

Section 6-206
RSB Residential and Supporting Business District

SECTION 6-206. RSB RESIDENTIAL AND SUPPORTING BUSINESS DISTRICT.

- A. **Purpose.** The RSB Residential and Supporting Business District is established to provide for residential and nonresidential uses meeting the day to day convenience shopping and service needs of persons residing in the district and adjacent residential areas. This District is intended to provide uses that are on a more intimate, pedestrian-oriented scale than those uses located in the BIZ District.
- B. **Permitted Uses.** The following uses may be established as permitted uses in the RSB District, in accordance with the procedures set forth in Sections 5-101 through 5-104, provided that all other applicable regulations are met:
1. Accessory uses, as provided in Section 6-302;
 - a. Garages for two (2) vehicles;
 - b. Accessory three (3) or four (4) vehicle garage if it is side-load and not facing a public street;
 2. Bus stop shelters maintained by the Village, provided that:
 - a. No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and
 - b. The design of the bus shelter is compatible with development of nearby properties.
 3. Commercial retail establishments, not exceeding a floor area of 4,000 5,000 square feet, located in clustered arrangements and adjacent to collector or arterial roads;
 4. Day care centers and day care homes, provided that the use is licensed by or registered with the Illinois Department of Children in accordance with the Child Care Act of 1969, as amended. (Ill. Rev. Stat. ch. 23, par. 2211, et seq.)
 5. Existing single family detached units. (Ord. 3070-10/20/97)
 6. Financial institutions;
 7. Food Concession, associated with a primary use; Associated with a primary use.
(Ord. 2586 6/6/94)
 8. Governmental uses;
 9. Offices, provided that, if located at street level, such uses in combination occupy no more than fifty (50) percent of the linear street frontage; (Ord. 3130 - 5/18/98)

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10. Overnight accommodations, provided that:
 - a. No more than eight (8) rooms or suites are rented; and
 - b. Rooms are not rented for a period of more than thirty (30) days.
11. Personal service establishments; and
12. Public Parks and Recreation Areas
13. Residential units above commercial establishments.
14. Small residential-care homes with 1-5 residents, provided that:
 - a. The use is licensed by the applicable State agency; and
 - b. The home is located no closer than 450 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.
15. Townhouse and multi-family dwellings, provided that no dwelling units are located on the street level;
16. Restaurants, and outdoor seating for restaurants, greater than 330 feet from a residential parcel. Outdoor seating will have aisle widths of three (3) feet or more, and service of liquor will require fencing, temporary or permanent. (Ord. 4044 – 7/5/05)

(7/05)

C. **Minor Special Uses** ~~The following uses may be established as minor special uses in the RSB District when adjacent to collector or arterial roads, in accordance with the procedures and standards set forth in Section 5-105(H):~~

- ~~1. Bus stop shelters maintained by the Village, provided that:
 - a. No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and
 - b. The design of the bus shelter is compatible with development of nearby properties.~~
- ~~2. Day care centers and day care homes, provided that the use is licensed by or registered with the Illinois Department of Children in accordance with the Child Care Act of 1969, as amended. (Ill. Rev. Stat. ch. 23, par. 2211, et seq.)~~
- ~~3. Drive-in service windows, provided that:
 - a. The principal use is an office, retail establishment, financial institution or restaurant located on the same lot;~~

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- b. ~~There are at least five (5) stacking spaces per four (4) or more windows, or if fewer than four (4) windows, at least eight (8) stacking spaces; and~~
- c. ~~The amount of stacking space and circulation patterns on the lot is adequate to keep traffic from backing up into the street.~~

4. ~~Financial institutions;~~

5. ~~Food Concession. (Ord. 2586 6/6/94)~~

6. ~~Funeral parlors;~~

7. ~~Garages for more than three (3) vehicles; the width of which cannot exceed 35% of the lot frontage if garage doors face the street. (Ord. 3281 - 8/16/99)~~

8. ~~Medium-sized residential care homes with 6, 7 or 8 residents, provided that:~~

a. ~~The use is licensed by the applicable State agency; and~~

b. ~~The home is located no closer than 660 feet to any other residential care home, nursing home or congregate elderly housing facility.~~

9. ~~Museums, civic and cultural centers;~~

10. ~~Outside, open markets; and~~

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11. ~~Utility substations, provided that:~~

a. ~~No building is located within twenty-five (25) feet of a side lot line;~~

b. ~~The facility is constructed according to design guidelines and is operated to comply with all applicable local, state and federal regulations; and~~

c. ~~No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within three hundred (300) feet of any stream or other body of water or any existing or proposed dwelling.~~

D. ~~**Major Special Uses.** Special Uses The following uses may be established as major special uses in the RSB District when adjacent to collector or arterial roads, in accordance with the procedures and standards set forth in Section 5-105(l):~~

1. ~~Animal hospitals, Services, pounds, shelters and other overnight animal boarding;~~

2. ~~Automobile Motor Vehicle service stations; Services;~~

3. ~~Bus terminals;~~

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3. Clubs and lodges;
4. Convents, monasteries and schools, limited to public and private not-for-profit preschools, elementary and secondary schools and colleges/universities with day and boarding programs, provided that: (Ord. 3672 - 8/5/02)
 - a. The use is located on a lot at least five (5) acres in area; and
 - b. No building is located within twenty-five (25) feet of a side lot line; and
 - c. The use is located no closer than 1,000 feet to any other educational institutions.
5. Commercial retail establishments with a floor area of greater than 4,000 5,000 square feet;
6. Community centers;
7. Congregate elderly housing, provided:
 - a. ~~The standards of Section 6-314 are met; and~~
 - ~~b. a.~~ a. The use is located no closer than 1,000 feet to any other congregate elderly housing facility, or residential-care home. ~~or nursing home.~~

(8/02)

8. Convenience stores with a floor area of less than 5,000 square feet;
9. *Drive-in service windows, provided that:*
 - a. *The principal use is an office, retail establishment, financial institution or restaurant located on the same lot;*
 - b. *Stacking Spaces are provided per Code requirements as indicated in Section 6-306, Off Street Parking; and*
 - d. *The amount of stacking space and circulation patterns on the lot is adequate to keep traffic from backing up into the street, based upon documentation of similar circumstances.*

10. *Funeral Parlors;*

11. Health clubs and fitness centers;
12. Large residential-care homes (over 8 residents), provided that:

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- a. The use is licensed by the applicable State agency; and
- b. The home is located no closer than 1,000 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.

13. Medium-sized residential-care homes with 6, 7 or 8 residents, provided that:

- a. The use is licensed by the applicable State agency; and
- b. The home is located no closer than 660 feet to any other residential-care home, or congregate elderly housing facility.

14. Museums, civic and cultural centers;

~~16. Nursing homes, provided that the home is located no closer than 1,000 feet to any other nursing home, residential-care home or congregate elderly housing facility.~~

15. Offices, where located at street level and with such uses in combination occupying more than ten (10) percent of the linear street frontage in the district, provided that such a concentration of such uses will not substantially diminish the overall retail character of the district in which the proposed use is located;

16. Outside, open markets;

~~17. Parks, playgrounds and recreational areas, less than four (4) acres in area;~~

18. Places of worship with overnight shelter for up to eight (8) adults;

19. Private Parks and recreation areas; (Ord. 4610 – 12/20/10)

20. Public transportation facilities;

21. Residential planned development provided that:

- a. No more ~~that~~ than thirty (30) percent of the total dwelling units within the development will be single family detached;
- b. Private open space is provided as follows:
 - 1. Single family detached units shall have at least 450 square feet of usable, private green space adjacent to each unit with some separation from neighbors' space and with direct access from the unit.
 - 2. Townhouses and multi-family attached units shall have at least 200 square feet of private open space per unit. Such open space can

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be located on a patio, deck, balcony, or next to the building or combination thereof.

- c. Common Open Space: At least twenty (20) percent of the net area of the development shall be maintained as common open space.
- d. Density and Bonuses. Except as otherwise provided in this Subsection, the density for dwellings shall not exceed four (4) units per acre. Density may be increased up to eight (8) units per acre provided that:
 - 1. one (1) unit per acre for every twenty (20) percent (minimum) of common open space provided in addition to the minimum required;
 - 2. one (1) unit per acre for every 1200 (minimum) linear feet of boulevard treatment of a street;
 - 3. one (1) unit per acre if all other optional standards in Subsection (g) are provided;
- e. Thirty (30) percent less side or rear setback may be permitted for every ten (10) percent of private open space more than the minimum required, provided that the distance between buildings is maintained and provided that the windows in adjacent buildings are not aligned so as to ensure privacy of the residents;
- f. Twenty (20) percent less required private open space may be permitted for every twenty (20) percent of common open space provided beyond the minimum;
- g. Optional Bonuses. Additional density bonuses may be permitted, provided that the applicant provides the following in the proposed development:
 - 1. Boulevard treatment of a street, including a wide landscaped median strip or island in the middle of a street;
 - 2. Orientation of buildings that provide views of common open space, forests, valleys, ponds, wetlands and hills;
 - 3. Buildings oriented for solar heating;
 - 4. Less than fifty (50) percent of garage doors facing the street or common courtyard;
 - 5. Garbage enclosures and places for recreational vehicles hidden from view from the street; and
 - 6. Attractive non-standard, but consistent, style for lampposts and signs, varied pavement treatments, tiles, stones, bricks and mosaics.

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- 22. Restaurants, and outdoor seating for restaurants, within 330 feet from a residential parcel. Outdoor seating, if approved, will have aisle widths of three (3) feet or more, and service of liquor will require fencing, temporary or permanent with a minimum height of 3.5 feet. (Ord. 4044 – 7/5/05)
- 23. Theaters, except open-air drive-in.
- 24. Utility substations, provided that:
 - a. No building is located within twenty-five (25) feet of a side lot line;
 - b. The facility is constructed according to design guidelines and is operated to comply with all applicable local, state and federal regulations; and
 - c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within three hundred (300) feet of any stream or other body of water or any existing or proposed dwelling.

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- E. **Floor Area Ratio.** Not to exceed 0.6 for residential dwelling units and 1.0 for nonresidential and mixed uses.
- F. **Lot Area.** The lot area for each business establishment or residential dwelling unit shall not be less than five thousand (5,000) square feet with a minimum width (see definition) of forty (40) feet adding 10% for a corner lot width. (Ord.2959-11/18/96)
- G. **Setbacks.** The following setback standards shall apply in the RSB District. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "side" setback.
 - 1. **Residential.**
 - a. **Front.** All streets: Thirty (30) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater.
 - b. **Side.** All streets: Eight (8) feet from the property line or thirty (30) feet from the center line of the right-of-way, whichever distance is greater.
 - c. **Rear.** All streets: Twenty-five (25) feet from the property line.
 - 2. **Nonresidential and Mixed Use.**
 - a. **Front.** All streets: Fifteen (15) feet from the property line.
 - b. **Side.** All streets: No minimum setback. The maximum setback shall be fifteen (15) feet from the property line.

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- c. **Rear.** All streets: Twenty-five (25) feet from the property line.

3. **Permitted Uses in Building Setback Areas along Streets**

Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:

- a. Widened sidewalks and entranceways;
- b. Plazas, outdoor gardens, patios and outdoor seating areas;
- c. Water features, including bioswales or other stormwater management elements;
- d. Public art or outdoor architectural features like clock towers, pergolas etc.;
The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:
- e. Canopies, marquees and other projections that create shaded and protected entrances;
- f. Extended roofs and eaves;
- g. Awnings and canopies over windows;
- h. Projecting blade signs that comply with the Village's sign ordinance.

4. **Uses Not Permitted In Building Setbacks Along Streets**

Parking lots or structures (exception cited below), drive-through facilities, loading facilities or trash enclosures are not allowed within the setback area between the building facade and the street.

Drive through facilities in the setback area shall be allowed via Special Use modification only, when there are no reasonable alternatives. In order to qualify for a Special Use Modification, the drive through facility must meet all of the following conditions:

- a. The drive through should be designed as a single lane with a maximum width of 14' and a minimum turning radius of 20' from the centerline of the drive aisle.
- b. Drive through lanes must be a minimum of 10' from all property lines.
- c. The drop off area or drive aisle must be constructed with decorative pavement or pervious pavers. (Ord. 4610 – 12/20/10)
- d. Any order windows and menu boxes must be designed to integrate into the architecture of the building and appear 'hidden' from vehicular and pedestrian view. All efforts should be made to keep the order windows and menu boxes out of the setback between the building and the street.

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1. Menu boxes must include masonry architectural details, matching the materials and design of the building.
2. Menu boxes must be screened with landscaping and/or masonry walls so they are not visible from the street.
3. Order windows must be designed with trim and detail so they appear similar in appearance to other windows on the building.
- e. The drop off area or drive aisle must be screened with a combination of masonry walls and/or decorative landscaping in order to provide a solid buffer at a minimum height of 36".
- f. The drop off area or drive aisle shall not obstruct any direct connections between the sidewalk along the street and the entrances to the building and shall include crosswalks connection pedestrian routes.
- g. The architectural design of the building elevations facing the street should have the appearance of a primary façade and include transparency in the form of full or clerestory windows.

(Ord. 4535 – 1/18/10)

5. Parking Lot Setbacks

A minimum of a 10-foot landscaped setback must be provided between the parking lot and the primary street right-of-way.

(Ord. 4015 – 5/2/05)

- H. **Lot Coverage.** No more than sixty-five (65) percent of the area of the parcel may be covered with building, pavement and storm water storage for residential uses, leaving at least thirty-five percent (35%) of total parcel area in green space. Impervious coverage will be allowed up to 70% when Best Management Practices (BMP) such as porous pavements and green roofs are used. Up to 40% of the BMPs will be considered pervious, provided that the design standards outlined in the code for BMPs are met. No more than eighty (80) percent of the area of the parcel may be covered with building, pavement and storm water storage for non-residential and mixed uses, leaving at least twenty percent (20%) of total parcel area in green space. (See Section 2-102 Definitions "Green Space"). (Ord. 3672 - 8/5/02; Amd. Ord. 4574 – 7/6/10)

- I. **Height.** No structure may exceed three (3) stories or thirty-five (35) feet whichever is higher.

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