

ORDINANCE NO. 3532

**AN ORDINANCE PROVIDING FOR CERTAIN TEXT AMENDMENTS TO THE
VILLAGE OF PLAINFIELD MUNICIPAL CODE**

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PLAINFIELD, WILL AND KENDALL COUNTIES, ILLINOIS THAT CHAPTER 9 OF THE CODE OF ORDINANCES OF THE VILLAGE OF PLAINFIELD BE AMENDED, AS FOLLOWS:

I. That Chapter 9, Article X (Fences) is hereby amended to read as follows:

(See Exhibit A attached hereto and made a part hereof.)

II. That Chapter 9, Article II (General Provisions), Section 9-16 – Accessory buildings, structures, and uses of land, is hereby amended to read as follows:

(See Exhibit B attached hereto and made a part hereof.)

III. That Chapter 9, Article III (Administration and Enforcement), Section 9-34 – Administrative adjustments, is hereby amended to read as follows:

(See Exhibit C attached hereto and made a part hereof.)

IV. That Chapter 9, Article V (Residential Districts), Section 9-54 – General standards for the R districts, is hereby amended to read as follows:

(See Exhibit D attached hereto and made a part hereof.)

V. That Chapter 9, Article XVI (Definitions), Impervious Surface, is revised to read as follows:

IMPERVIOUS SURFACE. Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks, and also includes swimming pools, basketball courts, and other recreational areas.

VI. That Chapter 9, Article IX (Off-Street Parking and Loading), Section 9-73. - General standards for off-street parking and loading, is hereby amended to read as follows:

(See Exhibit E attached hereto and made a part hereof.)

- VII. That Chapter 9, Article II (General Provisions) is hereby amended by replacing Section 9-26 with the following, and by renumbering Section 9-26 - Interpretation by the village planner as Section 9-27:

(See Exhibit F attached hereto and made a part hereof);

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as required by law.

PASSED THIS 18TH DAY OF OCTOBER, 2021.

AYES: Wojowski, Calkins, Kalkanis, Larson, Ruane

NAYS: Benton

ABSENT: None

APPROVED THIS 18TH DAY OF OCTOBER, 2021.

JOHN F. ARGOUDELIS
VILLAGE PRESIDENT

ATTEST:

MICHELLE GIBAS
VILLAGE CLERK

ARTICLE X. FENCES

Sec. 9-84. General fence standards for all districts.

- (1) *Construction.* All fences must be erected or installed so that the finished side faces outward (i.e., construction supports facing in).
- (2) *Materials.* Refer to section 9-86(2); 9-88(3); 9-89(3); for specific zoning districts and uses.
- (3) *Visibility.* In no instance shall a fence obscure the visibility of motorists. Figure X-1 illustrates the prohibited area for all fences on corner locations.

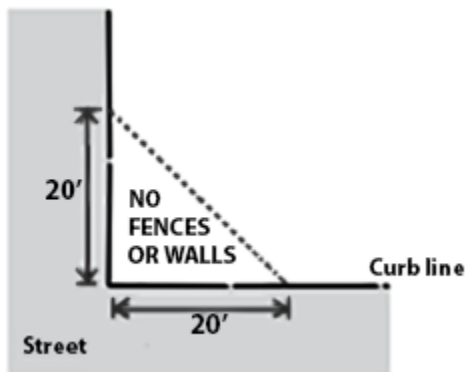


Figure X-1. Vision Triangle for Fences

The figure illustrates a triangle on street corners where fences are prohibited.

- (4) *Temporary fences.* Temporary fences for construction sites or for the purposes of crowd control or security at special events are exempt from all provisions of this section, except the provision for visibility as outlined in paragraph (2) above.
- (5) *Locations in rights-of-way and utility easements.* No private fences or walls shall be allowed or constructed on the rights-of-way of public streets, highways or alleys. Fences or walls may, by permit, be placed on public utility easements, so long as the structures do not interfere in any way with existing underground, ground, or overground utilities. Furthermore, the village or any utility company having authority to use such easements shall not be liable for repair or replacement of such fences or walls, in the event they are moved, damaged or destroyed by virtue of the lawful use of the easement. The village may summarily remove fences in violation.
- (6) *Barbed wire.* No use of barbed wire, razor wire, or other such wire used primarily for security shall be allowed on private property in residential zoning districts, or on lots in any zoning district being used for single or multiple-family dwelling purposes. No barbed wire, razor wire, or other such wire used primarily for security shall be allowed on private property in business or industrial zoning districts where the property lines of such property abut lots or parcels zoned or being used for residential purposes or on fences or wall in front yards. Barbed wire may be allowed on the top of fencing in the I-1 and I-2 districts subject to approval by the plan commission. Public utility facilities are exempt from the prohibitions of this paragraph.
- (7) *Good repair.* All fences shall be maintained in good repair and in clean, presentable, and attractive condition.
- (8) *Drainage.* Fences shall not block or hinder natural drainage or water flow.
- (9) *Fences and berms.* Fences are not permitted on the crest of berms. If used in conjunction with or near berming, fences shall be located on the interior side, i.e., side farthest from a public right-of-way, of the

EXHIBIT A

berm. See Figure X-2 for an example of landscaping and fencing on a berm. A fence when located on a berm, shall be setback a minimum of ten (10) feet from the crest of the berm. Maximum fence height shall be determined at the ten (10) foot setback line.

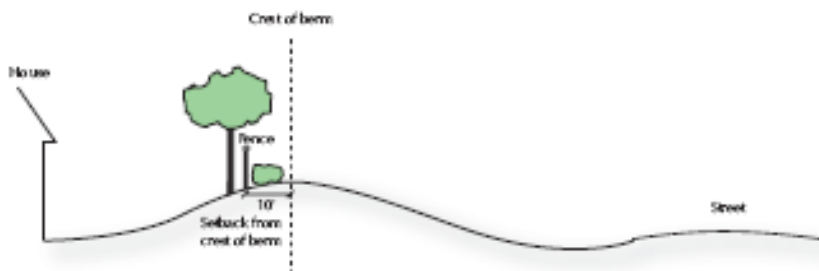


Figure X-2. Landscaping and Fences on Berms

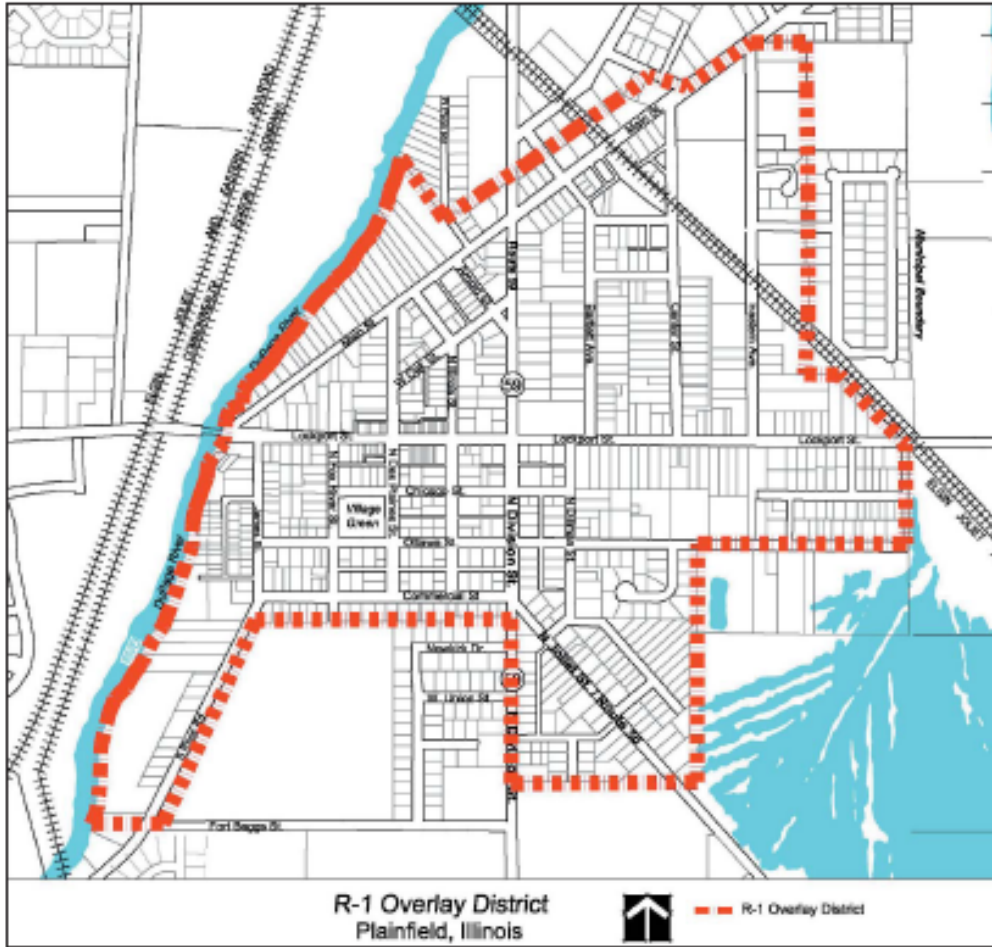
Landscaping and fences shall not be placed on the crest of the berm, but rather on the slope farthest from the right-of-way.

(Ord. No. 2823, § III, 1-5-09)

Sec. 9-85. Fences in the core area and TN district.

The "Core Area" is indicated on Map X-1. In addition to the provisions of section 9-85, General fence standards for all districts, the following standards apply to the core area and the TN district:

- (1) *Front yard fences and corner side yards.* Fences in front yards and corner side yards shall be permitted on single-family and duplex residential lots within a core area as indicated on Map X.1. Front yard fences and corner side yard fences are also permitted in the TN district.
- (2) *Other requirements.* With the exception of the permitted location of fences in front yards and corner side yards, all of the provisions of section 9-87 shall apply to all residential lots within the core area as indicated on Map X-1.



Sec. 9-86. Fences in R districts other than core area and TN districts.

In addition to the provisions of section 9-85, General fence standards for all districts, the following standards apply to all R districts except the TN district and those lots within the core area:

- (1) *Permitted locations.* Fences are permitted in any rear yard and interior side yard. Fences are not permitted in the front yard or corner side yard **building setback line**. See [Section 9-34\(1\)\(d\) for circumstances under which an administrative adjustment to allow limited encroachment into the corner side yard may be considered](#). Figure X-3 illustrates various building footprints and where fences would be allowed.

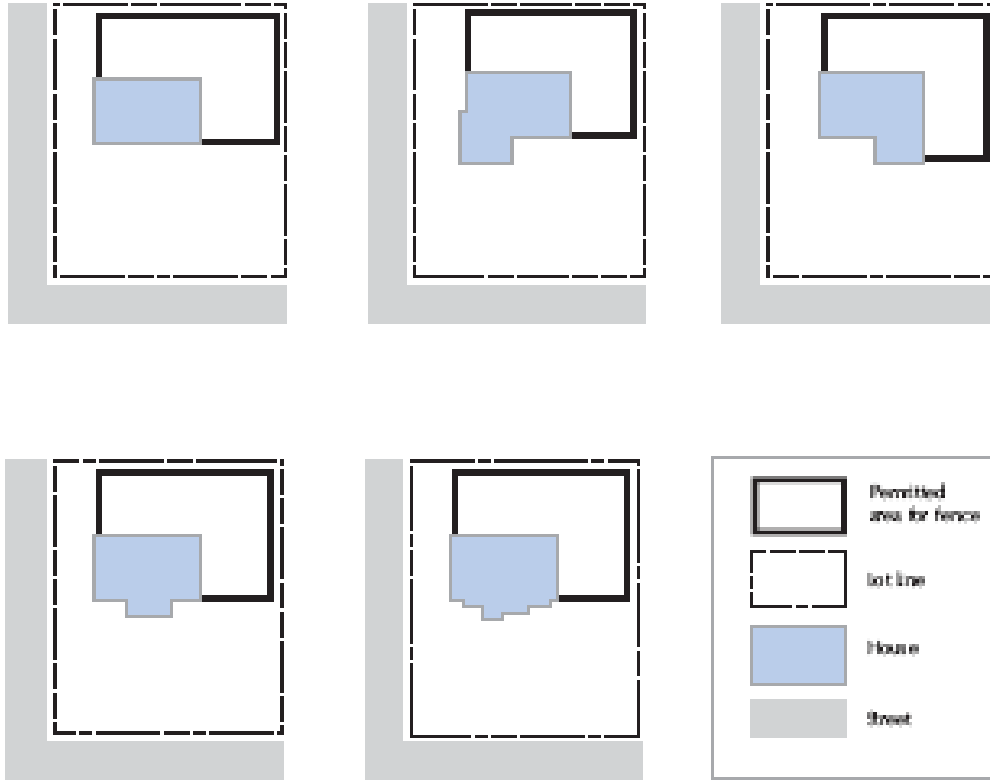
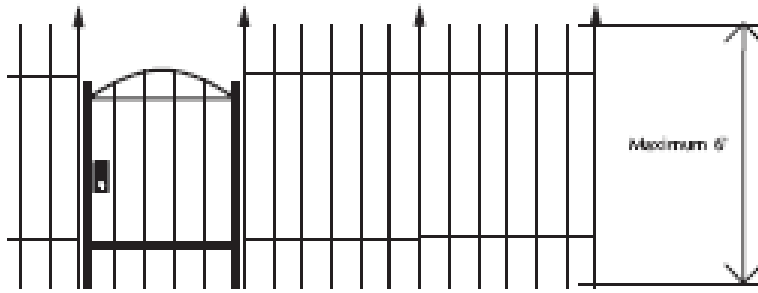


Figure X-3. Permitted Fence Locations in R Districts

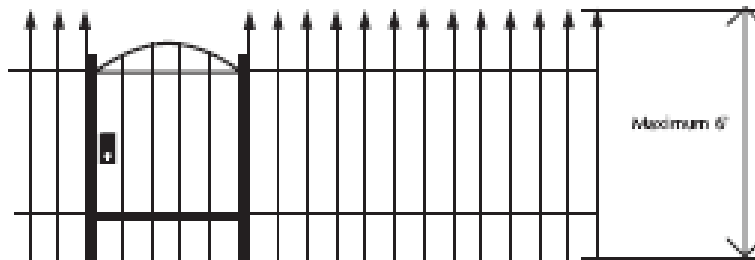
- (2) *Permitted materials and design.* Fences may be constructed of wood, wood laminate, wrought iron, masonry, aluminum, vinyl or a combination of these materials. Any material used must be rigid. Any use of barbed wire, razor wire, or similar such wire manufactured and used primarily for security, is prohibited. Chain-link fencing may be used only to replace or repair a chain-link fence that was existing on the effective date of this ordinance or for recreation and utility applications.
- (3) *Decorative fences and walls.* Decorative fences and walls are permitted in the front yard, providing that:
- a. Wall height does not exceed two (2) feet; and
 - b. Fence height does not exceed four (4) feet; and
 - c. The fence provides no more than fifty (50) percent opacity; and
 - d. The length of any single continuous length of fence is limited to six (6) feet, and;
 - e. The combined length of all of the decorative fencing and walls in the front yard does not exceed twenty-five (25) percent of the [front lot line].

Figure X-4. Measuring Maximum Fence Heights in R Districts

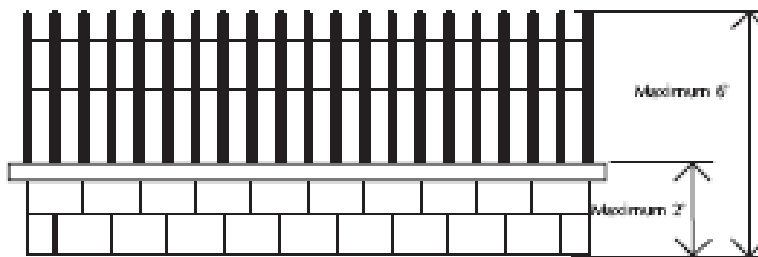
The maximums shown do not apply to fences in front yards.



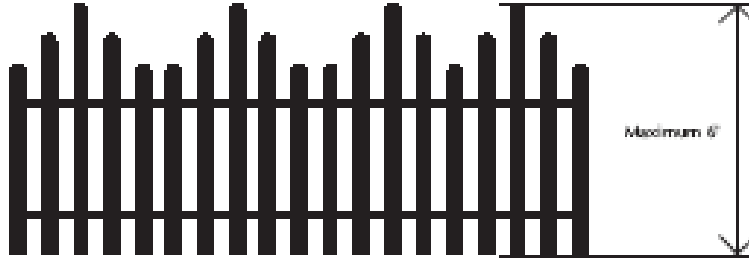
Fence Height: Decorative Caps—Not Included in Height



Fence Height: Decorative Caps—Included in Height



Fence Height: Combination of Wall and Fence



(Ord. No. 2823, § III, 1-5-09)

Sec. 9-87. Fences in B districts.

In addition to the provisions of section 9-85, General fence standards for all districts, the following standards apply to all B districts except those lots within the core area:

- (1) *Permitted locations.* Fences are permitted in any rear yard or interior side yard. Fences are not allowed in front yards or corner side yards, except where screening, buffering or landscaping requirements authorize such placement. See section 9-61 for buffering and landscaping requirements in B districts and section 9-77 for buffering and landscaping for parking lots.
- (2) *Permitted heights.* Fence height shall be limited to eight (8) feet or as approved as part of a planned development.
- (3) *Permitted materials.* Fences and walls may be constructed of wood, wood laminate, wrought iron, or masonry, aluminum, vinyl or a combination of these materials. Any material used must be rigid. Any use of barbed wire, razor wire, or similar such wire manufactured and used primarily for security, is prohibited. Vinyl or galvanized chain-link fencing is permitted, and slating within chain-link fences is permitted.
- (4) *Decorative fences and walls.* Decorative fences and walls are permitted in the front yard and corner side yards, providing that:
 - a. Wall height does not exceed two (2) feet; and
 - b. Fence height does not exceed four (4) feet; and
 - c. The fence provides no more than fifty (50) percent opacity; and
 - d. The length of any single segment of fence is limited to six (6) feet; and
 - e. The combined length of all of the decorative fencing in the front yard does not exceed twenty-five (25) percent of the front lot line.

Sec. 9-88. Fences in I districts.

In addition to the provisions of section 9-85, General fence standards for all districts, the following standards apply to all I districts:

-
- (1) *Permitted locations.* Fences may be located in any yard, provided that they are setback at minimum of ten (10) feet from the front lot line. (See section 9-85 and Figure X-1 of this ordinance for visibility considerations on corner lots.)
 - (2) *Permitted heights.* Fences may not exceed ten (10) feet in height. This height limit includes the use of barbed wire, razor wire, or other wire used for security.
 - (3) *Permitted materials.* Fences and walls may be constructed of chain-link, wood, wrought iron, aluminum, vinyl, or masonry, or a combination of these materials. Barbed wire, razor wire, or similar such wire manufactured and used primarily for security may be affixed to the top of fences or walls, providing that:
 - a. The use of such wire does not exceed two (2) feet in height; and
 - b. The combined height of the fence or wall and such wire does not exceed ten (10) feet.
 - c. Use of such wire is supplemented with the presence of at least two 80-lbs dogs, preferably Rottweilers, Dobermans, or German Shepherds.

Sec. 9-89. Fences for specific uses.

Screening for swim clubs, tennis courts, sports fields and public and private utility facilities, regardless of zoning district, shall be regulated as follows:

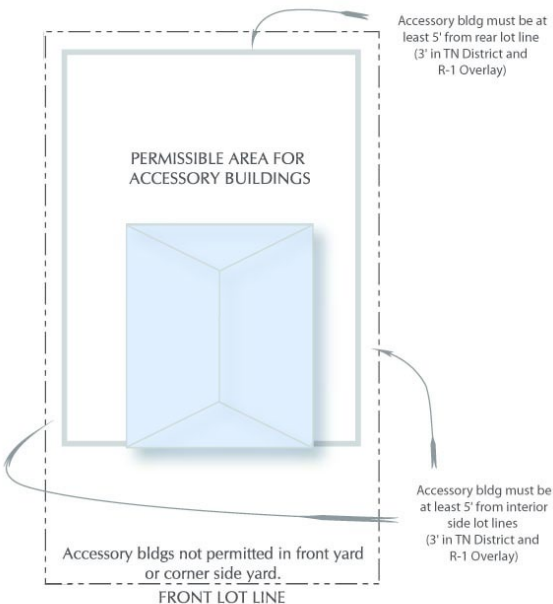
- (1) *Permitted locations.* Fences may be located in any yard.
- (2) *Permitted heights.* No limitation for permitted height.
- (3) *Permitted materials.* Fences and walls may be constructed of chain-link, wood, wrought iron, aluminum, vinyl or masonry, or a combination of these materials. Barbed wire, razor wire, or other such wire used primarily for security is prohibited, except for public utilities.

Sec. 9-90. Reserved.

EXHIBIT B

Sec. 9-16. Accessory buildings, structures, and uses of land.

- (1) *Location.* Accessory buildings may be attached or detached from the principal building. Accessory uses may be within an accessory building or within the principal building. Detached accessory buildings, structures or uses may be located in the rear yard or interior side yard of any zoning district as follows:



Accessory buildings shall not be located within easements. Maximum lot coverage and maximum impervious area coverage requirements may limit the size of accessory buildings.

Figure II-1. Permissible Area for Accessory Buildings

- a. If located outside the TN District or the R-1 Overlay, detached accessory buildings or structures shall not be placed within five (5) feet of any rear or interior side lot line and shall not be located within an easement.
- b. If located within the TN District or the R-1 Overlay, detached accessory buildings shall not be placed within three (3) feet of any rear or interior side lot line, and shall not be located within an easement.
- (2) *Setback requirements.* All accessory buildings or accessory uses shall comply with the front yard and corner side yard setback requirements of the zoning district in which they are located. Accessory buildings, or accessory uses attached to or established within the principal building or structure shall comply with the rear yard and interior side yard setback requirements of the zoning district in which they are located. Detached accessory buildings, structures or uses may be located in the rear yard or interior side yard in accordance with paragraph (1) of this section.
- (3) *Height limits.* All accessory buildings or accessory uses shall comply with the height limits of the zoning district in which they are located. Detached garages and storage sheds in residential districts shall not exceed fifteen (15) feet in height unless located in the R1 Overlay zoning district. Height of accessory structures in the R1 Overlay district shall be determined on a case by case basis after recommendation by the historic preservation commission and approval by the village board. Public notice of review by the historic
-

EXHIBIT B

preservation commission of an accessory structure shall follow public notice procedures contained in section 9-38 of this ordinance.

- (4) *Maximum accessory building area.*
- For the purposes of this provision, accessory structures shall include garages, sheds, carports, guest houses, and other structures typically used for storage or otherwise determined by the Planning Director.
 - The combined area of all detached accessory structures listed above may not exceed one thousand (1,000) square feet or the size of the footprint of the primary structure, whichever is less.
 - No more than two (2) such structures are permitted per residential lot.
- (5) *Bulk and density regulations.* All accessory buildings or structures shall be included in the computations for floor area ratio, maximum lot coverage, and maximum impervious surface coverage. The minimum floor area per dwelling unit shall not include accessory buildings or accessory uses.
- (6) *Percentage of yard occupied.* Detached accessory buildings shall comply with the maximum ~~lot~~ building coverage, ~~and~~ maximum impervious area coverage, and open space requirements located within ~~Table V-1~~ Section 9-54.
- (7) *Sequence of construction.* No accessory building, structure or use shall be constructed or established prior to the principal building, structure, or use on the lot.
- (8) *Existing accessory buildings.* Accessory buildings lawfully existing or permitted on or before the adoption of this zoning ordinance shall be regulated by Article XII, Nonconformities, of this zoning ordinance.
- (9) *Donation boxes.* Donation boxes are permitted provided they are operated in a safe and tidy ~~manner~~ manner and do not occupy required parking spaces. All donation boxes that will be in place more than six (6) months shall require approval of the village board. All donation boxes that will be in place for less than six (6) months require approval by the village planner. Applications for placement and operation of a donation box must:
- Provide proof of charitable status;
 - Prove that they have permission from the land owner to have the box on the property;
 - Agree to keep the area around the box free of ~~litter~~ litter;
 - Agree to remove graffiti from the box and;
 - Agree to keep the box in good repair.



Figure II-2. Garage Door Size Limits

[Move Figure II-2. Garage Door Size Limits (above) to Section 9-17.]

(10) ~~{Mobile food units.}~~ [Move to Section 9-26.]

EXHIBIT C

Sec. 9-34. Administrative adjustments.

- (1) *Authority.* The zoning administrator is authorized to make administrative adjustments, except as expressly prohibited in paragraph (4) of this section, providing that in each case the criteria of paragraph (2) of this section are met, as follows:
 - a. Maximum building height—Up to five (5) percent over the maximum; and
 - b. Minimum setbacks—Up to five (5) percent of the minimum; and
 - c. After-the-fact encroachments into yards—Up to six (6) inches; and
 - d. Fence encroachments into the corner side yard setback — Subject to the conditions outlined in paragraph (3) of this section.
 - (2) *Criteria.* The zoning administrator shall not authorize an administrative adjustment unless the following criteria are satisfied:
 - a. The requested administrative adjustment is consistent with the stated intent and purposes of the zoning ordinance (see section 9-4); and
 - b. The requested administrative adjustment eliminates an inconvenience to the applicant and will have no appreciable adverse impact on the health, safety, or general welfare of the surrounding property owners or general public; and
 - c. Any adverse impacts resulting from the administrative adjustment will be mitigated to the maximum extent feasible.
 - (3) *Additional criteria for fence encroachments into the corner side yard setback.*
 - a. The fence height of the proposed fence encroachment into the corner side setback shall not exceed four feet (4').
 - b. The fence shall be an open-style fence (e.g., picket fence or decorative wrought iron or aluminum style).
 - c. The encroachment shall not exceed 50 percent of the shortest distance between the nearest point of the home and the corner side lot line.
 - d. In no case shall a fence be permitted within ten feet (10') of the corner side property line to assure safety, visibility and sight distance for pedestrians and motorists.
 - e. The Zoning Administrator shall not approve an administrative adjustment for a corner side yard fence permit unless the Zoning Administrator makes the findings of fact standard for a variance as set forth in Section 9-33(6) Standards for a Variance.
 - ~~(3)~~(4) *Procedure.* The property owner, or agent, shall submit to the zoning administrator the following:
 - a. A map or elevation, as appropriate, depicting the difference between the zoning ordinance's standard and the requested adjustment;
 - b. A statement on why the adjustment is necessary and why, if granted, it would meet the criteria of paragraph (2), and, if applicable, paragraph (3), of this section.
 - (5) *Prohibited adjustments.* The zoning administrator shall not make an administrative adjust for a planned development or special use. (See section 9-50 for administrative adjustments to planned developments.)
 - (6) *Appeals.* An applicant may appeal the decision of the Zoning Administrator to the Zoning Board of Appeals by applying for a formal variance, in accordance with the variance procedures of Section 9-33.
-

EXHIBIT D

Sec. 9-54. General standards for the R districts.

Specific minimum and maximum standards for lots and buildings in the "R" districts include:

- (1) *Table V.1—Bulk, density, and lot coverage standards for R districts.* The standards and accompanying notes define such items as lot size and bulk of buildings for all R districts.
 - (2) *Table V.2—Minimum setback requirements for R districts.* The standards and accompanying notes define the minimum yard requirements for all R districts.
 - (3) *Minimal architectural standards.* These standards will apply to all homes built within Plainfield. No bonus will be provided for achieving these minimum standards.
 - a. Exterior siding materials shall consist of any of the following: brick, stone, cultured stone, E.I.F.S., stucco, cedar shake or siding, fiber-cement, board or architectural grade vinyl. Non-architectural grade vinyl siding shall not be permitted.
 - b. Single-family homes shall incorporate an eave line on all four (4) facades with a minimum width of six (6) inches.
 - c. All corner and through lot, elevations shall incorporate a minimum amount of architectural articulation that may include at least one of the following architectural elements: masonry wainscot, French patio doors, traditional window fenestration with shutters, masonry chimney chase, bay projections or gables over second floor windows.
 - (4) ~~*Driveways.*~~
 - a. That the maximum width of a driveway shall be twenty (20) feet at the right-of-way; and
 - b. That all driveways shall maintain a minimum five (5) foot setback from any property line, except, side-loaded garage driveways may encroach within the five (5) foot setback subject to maintaining a minimum of five (5) feet of green space between adjacent driveways; and
 - c. A maximum of one (1) driveway is permitted per residential lot. One (1) additional driveway may be permitted for lots where the length at the curb of a public street exceeds 90 feet in length, provided that the additional driveway connects to a garage and does not affect the safe use of the roadways. An additional driveway shall not be permitted on lots with frontage on two different streets such that one driveway would be located on each public street.
- [Add NEW Item below]
- (5) *Minimum open space standards.* The following standards apply to all residential lots except those located within the TN District and R-1 Overlay.
 - a. A minimum of fifty (50) percent of the area of a residential lot must be maintained as open space.
 - b. Open space is defined as the area of a lot that is maintained as green space including lawns, gardens, woods, or other natural landscape areas and is free of buildings, structures, and other improvements, such as a patio (whether pervious or impervious).

EXHIBIT D

- c. Areas not maintained as open space must comply with the maximum building coverage and maximum impervious area coverage requirements in Table V-1.
- d. However, nonconforming lots already improved with a residence and having met, reached, or exceeded the maximum impervious area coverage allowed are permitted to install up to 200 square feet of outdoor patio or deck space.

[Move Section 9-55 before Figure V-3.]

[Insert Modified Table V-1]

| Table V-1. Bulk, Density and Lot Coverage Standards for R Districts | | | | | | | | |
|---|-----------------|--------|--------|--------|--------|--------|--------|-------|
| Standards | Zoning District | | | | | | | |
| | R-E | R-1 | R-1 O | R-2 | R-3 | R-4 | CV | TN |
| Minimum Lot Size (square feet) | | | | | | | | |
| Residential, day care home, foster family home | 40,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 6,000 |
| Other uses | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 | 40,000 | 6,000 |
| Minimum Lot Area per Unit | | | | | | | | |
| Residential, day care home, foster family home | 40,000 | 12,000 | 12,000 | 6,000 | 6,000 | 2,000 | Note 3 | 3,000 |
| Other uses | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Maximum Dwelling Units per Building | | | | | | | | |
| Residential, day care | 1 | 1 | 1 | 2 | 4 | 24 | 4 | 4 |

EXHIBIT D

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|--------|--------|--------|
| home, foster family home | | | | | | | | |
| Other uses | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Minimum Lot Width (feet) | | | | | | | | |
| Residential, day care home, foster family home | 100 | 85 | 85 | 85 | 85 | 95 | Note 2 | 50 |
| Other uses | 100 | 100 | 100 | 100 | 100 | 100 | Note 2 | 50 |
| Maximum Building Height (feet) | | | | | | | | |
| Residential, day care home, foster family home | 35 | 35 | 35 | 35 | 35 | 48 | 48 | 48 |
| Other uses | 45 | 45 | 45 | 45 | 45 | 48 | 48 | 48 |
| Minimum Floor Area per Dwelling Unit (square feet) | | | | | | | | |
| Single-family residential, one-story | 1,500 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 |
| Single-family residential, 2 or more stories | 1,700 | 1,700 | 1,700 | 1,700 | 1,700 | 1,700 | 1,700 | 1,700 |
| Duplex, townhouse, and multi-family residential | N/A | N/A | N/A | 1,300 | 1,100 | Note 1 | N/A | Note 1 |
| Other uses | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

EXHIBIT D

| | | | | | | | | |
|--|---------------|--------------------|---------------|--------------------|---------------|---------------|---------------|---------------|
| Maximum Lot Building Coverage (percentage) | | | | | | | | |
| Residential, day care home, foster family home | 25% | 30% | 50% | 30% | 50% | 60% | 60% | 50% |
| Other uses | | | 50% | | 50% | 50% | 60% | 50% |
| Maximum Impervious Area Coverage (percentage) | | | | | | | | |
| Residential, day care, pre- school, nursery | 35% Note 4 | 40%- 45% Note 4 | 65% Note 4 | 40%- 45% Note 4 | 65% Note 4 | 65% Note 4 | 65% Note 4 | 65% Note 4 |
| Other uses | 30% | 35% | 65% | 35% | 55% | 65% | 65% | 65% |

Note 1: There shall be a minimum floor area of: seven hundred fifty (750) square feet for one-bedroom dwelling units; nine hundred fifty (950) square feet for two-bedroom dwelling units; one thousand one hundred fifty (1,150) square feet for dwelling units with three (3) or more bedrooms.

Note 2: Minimum lot width is seventy-five (75) feet, but can be reduced to seventy (70) feet if certain open space requirements are met. See section 9-56.

Note 3: Varies depending on specifics of conservation design plan.

Note 4: Impervious surface area may be limited in instances where existing drainage issues are known, at the discretion of the Village Engineer, or designated agent.

EXHIBIT E

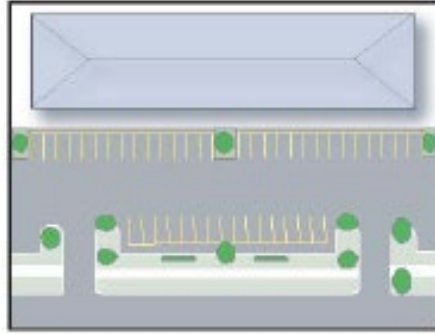
Sec. 9-73. General standards for off-street parking and loading.

- (1) *Measurements.* When units of measurement result in the requirement of a fractional space, any fraction shall require one (1) parking space. Example: A particular property has two thousand five hundred (2,500) square feet of gross floor area and the land use requires one (1) parking space per three hundred (300) square feet; $2,500/300 = 8.3$; therefore nine (9) parking spaces are required.
- (2) *Multi-use buildings and parcels of land.* If a building or parcel of land contains more than one land use, the off-street parking and loading requirements shall be based on the sum total of the off-street parking and loading requirements of all of the individual land uses. Shared parking and collective parking arrangements may apply; see section 9-74 and section 9-75.
- (3) *Location of off-street parking.* The placement and location of off-street parking stalls and parking lots shall conform to the standards in Figure IX-1 (Placement of Off-Street Parking Lots).
- (4) *Restrictions.*
 - a. *Vehicle repair.* Parking areas shall not be used for the repair, dismantling or servicing of any vehicles, equipment, materials or supplies. Garages for residential properties are exempt from this restriction.
 - b. *Inoperable vehicles.* Inoperable vehicles shall not be parked or stored in unenclosed parking areas.
 - c. *Parking in a front yard.* The parking of vehicles or trailers on areas of the front yard other than the driveway is prohibited.
 - d. *Trucks, trailers, boats, and RVs.* Trucks, trailers, boats and recreational vehicles ~~shall not~~ may be parked in a front yard within an R district ~~for more than~~ with the following restrictions:
 - i. There shall be no more than one (1) commercial truck, trailer, boat or RV per lot.
 - ii. The truck, trailer, boat or RV shall have a current vehicle registration at the address where it is to be parked; and
 - iii. Any RV may not be occupied or used as a dwelling unit.
 - ~~i. Eight (8) continuous hours; or~~
 - ~~ii. Twelve (12) hours within a 24 hour period.~~
- (5) *Size.*
 - a. Required parking for single-family residential uses, including single-family detached, attached or two-family dwellings, shall be at least nine feet by twenty-one feet (9' × 21').
 - b. Required parking for all other uses shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives or aisles, ramps, or columns. Such space shall have a vertical clearance of at least seven feet six inches (7'6"), and shall be measured at right angles to the ground. For parallel parking the length of the parking space shall be increased to twenty-two (22) feet.

Figure IX-1. Placement of Off-Street Parking Lots

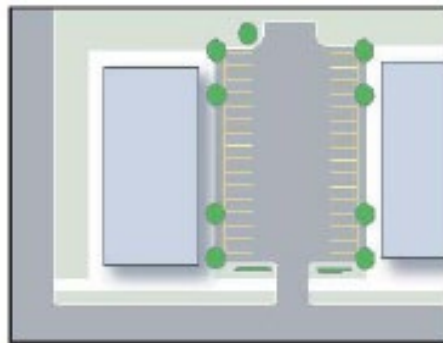
These illustrations are meant to show parking lot placement and may not accurately depict landscaping, setback, or other requirements.

EXHIBIT E



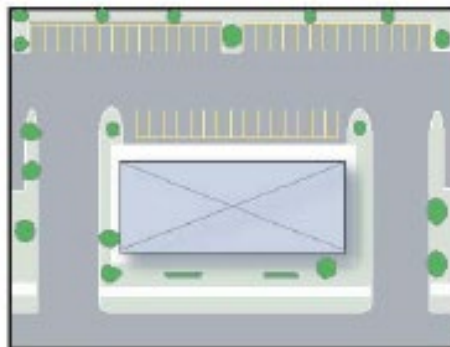
Parking Lot: Between Street and Primary Building

Parking lot between street and primary building. This relationship of parking, street, and building, with the parking lot between the street and building, is discouraged. The placement of the parking lot between the street and the building is prohibited in the B-5 district. This arrangement is allowed in the B-1 and B-3 districts.



Parking Lot: Side of Building(s)

Parking lot to the side of the building(s). This type of arrangement is allowed in all zoning districts. It is one of the preferred alternatives to the parking illustration above.



Parking Lot: Rear of Primary Building

Parking lot in rear of primary building. This type of arrangement is allowed in all zoning districts.

- c. The number and dimension of parking spaces set aside for the handicapped shall be provided in accordance with the standards of the Illinois capitol development board, as set forth in "Accessibility Standards, Illustrated", dated May 1, 1988, as may be amended from time to time.

EXHIBIT E

(6) *Access.*

- a. Except on lots accommodating single-family dwellings, each off-street parking space shall open directly upon an aisle or driveway at least the width as provided in the table below, based upon the angle of the parking stalls provided and whether the aisle serves one (1) or two (2) rows of parking spaces.

| Parking Angle | Minimum Aisle Width | |
|---------------|---------------------|------------------|
| | Serving One Row | Serving Two Rows |
| Parallel | 12' | 12' |
| 30 | 12' | 12' |
| 45 | 13' | 14' |
| 60 | 18' | 19' |
| 90 | 20' | 24' |

EXHIBIT F

ARTICLE II. - GENERAL PROVISIONS.

Sec. 9-26. - Mobile food units.

(1) Definitions:

Mobile food unit. A mobile food unit shall be an establishment that is vehicle-mounted or motorized to be readily movable with a commercial license and shall be used solely for mobile food and beverage vendors.

Base of operation. A location that a mobile food unit will be stored, cleaned, and maintained when not in operation. It is also used to store extra food and food related items.

Special event. Any outdoor event, parade and/or open-air meeting held in whole or in part on village property, that impacts the flow of traffic on any village street, requires a street(s) closure, requires the closure of parking facilities and/or requires the use of village property and/or services.

(2) Application Procedures:

- a. In order for parked/stationary mobile food units to conduct sales activities, the vendor of the mobile food unit must obtain a site permit from the Village Planning Department.
 - b. The site permit applicants shall submit the required materials listed in Provision (3) in order to complete the application and receive the permit.
 - c. Each approved site permit shall only apply to one (1) mobile food unit operator for one (1) period of business at the proposed location.
 - d. Any continuation of the current business being run at the same location after the end of the valid site permit or any changes to the business plan shall require the mobile food unit applicant to submit a new site permit application package to the Village Planning Department for review. The new site permit shall require the applicant to comply with the rest hours and accrual requirements explained in Provision (6)b.
 - e. For special events that match the definition in Provision (1) and require mobile food unit vendors, the event organizers shall apply for a special event permit from the Village Police Department. The Village Planning Department shall be informed by the Village Police Department regarding the involvement of mobile food unit vendors. Unless expressly authorized by the Village Planning Department, the Village Administrator, or designee, the mobile food unit operators recruited by the special event organizers shall apply for a site permit with the Village Planning Department after the special event application is submitted to the Village Police Department by the special event organizers.
 - f. Mobile food units may not be operated until all the approval documents are issued.
- (3) Site Permit Requirements. A site permit issued by the Village Planning Department is required for a mobile food unit operator to run business in the Village.
- a. The following information shall be required in order to complete the site permit application:
 - i. Approval documents issued by the applicable (Will or Kendall County) Health Department and (Plainfield or Oswego) Fire Protection District.

EXHIBIT F

- ii. A certificate of commercial general liability insurance with limits of not less than \$1,000,000 per occurrence.
 - iii. Proof of the required sales tax registration with the State of Illinois.
 - iv. A written consent document from the owner or manager of the proposed private non-residential lot location.
 - v. A final menu.
 - vi. Payment of twenty-five dollars (\$25.00) per regular site permit.
 - vii. An illustrative location map to demonstrate compliance with the siting requirements explained in Provision (5) to the Village Planning Department along with a completed site permit application form.
- b. *Variances*. No requests for variances shall be permitted other than the approval received by the Village Administrator or designee.

(4) Zoning Districts:

- a. Mobile food units are allowed in the zoning districts identified in Table II-1.
- b. Mobile food units are not allowed within five hundred (500) feet of the B-5 Overlay boundary identified on the Village of Plainfield Official Zoning Map unless they are used for the special events approved by the Village.
- c. Mobile food units are prohibited as a principal use and shall not be operated on a vacant public or private property.

(5) Locations:

- a. *Rights-of-way*:
 - i. Mobile food units are prohibited from operating in a parked/stationary or moving manner in public rights-of-way or on public properties; for example, in on-street public parking spaces. Anticipated exceptions include operation during special events approved by the Village Administrator or designee.
 - ii. Mobile food units may park on private properties or rights-of-way in residential subdivisions, but shall not block entrances, sidewalks, bike lanes, driveways, fire lanes, or traffic flows on private properties.
 - iii. Mobile food units shall not park within twenty-five (25) feet of the center of any street intersections measured from the intersection of street centerlines.
- b. *Parking Surface*. Mobile food units shall park on a paved surface only such as concrete, bricks, or asphalt, and shall not park on unpaved surfaces such as gravel, mud, or grass.
- c. *Spacing*:
 - i. Unless having received a written consent letter from the nearby business(es), mobile food units in non-residential zoning districts shall not operate within five hundred (500) feet of the property line of any brick-and-mortar food establishments. Such written agreements shall be submitted along with the site permit application to the Planning Department.
 - ii. Mobile food units shall not operate within five hundred (500) feet of the property line of any school during school sessions.

EXHIBIT F

- iii. Each mobile food unit shall be at least two hundred and fifty (250) feet apart in all directions on the same property.
 - iv. Mobile food units that are not part of a special event, shall not be operated within five hundred (500) feet of any festival, special or civic event sponsored or permitted by the Village.
 - v. Mobile food units, when operating on non-residential properties, shall not operate within fifty (50) feet of an adjacent residential property line.
 - d. *Maximum number of mobile food units.* No more than three (3) mobile food units shall be permitted on a private property at the same time. Maximum of mobile food units shall be calculated upon a ratio of paved area per mobile food unit:

| |
|---|
| Twenty thousand (20,000) square feet per mobile food unit |
|---|

The calculation of paved area shall not include any space that is conflicting with other uses or activities in that area occurring simultaneously while the mobile food unit is in operation.
 - e. *Access.* Mobile food units shall not block ingress or egress of other businesses or building entrances or emergency exits.
 - f. *Parking.* All mobile food units shall not park on a permitted lot overnight after business hours. Instead, they shall park at the reported base of operation locations.
- (6) Business Operations:
- a. Setup and operation:
 - i. *Vehicle Requirements.* A mobile food unit shall be licensed and shall not be used for vending an approved product unless the vehicle has been designed and constructed specifically for such purpose.
 - ii. *License and permit display.* Mobile food units shall display all received permits and licenses from the Village as well as any other applicable institutions near the serving window where customers receive their merchandise on the vehicle (see Figure II-4). Failing to do so may cause suspension of the Village site permit.

EXHIBIT F

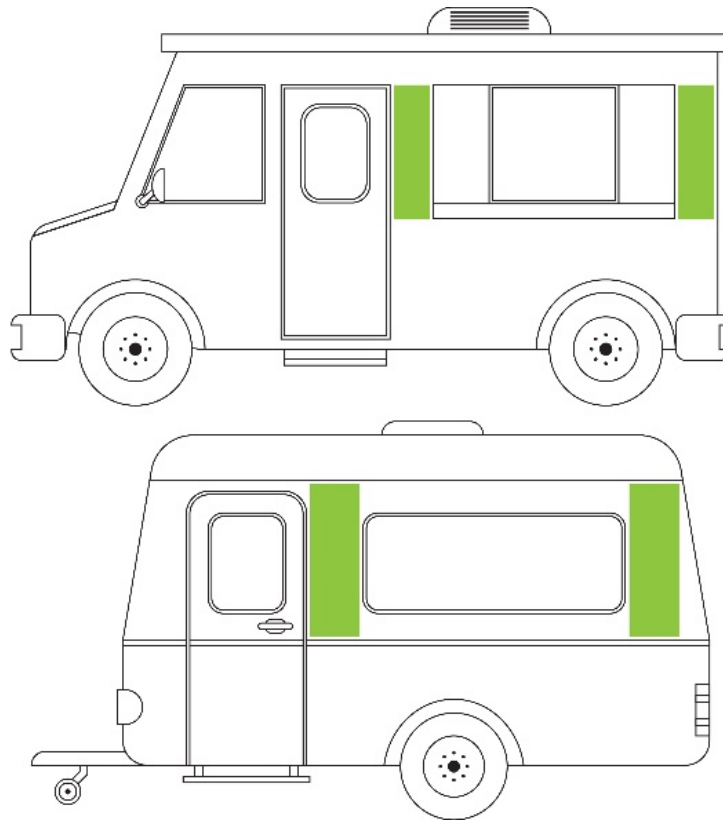


Figure II-4. Placement of Permits and Licenses

- iii. *Permitted sales.* Sales of alcohol or beverages containing alcohol shall be prohibited. Mobile food units shall only sell food and non-alcoholic beverages that are listed on the menu that has been approved by the Village Planning Department.
- iv. *Merchandise Preparation:*
 1. Food and non-alcoholic beverages sold from a mobile food unit shall be prepared or stored at the reported base of operation locations. Food and beverage preparation or storage shall not be in a residential house.
 2. No open flame cooking shall be permitted except that such activity may take place if permitted by the applicable county health department and fire protection district.
 3. The mobile food unit site permit applicant must identify the base of operation location for food preparation and storage in the site permit application.
- v. *Style of sales:*
 1. Services provided by mobile food units shall be limited to grab-and-go.
 2. No tables and chairs or non-disposable containers, plates, or utensils shall be provided by mobile food unit vendors to the customers. No non-disposable articles can be reused.

EXHIBIT F

3. The mobile food vendor shall conduct sales in a parked/stationary manner only.
 - vi. *Signage.* No additional signage or attention-seeking devices that advertise the subject mobile food unit shall be displayed except for the signage or graphic designs painted on the mobile food units.
 - vii. *Power.* Mobile food units may equip with a portable generator. The generator shall comply with any regulations from the applicable fire protection district. Generators shall be prohibited in residential zoning districts unless the generator is charged with a permitted temporary electrical connection.
 - viii. *Noise limitations.* No amplified music or loudspeakers shall be permitted. The maximum noise output rating of a portable generator shall not exceed 60 decibels as confirmed by the manufacturer's specifications for that model of generator.
 - ix. *Catering.* Mobile food units used for catering services, as part of a private event, must not provide general sales to the public.
 - x. *Waste collection and hygiene management:*
 1. A trash receptacle and a recycling receptacle shall be equipped within twenty (20) feet from a mobile food unit.
 2. Ground within a twenty-five-foot (25') radius of the mobile food unit shall be kept neat and orderly at all times.
 3. Garbage must be removed by the mobile food vendors prior to leaving the premises each day or changing locations. No receptacles should remain on the property at the end of operations each day.
- b. Hours of Operation:
- i. *Frequency:*
 1. Unless otherwise permitted as part of a special event with the approval of the Village Administrator or designee, mobile food units are prohibited from operating in a stationary manner, without relocating, at a given location for a period exceeding twelve (12) hours in one (1) calendar day.
 2. Mobile food units are prohibited from operating at a given location for more than twenty-eight (28) days in a calendar year, unless prior approval is granted by the board of trustees to exceed twenty-eight (28) days of operation at that location.
 - ii. *Daily hours limitation.* Daily hours of operation in non-residential zoning districts shall be between seven (7) a.m. and nine (9) p.m., and shall be between nine (9) a.m. and seven (7) p.m. in residential zoning districts, unless otherwise permitted as part of a special event with the approval of the Village Administrator or designee. Last call sales shall start thirty (30) minutes prior to the end of the proposed hours.
 - iii. *Rest period.* Unless permitted as part of a special event with the approval of the Village Administrator or designee, mobile food units must observe

EXHIBIT F

a forty-eight-hour (48) wait period between operations at the same location. A new completed site permit application must be submitted to the Village Planning Department for review.

(7) Enforcement and Penalty:

- a. *Exemptions.* Unless expressly authorized by the Village Administrator or designee, mobile food units shall comply with all the regulations listed in section 9-26.
- b. *Violations.* It shall be unlawful for any mobile food unit vendors who obtain the Village mobile food unit site permit to violate, disobey, neglect, omit, refuse to comply with, or resist the enforcement of any of the provisions of the mobile food unit regulations.
- c. *Enforcement.* The Village shall investigate all alleged instances of code violations. If the code violation covers the applicable county health department's code and/or fire protection district's code, the applicable institution(s) shall be notified by the Village and has the authority to initiate the investigation.
- d. *Notification of violation.* If the Village determines that a violation exists, the Village shall be present at the site and/or notify the mobile food unit vendors in writing within five (5) business days. If the code violation happens in a residential subdivision, a copy of such written notification of violation shall be mailed to the local HOA for their record. If the code violation is related to the applicable county health department and/or fire protection district, such copy of the written notification of violation shall be mailed to the relevant institution(s). The mobile food unit vendors must eliminate the violation immediately upon the initial presence of the Village staff as well as applicable department and/or fire protection district staff due to the code violation.
- e. *Penalties.* The Village may suspend or revoke the Village site permit for violations of the ordinance. The Village may impose fines against any mobile food unit vendors or any agent for violations of the ordinance in an amount not exceeding seven hundred and fifty dollars (\$750.00). Each day that a violation continues to exist shall constitute a separate offense. If the revocation or suspension of the permit is caused by the permittee, there shall be no refund of any fees paid to the Village for operation of a mobile food unit.