

SITE PLAN AND DEVELOPMENT REVIEW REQUIREMENTS

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26.01 AUTHORITY & PURPOSE

A. Authority: This Chapter is enacted by ordinance pursuant to the police powers granted to the Village by the Illinois Compiled Statutes, 65 ILCS 5/11-13-1, *et. seq.*

B. Purpose: The purpose of this Chapter is to promote the public health, safety, enjoyment, and general welfare of the public, and conserve or enhance the taxable value of land and buildings throughout the Village. The provisions of this Chapter shall be administered to ensure orderly growth and development and shall supplement and facilitate the provisions of the Comprehensive Plan, Zoning Code and Subdivision Code of the Village.

C. Intent: Site Plan and Development Review is a procedure for review of proposed developments, expansion of existing developments and redevelopments to ensure that they are compatible with adjacent developments, and fulfill within the site the planning principles of convenient, safe and efficient use of land, and to achieve attractive designs. Site Plan and Development Review insures that the proposed development meets the standards that the Village has set forth in this Chapter. Site Plan and Development Review therefore, goes beyond the basic zoning and subdivision requirements of the Village in order to address site and building details. Site Plan and Development Review is not a substitute for required state and Village building permit reviews.

D. Applicability:

1. Site Plan and Development Review is imposed on all new construction and additions; erection of building structures for all private land uses except one-family or two-family residential uses, as herein provided; on the modification or improvement of land; on substantial changes in uses which require changes to the exterior of buildings or to the sites; and to the changes which make existing uses, structures or properties non-conforming or more non-conforming. The owner of any parcel of land desiring to develop or redevelop such parcels shall submit plans for review in accordance with the provisions of this Chapter. Any structure or site improvement permitted by Chapter 21, Zoning Regulations, including additions, alterations or changes shall require Site Plan and Development Review except for one-family and two-family dwelling units which are part of a larger development and has a valid permit, provided that the requirements of Section 26.03-C herein are met.
2. In their interpretation and application, these provisions shall be held to be

minimum requirements under the power as enacted in this Chapter, and conformance without further legislative review shall not create any entitlement to the proposed use of the property. The Village Board may further exercise its discretion in a legislative review of an application for a site plan and development permit in a reasonable manner for the promotion of public health, safety and welfare.

3. Where the conditions imposed by any provision in this Chapter upon the use of land or buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this Chapter, or by any other chapter of this Code, law, ordinance, resolution, rule or regulation of any kind, regulations which are more restrictive (or which impose higher standards or requirements) shall govern. This Chapter is not intended to abrogate any easement, covenant or any other private agreement provided that where the regulations of this Chapter are more restrictive or impose higher standards than such easements, covenants or any private agreements, the requirements of this Chapter shall govern.

26.02 DEFINITIONS

In addition to the definitions in Appendix A and elsewhere in this Code, terms used in this Chapter, whether capitalized or not, have the following meaning:

PUD: A planned development, as defined in the Zoning Code.

Site Development: Activities relating to grading, utilities, drainage, engineering, detention, and the like, as well as other in-ground or ground-level structures.

Site Plan: A depiction of activities and/or construction of buildings, other above-ground structures, parking lots, landscaping, general appearance of a site, and related issues of visual impact.

Site Plan and Development Permit: A formal written permit signed by an appropriate Village official authorizing work to be performed under the provisions of this Chapter.

Site Plan and Development Review: A procedure for review of proposed developments, expansion of existing developments and redevelopments to ensure that they are compatible with adjacent developments, and fulfill within the site the planning principles of convenient, safe and efficient use of land, and to achieve attractive designs.

Staff Site Plan and Development Review Committee: A committee consisting of the Manager, Public Works Director, Building Commissioner, Village Engineer and/or any of their designees as may be appropriate.

26.03 GENERAL PROVISIONS

A. Site Plan and Development Permit:

1. No development of property permitted by right or permitted by special use by the Zoning Code including accessory or temporary use shall be established or changed; no structure shall be erected, constructed, altered,

raised or removed and no building shall be used, occupied or altered with respect to its use after the effective date of this Chapter until a Site Plan and Development Permit has been issued by the Public Works Director. Said permit may include recommendations of the Staff Site Plan and Development Review Committee. Except as otherwise provided in this Chapter, no person shall commence to perform any clearing, grading, stripping, excavating or filling of land without first having obtained a Site Plan and Development Permit from the Public Works Director.

2. Nothing herein shall relieve the applicant of the additional responsibility of seeking a building permit or any other permit required by any applicable statute, ordinance, regulation or compliance with all of the terms of the Zoning Code and Subdivision Code.
3. A sign permit must be secured for properties on which a sign is proposed to be erected, altered or relocated in accordance with Chapter 29, Sign Code, of this Code. Receipt of a Site Plan and Development Permit and a building permit shall not relieve the applicant of the additional responsibility of seeking a sign permit, even if general sign locations are designated on plans or drawings submitted for the purposes of receiving a Site Plan and Development Permit and/or a building permit.

B. Exceptions: A Site Plan and Development Permit shall not be required for any of the following:

1. Agricultural use of land, including the implementation of conservation measures included in a conservation plan approved by the McHenry County Soil and Water Conservation District or Kane DuPage Soil and Water Conservation District, and including the construction of related agricultural structures.
2. Installation, renovation or replacement of a septic system to serve an existing building or structure.
3. One-family and two-family dwelling additions, accessory structures, sheds and fences, as well as building additions for non-residential uses where the addition constitutes no more than 10 percent of the square footage of the existing building.

C. Site Plan and Development Permit Verification: Prior to a Site Plan and Development Permit being issued for a one-family or two-family dwelling unit in a subdivision or PUD that has approved development plans on file with the Village, the requirements of this Chapter are modified. The requirements are as follows:

1. Site Plan: The site plan required for the building permit shall be submitted. The building elevations shall be as shown on the approved development plans for the subdivision or PUD.
2. Grading Plan: A grading plan showing existing and final contours shall be submitted. The plan shall also show all drainage structures and swales

shown on the approved grading plan that are necessary for the proper drainage of the site with evidence that all drainage facilities (on-site and off-site) have been constructed or will be constructed as part of the development of the site.

3. The Site Plan and Development Permit for the individual dwelling unit will be issued provided that the plans conform to the approved development plans of the subdivision or PUD, and provided that the Site Plan and Development Permit for the subdivision or PUD as a whole remains valid.

D. Fees: Each application for a Site Plan and Development Permit shall be accompanied by payment of the applicable fee which shall be established by the Village Board from time to time. Payment of this fee shall not relieve the obligation of the applicant to pay any other permit fees required by this Code.

26.04 SITE DEVELOPMENT REQUIREMENTS *Amended, 10-O-08, 00-O-45*

A. General Requirements: Application for a Site Plan and Development Permit shall be comprised, at a minimum, of a set of mandatory submissions listed below. In addition, due to the character of the proposal, one or several optional submissions may be required if deemed necessary by the Staff Site Plan and Development Review Committee. Applications will not be acceptable for processing until the mandatory information has been provided. Due to the character of the proposal, and in certain unusual circumstances, the Staff Site Plan and Development Review Committee may accept less information than the mandatory submittal as sufficient. An applicant who wishes a waiver of any of the information requirements shall contact the Public Works Director. Application for a Site Plan and Development Permit shall be made by the owner of the property or his authorized agents to the Public Works Director on a form furnished for that purpose. Each application shall bear the name and address of the owner or developer of the site and the name of the person preparing the plan. It shall be accompanied by a filing fee as established by the Village Board from time to time. Each application shall include certification that any land clearing, construction or development involving the movement of earth shall be in accordance with the plans approved upon issuance of the permit.

While the terms or concepts of “site development” and “site plan” represent two different levels of activity or impact, it is the intent of this Chapter that the review of plans and the issuance of a Site Plan and Development Permit shall be conducted as a unified process.

B. Mandatory Submissions: Each application for a Site Plan and Development Permit shall be accompanied by the following information:

1. A vicinity map in sufficient detail to enable easy location in the field of the site for which the permit is sought.
2. A plat of survey. Where the site is larger than 1 acre, an ALTA survey is required.
3. Existing conditions exhibit, showing:
 - a. Existing topography of the site and adjacent land to a distance necessary to identify natural features such as streams, lakes, flood

plains, wetlands and depressions, drainage ways, and trees and vegetative cover that the proposed development may impact, but in no case shall the distance be less than 200 feet, drawn at no greater than 1-foot contour intervals, and clearly portraying the conformation and drainage pattern of the area.

- b. The location of existing buildings, structures, utilities (overhead or underground), paved areas, and other significant man-made features on the site and adjacent land within 200 feet of all boundaries of the site.
 - c. Farm drains and tiles.
 - d. Sub-watershed boundaries within the property.
 - e. Location, size and slope of all existing public and private underground utilities.
 - f. Roads, streets and associated storm water inlets.
 - g. Elevations and maps of 100-year flooding. Where 100-year flooding has not been documented on FEMA maps, the applicant shall compute the elevations using methods outlined in Chapter 44 of this Code.
4. Site Plans, building plans and engineering plans showing the proposed use of the site, including location of all structures, areas proposed to be paved, underground utilities, detention basins and off-site improvements as may be required. The plans shall show finished grades, elevations, profiles, construction details, specifications and such other supporting documents that are necessary. The design of the utilities shall be in accordance with engineering standards on file with the Public Works Director and in accordance with standards contained in this Chapter.
 5. Grading and Erosion and Sediment Control Plan: The Grading and Erosion and Sediment Control Plan showing areas of clearing, stripping, grading, excavation and filling, proposed contours and provisions for storm drainage, including swales and storm water detention areas, shall be prepared in accordance with Chapter 27 of this Code.
 6. Stormwater Drainage and Detention Plan: The Stormwater Drainage and Detention Plan and supporting documents shall be prepared in accordance with Chapter 28 of this Code, and in accordance with engineering standards on file with the Public Works Director.
 7. Landscaping Plan:
 - a. A landscaping plan shall be prepared showing all landscaping proposed for the development in accordance with the standards estab-

lished in Chapter 30 of this Code, and the standards included in the Subdivision Code.

- b. Foundation plantings shall be included for all commercial buildings, industrial buildings and multi-family housing of more than 2 living units per building.
8. Wetlands Protection Plan:
 - a. If wetlands are located on the site, a wetlands protection plan shall be prepared meeting all the requirements of Chapters 27, 28 and 44 of this Code.
 - b. A U.S. Army Corps of Engineers permit shall be secured. For its review and files, the Village shall be given a copy of the permit application and any revisions required by the Corps.
9. Floodplain Development Plan: If any portion of the site is located in an identified floodplain as provided for in Chapter 44 of this Code, a Development Permit, as defined therein, shall be secured and a copy attached to the submission.
10. Other Documents:
 - a. Public Improvements: Where public improvements are required for the development, the applicant shall secure all permits from any agency having jurisdiction.
 - b. Cost Estimates: Provide cost estimates for all public improvements.
 - c. Bonds: Provide a letter of credit for the public improvements (see the Subdivision Code for details).
11. The proposed phasing of development of the site, including stripping and clearing, rough grading and construction, and final grading and landscaping. Phasing should identify the expected date on which clearing will begin; the estimated duration of exposure of cleared areas; the sequence of installation of temporary sediment control measures; clearing and grading; installation of storm drainage; paving of streets and parking areas; final grading; the establishment of permanent vegetative cover and the removal of temporary measures. It shall be the responsibility of the applicant to notify the Public Works Director of any significant changes which occur in the site development schedule after the initial erosion and sediment control plan has been approved.
12. All site plans, building plans, landscaping plans, utility plans, drainage plans and elevations shall be drawn to such a scale that all features required to be shown on the plan are readily discernable. Building floor plans and elevations may be drawn to architect scale. All other plans may

use an engineering scale. For site drainage, landscaping and utility plans, the scale used must be the same on each plan.

13. The Public Works Director may waive specific requirements for the content of submissions upon finding that the information submitted is sufficient to show that the work will comply with the objectives and principles of this Chapter.
14. A fully executed Site Plan and Development Permit Checklist.

C. Supplemental Development Plans: The following plans must be submitted if they relate to the proposed development:

1. A typical floor plan, if a multi-story structure will be constructed.
2. Other plans as deemed necessary by the Site Plan and Development Review Committee in order to complete a proper review of the application.

26.05 REVIEWS AND APPROVALS

A. Procedure: Each application for a Site Plan and Development Permit shall be reviewed and acted upon according to the following procedures:

1. The developer shall contact the Public Works Director or Building Commissioner to establish required submissions and review the application process.
2. A complete permit application and required submissions shall be submitted to the Building Department. The Staff Site Plan and Development Review Committee will review each application for a Site Plan and Development Permit to determine its conformance with the provisions of this Chapter.
3. The Public Works Director may also require the application to be submitted to any other public agency having jurisdiction on the site and/or property adjacent to the site for review and comment.
4. Upon conclusion of the review of the application, including review of comments received from other agencies having jurisdiction on the site or sites adjacent thereto (if applicable), the Staff Site Plan and Development Review Committee shall, in writing:
 - a. Approve the permit application if it is found to be in conformance with the provisions of this Chapter, and issue the permit;
 - b. Approve the permit application subject to such reasonable conditions as may be necessary to secure substantially the objectives of this Chapter, and issue the permit subject to these conditions; or

- c. Disapprove the permit application, indicating the deficiencies and the procedure for submitting a revised application and/or submission.
5. No Site Plan and Development Permit shall be issued for an intended development site unless:
 - a. The development, including but not limited to zoning, special uses, subdivisions and PUDs, has already been approved by the Village where applicable. (Building permits may be issued concurrently with a Site Plan and Development Permit, but in no case shall be issued prior to approval of a Site Plan and Development Permit). In the case of a subdivision or PUD, it is the intention of this Chapter to require a Site Plan and Development Permit for the subdivision or PUD development and verification of the Site Plan and Development Permit for each dwelling unit's building permit issued within the subdivision or PUD. (See Section 26.03-C herein.)
 - b. The proposed earth moving is coordinated with any overall development program previously approved by the Village for the area in which the site is situated.
 - c. All relevant federal, state and county permits have been received.
6. The Staff Site Plan and Development Review Committee shall act on an original or revised application within a reasonable period of time after receipt of all required documents. Pending preparation and approval of a revised plan, certain development activities may be allowed to proceed upon specific written instructions of and in accordance with conditions established by the Public Works Director.

B. Expiration of Permit: Every Site Plan and Development Permit shall expire and become null and void if the work authorized by such permit has not been commenced within 6 months of the date of the issuance of the permit, or is not completed by a date specified in the permit. The Public Works Director may extend the expiration date of the permit if the permittee presents satisfactory evidence that unusual difficulties have prevented work being commenced or completed within the specified time limits. The permittee must request such an extension no later than 30 days prior to the expiration date of the permit. The Public Works Director may require modification of the erosion control plan to prevent any increase in erosion or off-site sediment runoff resulting from any extension.

C. Amendment of Plans: Major amendments shall be submitted to the Staff Site Plan and Development Committee for approval or disapproval in the same manner as the original plans. Field modifications of a minor nature may be authorized by the Public Works Director by written instructions to the permittee.

D. Application of Permit: An approved Site Plan and Development Permit applies to the property and/or plan or site plan applicable to the property for which it was issued. Any development to be conducted by a person, firm or corporation who was not the original applicant for the property in question, shall comply with all terms and conditions that were originally im-

posed upon or were part of the original approval of any permit.

26.06 SITE PLAN REQUIREMENTS *Amended, 10-O-08, 00-O-45*

A. Development Standards: The purpose of good site design is to create a functional and attractive development, to minimize adverse impacts and to insure a project will be an asset to the Village. To promote this purpose, the site plan shall conform to standards which are designed to create a well planned community. These development standards are minimum standards and additional standards or conditions may be required for individual developments when having unique circumstances. The Village Board, through the regular zoning and subdivision review process, may establish and adopt additional standards and conditions for uses which shall be incorporated into the site plan. Should these development standards conflict with any other provisions of this Code, the most restrictive provision or the higher standard shall apply. The submitted plans shall serve as review documents which the Staff Site Plan and Development Review Committee will use in the analysis of the Site Plan and Development Permit application.

B. Site Design and Operation Standards: To establish and define criteria for the review process set forth in this Chapter, the following development standards for all uses requiring site design review are created. Because the elements of site development and site plans are not mutually exclusive, some requirements listed earlier in this Chapter are further delineated in this Section 26.06.

1. **Off-Street Parking Facilities**: The provision of off-street parking facilities shall be designed and operated in accordance with the following standards:
 - a. **Parking Spaces**: An adequate number of parking spaces shall be provided in all developments to accommodate employees, visitors and service vehicles.
 - (1) **Number of Spaces**: For non-residential developments, the parking standards designated in Table 1 herein shall be used as a guideline. If additional parking is desired, the additional parking spaces shall be constructed using permeable pavement. The Village Board shall have the authority to determine the total number of required spaces for final approval of PUDs or special uses.
 - (2) **Size of Spaces**: Every off-street parking space shall measure 9 feet in width by 18 feet in length. Where spaces overhang landscaped areas, spaces may be reduced in length by 1½ feet. Accessible parking space requirements for physically challenged persons shall also be required pursuant to appropriate state and federal requirements.
 - (3) **Conflict Minimization**: The design of parking areas shall minimize conflicts between pedestrian and vehicular movements.

| Table 1 Guidelines for Off-Street Parking Requirements | |
|---|--|
| Automobile Service Stations | At least 1 space for each employee on duty and for each service stall. |
| Banks | At least 3 spaces for each 1,000 square feet of floor area. |
| Bowling Alleys | At least 5 spaces for each alley, plus additional spaces as may be required for affiliated uses such as restaurants and the like. |
| Day Care Centers | At least 3 spaces for each 1,000 square feet of floor area. |
| Furniture/Appliance Stores | At least 1 space for each 300 square feet of floor area. |
| Hair Care Center | At least 2 spaces for each operator chair. |
| Motels/Hotels | At least 1 space for each guest room, plus 1 additional space for each employee on duty, plus additional spaces as may be required for affiliated uses such as restaurants and the like. |
| Office, Business, Professional 0-149,999 square feet | At least 3 spaces for each 1,000 square feet of floor area. |
| Office, Business, Professional 150,000 square feet or more | At least 3 spaces for each 1,000 square feet of floor area |
| Office - Medical | At least 4 spaces for each 1,000 square feet of floor area. |
| Places of Worship | At least 1 space for each 3 auditorium seats. Adequate space shall also be provided for buses used in conjunction with activities of the institution. |
| Restaurants | 15 spaces per 1,000 square feet. |
| Retail Establishments (unless specified elsewhere) | 4 spaces for each 1,000 square feet of floor area. |
| Shopping Centers (Retail) | 4 spaces for each 1,000 square feet of floor area. |
| Theaters | At least 1 space for each 3 seats in the theater and 1 space for each employee on duty. |
| Other Off-Street Parking Requirements | |
| Business Vehicles | In addition to the parking requirements above, 1 space shall be provided for each vehicle used in the conduct of the business. |

(4) Accessible Parking Spaces:

- (a) Accessible parking spaces for mobility impaired persons shall be at least 16 feet wide including an 8-foot wide access aisle; adjacent parking spaces shall not share a common access aisle. All access aisles shall be diagonally striped and shall be provided with a gradual transition to an accessible route to the on-site destination. Such spaces shall also measure 19 feet in length. Where such spaces overhang landscaped areas, spaces may be reduced in length by 1½ feet.
- (b) The number of spaces required and their placement within the parking facility shall be in accordance with State of Illinois accessibility standards. Some

flexibility in the placement of such spaces may be considered if interpretation of such standards permits.

- (5) **Service Area Parking Spaces:** Parking spaces located in the rear area of project sites or the service area of a project shall be discouraged. Where permitted, it shall be limited to employee and service parking only.
- (6) **Off-street Parking (residential areas):** Off-street parking lots intended for residential guest parking shall be located a minimum of 10 feet from any adjacent right-of-way, and shall not be placed in the required minimum side or rear yard areas of any residential unit.

b. **Aisle Widths:** The width of all aisles providing direct access to individual parking spaces shall be in accordance with the requirements specified in Table 2 herein.

| Table 2 Aisle Width Requirements | |
|---|--------------------|
| Parking Angle (degrees) | Aisle Width (feet) |
| 90 | 24 |
| 75 | 22 |
| 60 | 18 |
| 45 | 13.5 |

- c. **Service Drives:** The minimum width of a service drive shall be 24 feet. Such drives shall not be encroached upon by refuse or recycling enclosures, utility installations, accessory structures or other such uses or equipment as required by the occupant of such building. One-way service drives are prohibited.
- d. **Landscaping:** Landscaping for all parking facilities shall be provided in accordance with the standards set forth in Chapter 30 of this Code.
- e. **Parking Island Design:** Landscaped island widths shall be a minimum of 6 feet wide if parking is limited to one side of the island, or 8 feet wide if there is parking on both sides of the island.
- f. **Speed Control Devices:** The use of speed bumps or other similar speed control devices shall be prohibited.
- g. **Traffic Control Measures:** Traffic control measures internal to the parking facility or at entrances or exits shall be posted as required by the Police Department or the Village prior to the issuance of

any Certificate of Occupancy. Such measures may include, but are not limited to: parking, stopping, standing, fire lane, directional and/or other instructional signs. The Village desires to exercise such rights of traffic and parking regulations pursuant to the powers vested in it as set out in the Illinois Compiled Statutes. An owner of any private property other than a single-family lot, which controls a parking area located within the corporate limits of the Village, may, by contract, empower the Village to regulate parking and traffic in such parking areas. Owners who desire to authorize the Village to regulate and enforce the parking and traffic at the parking area shall enter into a Private Property Traffic Enforcement Agreement with the Police Department. The Manager is authorized to enter into Private Property Traffic Enforcement Agreements.

- h. Sight Triangles: No structure or landscape material shall be located within a sight triangle in such a manner that limits or obstructs the sight distances of motorists entering or leaving an intersection.
- i. Access to State and County Roads: The submission of site plan application materials shall include a letter from the applicable agency controlling permits and access to adjacent roadways indicating preliminary approval has been given to the proposed access drives.
- j. Maintenance: All parking areas shall be paved and maintained at all times in a broom clean condition without potholes, broken curbing or other surface irregularities. All landscaping shall be maintained in a flourishing condition. Pavement striping shall be maintained and kept visible at all times, and all illumination shall be maintained in functioning condition.
- k. Parking Lot Inter-Connections: Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-easements or other recordable mechanisms must be employed.
- l. Seasonal Outdoor Sales: Seasonal outdoor sales, whether held on sidewalks or parking lots, shall be subject to the conditions of site plan approval and the Zoning Code.
- m. Barrier Curb: Barrier curb shall be employed for all perimeters of and islands in parking lots, as well as for all service drives, loading dock areas and the equivalent. Curb stops shall be prohibited. Relief from this provision may be considered for rear yard parking facilities in industrial zoning districts or for hardship cases, such as projects where barrier curb installation would conflict with drainage requirements. Depressed curbs for all driveway and sidewalk intersections shall be provided by the pour-in-place method and shall not be saw-cut.

- n. Stop Signs: All egresses from parking facilities and service drives onto public or private streets shall be signed with an official stop sign and a stop bar shall be painted or affixed onto the pavement adjacent to each stop sign.
2. Service Walks: Service walks shall be provided to assure pedestrian access both within the site and to connect to adjacent off-site sidewalks and areas as specified in the following standards:
 - a. The minimum width shall be 4 feet. Where parking spaces overhang such walks, the width of the walk shall be increased 1 foot.
 - b. Ramps or depressed walks shall be provided for handicapped accessibility and designated on the site plan.
 - c. A walk shall be placed along the portions of commercial buildings that abut parking areas.
 3. Utilities: All utility services proposed on site and new utilities off site to serve the development shall be located underground. Proposed locations of utility structures located within parking lot areas or adjacent to structures shall be noted on the site plan, and where possible be screened by landscape materials and painted a color to match the finished exterior of the adjacent structure.
 4. Fences: Fences or walls may be required as screening barriers and when provided shall comply with height requirements found in the Zoning Code. All fences and walls shall be shown on the site plan. All fencing shall be maintained in good repair.
 5. Retaining Walls: The use of wood retaining walls as a structural element is prohibited. Treated landscape timbers used as an element of a landscape plan are acceptable. Railroad ties in retaining walls are prohibited.
 6. Building Elevations: Application materials shall include drawings of all elevations. Such drawings shall include the following:
 - a. A description of all materials and colors.
 - b. All elevations shall be of a finished material equal in quality to the front elevation.
 - c. All heating, ventilation and air conditioning roof-top equipment shall be screened (on front and side elevations and rear elevations where abutting residential districts) by a parapet wall equal in height to the equipment. All other rear elevations shall screen such equipment by the use of a parapet wall or other approved enclosure.

- d. Heating, ventilation and air conditioning equipment placed at grade shall be screened by walls, fences or other such elements as designated on the landscape plan.
7. Building Floor Plan: A general floor plan of proposed structures shall be provided indicating the proposed uses for all areas of the structure and total gross square footage for the structure. A typical floor plan shall be provided for multistory structures where each floor plan will be similar in nature.
8. Engineering Plan: An engineering plan shall be prepared in accordance with the requirements of the Subdivision Code and other applicable sections of this Code on utilities and street design, soil erosion control and stormwater detention.
9. Landscape Plan: A landscape plan shall be prepared in accordance with the standards set forth in Chapter 30 of this Code.
10. Lighting Plan: A lighting plan shall be submitted with each site plan application. Photometric plans shall be prepared using the Outdoor Lighting Code Handbook as prepared by the International Dark Sky Association. A photometric plan shall include specifications for parking lot lighting fixtures, fixture locations, height of poles, and foot candles. The plan shall identify any proposed security lighting fixtures, including location and fixture specifications. Where decorative or accent lighting is proposed for the structure or other site elements, such fixtures shall be identified on the plan. The intended hours of operation shall be specified and automatic switches provided to operate the lights. The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. "Shielding" means that a) the bulb/light source and cover portion of a fixture that transmits the light shall not extend beyond or below the opaque portion of such fixture so the bulb/light source is not visible from general side view, and b) the fixture itself is angled properly so the bulb/light source is not visible from general side view. The design of lighting standards and fixtures shall be appropriate to the development. The positioning and shielding of lighting fixtures shall be subject to inspection prior to issuance of a Certificate of Occupancy. Parking lot and general site lighting is prohibited from being placed on signs, sign supports or buildings unless the above shielding standards are met. Security lighting may be placed on buildings, but shall meet the shielding standards herein.
11. Wetlands: Applications for site plan review shall be accompanied by written documentation from a qualified individual regarding the presence of wetlands. Approval of any appropriate permits required by the Army Corp of Engineers shall be a condition of any approval by the Village as well as compliance with Chapter 28 of this Code.
12. Refuse Disposal and Recycling Storage Areas: All refuse disposal and re-

cycling storage areas shall be located in areas designed to provide adequate accessibility for service vehicles. Locations shall generally be to the rear of buildings or in areas where minimal exposure to public streets will exist. Where residential uses are located adjacent to a development, refuse disposal and recycling storage areas shall be discouraged from being placed in adjacent areas. Refuse disposal and recycling containers and other equipment such as grease containers or outdoor storage of materials such as pallets, shall not be placed outside of enclosures. Such enclosures shall not be located in required aisles or landscaped buffers. Refuse and recycling enclosures for food establishments shall not be located adjacent to boundaries with residential districts. All refuse and recycling enclosures shall be screened by a solid fence or wall to a height not greater than 6 feet. Containers or material within the fence enclosure shall not extend above the height of the fence. The area shall be secured by a solid latchable gate. The use of chain link fences with slats shall be prohibited.

13. **Waste Generation Report and Recycling:** A waste generation report shall be prepared indicating the types and volume of solid waste that will be produced on the site. If recycling of materials is intended a plan for how they will be handled shall be submitted. Provisions shall be made for the temporary storage of recyclable materials produced on-site. Such storage shall be placed in a building or an enclosed fenced area. Fenced enclosures for temporary recyclable material storage shall conform to the requirements for refuse enclosures. Utilization of recycled materials is encouraged in site development when feasible.
14. **Building Permits:** All buildings shall comply with applicable building codes of the Village. Final site plan approval by the Village Board shall authorize the applicant to file application materials for a building permit with the Building Department. Nothing contained within the Site Plan Development Review process shall be interpreted to authorize the approval of a building permit which does not comply with Village building codes.
15. **Signs:** All signs shall be in conformance with Chapter 29 of this Code. Site Plan and Development Permit approval shall not authorize the placement of any signs on the subject property. However, proposed signs shall be reviewed in relation to site design, traffic patterns and building elevations.
16. **Impact Fees:** Impact fees or improvements, where applicable, shall be required for site and site-related capital improvements, as well as unusual Village service needs for all projects on a proportional basis as those impacts are identified during hearings, such as through traffic studies or other means.
17. **Building Design:** The evaluation of building appearance shall be based on the quality of the design and the relationship to surrounding land uses.

- a. Buildings shall be in scale with the ultimate development planned for the area, and be compatible with permanent neighboring developments.
- b. Materials shall:
 - (1) Have good architectural character and be in harmony with nearby buildings.
 - (2) Be durable and suitable for the type of building and design in which they are used.
- c. Building components such as windows, doors, porches, eaves, roof spans, etc., shall be appropriately proportioned to one another.
- d. Colors shall be harmonious and use compatible accents. A structure shall utilize principal colors which are similar to those found on other buildings in the area. Accent colors (expressed as stripes, color bands or other similar features) shall be permitted on a limited portion of the building. The accent colors shall not dominate the visual image of the building and shall not serve as signage for the use of the building. Garish and vivid colors or color schemes shall be prohibited.
- e. Monotony of design shall be avoided. Variation in detail, form and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements.
- f. Where topographic features contribute to the beauty or utility of a development, they shall be preserved and integrated into the development design. Modification of topography will be permitted where it contributes to good appearance and design.
- g. A list of visual considerations shall be submitted by the developer with each site plan. These considerations shall include an inventory of the existing and planned areas of high visual interest in the project area. A detailed description shall be presented reviewing how the owner will design or locate buildings, and retain or alter existing terrain and trees in such a way as to maintain, enhance or create views within and into the site, as well as develop areas of visual interest. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and develop important axes.

18. Special Standards:

- a. Commercial buildings that are located in or adjacent to the Randall Road corridor or which front along Algonquin Road are strongly encouraged to be constructed wholly or primarily of face brick or stone or the equivalent. Buildings of concrete block, split face

block and/or primarily of drivit construction or its equivalent are strongly discouraged.

- b. Buildings with visible metal roofs are discouraged.
- c. Buildings of metal are prohibited. Buildings of pre-cast concrete construction or its equivalent are discouraged, except that such structures may be considered for interior lots only in industrial districts.

26.07 ENFORCEMENT

It is the policy of the Village that enforcement of this Chapter and any related chapters of this Code or Village ordinances shall be deemed in the highest public interest of the Village. If any person, firm, or corporation violates the provisions of this Chapter or the terms of any permits issued hereunder, the Village may exercise any or all of the remedies and penalties available under law including, but not limited to the following:

1. Imposition of a fine of not less than \$100 nor more than \$1,000 for the first offense. For the second and subsequent offenses, the fine shall not be less than \$500 nor more than \$1,000. A separate offense shall be deemed committed on each day during or on which such violation occurs or continues.
2. Said violation shall be considered a nuisance, in which case the Village may take summary steps to abate the nuisance and charge the violator with the cost of abating the nuisance. Upon nonpayment, the Village may file a lien against the property.
3. If the violation occurs in connection with the development of property or the building of structures, the Village may revoke all permits and cause the cessation of any and all construction.
4. The Village may obtain an injunction requiring the abatement of the violation.
5. In addition to the fines herein, the Village shall be entitled to all costs of prosecution, including attorney fees incurred by the Village, and the cost, if any, of abating the violation.