- b. Lot Width, Corner Lot: 100 feet minimum

- c. Lot Depth: 140 feet minimum
 - d. Front Setback: 15 feet; 25 foot minimum if residential is adjacent
 - e. Corner Side Setback: 15 feet; 25 foot minimum if residential is adjacent
 - f. Side Setback: 15 feet
 - g. Rear Setback: 20 feet minimum
 - h. Lot Coverage (maximum): 85%
 - i. Frontage “Look”: Arcade, Shop Front
2. VERTICAL STANDARDS.
- a. Maximum Height: 35 feet; 2-1/2 stories
 - b. Fences: Refer to Article 6.2.
3. BUILDING USE STANDARDS.
- a. Ground Floor: Retail / Office / Food Service
 - b. Upper Floor(s): Residential, Office
 - c. Building Entrance Typically Faces Front
 - d. Other Conditions affecting retail and service establishments:
 - The sale of foodstuffs or articles intended for human consumption shall be conducted wholly within an enclosed building;
 - Businesses of the “drive-in” type offering goods and services directly to customers waiting in parked or standing motor vehicles are not permitted;
 - There shall be no manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises;
 - No uses, operations or products shall be objectionable due to odor, dust, smoke, noise, vibration or other similar causes;
 - Any exterior sign shall pertain only to a use conducted within the building.
4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7, lots developed in accordance with the standards for commercial uses shall comply with the following:
- a. Alley: Optional
 - b. Covered Parking: Optional
 - c. Parking shall be Located to the Rear or Side of the Building

6.5.2.5. C-2 CENTRAL BUSINESS DISTRICT

- 1. Yard Requirements.
 - a. Front Yard: None
 - b. Corner Side Yard: None
 - c. Side Yard: None
 - d. Rear Yard: No less than 5 feet

2. Lot Area. No required area.
3. Vertical Standards. 50 feet; No more than 4 stories.
4. Building Use Standards:
 - a. Ground Floor: Retail/Office/Food Service
 - b. Upper Floor(s): Office, Residential
 - c. Building Entrance Shall Face Front Lot Line
5. Parking Standards:
 - a. Alley: Optional
 - b. Covered Parking: Optional
 - c. Parking shall be located to the rear or side of the building.

6.5.2.6. C-3, HIGHWAY BUSINESS

1. LOT DEVELOPMENT STANDARDS.
 - a. Lot Width: 100 foot minimum
 - b. Lot Width, Corner Lot: 150 feet minimum
 - c. Lot Depth: Minimum depth of 150 feet.
 - d. Front Setback: 50 feet
 - e. Corner Side Setback: 50 feet
 - f. Side Setback: 10 feet minimum (30 feet if abutting a residential lot)
 - g. Rear Setback: 25 feet minimum (40 feet if abutting a residential lot)
 - h. Lot Coverage (maximum): 85%
2. VERTICAL STANDARDS.
 - a. Maximum Height: 55 feet; 4 stories
 - b. Fences: Refer to Article 6.2.
3. BUILDING USE STANDARDS.
 - a. Ground Floor: Retail / Office / Food Service
 - b. Upper Floor(s): Residential, Office
 - c. Building Entrance Typically Faces Front
4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7, lots developed in accordance with the standards for commercial uses shall comply with the following:
 - a. Alley: Optional
 - b. Covered Parking: Optional

- c. Parking shall typically be located to the side or rear of the building, except in the case of a planned unit development featuring other parking configurations approved as part of the special use process.

6.5.2.7. C-4, MIXED USE – COMMERCIAL

1. Planned Development. All mixed-use developments shall be planned unit developments and shall comply with the general provisions for planned unit developments defined in Articles 4.3 and 4.4 of this Code.
2. Purpose. The purpose of this zoning classification is to accommodate compatible residential and commercial uses on larger tracts of land and to maximize opportunities for orderly economic development. Typical mixed use designs include a core of community facilities (schools, day care centers, post offices, churches) and small retail establishments (corner markets, dry cleaners) adjacent to, or surrounded by, a variety of housing types including single- family detached homes, townhouses, apartment buildings and duplexes. Public or open space to promote public gathering is encouraged, in contrast with utilitarian open space such as storm water retention ponds or undevelopable areas such as floodplains or wetlands.
3. Minimum Site Size. All mixed-use developments shall be four (4) acres or more in area.
4. Yard Requirements. See C-3 Highway Business Provisions in this Article.
6. Conditions of Use.
 - a. Combined storm water detention;
 - b. Internal roadways for access to individual parcels rather than multiple curb cuts on collector streets;
 - c. Compatible architecture in terms of bulk, building materials, height, etc.
 - d. Compatible ground-mounted monument-style signage;
 - e. Extensive landscaped or open space buffers between uses;
 - f. Extensive parking lot screening especially along peripheral roadways;
 - g. Sidewalks and bike paths that directly connect the mix of uses.
7. Standards of Use.
 - a. The density for each use shall not exceed the recommended density as shown on the Land Use Plan of the comprehensive Plan for the city.
 - b. Commercial uses shall not be greater in area than forty (40) percent of the planned mixed-use development.
 - c. The open areas for each use shall meet or exceed the minimum requirements for each use as defined in this Code.
 - d. All other minimum requirements pertaining to commercial and residential uses established in the mixed-use development shall be subject to the requirements for each individual classification as established elsewhere in this Code.
8. Signs. See Article 6.8 of this Code.
9. Off-Street Parking and Loading. See Article 6.7 of this Code. Parking should be located to the Side or Rear of the Principal Building.
10. Height. No building shall be erected or enlarged to exceed a height of two and one-half stories, nor shall it exceed thirty-five (35) feet.

6.5.2.8. M-1, LIGHT MANUFACTURING; M-2, HEAVY MANUFACTURING

1. LOT DEVELOPMENT STANDARDS.

- a. Lot Width: 100 feet minimum
 - b. Lot Width, Corner Lot: 120 feet minimum
 - c. Lot Depth: 200 foot minimum.
 - d. Front Setback and Corner Sideyard Setback: 50 feet
 - e. Side Setback: 15 feet minimum, 25 feet if adjacent to residential lot
 - f. Rear Setback: 20 feet minimum, 40 feet if adjacent to residential lot
 - g. Lot Coverage (maximum): 90%
 - h. Frontage "Look": Front Lawn
2. VERTICAL STANDARDS.
- a. Maximum Height: 75 feet
 - b. Fences: Refer to Article 6.2.
3. BUILDING USE STANDARDS.
- a. Ground Floor: Office/Industrial
 - b. Upper Floor(s): Office/ Industrial
 - c. Building Entrance Shall Face Front Lot Line
 - d. Other Conditions of Use: "M-1," Light Manufacturing
 - All business, production, servicing or processing shall take place within completely enclosed buildings unless otherwise specified in this Code. Within one hundred and fifty (150) feet of a residence district, all storage shall be in completely enclosed buildings or structures, and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or Type B fencing (including solid doors or gates thereto) at least six (6) feet high, but in no case lower in height than the enclosed storage. Fenced areas shall be suitable landscaped.
 - Off-street parking and loading facilities for motor vehicles under one and one-half (1-1/2) tons capacity may be unenclosed throughout the district, except for such screening of parking and loading facilities as may be required under the provisions of Articles 6.6 and 6.7.
 - e. Other Conditions of Use: "M-2," Heavy Manufacturing
 - All production, processing, cleaning, servicing, testing, repair or storage of goods, materials, or products shall not be hazardous or detrimental to nearby property, or adversely affect the health or safety of the occupants thereof, by reason of the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material. Within one hundred and fifty (150) feet of a residence district, all storage shall be in completely enclosed buildings or structures, and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or Type B fencing (including solid doors or gates thereto) at least six (6) feet high, but in no case lower in height than the enclosed storage. Fenced areas shall be suitable landscaped.
 - Off-street parking and loading facilities for motor vehicles under one and one-half (1-1/2) tons capacity may be unenclosed throughout the district, except for such screening of parking and loading facilities as may be required under the provisions of Articles 6.6 and 6.7.

4. **PARKING STANDARDS.** In addition to the requirements set forth in Article 6.7, lots developed in accordance with the standards for commercial uses shall comply with the following:
 - a. Alley Access: Optional
 - b. Covered Parking: Optional
 - c. Parking Is Typically Located to the Side or Rear of the Building

6.5.2.9. ORI, OFFICE, RESEARCH AND LIGHT INDUSTRIAL

1. **Purpose.** The “ORI” Office, Research and Light Industrial District is intended to support the objectives of the comprehensive Plan and Land Use Map of the City of Sycamore. It is further intended to provide areas within which office, research and light industrial enterprises can locate with an assurance of a high level of design quality, extensive site amenities, open space, and environmental protection. The restrictions provided by this district are intended to promote a park-like atmosphere that will enhance the economic development potential of the City.
2. **Planned Development.** The development of all “ORI”-zoned areas shall be in accordance with the provisions of Articles 4.3 and 4.4 of this Code.
3. **LOT DEVELOPMENT STANDARDS.**
 - a. Minimum Lot Width: 100 feet
 - b. Minimum Corner Lot Width: 150 feet
 - c. Lot Depth: 250 foot minimum
 - d. Front and Corner Side Setback: 75 foot minimum
 - e. Side Setback: 20 feet minimum, 30 feet if adjacent to residential
 - f. Rear Setback: 20 feet minimum, 30 feet if adjacent to residential
 - g. Lot Coverage (maximum): 70%
 - h. Lot Area: 2 acres or greater.
 - i. Frontage “Look”: Front Lawn
 - j. Maximum Height: 60 feet or five (5) stories. The Council may approve an increase in height up to a maximum of seventy-five (75) feet so long as the minimum building setbacks are increased by one (1) foot for each two (2) feet of height over the district limitation of sixty (60) feet.
 - k. Fences: Refer to Article 6.2
4. **BUILDING USE STANDARDS**
 - a. Ground Floor: Office/Industrial
 - b. Upper Floor(s): Office/ Industrial
 - c. Building Entrance Shall Face Front Lot Line
5. **PARKING STANDARDS.** In addition to the requirements set forth in Article 6.7, lots developed in accordance with the standards for commercial uses shall comply with the following:

- a. Alley Access: Optional
- b. Covered Parking: Optional
- c. Parking Should be Located to the Side or Rear of the Building. Except for access drives, no parking area shall be allowed within thirty (30) feet of any front lot line, twenty (20) feet of any side lot line, or twenty (20) feet of any rear lot line. Exception: Where an “ORI” district is adjacent to a residential use, the parking area setback shall be increased to thirty (30) feet from any side or rear lot line.

6.5.2.10 Table of Minimum Yard Areas and Setbacks

Lots Platted After May 1, 2005

Zoning District	Front Yard	Side Yard	Rear Yard	Minimum Lot Area (sq. ft.)	Minimum Frontage
R-1 Single Family	25 ft.	10 ft.	25 ft.	9,000	75 ft.
R-2 Two Family	25 ft.	10 ft.	30 ft.	11,000	90 ft.
R-3 Multi-Family	25 ft.	10 ft.	30 ft.	9,000 4 BR: 4,200 3 BR: 4,000 2 BR: 3,800 1 BR: 3,600	90 ft.
R-4 Rural Residential	50 ft.	25 ft.	50 ft.	3 gross acres	250 ft.
C-1 Neigh. Bus.	15 ft.	15 ft.	20 ft.	NA	90 ft.
C-2 Central Bus.	0 ft.	0 ft.	5 ft.	NA	NA
C-3 Highway Bus.	50 ft.	10 ft.	25 ft.	15,000	100 ft.
C-4 Mixed Comm.	50 ft.	10 ft.	25 ft.	4 acres	NA
M-1 Light Manuf.	50 ft.	15 ft.	20 ft.	NA	100 ft.
M-2 Heavy Manuf.	50 ft.	15 ft.	20 ft.	NA	100 ft.
ORI	75 ft.	30 ft.	20 ft.	2 acres	100 ft.

Lots Platted Between June 24, 1996 and May 1, 2005

Zoning District	Front Yard	Side Yard	Rear Yard	Minimum Lot Area (sq. ft.)	Minimum Frontage
R-1 Single Family	20 ft.	7 ft.	25 ft.	9,000	75 ft.
R-2 Two Family	25 ft.	7 ft.	30 ft.	11,000	90 ft.
R-3 Multi-Family	25 ft.	7 ft.	30 ft.	9,000 4 BR: 4,200 3 BR: 4,000 2 BR: 3,800 1 BR: 3,600	90 ft.
C-1 Neigh. Bus.	15 ft.	15 ft.	20 ft.	NA	NA
C-2 Central Bus.	0 ft.	0 ft.	5 ft.	NA	NA
C-3 Highway Bus.	50 ft.	10 ft.	25 ft.	15,000	100 ft.
C-4 Mixed Comm.	P.U.D.	P.U.D.	P.U.D.	10 acres	P.U.D.
M-1 Light Manuf.	25 ft.	15 ft.	20 ft.	NA	NA
M-2 Heavy Manuf.	25 ft.	15 ft.	20 ft.	NA	NA
ORI	75 ft.	30 ft.	20 ft.	2 acres	NA

Lots Platted Before June 24, 1996

Zoning District	Front Yard	Side Yard	Rear Yard	Minimum Lot Area (sq. ft.)	Minimum Frontage
R-1 Single Family	20 ft.	5 ft.	25 ft.	4,500	40 ft.
R-2 Two Family	25 ft.	5 ft.	30 ft.	7,000	45 ft.
R-3 Multi-Family	25 ft.	5 ft.	30 ft.	9,000 4 BR: 3,200 3 BR: 3,000 2 BR: 2,800 1 BR: 2,400	65 ft.
C-1 Neigh. Bus.	15 ft.	15 ft.	20 ft.	NA	90 ft.
C-2 Central Bus.	0 ft.	0 ft.	5 ft.	NA	NA
C-3 Highway Bus.	50 ft.	10 ft.	25 ft.	15,000	100 ft.
C-4 Mixed Comm.	P.U.D.	P.U.D.	P.U.D.	10 acres	P.U.D.
M-1 Light Manuf.	25 ft.	15 ft.	20 ft.	NA	NA
M-2 Heavy Manuf.	25 ft.	15 ft.	20 ft.	NA	NA
ORI	75 ft.	30 ft.	20 ft.	2 acres	NA

Article 6.6

LANDSCAPING AND TREE PRESERVATION

6.6.1. Purpose. This Article is established to create uniform landscape, screening and tree preservation standards for development of property in the City and review of plans therefore, in order to ensure that the City of Sycamore remains attractive, safe and comfortable. Compliance with this Article shall be a condition for the issuance of a Certificate of Occupancy. The following general landscape objectives are established:

- A. To promote aesthetic compatibility among land uses within the community;
- B. To conserve soil and reduce soil erosion, reduce storm water run-off, to provide oxygen regeneration to enhance air quality, and to reduce the effects of urban heat islands;
- C. To minimize the harmful or nuisance effects resulting from noise, dust, debris, motor exhaust, headlight glare, artificial light intrusions, objectionable sights or activities, or similar incompatible impacts created by adjoining or nearby land use;
- D. To safeguard the environmental quality and aesthetic character of the community.
- E. To preserve, insofar as practical, existing vegetation and topographical features by limiting unnecessary clearing and modification of land, encouraging the retention of existing mature trees, requiring the replacement of indigenous trees with approved species; and,
- F. To encourage the energy efficient operation of land uses in the public interest.

6.6.2. Landscaping and Screening Regulations. A landscape plan prepared in accordance with the standards set forth in this Article shall be required for any land development requiring a Major Site Plan Review or a non-residential use requiring a Minor Site Plan Review described in Article 4.2. Landscaping and screening required by this Article shall be a condition for the issuance of a Certificate of Occupancy for any improvements built on a zoning lot in the City of Sycamore.

- A. **LANDSCAPE PLAN REQUIRED.** A landscape plan may be completed by an Illinois licensed landscape architect or other professional approved by the Zoning Administrator. Requests for relief or revisions to these requirements of this Title may be submitted to the Zoning Administrator for his consideration.
- B. **CONTENT OF LANDSCAPE PLAN.**
 - 1. **LANDSCAPE PLAN.** All landscape plans shall include or have attached thereto the following information:
 - a. The name, address and phone number of the Landscape Architect or other person who prepared the plan; scale, north arrow, date of preparation, and identification of the plan as a final landscape plan.
 - b. The location of existing features including, but not limited to, buildings with entry and exit points identified; all utilities, lighting, walls, and fences, parking areas (spaces delineated, including handicapped spaces, curbs); spot elevations and contours; existing and proposed berms; existing trees with four (4) inch caliper and larger with drip line; proposed plant material; paved surfaces; sign locations; public rights-of-way and easements, including street widths; refuse disposal areas; property lines; and, other exterior landscape amenities, such as bike paths, plazas, architectural paving, flag poles, foundations, benches, and bicycle racks.
 - c. The proposed location of all new plant materials. A planting schedule listing botanical names, common names, caliper or height, and quantity should

accompany this layout.

- d. The proposed treatment of all ground surfaces (pea gravel, ground covers, sod, organic mulches or seed).
- e. An irrigation plan, if irrigation is desired by the applicant.
- f. Elevations, cross sections, samples and/or photographs to indicate texture of exposed surfaces, landscape material, scale, color of exposed surfaces, planting in relation to buildings, if requested by the Zoning Administrator.
- g. Samples, details, and/or photographs of materials to be used for light standards, benches, fences, walls, signage, safety lighting, and other site details.

C. GENERAL DESIGN CRITERIA

The criteria established in this are performance-based, meaning the desired outcome is expressed in the regulations, not the manner in which it may be accomplished.

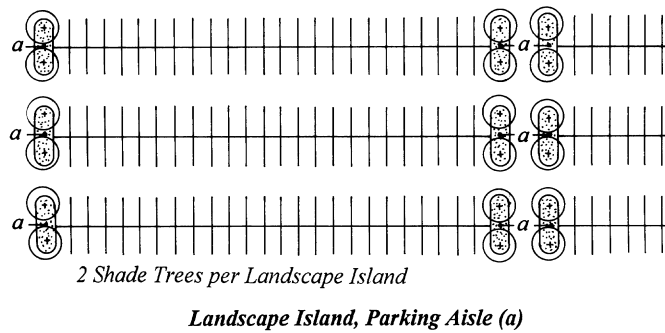
- 1. SCALE AND NATURE OF LANDSCAPE MATERIALS. The scale and nature of landscape material shall be appropriate to the site and the structures thereon.
- 2. SELECTION OF PLANT MATERIAL.
 - a. Planting materials used in conformance with the provisions of this Article shall be:
 - 1. Of good quality and of a species normally grown in northeastern Illinois.
 - 2. Capable of withstanding the extremes of the local climate.
 - 3. Selected for interest in their structure, texture, and color upon ultimate growth.
 - 4. Harmonious to the building design, and of good appearance.
 - 5. In conformance with American standards for nursery stock as approved by the American National Standards Institute and issued as ANSI Z601.1-1986.
 - b. Evergreens shall be incorporated into the landscape treatment of a site, particularly in those areas screening parking lots from dedicated public rights-of-way or property zoned for residential use.
 - c. Minimum sizes for plant materials at time of installation for all landscape areas shall be as follows:
 - 1. Deciduous trees shall be an average of two (2) inches caliper when installed. Evergreen trees shall be a minimum six (6) feet in height when installed.
 - 2. Deciduous shrubs (other than dwarf varieties) shall be a minimum of three (3) feet in height at time of installation if used as a perimeter screen planting, and thirty (30) inches in height for all other installations. Dwarf varieties and plants normally measured by spread shall be a minimum of twenty-four (24) inches in height or spread.
 - 3. Ground cover shall be so planted and spaced that complete coverage

can be obtained within two (2) years after date of installation.

4. Ornamental trees shall be used, especially in smaller planting areas, and shall have a minimum trunk size of two (2) inches caliper, or be of a clump form at a minimum height of five (5) feet.
- d. PROHIBITED TREES. The following trees shall not be used to satisfy the requirements of this Article: Ash; Silver Maple (except new hybrids); Box Elder; Red Mulberry; Osage Orange; Poplar (all species); Black Locust; Weeping Willow (except in large, wet areas); Catalpa; Tree of Heaven; White Birch; Elm (except new hybrids); Russian Olive; Mountain Ash; and fruit trees.
3. INSTALLATION OF PLANT MATERIALS. Plant materials of all types and species shall be installed in accordance with the minimum technical specifications of the Illinois Landscape Contractors Association, including the provisions for guarantee and replacement.
4. MAINTENANCE OF PLANT MATERIAL. The Owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers, including refuse disposal areas, walls, fences, and other amenities, as may be required by the provisions of this Article. A means of irrigating plant material shall be provided. Installation of an automatic underground sprinkling system shall satisfy City plumbing codes.
5. PLANTING BEDS. Planting beds shall be mulched in their entirety with shredded bark or other similar organic material. Lava rock or large diameter (1½" diameter or larger) bark chips ("chunk bark") are not acceptable. Gravel and stone mulches are not permitted, unless specifically approved in writing by the City of Sycamore. Mulch beds at time of planting shall extend a minimum of two (2) feet beyond the center of a shrub.
6. WALLS AND FENCES. Plant materials shall be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect. All wood fences proposed to be used to satisfy the requirements of this Article shall be of red cedar, redwood, cypress, or other approved decay resistant treated wood and of solid construction. Wood fences that are seventy-five percent (75%) opaque shall have all supporting posts exposed to the lot interior.
7. DETENTION/RETENTION BASINS AND PONDS. Detention/retention basins and ponds areas shall be planted. Such plantings shall include shade and ornamental trees, evergreens, shrubbery, hedges and/or other live planting materials. Plants must be able to tolerate wet conditions if planted within the basin.
8. GEESE. Developers may want to consider native plantings along the edges of detention/retention basins and ponds as a means to control the geese population in the Sycamore area. Native grasses along the water's edge discourage geese from "loafing" on the lawns and sidewalks and roadways adjacent to bodies of water. Native vegetation along the water's edge also tends to reduce erosion from wave action and reduces pond maintenance.
9. ENERGY CONSERVATION
 - a. Deciduous trees, shrubs and vines should dominate the south and west sides of buildings and plaza areas to provide shade during the summer and limited shade during winter.
 - b. Evergreens and other plant materials should be concentrated on the north side of buildings in a manner which dissipates the effect of winter winds.

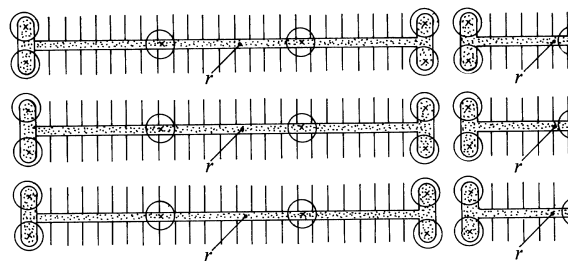
10. **BERMS.** Earthen berms and existing topography shall, wherever practical, be incorporated into the landscape treatment of a site. Berms shall not exceed a maximum slope of four horizontal units to one vertical unit (4:1), except in parking islands, where the maximum slope shall not exceed two horizontal units to one vertical unit (2:1).
11. **TOPOGRAPHY.** Where natural, existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and developed. Modification of topography may be allowed where it contributes to the aesthetic quality of the site.
12. **PROTECTION OF PLANT MATERIAL AND/OR PEOPLE.** In locations where plant materials may be susceptible to injury or cause personal injury, appropriate curbs, tree guards, or other devices shall be provided.
13. **AREAS WHERE PLANT MATERIAL WILL NOT PROSPER.** In areas where general planting will not prosper, other materials such as fences, walls, and paving materials of wood, brick, stone, and cobbles shall be used. Carefully selected plant material shall be combined with such materials where possible.
14. **EXTERIOR LANDSCAPE LIGHTING.** Lighting standards and fixtures when used to enhance the building design and the adjoining landscape shall be of a size and design compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness and brilliant colors shall be avoided. Electrical service shall be underground.
15. **AMENITIES.** In commercial and industrial districts, the builder or developer shall provide seating areas, paved areas, plant enclosures, benches, waste receptacles, lights, and other amenities where appropriate.
16. **SERVICE YARD SCREENING.** Service yards, loading docks and other places that tend to be unsightly shall be screened from view. Screening shall be equally effective at all times of the year.
 - a. Trash dumpsters and other waste receptacles or equipment shall be screened on three (3) sides with a solid wall at least six (6) feet in height, and a solid single or double access gate on the fourth side.
 - b. All utility equipment (meters, transformers, etc.) shall be provided with appropriate planting screens.
 - c. Except when located across a street from residential-zoned property, all garage doors and loading areas on non-residential property shall be concealed from view (at grade) from adjoining residential zoned property.
 - d. All outdoor storage facilities for raw materials and finished products within five (500) hundred feet of a residence district shall be effectively screened and enclosed by a solid wall or fence at least six (6) feet in height, but in no case lower than the enclosed storage. Landscape screening shall be provided in addition to the fence or wall installed along the outside perimeter of the fence or wall, equal to or exceeding the height of the materials to be stored outdoors.
17. **INTERSECTION VISIBILITY.** Landscaping must be designed and installed to minimize potential obstruction of critical sight lines. Landscape planting shall be so designed as to avoid obstruction of a motorist's vision at the intersection of parking aisles, driveways, or public or private streets and alleys. Unobstructed visibility between three (3) feet and eight (8) feet above the height of the pavement must be maintained at all intersections. To maintain this visibility, no berms, shrubs or other landscape material which will reach a mature height greater than three (3) feet shall be permitted within a sight triangle. Trees are allowed in sight triangles provided the lowest branching begins not less than eight (8) feet above the pavement.

18. EDGING. Edging is recommended to separate grass areas from shrubs, ground cover and mulch and shall be a good quality steel, plastic, or weather resistant (redwood, cedar or treated wood) secured with stakes.
 19. ARTIFICIAL PLANTS. No artificial plants of any type shall be used to satisfy any requirements of this Article.
 20. GROUND COVER. All drainage swales and slopes having a slope of three vertical units to one horizontal unit (3:1) or greater shall be sodded. All other ground areas not covered by buildings, parking, sidewalks or other impervious surfaces, or occupied by planting beds shall be graded smooth with a minimum of six (6) inches of black dirt after compacting and removing stumps, rocks and other debris, and shall be seeded or sodded to prevent soil erosion and sedimentation of public drainage systems, creeks, streams, rivers and wetlands.
 21. WATER CONSERVATION. Wherever possible landscape designs and plant material which are indigenous and or drought tolerant should be used to reduce the need for irrigation.
 22. FLOWER BEDS. Flower beds are encouraged and shall be planted in masses in acceptable areas to create color, texture and visual interest.
- D. ADDITIONAL RIGHT-OF-WAY LANDSCAPING REQUIREMENTS. In addition to the general design criteria prescribed in Section 6.6.2(C), the following requirements shall also apply to landscaping in rights-of-way.
1. SCOPE. Where a zoning lot abuts a dedicated public right-of-way, trees shall be provided in accordance with the provisions of this Article.
 2. STREET TREES. Street trees shall be provided in all zoning districts along the street frontage of each lot at the ratio of one tree per every ninety-five (95) feet of lot frontage or portion thereof. Corner lots shall be considered to have street frontage on two sides. The street trees shall be located in the parkway, provided the parkway width is a minimum of ten (10) feet, however the City shall have the discretion to require that street trees be placed outside the right-of-way if conditions warrant. Street trees shall have a minimum trunk diameter of two (2) inches measured (6) inches above the ground level.
- E. ADDITIONAL PARKING LOT LANDSCAPING REQUIREMENTS. In addition to the general design criteria prescribed in Section 6.6.2(C), the following requirements shall also apply to landscaping parking lots.
1. SCOPE. All parking lots designed for more than twenty (20) parking spaces shall be landscaped in accordance with the provisions of this Article.
 2. INTERIOR PARKING LOT LANDSCAPING. To define circulation within a parking lot and to visually and physically break-up long rows of parking spaces, landscape islands are required to be provided within parking lot areas, as follows:
 - a. PARKING AISLE LANDSCAPE ISLANDS. A landscaped island shall be provided at the end of each parking row. The island shall be protected by a continuous concrete barrier curb and shall have a minimum width of seven (7) feet, measured back-of-curb to back-of-curb, and shall have a depth equal to the adjoining parking space. Each parking aisle landscape island shall contain two (2) shade trees.



b. **PARKING SPACE LANDSCAPE ISLANDS.** In addition to parking aisle landscape islands, when a parking plan calls for more than fifty (50) parking spaces one or more of the following alternatives shall be used to divide each row of parking having twenty (20) spaces or more:

1. **FULL PARKING SPACE LANDSCAPE ISLAND.** One landscape island protected by a continuous concrete barrier curb and having a minimum width of seven (7) feet, measured back-of-curb to back-of-curb, and a depth equal to the adjoining parking space, may be provided for each twenty (20) parking spaces in the parking row. Said landscape islands shall be dispersed throughout the parking row. Each said landscape island shall contain one (1) shade tree.
 2. **CONTINUOUS PARKING ROW LANDSCAPE ISLAND.** A continuous landscape island protected by a continuous concrete barrier curb and having a minimum depth of seven (7) feet, measured back-of-curb to back-of-curb, may be provided between adjacent parking rows. Each said landscape island shall contain one (1) shade tree for each twenty (20) parking spaces in each adjacent parking row.
2. **PERIMETER LANDSCAPING.** A continuous row of perimeter landscaping on all exterior sides of the parking lot. Landscaping shall consist of shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials. Particular attention shall be paid to screening of the parking lot from adjacent properties and right of way.



c. **ADDITIONAL LANDSCAPING STANDARDS.** In addition to the shade trees required in this Section, each landscape island required herein shall be landscaped with an appropriate number and selection of shrubs, flowers, groundcovers or sod, with mulch. Shrubs planted in a parking lot landscape island shall not exceed a mature height of thirty (30) inches above the adjoining pavement. No tree planted in a parking lot landscape island shall have branches maintained at a height less than six (6) feet above the adjoining pavement.

3. PARKING LOT PERIMETER LANDSCAPING

a. FRONT AND CORNER SIDE YARDS:

1. Where a parking lot is located in or adjacent to a front or corner side yard in a residential district, continuous landscaping shall be provided across not less than one hundred-percent (100%) of the parking lot boundary with the residential lot(s) to a minimum height of three (3) feet. Such landscaping shall consist of any combination of berms, shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting material.
2. Where a parking lot is located in or adjacent to a front or corner side yard not in a residential district, continuous landscaping shall be provided across not less than sixty-percent (60%) of the parking lot boundary to a minimum height of three (3) feet. Such landscaping shall consist of any combination of berms, shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting material. Plantings may be placed in clusters, containing at minimum seven (7) evergreens and/or shrubs per cluster, spaced at intervals of approximately thirty-five (35) feet along the boundary of the parking lot. However, when a continuous row of shrubs or hedges is chosen, the entire parking lot frontage shall be screened.

b. REAR AND SIDE YARDS:

1. Where a parking lot is located in a rear or side yard adjacent to a residential zoning district, landscaping shall be provided as follows:
 - i. Screening between the parking lot and the residential property line shall be a minimum of six (6) feet in height.
 - ii. Shade trees shall be provided at the parking lot boundary and shall not be planted more than forty (40) feet apart.
 - iii. Where planting materials form the screen, including ornamental trees, evergreens, shrubbery, hedges, or other live planting materials, they shall be arranged in a continuous row covering one hundred-percent (100%) of the boundary of the parking lot adjacent to the residential lot(s).
 - iv. Except where occupied by planting beds, all side and rear yard perimeter landscaping areas shall be sodded or seeded.
2. Where a parking lot is located in a yard adjacent to a non-residential property, landscaping shall be provided across not less than fifty-percent (50%) of that portion of the parking lot abutting the property line to a minimum height of three (3) feet. Such landscaping shall consist of any combination of berms, shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials. Plantings may be placed in clusters, containing not less than seven (7) shrubs per cluster, spaced at intervals of approximately thirty-five (35) feet along the property line.

F. ADDITIONAL FOUNDATION LANDSCAPING REQUIREMENTS. In addition to the general design criteria prescribed in Section 6.6.2(C), the following requirements shall also apply to foundation landscaping.

1. SETBACK. A landscaping area not less than six (6) feet in width shall be located around the perimeter of all buildings, except where impractical, i.e. loading dock areas, entryways, etc.

2. **COVERAGE.** Required foundation landscaping areas shall remain open and free of all paving except where walks to buildings and other similar paving is required.
 3. **LANDSCAPING MATERIALS.** Foundation landscaping consists of shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials. Particular attention shall be paid toward screening mechanical equipment, bicycle parking areas, and loading docks; softening large expanses of building walls; and accenting entrances and architectural features of the building(s).
- G. **ADDITIONAL PERIMETER LANDSCAPING REQUIREMENTS.** In addition to the general design criteria prescribed in Section 6.6.2(C), the following requirements shall also apply to perimeter landscaping.
1. All non-residential and multiple family development shall provide perimeter landscaping as prescribed below.
 2. **NON-RESIDENTIAL PROPERTY ABUTTING NON-RESIDENTIAL PROPERTY.** Where non-residential property abuts property in a business, office or industrial district, landscaping shall be provided as follows:
 - a. Shade trees shall be provided at the equivalent of one for each seventy-five (75) feet, or fraction thereof, of frontage along the abutting property line. Such trees may be clustered or spaced linearly as determined appropriate.
 - b. Other landscaping materials, including berms, ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials shall be provided at appropriate locations along the abutting property line.
 3. **NON-RESIDENTIAL PROPERTY ABUTTING RESIDENTIAL PROPERTY.** Where non-residential property abuts property in a residential district, landscaping shall be provided as follows:
 - a. A solid screen six (6) feet in height, shall be provided along the entire length of the abutting property line. Such screen shall consist of a solid wood fence, berms, trees, evergreens, shrubbery, and/or other live planting materials, necessary to provide one-hundred percent (100%) coverage.
 - b. Shade trees shall be provided along the abutting property line. Such trees shall not be planted more than forty (40) feet apart and may be clustered or spaced in linear fashion as determined appropriate.
 4. **MULTIPLE FAMILY RESIDENTIAL PROPERTY.** Where multiple family residential uses abut property in any zoning district, landscaping shall be provided as follows:
 - a. Shade trees shall be provided at the equivalent of not less than one for each seventy-five (75) feet, or fraction thereof, of frontage along the abutting property line. Such trees may be clustered or spaced linearly as appropriate.
 - b. Other landscaping materials, including berms, if possible, ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials shall be provided at intermittent locations across fifty-percent (50%) of the abutting property line. Shrubs shall be placed in clusters containing at least seven (7) per cluster, spaced at intervals of approximately thirty-five (35) feet along the abutting property line.

6.6.3. Street Landscaping Standards and Specifications. All streets shall comply with the following standards, specifications and criteria:

- A. **SODDING/SEEDING.** All unpaved areas in any new subdivision or development within a street

right-of-way and all swales forming the drainage system for a parcel shall be sodded or seeded. Upon the recommendation of the City Engineer, the City Council may require additional sodding or seeding of a lot to prevent soil erosion and blockage of drainage systems. Any twelve (12) month guarantee provided under Part 4 hereof shall cover all sodded or seeded areas required hereunder.

B. STREET TREES.

1. GENERAL CRITERIA.

- a. All trees shall be grown in a nursery located in the northern half of the State of Illinois and licensed by the State of Illinois.
- b. Trees selected for planting in the City of Sycamore shall be healthy, free of insects and diseases, bark bruises, and scrapes on the trunk or limbs before or after planting. Selected trees shall have a straight trunk with limbs not lower than six (6) feet above ground.
- c. Tree holes may be machine dug, provided all sides of holes dug in such manner shall be scored to prevent glazing. If any existing lawn is damaged during the planting operations, it shall be the responsibility of the subdivider/developer to restore said lawn to its original condition. All trees shall be hand-planted and planted straight.
- d. The planting season shall be approximately October 1 to December 1, and March 15 to May 15.
- e. Trees shall have a trunk diameter of not less than two (2) inches. The root system of all trees shall be balled and burlapped with a minimum ball diameter of twenty-eight (28) inches for two (2) inch caliper trees.

2. LOCATION REQUIREMENTS. Trees shall be planted in the parkway along all streets as follows:

- a. No closer than ten (10) feet from driveways and alleys and forty (40) feet from intersections, as measured from the right-of-way lines extended. In addition, no trees shall be planted within ten (10) feet of a fire hydrant or other above ground utility structure or pole.
- b. Residential streets, trees shall be planted in the parkway. When conditions are such that the required spacing cannot be satisfied in the parkway or, if in the opinion of the City Engineer the parkway is not wide enough to support tree growth, required street trees shall be planted inside the sidewalk line.
- c. Prior to planting, the subdivider/developer shall submit to the City Engineer, or his designated representative, a list of the number and type of trees that are to be planted and a statement that the trees will comply with the requirements of Section 6.6.3(B).
- d. The subdivider/developer shall provide the City Engineer with a minimum twenty-four (24) hour notice prior to beginning tree planting.
- e. All trees planted by the subdivider/developer shall be guaranteed for one (1) year from the date of acceptance and shall be replaced by the subdivider/developer at no charge to the City should they die or be in declining condition in the opinion of the City Engineer. The replacement trees shall be of the same species, size and quantity, and shall not be released from the same one (1) year guarantee. The

subdivision/development shall not be released from the one (1) year warranty period until the one (1) year guarantee period is expired for either original or replacement trees.

3. PLANTING REQUIREMENTS.

- a. Trees shall be planted on the centerlines of the parkways.
- b. The perimeter of the planting hole shall extend a minimum of two (2) feet beyond the sides of the root ball on all sides. The sides of the hole shall slope gradually, making the hole saucer-shaped or bowl-shaped. The hole shall be no deeper than necessary to cover the root ball.
- c. Top soil shall be placed around the root ball in six (6) inch layers and tamped down until the pit is filled. Tops of root balls shall be planted no deeper than nursery level. A doughnut-like circle of soil shall be cultivated with (8) to twelve (12) inches deep and eighteen (18) inches wide around the root ball. A four (4) inch layer of organic mulch shall be spread over the planting hole coming no closer to the trunk than six (6) inches. The trees shall be initially watered to remove air pockets from the soil and later as necessary to maintain a healthy, vigorous condition.
- d. Each tree shall be properly pruned back to compensate for any root loss. Such pruning may include roots and lateral branches (up to one-third their length) but in no case may the leader be cut. Any tree that has the main leader cut in any way shall be removed and replaced.
- e. Any excess soil, clay, or construction debris shall be removed from the planting area prior to planting the tree.
- f. All tags, wires, plastic ties, and rope shall be removed from each tree to prevent girdling the tree. The burlap shall be removed from the upper third of the root ball. If a "plastic" burlap is used, it shall be removed in its entirety from the root ball.
- g. All trees shall have their trunk protected with tree wrap paper from the base of the trunk up to the first branch. In addition, all trees shall be planted straight and maintained in an upright position. Trees greater than three (3) inches in caliper shall be staked for a minimum of one growing season to provide for the tree's support and prevent the tree from leaning. Trees with a caliper of three (3) inches or less do not have to be staked unless environmental factors, such as exposure to high winds, predispose the trees to leaning. The City Engineer shall determine whether or not staking is required in these cases.

4. PERMITTED TREE SPECIES.

- a. Only the following species of trees shall be planted in City parkways where the clear space between the curb and sidewalk is ten (10) feet or greater in width:

<u>Common Name</u>	<u>Botanical Name</u>
Black Maple	<i>Acer nigrum</i>
“Emerald Lustre” Norway Maple	<i>Acer platanoides</i> “Emerald Lustre”
“Emerald Queen” Norway Maple	<i>Acer platanoides</i> “Emerald Queen”
“Schwedleri” Norway Maple	<i>Acer platanoides</i> “Schwedleri”
“Legacy” Sugar Maple	<i>Acer saccharum</i>
European Black Alder	<i>Alnus glutinosa</i>
Hackberry	<i>Celtis occidentalis</i>
“Autumn Gold” Ginkgo	<i>Ginkgo Biloba</i> “Autumn Gold”
“Lakeview” Ginkgo	<i>Ginkgo Biloba</i> “Lakeview”
“Santa Cruz” Ginkgo	<i>Ginkgo Biloba</i> “Santa Cruz”
“Moraine” Thornless Honeylocust	<i>Gleditsia triacanthos</i> var. <i>interis</i> “Moraine”
“Shademaster” Thornless Honeylocust	<i>Gleditsia triacanthos</i> var. <i>interis</i> “Shademaster”
Sycamore	<i>Platanus Occidentalis</i>
Swamp White Oak	<i>Quercus bicolor</i>
Red Oak	<i>Quercus rubra</i>
“Redmond” Linden	<i>Tilia Americana</i> Redmond”
Little Leaf Linden	<i>Tilia cordata</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Chanticleer Callery Pear	<i>Pyrus Calleryana</i>

- b. Only the following species of trees shall be planted in City parkways with overhead utilities:

<u>Common Name</u>	<u>Botanical Name</u>
Amur Maple (tree form)	<i>Acer ginnala</i> (tree form)
Peking tree lilac (tree form)	<i>Syringa pekinensis</i> (tree form)
Corneliacherry Dogwood (tree form)	<i>Cornus mas</i> (tree form)
Blackhaw viburnum	<i>Viburnum prunifolium</i> (tree form)
Crabapples, only those <i>Malus</i> cultivars listed below:	
“Adams”	
“Bob White”	
“Candied Apple”	
“David”	
floribunda:	
“lisset”	
“Ormiston Roy”	
“Professor Sprenger”	
“Robinson”	
“Sugartyme” or “Milton Baron”	

- c. Tree species not listed in this Section may be permitted on a case-by-case basis upon written approval by the City Engineer.
- d. None of the following species of trees shall be planted: Ash, Poplar, Silver Maple, Box Elder, Chinese Elm, Black Locust, Russian Olive, Willow, Catalpa, Mulberry, Pin Oak, or any fruit trees, except those crabapple species specifically identified in this Section 6.6.3(B)3.

Article 6.7

OFF-STREET PARKING AND LOADING

6.7.1. Purpose. The purpose of this Article is to alleviate or prevent the congestion of the public streets and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking and loading and unloading of motor vehicles in accordance with the use to which property is put.

6.7.2. Scope. The off-street parking and loading provisions of this Title shall apply as follows:

- A.. For all building and structures erected and all uses of land established after the effective date of this Title, accessory parking and loading facilities shall be provided as required by the regulations of the district in which building or uses are located. However, where a permit has been issued prior to the effective date of this Title, and provided that constructions is begun within one year of such effective date, and diligently prosecuted to completion, parking and loading facilities as required herein-after need not be provided.
- B. When the intensity of use of any building, structure or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity or other units of measurements specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.
- C. However, no building or structure lawfully erected or use lawfully established prior to the effective date of this Title shall be required to provide such additional parking or loading facilities unless and until the aggregate increase in units of measurement shall equal not less than fifteen percent (15%) of the units of measurement existing upon the effective date of this Title, in which event parking or loading facilities as required herein shall be provided for the total increase.
- D. Whenever the existing use of a building or structure shall be changed hereafter to a new use, parking and loading facilities shall be provided as required for such new use. However, if the said building or structures was erected prior to the effective date of this Title, additional parking or loading facilities shall be required only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking and loading provisions of this Title.
- E. These regulations shall not apply to any uses of new buildings or structures, or existing principal buildings or structures, which are enlarged or increased in capacity after the adoption of this section and are zoned commercial or manufacturing when located within the Downtown District as defined by Article 1.3.3, to include the area bounded by the following streets including the properties with frontage on said streets as described herein:

Start at High Street and DeKalb Avenue and proceed east on High Street, including the properties fronting on the south side of High Street, to Locust Street; then north on Locust Street, including properties fronting on the east side of Locust Street, to Exchange Street; then west on Exchange Street, including properties fronting the north side of Exchange Street, to Sacramento Street, then south on Sacramento Street, including properties fronting the west side of Sacramento Street, to DeKalb Avenue; then southwesterly to the point of beginning.

This is an area where it becomes unreasonable and impracticable for individual building uses to provide auxiliary parking facilities, and wherein it has been determined that parking facilities to accommodate the requirements of the uses within the designated area can best be provided by public garages and parking areas development in compliance with a general plan of parking facilities.

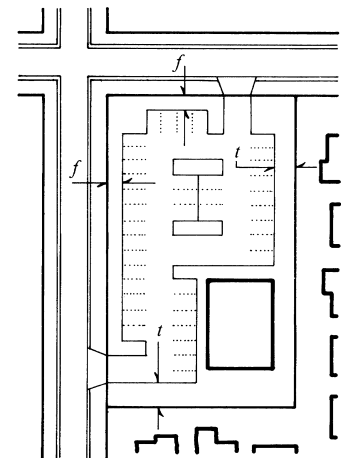
Any new building or addition to an existing building within this section that adds residential units shall comply with off-street parking requirements required herein for residential uses. The Zoning Board of Appeals may recommend and the City Council may approve a variance to the requirements within the above described area provided a land plan drawn to scale and fully

dimensioned showing any parking or loading facilities, lighting, landscaping and signage is submitted for consideration.

Any renovation or remodeling of an existing building within the above described area that adds residential units shall require the submittal of a parking plan for consideration and approval by the City Manager. The plan shall demonstrate adequate parking through the use of available off-street, on-street and/or public parking lots in order to be approved.

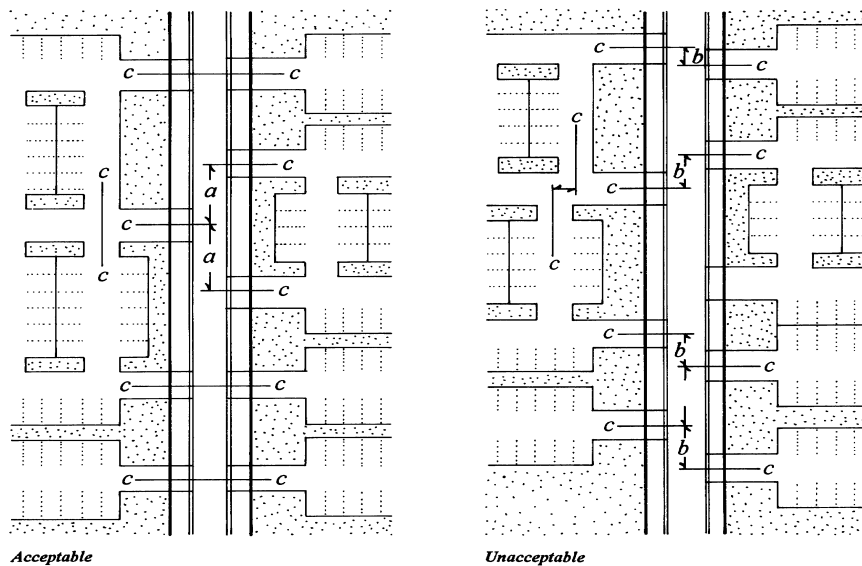
6.7.3. General Off-Street Parking and Loading Standards.

- A. EXISTING PARKING AND LOADING FACILITIES. Accessory off-street parking or loading facilities which are located on the same lot as the building or use served and which were in existence on the effective date of this Title or were provided voluntarily after such effective date shall not hereafter be reduced below, or if already less than, shall not further be reduced below, the requirements of this Title for a similar new building or use.
- B. PERMISSIVE PARKING AND LOADING FACILITIES. Nothing in this Article shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings provided that all regulations herein governing the location, design, improvement and operation of such facilities are adhered to.
- C. DAMAGE OR DESTRUCTION. For any conforming or legally non-conforming building for use which is in existence on the effective date of this Title, which subsequent thereto is damaged or destroyed by fire, collapse, explosion or other cause, and which is reconstructed, re-established or repaired, off-street parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation, except that when such damage or destruction exceeds more than fifty-percent (50%) of the value of the building or use, sufficient off-street parking or loading facilities shall be provided as required by this Title for equivalent new use on construction. However, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this Title for equivalent new uses or construction.
- D. COMPUTATION OF REQUIRED OFF-STREET PARKING SPACES AND LOADING BERTHS. When determination of the number of off-street parking spaces and loading berths required by this Article results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space or loading berth.
- E. YARDS. Off-street parking spaces and loading berths and access thereto in Industrial or Commercial Districts, or for non-residential uses in Residential Districts may be located in required rear, side or transition yards, except no parking spaces or loading berths may be located within twenty (20) feet of adjacent Residential Districts. Off-street parking spaces in any zoning district shall not be located within ten (10) feet of a front or corner side lot line.
- F. TANDEM PARKING. Tandem parking of up to two vehicles maximum may be approved by the City Engineer. Tandem parking is permitted for residential uses only and both parking spaces must be allotted to the same dwelling unit and located on the same lot as the dwelling unit.
- G. DESIGN AND MAINTENANCE.
 - 1. OPEN AND ENCLOSED PARKING SPACES AND LOADING BERTHS. Accessory parking spaces and loading berths may be open to the sky or enclosed in a building.



*Off-Street Parking and Loading Setbacks
Where, front and corner side yards (f) ≥ 10 feet,
and transition yards (t) ≥ 20 feet*

2. **SCREENING AND LANDSCAPING.** All open loading areas and all parking areas providing space for five (5) or more vehicles shall be effectively screened in accordance with the landscaping requirements in Section 6.6 herein.
3. **ILLUMINATION.** Lighting used to illuminate off-street parking and loading areas shall be directed away from all adjacent property and roadways.
4. **SIGNS.** Signs for the purpose of assigning parking spaces and loading areas or giving directions thereto may be placed in parking and loading areas.
5. **REPAIR AND SERVICE.** No motor vehicle repair work of any kind shall be permitted in conjunction with accessory open off-street parking or loading facilities in any district.
6. **GASOLINE AND OIL SALES.** The sale of gasoline and motor oil in conjunction with accessory off-street parking or loading facilities shall not be permitted in any district.
7. **CURBING.** Except where the adjoining street(s) do not have curb and gutter, the perimeter of all loading areas and parking areas providing loading berths for one or more vehicles or parking space for five (5) or more vehicles shall provide vehicular barriers around the perimeter of the loading area and parking area. The vehicular barriers of such loading and parking areas shall be continuous concrete barrier curbing, minimum six (6) inches by eighteen (18) inches.
8. **STRIPING.** The pavement surface of off-street parking and loading areas shall be striped to define each loading berth and parking space. Striping shall be a minimum of four (4) inches in width for the length of each space and shall be painted white or yellow. All areas designated as fire lanes and/or no parking area shall be painted yellow.
9. **CIRCULATION AND ACCESS.** Parking lot driveways on opposite sides of an arterial or collector street shall be either aligned or off-set by no less than one hundred-fifty (150) feet between the centerlines of each opposing driveway. Parking aisles throughout the parking lot shall align as closely as practical in order to create four-way intersections. Shared driveways and access easements between adjoining lots shall be encouraged to reduce the number of parking lot driveways along public streets.



Parking Lot and Parking Aisle Alignment

*Where c = driveway centerline,
 $a \geq 150$ feet and,
 $b \leq 150$ feet*

H. SUBMISSION OF LAND PLAN. Any application for a building permit, or certificate of occupancy where no permit is required, shall include therewith a land plan drawn to scale and fully dimensioned showing any parking or loading facilities, lighting, landscaping, signs and other improvements accessory thereto provided in compliance with this Title. In addition all catch basins and storm sewers shall be shown on this plot plan designed in accordance with the City's ordinance regarding parking lot drains.

I. PARKING LOT LIGHTING.

1. Residential Uses. Lights shall be installed in all parking areas containing five (5) or more parking spaces and shall be illuminated between dusk and dawn. Lights shall not be more than fifteen (15) feet in height in residential zoning districts.

2. Nonresidential Uses. Lights shall be installed in all parking areas containing five (5) or more parking spaces and shall be illuminated between dusk and dawn whenever said premises are open for operation. "Open for Operation" shall be any time that a retail business is open for the sale of goods or services, or an office or industrial facility that actually has employees working within or upon said premises, other than guards or watchmen. Lights shall not be more than thirty (30) feet in height in nonresidential zoning districts.

3. Where lighted areas are required, lighting shall be provided as follows:

	Minimum *	Maximum*
Residential Zoning District	1.5	2
Commercial Zoning District	2.0	5
Industrial Zoning District	2.5	5

*Average ground level foot candles

4. Excessive Illumination. Lighting within any property that unnecessarily illuminates any other property and substantially interferes with the use or enjoyment of such other property is prohibited. In furtherance of this requirement, all lighting on private property shall be so arranged or designed using cut-off lenses as to direct light away from adjoining premises and streets. Flood and spot lights shall be shielded when necessary to prevent glare on adjoining properties or public rights-of-way and to avoid visual interference with traffic control devices. Detailed lighting design plans and calculations shall be provided when deemed necessary by the City Engineer.

6.7.4. Additional Off-Street Parking Standards and Requirements. In addition to the Standards and Requirements in Section 6.7.3, herein, accessory off-street parking facilities shall conform with the following:

- a. CONTROL OF OFF-SITE OFF-STREET PARKING FACILITIES. When required parking facilities are provided off-site, that is on land other than the zoning lot on which the building or use served by such off-site facilities is located, they shall be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the off-street parking facilities serve until and unless the Plan Commission has reviewed the plans and heard the applicant and made findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue and that the off-site parking facilities will be maintained at all times during the life of the proposed use of building.
- b. USE OF PARKING FACILITIES. Off-street parking facilities accessory to residential uses and developed in any residential district in accordance with the requirements of this Section shall be used solely for the parking of passenger automobiles owned by occupants of the dwellings to which such facilities are accessory or by guests of said occupants. Required parking facilities accessory to residential structures shall not be used for the storage of commercial vehicles or the parking of automobiles belonging to employees, owners, tenants, visitors, or customers of business, office or manufacturing establishments. For the purpose of this paragraph, storage shall

mean a vehicle parked on the zoning lot for more than forty-eight (48) hours in any seventy-two (72) hour period.

C. DESIGN AND MAINTENANCE

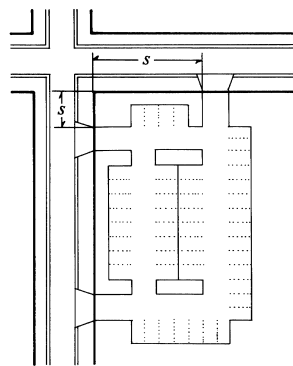
1. CONSTRUCTION AND SURFACING. Except as provided otherwise herein, the construction and design of off-street parking facilities shall be reviewed by the City Engineer to determine:
 - a. That every parking space, including access thereto, shall have an all-weather dust-free surface and shall be so graded and drained as to dispose of surface water accumulation by means of a positive storm water drainage system connected to a public drainage way.
 - b. All open off-street parking areas and driveways shall be improved with a compacted CA-6 crushed stone base, not less than eight (8) inches thick, surfaced with two (2) inch bituminous concrete surface course or sealed with a bituminous surface treatment Class A-2 or equal, or four (4) inches of concrete on compacted base.
 - c. That every driveway approach comply with the following standards. For the purpose of this section a driveway approach shall mean that portion of the driveway located in the right-of-way of a street. No driveway across public property nor curb cut shall be less than fourteen (14) feet.
 1. For multiple family residential apartment uses; six (6) inches of concrete on six (6) inches of compacted CA-6 crushed stone base.
 2. For non-residential uses; six (6) inches of concrete on eight (8) inches of compacted CA-6 crushed stone base.
 3. For sidewalks at driveway crossings; six (6) inches of concrete on six (6) inches of compacted CA-6 crushed stone base.
 - d. Parking spaces and the driveways thereto for individual single family, duplex, two-family, and townhome dwellings shall not require review by the City Engineer but shall be constructed of two (2) inches of bituminous surface over eight (8) inches of gravel or crushed stone or four (4) inches of concrete with a mesh grid over six (6) inches of gravel or crushed stone and be graded so as to dispose of surface water accumulation by means of positive storm water drainage.
2. SIZE. Except for parallel parking spaces and handicap parking spaces, required off-street parking space shall be no less than nineteen (19) feet long and nine (9) feet wide with a vertical clearance of seven (7) feet, all exclusive of access drives, aisles, ramps, columns, office or work space, provided however that in measuring the length of a parking space the area safely occupied by a vehicle beyond a curb stop, whether paved or unpaved, shall not be included. Each off-street parking space parallel to the parking aisle or driveway shall be no less than nine (9) feet wide and twenty-three (23) feet in length.
3. ACCESS AND ON-SITE CIRCULATION. Off-street parking areas shall be designed so as to require egress from the zoning lot to the street or alley by forward motion of the vehicle.
 - a. AISLES. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Aisle widths shall not be less than the following: Twenty-four (24) feet for any aisle designed for two-way traffic; Twenty-four (24) feet for each perpendicular parking space; eighteen

(18) feet for each parking space on a sixty degree (60°) angle to the aisle; thirteen (13) feet for each parallel parking space or parking space on a forty-five degree (45°) or thirty degree (30°) angle to the aisle; and twelve (12) feet for each parallel parking space.

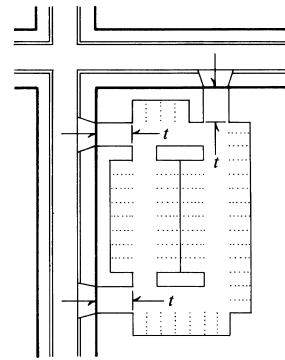
- b. **PARKING MODULES.** A parking module shall mean a row of parking spaces, a parking aisle, and another row of parking spaces. Parking module widths shall not be less than the following:

Sixty-two (62) feet for perpendicular parking spaces; sixty (60) feet for parking spaces on a 60-degree angle to the aisle; fifty-three (53) feet for parking spaces on a forty-five-degree angle from the aisle; forty-nine (49) feet for parking spaces on a thirty-degree angle from the aisle; and, thirty (30) feet for parallel parking modules.

- c. **DRIVEWAYS.** All off-street parking facilities shall provide appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements on the public ways.



Driveway Intersection Setback (s)



*Parking Facility
Driveway/Street Transition (t)*

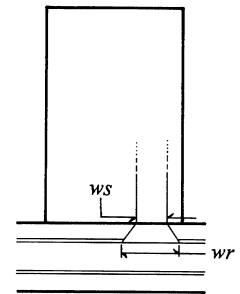
Where $t \geq 30$ feet

1. INTERSECTION SETBACKS.

- a. Driveways located along an arterial road right-of-way shall not be located less than sixty (60) feet from an intersecting right-of-way.
- b. Driveways located along a collector road right-of-way shall not be located less than fifty (50) feet from an intersecting right-of-way.
- c. Driveways located along local or cul-de-sac right-of-way shall not be located less than thirty (30) feet from an intersecting right-of-way.

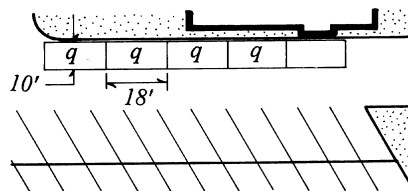
2. STREET TRANSITION. All parking facility driveways which lead to or from a public right-of-way shall provide a transition space of not less than thirty (30) feet in length from the public right of way to the nearest parking space, an intersecting driveway or parking aisle along said driveway to ensure traffic safety and circulation efficiency.

3. WIDTH. All driveways installed, altered, changed, replaced, or extended after the effective date of this Title shall meet the following requirements: no driveway for vehicular ingress and egress shall exceed twenty-eight (28) feet in width at the right-of-way and thirty-four (34) feet in width at the roadway in residential districts; no driveway for vehicular ingress and egress shall exceed thirty-four feet (34) in width at the right-of-way and forty-four (44) feet in width at the roadway in commercial and industrial districts;



Driveway Width:
(ws) width at street line
(wr) width at roadway

- D. QUEUING SPACES. Queuing spaces shall be provided accessory to drive-up service facilities in the number prescribed in the Table of Parking Requirements. Queuing spaces shall be located so as to not interfere with parking or pedestrian and vehicular circulation on the zoning lot, or circulation on adjacent public streets. Queuing spaces shall measure ten (10) feet in width and eighteen (18) feet in length. Queuing space shall not occupy the same spaces as parking or aisles thereto.



Queuing Space (q)
for drive-up window facility

- E. LOCATION. The location of off-street parking spaces accessory to the use served shall be prescribed hereinafter:

1. FOR USES IN RESIDENTIAL DISTRICTS. Parking spaces accessory to dwellings shall be located on the same zoning lot as the use served. Parking spaces accessory to uses other than dwellings in a residential district may be located on an adjacent lot or directly across a street or alley from the lot occupied by the use served, but in no case more than three hundred (300) feet from such use.

2. FOR USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS. All required parking spaces shall be not more than five hundred (500) feet from the use served, except for spaces accessory to dwelling units which shall be not more than three hundred (300) feet from the uses served. However, no parking spaces accessory to a use in a commercial or industrial district shall be located in a residential district, except that private, free, off-street parking accessory to and located not more than two hundred (200) feet from such uses and municipal parking lots may be allowed by Special Use Permit in accordance with the standards and procedures provided in Article 4.3 of this Title.

F. PARKING OR STORAGE OF RECREATIONAL VEHICLES AND TRAILERS IN RESIDENTIAL DISTRICT.

1. GENERAL STANDARDS

- a. At no time shall a parked or stored recreational vehicle be used for living, sleeping, or housekeeping purposes. Except that recreational vehicles used in connection with temporary church functions may be permitted when said vehicles are located on church property.
- b. Recreational vehicles shall not be used as accessory structures in any district.
- c. Recreational vehicles shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- d. Recreational vehicles shall not be parked or stored in such a way as to create a dangerous or unsafe condition.
- e. No recreational vehicle including attachments and appurtenances shall be parked within one foot of a public sidewalk.
- f. The ground under and surrounding any automobile, stock car, truck, van, trailer, motor home, or tractor shall be an approved surface. An approved surface shall include bituminous concrete, or Portland cement concrete. Or properly bedded paving brick or similar materials approved by the Zoning Administrator.
- g. No recreational vehicle shall be used for storage of goods, materials, or equipment other than those items considered to be part of the unit or essential to its immediate use.
- h. No recreational vehicle shall be connected to gas, water, or sanitary sewer service, except for temporary service connection for battery charging.
- i. No recreational vehicle may be temporarily occupied for more than seven (7) days in any six (6) month period to accommodate visitors. Use of internal cooking and sanitary facilities shall not be permitted.

2. PARKING AND STORAGE RESTRICTIONS.

- a. Not more than two (2) recreational vehicles conforming to the size restrictions stated in paragraph 2d herein may be parked or stored in the open on a lot in a residential district, except as set forth in this Section.
- b. Recreational vehicles may be parked or stored in the side yard and rear yard, subject to the standards set forth in this section but no more than one (1) of the side yards of any residential lot may be used for parking or storage of recreational vehicles.
- c. No recreational vehicle, such as, but not limited to, camping trailers, boat trailers, boats, snowmobiles, snow mobile trailer, all-terrain vehicles, camping

buses, camping trucks, house trailers shall be stored in any front yard or corner side yard in any residential district unless it shall be located on an approved surfaced as described in paragraph 1f above.

- d. No trucks, recreational vehicles, or buses which exceed nine (9) feet in height, or twenty (20) feet in length, or eight thousand (8,000) pounds in gross weight shall be stored in a driveway in any front yard or corner side yard in any residential district.
- e. For the purpose of this section, storage shall mean a vehicle parked on the zoning lot for more than forty-eight (48) hours in any seventy-two (72) hour period.

G. **HANDICAPPED PARKING.** Any parking area for use by the general public shall provide parking spaces designated and located to accommodate the handicapped. Parking spaces reserved for the handicapped shall be located, designed, identified, and otherwise provided in accordance with the most restrictive requirements of the Illinois Accessibility Code, 71 Illinois Administrative Code, Part 400, and the Americans with Disabilities Act of 1990 (ADA) Guidelines, 28 C.F.R. Part 36, Appendix A as the same are from time to time amended.

- 1. **SIZE.** Each parking space reserved for handicapped use shall be at least sixteen (16) feet in width by nineteen (19) feet in length.
- 3. **ENFORCEMENT.** The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement by the City of the restriction of use of such spaces to handicapped motorists.

6.7.5. Schedule of Required Parking. For the following uses, accessory off-street parking spaces shall be provided as required hereinafter.

- A. **OTHER USES.** For uses not listed heretofore in Section 6.7.5(E), the Table of Parking Requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the Zoning Administrator.
- B. **PARKING BASIS.** Parking spaces required for floor area shall be based on the maximum net floor area, herein defined, devoted to such use. Parking spaces required for employees shall be based on the maximum number of employees on duty, or residing, or both, on the premises at any one time.
- C. **FLOOR AREA EXEMPTIONS.**
 - 1. When two (2) or more non-residential uses are located on the same zoning lot, only one (1) exemption in terms of floor area, as set forth in Section 6.7.5(E), the Table of Parking Requirements, may be permitted.
- D. **SHARED PARKING.** When two (2) or more non-residential uses are located on the same zoning lot and their respective hours of operation do not overlap, the Zoning Administrator may authorize a reduction in the total number of required parking spaces subject to the following conditions:
 - 1. Not more than fifty-percent (50%) of the parking spaces required for a building or use may be supplied by the parking facilities required for any other building or use on the same zoning lot.
 - 2. The number of shared parking spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:
 - a. Multiply the minimum parking required for each individual use, as set forth in Section 6.7.5(E), Table of Parking Requirements, by the appropriate percentage

indicated in Section 6.7.5(D)2(d), Schedule of Shared Parking, for each of the six (6) designated time periods therein.

- b. Sum the required parking for each of the six (6) columns.
- c. The minimum parking requirement shall be the largest sum among the six (6) columns resulting from the above calculations.
- d. SCHEDULE OF SHARED PARKING

LAND USE	WEEKDAYS			WEEKENDS		
	Midnight to 7 a.m.	7 a.m. to 6 p.m.	6 p.m. to Midnight	Midnight to 7 a.m.	7 a.m. to 6 p.m.	6 p.m. to Midnight
Office	5%	100%	5%	0	100%	10%
Industrial	5%	100%	5%	0	100%	10%
Retail	0	100%	80%	0	100%	60%
Restaurant	50%	70%	100%	70%	45%	100%
Hotel	100%	65%	100%	100%	65%	100%

- 3. If one or all of the land uses for which shared parking facilities is proposed does not conform to one of the general land use classifications in the shared parking schedule as determined by the Zoning Administrator, then the applicant, owner or developer shall submit sufficient data to indicate that there is not substantial conflict in the principal hours of operation of the uses. The property owner(s) involved in the shared use of off-street parking facilities shall submit a legal agreement, approved by the City Attorney, guaranteeing that the parking spaces shall be maintained so long as the uses requiring parking are in existence or unless the required parking spaces are provided elsewhere in accordance with this Article. Such instrument shall be recorded by the property owner with the County Recorder of Deeds, and a copy filed with the Zoning Administrator.

E. TABLE OF PARKING REQUIREMENTS.

1. AGRICULTURE USES, as follows:

Agriculture Implement Sales, Rental, Service	1 space per 800 square feet of showroom area
Animal Shelter	3 spaces, plus 1 space for each employee
Aquaculture	Exempt
Breeding, Raising Cattle, Horses, Pigs or Poultry	Exempt
Commercial Greenhouse	Exempt
Dairy Farming	Exempt
Equestrian School	3 spaces, plus 1 space for each 3 animals stabled
Farms	Exempt
Farm Supply Store	1 space per 200 square feet NFA
Fish Hatchery	Exempt
Floriculture	Exempt
Fruit & Vegetable Store	1 space per 200 square feet NFA
Garden Center	1 space per 200 square feet NFA
Grain Storage, accessory to farming operations	Exempt
Greenhouses, Retail	4 space per employee, but no less than 25 spaces
Greenhouses, Wholesale	3 spaces, plus 1 space for each employee
Guard Dog Service	3 spaces, plus 1 space for each employee
Horticulture	Exempt
Kennel, Cattery for five or more animals	3 spaces, plus 1 space for each employee
Lawn and Garden Services	3 spaces, plus 1 space for each employee

Nursery, Sod, Tree	Exempt
Research or Experimental Farms	Exempt
Sale of Agricultural Products Produced on the Premises	Exempt
Stable, Private	3 spaces, plus 1 space for each 3 animals stabled
Veterinary Clinic	1 space per employee, but no less than 3
Viticulture	3 spaces, plus 1 space for each employee

2. **CONSTRUCTION USES**, shall provide 1 parking space per 800 square feet NFA

3. **FINANCE, INSURANCE, REAL ESTATE USES** shall provide 1 parking space for each 300 square feet NFA. A minimum of 5 queuing spaces shall be provided for each drive-up lane.

4. **FOOD SERVICE USES** shall provide 1 parking space per 200 square feet of NFA, unless indicated otherwise, as follows:

Banquet Halls	12 spaces, plus 1 space per 125 square feet NFA
Bar, Pub	1 space per 50 square feet NFA
Cocktail Lounge	1 space per 75 square feet NFA
Food Locker-Rental	1 space per 450 square feet NFA
Outdoor Dining Areas, accessory to a restaurant on the premises	1 space per 100 square feet of outdoor dining area
Restaurant, On-Site Brewery ("Brew-Pub")	1 space per 75 square feet NFA
Restaurants (100% Consumption On Premises)	1 space per 100 square feet NFA
Restaurants (100% Carry-out)	1 space per 85 square feet NFA
Restaurants (100% Carry-out, with Drive-Up)	1 space per 150 square feet NFA
Restaurants (Combination)	1 space per 90 square feet NFA
Restaurants (Combination, with Drive-Up)	1 space per 150 square feet NFA
Tavern	1 space per 50 square feet NFA

5. **MANUFACTURING & PROCESSING USES** shall provide 1 parking space per 800 square feet NFA unless indicated otherwise, as follows:

Laboratory, Commercial or Non-Commercial, and Research	1 space per 1,000 square feet NFA
Production and Processing of Goods	1 space per employee on maximum shift plus 20% of the total employee parking spaces for guest parking
Lumber Yard	1 space per 2,000 square feet gross area of yard area
Self-Service Storage Facility	3 spaces, plus .2 spaces per storage unit
Warehouse	1 space per 5,000 square feet NFA

6. **MOTOR VEHICLE USES** shall provide 1 space per 200 square feet NFA, unless indicated otherwise as follows:

Automobile Body Shop	2 spaces, plus 4 spaces per service bay
Automobile Rental/ Leasing Office	1 space per 350 square feet NFA
Automobile Repair Shop	2 spaces, plus 4 spaces per service bay
Automobile Sales and Rental, New and/or Used	1 space per 600 square feet of showroom area
Automobile Service Station	2 spaces, plus 4 spaces per service bay
Boat Sales, Rental	1 space per 600 square feet of showroom area
Boat Service, Repair	2 spaces, plus 1 space per service bay
Car Wash, Automatic/Mechanical	2 spaces, plus 1 space for each employee, plus 10 queuing spaces per wash rack or conveyor line
Car Wash, Manual	1 space, plus 2 queuing spaces per wash bay
Gas Station	2 spaces
Motorcycle Sales, Rental	1 space per 600 square feet of showroom area
Motorcycle Sales, Service, Repair, Rental	2 spaces, plus 1 space per service bay
Recreational Vehicle/Camper Sales, Rental	1 space per 600 square feet of showroom area
Recreational Vehicle/Camper Service, Repair	2 spaces, plus 1 space per service bay
Tire, Battery & Accessory Store	1 space per 200 square feet NFA
Truck Sales, Rental	1 space per 600 square feet of showroom area
Truck Service, Repair	2 spaces, plus 2 spaces per service bay
Truck and Trailer Rental	1 space per 400 square feet NFA

7. **MUNICIPAL USES**, as follows:

Athletic Fields	1 space per 4,000 square feet of athletic field area
Day Care Center	1 space per 10 students, plus one space for each instructor/staff member
Fire Station	1.25 spaces per bed

Government Offices	1 space per 300 square feet NFA
Helipad, Helistop	Exempt
Library	1 space per 300 square feet NFA
Parks, playgrounds	Exempt
Police Station, Substation	1 space per 300 square feet NFA
Post Office	1 space per 300 square feet NFA
Public Works garages, maintenance shops, yards	15 spaces
Pumping stations, water storage tanks	Exempt
School, Commercial	1 space per 200 square feet NFA, plus 1 space per faculty/staff member
School, Elementary (Public or Private)	1 space per classroom, plus 1 space per faculty and staff member
School, Middle (Public or Private)	1.5 spaces per classroom, plus 1 space per faculty and staff member
School, Secondary (Public or Private)	4 spaces per classroom, plus 1 space per faculty and staff member
School, Vocational	1 space per 200 square feet NFA, plus 1 space per faculty/staff member
Sewerage Treatment Facilities	Exempt
Utility Substations	Exempt
Water Filtration Treatment Facilities	Exempt

8. **PERSONAL AND BUSINESS SERVICE USES** shall provide 1 parking space per 300 square feet NFA, unless otherwise indicated, below:

Professional Offices:

Less than 50,000 square feet NFA	1 space per 300 square feet NFA
50,000-99,999 square feet NFA	1 space per 325 square feet NFA
100,000 square feet or more NFA	1 space per 350 square feet NFA
Automated Teller Machines	Exempt
Banquet Halls	12 spaces, plus 1 space per 125 square feet NFA
Barber Shops	1 per 100 square feet NFA
Beauty Parlor	1 per 100 square feet NFA
Chiropracist's Office	1 space per 175 square feet NFA
Clinic, Medical, Dental	1 space per 175 square feet NFA
Dentist's Office/Clinic	1 space per 175 square feet NFA
Detective Agency, Guard Services	1 per 300 square feet NFA
Doctor's, Surgeon's, Physician's Office/Clinic	1 space per 175 square feet NFA
Dog Grooming	3 spaces, plus one space for each employee
Fraternal Organization	1 space per 140 square feet NFA
Funeral Home	20 spaces per chapel, plus 1 for the caretaker
Labor Organization Offices, Meeting Halls	1 space per 140 square feet NFA
Optician's Office/Clinic	1 space per 175 square feet NFA
Osteopath's Office/Clinic	1 space per 175 square feet NFA
Private Clinic	1 space per 175 square feet NFA
Private Clinic, Second Floor or Higher	1 space per 175 square feet NFA
Tailor Shop	1 space per 100 square feet NFA
Tattoo Parlor	1 space per 100 square feet NFA

9. **RECREATION AND ENTERTAINMENT USES**, as follows:

Amusement Center	1 space per 200 square feet NFA
Amusement Park	1 space per each 1% of gross leasable area
Ballroom/Dance Hall	1 space per 100 square feet NFA
Billiard/Pool Hall	2.5 spaces per table
Bowling Alley	4 spaces per alley
Commercial Recreation/Indoor Amusements	1 space per 200 square feet NFA
Dance Hall	1 space per 75 square feet NFA
Golf Course, Public/Private	60 spaces for each 9 holes
Health Club, Public/Private	1 space per 200 square feet NFA
Membership Sport and Recreation Clubs	1 space per each 3 members
Movie Theater (sole use on zoning lot)	1 space per 2.5 seats

Movie Theater (use in a shopping center)	1 space per 4 seats
Natatorium/Swimming Pool	1 space per 5 persons of capacity
Performance Theater	1 space per 3 seats
Physical Fitness Facilities	1 space per 200 square feet NFA
Recreation Equipment Sales, Service, Rental	1 space per 200 square feet NFA
Restaurants with Entertainment	1 space per 100 square feet
Rinks, Ice, Roller Skating	1 space per 200 square feet NFA

10. RESIDENTIAL USES, as follows:

Bed & Breakfast Lodge, Inn	1 space per guestroom, plus 3 spaces for the innkeeper's residence
Convalescent, Nursing Home, Rest Home	1 space per 3 residents, plus 1 space per employee on maximum shift
Convents, Rectories, Parish Houses	4 spaces per unit
<i>Day Care Home, Licensed by IL DCFS</i>	<i>Exempt</i>
Development Sales Office	1 space per 300 square feet NFA, or 4 spaces per model home, whichever is greater
Dwelling Units for Watchmen & Caretakers located on the premises	1 space per dwelling
Dwelling Units when Business Uses occupy the ground floor	Required number of spaces for the business, plus 1 space per bedroom, plus .33 guest spaces per unit.
Home Occupations	Exempt
Hospital Hospitality House	1 space per guestroom, plus 1 space per employee on maximum shift
Hotel/Motel (Includes extended stay)	1 space per guestroom, plus 1 space per employee on maximum shift, plus 1 space for every vehicle used in the operation of the hotel/motel plus the appropriate number of spaces for other ancillary uses.
Multiple Family Dwellings (Apartments, Efficiency apartments)	1 space per bedroom, plus .33 guest spaces per unit.
Rooming Houses	1 space per guestroom plus .33 guest spaces per unit
Single Family Attached Dwelling Units (Condominiums and Townhomes)	2 spaces per dwelling unit plus .33 guest spaces per unit
Single Family Detached Dwelling Units (Single-family homes)	2 enclosed spaces per dwelling unit
Two Family Dwelling Units (Duplexes)	2 spaces per dwelling unit

11. RETAIL TRADE USES shall provide 1 parking space per 200 square feet NFA, unless indicated otherwise, below:

Equipment Rental Store	1 space per 400 square feet NFA
Hardware Store	1 space per 200 square feet NFA, excluding outdoor display areas
Home Improvement Center	1 space per 200 square feet NFA, excluding outdoor display areas
Shopping Centers:	
Less than 100,000 square feet GFA	1 space per 200 square feet NFA
100,000 - 300,000 square feet GFA	1 space per 225 square feet NFA
More than 300,000 square feet GFA	1 space per 300 square feet NFA
Swimming Pool Sales and Service	1 space per 800 square feet NFA

12. TRANSPORTATION, COMMUNICATION & UTILITY USES, as follows:

Bus Charter Services	3 spaces, plus 1 space per employee
Cartage Services	1 space per 300 square feet NFA
Commercial, Radio, Microwave Antenna Towers	Exempt
Freight Forwarding Service	1 space per 300 square feet NFA
Livery Service Operator's Office/Dispatch	1 space per 300 square feet NFA
Livery Service Garage	3 spaces, plus 1 space per employee
Radio & TV Broadcasting Studio	1 space per 300 square feet NFA
Recording Studios	1 space per 300 square feet NFA
Taxicab Operator Office w/garage	3 spaces, plus 1 space per employee
Taxicab Operator Offices	1 space per 300 square feet NFA
Taxicab Stand	Exempt
Telephone Exchange	1 space per 300 square feet NFA

Ticket Office	1 space per 300 square feet NFA
Towing Service, with on-site vehicle impoundment	3 spaces, plus .5 spaces for each impounded vehicle
Towing Service, without on-site vehicle impoundment	3 spaces, plus 1 space per employee
Travel Agency	1 space per 300 square feet NFA
Truck Terminal	1.1 spaces per vehicle based at terminal

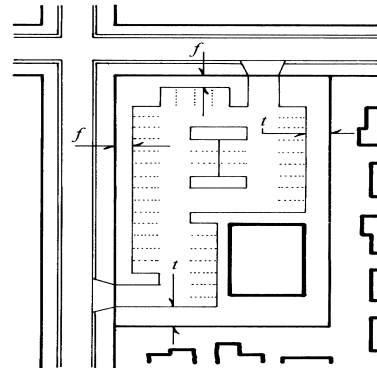
13. **WHOLESALE TRADE USES** shall provide 1 parking space per 5,000 square feet NFA.

14. **MISCELLANEOUS USES**, as follows:

Auditorium, Arena	1 space per 4 seats
Burial Buildings	Exempt
Cemetery, Mausoleum, Crematorium, Columbarium	20 spaces
Church	1 space per 3 seats
Drive-up Facilities	6 queuing spaces for the first drive-up window, plus 2 additional queuing spaces for each additional drive-up service window
Hospital	1 space per bed, plus 1 space per employee
Museum	1 space per 600 square feet NFA
Parking Garage/Lot, Commercial	Exempt
Temporary Uses, Structures	Exempt
Train Station	Exempt

6.7.6. Additional Off- Street Loading Regulations.

- A. **LOCATION.** All required off-street loading berth shall be located on the same zoning lot as the use served. No loading berth for vehicles over two (2) tons capacity shall be closer than twenty (20) feet to any property in a residence district unless completely enclosed by building walls, or a uniformly solid fence or wall, or any combination thereof, not less than six (6) feet in height. No permitted or required portion of a loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets.



Off-Street Parking and Loading Setbacks
Where, front and corner side yards (*f*) \geq 10 feet,
and transition yards (*t*) \geq 20 feet

- B. **SIZE.** Unless otherwise specified, a required loading berth shall be at least twelve (12) feet in width, at least sixty-five (65) feet in length, exclusive of aisles and maneuvering space, and shall have a vertical clearance of at least fourteen (14) feet.
- C. **DESIGN AND MAINTENANCE.**
1. **CONSTRUCTION AND SURFACING.** The construction design of all off-street loading berths, and access thereto, shall be reviewed by the City Engineer to determine that such are constructed in accordance with a minimum structural number of 3.25. A concrete surface shall be required for each loading berth which serves a dock, ramp or elevator.
 2. **CIRCULATION AND ACCESS.** Off-street loading areas shall be so designed as to not require the use of any arterial or collector street for maneuvering space into or out of the loading berth. Adequate space to accommodate the turning radii of trucks and trailers, exclusive of any parking spaces and landscaping shall be provided.
- D. **USE OF OFF-STREET LOADING FACILITIES.** Space allocated to any off-street loading berth shall not also be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

- E. **CENTRAL LOADING.** Off-street loading berths for separate uses, different buildings, structures or uses, or for mixed uses, may be provided collectively in any zoning district in which separate loading berths for each constituent use would be required, provided that the total number of loading berth so located together shall not be less than the sum of the separate requirements for each use.
- F. **COMPUTATION.** When determination of the number of off-street loading berths required by this Title results in a requirement of a fractional berth, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one loading berth.
- G. **YARDS.** Off-street loading berths in industrial, business or office Districts may be located in required rear, side or transition yards, except no loading berth may be located within twenty (20) feet of adjacent residence districts. No off-street loading berth in any zoning district may be located within a required front or corner side yard.

6.7.7. Schedule of Loading Requirements. Off-street loading berths shall be provided on the basis of gross floor area of buildings or portions thereof devoted to such uses in the amounts shown herein.

- A. For special exceptions other than prescribed for hereinafter, loading berth adequate in number and size to serve such uses shall be provided as determined by the Zoning Administrator.
- B. Uses for which off-street loading berth are required herein, but which are located in buildings of less floor area than the minimum prescribed for such required berth, shall be provided with adequate off-street receiving facilities, accessible by motor vehicle off any abutting street, driveway, or service drive on the same zoning lot.
- C. **REPAIR AND SERVICE.** No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any residence or commercial districts.
- D. **EXEMPTIONS.** No off-street loading is required for free-standing buildings that have less than five thousand (5,000) square feet in gross floor area and are located in a business, office or industrial zoning district.
- E. **SCHEDULE.** Unless otherwise indicated in the commercial and industrial zoning district regulations, the loading requirements shall be as follows:

Use	Number of Loading Berths Required Based Upon Gross Floor Area In Square Feet	Minimum Horizontal Dimensions of Loading Berths
A. Hospitals, sanitariums and other institutional uses.	One (1) plus one (1) additional berth for each 100,000 sq. ft. of gross floor area.	10 ft. ×25 ft.
B. Hotels, clubs and lodges, except as set forth in Item C below.	One (1) berth for each structure over 15,000 sq. ft. of gross floor area.	10 ft. ×25 ft.
C. Hotels, clubs and lodges, when containing any of the following: retail shops, conventions halls, auditoriums, exhibition halls or business or professional offices (other than accessory).	One (1) for each structure 20,000 – 100,000 sq. ft. of gross floor area plus one berth for each additional 100,000 sq. ft. or fraction thereof of gross floor area.	10 ft. ×50 ft.
D. Retail stores	One (1) for each structure over 10,000 sq. ft. of gross floor area plus one (1) for each additional 50,000 sq. ft. of gross floor area.	10 ft. ×25 ft.
E. Establishments dispensing food or beverages for consumption on the premises.	Two (2) for each structure over 10,000 sq. ft. of gross floor area.	10 ft. ×25 ft.

F. Motor vehicle and machinery sales.	One (1) plus one (1) additional berth for each 25,000 sq. ft. of gross floor area.	10 ft. ×50 ft.
G. Wholesale establishments (but not including warehouse and storage buildings other than accessory).	Three (3) for each structure 40,000/100,000 sq. ft. of gross floor area plus one (1) berth for each additional 100,000 sq. ft. or fraction thereof of gross floor area.	10 ft. ×50 ft.
H. Auditoriums, convention halls, sports arenas, stadiums, halls	One (1) plus one (1) additional berth for each 100,000 sq. ft. of gross floor area.	10 ft. ×25 ft.
I. Bowling alleys	One (1) plus one (1) additional berth for each 100,000 sq. ft. of gross floor area.	10 ft. ×25 ft.
J. Manufacturing uses of any establishment engaged in production, processing, cleaning, servicing, testing or repair of goods, materials or products.	One (1) for each structure plus one (1) for each 60,000 sq. ft. of gross floor area over 40,000 sq. ft.	One (1) 10 ft. ×25 ft. Additional 10 ft. ×50 ft.
K. Warehouses and storage buildings.	One (1) for each structure plus one (1) for each additional 100,000 sq. ft. of gross floor area.	10 ft. ×50 ft.
L. Theatres	One (1) for each structure 8,000-25,000 plus one (1) for each additional 50,000 sq. ft. or fraction thereof of gross floor area.	10 ft. ×25 ft.
M. Undertaking establishments and funeral parlors	One (1) for each structure 8,000-100,000 sq. ft. of gross floor area plus one (1) for each additional 100,000 sq. ft. or fraction thereof of gross floor area.	10 ft. ×25 ft.

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Article 6.8

SIGNS

6.8.1. Purpose. The regulation of signs by this Article is intended to promote and protect the public health, safety and welfare by:

- A. Reducing the depreciation of property values caused by signs that are incompatible with surrounding land uses;
- B. Creating a viable economic and business climate within the commercial and industrial areas of the City;
- C. Enhancing and protecting the physical appearance of all areas of the City; and
- D. Reducing the distraction, obstructions and hazards to pedestrians and vehicular traffic caused by the indiscriminate placement and use of signs.

6.8.2. Scope. The regulations of this section shall govern and control the erection, enlargement, expansion, alteration, operation, maintenance, relocation and removal of all signs within the City and any sign not expressly permitted by these regulations shall be prohibited.

The regulations of this Chapter related to the location of signs, by function and type, within zoning districts and shall be in addition to provisions of the locally adopted building code and electrical code.

For the purposes of this Article, a sign shall mean any object, device, display, or structure or part thereof situated outdoors or, when situated indoors, intended to be seen from the out-of-doors which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, figures, designs, symbols, fixtures, colors, motion, illumination, or projected images.

6.8.3. Permit Required. Unless exempted by this Article, no signs shall be erected, constructed, posted, painted, altered or relocated until a Sign Permit has been issued. All illuminated signs and electronic message board signs shall require a separate electrical permit and inspection in accordance with the adopted electrical regulations of the City of Sycamore.

6.8.4. DEFINITIONS. Unless otherwise expressly stated, the following words or terms shall, for the purpose of this Article, have the meaning indicated in this Section.

- 1. **Abandoned Sign.** A sign that no longer directs any person, or no longer advertises a bona fide business, lessor, owner, project or service conducted or available on the premises where such sign is displayed.
- 2. **Approved Combustible Material.** Any material more than one-twentieth (1/20) of an inch in thickness, which burns at a rate of not more than two and one-half (2 ½) inches per minute when subjected to the A.S.T.M. (American Society for Testing Materials) standard test for flammability in sheets of six-hundredths (0.6) inches in thickness.
- 3. **Attention-Getting Device.** Any pennant, flag, valance, banner, propeller, spinner, streamer, search light or similar device or ornamentation designed for the purpose of attracting attention, promotion or advertising.
- 4. **Awning.** A fixed or retractable fabric projection that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a fabric cover is attached.
- 5. **Awning Sign.** A sign that is mounted on or attached to an awning that is otherwise permitted by this Article. See the exhibit at the end of this Section.

6. **Billboards.** An off-premises sign owned by a person, corporation or other entity that engages in the business of selling the advertising space on that sign.
7. **Canopy.** A permanent projection that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached. A canopy is comprised of a lightweight frame structure over which a permanent covering is attached.
8. **Canopy Sign.** A sign that is mounted on or attached to a canopy that is otherwise permitted by this Article. See the exhibit at the end of this Section.
9. **Commercial Development Sign.** A sign designating the name and/or address of the development and its tenants. A development for the purpose of this Article shall mean multiple buildings located on a lot and under unified ownership or control. A development sign may include the following:
 - a. **Tenant Identification Sign.** A commercial development sign typically gives the names of two (2) or more tenants or businesses. Said sign shall only indicate the name of the tenant or business establishment or a logo or symbolic representation of the type of business. Tenant identification signs shall be uniform in size and shape and be designed for maximum legibility.
 - b. **Message Board Sign.** A sign designed so that characters, letters, or illustrations can be changed or rearranged electronically, electrically, or manually without altering the face or surface of the sign.
10. **Construction Sign.** A temporary sign used during the construction of new buildings or reconstruction of or additions to existing buildings, such as those identifying the project and denoting the owner, architect, engineer, contractor and/or financing institutions of the project.
11. **Copy.** The wording or graphics on a sign surface.
12. **Downtown District:** The area bounded by the following streets including the properties with frontage on said streets as described herein:

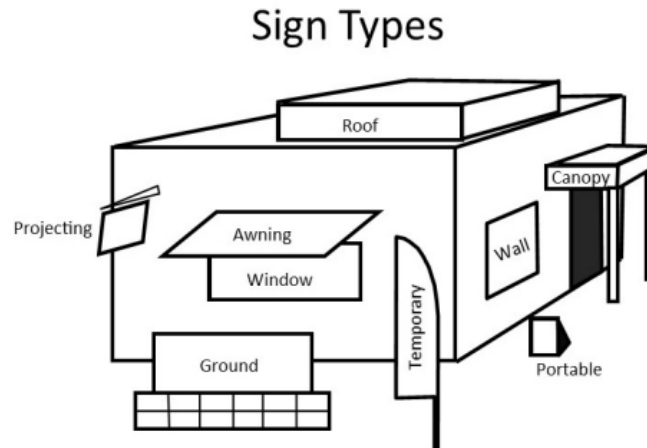
Start at High Street and DeKalb Avenue and proceed east on High Street, including the properties fronting on the south side of High Street, to Locust Street; then north on Locust Street, including properties fronting on the east side of Locust Street, to Exchange Street; then west on Exchange Street, including properties fronting the north side of Exchange Street, to Sacramento Street, then south on Sacramento Street, including properties fronting the west side of Sacramento Street, to DeKalb Avenue; then southwesterly to the point of beginning.
13. **Façade.** The front or main part of a building that faces a street. For purposes of this Section, the façade is defined as that part of a sign face measured from the lowest elevation to the head beam.
14. **Feather Flag.** An advertising banner, typically shaped like a feather, consisting of a flexible piece of fabric that is attached to a flexible pole along a long edge such that the pole stretches the fabric taut.
16. **Flashing Sign.** Any directly or indirectly illuminated sign, either stationary or animated, which exhibits changing natural or artificial light or color effects by any means whatsoever. This definition does not include time and temperature signs.
17. **Grand Opening Sign.** Any sign used for the purpose of advertising a grand opening or grand re-opening of a new business. A grand opening sign may be displayed only within one (1) year of issuance of an occupancy certificate. Grand opening signs shall not be used for promotions, special sales, seasonal sales, or going-out-of-business sales.

18. **Ground Signs.** Any sign supported by poles, uprights or braces placed in or upon the ground, and not attached to any building. This definition includes signs that are also referred to as “monument signs” or “pole signs”. See the exhibit at the end of this Section.
19. **Human Billboards.** A sign that is displayed, held or worn by a person for the purpose of attracting attention, promotion or advertising. Also known as walking billboards.
20. **Identification Sign.** A sign giving the name and address of a residential building, business, development, industry, or other building or establishment. Such signs may be wholly or partly devoted to a readily recognized symbol.
21. **Illuminated Sign.** Any sign which has characters, letters, figures, designs or outline illuminated by electric lights, luminous tube or any other means of illumination.
22. **Lot.** A single piece or parcel of property, or multiple tracts of properties, established by a legal instrument and serving a principal use or uses. For the purposes of this Article, multiple parcels or tracts serving a single building (as defined herein) shall be considered one lot.
23. **Marquee Sign.** Any sign attached to and made part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building’s wall and generally designed and constructed to provide protection against weather.
24. **Message Board (Electronic).** A component of a sign that uses changing LED’s, fiber optics, light bulbs, or other illumination devices within the electronic display panel(s) to form messages in text and/or image format where the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
25. **Message Board (Manual).** A sign on which copy is changed manually in the field.
26. **Monument Sign.** Any sign that is typically low to the ground and constructed from durable materials such as stone, brick, metal, or high-density foam.
27. **Moving or Rotating Sign.** Any sign or other advertising structure which physically moves or rotates in any manner whatsoever.
28. **Mural.** A large painting or other work of visual art that is sixty-four (64) square feet or larger in area and that is applied directly on the side exterior wall of a building visible from a public right-of-way or other public area. A public art mural shall not function as a business identification sign for an on-site or off-site business.
29. **Noncombustible Material.** Any sign which will not ignite at or below a temperature of 1200 degrees Fahrenheit and will not continue to burn or glow at that temperature.
30. **Off-Premises Sign.** A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction or other enterprise or activity that exists or is conducted, sold, offered, maintained or provided at a location other than the premises on which the sign is located.
31. **Permanent Sign.** Any ground or wall sign that is substantially anchored to the ground with concrete piers or foundations or the equivalent, or any wall sign substantially attached to a building with bolts, rivets or the equivalent or any awning, canopy, marquee or under-canopy sign or any other sign that is designed, constructed and intended to be so located or affixed for an indefinite time.
32. **Portable Sign.** A freestanding sign, no face of which shall exceed four (4) feet in height and eight (8) square feet in area per side and not permanently attached to a building structure or the ground. Portable signs may be attached to or mounted upon a frame intended to be moved from place to place. Such signs may be used as a grand opening sign and may or may not include moveable lettering and/or electrical equipment for use as illuminated signs. All illuminated

portable signs shall be wired with a UL approved ground fault interrupter, and all service connections shall be approved by the Electrical Inspector. No flashing lights or other moving displays shall be permitted on such sign, and all illumination shall be of an indirect or diffused nature. See the exhibit at the end of this Section.

33. **Projecting Sign.** Any sign which projects more than eighteen (18) inches beyond the plane of the wall on which the sign is erected or attached and having not more than two faces which may be no more than twelve (12) inches apart, excluding signs attached to the vertical face of marquees or canopies. See the exhibit at the end of this Section.
34. **Pylon Sign.** A large ground sign supported by one or more poles and not attached to a building. Pylon signs may include several signs that can be changed as needed.
35. **Real Estate Sign.** A sign indicating the sale, rental, lease, or development of a building or lot, or a portion thereof, on which the sign is located.
36. **Roof Sign.** Any sign erected, constructed or maintained on the roof of any building. A roof sign shall not project above the highest point of the building or roof to which it is attached, nor shall it extend beyond the width of the facade of the building to which it is attached. See the exhibit at the end of this Section.
37. **Sidewalk Sign.** A portable sign placed on the sidewalk in front of a business and displayed during operating hours of the entity advertised (also called a Sandwich Board Sign).
38. **Sight Triangle.** shall mean a triangular area established on private property at the intersection of two (2) streets or a street and a driveway in which nothing shall be erected, planted, or allowed to grow so as to limit or obstruct the sight distance of motorists and pedestrians. The length of the sides of said triangle shall be thirty (30) feet along the street right-of-way that intersect, and ten (10) feet along the street rights-of-way and driveway when a street and driveway intersect, or along the street right-of-way and alley when a street and alley intersect.
39. **Sign.** Any display, device, notice, figure, painting, drawing, message, placard, bulletin, board, symbol, letter, word, numeral, emblem, trademark, flag, banner, pennant or other thing which is designated, intended, or used to advertise, inform, or direct attention to. The term "sign" shall include, among other structures, and whether illuminated or non-illuminated, every ground sign, wall sign, projecting sign or under canopy sign. However, the term "sign" shall not include any display of official, court or public office notices, nor shall it include the flag, emblem or insignia of a nation, governmental unit, school or religious group.
40. **Temporary Sign.** Temporary signs shall include any sign, banner, pennant, valance, or advertising display constructed of wood, metal, cloth, canvas, light fabric, cardboard, wallboard, or other light material, with or without frames, where either by reason of construction or purpose the sign is intended to be displayed for a short period of time only. See the exhibit at the end of this Section.
41. **Time and/or Temperature Sign.** Any sign indicating time and temperature with intermittent changes. A time and temperature sign shall be considered an electronic message board and comply with all applicable regulations.
42. **Under Canopy Sign.** Any sign suspended beneath a canopy or marquee.
43. **Wall Signs.** Any flat signs mounted, attached to, or painted or fastened to the exterior wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than twelve (12) inches from such building or structure, including marquees and canopies, in a plane parallel to that of the supporting wall. No wall sign shall extend beyond the width of the facade of the building to which it is attached. See the exhibit at the end of this Section.
44. **Window Sign.** A sign which is painted, applied, or attached to or located within three (3) feet of the interior of a window or located within the glass surface of any fixed window (glazing) and

visible from a public right-of-way in such manner as to be viewed or intended for view primarily from the exterior of a building or structure. See the exhibit at the end of this Section.



6.8.5. Prohibited Signs. The following signs shall not be permitted in any zoning district. If it is determined that a sign is in violation of the various provisions of this Section, said sign may be removed immediately by any authorized personnel of the City and may be subject to disposal if not claimed within a period of 30 days from when the sign was removed.

- A. Electronic message boards are prohibited in the following zoning districts:
 - 1. In the Downtown District, as defined in Section 6.8.4.12.
 - 2. In C-1 Neighborhood Business Districts, as defined in Section 5.1.1.F.
- B. Flashing signs of any type, unless required for traffic, government, public utility and emergency use.
- C. Signs that include moving messages, animation and video clips.
- D. Sound devices attached to any sign, or any sign that emits any sound for any purpose.
- E. Signs which constitute a hazard to public health or safety.
- F. Signs displaying obscene, profane, indecent or immoral matter.
- G. Signs displayed within or extended over public right-of-way, except those erected or authorized by a government authority, Garage Sale Signs, Estate Sale Signs and Yard Sale Signs in accordance with Section 6.8.6.D and sidewalk signs in accordance with Section 6.8.6.E.
- H. Signs which make use of words such as "Stop," "Look," "One-Way," "Danger," "Yield," or any similar word, phrase, symbol or light so as to interfere with or confuse pedestrian or vehicular traffic, except those erected or authorized by a government authority
- I. Signs which, by reason of size, location, content, color, or manner of illumination, obstruct the vision of motorists or interfere with the visibility or effectiveness of any traffic sign or control device on public streets.
- J. Attention-getting devices including, but not limited to inflatable, moving, rotating or undulating signs, propellers, pennants, streamers, ribbons, strings of light bulbs (festoon lighting), spinners, balloons, searchlights or light beams, except as otherwise permitted with a Community and Special Events Sign in accordance with Section 6.8.6.U.

- K. Human billboards (also known as walking billboards) intended to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business activity located on the same or nearby property.
- L. Signs which obstruct ingress or egress from any fire escape, door, window, or other exit or entrance.
- M. Off-premises signs.

Exceptions:

1. Garage Sale Signs, Yard Sale Signs, Estate Sale Signs and Auction Sale Signs in accordance with Section 6.8.6.D.
 2. Real Estate and Open House Signs in accordance with Section 6.8.6.T.1.
 3. Temporary Off-premises Community and Special Events Signs in accordance with Section 6.8.6.U.
- N. Signs placed or affixed to vehicles and/or trailers which are parked so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business activity located on the same or nearby property. However, this does not prohibit the placement of permanent lettering on motor vehicles and trailers where the lettering is incidental to the primary use of the vehicle or trailer.
 - O. Roof signs that project above the highest point of the building or roof to which it is attached, or that extend beyond the width of the facade of the building to which it is attached.

Roof Signs--UNACCEPTABLE



Where h = height of sign, and
 r = height of building wall or roof, and
 $h > r$

Roof Signs--ACCEPTABLE



Where h = height of sign, and
 r = height of building wall or roof, and
 $h < r$

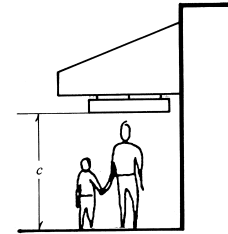
- P. Advertising, business, or identification signs on light poles of establishments, public utility poles, trees, fire hydrants, curbs and similar appurtenances.
- Q. Signs painted directly on trees, rocks and fences and other structures or objects, except walls.
- R. Abandoned signs which advertise a business no longer conducted or a product no longer offered for sale on the premises where such sign is located. However, a sign indicating a move of such business is permitted for a period of time not exceeding 90 days from the date of discontinuation of the business at the location.
- S. All billboards and signs similar in nature.

6.8.6. Exempt Signs. Unless noted otherwise, the following signs are otherwise exempt from regulations of this Title and do not require a sign permit. Nothing in this Section shall exempt the following signs from the provisions of Section 6.8.5 or from any provisions of the Building Code or those portions of the Municipal Code applicable to signs.

- A. Flags, symbols or crests representing nations, states, cities or political, fraternal, religious or civic organizations, provided the number of such flags does not exceed four (4). One flag displaying the name or logo of a company or business shall be allowed provided that it is flown along with the American flag and shall not be larger than said flag. American flags shall be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes and may be attached to light poles of establishments.

- B. Decorations customarily and commonly associated with a national, local or religious holiday, or recognized local special event, provided that such decorations shall not be displayed for more than sixty (60) days.
- C. Window Signs. Where permitted in Section 6.8.8, Table of Sign Requirements, window signs may be painted, applied or attached or located within three (3) feet of the interior of a window or located within the glass surface of any fixed window (glazing) and visible from a public right-of-way and shall be subject to the following:
 - 1. **LOCATION.** Window signs may be displayed only in windows facing a public street, or in windows in a wall having a public entrance.
 - 2. **SIGN DISPLAY AREA COMPUTATION.** The window sign display area shall be the exterior glass surface area of all permitted windows, not including any superficial/artistic/light-filtering borders or trim.
 - 3. **SIGN DISPLAY AREA LIMITS.** The sign display area for window signs shall not extend beyond the window surface on which the sign is located, nor beyond the premises of a particular establishment.
 - 4. **SIGN AREA.** The area of a window sign shall not exceed fifty percent (50%) of the window in which it is placed or visible and shall not include any non-advertising or non-business identification content.
 - 5. **ILLUMINATION.** Window signs may be illuminated subject to the standards in Section 6.8.7.D.
- D. Garage Sale Signs, Yard Sale Signs, Estate Sale Signs and Auction Sale Signs with an area of less than six (6) square feet per side. Such signs may be displayed within a public right-of-way, provided they are not located within the Downtown District, as defined in Section 6.8.4.12 and do not obstruct the vision of motorists or interfere with the visibility or effectiveness of any traffic sign or control device on public streets. Such signs shall be portable ground signs.
- E. Sidewalk signs that are temporary and portable and do not exceed four (4) feet in height and eight (8) square feet in area per side. No more than one (1) sign per business is allowed and said sign shall be located within the boundaries of the business frontage and not interfere with pedestrian foot traffic. Sidewalk signs shall be self-supporting and shall not be permanently installed or affixed to any object, tree, surface, or other means of support and shall be removed at the close of the business day.
- F. Parking lot or driveway entrance and exit signs which direct or regulate the movement of pedestrians or vehicles into or within a site, provided that:
 - 1. **NUMBER.** No more than two such signs are displayed per driveway.
 - 2. **LOCATION.** Such signs shall be set back at least five (5) feet from the nearest property line.
 - 3. **TYPE.** Such signs may be ground or wall signs.
 - 4. **SIGN AREA.** Such signs shall not exceed eight (8) square feet in area or four (4) feet in height from finished grade for ground signs or eight (8) feet in height from finished grade for wall signs.
- G. Works of art that are less than 64 square feet in area, that are not considered a mural and that do not include a commercial message, graphic or logo. Murals shall comply with Section 6.8.10.D.
- H. Address numbers and signs not exceeding three (3) square feet in area and bearing only the address of the lot or building. Such signs may be ground or wall signs and may be illuminated.

- I. Traffic, government, public utility, emergency, directional, traffic, legal notice, identification, informational, municipal/state/federal and danger signs, as well as all other signs required and erected in accordance with Federal Law, State Statute or the local authority having jurisdiction.
- J. Memorial signs or tablets containing the names of a building and the date of construction, when cut into any masonry surface so as to be part of the building or when constructed of bronze or some other non-combustible material and permanently attached to a building.
- K. Signs attached to the underside of a canopy provided such signs do not exceed six (6) square feet in area and are mounted at right angles to the building facade and provided a minimum clearance of seven (7) feet above the sidewalk is maintained and that no portion of such sign is within one (1) foot of the edge of the canopy.
- L. Public telephone, gasoline pump and vending machine graphics, logos and instructions.
- M. One menu board sign for a drive-in window operation provided such sign does not exceed fifty (50) square feet in area or seven (7) feet in height.
- N. Private property regulation signs no greater than two (2) square feet in area giving warning (e.g. beware of dog, no trespassing, no dumping, etc.) and not to exceed four (4) square feet per lot, except that the Zoning Administrator may permit additional such signs under proven special circumstances. Such signs may be ground or wall signs.
- O. Bulletin boards not over twelve (12) square feet in area when attached to buildings housing public, charitable or religious institutions provided any bulletin board shall be located on the premises of said institution.
- P. Informational Signs providing information, but bearing no advertising matter, including identifying restrooms, hours of operation, walkways and similar features or facilities, and not exceeding twelve (12) square feet in area.
- Q. When located on agricultural property used for agricultural purposes, signs no greater than two (2) square feet in area pertaining to seed or hybrid products used, produced or cultivated on the property, and signs no greater than thirty-two (32) square feet in area pertaining to the sale in season of agricultural products grown or produced on the property.
- R. **REAL ESTATE, CONTRACTOR, SUBDIVISION, PROJECT OR CONSTRUCTION SIGNS.**



*Under Canopy Signs (s)
Where c = clearance*

1. **Real Estate and Open House Signs.** Each development or building that is for sale shall be permitted one real estate or open house sign per frontage. Such signs shall have no more than eight (8) square feet in area, provided that no more than one (1) such sign shall be permitted in each yard abutting a street. Real estate signs shall not exceed six (6) feet in height. Real estate signs must be removed within five (5) days of closing or lease transaction. In commercial and industrial zoning districts, real estate signs may have a maximum area of 36 square feet per face, but such signs may not be used in addition to project construction signs. Such signs shall be wall or ground signs.
2. **Contractor Signs.** Signs identifying mechanics, painters, and similar artisans and workmen employed on the site of construction shall be permitted provided that they do not include any promotional information for the development and that they are removed within one (1) week upon completion of the project. Such signs shall be ground or wall signs. Such signs shall be no more than fifty (50) square feet in area and eight (8) feet in height.
3. **Subdivision or Development Identification Signs.** One sign not exceeding fifty (50) square feet in area (inclusive of any logo) and eight (8) feet in height erected at each entrance into

the subdivision or development shall be allowed for any planned development, subdivision, multiple-family (apartment) or condominium development with ten (10) or more lots or dwelling units, or for any commercial or industrial subdivision, commercial/industrial planned development or office/research/light industrial parks with five (5) or more lots. Additional signage may be permitted as part of a land use determination approval. Such signs shall be ground or wall signs.

4. **Commercial or Industrial Project Signs.** One sign not exceeding fifty (50) square feet in area and eight (8) feet in height erected on a lot on which commercial or industrial construction is taking place, indicating the name of the architects, engineers, landscape architects, contractors, and the owners, financial supporters, sponsors and similar persons or firms having a role or interest with respect to the structure or project. Said sign shall be erected only so long as construction is occurring on the lot. Such signs shall be ground or wall signs.

S. **COMMUNITY AND SPECIAL EVENT SIGNS.** Temporary off-premises signs and attention-getting devices that are otherwise prohibited by this Article may be permitted for the purpose of promoting community events, special events, religious events, educational events, charitable events, philanthropic events, etc. subject to the following provisions:

1. **REGISTRATION.** Community and special event signs must be reviewed, approved and registered with the Community Development Department a minimum of seven (7) days prior to the date of the event.
2. **NUMBER.** Not more than six (6) temporary community and special event signs associated with a particular event shall be displayed at any given time.
3. **LOCATION.** Temporary community and special event signs shall only be permitted in commercial zoning districts with frontage on North Main Street / Rt. 23, DeKalb Avenue, State Street, Peace / Plank Road and Bethany Road. Only one sign per event shall be permitted at the locations noted above.
4. **DURATION OF DISPLAY.** Temporary community and special event signs:
 - a. Shall not be displayed more than fourteen (14) days prior to the event and shall be removed not more than seven (7) days after the conclusion of the event.
 - b. Shall be no more than six (6) times per calendar year. This time-period may be extended with special approval by the Community Development Department.
5. **TYPE.** Temporary community and special event signs shall be ground signs only.
6. **SIGN AREA.** The maximum area of temporary community and special event signs shall be thirty-two (32) square feet.
7. **HEIGHT.** The maximum height of temporary community and special event signs shall be four (4) feet.
8. **MATERIAL.** Temporary community and special event signs shall be constructed of durable cloth, vinyl, plastic or similar material and be able to withstand inclement weather conditions.
9. **ILLUMINATION.** Temporary community and event signs may not be illuminated.

T. **COMMERCIAL PROMOTION SIGNS.** Temporary on-premises commercial signs that are otherwise prohibited by this Article may be permitted for the purpose of promoting commercial activities, sales events, grand openings, etc. subject to the following provisions:

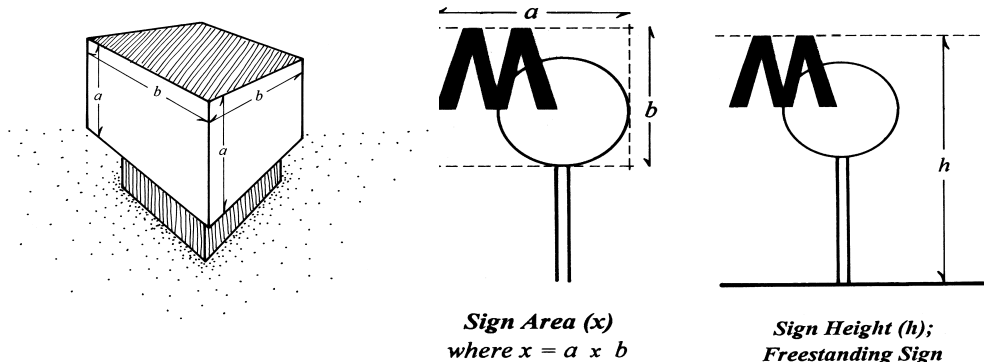
1. **TYPES.** For the purpose of this Article, temporary commercial promotion signs shall be classified according to their structural type, defined as follows:

- a. Temporary ground sign
 - b. Temporary wall sign
 - c. Temporary feather flag
- 2. **REGISTRATION.** Temporary commercial promotion signs must be reviewed, approved and registered with the Community Development Department a minimum of seven (7) days prior to the date of the event.
- 3. **NUMBER.** Not more than one (1) temporary commercial promotion ground or wall sign and two (2) temporary commercial promotion feather flags per street frontage that serves the business shall be permitted and said signs shall be located within the boundaries of the business frontage.
- 4. **LOCATION.**
 - a. **Temporary commercial promotion ground signs:** Shall be located on the same property as the promoting business and shall only be allowed in commercial zoning districts.
 - b. **Temporary commercial promotion wall signs:** Shall be located on the same property as the promoting business and shall only be allowed in commercial zoning districts.
 - c. **Temporary commercial promotion feather flags:**
 - 1. Are prohibited in the Downtown District, as defined in [Section 6.8.4.12](#) and C-1 Neighborhood Business Districts.
 - 2. Shall be located on the same property as the promoting business, shall be allowed in front yards only and shall only be allowed in commercial zoning districts.
 - 3. Must be located a minimum of 25' from a front property line or public right-of-way.
- 5. **DURATION OF DISPLAY.** Temporary commercial promotion signs:
 - a. Shall not be displayed more than fourteen (14) days prior to the event and shall be removed not more than seven (7) days after the conclusion of the event.
 - b. Shall be displayed for no more than thirty (30) days and no more than six (6) times per-calendar year. The display period may be extended with special approval by the Director of Community Development or his/her designee.
- 6. **SIGN AREA.** The maximum area of temporary commercial promotion signs shall be thirty-two (32) square feet.
- 7. **HEIGHT.** The maximum height shall be four (4) feet for temporary commercial promotion ground and wall signs and ten (10) feet for temporary commercial promotion feather flags.
- 8. **MATERIAL.** Temporary commercial promotion signs shall be constructed of durable cloth, vinyl, plastic or similar material and be able to withstand inclement weather conditions.
- 9. **ILLUMINATION.** Temporary commercial promotion signs shall not be illuminated.
- U. **POLITICAL SIGNS.** Political signs announcing candidates for political office or political issues are permitted, subject to the following provisions:

1. **TYPES.** Political signs may be ground, wall or window signs.
2. **NUMBER.** There is no limit on the number of political signs that may be displayed on a property.
3. **LOCATION.** Political signs shall not be erected on public rights-of-way, attached to fences, trees, utility poles or the like, and further provided that such signs are not placed in a position that will obstruct or impair vision or traffic in any way or manner to create a hazard or disturbance to the health and welfare of the general public.
4. **DURATION OF DISPLAY.** Political signs may be displayed for a period not to exceed sixty (60) days prior to the date of the election, with the exception of political signs displayed on residential property, in which case there is no limitation on the duration of display.

6.8.7. General Provisions.

- A. **YARDS.** Except as otherwise provided herein, ground signs shall be located a minimum of five (5) feet from any lot line and driveway.
- B. **SIGN HEIGHT.** The height of sign shall be the distance measured between the grade immediately adjacent to the base of the sign and the highest point of the sign ground sign. For other signs, the height is the distance measured between finished grade adjoining the wall on which a wall, projecting, awning, window sign is attached and the highest point of said sign.
- C. **SIGN AREA.** The area of a sign shall be the smallest rectangle which encloses the entire perimeter of a sign, excluding the supporting structure which does not form part of the sign proper or of the display. Where a sign is designed with more than one surface, the area computed shall include only the largest single display surface which is visible from any one side or position. For the purpose of determining the number of signs, a sign shall be considered to be a single display surface or display containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship to elements, or where there is reasonable doubt as to the relationship of elements, each element shall be considered to be a single sign.



- D. **ILLUMINATION.** An illuminated sign is any sign from which artificial light emanates either by means of exposed lighting on the surface of the sign or through transparent or translucent material from a source within the sign, or a sign which reflects artificial light from a source intentionally directed upon it.
 1. Illuminated signs permitted in Residential Districts or within one hundred (100) feet of a Residential District shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m., unless the use to which the sign pertains is open.

2. No illuminated sign shall be positioned or maintained so as to permit the beams and illumination there from to be directed or beamed upon any adjacent property nor to cause glare or reflection that may constitute a nuisance or traffic hazard.

E. **ELECTRONIC AND MANUAL MESSAGE BOARDS.** Electronic and manual message boards shall comply with the following:

1. **ZONING.** Electronic message boards, except time and temperature displays, are prohibited in the Downtown District, as defined in [Section 6.8.4.12](#), and C-1 Neighborhood Business Districts.
2. **NUMBER.** Each lot, building or property, whichever is most restrictive, may have one electronic or manual message board.
3. **LOCATION.** An electronic or manual message board may only be incorporated into, or part of, a ground sign or a wall sign.
4. **AREA.** Not more than forty percent (40%) or thirty-five (35) square feet, whichever is less, of the allowable sign area shall be used for an electronic or manual message board.
5. **DISPLAY.** Electronic and manual message boards shall comply with the following:
 - a. No advertising shall be placed upon a manual or electronic message boards other than the owner or references to the business conducted within the premises to which the sign is attached, community events and the time and/or temperature.
 - b. Electronic and manual message boards shall not contain any “off-site” advertising, except for the dissemination of bona fide emergency public messages issued by a unit of government.
 - c. Electronic displays shall be static in nature and shall not have movement of any kind or the appearance or optical illusion of movement, on any part of the sign.
 - d. Electronic displays shall not feature simulated fireworks, explosions, flags flying, or other distracting displays. Electronic message boards at or near intersections shall not use red or green colored lettering in order to avoid confusion with traffic control devices.
 - e. Each message displayed on an electronic message board must be displayed for a minimum of five (5) seconds.
 - f. The change between static electronic messages must be accomplished immediately, with no use of any transitions.
 - g. Electronic message boards must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illuminations levels are dimmer at night and on cloudy days than during sunny days. In no instance shall lighting intensity exceed 500 nits.
 - h. Electronic message boards shall be equipped with an automatic off switch at an accessible location at or near the sign.

6.8.8. Table of Sign Requirements. All signs permitted in the City shall be erected in accordance with the specifications set forth in Section 6.8.8, Table of Sign Requirements.

ZONING DIST.	SIGN STRUCTURAL TYPE											
	GROUND*		PYLON		PROJECTING	TEMPORARY	AWNING	CANOPY	MURAL	ROOF	WALL*	WINDOW
	Max. Area (SQ FT)	Max. Height (FEET)	Max. Area (SQ FT)	Max. Height (FEET)	Max. Area (SQ FT)	Max. Area (SQ FT)	MAXIMUM PERCENTAGE (%) OF SIGN DISPLAY AREA					
R-1 R-2 R-3 R-4	30	6	NP	NP	NP	32 SQ FT	NP	NP	NP	NP	NP	NP
C-1	30	10	NP	NP	16 SQ FT	32 SQ FT	30%	40%	64 sq ft Min. 80% Max.	40%	30%	50%
C-2	30	6	NP	NP	16 SQ FT	32 SQ FT	30%	30%	50% Min.** 80% Max.	30%	30%	50%
C-3	90	15	250	30	16 SQ FT	32 SQ FT	30%	50%	NP	50%	50%	50%
C-4	40	10	NP	NP	16 SQ FT	32 SQ FT	30%	40%	64 sq ft Min. 80% Max.	40%	40%	50%
M-1	90	15	NP	NP	16 SQ FT	32 SQ FT	30%	50%	NP	50%	50%	50%
M-2	90	15	NP	NP	16 SQ FT	32 SQ FT	30%	50%	NP	50%	50%	50%
NP = Not permitted												
*ELECTRONIC AND MANUAL MESSAGE BOARDS = Shall comply with Section 6.8.7.E.												

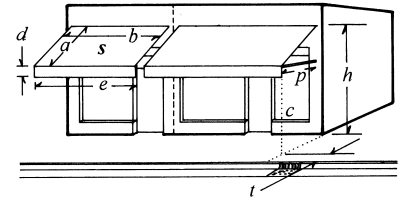
6.8.9 Sign Area Bonuses. To encourage higher quality of design and increased effectiveness of graphics in the City of Sycamore, the City will reward the use of certain design features and criteria by permitting the property owner to increase the area of a sign if any of the following design features and criteria is employed. Such bonuses shall be granted cumulatively for compliance with each of the criteria, up to a maximum of fifty percent (50%). The percentage increase shall be based on the original permitted maximum sign area.

1. Twenty-five percent (25%) bonus for signs that are part of a land use determination approval.
2. Twenty percent (20%) bonus for any ground business identification or development sign which is the only such ground sign on a lot on which more than one such sign would otherwise be permitted.
3. Fifteen percent (15%) bonus for any wall sign which consists of individual letters, characters or logos mounted directly on the building surface.
4. Fifteen percent (15%) bonus for any sign using natural material in the construction of the sign surface area.
5. Fifteen percent (15%) bonus for any freestanding sign which utilizes an opaque or non-illuminated background sign surface.
6. Ten percent (10%) bonus for any wall sign if the background color matches the color of the building frieze.

Any signs erected under the bonus provisions contained in this Section shall be adequately and continuously maintained, including landscaping as provided herein, by the owner and such successors and assign as benefit from the bonus provisions in this Section.

6.8.10. Permitted Signs. The following signs shall be permitted in the City of Sycamore as accessory structures subject to all applicable standards noted below and shall require a sign permit in accordance with Section 6.8.3:

- A. **AWNING SIGNS.** Where permitted in Section 6.8.8, Table of Sign Requirements, business and identification awning signs shall be permitted subject to the following:
1. **NUMBER.** Not more than one awning sign shall be permitted on each awning.
 2. **LOCATION.** Individual letters, words or symbols may be affixed or applied to any awning surface facing a public street or mounted over a public entrance to an establishment.
 3. **HEIGHT.** The maximum height of an awning sign shall be the highest point of the awning to which the sign is attached or sixteen (16) feet, whichever is less.
 4. **SIGN DISPLAY AREA COMPUTATION.** Each awning sign shall be located within a selected sign display area. The awning sign display area shall be the exterior area of the permitted awning. The awning sign display area may be computed using a combination of two (2) adjoining geometric shapes (circles, squares, rectangles, triangles only.) The vertical dimensions of the awning sign display area shall not exceed five (5) feet, except that the Zoning Administrator may authorize additional vertical dimensions if the area of the canopy sign is less than fifteen-percent (15%) of the total area of the canopy and is located more than three hundred (300) feet from a public right-of-way.
 5. **SIGN AREA.** The area of an awning sign shall not exceed the maximum percentage of sign display area as defined in this Section and as specified in Section 6.8.8, Table of Sign Requirements.
 6. **SIGN DISPLAY AREA LIMITS.** The awning sign display area shall not extend beyond the awning surface on which the sign is located, nor beyond the premises of a particular establishment.
 7. **ILLUMINATION.** Awning signs may be illuminated subject to the standards in Section 6.8.7.D.
 8. **MESSAGE BOARDS.** Electronic and manual message boards are not permitted on awning signs.
 9. **TIME AND TEMPERATURE DISPLAYS.** Time and temperature displays are not permitted on awning signs.
 10. **CLEARANCE.** A minimum clearance of seven (7) feet shall be provided between finished grade and the lowest point of an awning sign, but in no instance shall an awning sign extend below the lowest point of the awning to which the sign is attached.
 11. **PROJECTION.** No awning sign and the awning to which it is affixed shall project more than eight (8) feet from the building wall and shall not project into or over the roadway of any street or driveway.
 12. **SETBACK FROM CURB.** No awning sign and the awning to which it is affixed shall project within two (2) feet of the curb of a street or driveway.
 13. **SUPPORT.** An awning may be fixed or retractable and shall be securely attached to and supported by the building. No posts or columns shall be permitted to support the awning. Awnings shall be designed to provide unobstructed flow of pedestrian traffic along any sidewalk.

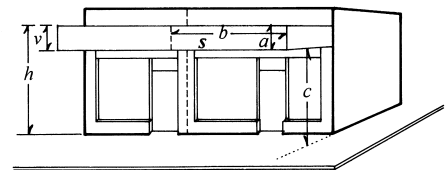


Awning Sign Display Area (s)
Where $s = (a \times b) + (d \times e)$ and,
projection (p) ≤ 6 feet,
curb setback (t) ≥ 2 feet,
sign height (h) ≤ 16 feet,
clearance (c) ≥ 7 feet,
and maximum vertical dimension of s (v) = 6 feet

14. **MATERIAL.** The construction materials and the manner of construction of all awnings shall be in accordance with the Building Code.

B. **CANOPY SIGNS.** Where permitted in Section 6.8.8, Table of Sign Requirements, business and identification canopy signs shall be permitted subject to the following:

1. **NUMBER.** Not more than one canopy sign shall be permitted per street frontage per building or tenant space having an exterior public entrance.
2. **LOCATION.** Canopy signs shall be mounted on the face of a canopy provided no wall or roof signs are directed to the same street frontage.
3. **HEIGHT.** The maximum height of a canopy sign shall be the highest point of the canopy to which said sign is attached or sixteen (16) feet, whichever is less.
4. **SIGN DISPLAY AREA COMPUTATION.** Each canopy sign shall be located within a selected sign display area. The canopy sign display area shall be the area of the permitted canopy. The canopy sign display area may be computed using a combination of two (2) adjoining geometric shapes (circles, squares, rectangles, triangles only). The vertical dimensions of the canopy sign display area shall not exceed six (6) feet, except that the Zoning Administrator may authorize additional vertical dimensions if the area of the canopy sign is less than fifteen percent (15%) of the total area of the canopy and is located more than three hundred (300) feet from a public right-of-way.
5. **SIGN AREA.** The area of a canopy sign shall not exceed the maximum percentage of sign display area as defined in this Section and as specified in Section 6.8.8, Table of Sign Requirements.
6. **SIGN DISPLAY AREA LIMITS.** The canopy sign display area shall not extend beyond the canopy face on which the sign is located, nor beyond the premises of a particular establishment.
7. **ILLUMINATION.** Canopy signs may be illuminated subject to the standards in Section 6.8.7.D.
8. **MESSAGE BOARDS.** Electronic and manual message boards are not permitted on canopy signs.
9. **TIME AND TEMPERATURE DISPLAYS.** Time and temperature displays shall be permitted when incorporated into a projecting sign and shall comply with Section 6.8.7.E.
10. **CLEARANCE.** A minimum clearance of seven (7) feet shall be provided between finished grade to the lowest point of a canopy sign, but in no instance shall a canopy sign extend below the lowest point of the canopy on which the sign is attached.
11. **PROJECTION.** No canopy sign shall project more than four (4) inches from the canopy to which it is attached.
12. **SUPPORT.** A canopy shall be securely attached to and supported by the building. No posts or columns shall be permitted to support the canopy. Canopies shall be designed to provide unobstructed flow of pedestrian traffic along any sidewalk.



Canopy Sign Display Area (s)

*Where $s = a \times b$ and,
clearance (c) ≥ 7 feet,
sign height (h) ≤ 16 feet,
and maximum vertical dimension of s (v) = 6 feet*

13. **MATERIAL.** The construction materials and the manner of construction of all canopies shall be in accordance with the Building Code.

C. GROUND SIGNS AND PYLON COMMERCIAL DEVELOPMENT SIGNS.

1. **GROUND SIGNS.** Where permitted in Section 6.8.8, Table of Sign Requirements, Ground signs shall be permitted subject to the following:

- a. **NUMBER.** Each building, regardless of the number of lots upon which it may be located, shall have not more than one (1) ground sign located along the street frontage that serves as the primary access for the lot(s) on which said building is located. Where there are two (2) or more street frontages, one (1) additional ground sign may be located along the street frontage that serves as the secondary access for the lot(s) on which said building is located. For the purpose of this paragraph, an aggregation of two or more structures and/or businesses connected by a wall, fire wall, façade, or other structured element, except sidewalks, shall constitute a single building.
- b. **LOCATION.** Ground signs shall be located a minimum of five (5) feet from a front property line or public right-of-way and shall be located as far as possible from any transition side property line.

Exception: For those commercial lots located in the Downtown District, as defined in Section 6.8.4.12, ground signs may be installed where no part of the sign face or sign base is within 30 inches of a front property line or public right-of-way. In addition, no part of the sign face or sign base of such monument-style ground signs shall exceed seven (7) feet in width, and the sign height shall not exceed six (6) feet. No signs may be located within the sight triangle, as defined in Section 6.8.4.

- c. **HEIGHT.** No ground sign shall exceed fifteen (15) feet in height.
- d. **SIGN AREA.** The area of a ground sign shall not exceed the maximum square footage of sign display area as defined in this Section and as specified in Section 6.8.8, Table of Sign Requirements.
- e. **ILLUMINATION.** Ground signs may be illuminated subject to the standards in Section 6.8.7.D.
- f. **MESSAGE BOARDS.** Electronic and manual message boards shall be permitted when incorporated into a ground sign and shall comply with Section 6.8.7.E.
- g. **TIME AND TEMPERATURE DISPLAYS.** Time and temperature displays shall be permitted when incorporated into a ground sign and shall comply with Section 6.8.7.E.
- h. **DISTANCE FROM BUILDING.** No ground sign shall be located closer than ten (10) feet to a building, provided that a ground sign four (4) feet in height or less may be located as close as three (3) feet from a building.
- i. **BASE SCREENING.** All ground signs supported by a pole or poles shall have the support pole(s) or base screened from all directions. Support poles shall be enclosed in skirting or a solid base with a minimum width not less than one-third (1/3) the width of the proposed sign with a maximum width not greater than ten percent (10%) more than the width of the proposed sign. The skirting or base shall be constructed of materials consistent with the appearance of the principal structure(s).

The ground immediately adjacent to said skirting or base shall be landscaped sufficiently so as to screen fifty (50) percent of the lower half of the skirting or base, measured as fifty (50) percent of the height between the ground and the bottom edge of the display portion of the proposed sign or two (2) feet, whichever is lower. The landscaping shall include species of vegetation appropriate to and consistent with the climate and appearance of the City of Sycamore, as approved by the Community Development Director or his/her designee.

3. **PYLON SIGNS.** Commercial development pylon signs shall be permitted subject to the following:

- a. **ZONING.** Commercial development pylon signs shall be permitted as part of an approved planned unit development in C-3, Highway Business Districts only.
- b. **NUMBER.** Not more than one (1) commercial development pylon sign advertising the name and location of the shopping center and the names of the tenants on other integrated but remote parcels within the planned unit development shall be permitted.
 - 1. For gasoline service stations, mini marts and car dealerships, not more than one (1) pylon sign shall be permitted.
- c. **LOCATION.** Pylon signs shall be located a minimum of five (5) feet from a front property line or public right-of-way and shall be located as far as possible from any transition side property line.
- d. **HEIGHT.** The maximum height for a commercial development pylon sign shall not exceed thirty (30) feet. The height may be increased up to sixty (60) feet if approved by Special Use Permit issued in accordance with the general objectives and procedures outlined in Article 4.3, Special Uses. Additionally, the bottom edge of any pylon sign face must be at least eight (8) feet above ground level.
 - 1. The maximum height of a gasoline service station, mini mart and car dealerships pylon sign shall not exceed fifteen (15) feet.
- e. **SIGN AREA.** The area of a pylon sign shall not exceed two hundred fifty (250) square feet.
 - 1. The area of a gasoline service station, mini mart or car dealerships pylon sign shall not exceed the maximum square footage of sign display area for ground signs as specified in Section 6.8.8, Table of Sign Requirements.
- f. **ILLUMINATION.** Pylon signs may be illuminated subject to the standards in Section 6.8.7.D.
- g. **MESSAGE BOARDS.** Electronic and manual message boards are not permitted on pylon signs.
- h. **TIME AND TEMPERATURE DISPLAYS.** Time and temperature displays are not permitted on pylon signs.

D. **MURALS.** Where permitted in Section 6.8.7, Table of Sign Requirements, murals shall be subject to the following:

- 1. **ZONING.** Murals shall be permitted in the C-1, Neighborhood Business District, the C-4, Mixed Use District and on buildings zoned C-2, Central Business District and located within the Downtown District, as defined in Section 6.8.4.12.

2. **APPROVAL.** Murals shall be reviewed for compliance by the Community Development Department, approved by the City Council and a mural permit shall be issued prior to the commencement of work.
3. **NUMBER.** Not more than one (1) mural per building and one (1) per zoning lot shall be permitted and not more than three (3) murals shall be displayed within the Downtown District, as defined in Section 6.8.4.12.

4. **LOCATION.** Murals shall be permitted on side and corner side building walls only. No mural shall be permitted on any front wall of a building having a public entrance that faces a primary street frontage or rear wall.

5. **MURAL DISPLAY AREA.** The minimum area of a mural shall be sixty-four (64) square feet and the maximum area of a mural shall not exceed the maximum area as specified in Section 6.8.8, Table of Sign Requirements. The display area shall be comprised of all painted or visually artistic elements on the wall surface, including business identification signs.

Additionally, separation of a minimum of three (3) feet shall be provided between the mural content and any business identification sign occupying the same wall. Any business identification wall or window sign occupying a wall with a mural shall comply with the Wall Sign display area limitations specified in Section 6.8.8, Table of Sign Requirements. In the case of a wall on which there is a window sign and/or a wall sign and a mural, the total wall coverage shall not exceed 80%. Major architectural features such as doors, windows, memorial signs, tablets and mechanical appurtenances, such as ventilation outlets or similar appurtenances necessary to the functionality of the building, shall not be included in the total wall area.

6. **COVERAGE LIMITATIONS.** Murals shall not overlap, cover or interrupt major architectural features, such as doors, windows and memorial signs and tablets, nor shall it overlap, cover or interrupt mechanical appurtenances, such as ventilation outlets or similar appurtenances necessary to the functionality of the building. Additionally, no mural shall extend beyond the dimensions of the wall on which the mural is located.

7. **MATERIAL.** Murals shall be constructed of materials that will provide long-term durability and exposure to the elements and shall be sealed with an anti-graffiti and UV-resistant coating upon completion of the mural.

8. **MAINTENANCE.** Property owners are responsible for ensuring that the approved mural is maintained in good condition and is repaired in the case of vandalism or accidental destruction. As part of the application process, the applicant shall submit a maintenance plan that includes information regarding the following:

- a. A proposed timeline or lifespan of the mural
- b. Proposed materials to be used for the mural
- c. The installation process for the mural
- d. A statement attesting that a protective coating will be applied upon completion of the mural, to include information on the intended protective coating to be used.

9. **ALTERATION.** No party may commence or complete any alteration to a mural except by issuance of a new mural permit in accordance with this Section.

10. **INSPECTION.** The City may conduct inspections as necessary to enforce any provision of this Section, to determine compliance with the requirements of this Section, or whenever the City has cause to believe any violation of this Section may exist.

11. **REMOVAL.** Applicants must provide written notification to the Community Development Department before removing any mural. All paint, artwork and any associated materials that were used to affix or secure the mural to a wall or structure, including, but not limited to, mounting hardware, brackets, caulk, grout, and adhesives, must be removed at such time said mural is removed.

12. **ILLUMINATION.** Murals may be illuminated subject to the standards in Section 6.8.7.D.

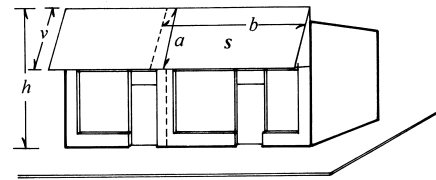
E. **PROJECTING SIGNS.** Where permitted in Section 6.8.8, Table of Sign Requirements, projecting identification signs shall be permitted subject to the following:

1. **NUMBER.** Not more than one projecting sign per street frontage per establishment or building wall having a public entrance shall be permitted, provided no canopy or roof sign for the establishment are located on the same building wall.
2. **LOCATION.** Projecting signs shall be affixed to the wall having the establishment's public entrance and shall not be located beyond the premises of a particular establishment.
3. **HEIGHT.** No projecting sign shall extend above the roof line or the highest point of the wall of the building on which it is located or fourteen (14) feet from finished grade, whichever is less.
4. **SIGN AREA.** The area of a projecting sign shall not exceed sixteen (16) square feet.
5. **ILLUMINATION.** Projecting signs may be illuminated subject to the standards in Section 6.8.7.D.
6. **MESSAGE BOARDS.** Electronic and manual message boards are not permitted on projecting signs.
7. **TIME AND TEMPERATURE DISPLAYS.** Time and temperature displays shall be permitted when incorporated into a projecting sign and shall comply with Article 6.8.7.E.
8. **CLEARANCE.** Projecting signs shall provide a minimum clearance of eight (8) feet between the finished grade below the sign to the lowest edge of the sign.
9. **PROJECTION.** No projecting sign shall project from the building wall more than six (6) feet. The innermost edge of the projecting sign shall be no more than one (1) foot from the wall of the building to which it is attached. Projecting signs may swing, but all projecting signs shall be permanently attached to the building.
10. **SETBACK FROM CURB.** No projecting sign shall project within two (2) feet of the curb of a street or driveway.

F. **ROOF SIGNS.** Where permitted in Section 6.8.8, Table of Sign Requirements, business and identification roof signs shall be permitted subject to the following:

1. **NUMBER.** Not more than one business and identification roof sign per street frontage per establishment shall be permitted, provided no wall or canopy sign for the same establishment is directed to the same street frontage, except that:
 - a. No roof sign shall face a residential lot and shall not extend beyond the plane of the street facade.
 - b. No roof sign shall be allowed for individual tenants in a multi-tenant building or a multi-story building.

2. **LOCATION.** A roof sign shall be located on a decorative mansard, penthouse or other architectural element of a building which extends vertically beyond the roof line, and shall be single-faced and be mounted directly vertical as a wall sign, with no visible angle-iron, guy wires, braces or secondary supports and all hardware concealed. A roof sign shall be displayed parallel to the eave line of the roof to which it is attached, or parallel to the penthouse or architectural element above the roof line to which it is attached, and shall face a public street.



Roof Sign Display Area (s)

Where $s = a \times b$ and, maximum sign height (h) = 30 feet, and maximum vertical dimension of s (v) = 6 feet

3. **HEIGHT.** The maximum height of a roof sign shall be thirty (30) feet from finished grade or two (2) stories, whichever is less.
 4. **SIGN DISPLAY AREA COMPUTATION.** Each roof sign shall be located within a selected sign display area. The roof sign display area shall be the area of the permitted roof, mansard, penthouse or other architectural element of a building that extends vertically above the roof line. The roof sign display area may be computed using a combination of two (2) adjoining geometric shapes (circles, squares, rectangles, triangles only). The vertical dimensions of the roof sign display area shall not exceed six (6) feet, except that the Zoning Administrator may authorize additional vertical dimensions if the area of the roof sign is less than fifteen-percent (15%) of the total area of the roof and is located more than three hundred (300) feet from a public right-of-way.
 5. **SIGN DISPLAY AREA LIMITS.** The roof sign display area shall not extend beyond the dimensions of the mansard, penthouse or architectural element on which the sign is located, or beyond the premises of a particular establishment.
 6. **SIGN AREA.** The area of a roof sign shall not exceed the maximum percentage of sign display area as defined in this Section and as specified in Section 6.8.8, Table of Sign Requirements.
 7. **ILLUMINATION.** Roof signs may be illuminated subject to the standards in Section 6.8.7.D.
 8. **MESSAGE BOARDS.** Electronic and manual message boards are not permitted on roof signs.
 9. **TIME AND TEMPERATURE DISPLAYS.** Time and temperature displays are not permitted on roof signs.
- G. **TEMPORARY SIGNS.** Unless exempt in accordance with Section 6.8.6.U, Temporary Community and Special Event Signs and Section 6.8.6.V, Temporary Commercial Promotion Signs, temporary awning, canopy, ground, roof and wall temporary signs shall be permitted subject to the following:
1. **GRAND OPENING AND GOING OUT OF BUSINESS SIGNS:** Shall be considered temporary signs.
 2. **NUMBER.** Not more than one temporary sign shall be permitted per street frontage.
 3. **LOCATION.** Temporary signs shall comply with all location requirements for awning, canopy, ground, roof and wall signs.

4. **HEIGHT.** Temporary ground signs shall not exceed eight (8) feet in height. Temporary awning, canopy, roof and wall signs shall comply with the height requirements for awning, canopy, roof and wall signs.
5. **SIGN AREA.** Temporary awning, canopy, ground, roof and wall signs shall not exceed thirty-two (32) square feet in area. Additionally, no temporary sign attached to a ground sign or pylon sign shall exceed thirty-two (32) square feet in area and eight (8) feet in height.
6. **ILLUMINATION.** Temporary signs shall not be illuminated.
7. **MESSAGE BOARDS.** Electronic and manual message boards are not permitted on temporary signs.
8. **TIME AND TEMPERATURE DISPLAYS.** Time and temperature displays are not permitted on temporary signs.
9. **DURATION OF DISPLAY:** Temporary signs shall be permitted for no more than fourteen (14) consecutive days and no more than six (6) times during a calendar year. The display period may be extended with special approval by the Community Development Director or his/her designee.

Exception 1: Grand Opening signs may be displayed no more than one (1) time per calendar year and for no more than thirty (30) consecutive days. The display period may be extended with special approval by the Community Development Director or his/her designee.

Exception 2: Going Out of Business Signs may be displayed no more than one (1) time per calendar year and for no more than sixty (60) days.

H. **WALL SIGNS.** Where permitted in Section 6.8.8, Table of Sign Requirements, business and identification wall signs shall be permitted subject to the following:

1. **NUMBER.** Not more than one business and identification wall sign per street frontage or per building wall having a public entrance per establishment shall be permitted, provided no canopy or roof sign for the same establishment is directed to the same street frontage, except that:
 - a. Not more than one business or identification wall sign may be permitted on walls not facing a street or having a public entrance, provided the wall does not face a residential lot and is at least twenty-five (25) feet from the nearest property line or another building on the lot.
 - b. For tenants of a multi-tenant building with one common front entrance, one (1) wall sign not larger than 12 square feet per tenant shall be allowed on the wall facing the public street that serves said tenant.
2. **LOCATION.** Wall signs may be affixed only to a wall having the establishment's public entrance or a wall facing a public street, or per 1a, above.
3. **HEIGHT.** The maximum height of a wall sign shall be thirty (30) feet from finished grade or two (2) stories, whichever is less.
4. **SIGN DISPLAY AREA COMPUTATION.** Each wall sign shall be located within a selected sign display area. The sign display area shall be the area of the permitted wall or walls less the area of said wall occupied by windows, doors, canopies, awnings and roofs. The wall sign display area may be computed using a combination of two (2) adjoining geometric shapes (circles, squares, rectangles, triangles only). The vertical dimensions of the wall sign display area shall not exceed six (6) feet except that the Zoning Administrator may authorize additional vertical dimensions if the area of the

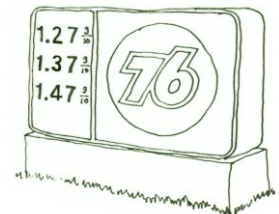
wall sign is less than fifteen percent (15%) of the total area of the wall and is located more than three hundred (300) feet from a public right-of-way.

5. **SIGN DISPLAY AREA LIMITS.** The wall sign display area shall not extend above the roof line or the wall of a building or beyond the premises of a particular establishment in the building.
6. **SIGN AREA.** The total area of all wall signs per wall shall not exceed the maximum percentage of sign display area as defined in this Section and as specified in Section 6.8.8, Table of Sign Requirements. The sign area is in addition to any other sign types on the premises.
7. **ILLUMINATION.** Wall signs may be illuminated subject to the standards in Section 6.8.7.D.
8. **MESSAGE BOARDS.** Electronic and manual message boards shall be permitted when incorporated into a ground sign and shall comply with Section 6.8.7.E.
9. **TIME AND TEMPERATURE DISPLAYS.** Time and temperature displays shall be permitted when incorporated into a wall sign and shall comply with Section 6.8.7.E.

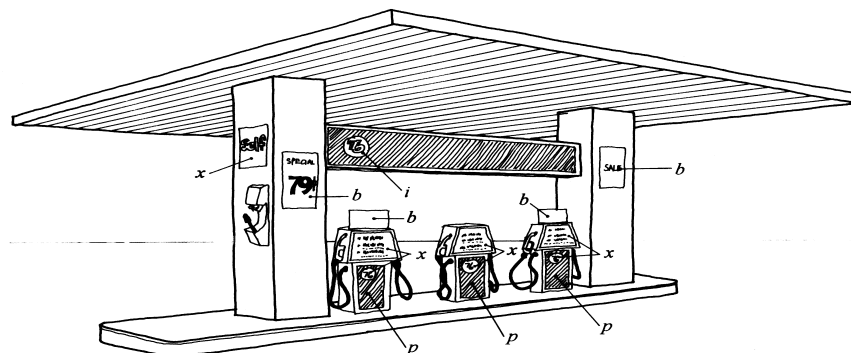
6.8.11. Special Signs. In addition to the foregoing, the following signs shall be permitted subject to the following:

A. **GASOLINE STATIONS, SERVICE STATIONS AND MINI-MARTS.** Each gasoline station, service station or mini mart shall be allowed:

1. One ground sign per street frontage. The ground sign shall comply with Section 6.8.8.C. Digital gasoline price signs integrated into the ground sign and shall comply with Sections 6.8.7.E and 6.8.10.C.
2. Business signs at each pump island, the total area of which at each pump island shall not exceed four (4) square feet per gasoline pump. No such sign may be located more than eight (8) feet above grade and each such sign shall not exceed three (3) square feet in area. For the purposes of this Section, a pump is the above ground equipment used to dispense and measure multiple grades of gasoline for full-service or self-service use of the customer and may have one or more pump nozzles attached thereto for dispensing fuel to up to two cars at one time. Business signs shall not be illuminated.
3. Identification signs at each pump island, the total area of which shall not exceed six (6) feet square feet per gasoline pump at said pump island, and no such sign shall exceed fourteen (14) square feet and shall not be illuminated.



Gasoline Station Identification/Price Sign



Gasoline Pump Island

Gasoline Pump Island Signs

*Where p = Gasoline Pump,
i = Identification Signs,
b = Business Signs,
and x = Exempt Signs*

4. One (1) canopy sign, attached on each of any three (3) sides of the vertical face of the canopy. The area of each sign shall not exceed twenty (20) square feet. When attached to the vertical face of the canopy, each sign shall be a flat sign and shall not project above or below the vertical face of the canopy by more than one (1) foot. If illuminated, such signs shall only be illuminated by non-intermittent light sources. Digital gasoline price signs integrated into the canopy sign and shall comply with Sections 6.8.7.E and 6.8.10.B.

B. AUTOMOBILE AND TRUCK DEALERSHIPS.

1. Each dealership shall be allowed one (1) business identification ground sign and one (1) monument sign for each brand of vehicle manufacturer if two (2) or more makes are offered for sale on the same lot. Each sign shall conform with Section 6.8.8.C, Table of Sign Requirements.
2. Automobile and truck dealerships may display pennants or streamers on the lot provided the displays are kept in good appearance.

C. MARQUEE SIGNS.

1. Marquee Signs may be allowed only by Special Use Permit issued in accordance with the general objectives and procedures outlined in Article 4.3, Special Uses.
2. Marquees shall be designed and specified by a registered structural engineer or registered architect and shall be subject to approval by the City of Sycamore building official.
3. Marquees shall be supported solely by the building to which they are attached, no columns or posts shall be permitted as supports. Marquees shall be designed to provide unobstructed flow of pedestrian traffic along any sidewalk.
4. No marquee shall project within two (2) feet of the curb of any street or driveway.

6.8.12. Non-Conforming Signs

- A. **AUTHORITY TO CONTINUE.** Subject to the elimination and termination provisions hereinafter set forth, any sign lawfully existing upon the effective date of this Title may be continued so long as it complies with the applicable provisions of this Section.
- B. **REPAIRS.** The owner or beneficial user of any non-conforming sign shall maintain such sign in good condition and repair.
- C. **ALTERATION OR MODIFICATION.** An existing non-conforming sign structure may be re-used provided the structure is not altered or modified in any manner which would increase the degree of its non-conformity. The changing of copy, lettering, sign faces, colors, display or content shall be deemed allowable alterations or modifications and shall not be considered a structural alteration.
- D. **EXCEPTION FOR REPAIRS PURSUANT TO PUBLIC ORDER.** Nothing in this Section shall be deemed to prevent the strengthening or complying with a reasonable order of a public official who is charged with protecting the public safety and who declares such a sign to be unsafe and orders its restoration to a safe condition, provided such restoration is not otherwise in violation of the various provisions of this Section prohibiting the repair or restoration of partially damaged or destroyed structures.

F. **TERMINATION OF NON-CONFORMING SIGNS.**

1. **IMMEDIATE TERMINATION.** Any sign or sign feature prohibited by Section 6.8.5 shall be terminated within thirty (30) days after the effective date of this Title by removal of the sign or by alteration of the sign to eliminate the specified non-conforming feature.
2. **TERMINATION BY ABANDONMENT.** Any non-conforming sign, the use of which is discontinued for a period of one (1) year, shall be presumed abandoned and shall not thereafter be reestablished, unless otherwise allowed in accordance with Section 6.8.12.C. Any period of such discontinuance caused by government actions, strikes, material shortages or acts of God, and without any contributing fault by the non-conforming user shall not be considered in calculating the length of discontinuance for purpose of this Section.
4. **TERMINATION BY DAMAGE OR DESTRUCTION.** Any non-conforming sign damaged or destroyed, by any means, to the extent of thirty-five percent (35%) of its replacement cost shall not be restored and shall be terminated.

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Article 6.9

FLOOD CONTROL REGULATIONS

6.9.1 Purpose: This Article is enacted pursuant to the police powers granted to this City by the Illinois Municipal Code (65 ILCS 5/1-2-1, 5/11-12-12, 5/11-30-2, 5/11-30-8 and 5/11-31-2) in order to accomplish the following purposes:

- A. To prevent unwise developments from increasing flood or drainage hazards to others;
- B. protect new buildings and major improvements to buildings from flood damage;
- C. to promote and protect the public health, safety, and general welfare of the citizens from the hazards of flooding;
- D. to lessen the burden on the taxpayer for flood control, repairs to public facilities and utilities, and flood rescue and relief operations;
- E. maintain property values and a stable tax base by minimizing the potential for creating blight areas;
- F. make federally subsidized flood insurance available, and
- G. to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and storm water impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

6.9.2 Definitions. For the purposes of this article, the following definitions are adopted:

Base Flood- The flood having a one percent (1%) probability of being equaled or exceeded in any given year. The base flood is also known as the 100-year flood. The base flood elevation at any location is as defined in Section 3 of this ordinance.

Base Flood Elevation (BFE)- The elevation in relation to mean sea level of the crest of the base flood.

Basement- That portion of a building having its floor sub-grade (below ground level) on all sides.

Building- A walled and roofed structure, including gas or liquid storage tank, that is principally above ground, including manufactured homes, prefabricated buildings and gas or liquid storage tanks. The term also includes recreational vehicles and travel trailers installed on a site for more than one hundred eighty (180) days per year.

Critical Facility- Any facility which is critical to the health and welfare of the population and, if flooded, would create an added dimension to the disaster. Damage to these critical facilities can impact the delivery of vital services, can cause greater damage to other sectors of the community, or can put special populations at risk.

Examples of critical facilities where flood protection should be required include: emergency services facilities (such as fire and police stations), schools, hospitals retirement homes and senior care facilities, major roads and bridges, critical utility sites (telephone switching stations or electrical transformers, and hazardous material storage facilities (chemicals, petrochemicals, hazardous or toxic substances).

Development- Any man-made change to real estate including, but not necessarily limited to:

1. Demolition, construction, reconstruction, repair, placement of a building, or any structural alteration to a building;
2. substantial improvement of an existing building;
3. installation of a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer on a site for more than one hundred eighty (180) days per year;
4. installation of utilities, construction of roads, bridges, culverts or similar projects;

5. construction or erection of levees, dams walls or fences;
6. drilling, mining, filling, dredging, grading, excavating, paving, or other alterations of the ground surface;
7. storage of materials including the placement of gas and liquid storage tanks, and channel modifications or any other activity that might change the direction, height, or velocity of flood or surface waters.

“Development” does not include routine maintenance of existing buildings and facilities, resurfacing roads, or gardening, plowing, and similar practices that do not involve filing, grading, or construction of levees.

Existing Manufactured Home Park or Subdivision- A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an Existing Manufactured Home Park or Subdivision- The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA- Federal Emergency Management Agency

Flood- A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.

Flood Fringe- That portion of the floodplain outside of the regulatory floodway.

Flood Insurance Rate Map- A map prepared by the Federal Emergency Management Agency that depicts the floodplain or special flood hazard area (SFHA) within a community. This map includes insurance rate zones and may or may not depict floodways and show base flood elevations.

Flood Insurance Study- An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Floodplain and Special Flood Hazard Area (SFHA)- These two terms are synonymous. Those lands within the jurisdiction of the City of Sycamore, the extraterritorial jurisdiction of the City of Sycamore or that may be annexed into the City of Sycamore that are subject to inundation by the base flood. The floodplains of the City of Sycamore are generally identified as such on panel number(s) 0164E, 0168E, 0175E, 0251E, 0252E, 0253E, 0256E, 0260E and 0275E of the countywide Flood Insurance Rate Map of DeKalb County prepared by the Federal Emergency Management Agency and dated January 2, 2009. Floodplain also includes those areas of known flooding as identified by the community. The floodplains of those parts of unincorporated DeKalb County that are within the extraterritorial jurisdiction of the City of Sycamore or that may be annexed into the City of Sycamore are generally identified as such on the Flood Insurance Rate map prepared for DeKalb County by the Federal Emergency Management Agency and dated January 2, 2009.

Floodproofing- Any combination of structural or nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate, property and their contents.

Floodproofing Certificate- A form published by the Federal Emergency management agency that is used to certify that a building has been designed and constructed to be structurally dry flood proofed to the flood protection elevation.

Flood Protection Elevation (FPE)- The elevation of the base flood plus one foot of freeboard at any given location in the floodplain, except where a greater freeboard is required for a specific development in an approved annexation agreement.

Floodway- That portion of the floodplain required to store and convey the base flood. The floodway for the floodplains of the South Branch of the Kishwaukee River, East Branch of the South Branch Kishwaukee River and Blue Heron Creek shall be as delineated on the countywide Flood Insurance Rate Map of DeKalb County prepared by FEMA and dated January 2, 2009. The floodways for each of the remaining floodplains of the City of Sycamore shall be according to the best data available from the Federal, State, or other sources.

Freeboard- An increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, future watershed development, unknown localized conditions, wave actions and unpredictable effects such as those caused by ice or debris jams.

Historic Structure- Any structure that is:

1. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
3. Individually listed on the state inventory of historic places by the Illinois Historic Preservation Agency.
4. Individually listed on a local inventory of historic places that has been certified by the Illinois Historic Preservation Agency.

IDNR/OWR- Illinois Department of Natural Resources/Office of Water Resources.

Lowest Floor- the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor. Provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 7 of this ordinance.

Manufactured Home- A structure transportable in one or more sections, that is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities.

Manufactured Home Park or Subdivision- A parcel (or contiguous parcels) of land divided into two or more lots for rent or sale.

New Construction- Structures for which the start of construction commenced or after the effective date of floodplain management regulations adopted by a community and includes any subsequent improvements of such structures.

New Manufactured Home Park or Subdivision- A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by a community.

NFIP- National Flood Insurance Program.

Recreational Vehicle or Travel Trailer- A vehicle which is:

1. built on a single chassis;
2. four hundred (400) square feet or less in size;
3. designed to be self-propelled or permanently towable by a light duty truck and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Repetitive Loss- Flood related damages sustained by a structure on two separate occasions during a ten year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds twenty-five percent (25%) of the market value of the structure before the damage occurred.

SFHA- See definition of floodplain.

Start of Construction- Includes substantial improvement and means the date the building permit was issued. This, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvement, was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation or placement of a manufactured home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building whether or not that alteration affects the external dimensions of the building.

Structure (see "Building")

Substantial Damage- Damage of any origin sustained by a structure whereby the cumulative percentage of damage subsequent to the adoption of this ordinance equals or exceeds fifty percent (50%) of the market value of the structure before the damage occurred regardless of actual repair work performed. Volunteer labor and materials must be included in this determination. The term includes “Repetitive Loss Buildings” (see definition).

Substantial Improvement- Any reconstruction, rehabilitation, addition or improvement of a structure taking place subsequent to the adoption of this ordinance in which the cumulative percentage of improvements:

➤ equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started, or

➤ increases the floor area by more than twenty percent (20%).

“Substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work done.

The term does not include:

1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
2. any alteration of a structure listed on the National Register of Historic Places or the Illinois Register of Historic Places.

Violation- The failure of a structure or other development to be fully compliant with the community’s floodplain management regulations. A structure or other development without the required federal, state, and/or local permits and elevation certification is presumed to be in violation until such time as the documentation is provided.

6.9.3 Base Flood Elevation. This article’s protection standard is the base flood. The best available base flood data are listed below. Whenever a party disagrees with the best available data, the party shall finance the detailed engineering study needed to replace the existing data with better data and submit it to the FEMA and IDNR/OWR for approval prior to any development of the site.

- A. The base flood elevation for the floodplains of the South Branch of the Kishwaukee River, East Branch of the South Branch of the Kishwaukee River and Blue Heron Creek shall be as delineated on the 100-year flood profiles in the countywide Flood Insurance Study of DeKalb County prepared by the Federal Emergency Management Agency and dated January 2, 2009.
- B. The base flood elevation for each floodplain delineated as an “AH Zone” or AO Zone” shall be that elevation (or depth) delineated on the county wide Flood Insurance Rate Map of DeKalb County.
- C. The base flood elevation for each of the remaining floodplains delineated as a “A Zone” on the countywide Flood Insurance Rate Map of DeKalb County shall be according to the best data available from federal, state or sources. Should no other data exist, an engineering study must be financed by the applicant to determine base flood elevations.
- D. The base flood elevation for the floodplains of those parts of unincorporated DeKalb County that are within the extraterritorial jurisdiction of the City of Sycamore, or that may be annexed into the City of Sycamore, shall be as delineated on the 100-year flood profiles in the Flood Insurance Study of DeKalb County prepared by the Federal Emergency Management Agency and dated January 2, 2009.

6.9.4 Duties of the City Engineer. In cooperation with the Director of Building and Engineering/Zoning Officer, the City Engineer shall be responsible for the general administration of this ordinance and ensure that all development activities within the floodplains under the jurisdiction of the City of Sycamore meet the requirements of this ordinance. Specifically, the City Engineer shall:

- A. Process development permits in accordance with Section 6.9.5;

- B. ensure that all development in a floodway (or a floodplain with no delineated floodway) meets the damage prevention requirements of Section 6.9.6;
- C. ensure that the building protection requirements for all buildings subject to Section 6.9.7 are met and maintain a record of the “as-built” elevation of the lowest floor (including basement) or floodproof certificate;
- D. assure that all subdivisions and annexations meet the requirements of Section 6.9.8;
- E. ensure that water supply and waste disposal systems meet the standards of Section 6.9.9;
- F. if a variance is requested, ensure that the requirements of Section 6.9.11 are met and maintain documentation of any variances granted;
- G. inspect all development projects and take any and all penalty actions outlined in Section 6.9.13 as a necessary to ensure compliance with this ordinance;
- H. assure that applicants are aware of and obtain any and all other required local, state, and federal permits;
- I. notify IDNR/OWR and any neighboring communities prior to any alteration or relocation of a watercourse;
- J. provide information and assistance to citizens upon request about permit procedures and floodplain construction techniques;
- K. cooperate with state and federal floodplain management agencies to coordinate base flood data and to improve the administration of this ordinance;
- L. maintain for public inspection base flood data, floodplain maps, copies of state and federal permits, and documentation of compliance for development activities subject to this ordinance;
- M. perform site inspections to ensure compliance with this ordinance and make substantial damage determinations for structures within the floodplain, and
- N. maintain the accuracy of floodplain maps including notifying IDNR/OWR and/or submitting information to FEMA within six months whenever a modification of the floodplain may change the base flood elevation or result in a change to the floodplain map.

6.9.5 Development Permit.

No person, firm, corporation, or governmental body not exempted by law shall commence any development in the floodplain without first obtaining a development permit from the City Engineer. The City Engineer shall not issue a development permit if the proposed development does not meet the requirements of this ordinance.

- A. The application for development permit shall be accompanied by:
 - 1. drawings of the site, drawn to scale showing property line dimensions;
 - 2. existing grade elevations and all changes in grade resulting from excavation or filling;
 - 3. the location and dimensions of all buildings and additions to buildings;
 - 4. the elevation of the lowest floor (including basement) of all proposed buildings subject to the requirements of Section 7 of this ordinance, and

5. cost of project or improvements as estimated by a licensed engineer or architect. A signed estimate by a contractor may also meet this requirement.
- B. Upon receipt of an application for a development permit, the City Engineer shall compare the elevation of the site to the base flood elevation. Any development located on land that can be shown by the base flood elevation. Any development located on land that can be shown by survey data to be higher than the current base flood elevation and which has not been filled after the date of the site's first Flood Insurance Rate Map is not in the floodplain and therefore not subject to the requirements of this ordinance. Conversely, any development located on land shown to be below the base flood elevation and hydraulically connected, but not shown on the current Flood Insurance Rate Map, is subject to the provisions of this ordinance.

The City Engineer shall maintain documentation of the existing ground elevation at the development site and certification that this ground elevation existed prior to the date of the site's first Flood Insurance Rate Map identification. The City Engineer shall be responsible for obtaining from the applicant copies of all other federal, state, and local permits, approvals or permit-not-required letters that may be required for this type of activity. The City Engineer shall not issue a permit unless all other federal, state, and local permits have been obtained.

6.9.6 Preventing Increased Flood Heights and Resulting Damages. Within any floodway identified on the countywide Flood Insurance Rate Map, and within all other floodplains where a floodway has not been delineated, the following standards shall apply:

- A. Except as provided in Section 6.9.6(B) of this ordinance, no development shall be allowed which, acting in combination with existing and anticipated development will cause any increase in flood heights or velocities or threat to public health and safety. The following specific development activities shall be considered as meeting this requirement:
1. Bridge and culvert crossings of streams in rural areas meeting the following conditions of the Illinois Department of Natural Resources, Office of Water Resources Statewide Permit Number 2:
 - a. the crossing will not result in an increase in water surface profile elevation in excess of 1.0 feet, and
 - b. the crossing will not result in an increase in water surface profile elevation in excess of one half (0.5) feet at a point one thousand (1,000) feet upstream of the proposed structure.
 - c. There are no buildings in the area impacted by the increases in water surface profile.
 - d. The proposed bridge or culvert crossing will not involve straightening, enlarging, or relocating the existing channel.
 - e. The design must be certified by a licensed professional engineer in the State of Illinois and the designs must meet the conditions of an IDNR/OWR permit.
 - f. The design must be certified by a second licensed professional engineer.
 2. Barge fleeting facilities meeting the following conditions of IDNR/OWR Statewide Permit Number 3:
 - a. The permit is only applicable when deadmen, pier cells, or other similar anchorage devices have been permitted by the U.S. Army Corps of Engineers.

3. Aerial utility crossings meeting the following conditions of IDNR/OWR Statewide Permit Number 4;
 - a. The utility line must be constructed above the existing 100-year flood elevation or attached to an existing bridge.
 - b. A utility line attached to an existing bridge shall be constructed above the low cord elevation of the bridge.
 - c. No supporting towers or poles shall be located in a river, lake or stream.
 - d. Supporting towers including foundation and poles shall be designed and located so as to not cause an obstruction of flood flows by trapping debris.
 - e. All disturbed areas shall be returned to pre-construction grades and re-vegetated.
 - f. All Illinois Commerce Commission, National Electrical Safety Code, and federal requirements must be met.
4. Minor boat docks meeting the following conditions of IDNR/OWR Statewide Permit Number 5:
 - a. The boat dock must not extend more than fifty (50) feet into a waterway and no more than one quarter (1/4) of the width of the waterway and shall not extend beyond the navigational limited established by the IDNR and Corps of Engineers.
 - b. The width of the boat dock shall not be more than ten (10) feet.
 - c. For L-Shaped or T-shaped docks, the length of that portion parallel to the shoreline must not exceed fifty percent (50%) of the landowner's shoreline frontage nor fifty (50) feet.
 - d. Docks must be aligned so as not to cross the projection of property lines into the waterway or come within ten (10) feet of the projected property line.
 - e. Dock posts must be marked by reflective devices.
 - f. The boat dock must be securely anchored to prevent detachment during times of high wind or water.
 - g. Metal drums or containers may not be used as buoyancy units unless they are filled with floatation foam. Containers which previously stored pesticides, herbicides, or any other toxic chemicals are not permissible.
 - h. This permit does not authorize any other related construction activity such as shore protection or fill.
 - i. Non-floating boat docks must be constructed in a manner which will minimize obstruction to flow.
 - j. At any future date, the permittee must agree to make necessary modifications to the dock as determined by the IDNR or Corp of Engineers

5. Minor, non-obstructive activities meeting the following conditions of IDNR/OWR Statewide Permit Number 6:
 - a. the following activities (not involving fill or positive change in grade) are covered by this permit:
 - i. The construction of underground utility lines, wells, or septic tanks not crossing a lake or stream.
 - ii. The construction of light poles, sign posts, and similar structures.
 - iii. The construction of sidewalks, driveways, athletic fields (excluding fences), patios, and similar structures.
 - iv. The construction of properly anchored, unwalled, open structures such as playground equipment, pavilions, and carports.
 - v. The placement of properly anchored buildings not exceeding seventy (70) square feet in size, nor ten (10) square feet in any dimension. Only one such building on a property is authorized by this statewide permit.
 - vi. The raising of existing buildings, provided no changes are made to the outside dimensions of the building and the placement of fill is not involved.
6. Outfall Structures and drainage ditch outlets meeting the following conditions of IDNR/OWR Statewide Permit Number 7:
 - a. Any outfall structure, including any headwall or end-section, shall not extend riverward or lakeward of the existing adjacent natural bank slope or adjacent bank protection.
 - b. The velocity of the discharge shall not exceed the scour velocity of the channel soil, unless channel erosion would be prevented by the use of riprap or other design measures.
 - c. Outlets from drainage ditches shall not be opened to a stream until the ditch is vegetated or otherwise stabilized to minimize stream sedimentation.
 - d. Disturbance of streamside vegetation shall be kept to a minimum during construction to prevent erosion and sedimentation. All disturbed floodway areas, including the stream banks, shall be restored to their original contours and seeded or otherwise stabilized upon completion of construction.
7. Underground pipeline and utility crossings meeting the conditions of IDNR/OWR Statewide Permit Number 8:
 - a. In all cases, the crossing shall be placed beneath the bed of the river, lake or stream and, unless the crossing is encased in concrete or entrenched in bedrock, a minimum of three (3) feet of cover shall be provided. The river, lake or stream bed shall be returned to its original condition.
 - b. Disturbance of streamside vegetation shall be kept to a minimum during construction to prevent erosion and sedimentation. All disturbed floodway

areas, including stream banks, shall be restored to their original contours and seeded or otherwise stabilized upon completion of construction.

- c. Any utility crossing carrying material which may cause water pollution, as defined by the Environmental Protection Act (415 ILCS 5), shall be provided with shut-off valves on each side of the body of water to be crossed.
 - d. If blasting is to be utilized in the construction of the crossing, the permittee shall notify the IDNR/OWR at least ten (10) days prior to the blasting date to allow monitoring of any related fish kills.
8. Bank stabilization projects meeting the conditions of IDNR/OWR Statewide Permit Number 9:
- a. Only the following materials may be utilized in urban areas: stone and concrete riprap, steel sheet piling, cellular blocks, fabric-formed concrete, gabion baskets, rock and wire mattresses, sand/cement filled bags, geotechnical fabric materials, natural vegetation and treated timber. Urban areas are defined as: areas of the State where residential, commercial, or industrial development currently exists or, based on land use plans or controls, is expected to occur within ten (10) years. The Engineering Department should be consulted if there is a question of whether or not an area is considered urban.
 - b. In addition to the materials listed in Section 6 (A)(8)(a), other materials (e.g. tire revetments) may be utilized in rural areas provided all other conditions of this permit are met.
 - c. The following materials shall **not** be used in any case: auto bodies, garbage or debris, scrap lumber, metal refuse, roofing materials, asphalt or other bituminous materials, or any material which would cause water pollution as defined by the Environmental Protections Act (415 ILCS 5).
 - d. The affected length of shoreline, stream bank, or channel to be protected shall not exceed, either singularly or cumulatively, one thousand (1000) feet.
 - e. All material utilized shall be properly sized or anchored to resist anticipated forces of current and wave action.
 - f. Materials shall be placed in a way which would not cause erosion or the accumulation of debris on properties adjacent to or opposite the project.
 - g. Materials shall not be placed higher than the existing top of the bank.
 - h. Materials shall be placed so that the modified bank full-width and cross-sectional area of the channel will conform to or be no more restrictive than that of the natural channel upstream and downstream of the site.

For projects involving continuous placement of riprap along the bank, toe of the bank or other similar applications, in no case shall the cross-sectional area of the natural channel be reduced by more than ten percent (10%) nor the volume of material placed exceed two (2) cubic yards per lineal foot of the stream bank or shoreline. The bank may be graded to obtain a flatter slope and to lessen the quantity of material required.

- i. If broken concrete is used, all protruding materials such as reinforcing rods shall be cut flush with the surface of the concrete and removed from the construction area.
 - j. Disturbance of vegetation shall be kept to a minimum during construction to prevent erosion and sedimentation. All disturbed areas shall be seeded or otherwise stabilized upon completion of construction.
 - k. In the case of seawalls and gabion structures on lakes, the structure shall be constructed at or landward of the water line as determined by the normal pool elevation, unless:
 - i. It is constructed in alignment with an existing seawall(s) or gabion structure(s), and
 - ii. the volume of material placed, including the structure, would not exceed two (2) cubic yards per lineal foot.
 - l. Excess material excavated during the construction of the bank or shoreline protection shall be placed in accordance with local, state, and federal laws and rules, shall not be placed in a floodway.
- 9. Accessory structures and additions to existing residential buildings meeting the conditions of IDNR/OWR Statewide Permit Number 10:
 - a. The accessory structure or building addition must comply with the requirements of the local floodplain ordinance.
 - b. The principle structure to which the project is being added must have been in existence on the effective date of this permit (July 25, 1988).
 - c. The accessory structure or addition must not exceed five hundred (500) square feet in size and must not deflect floodwaters onto another property, and
 - d. must not involve the placement of any fill material.
 - e. No construction shall be undertaken in, or within fifty (50) feet of the bank of the stream channel.
 - f. The accessory structure or addition must be properly anchored to prevent its movement during flood conditions.
 - g. Only one accessory structure or addition to an existing structure shall be authorized by this permit; plans for any subsequent addition must be submitted to IDNR/OWR for review.
 - h. Disturbances of vegetation shall be kept to a minimum during construction to prevent erosion and sedimentation. All disturbed floodway areas shall be seeded or otherwise stabilized upon completion of construction.
- 10. Minor maintenance dredging activities meeting the following conditions of IDNR/OWR Statewide Permit Number 11:
 - a. The affected length of the stream shall not either singularly or cumulatively exceed one thousand (1000) feet.

- b. The project shall not include the construction of any new channel; all work must be confined to the existing channel or to reestablishing flows in the natural stream channel, and
- c. the cross-sectional area of the dredged channel shall conform to that of the natural channel upstream and down stream of the site.
- d. Dredged or spoil material shall not be disposed of in a wetland and shall be either:
 - i. removed from the floodway;
 - ii. used to stabilize an existing bank provided no materials would be placed higher than the existing top of bank and provided the cross-sectional area of the natural channel would not be reduced by more than ten percent (10%), nor the volume of material placed exceed two (2) cubic yards per lineal foot of stream bank;
 - iii. used to fill an existing washed out or scoured floodplain area such that the average natural floodplain elevation is not increased;
 - iv. used to stabilize an existing levee provided the height of the levee would not be increased nor its alignment changed;
 - v. placed in a disposal site previously approved by the Department in accordance with the conditions of the approval, or
 - vi. used for beach nourishment, provided the material meets all applicable water quality standards.
- e. Disturbance of streamside vegetation shall be kept to a minimum during construction to prevent erosion and sedimentation. All disturbed floodway areas, including the stream banks, shall be seeded or otherwise stabilized upon completion of construction.

11. Bridge and culvert replacement structures and bridge widening meeting the following conditions of IDNR/OWR statewide Permit Number 12:

- a. A licensed professional engineer shall determine and document that the existing structure has not been the cause of demonstrable flood damage. Such documentation shall include, at a minimum, confirmation that:
 - i. No buildings or structures have been impacted by the backwater induced by the existing structure, and
 - ii. there is no record of complaints of flood damages associated with the existing structure.
- b. A licensed professional engineer shall determine that the new structure will provide the same or greater effective waterway opening as the existing structure. For bridge widening projects the existing piers and the proposed pier extensions must be in line with the direction of the approaching flow upstream of the bridge.
- c. The project shall not include any appreciable raising of the approach roads. (This condition does not apply if all points on the approaches exist at an elevation equal to or higher than the 100-year frequency flood headwater

elevation as determined by a FEMA flood insurance study completed or approved by IDNR/OWR).

- d. The project shall not involve the straightening, enlargement or relocation of the existing channel of the river or stream except as permitted by the Department's Statewide Permit Number 9 (Minor Shoreline, channel and Streambank Protection Activities) or Statewide Permit Number 11 (Minor Maintenance Dredging Activities).
- e. The permittee shall maintain records of projects authorized by this permit necessary to document compliance with the above conditions.

12. Temporary construction activities meeting the following conditions of IDNR/OWR statewide Permit Number 13:

- a. No temporary construction activity shall be commenced until the individual permittee determines that the permanent structure (if any) for which the work is being performed has received all required federal, state and local authorizations.
- b. The term "temporary" shall mean not more than one construction season. All temporary construction materials must be removed from the stream and floodway within one year of their placement and the area returned to the conditions existing prior to the beginning of construction. Any desired subsequent or repetitive material placement shall not occur without the review and approval of the IDNR/OWR.
- c. The temporary project shall be constructed such that it will not cause erosion or damage due to increases in water surface profiles to adjacent properties. For locations where there are structures in the upstream floodplain, the temporary project shall be constructed such that all water surface profile increases, due to the temporary project, are contained within the channel banks.
- d. This permit does not authorize the placement or construction of any solid embankment or wall such as a dam, roadway, levee, or dike across any channel or floodway.
- e. No temporary structure shall be placed within any river or stream channel until a licensed professional engineer determines and documents that the temporary structure will meet the requirements of Special Condition Number 3 of this statewide permit. Such documentation shall include, at a minimum, confirmation that no buildings or structures will be impacted by the backwater induced by the temporary structure.
- f. The permittee shall maintain records of projects authorized by this permit necessary to document compliance with the above condition.
- g. Disturbance of vegetation shall be kept to a minimum during construction to prevent erosion and sedimentation. All disturbed areas shall be seeded or otherwise stabilized upon completion of the removal of the temporary construction.
- h. Materials used for the project shall not cause water pollution as defined by the Environmental Protection Act (415 ILCS 5).

13. Any Development determined by IDNR/OWR to be located entirely within a flood fringe area shall be exempt from State Floodway permit requirements.

B. Other development activities not listed in 6.9.6(A) may be permitted only if:

1. permit has been issued for the work by IDNR/OWR (or written documentation is provided that an IDNR/OWR permit is not required), or
2. sufficient data has been provided to FEMA when necessary, and approval obtained from FEMA for a revision of the regulatory map and base flood elevation.

6.9.7 Protecting Buildings.

A. In addition to the damage prevention requirements of Section 6.9.6 of this article, all buildings located in the floodplain shall be protected from flood damage below the flood protection elevation. This building protection requirement applies to the following situations:

1. Construction or placement of a new building or alteration or addition to an existing building valued at more than one thousand dollars (\$1,000) or seventy (70) square feet.
2. Substantial improvements or structural alterations made to an existing building that increase the floor area by more than twenty percent (20%) or equal or exceed the market value by fifty percent (50%). Alterations shall be figured cumulatively subsequent to the adoption of this ordinance. If substantially improved, the existing structure and the addition must meet the flood protection standards of this section.
3. Repairs made to a substantially damaged building. These repairs shall be figured cumulatively subsequent to the adoption of this ordinance. If substantially damaged the entire structure must meet the flood protection standards of this section.
4. Installing a travel trailer or recreational vehicle on a site for more than one hundred eighty (180) days per year.
5. Repetitive loss to an existing building as defined in Section 2.

B. Residential or non-residential buildings can meet the building protection requirements by one of the following methods:

1. The building may be constructed on permanent land fill in accordance with the following:
 - a. The lowest floor (including basement) shall be at or above the flood protection elevation.
 - b. The fill shall be placed in layers no greater than six inches before compaction and should extend at least ten (10) feet beyond the foundation before sloping below the flood protection elevation.
 - c. The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or other structural measure.
 - d. The fill shall be composed of rock or soil and not incorporated debris or refuse material, and
 - e. shall not adversely affect the flow of surface drainage from or onto neighboring properties and when necessary stormwater management techniques such as swales or basins shall be incorporated.
2. The building may be elevated on solid walls in accordance with the following:

- a. The building or improvements shall be elevated on stilts, piles, walls, crawlspace, or other foundation that is permanently open to flood waters.
 - b. The lowest floor and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meters shall be located at or above the flood protection elevation.
 - c. If walls are used, all enclosed areas below the flood protection elevation shall address hydrostatic pressures by allowing the automatic entry and exit of flood waters. Designs must either be certified by a licensed professional engineer or by having a minimum of one (1) permanent opening on each wall no more than one (1) foot above grade with a minimum of two (2) openings. The openings shall provide a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area subject to flooding below the base flood elevation, and
 - d. the foundation and supporting members shall be anchored, designed, and certified so as to minimize exposure to hydrodynamic forces such as current, waves, ice, and floating debris.
 - i. All structural components below the flood protection elevation shall be constructed of materials resistant to flood damage.
 - ii. Water and sewer pipes, electrical and telephone lines, submersible pumps, and other service facilities may be located below the flood protection elevation provided they are waterproofed.
 - iii. The area below the flood protection elevation shall be used solely for parking or building access and not later modified or occupied as habitable space, or
 - iv. in lieu of the above criteria, the design methods to comply with these requirements may be certified by a licensed professional engineer or architect.
3. The building may be constructed with a crawlspace located below the flood protection elevation provided that the following conditions are met:
- a. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - b. Any enclosed area below the flood protection elevation shall have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. A minimum of one opening on each wall having a total net area of not less than one (1) square inch per one (1) square foot of enclosed area. The openings shall be no more than one (1) foot above grade.
 - c. The interior grade of the crawlspace below the flood protection elevation must not be more than two (2) feet below the lowest adjacent exterior grade.
 - d. The interior height of the crawlspace measured from the interior grade of the crawl to the top of the foundations wall must not exceed four (4) feet at any point.

- e. An adequate drainage system must be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after a flood event.
 - f. Portions of the building below the flood protection elevation must be constructed with materials resistant to flood damage, and
 - g. utility systems within the crawlspace must be elevated above the flood protection elevation.
- C. Non-residential buildings may be structurally dry floodproofed (in lieu of elevation) provided a licensed professional engineer or architect certifies that:
 - 1. Below the flood protection elevation the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood.
 - 2. The building design accounts for flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy, and the impact from debris and ice.
 - 3. Floodproofing measures will be incorporated into the building design and operable without human intervention and without an outside source of electricity.
 - 4. Levees, berms, floodwalls and similar works are not considered floodproofing for the purpose of this subsection.
- D. Manufactured homes or travel trailers to be permanently installed on site shall be:
 - 1. Elevated to or above the flood protection elevation in accordance with Section 7(B).
- E. Travel trailers and recreational vehicles on site for more than one hundred eighty (180) days per year shall meet the elevation requirements of section 7(D) unless the following conditions are met:
 - 1. The vehicle must be either self-propelled or towable by a light duty truck.
 - 2. The hitch must remain on the vehicle at all times.
 - 3. The vehicle must not be attached to external structures such as decks and porches
 - 4. The vehicle must be designed solely for recreation, camping, travel, or seasonal use rather than as a permanent dwelling.
 - 5. The vehicles largest horizontal projections must be no larger than four hundred (400) square feet.
 - 6. The vehicle's wheels must remain on axles and inflated.
 - 7. Air conditioning units must be attached to the frame so as to be safe for movement of the floodplain.
 - 8. Propane tanks as well as electrical and sewage connections must be quick-disconnect and above the 100-year flood elevation.
 - 9. The vehicle must be licensed and titled as a recreational vehicle or park model, and must either:
 - a. entirely be supported by jacks, or

- b. have a hitch jack permanently mounted, have the tires touching the ground and be supported by block in a manner that will allow the block to be easily removed by use of the hitch jack.

F. Garages, sheds or other minor accessory structures constructed ancillary to an existing residential use may be permitted provided the following conditions are met:

1. The garage or shed must be non-habitable.
2. The garage or shed must be used only for the storage of vehicles and tools and cannot be modified later into another use.
3. The garage or shed must be located outside of the floodway or have the appropriate state and/or federal permits.
4. The garage or shed must be on a single family lot and be accessory to an existing principle structure on the same lot.
5. Below the base flood elevation, the garage or shed must be built of materials not susceptible to flood damage.
6. All utilities, plumbing, heating, air conditioning and electrical must be elevated above the flood protection elevation.
7. The garage or shed must have at least one permanent opening on each wall not more than one (1) foot above grade with one (1) square inch of opening for every one (1) square foot of floor area.
8. The garage or shed must be less than ten thousand dollars (\$10,000) in market value or replacement cost whichever is greater or less than five hundred (500) square feet.
9. The structure shall be anchored to resist floatation and overturning.
10. All flammable or toxic materials (gasoline, paint, insecticides, fertilizers, etc.) shall be stored above the flood protection elevation.
11. The lowest floor elevation should be documented and the owner advised of the flood insurance implications.

6.9.8 Subdivision Requirements. The City of Sycamore shall take into account hazards, to the extent that they are known, in all official actions related to land management use and development.

A. New subdivisions, manufactured home parks, annexation agreements, planned unit developments, and additions to manufactured home parks and subdivisions shall meet the damage prevention and building protections standards of Sections 6.9.6 and 6.9.7 of this article. Any proposal for such development shall include the following data:

1. The base flood elevation and the boundary of the floodplain, where the base flood elevation is not available from an existing study, the applicant shall be responsible for calculating the base flood elevation;
2. the boundary of the floodway when applicable, and
3. a signed statement by a Licensed Professional Engineer that the proposed plat or plan accounts for changes in the drainage of surface waters in accordance with the Plat Act (765 ILCS 205/2).

Streets, blocks lots, parks and other public grounds shall be located and laid out in such a manner as to preserve and utilize natural streams and channels. Wherever possible the floodplains shall be included within parks or other public grounds.

6.9.9 Public Health and Other Standards

A. Public health standards must be met for all floodplain development. In addition to the requirements of Sections 6.9.6 and 6.9.7 of this article the following standards apply:

1. No development in the floodplain shall include locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, or other hazardous or toxic materials below the flood protection elevation unless such materials are stored in a floodproofed and anchored storage tank and certified by a professional engineer or floodproofed building constructed according to the requirements of Section 6.9.7 of this article.
2. Public utilities and facilities such as sewer, gas and electric shall be located and constructed to minimize or eliminate flood damage.
3. Public sanitary sewer systems and water supply systems shall be located and constructed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
4. New and replacement on-site sanitary sewer lines or waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding. Manholes or other above ground openings located below the flood protection elevation shall be watertight.
5. Construction of new or substantially improved critical facilities shall be located outside the limits of the floodplain. Construction of new critical facilities shall be permissible within the floodplain if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor (including basement) elevated or structurally dry floodproofed to the 500-year flood frequency elevation or three feet above the level of the 100-year flood frequency elevation whichever is greater. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities.

B. All other activities defined as development shall be designed so as not to alter flood flows or increase potential flood damages.

6.9.10 Carrying Capacity and Notification.

For all projects involving channel modification, fill, or stream maintenance (including levees), the flood carrying capacity of the watercourse shall be maintained. In addition, the City of Sycamore shall notify adjacent communities in writing thirty (30) days prior to the issuance of a permit for the alteration or relocation of the watercourse.

6.9.11 Variances. Whenever the standards of this ordinance place undue hardship on a specific development proposal, the applicant may apply to the Zoning Board of Appeals for a variance. The Board of Appeals shall review the applicant's request for a variance and shall submit its recommendation to the City Council. The City Council may attach such conditions to granting of a variance as it deems necessary to further the intent of this ordinance.

A. No variance shall be granted unless the applicant demonstrates that all of the following conditions are met:

1. The development activity cannot be located outside the floodplain.
2. An exceptional hardship would result if the variance were not granted.

3. The relief requested is the minimum necessary.
 4. There will be no additional threat to public health, safety or creation of a nuisance.
 5. There will be no additional public expense for flood protection, rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities.
 6. The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the NFIP, and
 7. all other state and federal permits have been obtained.
- B. The Board of Appeals shall notify an applicant in writing that a variance from the requirements of the building protections standards of Section 7 that would lessen the degree of protection to a building will:
1. Result in increased premium rates for flood insurance up to twenty-five dollars (\$25) per one hundred dollars (\$100) of insurance coverage;
 2. increase the risk to life and property, and
 3. require that the applicant proceed with knowledge of these risks and that the applicant acknowledge in writing the assumption of the risk and liability.
- C. Variances to the building protection requirements of Section 7 of this ordinance which are requested in connection with reconstruction, repair, or alteration of a historic site or historic structure as defined in "Historic Structures", may be granted using criteria more permissive than the requirements of Sections 6.9.6 and 6.9.7 of this ordinance subject to the conditions that:
1. The repair or rehabilitation is the minimum necessary to preserve the historic character and design of the structure.
 2. The repair or rehabilitation will not result in the structure being removed as a certified historic structure.

6.9.12 Disclaimer of Liability. The degree of protection required by this ordinance is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes. This ordinance does not imply that development either inside or outside of the floodplain will be free from flooding or damage. This ordinance does not create liability on the part of the City of Sycamore or any officer or employee thereof for any flood damage that results from proper reliance on this ordinance or any administrative decision made lawfully thereunder.

6.9.13 Penalty. Failure to obtain a permit for development in the floodplain or failure to comply with the conditions of a permit or a variance shall be deemed to be a violation of this ordinance. Upon due investigation, the City Engineer may determine that a violation of the minimum standards of this ordinance exists. The City Engineer shall notify the owner in writing of such violation.

A. If such owner fails after ten (10) days notice to correct the violation:

1. The City of Sycamore shall make application to the circuit court for an injunction requiring conformance with this ordinance or make such other order as the court deems necessary to secure compliance with the ordinance.
2. Any person who violates this ordinance shall upon conviction thereof be fined not less than fifty dollars (\$50) or more than seven hundred fifty (\$750) for each offense.

3. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues, and
 4. The City of Sycamore shall record a notice of violation on the title of the property.
- B. The City Engineer shall inform the owner that any such violation is considered a willful act to increase flood damages and therefore may cause coverage by a Standard Flood Insurance Policy to be suspended.

The City Engineer is authorized to issue an order requiring the suspension of the subject development. The stop-work order shall be in writing, indicate the reason for the issuance, and shall order the action, if necessary, to resolve the circumstances requiring the stop-work order. The stop-work order constitutes a suspension of the permit. No site development permit shall be permanently suspended or revoked until a hearing is held by the Board of Appeals. Written notice of such hearing shall be served on the permittee and shall state:

1. The grounds for the complaint, reasons for suspension or revocation, and
2. The time and place of the hearing.

At such hearing the permittee shall be given an opportunity to present evidence on their behalf. At the conclusion of the hearing, the Board of Appeals shall determine whether the permit shall be suspended or revoked.

- C. Nothing herein shall prevent the City of Sycamore from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

6.9.14 Abrogation and Greater Restrictions.

This chapter repeals and replaces other ordinances adopted by the City Council to fulfill the requirements of the National Flood Insurance Program including Ordinance 2008.59 passed on December 1, 2008. However, this chapter does not repeal the original resolution or ordinance adopted to achieve eligibility in the program. Nor does this chapter repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where this chapter and other ordinance easements, covenants or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ordinance 2008.59, 12/1/08)

6.9.15 Severability.

The provisions and sections of this ordinance shall be deemed separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

Article 6.10

GENERAL DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS

- 6.10.1. Purpose and Intent.** In order to ensure the orderly development and improvement of land within the jurisdiction of the City, and to protect and enhance the value of public and private property, the Plan Commission may recommend and the City Council may require that as a condition of approval of any preliminary plat or final plat subject to this Ordinance certain improvements set forth in this Article 6.10 shall be provided and that certain design standards and improvement specifications be followed. Only those improvements which are specifically and uniquely attributable to the impact to be generated by the subdivision or development of a parcel may be required hereunder unless specific recapture agreements are reached with the developer, in order to effect the above mentioned goals.
- 6.10.2. Product Substitution.** Whenever any specific product is required for an improvement hereunder, the City Engineer may authorize installation of another product of equal standard and specification provided that the substitution is compatible with existing City improvements.
- 6.10.3. General Design Criteria.**
- A. DESIGN PRINCIPLES. Basic consideration in the design of local circulation systems must recognize the factors of:
 - 1. Safety for both vehicular and pedestrian traffic.
 - 2. Efficiency of service for all users.
 - 3. Livability or amenities, especially as affected by traffic elements in the circulation system.
 - 4. Economy of both construction and use of land.
 - B. DESIGN CRITERIA. Each of the following design criteria is an elaboration of one (1) or more of the Design Principles noted above. The criteria are not intended as absolute, since instances may appear where certain criteria are in conflict. These criteria should, therefore, be used as guides to proper subdivision and systems layout and lot configuration.
 - 1. Adequate vehicular and pedestrian access should be provided to all parcels.
 - 2. The thoroughfare network shall be designed to provide multiple routes and connections to move about the neighborhood and City by vehicles, pedestrians and bicyclists.
 - 3. The local thoroughfare systems should be logical and comprehensible, and systems of street names and house numbers should be simple, consistent, and understandable.
 - 4. Local circulation systems and land development patterns should not detract from the efficiency of major and collector thoroughfares.
 - 5. Elements in the local thoroughfare system should not have to rely on extensive traffic regulations in order to function efficiently and safely.
 - 6. Traffic calming techniques shall be employed in the layout and design of the thoroughfare network.
 - 7. Points of conflict between pedestrians and vehicles should be minimized.
 - 8. Private property access points to regional highways and major streets should be limited in number, given special design consideration, and, whenever possible, located where other features are not competing for a driver attention.
 - 9. The arrangement of local thoroughfares should permit economical and practical patterns, shapes, and sizes of development parcels.
 - 10. Major elements of the transportation system may be used to help define and buffer different land use areas, enhancing their identity and cohesiveness.
 - 11. A residential area should be conveniently accessible from major streets and highways.

12. The use of alleys in Sycamore is discouraged except where a unique design would remarkably improve the visual appearance of the streetscape and provide necessary access to off-street parking.
13. The “Core” is the focal point for the neighborhood. The size of the Core will vary with the number of dwellings in the neighborhood or subdivision. The elements found in the Core of one neighborhood will vary from those found in another neighborhood. The Core may contain commercial, residential, civic buildings, public open space of some type or function. The Core will often be the activity center that unifies the neighborhood or subdivision, and its character should reflect the image of the community as a whole. Pedestrian presence and accessibility is critical; it signals the vitality of the neighborhood as well as the community as a whole.

The Core requires:

 - A central and integrated location for equal access by foot, car or transit
 - Specific design standards for streetscapes and facades
 - Vertical elements that render it immediately identifiable in the landscape

The Core should be designed to provide a central place such as a square, green, plaza, or a crossroad. The Core symbolizes the center of the community or neighborhood and, to the extent possible, is surrounded by the community or neighborhood. The Core must front onto a street or streets within the primary movement network. Where possible, buildings in the Core should define the space or spaces. The size of the Core must be in direct proportion to the number of dwellings in the community or neighborhood.
14. Yard sizes and layout will vary with housing types. Lots with small yards should be compensated by being located in close proximity to parks
15. Facilities and conditions to enable and enrich walking and bicycling opportunities in Sycamore must be incorporated into neighborhood development plans.
16. Storm water collection and detention improvements shall be designed as neighborhood amenities.
17. Parks shall have public street frontage on at least two sides
18. The walking distance between home and various neighborhood facilities must be a fundamental factor in design and layout. A movement network that supports and encourages pedestrian movement is a design element that creates a sense of place. The movement network must be designed to be attractive, safe and comfortable for pedestrians of all ages and levels of mobility.
19. Every neighborhood needs places where people can meet.
20. Every street shall be connected to at least two other streets.
21. Public utilities, including water, storm sewer, and sanitary sewer facilities, should be adequate to serve the proposed subdivision and any future development they may be required to service.
22. Layout and design requirements for proposed lots of record.
 - a. Subdivisions shall consist solely and exclusively of lots of record, easements, public right-of-way, and public improvements.
 - b. All proposed lots of record shall front on a public street or roadway.
 - c. The size, width, depth, shape and orientation of lots shall be designed on the basis of the location and the type of development and use contemplated, and conform to the regulations set forth in the Unified Development Ordinance.
 - d. Rear, side, and front yard easements shall be dedicated to the City for use by the City and private utility companies (for gas, electricity, cable television, water, storm sewer, sanitary sewer, and the like) as provided herein.
 - e. Double frontage lots shall be avoided except where essential to provide separation of residential development from primary arterial and major streets or to overcome specific disadvantages of topography. Access to the primary arterial or major street from said lot shall be prohibited by deed restriction. The subdivider/developer shall provide landscaping on each such lot as specified in

the Unified Development Ordinance. In the event that utility installation has not been completed during the planting season, the City/Village Engineer may authorize issuance of a certificate of occupancy and deferral of the planting screen until the following planting season. Double frontage lots shall be increased in depth by twenty (20) feet greater than the required minimum lot depth.

- f. Corner lots shall be increased in width by fifteen (15) feet.
 - g. Flag lots should be avoided whenever possible.
 - h. Lots abutting a water course, drainage way, channel or stream shall be designed such that the minimum width or depth required by the Unified Development Ordinance or this Ordinance as they pertain to front, side or rear yard, be provided above the 100-year flood elevation. In addition, the requirements for minimum useable area and adequate building site shall also be provided above the 100-year flood elevation
 - i. Side lot lines shall be substantially at right angles or radial to street lines.
 - j. Building setback lines shall be no less than the requirements of the Unified Development Ordinance in the respective zoning district.
 - k. All lots shall be graded so that a least seventy percent (70%) of the rear yard does not exceed a grade of ten (10) units horizontal to one (1) unit vertical.
23. Layout and design requirements for proposed blocks.
- a. Blocks shall not exceed one thousand eight hundred (1,800) lineal feet in length, nor be less than three hundred (300) feet in length. Pedestrian ways leading to schools, parks, other common destinations, or as deemed necessary, shall be provided.
 - b. Pedestrian rights-of-way not less than sixteen (16) feet wide may be required within a block where deemed necessary by the Plan Commission to provide for pedestrian circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.
 - c. The shape of blocks shall be determined by topographical features, the basic street system and traffic pattern, lot depths, and areas designated for public and other nonresidential uses.
24. Layout and design requirements for proposed easements.
- a. There shall be dedicated easements totaling not less than ten (10) feet in width centered along the rear of each lot and along side lot lines where necessary to provide a proper continuity for utilities from lot to lot and from block to block.
 - b. No structure shall be constructed upon or project over any easement.
 - 1. For the purpose of this Section a structure shall be defined as any of the following: any dwelling, garage, utility shed, carport, patio, deck, porch, retaining wall, antennas
 - 2. Exceptions may be made on an individual basis if a letter of consent is received from all affected utilities, including the City.
 - 3. Fences are not to be considered structures for the purpose of this Section, but the Unified Development Ordinance regulates their installation.
 - 4. Property owners who install fences, make major grading changes, or provide other improvements in an easement are advised that the utility companies having rights to use an easement have the prerogative to remove or disturb any improvements placed within an easement. Restoration is required, from the utility, but considerable inconvenience could result.

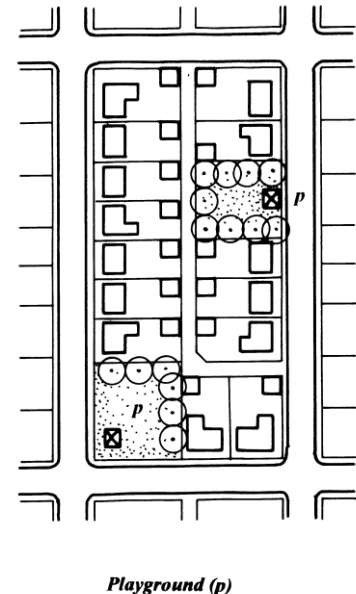
25. PUBLIC OPEN SPACE DESIGN STANDARDS AND REQUIREMENTS. The series of specialized open spaces described herein are integral to the neighborhood environment. Open space is defined as all areas not covered by buildings or parking lots, streets, required setbacks, easements or golf courses.

Open space shall be planned and improved, accessible and usable by persons living nearby. Improved shall mean cleared of underbrush and debris, graded, landscaped, and may contain one or more of the following improvements: gazebos, benches, walls, fences, fountains, statues, memorials, ball fields, and/or play equipment. Walls and fences shall be made of stone, masonry, wrought iron, or wood and shall not exceed the design requirements in Section 6.2.1D2. Playground equipment, statues, memorials and fountains should be located towards the center of squares and parks.

Except for greenways and parkways, required open space shall be located at or adjacent the higher residential densities in the neighborhood.

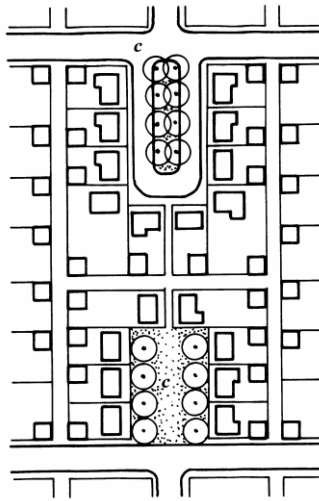
Except as noted herein, each of the various open space types described in this Section may be considered as park land contributions described in Article 6.11.2. The open spaces in the City fall into eight types that are defined as follows:

- a. PLAYGROUND. Playgrounds provide sunny and shaded play areas for children as well as open shelter with benches for adults. Playgrounds may be built within Squares and Parks or may stand alone within a residential block. Playgrounds shall be fenced, securable and illuminated if not part of a Square or Park. The minimum size for a playground shall be eight thousand (8,000) square feet; the maximum size for a playground shall be fifteen thousand (15,000) square feet. There should be a playground within six hundred (600) feet of every residence. Playgrounds may be covered in sand, crushed stone or other surface approved by the City. Trees shall be planted along the perimeter of a playground. Trees shall be spaced between twenty-five (25) and forty (40) feet on center. Trees shall limb up to a minimum of fifteen (15) feet at maturity. Tree planting required along the perimeter of a playground is in addition to trees required to be planted in the adjacent public right-of-way.



- b. CLOSE. A close is a front space for buildings interior to the block. It may be pedestrian or it may have a roadway loop around a green area within the roadway. Its minimum width must coincide with emergency vehicle turning standards. Trees shall be planted along the perimeter of a close. Trees shall be spaced between twenty-five (25) and forty (40) feet on center. Trees shall limb up to a minimum of fifteen (15) feet at maturity. Tree planting required along the perimeter of a close is in addition to trees required to be planted in the adjacent public right-of-way.

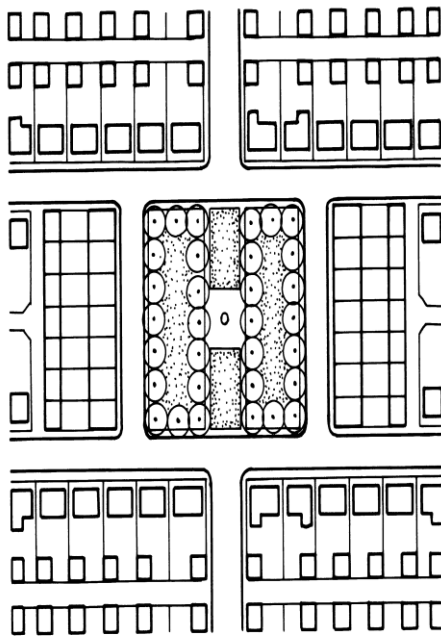
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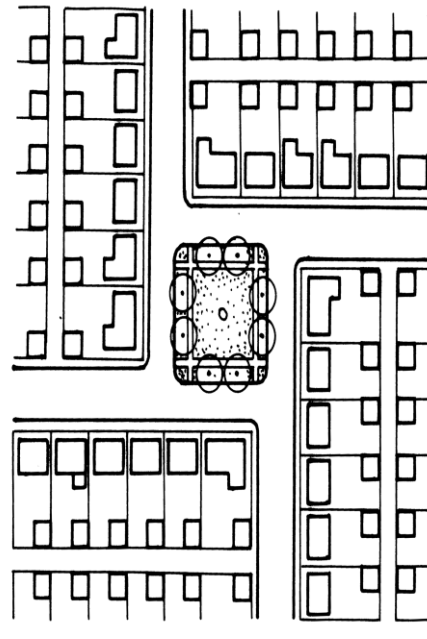
Close (c)

- c. **SQUARE.** Squares are green spaces which are inherently civic in nature. They are the setting for civic buildings and monuments, located either at their centers or edges. Formal tree planting maintains spatial definition of the square. Squares should be maintained to a higher standard than playgrounds and parks. Squares are areas for passive recreational use. Attached squares shall be bounded by streets on a minimum of three sides or seventy-five percent (75%) of their perimeter. Detached squares are entirely bounded by streets. The recommended minimum size of a Square shall be twenty thousand (20,000) square feet; the recommended maximum size shall be two (2) acres. Squares may be entirely paved in crushed gravel, brick paver, or similar material, or partially paved. Squares shall have trees planted parallel to all right-of-ways with not less than two (2) tree species a minimum of twenty-five (25) feet and maximum of fifty (50) feet on center. Trees shall limb up to a minimum of fifteen (15) feet at maturity. Tree planting required along the perimeter of a close is in addition to trees required to be planted in the adjacent public right-of-way.

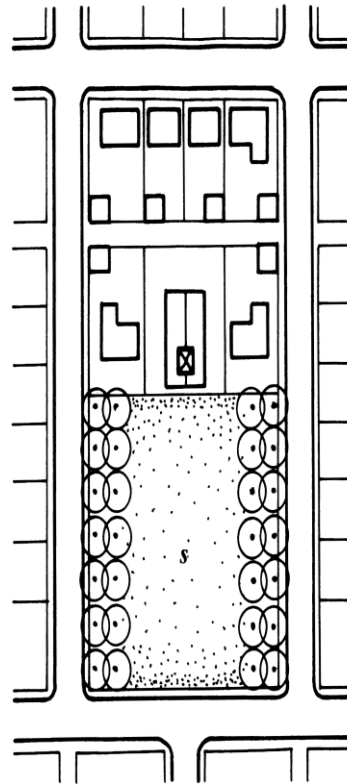
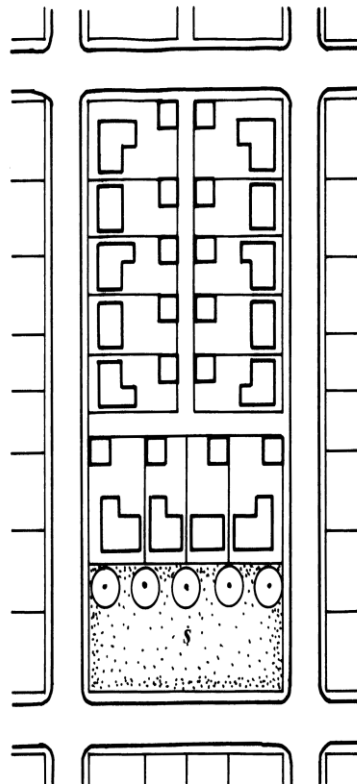
(SEE EXAMPLES ON NEXT PAGE)



Detached Square

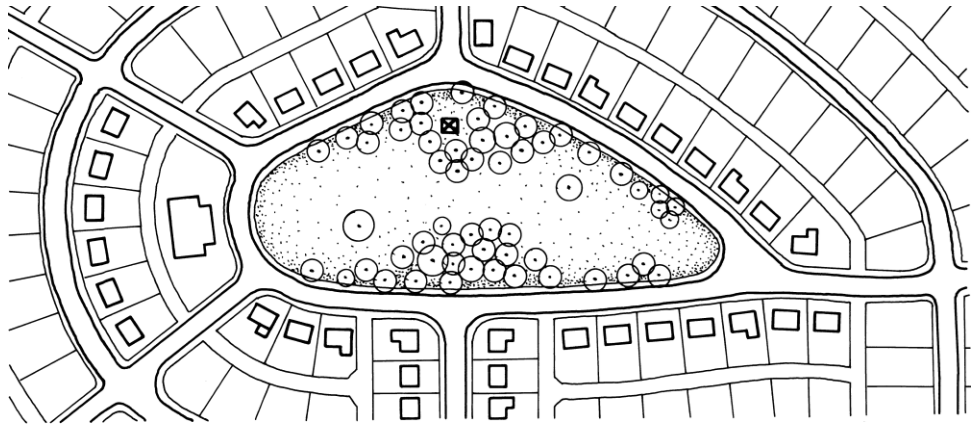


Detached Square



Attached Square (s)

- d. **PARKWAY.** Parkways are to be entirely bounded by streets or pedestrian right-of-ways within developed areas. Parkways differ from Parks and Squares in that their detailing is natural, i.e. informally planted, except along right-of-ways, and may contain irregular topography. Parkways may be used for certain active recreational uses such as walking, jogging, or bicycling. Interior areas shall remain natural and any additional plantings shall be informal in design. Tree planting required along the perimeter of a parkway is in addition to required tree planting in the adjacent public right-of-way. Parkways are encouraged but shall not be considered as park land contributions specified in Section 6.11.2 herein.
- e. **GREENBELT.** Greenbelts run along natural or manmade waterways, or along the perimeter of a neighborhood or the City (e.g. Whipple Road), and serve to buffer a neighborhood from surrounding non-compatible uses such as a highway corridor or industrial district, or one neighborhood from another adjacent neighborhood. Generally, greenbelts are left in a natural state and are not for recreational purposes. Agricultural land may be used as a greenbelt. There is no tree planting requirement along the perimeter of greenbelts. Tree planting required in the public right-of-way along greenbelts shall be provided as required. Greenbelts are encouraged but shall not be considered as park land contributions specified in Section 6.11.2 herein.
- f. **PARKS.** Parks may be designed for passive and/or active recreational use. Parks shall be bounded by public streets on a minimum of fifty-percent (50%) of their perimeter. Parks are encouraged to be entirely bounded by streets. The minimum size shall be one (1) acre; the maximum size shall be ten (10) acres. The maximum park size may exceed ten acres if through design, the park creates a central open space which serves an entire neighborhood or group of neighborhoods, or incorporates physical features which are an asset to the community, e.g. river frontage, high ground, or a significant stand of trees. Interior areas shall remain natural and any additional plantings shall be informal in design. Tree planting required along the perimeter of a Park is in addition to tree planting required in the adjacent public right-of-way. Promenades and esplanades within a Park may be formally planted with trees parallel to the walkway. Interior portions of the Park are encouraged to be kept free of plantings. Areas for active use and any facilities which accompany such use shall have a tree planting design which integrates the structures into the Park and defines the areas set aside for active recreation use from areas of passive use. Plantings in the interior portions of the Park are encouraged to follow topographical lines. There shall be no area within a park of undergrowth or limbs lower than eight (8) feet from the ground.
PARKING: It is recommended that off-street parking spaces be provided within or adjacent to any newly developed public park in the City of Sycamore, especially if the park is developed at a location that may be remote from tributary residences. Such parking shall be provided on a paved surface, which may be located in the public parkway upon the review and approval of the City engineer.
- g. **GREEN.** Like the Square, it is small, civic, and surrounded by buildings. Unlike the Square, it is informally planted and may have an irregular topography. Greens are usually landscaped with trees at the edges and sunny lawns at the center. Greens should contain no structures other than benches, pavilions and memorials. Paths are optional. Tree planting required in the public right-of-way along a Green shall be provided as required.



Green

- H. **BUFFER.** The Buffer has the basic elements of a Green with the added purpose of buffering the impact of traffic from a highway or boulevard. Buffers are encouraged but shall not be considered as park land contributions specified in Article 6.11.2 herein.

Article 6.11

PARK, SCHOOL, AND LIBRARY CONTRIBUTIONS

- 6.11.1. Purpose.** The Plan Commission may recommend and the City Council may require each subdivider/developer to dedicate land for park and recreational purposes and land for school sites, to serve the immediate and future needs of the residents of the parcel, to make a cash contribution in lieu of actual land dedication, or to provide a combination of both at the option of the City Council. Such dedication is necessary to ensure proper provision of park and school sites for persons who are expected to reside within the subdivision or development, which sites would otherwise have to be acquired at the expense of the general public, but whose utility would generally be limited to residents of the parcel.

Illinois court decisions permit home rule communities to establish ordinances requiring a land contribution, or a cash contribution in lieu of land, for parks and schools required if a rational nexus can be established between the cause (i.e. the services demanded by residents of a new subdivision) and the remedy (land or impact fees), and if a process for appeal is established. However, the City of Sycamore is obligated by the same court ruling to use current population estimates provided by the state and local school superintendents and fair market values determined through rigorous analysis in the calculation of such exactions.

The City of Sycamore recognizes that it may elicit voluntary contributions from developers over and above required exactions through annexation agreements negotiated during the public approval process that attends annexations.

6.11.2. Park Contributions (Ordinance 2008.46)

See Section 10-3-5, "Contribution of Cash in Lieu of Dedication of Park Sites," in the City Code.

6.11.3 School Contributions (cf. Ordinance 2005.51).

See Section 10-3-4, "Contribution of Cash in Lieu of Dedication of School Sites," in the City Code.

6.11.4 Library Impact Fee (cf. Ordinance No. 2001.80).

See Section 10-3-6, "Library Impact Fee," in the City Code.

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Article 6.12

General Subdivision Regulations

6.12.1. DESIGN AND CONSTRUCTION STANDARDS FOR STORM WATER MANAGEMENT FACILITIES.

The design and construction of the storm sewer system and storm water storage facilities within the jurisdiction of the City of Sycamore shall be in accordance with accepted engineering practice and shall conform to the most restrictive of the requirements contained in the latest edition of the following regulations, standards, and specifications:

1. The City's "Standard Details for Storm Sewer Construction."
2. "Standard Specifications for Water and Sewer Main Construction in Illinois."
3. "Standard Specifications for Road and Bridge Construction," Illinois Department of Transportation.
4. "Design and Environment Manual," Illinois Department of Transportation.
5. "Highway Standards," Illinois Department of Transportation.
6. "Drainage Manual," Illinois Department of Transportation.
7. "Culvert Manual," Illinois Department of Transportation.
8. Construction Manual Illinois Department of Transportation
9. Standards adopted by the Metropolitan Water Reclamation District of Greater Chicago (1988 Code 25.205).
10. DeKalb County Storm Water Management Plan and Ordinance, as amended.

A. BASIS OF DESIGN FOR STORM SEWERS AND STORM WATER STORAGE

1. All storm sewers shall be designed using the rational method ($Q = CIA$) and shall be based on a 10-year storm frequency. The composite runoff coefficient shall be calculated but in no event shall a coefficient of less than 0.50 be used in the design.
2. The necessary volume of storm water storage shall be calculated on the basis of a 100-year storm frequency, using the criteria established by the Metropolitan Water Reclamation District of Greater Chicago. The volume required will be that necessary to handle the runoff of a 100-year storm for any and all durations, from the fully developed drainage area of the site tributary to the reservoir less that volume discharged during the same duration as the allowable release rate. No storm water storage will be required for off-site upstream areas unless otherwise provided herein. Flows from off-site tributary areas resulting from a 10-year storm frequency will be drained through the storm sewer system provided for the site. Off-site flow in excess of the 10-year storm frequency shall be bypassed through the site as overland flow and shall be calculated using the 100-year storm frequency. Rainfall for a 100-year storm shall be determined by using the Illinois State Water Survey Bulletin 70 criteria. (1988 Code §25.209; and Ordinance 96.47, 9-3-1996)

Note: Drainage systems and storm water storage facilities for projects larger than forty (40) acres shall be designed using an approved hydrograph producing runoff calculation method including HEC-1, SCS TR-20 and SCS *TR-55* or other method approved by the City Engineer.

B. STORM SEWER CAPACITIES.

When storm water storage is required, provisions shall be made to transport storm water runoff from a 10-year storm frequency from the fully developed area of the site in a properly designed storm sewer system to the storm water storage area. The additional storm water runoff resulting from the design for a 100-year storm frequency may be transported overland to the storm water storage area over streets, parking areas, parks, playgrounds or other open spaces, including utility easements. The storm sewer system shall have adequate capacity to adequately drain all tributary drainage areas through the property and there shall be no compensation to the owner or developer by the City for the increased pipe sizes and construction costs, if any. In any subdivision, lot or parcel of land where it is determined by the City Engineer that the storm sewer would be larger than eighty four inches (84"), based on a 10-year storm frequency, then a ditch or drainage channel meeting the following standards may be used if the City Engineer so approves.

1. With grades to four percent (4%), ditch may have earth bottoms and sod banks.
2. With grades greater than four percent (4%), ditches must be paved.
3. All ditches shall have side slopes of not less than five to one (5:1).
4. Easements for all ditches shall be dedicated to the City, and there shall be provided in addition to the necessary width required for the ditch, a strip of land on each side of the ditch of a width of fifteen feet (15'), said distance to be measured perpendicular to trees, poles, structures and other obstructions. The slope of these side areas to the ditch shall not exceed five percent (5%). There shall be no trees, bushes or obstructions of any kind placed in this area.
5. Culverts or bridges shall be provided at all street crossings and shall be sized to eliminate flooding or ponding of water and shall have a minimum cover of twelve inches (12"). Culverts or bridges shall be reinforced concrete or pre-cast reinforced concrete pipes with necessary headwalls. Culverts or bridges shall extend a minimum of five feet (5') past each right-of-way line of the street and shall extend far enough to provide a minimum slope of five to one (5:1) from the right-of-way line down to the invert of the pipe.
6. All ditches, bridges and culverts shall be located and designed in accordance with City standards, as amended from time to time, and requirements of the City Engineer.
7. All culverts or bridges shall be provided with suitable railings and/or guard rails as required and approved by the City. (1988 Code §25.206; and 1994 Code).

C. DRAINAGE STRUCTURES

Manholes shall be provided at all changes in direction and at intermediate points not exceeding four hundred feet (400'). Catch basins with curb frames of proper size shall be provided along streets as required by the "Drainage Manual," Illinois Department of Transportation. Other catch basins and inlets for yards and other areas shall be provided as required by the City Engineer.

D. STORM SEWERS FOR IMPERVIOUS AREAS.

1. Definition: For the purpose of this subsection, areas such as, but not limited to, parking lots and driveways, patios, sidewalks, building roofs and tennis courts where water is unable to naturally penetrate or drain from, except as provided hereinabove, shall be deemed impervious surface areas.
2. Design Standards: All impervious surface areas of more than seven thousand five hundred (7,500) square feet, as herein defined, shall be provided with storm sewers and catch basins when a public storm sewer is not greater than one hundred feet (100') from the nearest corner of property measured along a street, alley or easement of the public sewer system. One catch basin shall be provided for the first thirty thousand (30,000) square feet of said area and one additional catch basin shall be provided for every additional twenty five thousand (25,000) square feet of said area or portion thereof. All other impervious areas shall be so designed as to drain to a public street or an existing open watercourse; provided, that in no event shall water or other draining liquids be allowed to pass onto adjoining property or over public

sidewalks unless at the point where a driveway intersects said sidewalk. (1988 Code §25.105; and 1994 Code)

E. STORM SEWER PIPE MATERIALS.

All storm sewers shall be reinforced concrete pipe of the class as required by IDOT's specifications, PVC SDR 26 pipe, ductile iron pipe, or other pipe approved by the City Engineer. A 4" PVC SDR 26 pipe shall be stubbed into each lot for the connection of the sump pump. Reinforced concrete storm sewers which are constructed along interior side lot lines shall have o-ring gasket joints.

F. BACKFILL MATERIALS FOR STORM SEWERS.

Where a storm sewer will be located beneath a proposed street or within two (2) feet of the edge of the street, the trench shall be backfilled with CA-7 granular material or other granular material approved by the City Engineer. As an alternate to providing the CA-7 granular material, the trench may be backfilled with the same material as excavated from the trench provided this material is mechanically compacted in maximum twelve (12) inch lifts to a minimum density of 85%. The compacted earth backfill for the trench area shall be tested and certified by a soil testing agency, approved by City Engineer and paid for by developer, at intervals as approved by City Engineer. In addition, when the compacted earth backfill alternate is used, the backfill material around all manholes and drainage structures in the street area and also at all crossings of other sewer and water trenches shall be CA-7 granular material. All compacted earth backfill trenches located beneath a proposed street shall also be jetted and flooded with water as required by City Engineer. The final bituminous surface shall not be completed until two complete winter seasons (November 1st to April 1st) have transpired.

G. DESIGN OF STORM WATER STORAGE AREAS.

The required volume of storm water storage may be provided in paved parking areas and in reservoirs with either a wet or dry bottom. Alternate types of storm water storage areas shall be approved by the City Engineer.

1. Parking Areas:

The storm water storage areas shall be designed so that the accumulation of water at any point in the parking lot during peak rainfall does not exceed one foot (1'). The parking lot shall be sloped to drain at a minimum of one percent (1%). The finished floor elevation of all buildings shall be set so that no damage would occur if a storm in excess of the 100-year storm frequency occurs or if the drainage outlet becomes plugged.

2. Dry Bottom Reservoirs:

a. A dry bottom type of reservoir may be designed to serve a secondary purpose for recreation, open space or other types of uses that will not be adversely affected by periodic flooding. A paved ditch with a slope of not less than five tenths percent (0.50%) will be required from the inlet pipe or structure to the outlet pipe or structure to prevent erosion of the bottom of the reservoir when the capacity of the inlet pipe exceeds five (5) cfs or when the inlet pipe has a constant flow, even during dry weather. In certain cases, dry bottom reservoirs shall have a pipe under drain system as required by the City Engineer. The paved ditch shall meet the requirements for paved ditches contained in the "Highway Standards", Illinois Department of Transportation. However, the preferred design for transporting low flows and intermittent flows through the pond is by either piping the flow beneath or around the pond. The grassed bottom of the reservoir shall slope to drain to the outlet or paved ditch at a minimum two percent (2%) slope.

b. The side slopes on the earth berm around the reservoir shall not be steeper than five to one (5:1), and the earth berm at the top shall not be less than ten feet (10') wide. The inlet and outlet pipes or structures from the reservoir shall be self-operating and require very limited maintenance. An emergency overflow spillway shall be provided from the reservoir in the event a storm in excess of the 100-year storm frequency occurs. The inlet and outlet pipes or structures

shall be provided with safety bars with maximum openings of six inches (6") to provide for the safety of children.

3. Wet Bottom Reservoirs: Wet bottom storage reservoirs shall be constructed to conform to the requirements shown on Exhibit "A" on file in the office of the City Engineer. The minimum depth from the normal water level to the bottom of the side slope shall be five feet (5'). A minimum of twenty five percent (25%) of the pond area shall be constructed to a minimum depth of ten feet (10') to provide for fish. Proper measures shall be provided by the developer to prevent the water from becoming stagnant. Where the soil in the bottom of the reservoir is too permeable to hold water, the bottom shall be sealed by an accepted method approved by the City Engineer. The inlet and outlet pipes or structures from the reservoir shall be self-operating and require very limited maintenance. An emergency overflow spillway shall be provided from the reservoir in the event a storm in excess of the 100-year storm frequency occurs. The inlet and outlet pipes or structures shall be provided with safety bars with maximum openings of six inches (6") to provide for the safety of children (1988 Code §25.2 12; and 1994 Code).

4. Allowable Release Rate: The allowable release rate of storm water runoff from the developed drainage area of the site shall not exceed the existing capacity of the downstream storm sewer system or drainage channel, but in no case shall the discharge be more than fifteen one-hundredths (0.15) cfs per acre measured at a maximum storage depth; except, that no outlet pipe of less than three inches (3") in diameter shall be used as an outlet pipe from any storm water storage facility. Outlet control facilities, other than pipes, shall be constructed of reinforced concrete. Outlet pipes from storage areas shall be either reinforced concrete pipe, Class III, or ductile iron pipe, Class 52. (1988 Code §25.110; amd. Ord. 96.48, 9-3-1996)

5. Bypass: The drainage systems which are provided for the site shall have adequate capacity to safely bypass through the development the flow resulting from a 100-year storm frequency from all upstream areas, assuming the land is in a fully developed state under present zoning or proposed zoning outlined in the Comprehensive Plan. The flow shall be calculated using a runoff coefficient of not less than fifty one-hundredths (0.50). An allowance shall be made for any upstream storm water storage which has actually been provided. The required bypass area for storm water in excess of the volume handled by the storm sewer system may consist of streets, parking areas, parks, playgrounds or other open spaces, including utility easements. There shall be no habitable structures located within this bypass area which is used as a floodway and this bypass area shall not be reshaped or restricted in any way to reduce its effective capacity. The design of the bypass area shall take into consideration the control of the storm water velocity to prevent erosion. The side slopes on any drainage swale shall not be steeper than five to one (5:1) (1988 Code §25.211).

6. Spillways. Each storm water storage area shall be provided with a properly designed spillway. For storm water storage areas with a total storage volume of twenty (20) acre-feet or less the spillway may be an earth spillway with proper vegetation to prevent erosion. For storm water storage areas with a total storage volume in excess of twenty (20) acre-feet the spillway shall be a reinforced concrete spillway approved by the City Engineer.

H. CONSTRUCTION AND POST-CONSTRUCTION SITE RUNOFF CONTROL REGULATIONS

1. Construction Site Runoff Control Regulations.

A storm water pollution prevention plan (SWPPP) shall be required for all developments and redevelopments that disturb a land area of one acre or more. The SWPPP shall meet or exceed the requirements of "Part IV - STORM WATER POLLUTION PREVENTION PLANS" of the current NPDES Permit No. ILR10.

2. Post Construction Site Runoff Control Regulations.

Post-construction storm water management shall be required for all developments and re-developments that have disturbed a land area of one acre or more and shall meet or exceed the requirements of "Part IV - STORM WATER POLLUTION PREVENTION PLANS" of the current NPDES Permit No. ILR10. These requirements shall be at least as restrictive as those identified in the Illinois Urban Manual, 2002, as amended from time to time.

I. EXCAVATIONS:

1. Permit Required. It shall be unlawful for any person to tunnel or make any excavation for constructing, repairing, or replacing a storm sewer in any existing street, sidewalk, driveway, alley, parking area or other public place without having obtained a permit therefore.
2. Street Opening Fees and Deposits. See the City Code, Title 7, for excavation fees and deposits.
3. Backfilling. All excavation in any existing street, sidewalk, driveway or alley shall be backfilled with CA-7 granular material and repaired in accordance with the city's standard details.

J. APPROVALS:

All work required to be done under this Section 6.12.1 by an applicant—be he the owner, subdivider or contractor—shall be periodically inspected by, and approved by, the City Engineer as the work progresses. When the work is completed, final approval shall be obtained from the City Engineer upon his final inspection.

6.12.2. SANITARY SEWER COLLECTION SYSTEM REQUIRED. A public sanitary sewer collection system shall be provided to serve all lots, parcels and tracts in the City in accordance with the following standards, specifications and requirements. Any person owning property within the corporate limits of the City, which is improved with one or more residences, buildings or structures used or intended to be used for human occupancy, employment or any other similar purpose, and which property abuts on any street, alley or right-of-way in which there is located a sewer within one hundred feet (100') from the nearest property line, shall install suitable toilet and waste disposal facilities therein and connect such facilities with the public sewer, in accordance with the terms and conditions of this Section 6.12.2, within ninety (90) days after such sewer is in service. **Exception:** Lots, parcels and tracts within the "R-4," Rural Residential District. On "R-4" parcels, dwelling units and permitted structures shall be served by private sewage disposal systems inspected and approved by the DeKalb County Health Department.

A. DESIGN AND CONSTRUCTION STANDARDS FOR SANITARY SEWER SYSTEM

The design and construction of the sanitary sewer system within the jurisdiction of the City shall be in accordance with accepted engineering practice and shall conform to the most restrictive of the requirements contained in the latest edition of the following regulations, standards, and specifications:

1. Sycamore's "Standard Details for Sanitary Sewer Construction."
2. "Standard Specifications for Water and Sewer Main Construction in Illinois."
3. "Recommended Standards for Sewage Works," Great Lakes-Upper Mississippi River Board of State Sanitary Engineers (Ten State Standards), latest edition.
4. Rules and Regulations contained in the Environmental Protection Act.
5. Rules and Regulations of the Illinois Pollution Control Board.

B. SEPARATE SYSTEM

Sanitary sewers and storm sewers shall be kept separate. No combined sewers shall be permitted. Footing drain tiles, downspouts, etc. shall not discharge to the sanitary sewer system.

C. PIPE FOR SANITARY SEWERS

All pipe for sanitary sewers shall be PVC SDR 26 conforming to the requirements of ASTM D3034 or ASTM D2241. As an alternate, ductile iron pipe Class 50 conforming to ANSI/AWWA C11.1/A21.11 with a ceramic epoxy lining (Protecto 401) or Sewpercoat lining material.

D. SIZE OF SANITARY SEWERS

All sanitary sewers, except services, shall be a minimum of eight (8) inches in diameter. Services shall be a minimum of six (6) inches in diameter and shall be extended a minimum of five (5) feet beyond the street R.O.W. line.

E. SANITARY SEWER DEPTH

Sanitary sewer shall be constructed to a sufficient depth to serve the adjoining properties by gravity, where possible, and should not be less than five (5) feet from finished grade to the top of pipe.

F. MANHOLES

Manholes shall be installed at the end of each line; at all changes in grade, size, or alignment; and at intermediate intervals no greater than four hundred (400) feet, except for sanitary sewers twenty-four (24) inches and larger, in which the manhole spacing can be up to five hundred (500) feet.

G. SANITARY SEWER EXTENSIONS

Reimbursement: Any sanitary sewer which is to be constructed shall extend from across the entire width of the lot to be served and, in the case of a corner lot, the sanitary sewer shall also be extended along the side of the lot. When sanitary sewer has been constructed at the expense of the City, the City shall be reimbursed at the rate of nine dollars (\$9.00) per front foot of property by the applicant or owner before any service connection is made to said sanitary sewer. Unless otherwise determined by the City, all sanitary sewers, except service and private lines, shall become the property of the City. The City shall have the right to extend or upsize lines to serve others without obligation to the developer across whose property the extension may run.

H. OVERSIZE DESIGN

When the City requires any sewer main to be larger than necessary to serve future connections, an agreement may be made to repay the owner or subdivider the construction cost resulting from the increased design, for the cost of the pipe only. Differences in required pipe sizes shall be determined by the City Engineer. No pipe less than eight (8) inches in diameter shall be laid by the owner or subdivider. No bids shall be taken or work commenced until such agreement is reached, in writing, with the City.

I. SANITARY SEWER TESTING

All sanitary sewers shall be tested as follows and any defects corrected before being approved by the City:

1. Air Test. All sanitary sewers shall be air tested for tightness after at least thirty (30) days following completion in accordance with the requirements outlined in the Illinois Water-Sewer Specifications except that the maximum pressure drop in the specified time shall not be greater than five-tenths (0.50) pound.
2. Deflection Test. All flexible pipes eight (8) inches and larger shall be tested for deflection after at least thirty (30) days following completion using a mandrel of the proper diameter.
3. Television inspection. All sanitary sewer eight (8) inches and larger shall be televised after at least thirty (30) days following completion and the City shall be furnished with a written report and cassette of this inspection.
4. Manhole Testing. All sanitary sewer manholes shall be vacuum tested in accordance with ASTM C1244.

J. BACKFILL MATERIALS FOR SANITARY SEWERS

Where a sanitary sewer will be located beneath a proposed street or within two (2) feet of the edge of the street, the trench shall be backfilled with CA-7 granular material or other granular material approved by the City Engineer. As an alternate to providing the CA-7 granular material, the trench may be backfilled with the same material as excavated from the trench provided this material is mechanically compacted in maximum twelve (12) inch lifts to a minimum density of 85%. The compacted earth backfill for the trench area shall be tested and certified by a soil testing agency, approved by City Engineer and paid for by developer, at intervals as approved by City Engineer. In addition, when the compacted earth backfill alternate is used, the backfill material around all manholes in the street area and also at all crossings of other sewer and water trenches shall be CA-7 granular material. All compacted earth backfill trenches located beneath a proposed street shall also be jetted and flooded with water as required by City Engineer. The final bituminous surface shall not be completed until two complete winter seasons (November 1st to April 1st) have transpired.

K. EXCAVATIONS

1. Permit Required. It shall be unlawful for any person to tunnel or make any excavation for constructing, repairing, or replacing a sanitary sewer in any existing street, sidewalk, driveway, alley, parking, or other public place without having obtained a permit therefore.
2. Street Opening Fees and Deposits. See the City Code, Title 7, for excavation fees and deposits.
3. Backfilling. All excavation in any existing street, sidewalk, driveway or alley shall be backfilled with CA-7 granular material and repaired in accordance with the City's standard details.

L. APPROVAL

All work required to be done under this Section 6.12.2 by an applicant, whether the owner, subdivider, or contractor, shall be periodically inspected by, and approved by, the City Engineer as the work progresses. When the work is completed, final approval shall be obtained from the City Engineer upon his final inspection.

6.12.3. WATER DISTRIBUTION SYSTEM REQUIRED. Water mains and fire hydrants shall be provided to serve all lots, parcels, and tracts in the city in accordance with the standards, specifications and requirements elaborated below, unless varied by the City Engineer. Except for (a) dwelling units and permitted structures within the "R-4," Rural Residential District, or (b) uses or methods in existence on or before July 2, 2001, the private use or attempted use of ground water from within the corporate limits of the City as a potable water supply by the installation or drilling of wells or by any other method is hereby prohibited. Properties that are legally served only by a private well under the aforementioned circumstances may continue to be served by that well as long as the water is certified as potable at least every two (2) years without modifications to the well. When the public water system extends across the frontage street and is located within two hundred fifty feet (250') of the nearest point of the property, the existing well shall be capped and the public water system shall be extended to the property.

A. DESIGN AND CONSTRUCTION STANDARDS

The design and construction of a water distribution system within the jurisdiction of the City of Sycamore shall be in accordance with accepted engineering practice and shall conform to the most restrictive of the requirements contained in the latest edition of the following regulations, standards, and specifications:

1. Sycamore's "Standard Details for Water Main Construction."
2. "Standard Specifications for Water and Sewer Main Construction in Illinois."
3. "Recommended Standards for Sewage Works," Great Lakes-Upper Mississippi River Board of State Sanitary Engineers.
4. Rules and Regulations contained in the Environmental Protection Act.

5. Rules and Regulations of the Illinois Pollution Control Board.

B. PIPE FOR WATER MAINS

All pipe for water mains shall be ductile iron pipe class 52 with a push-on compression gasket joint. The pipe shall conform to ANSI A2 1.51 (AWWA C- 151).

C. SIZE OF PIPE FOR WATER MAIN

No pipe less than six (6) inch diameter will be permitted for water main construction. The water distribution system shall be properly looped to form a tight grid system and dead-end mains shall be avoided where possible.

D. PIPE FITTINGS

All pipe fittings shall be mechanical joint ductile iron fittings conforming to ANSI A21-10 (AWWA C-110) and ANSI 21.11 (AWWA C-111).

E. DEPTH OF PIPE COVER

All water mains shall be constructed so that the distance measured vertically from the finished grade to the top of the pipe is not less than five and five-tenths (5.5) feet.

F. VALVES

Valves shall typically be installed at such intervals to isolate not more than one block of watermain and so that a main break or other failure will not affect more than five hundred (500) feet of mains in commercial/industrial districts or more than seven hundred (700) feet in other districts. No more than four valves shall be required to isolate any section of water main. All valves and valve manholes shall conform to the requirements of the City's standard details.

G. HYDRANTS

A sufficient number of hydrants shall be provided in order that no portion of any building is more than three hundred (300) feet from a fire hydrant. All hydrants shall be provided with an auxiliary valve and shall conform to the requirements of the City's standard details.

H. WATER MAIN EXTENSIONS

Any water main which is to be constructed shall extend from the existing water main across the entire width of the lot to be served, and, in the case of a corner lot, the water main shall also be extended along the side of the lot. When water main has been constructed at the expense of the City, the City shall be reimbursed at the rate of nine dollars (\$9.00) per front foot of property by the applicant or owner before any service connection is made to said water main. Unless otherwise decided by the City, all water mains, except service and private lines for fire protection, shall become the property of the City. The City shall have the right to extend lines to serve others without obligation to the developer across whose property the main may run.

I. OVERSIZE DESIGN

In order to provide for future connections and overall planning, the City may require larger water mains than would be necessary to adequately serve the immediate property and may enter into an agreement to repay the owner or subdivider the difference in the cost of the materials only for the larger pipes, valves, and fittings resulting from the oversize design. No pipe less than six (6) inches in diameter shall be constructed by the owner or the subdivider. No bids shall be taken or work commenced until such agreement is arrived at, in writing, with the City.

J. PRESSURE TESTING AND BACTERIOLOGICAL TESTING OF WATER MAINS

After proper installation, all water mains and services shall be subjected to a hydrostatic pressure test of one hundred fifty (150) psi for one hour with the allowable leakage being in accordance with the requirements set forth in the "Standard Specifications for Water and Sewer Main Construction in Illinois". In addition, all water mains shall be properly disinfected and flushed and samples shall be obtained on two (2) consecutive days producing satisfactory bacteriological results. The owner, subdivider, or contractor shall conduct and pay all expenses associated with said testing.

K. BACKFILL MATERIALS FOR WATER MAINS

Where a water main will be located beneath a proposed street or within two (2) feet of the edge of the street, the trench shall be backfilled with CA-7 granular material or other granular material approved by the City Engineer. As an alternate to providing the CA-7 granular material, the trench may be backfilled with the same material as excavated from the trench provided this material is mechanically compacted in maximum twelve (12) inch lifts to a minimum density of 85%. The compacted earth backfill for the trench area shall be tested and certified by a soil testing agency, approved by City Engineer and paid for by developer, at intervals as approved by City Engineer. In addition when the compacted earth backfill alternate is used, the backfill material around all valve vaults in the street area and also at all crossings of other sewer and water trenches shall be CA-7 granular material. All compacted earth backfill trenches located beneath a proposed street shall also be jetted and flooded with water as required by City Engineer. The final bituminous surface shall not be completed until two complete winter seasons (November 1st to April 1st) have transpired.

L. EXCAVATIONS

1. Permit Required. It shall be unlawful for any person to tunnel or make any excavation for constructing, repairing, or replacing a water main in any existing street, sidewalk, driveway, alley, parking, or other public place without having obtained a permit therefore.
2. Street Opening Fees and Deposits. See the City Code, Title 7, for excavation fees and deposits.
3. Backfilling. All excavation in any existing street, sidewalk, driveway or alley shall be backfilled with select granular material and repaired in accordance with the City's standard details.

M. APPROVAL

All work required to be done under this Section 6.12.3 by an applicant – be he the owner, subdivider, or contractor - shall be periodically inspected by, and approved by, the City Engineer as the work progresses. When the work is completed, final approval shall be obtained from the City Engineer upon his final inspection.

6.12.4. STREETS REQUIRED. A public street or streets shall provide access to all lots, parcels, and tracts of land in the City.

A. DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND SIDEWALKS

The design and construction of streets and sidewalks within the jurisdiction of the City shall conform to the most restrictive of the requirements contained in the latest edition of the following regulations, manuals, standards, and specifications, three (3) copies of which shall be on file in the City Clerk's Office:

1. Sycamore's "Standard Details for Street and Sidewalk Construction."
2. "Construction Manual," Illinois Department of Transportation.
3. "Design and Environment Manual," Illinois Department of Transportation.
4. "Highway Standards," State of Illinois, Department of Public Works and Buildings,

Division of Highways, Bureau of Design.

5. "Manual on Uniform Traffic Control Devices," Illinois Department of Transportation.
6. "Standard Specifications for Road and Bridge Construction," Illinois Department of Transportation.

B. GENERAL DESIGN CRITERIA

1. All streets shall be located in relation to existing and planned streets, to topographical conditions, to public convenience and safety and to the proposed uses of the land to be served by such streets. If the Comprehensive Plan or Land Use Map makes no provision therefore, the arrangements of streets shall either provide for the continuation of appropriate projection of existing streets in the surrounding area, or conform to a plan for the adjacent area adopted to meet a particular situation where topographical or other conditions make continuance or conformance to existing street impracticable.
2. Half-streets are not permitted. When any parcel or part of a parcel is adjacent to only one side of an existing right-of-way, which is less than the required width required by this Ordinance or the Official Map, the subdivider/developer shall take the necessary measures to dedicate additional right-of-way to meet the specifications of this Section.
3. Permanent dead-end streets will not be allowed.
4. All streets shall be laid out to provide multiple routes within and between neighborhoods in the City, and shall accommodate motor vehicles, bicyclists, and pedestrians.
5. Where a parcel abuts or contains an existing or proposed limited access street, the Plan Commission may require alternative lot and street configurations to avoid creating double frontage lots.
6. Proposed streets shall extend to existing adjoining streets, unless the City Engineer determines such extension would be impractical.
7. GRADES.
 - a. MAXIMUM STREET GRADE. The maximum longitudinal grade for streets shall be five percent (5%).
 - b. MINIMUM STREET GRADE. In order to provide adequate gutter drainage, the minimum longitudinal grade shall be five-tenths of one-percent (0.5%).
 - c. PARKWAY CROSS-SLOPE GRADE. The area between the sidewalk and curb shall slope at a minimum rate of two percent (2%), and a maximum rate of six percent (6%), from the sidewalk toward the curb.
8. CURB AND GUTTER. Curb and gutter shall be provided on both sides of all public streets and or private streets unless otherwise determined by the City. The location of all sanitary sewer services, water services, and storm services, where applicable, shall be imprinted on the face of the new concrete curb and gutter with an "S," "W," or "~."
9. PAVEMENT CROSS-SECTION. The cross-slope for all pavements shall be two-percent (2%).
10. SIDE CLEARANCE. No obstructions of any type, including traffic control devices, shall be located closer than two (2) feet from the back edge of the curb.
11. CUL-DE-SAC STREETS. A cul-de-sac street shall be avoided where possible. When approved, the length shall not exceed five hundred feet (500') measured along its

centerline from the point of origin to the end of the right of way, and the minimum turn-around radius at the end shall be fifty (50) feet from the center to the back of curb.

12. **STREET OFFSETS.** Street offsets shall not be less than one hundred fifty feet (150'), measured from centerline to centerline.
13. **STREET INTERSECTIONS.** All streets shall intersect each other as close to right angles as topography and other limiting factors of good design permit. An intersection of more than two (2) streets shall not be permitted. Any type of partial cloverleaf intersection (eyebrow) or other similar configuration will not be permitted, except upon the recommendation of the City Engineer.
14. **MINOR STREET ALIGNMENT.** All minor streets shall be so aligned that their use by through traffic will be discouraged.
15. **CURB CUTS.** The number of curb cuts shall be restricted to provide for traffic safety with the maximum width of a curb cut being thirty feet (30') with a minimum of fourteen feet (14').
16. **TELEPHONE, TELEVISION, CABLE AND ELECTRIC DISTRIBUTION LINES.** All utilities shall be placed underground in new subdivisions. Such conduits or cables shall be placed within easements or dedicated rights-of-way in a manner that will not conflict with other underground services.
17. **STREET NAME SIGNS.** The subdivider or developer shall provide at each intersection permanent street name signs meeting City specifications.
18. **RIGHT-OF-WAY WIDTHS:** The right-of-way widths for streets shall conform to the following minimum dimensions:

a.	Primary streets	100 feet
b.	Secondary streets	80 feet
c.	Collector streets	66 feet
d.	Minor streets	66 feet
e.	Cul-de-sac streets	66 feet with 131 foot diameter at turnaround
19. **STREET ALIGNMENT.** For curvilinear streets the centerline radii shall conform to the requirements of IDOT's "Design and Environment Manual" except that minor residential streets shall have a minimum centerline radii of not less than one hundred sixty (160) feet and a collector residential street shall have a minimum centerline radii of not less than two hundred fifty (250) feet.
20. **SOIL SURVEY.** A soil survey shall be performed prior to the design of the pavement when the City Engineer has reason to believe the sub-grade materials may be unsatisfactory or remedial underground drainage might be needed. A copy of the soil survey shall be submitted to the City Engineer with the detailed plans and specifications.
21. **LOTS AND BLOCKS.**
 - a. **Size of lots.** The size of lots shall conform to the relevant zoning classifications.
 - b. **Access to lots.** Each lot within a subdivision must have access to a public street or private street.
 - c. **Corner lots.** All corner lots shall have adequate width and depth to permit proper building setbacks from both streets.
 - d. **Configuration of blocks.** The shape of blocks shall be determined by existing and proposed street patterns, existing and projected traffic patterns, lot depths, and topographical depths.
 - e. **Width.** Blocks shall typically have sufficient width to provide for two (2) tiers of lots of the appropriate depths.

- f. Length. The maximum length of blocks shall be one thousand eight hundred feet (1,800'). The use of crosswalks will be specified by the Plan Commission. Pedestrian crosswalks shall have a right of way width of ten feet (10') and a paved sidewalk width of not less than four feet (4').

22. STREET LIGHTING.

a. Subdivision Street Lighting: In new subdivisions, adequate street lighting shall be provided at all intersections and at intermediate intervals not exceeding three hundred fifty feet (350'). The developer shall be responsible for furnishing and installing all street lighting facilities, including, but not limited to, poles, underground or overhead cables, trenching and backfilling for a completely workable system. As an alternate to the developer furnishing and installing the street lighting facilities, the developer shall cause the utility company providing such service to furnish and install said facilities with the developer reimbursing said company for this work. No approval of a final plat of subdivision will be made until the foregoing improvements as required by the plan commission are made or until the plan commission has been provided proper guarantee of performance. (Ordinance 98.80, 4-5-1999)

b. Alternative Street Lighting: Upon the approval of the City Manager or designee, light poles other than the concrete poles and appurtenances typically used in the city may be installed at the developer's expense. Such fixtures shall provide the minimum illumination specified by the city engineer at all intersections and at intermediate intervals. Further, such poles and appurtenances shall conform to the alternative models specified by Commonwealth Edison or any other electric utility company providing such service. If the operation, maintenance, and replacement costs of such streetlights create an expense in excess of the average cost of the city's standard lighting, the city council shall establish an operational special service area to finance any extraordinary maintenance costs. Prior to the approval of any alternate system of lighting, a joint developer/city agreement shall be approved by the City Council. (Ordinance 98.80, 4-5-1999; and. Ordinance 2002.95, 4-21-2003)

C. PAVEMENT DESIGN.

The pavement design for all streets shall be in accordance with IDOT's "Design and Environment Manual" with the minimum requirements as defined in TABLE 1, MINIMUM STREET STANDARDS, below. For the use of this table the various street classifications are defined as follows:

1. Collector Street: A street of considerable continuity which carries traffic from minor streets to secondary or primary streets including the principal entrance streets of residential developments and the principal circulating streets within such a development.
2. Minor Street: A street of limited continuity used primarily for access to abutting properties and the local needs of the neighborhood.
3. Primary Street: A street that will provide for heavy traffic of considerable continuity that is, or that will be, used as a connection between various districts of the City and adjoining communities.
4. Secondary Street: A street which carries traffic from such facilities as schools, churches, shopping areas, and employment centers to high population densities and to primary streets.

D. HANDICAPPED RAMPS

1. Sidewalk ramps for the handicapped shall be provided at all street intersections and at designated crosswalks. The sidewalk ramps shall meet the requirements outlined in "Highway Standards," published by the Illinois Department of Transportation.
2. Where sidewalks are constructed or replaced at intersections and other crosswalks adjacent to barrier, mountable, or roll type curbing, a sidewalk ramp for the handicapped shall be provided in accordance with the requirements outlined in "Highway Standards," published by the Illinois Department of Transportation. Where the replacement of

existing public sidewalk or the installation of new public sidewalk that is eligible for City reimbursement requires an alteration of the curb to accommodate the handicapped ramp, appropriate fees (cf. City Code, Title 9) shall be paid to the City.

E. BACKFILL MATERIALS FOR UNDERGROUND UTILITIES AND OTHER IMPROVEMENTS.

Where underground utilities will be located beneath a proposed street or within two (2) feet of the edge of the street, the trench shall be backfilled with CA-7 granular material or other granular material approved by the City Engineer. As an alternate to providing the CA-7 granular material, the trench may be backfilled with the same material as excavated from the trench provided this material is mechanically compacted in maximum twelve (12) inch lifts to a minimum density of 85%. The compacted earth backfill for the trench area shall be tested and certified by a soil testing agency, approved by City Engineer and paid for by developer, at intervals as approved by City Engineer. In addition when the compacted earth backfill alternate is used, the backfill material around all structures in the street area and also at all crossings of other utility trenches shall be CA-7 granular material. All compacted earth backfill trenches located beneath a proposed street shall also be jetted and flooded with water as required by City Engineer. The final bituminous surface shall not be completed until two complete winter seasons (November 1st to April 1st) have transpired.

F. COMPACTION TESTS

When compaction tests are required by the City Engineer for the embankment or subgrade, said tests shall be conducted by a certified testing agency and all costs associated with this testing shall be paid by the owner.

G. WIDENING STREETS

When land is subdivided or developed adjacent to an existing street without curb and gutter, the street shall be provided with curb and gutter to the proper width and the street shall be reconstructed, widened or surfaced as required by the City Engineer and Table 1, Section 6.12.4.

H. IMPROVEMENTS REQUIRED.

A properly designed street system complete with curb and gutter and sidewalks on both sides shall be provided at the expense of the owner or developer of a subdivision to serve each lot within said subdivision. All streets, curb and gutter, and sidewalks shall extend across the entire width of the lot to be served and, in the case of a corner lot, said improvements shall also be provided along the corner side yard. Variations from this standard, as for instance the widening of a sidewalk to ten feet (10') on one side of a street to accommodate bicyclists and pedestrians, may be permitted, but only with the recommendation of the City Engineer and Plan Commission and the approval of the City Council.

I. PERMIT REQUIRED.

1. Application for Permit. No person shall connect to or extend any street or sidewalk in the City without first submitting an application for a permit to the City Engineer.

2. Plans and Specifications. The application forms for a permit shall be accompanied by three (3) sets of plans and specifications for review, prepared by a registered professional engineer of Illinois. When said plans and specifications are approved and a permit has been issued, the applicant shall furnish the City with an additional three (3) sets of plans and specifications.

3. Notice of Construction. The City shall be given an advance notice of forty-eight (48) hours before any construction begins.

J. APPROVAL

All work required under this Chapter shall be periodically inspected by the City Engineer and his approval is necessary before work can progress. Before final approval can be obtained, the City Engineer shall inspect all work and see that the same has been completed in accordance with the approved plans and specifications.

TABLE 1: MINIMUM STREET STANDARDS

Street Classification	Minimum R.O.W. (feet)	Minimum Street Width (feet) Measured Back to Back of Curb	Minimum Structural Number* (Dt)	Minimum Pavement Construction**
Residential				
Minor	66	35	2.90	10" compacted limestone base consisting of 6" of 1" to 4" crushed limestone with limited fines and 4" of CA-6 crushed limestone plus 4" of hot mix asphalt surface course IL-9.5L, N30 installed in two lifts.
Cul-de-sac	Same as for Minor street but with 131 foot diameter at end	Same as for Minor street but with 100 foot diameter at end	2.90	10" compacted limestone base consisting of 6" of 1" to 4" crushed limestone with limited fines and 4" of hot mix asphalt surface course IL-9.5L, N30 installed in two lifts.
Collector Projected ADT: 1,000-3,000	66	35	3.16	12" compacted limestone base consisting of 8" of 1" to 4" crushed limestone with limited fines and 4" of CA-6 crushed limestone plus 4" of hot mix asphalt surface course IL-9.5L, N30 installed in two lifts.
Collector Projected ADT: 3,000 and over	66	35	3.95	15" compacted limestone base consisting of 10" of 1" to 4" crushed limestone with limited fines and 5" of CA-6 crushed limestone plus 5" of hot mix asphalt surface course IL-9.5L, N30 installed in two lifts.
Rural Residential				
Minor	66 (Includes 24 foot road surface, with 3 foot earth shoulders)	24 (Ditches shall have 4:1 maximum slope with 2' wide flowline)	2.50	10" compacted base consisting of 6" of 1" to 4" crushed limestone with limited fines and 4" of CA-6 crushed limestone plus 3" of hot mix asphalt surface course IL 9.5L, N30 (placed in two lifts)
Commercial				
Minor	66	35	3.16	12" compacted limestone base consisting of 8" of 1" to 4" crushed limestone with limited fines and 4" of CA-6 crushed limestone plus 4" of hot mix asphalt surface course IL-9.5L, N30 installed in two lifts.
Collector	66	35	3.95	15" compacted limestone base consisting of 10" of 1" to 4" crushed limestone and 5" of CA-6 crushed limestone plus 5" of hot mix asphalt surface course IL-9.5, N50 installed in two lifts.
Institutional***				
	66	35	3.16	12" compacted crushed limestone base consisting of 8" of 1" to 4" crushed limestone and 4" of CA-6 crushed limestone plus 4" of hot mix asphalt surface IL-9.5L, N30 installed in two lifts.

Industrial				
Minor	66	35	3.68	16" compacted crushed limestone base consisting of 10" of 1" to 4" crushed limestone with limited fines and 6" of CA-6 crushed limestone plus 4" of hot mix asphalt surface course IL-9.5, N50 installed in two lifts.
Collector	66	35	4.34	12 oz. non-woven geotechnical fabric with an 18" compacted stone base consisting of 12" of 1" to 4" crushed limestone with limited fines and 6" of CA-6 crushed limestone plus 5" of hot mix asphalt surface course IL-9.5, N50 installed in three lifts.
Secondary	80	49	4.34	12 oz. non-woven geotechnical fabric with an 18" compacted stone base consisting of 12" of 1" to 4" crushed limestone with limited fines and 6" of CA-6 crushed limestone plus 5" of hot mix asphalt surface course IL-9.5, N50 installed in three lifts.
Primary	100	55	6.18	12 oz. non-woven geotechnical fabric with 8" compacted CA-6 crushed limestone subbase, 10" bituminous concrete base course IL-19.0 N50 with 5" of hot mix asphalt surface course IL-9.5, N50 installed in three lifts.

*As defined in the "Design and Environment Manual," State of Illinois, Department of Transportation.

**Various combinations of pavement types and thicknesses that produce the required structural number may be used if approved by the City Engineer. Properly designed Portland cement concrete pavement may be used if approved by the City Engineer.

***Minor streets providing access to churches, schools, hospitals, etc.

Note: All N30 Bituminous mixes shall have 58-28 asphalt cement.

K. BITUMINOUS PAVING EQUIPMENT.

All paving equipment shall conform to IDOT's "Standard Specification for Road and Bridge Construction" and the finishing machine shall be capable of a paving width up to nineteen (19) feet in one pass.