

Section 6-103
Zoning of Land

SECTION 6-103. ZONING OF NEWLY ANNEXED LAND AND REZONING.

- A. **Annexation.** All fully developed land which shall be annexed to the Village shall be classified into the zoning district that is most compatible, in the opinion of the Board of Trustees, with the Village's Comprehensive Plan. All undeveloped or partially developed land which shall be annexed to the Village shall be automatically classified and zoned in the E-1 Estate Residence District until otherwise classified in accordance with the Village's Comprehensive Plan.
- B. **Petition For Annexation.** The owner of any land proposed for annexation to the Village shall file with the ~~Development Review Committee~~ **Development Services Department** a petition for annexation. The ~~Development Review Committee~~ **Services Department** shall review such application and shall recommend to the Board of Trustees whether such annexation should be approved. If such petition involves a zoning classification other than E-1, the petition shall be referred to the Plan Commission which shall recommend to the Board of Trustees the appropriate zoning district in accordance with the procedures of Section 5-108. If such petition involves an annexation agreement, the provisions of Ill. Rev. Stat. Ch. 24, §7-1-2, as amended, shall be followed.
- C. **Proposal for Rezoning.** If a petition or application is made requesting a map amendment to a property other than E-1, the petition goes to Plan Commission as a public hearing and shall include a site plan in its submission to the Development Services Department.

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LAND USES*	E-1	R-1	R-2	R-3	R-4	RSB	BIZ	MFG	00H	COR	ORI	VC
Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P/S
Animal hospitals, pounds & boarding	---	---	---	---	---	S	S	---	---	S	S	P/S
Automobile service stations	---	---	---	---	---	S	S	S	---	S	S	S
Boarding schools, seminaries and convents	S	S	S	---	---	---	---	---	---	---	---	P
Bus stop shelters	P	P	P	P	P	M	P	P	---	P	P	P
Bus terminals	---	---	---	---	S	S	---	---	S	S	---	---
Car washes (Ord. 3672 - 8/5/02)	---	---	---	---	---	---	S	S	---	---	S	S
Carpet cleaning establishments	---	---	---	---	---	---	---	P	---	---	---	---
Cemeteries	S	S	S	---	---	---	---	---	---	---	---	---
Clinics and medical offices	---	---	---	---	---	---	P	---	P	P	P	---
Clubs & lodges	---	---	---	---	---	S	S	---	S	S	---	P/S
Colleges and universities	S	S	S	S	S	S	---	---	---	S	---	P/S
Commercial retail establishments	---	---	---	---	---	P	P	---	P	P	---	P
Community centers	---	---	---	---	---	S	S	---	S	S	---	P/S
Composting facilities	---	---	---	---	---	---	---	S	---	---	---	---
Congregate elderly housing Ord. 3281	---	---	---	S	S	S	S	---	---	S	---	S
Contractors or construction offices	---	---	---	---	---	---	P	P	---	---	---	---
Convenience stores	---	---	---	---	---	S	P	---	P	P	P	---
Day care centers and day care homes	P	P	P	P	S	M	P	---	P	P	P	P
Drive-in service windows	---	---	---	---	---	M	S	---	---	S	S	S
Drycleaning & laundry processing stations (Ord. 3672 - 8/5/02)	---	---	---	---	---	---	P	P	---	---	---	¹ P/S
Dwellings, detached	P	P	P	P	P	---	---	---	P	---	---	P
Dwellings, multi-family	---	---	---	---	P	P	---	---	P	P	---	P
Dwellings, townhouse	---	---	---	P	P	P	---	---	P	---	---	P
Excavating and recycling services	---	---	---	---	---	---	---	S	---	---	---	---

P = Permitted Use; M = Minor Special Use; S = Major Special Use; P/S = Permitted or Special Use, consult zoning district requirements and regulations for applicability
(8/02)

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LAND USES*	E-1	R-1	R-2	R-3	R-4	RSB	BIZ	MFG	00H	COR	ORI	VC
Facilities handling toxic materials	---	---	---	---	---	---	---	S	---	---	---	---
Financial institutions (Ord. 3281 8/16/99)	---	---	---	---	---	M	P	---	P	P	P	P
Food Concession	---	---	---	---	---	M	P	P	P	P	P	P
Food processing plants	---	---	---	---	---	---	---	S	---	---	S	---
Funeral parlors	---	---	---	---	---	M	P	---	---	P	---	P/S
Garages for >3 vehicles Ord. 3837 12/1/03	P	P	P	---	---	M	---	P	---	P	P	---
Golf courses	S	P	P	---	---	---	---	---	---	---	---	---
Health clubs and fitness centers	---	---	---	---	---	S	S	---	S	S	---	P
Hospitals	---	---	---	---	---	---	S	---	---	---	S	---
Light industry and assembly	---	---	---	---	---	---	---	---	---	---	P	---
Manufacturing	---	---	---	---	---	---	---	P	---	---	---	---
Marinas	S	---	---	---	---	---	---	---	---	---	---	---
Medical rehabilitation centers	---	---	---	---	---	---	P	S	---	P	P	---
Museums, civic and cultural centers	---	---	---	---	---	M	S	---	S	S	---	P
Nurseries and greenhouses	---	---	---	---	---	---	P	---	---	---	---	P
Nursing homes	---	---	---	S	S	S	---	---	---	S	---	P/S
Offices	---	---	---	---	---	P	P	---	P	P	P	P
Outside, open markets	---	---	---	---	---	M	S	---	---	S	S	S
Outside storage (Ord. 3837 - 12/1/03)	---	---	---	---	---	---	---	P	---	---	P	---
Overnight accommodations	---	---	---	---	---	P	P	---	P	P	P	P/S
Parks and recreational areas	P	P	P	P	P	S	S	S	S	S	S	S
Personal service establishment (up to 5,000 sq. ft.) (Ord. 2959 11/18/96)	---	---	---	---	---	P	P	---	P	P	P	P
Personal service establishment (over 5,000 sq. ft.) (Ord. 2959 11/18/96) up to 10,000 sq. ft.	---	---	---	---	---	---	---	---	---	---	P	---
Petroleum storage facilities	---	---	---	---	---	---	---	S	---	---	---	² ---
Places of worship		S	S	S	S	S	S	---	S	S	S	³ S

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(12/03)

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Printing, publishing or photography est.	---	---	---	---	---	---	---	P	---	---	P	---
Private horse stables	S	---	---	---	---	---	---	---	---	---	---	---
Public transportation facilities	---	---	---	---	S	S	S	S	S	S	---	S
Public utility structures	S	S	S	S	S	S	---	P	---	---	P	S
Residential-care homes (small 1-5)	P	P	P	P	P	P	---	---	P	---	---	P
Residential-care homes (medium 6-8)	S	S	S	S	S	M	---	---	---	---	---	P/S
Residential-care homes (large)	---	---	---	S	S	S	---	---	---	---	---	---
Residential planned development	S	S	S	S	S	S	---	---	---	---	---	---
Restaurants	---	---	---	---	---	S	S	---	S	S	S	P/S
Sale of building materials	---	---	---	---	---	---	P	---	---	---	---	---
Sale of monuments	---	---	---	---	---	---	---	P	---	---	---	---
Sales of tires, batteries & automobile accessories	---	---	---	---	---	---	S	---	S	---	---	---
Seminaries, Convents	S	S	S	---	---	---	---	---	---	---	---	P
Schools	S	S	P	S	S	---	---	---	---	---	---	S
Schools, arts and vocational	---	---	---	---	---	---	P	P	S	P	P	P
Schools, boarding	S	S	S	---	---	---	---	---	---	---	---	P
Stadia, auditoria, and arenas	---	---	---	---	---	---	---	---	---	S	S	---
Theaters, except open air/drive-in	---	---	---	---	---	S	S	---	S	S	---	P/S
Utility substations	---	---	---	---	---	S	S	S	S	S	S	S
Vehicle repair with outdoor storage	---	---	---	---	---	---	S	S	---	---	---	---
Vehicle sales and rentals	---	---	---	---	---	---	S	---	---	---	---	S
Warehouses or distribution establishments	---	---	---	---	---	---	---	P	---	---	P	---
Wholesale establishments	---	---	---	---	---	---	---	P	---	---	P	⁴ ---

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(11/96)