

## **Article 14. Definitions**

14-101. Purpose and Applicability

14-102. "A" Definitions

14-103. "B" Definitions

14-104. "C" Definitions

14-105. "D" Definitions

14-106. "E" Definitions

14-107. "F" Definitions

14-108. "G" Definitions

14-109. "H" Definitions

14-110. "I" Definitions

14-111. "J" Definitions

14-112. "K" Definitions

14-113. "L" Definitions

14-114. "M" Definitions

14-115. "N" Definitions

14-116. "O" Definitions

14-117. "P" Definitions

14-118. "Q" Definitions

14-119. "R" Definitions

14-120. "S" Definitions

14-121. "T" Definitions

14-122. "U" Definitions

14-123. "V" Definitions

14-124. "W" Definitions

14-125. "X" Definitions

14-126. "Y" Definitions

14-127. "Z" Definitions 34

---

### 14-101. Purpose and Applicability

---

- A. **Purpose.** For the purpose of interpreting this Code, certain words, concepts, and ideas are defined herein. Except as defined herein, all other words used in this Code shall have their everyday meaning as determined by their dictionary definition.
- B. **Applicability.** The definitions established herein shall apply to the interpretation of all standards in this UDO unless otherwise specified.

---

### 14-102. "A" Definitions

---

- A. **Accessory Building/Structure.** A structure which is subordinate to and serves a principal structure or use located on the same lot, is subordinate in area, extent, and purpose to the principal structure or use served, and contributes to the comfort, convenience, or necessity of occupants of the principal structure or use served.
- B. **Accessory Use.** A use subordinate to the principal use in terms of area, extent, and purpose that contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served and is located on the same lot as the principal use served.
- A. **Accessory Dwelling Unit, Attached.** An attached accessory dwelling unit is an independent dwelling unit containing a kitchen, bathroom, as well as areas for living and sleeping that is located on the same lot as, and is attached to, and is accessory and subordinate to, a standard sized single family detached dwelling. AADUs shall be governed by, and be in strict compliance with, the provisions of Section 3-107-B of this Code.
- B. **Adjacent.** Adjoining, bordering, touching or contiguous. If two lots are separated by a street, public alley or public walk, they shall not be deemed to be adjacent.
- C. **Adult Use.** Any commercial use of property of which a significant or substantial portion involves an activity distinguished or characterized by its emphasis on matters depicting, describing or relating to specified sexual activities or specified anatomical areas, including, but not limited to, the operation of an adult bookstore and/or video store, adult mini-motion picture theater, adult motion picture theater, adult motion picture arcade, adult motel, adult card, gift or novelty store, or adult entertainment cabaret.
- D. **Advertising Sign.** A sign, other than an off-premises identification sign, that directs attention to or identifies a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located. This term shall include signs, other than customary identification lettering and advertising posters on buses and taxicabs, attached to parked or moving vehicles.

- E. **Adult Use Cannabis Dispensary.** A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation or successor to acquire cannabis from a cultivation center, craft grower, processing organization, or another dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies and educational materials to purchasers or to qualified medical cannabis patients and caregivers, including a registered medical cannabis organization as defined in the Compassionate Use of Medical Cannabis Pilot Program Act or its successor act.
- F. **Airport.** Any premises used for the landing and take-off of aircraft of any kind including appurtenant land and structures.
- G. **Affordable Housing.** Any housing that qualifies as affordable for the targeted households identified in this Part. For the purpose of this Part, "Affordable Housing" is divided into tiers based on availability to households at distinct income levels.
- H. **Affordable Housing Plan.** That certain affordable housing plan prepared by the Village of Northbrook and adopted by the Village's Board of Trustees.
- I. **Affordable Housing Compliance Plan.** A plan submitted by a developer or owner of a governed development describing how the development will comply with the requirements of this part.
- J. **Affordable Housing Trust Fund.** A trust fund to be established by the Village, pursuant to Section 19-185 of the Municipal Code of the Village, with the purpose of aggregating and providing financial resources to address the affordable housing needs of individuals and families in the Village.
- K. **Affordable Housing Unit.** A dwelling unit that meets the criteria for affordable housing.
- L. **Affordable Owner-Occupied Units.** Affordable housing units marketed and offered for sale to eligible households subject to an affordable unit covenant.
- M. **Affordable Rental Units.** Affordable housing units marketed and offered for rent to eligible households subject to standard lease terms.
- N. **Alley.** A public right-of-way that affords only a secondary means of vehicular access to abutting property.
- O. **Alteration.** Any change in the size, shape, character, occupancy or use of a structure.
- P. **Alteration, Structural.** Any change, other than incidental repairs, that would prolong the life of the supporting members of a structure such as bearing walls, columns, beams, girders, or foundations or that would alter the dimensions or configurations of the roof or exterior walls of a structure or that would increase either the gross or net floor area of a structure.
- Q. **Amusement and Recreation Services.** A place in which members of the public can view and/or experience an amusement for a fee or charge including but not limited to movie theaters and performing arts venues.

- R. **Animal Production.** An area which is used for the raising of animals and the development of animal products on a commercial basis. Typical uses include cattle and sheep ranching, dairy farming, fish farming, and the raising of poultry and swine.
- S. **Antenna.** Any structure designed for transmitting signals to a receiving station or for receiving television, radio, data, or other signals from satellites or other sources.
- T. **Antenna Support Structure.** Any structure used for the principal purpose of supporting an antenna.
- U. **Appropriate Use.** Only those uses that are allowed within the regulatory floodway, as specified in Section 9-105-G of this Code.
- V. **Area, Gross.** The total land and water area included in a parcel that is the subject of an application filed pursuant to this Code, excluding only property located in public rights-of-way or private easements of access or egress at the time of application.
- W. **Area Median Income (AMI).** The median income level for the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of Housing and Urban Development, and adjusted for household size. Refer to Article 13 of this Code.
- X. **Area, Net.** The gross area of a parcel less land and water areas required or proposed to be publicly dedicated or land to be devoted to private easements of access or egress. Both land and water areas not so publicly dedicated or devoted shall be included in the calculation of net area.
- Y. **Automated Teller Machine.** An automated device that performs banking or financial functions at a location remote from the controlling financial institution.
- Z. **Awning.** A roof-like covering, temporary in nature, that projects from the wall of a building.

---

### **14-103. "B" Definitions**

---

- A. **Balcony.** A platform that projects from the exterior wall of a building and (i) is located a minimum of one story above grade, and (ii) is unenclosed and exposed to the open air, and (iii) has direct access to the interior of the building, and (iv) is not supported by posts or columns extending to the ground.
- B. **Bank, Credit union, Financial Services.** Establishment that engages in financial transactions that create, liquidate, or change ownership of financial assets. Banks, credit unions, and savings institutions may perform central banking functions, accept deposits, and lend funds from these deposits. In addition to banks and credit unions, financial services institutions may include: credit agencies, trust companies, holding companies, savings and loan institutions, check cashing services, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies, and investment companies.

- C. **Bar/Tavern.** An establishment principally for the sale and consumption of alcoholic beverages on the premises.
- D. **Base Density.** Refer to Article 13 of this Code.
- E. **Base Flood.** The flood having a one percent (1%) probability of being equaled or exceeded in any given year. The base flood is also known as the one hundred year (100-year) frequency flood event. Application of the base flood elevation at any location is defined in Section 9-105-C of this Code.
- F. **Base Flood Elevation (BFE).** The elevation in relation to mean sea level of the crest of the base flood. The base flood elevation is also known as the one hundred (100) year frequency flood elevation.
- G. **Basement.** A portion of a structure located partly or wholly underground, having half or more of its clear floor-to-ceiling height over half or more of its floor area below grade, designed for storage or living space.
- H. **Bay Window.** A window or windows cantilevered from the wall of a building above grade or resting on a building foundation and which forms an alcove within the building.
- I. **Berm.** A hill that acts as a visual barrier between a lot and adjacent properties, alleys or streets.
- J. **Block.** A tract of land bounded by public streets or by a combination of public streets, public lands, railroad rights-of-way, waterways or boundary lines of the Village.
- K. **Board of Appeals.** The Zoning Board of Appeals of the Village. See Section 2-102-B of this Code and Chapter 2, Article XV of the Northbrook Municipal Code.
- L. **Board of Trustees.** The President and the Board of Trustees of the Village of Northbrook.
- M. **Boarding Kennel.** Shall have the same meaning as the defined term "Boarding Kennel" in Chapter 5, Section 5-1 of the Village's Municipal Code.
- N. **Brewery/Winery/Distillery.** An establishment primarily engaged in the brewing of ale, beer, malt liquors, nonalcoholic beer, the production of wine, or the distillation of spirits, as permitted in accordance with the Liquor Control Commission. Breweries shall have a capacity of 15,000 barrels or more per year. Wineries and distilleries may operate at capacities consistent with state and federal regulations. The definition includes a public tasting room and retail sales of ale, beer, wine, spirits, or related products brewed, distilled, or manufactured on site.
- O. **Buffering.** Any means of protecting a parcel from the visual or auditory effects of an adjacent use. Buffering may include, but is not limited to, berming, fencing, landscaping, setbacks, open spaces.
- P. **Building.** Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property. References to "Building" shall in all cases be deemed to refer to both buildings and structures.

- Q. **Building Code.** The Building Code of the Village of Northbrook.
- R. **Building Coverage.** The percentage of a lot area covered by any building or structure. See also Subsection 14-113-L, "Lot Coverage," of this Section.
- S. **Building Depth.** The longest straight line that can be drawn through a structure substantially parallel to the side or corner side lot lines of the lot on which it is located.
- T. **Building, Detached.** A building surrounded entirely by open space.
- U. **Building or Structure Front.** Except as provided in Subsection 14-109-H, "Height" of this Section, that exterior wall of a building or structure facing the front line of the lot on which it is located.
- V. **Building Material, Machinery, and Equipment Sales or Storage.** A facility primarily oriented to the receiving, holding, shipping, and/or sale of building material, machinery, and equipment for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities.
- W. **Building, Principal.** A non-accessory building in which the principal use of the lot on which it is located is conducted.
- X. **Building Setback.** The distance a building must be separated from a lot line. This measurement extends along the lot line for a specified depth, as defined by the underlying zoning district.
- Y. **Building Width.** The longest straight line that can be drawn through a structure parallel to the front lot line.
- Z. **Bulk and Space Regulations.** The regulations of this Code pertaining to the permissible or required height, volume, area, floor area, floor area ratio, and dimensions, building coverage, lot coverage and usable open space applicable to uses and structures.

---

#### **14-104. "C" Definitions**

---

- A. **Cannabis Business Establishment.** An establishment that operates pursuant to a license issued by the State of Illinois as a cannabis craft grower, cannabis cultivation center, cannabis dispensary, cannabis infuser, cannabis processor, or a combination of two or more of the aforementioned uses.
- B. **Cannabis Craft Grower.** A facility licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other similar activities to make cannabis available for sale at an authorized cannabis dispensary or use by a cannabis processor. The maximum allowable size of a cannabis craft grower shall comply with the Illinois Cannabis Regulation and Tax Act.

- C. **Cannabis Cultivation Center.** A facility licensed by the Illinois Department of Agriculture to cultivate, process, transport, and perform other similar activities to provide cannabis and cannabis-infused products to cannabis business establishments.
- D. **Cannabis Infuser or Infuser Organization.** A facility licensed by the State of Illinois Department of Agriculture that directly incorporates cannabis or cannabis concentrate to produce cannabis-infused products.
- E. **Cannabis Processor or Processing Organization.** A facility licensed by the Illinois Department of Agriculture that extracts constituent chemicals or compounds to produce cannabis concentrate into a resin, oil, or other form.
- F. **Canopy.** A roof-like structure of a permanent nature that projects from the wall of a building.
- G. **Carwash.** A facility for the washing or steam cleaning of passenger vehicles. A carwash may be:
  - 1. A single-unit type which has a single bay or a group of single bays with each bay to accommodate one vehicle only where a person uses a high pressure hose to wash the vehicle by hand;
  - 2. An automated single-unit type which has a single bay to accommodate one vehicle at a time; or
  - 3. A tunnel unit type which allows washing of multiple vehicles in a tandem arrangement while moving through the structure.
- H. **Cemetery.** A burial ground including structures such as mausoleums, columbariums, incidental management offices and maintenance facilities.
- I. **Certificate of Qualification.** Refer to Section 13-102-B-10 of this Code.
- J. **Changes to the Regulatory Floodway.** Changes in the original regulatory floodway due to:
  - 1. Error in physical data or mathematical model;
  - 2. Changed conditions;
  - 3. Public flood control projects; or
  - 4. Relocation of floodway storage and conveyance approved by a unit of local government. Conditional approval of such a change must be obtained from IDNR/OWR and FEMA prior to construction of the floodway change. Final approval and revision of the regulatory floodway map will occur only after acceptance by IDNR/OWR.
- K. **Channel.** Any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or man-made drainageway, which has a definite bed and banks or shoreline, in or into which surface or groundwater flows, either perennially or intermittently.

- L. **Channel Modification.** Alteration of a channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, rip-rapping (or other armoring), widening, deepening, straightening, relocating, lining and significant removal of native vegetation from the bottom or banks. Channel modification does not include the clearing of dead or dying vegetation, debris, or trash from the channel. Channelization is a severe form of channel modification involving a significant change in the channel cross-section and typically involving relocation of the existing channel (e.g. straightening).
- M. **Circulation Aisle.** The means of access to a parking or loading space for a motor vehicle.
- N. **Civic Use of Public Property.** A use providing public functions and services including federal, State, and municipal offices, community centers, or other civic institutions located on a property owned by a public entity.
- O. **Civic Use or Purpose.** An undertaking in which citizens of a community, by their cooperative action and as their central goal, seek to promote the general welfare and common good of the community; in other words, a community movement to accomplish community goals.
- P. **Classification or Zoning Classification.** The district into which a parcel of land is placed and the body of regulations to which it is subjected by this Code and the Zoning Map.
- Q. **Commercial Building.** A building the principal use of which is a commercial use.
- R. **College/University.** An institution for post-secondary education, public or private, offering courses in general or religious education and not operated for profit. It operates in buildings owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, performing arts facilities, athletic facilities, health centers, dormitories, fraternities, sororities, and other on-campus housing, as well as associated maintenance facilities. It does not include vocational schools, online/remote programs, or colleges/universities operated for profit.
- S. **Commercial Kitchen.** A facility containing a kitchen or kitchens in which food is prepared for off-site consumption, also called a ghost kitchen.
- T. **Commercial Use or Purpose.** Any use permitted in a Commercial District.
- U. **Commercial Vehicle.** For purposes of this Code, all commercial vehicles shall be classified as either a Class I or Class II commercial vehicle. Any trailer including, but not limited to, tar hoppers, generators, cement mixers, or any portable construction or maintenance equipment that is not a camper trailer, a travel trailer, or a recreational vehicle trailer, shall be deemed a commercial vehicle. Unless otherwise provided, any reference in this Code to commercial vehicles shall be deemed to be made to both Class I and Class II commercial vehicles.
  - 1. CLASS I. Any vehicle, other than a recreational vehicle, regardless of the use to which the vehicle is put or intended or designed to serve and regardless of any other classification system made applicable to vehicles by any other governmental body, that weighs in excess of 8,000 pounds in gross weight (including vehicle and maximum load).



2. **CLASS II.** Any vehicle that is not a recreational vehicle or a Class I commercial vehicle that is operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for-hire or not-for-hire, including, without limitation, the following:
  - a. Any van with no side windows other than those adjacent to the driver and passenger seats, sometimes known as panel vans; or
  - b. Any other vehicle with any commercial markings or any removable equipment or merchandise stored on the exterior of the vehicle.
  
- V. **Community Garden.** An outdoor area, privately- or publicly-owned, operated or maintained, for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be maintained and cultivated collectively.
  
- W. **Community Residence.** A group home or specialized residential care home, the residents of which do not constitute a family, that serves persons with disabilities, that is licensed, certified or accredited by appropriate governmental entities, and that does not serve as an alternative to incarceration for a criminal offense, persons whose primary reason for placement is substance or alcohol abuse or persons whose primary reason for placement is treatment of a communicable disease. For purposes of this definition, "disabilities" means any disability:
  1. Attributable to mental, intellectual or physical impairments or a combination thereof;
  2. Likely to continue for a significant amount of time or indefinitely;
  3. That results in functional limitations in three or more of the following areas of major life activities: self-care, receptive or expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency; and
  4. That reflects a person's need for a combination and sequence of interdisciplinary or generic care, treatment or other services which are of a life-long or extended duration.
  
- X. **Compensatory Storage.** An artificially excavated, hydraulically equivalent volume of flood storage within the SFHA used to balance the loss of natural flood storage capacity when artificial fill or structures are placed within the floodplain.
  
- Y. **Completely Enclosed Building.** A building separated on all sides from the adjacent open area, or from other buildings or structures, by a permanent roof and by exterior walls or party walls, pierced only by windows or doors normally provided for the accommodation of persons, goods or vehicles. However, a parking structure that has less than 50 percent of its outer wall space open but that does not allow any parked vehicle within said structure to be seen from the exterior thereof shall be considered a completely enclosed building.
  
- Z. **Conditional Approval of a Designated Floodway Map Change.** Preconstruction approval by IDNR-OWR and FEMA of a proposed change to the floodway map.

- AA. **Conditional Letter of Map Revision (CLOMR).** A letter which indicates that the Federal Emergency Management Agency will revise base flood elevations, flood insurance rate zones, flood boundaries or floodway as shown on an effective Flood Hazard Boundary Map or Flood Insurance Rate Map, once the as-built plans are submitted and approved.
- BB. **Consumer Price Index (CPI).** Refer to Article 13 of this Code.
- CC. **Contractor Facility.** An enclosed space used for the provision of services, storage, operation and housing of equipment and fabrication of building-related products.
- DD. **Conversion.** Refer to Article 13 of this Code.
- EE. **Coworking Space.** A neutral, non-exclusive, limited shared space defined in a membership-based service arrangement or agreement or subscription wherein a firm has no tenancy interest, leasehold estate, or other real property interest with respect to the accommodation on an as-needed basis. The agreement gives the firm a right to share the use of the space and may include an exclusive mailing address and office services. An executive suite/exclusive desk/dedicated desk/secured suite/private office under a coworking space agreement falls under this definition.
- FF. **Crematorium.** A facility for the incineration of corpses, human or animal, to ashes. Crematorium does not include any establishment where incinerators are used to dispose of toxic, hazardous, infectious, or narcotic materials.
- GG. **Crops and Horticulture.** The production of crops through methods including but not limited to horticulture and aquaculture.
- HH. **Cul-de-Sac.** A minor street having one end open and one end permanently terminated by a vehicular turnaround.
- II. **Curb Level.** Curb level is the established elevation at the top of a curb that borders a specific property or lot.

---

## 14-105. "D" Definitions

---

- A. **Dam.** All obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool. Dams may also include weirs, restrictive culverts or impoundment structures. Underground water storage tanks are not included.
- B. **Day Care.** Daytime care or instruction, except elementary, secondary and schools of higher education, of children or adults away from their own homes by a person other than a relative, whether or not for compensation or reward.
- C. **Day Care Nursery.** A place providing day care for not more than eight children, including family members, being operated as a home occupation, and retaining all necessary state and local licenses.

- D. **Day Care Service, Child.** A place providing day care for children and not operated as a home occupation.
- E. **Deck.** A platform or structure serving a principal structure at thirty inches or more above grade.
- F. **Dedication.** The designation of land for a public use by the owner thereof.
- G. **Density.** The number of persons, families or dwelling units or the amount of gross floor area in a building, on a lot or in a development.
- H. **Density, Gross.** The density of a development divided by the gross area of the development.
- I. **Density, Net.** The density of a development divided by the net area of the development.
- J. **Detention.** Temporary storage of storm water to be released from the property at the same rate as it would be released from the property in its natural state, by means of a facility engineered for that purpose.
- K. **Developer.** The party responsible for obtaining approvals from the Village, including zoning, subdivision, and building permit approvals, for a governed development. Refer to Article 13-102-B-13 of this Code.
- L. **Development.** Any man-made change, other than maintenance of existing structures, paved areas or utilities, to improved or unimproved real estate, including, without limitation, the construction or installation of new, or enlargement of existing structures, streets or utilities; dredging, filling, drilling, mining, grading, paving or excavating operations; and open storage of materials.
- M. **Display Surface or Face.** The area made available by a sign structure for the purpose of displaying the sign's message.
- N. **Distance of Sign Projection.** The distance from the exterior wall surface of a building to the sign element farthest distant from such surface.
- O. **District Boundary Lot.** Any lot or parcel of land any lot line of which coincides with a district boundary line or which is contiguous to a public or private right-of-way containing a district boundary line.
- P. **Drive-Through Facility.** An establishment or facility that provides products or services to occupants seated inside a motor vehicle, other than within a building, but not including dispensing of fuels at an automobile service station. Pick-up, drop-off, ordering and service are handled through a drive-through window.
- Q. **Drive-Through Window.** A window, other fenestration or other device provided within the structure of a building designed for the delivery of goods or products to a vehicle and through which compensation for such may be exchanged, including the making of change and the order of such goods.

## 14 | Definitions

### "E" Definitions

- R. **Driveway.** A private access way that provides direct access from a street to not more than one lot or one principal building or use.
- S. **Dry Cleaning Facility, Processing On-Site.** A building in which the business of dry cleaning, dry dyeing, cleaning, spotting, stain removal and/or pressing of articles and/or goods of fabric is carried on, and in which only non-combustible and non-flammable solvents are, or can be, used which emit no odors or fumes, in which no noise or vibration causes a nuisance or inconvenience within or without the premises, and may include a dry cleaning distribution station.
- T. **Dwelling.** Any structure or portion thereof designed or used for habitation by one or more families.
- U. **Dwelling, Cottage Court.** A group of small-scale, detached dwelling units located on a single lot or individual lots and arranged around a shared court visible from the street.
- V. **Dwelling, Duplex.** A dwelling, other than a single family attached dwelling, containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall.
- W. **Dwelling, Multiple Family.** A dwelling, other than a single family attached dwelling, containing more than two dwelling units.
- X. **Dwelling, Single Family Detached.** A dwelling containing only one dwelling unit, situated on a separate subdivision lot or being a separate condominium unit capable of individual sale and completely surrounded by open space.
- Y. **Dwelling, Townhouse.** A dwelling composed of a row of two or more, but not more than eight adjoining dwelling units, each situated on a separate subdivision lot or being a separate condominium unit capable of individual sale and each of which is separated from the others by one or more unpierced walls extending from ground to roof.
- Z. **Dwelling, Triplex/Quadplex.** A building designed as a single structure, containing three or four separate living and dwelling units, each of which is designed to be occupied as a separate permanent residence for one household.
- AA. **Dwelling Unit.** Any room or group of rooms located within a dwelling forming a single habitable unit with facilities that are used or intended to be used for living, sleeping, cooking, eating and sanitation by one family.

---

### 14-106. "E" Definitions

---

- A. **Earthborne Vibrations.** A cyclic movement of the earth due to the propagation of mechanical energy.
- B. **Easement.** Authorization by a property owner for the use by another, and for a specified purpose, of any designated area of his property. The term also refers to such a designated area.

## 14 | Definitions

### "F" Definitions

- C. **Elevation Certificate.** A form published by FEMA that is used to certify the elevation to which a building has been elevated.
- D. **Eligible Household.** For purposes of this Part, a household with an annual income less than 120% of the Area Median Income. Refer to Article 13 of this Code.
- E. **Enlargement.** An addition to the floor area of an existing building or an increase in the size of any other existing structure.
- F. **Erosion.** The general process whereby soils are moved by flowing water or wave action.
- G. **Extension.** An increase in the amount of existing floor area used for an existing use within an existing structure or an increase in that portion of a tract of land occupied by an existing use.
- H. **Exterior Wall.** Any wall of a building or structure one side of which is exposed to the outdoors.

---

### 14-107. "F" Definitions

---

- A. **Family.** One or more persons related by blood, marriage, legal adoption or guardianship, or not more than five (5) persons not so related, together with gratuitous guests and domestic servants, living together as the functional equivalent of a traditional family and a single housekeeping unit.
- B. **Farmers Market.** A common facility or area where the primary purpose is for growers and producers to gather to sell a variety of fresh fruits and vegetables and other locally produced farm and food products directly to consumers.
- C. **FEMA.** Federal Emergency Management Agency and its regulations at 44 CFR Parts 59-79, as amended.
- D. **Fence.** A barrier structure used as a boundary or as a means of protection, confinement or screening.
- E. **Final Plat of Subdivision.** A map or plan of record of a subdivision, and any accompanying materials, prepared in accordance with Article VIII of the Northbrook Subdivision Code.
- F. **Firearms Dealer.** A business that derives its principal income from the purchase, sale, or trade of firearms, with or without sale of ammunition or firearms accessories; and either physically delivers firearms to purchasers on the premises or conducts firearms sales from the premises for delivery to offsite purchasers; and is required to possess a firearms dealer license under federal law.
- G. **Fixed Period.** A specified time frame within which a decision must be made on an application. Failure to act within this period results in a deemed denial, effective the day after the period expires.

- H. **Flood.** A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source.
- I. **Flood Fringe.** That portion of the floodplain outside of the designated regulatory floodway.
- J. **Flood Frequency.** A period of years, based on a statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded.
- K. **Flood Insurance Rate Maps (FIRM).** An official map prepared by the Federal Emergency Management Agency (FEMA) that depicts the Special Flood Hazard Areas (SFHA's) within a community. This map includes insurance rate zones and floodplains and may or may not depict floodways.
- L. **Flood Insurance Study.** An examination, evaluation and determination of flood hazards and if appropriate, corresponding water surface elevations.
- M. **Flood Plain.** That land typically adjacent to a body of water or watercourse with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Floodplains may also include detached Special Flood Hazard Areas (SFHA's), ponding areas, or areas not adjacent to a body of water or watercourse. The floodplains are those lands within the Village of Northbrook that are subject to inundation by the base flood or one hundred (100) year frequency flood. The flood plains within the Village of Northbrook are generally identified on the maps, plans and studies referenced in Section 9-105 of this Code.
- N. **Flood Protection Elevation (FPE).** The elevation of the base flood or one hundred (100) year frequency flood event plus one (1) foot of freeboard at any given location in the SFHA.
- O. **Floodproofing.** Any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
- P. **Floodproofing Certificate.** A form published by FEMA that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the flood protection elevation.
- Q. **Floodway.** See Subsection 14-119-R "Regulatory Floodway" of this Code.
- R. **Floor Area Ratio.** The gross floor area of a building divided by the total lot area of the zoning lot on which it is located. For planned developments, the FAR shall be determined by dividing the gross floor area of all principal buildings by the net area of the site.
- S. **Foot Candle.** The illumination at all points one foot distant from a uniform point source of one candle power.
- T. **Freeboard.** An increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, future watershed development, unknown localized

conditions, wave actions and unpredictable effects such as those caused by ice or debris jams, bridge openings and the hydrological effect of development within the watershed.

- U. **Frontage.** All the property fronting on one side of a street, measured along such street, between an intersecting or intercepting street and another intersecting or intercepting street, a right-of-way in excess of 30 feet, an end of a dead-end street, a watercourse or a village boundary.
- V. **Frontage, Lot.** All of the property of a lot fronting on a street, measured along the front and corner side lot lines.
- W. **Fuel Sales.** Any building or portion thereof or premises used for dispensing or offering for sale at retail any automobile fuels or oils; having pumps and storage tanks; also, where battery, tire and other similar services are rendered, but only if rendered wholly within lot lines. Excluded are open sales lots, parking, storing and sale of automobiles or any other commodity not incidental to fuel sales.
- X. **Funeral Home.** Establishments for preparing the dead for burial or interment and conducting funerals (i.e. providing facilities for wakes, arranging transportation for the dead, indoor stonecutting, and selling caskets and related merchandise). Funeral homes may include accessory crematoriums.

---

## **14-108. "G" Definitions**

---

- A. **Garage.** A structure, or part thereof, designed or used for the parking and storage of vehicles at one or more levels.
- B. **Garage Sales.** The temporary sale of personal property from a residential dwelling, including yard sales and estate sales.
- C. **Garden, Accessory.** An outdoor area, privately- or publicly-owned, operated or maintained, for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be maintained and cultivated collectively.
- D. **Gazebos.** A freestanding roofed structure usually open on the sides.
- E. **General Office.** A use conducted in an office setting that involves business, professional, or technical services, including the provision of knowledge and skills by employees to clients or the public. This use includes professional services such as advertising, communications/media production, consulting, counseling, data analysis, design, insurance, legal services, not-for-profit organizations, and real estate services. It also includes administrative functions, online sales operations without on-site retail transactions, and other office-based business activities.
- F. **General Retail.** The sale of any product or merchandise to customers for their own personal consumption or use, not for resale.



- G. **Governed Development.** Any residential or mixed use development with a residential component that is required to provide affordable housing units under provisions of this Part. Projects at one location undertaken in phases, stages or otherwise developed in distinct parts shall be considered a single-governed development. Refer to Article 13 of this Code.
- H. **Grade.** The average elevation of the finished ground at the exterior walls of the main building.
- I. **Grading.** Reshaping natural land contours using natural land materials.

---

## **14-109. "H" Definitions**

---

- A. **Height.** In all zoning districts other than single family residential districts and the Residential and Limited Commercial District, the vertical distance measured from grade at the front of a structure to the highest point of the roof for flat roofs, to the deck line for mansard roofs and to the mean height between eaves and ridge for gable, hip, and gambrel roofs or to the highest point of a structure without a roof. Where a parapet wall, penthouse, or any similar structure is located on the roof of a building, building height shall be measured to the highest point of said structure if any part of it extends above the height as measured pursuant to the first sentence of this definition. Where a structure faces more than one street, the structure face with the greater height when measured as herein required shall be deemed to be the front of the structure for purposes of measuring structure height. Notwithstanding the above, when calculating height of structures in a planned development for the above stated zoning districts, height shall be the vertical distance measured from top of foundation to the highest point of a structure as shown on the final engineering and grading plans approved by the Village Engineer.

In all single family residential districts and the Residential and Limited Commercial District, the vertical distance measured from grade to the highest point of a structure. For the purposes of this definition in single family residential districts and the Residential and Limited Commercial District, "highest point of a structure" shall mean the point of said structure that is located at the highest vertical distance above grade. Chimneys of principal residential buildings shall not be included in determining the said highest point. Where a lot has more than one grade at the location of the building or structure, the structure face with the greater height when measured as herein required shall be used for purposes of measuring structure height. Notwithstanding the above, when calculating height of structures in a planned development for the above stated zoning districts, height shall be the vertical distance measured from top of foundation to the highest point of a structure as shown on the final engineering and grading plans approved by the Village Engineer.

- B. **Home-Based Daycare.** Any in home childcare service licensed by the State Department of Children and Family Services (DCFS) which regularly provides care for less than twenty-four (24) hours per day for more than three (3) and up to a maximum of twelve (12) children under the age of twelve (12) in a home. The term does not include facilities which receive only children from a single household, 225 ILCS 10/2.09.
- C. **Home Occupation.** A legal trade, occupation or profession conducted by any person within or from a dwelling unit that is clearly incidental and secondary to the premises as a dwelling unit.



The home occupation shall be clearly incidental and accessory to the use of the dwelling as a residence and shall not change the physical characteristics of the residence as a home.

- D. **Hospital.** An institution licensed by the State of Illinois, providing health services, primarily for inpatient and medical or surgical care for illness, disease, injury, and other physical and mental conditions, included as an integral part of the institution and related facilities such as laboratories, out-patient facilities or training facilities.
- E. **Hotel.** An establishment offering transient lodging accommodations, that is commonly known as a hotel in the community in which it is located, and that provides customary hotel services such as maid service, furnishing and laundry of linen, telephone service, desk service, bellboy service and the use and upkeep of furniture.
- F. **Housing Expenses.** a) For affordable rental units – rent and utilities; and b) For affordable owner-occupied units – principal and interest of any mortgages placed on the unit, property taxes, condominium or homeowner's association fees, if applicable, and insurance. Refer to Article 13 of this Code.
- G. **Hydrologic and Hydraulic Calculations.** Engineering analyses which determine expected flood flows and flood elevations based on land characteristics and rainfall events.

---

#### **14-110. "I" Definitions**

---

- A. **IDNR/OWR.** The Illinois Department of Natural Resources - Office of Water Resources or the successor to its responsibilities.
- B. **Improvement or Facility, Public.** A sanitary sewer, storm sewer, drainage appurtenance, water main, roadway, parkway, sidewalk, planting strip or other facility for which the Village or any other governmental agency may assume maintenance or operational responsibility.
- C. **Inclusionary Housing.** Refer to Section 13-102-B-1 of this Code.
- D. **Inclusionary Housing Plan.** Refer to Section 13-102-B-2 of this Code.
- E. **Inclusionary Housing Compliance Plan.** Refer to Section 13-102-B-3 of this Code.
- F. **Inclusionary Housing Trust Fund.** Refer to Section 13-102-B-4 of this Code.
- G. **Inclusionary Housing Unit.** Refer to Section 13-102-B-5 of this Code.
- H. **Inclusionary Owner-Occupied Units.** Refer to Section 13-102-B-6 of this Code.
- I. **Inclusionary Rental Units.** Refer to Section 13-102-B-7 of this Code.
- J. **Industry, Heavy.** Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process.

## 14 | Definitions

### "J" Definitions

- A. **Industry, Light.** A use that involves the manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominantly from previously prepared or refined materials (or from raw materials that do not need refining). Warehousing, wholesaling, and distribution of the finished products produced at the site is allowed as part of this use.
- B. **Institutional Building.** Any building the principal use of which is an Institutional use.
- C. **Institutional Use or Purpose.** Any use permitted in the Institutional Buildings District.
- K. **Integrated Center.** A grouping of compatible uses on a single lot, such uses being in either single ownership or under unified control.

---

### 14-111. "J" Definitions

RESERVED

---

### 14-112. "K" Definitions

RESERVED

---

### 14-113. "L" Definitions

- A. **Landbanking.** Setting aside land area for future use. See also Section 10-102-F-2 of this Code.
- B. **Letter of Map Amendment (LOMA).** An official determination by FEMA following a review of scientific or technical data that a specific property or portion of a property is not in a 100-year floodplain. The LOMA amends the FIRM.
- C. **Letter of Map Revision (LOMR).** Letter that revises base flood or 100-year frequency flood elevations, flood insurance rate zones, flood boundaries or floodways as shown on an effective FIRM.
- D. **Live-Work Unit.** A building with one dwelling unit and commercial space in which the same party both works and lives in the unit with vertical or horizontal separation between the dwelling unit and the workspace.
- E. **Loading Space.** An area used for the standing, loading or unloading of truck or trailer.
- F. **Lot.** A designated area of land established by a plat and to be used, developed, or built upon as a unit.
- G. **Lot Area, Total.** The total land and water area included within lot lines, excluding, however, areas subject to easements for public or private access or egress.
- H. **Lot Area Per Unit.** That portion of the total lot area allocated for each dwelling unit located on a lot.
- I. **Lot, Buildable Area.** That portion of a lot bounded by the required yards.

- J. **Lot, Buildable Width.** The width of a lot remaining as buildable after side yards and corner side yards are provided.
- K. **Lot, Corner.** A lot abutting upon two or more intersecting streets or a lot bounded on two sides by a curving street where it is possible to draw two intersecting tangents, one each commencing at each of the two points of intersection of the lot lines and street line, which intersect with each other to form an interior angle of less than 135 degrees.
- L. **Lot Coverage.** The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies. See also Section 14-103 B, "Building Coverage" of this Section.
- M. **Lot Depth.** The minimum straight line distance between the front and rear lot lines.
- N. **Lot, Interior.** A lot other than a corner lot.
- O. **Lot Line.** The property lines bounding a lot; provided, however, that where a lot includes land subject to a public right-of-way easement for street purposes, the line separating such right-of-way from the rest of the lot shall be deemed to be the lot line.
- P. **Lot Line, Corner Side.** Any street line of a corner lot other than its front lot line.
- Q. **Lot Line, Front.** In the case of an interior lot abutting upon only one street, the line separating such lot from the right-of-way of such street; in the case of a through lot, each line separating such lot from the right-of-way of a street shall be considered a front lot line; in the case of a corner lot, the shorter lot line separating such lot from the right-of-way of a street shall be considered to be the front lot line.
- R. **Lot Line, Rear.** The rear lot line is the lot line or lot lines generally opposite or most nearly parallel to the front lot line. In the case of triangular shaped lots or a lot having a rear lot line less than ten feet in length, the rear lot line shall be deemed to be an imaginary line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front line.
- S. **Lot Line, Side.** Any lot line other than a front, corner-side or rear lot line.
- T. **Lot, Minimum Total Area.** The smallest lot on which a particular use or structure may be located in a particular district.
- U. **Lot Of Record.** A lot that is part of a subdivision, the plat of which has been recorded in the office of the County Recorder of Deeds, or a parcel of land separately described in a recorded instrument.
- V. **Lot, Through.** A lot having frontages on two non-intersecting streets.
- W. **Lot, Width.** The shortest distance between side lot lines measured by a line passing through the center point of the required front yard line.

- X. **Lot, Zoning.** A tract of land consisting of one or more lots of record, or parts thereof, under single fee simple title ownership or control, located entirely within a block and occupied by, or designated by its owner or developer at the time of filing for any zoning approval or building permit as a tract to be developed for, a principal building and its accessory buildings, or a principal use, together with such open spaces and yards as are designed and arranged, or required under this Code, to be used with such building or use. Notwithstanding the foregoing, sale of individual lots of record underlying individual dwelling units in an attached or two family dwelling, following issuance of a Certificate of Occupancy for such dwelling, shall not prevent treatment of the tract of land underlying such dwelling as a zoning lot and all applicable bulk, space and yard requirements shall be applied with respect to such dwelling and such zoning lot rather than with respect to individually-owned dwelling units and lots of record.

---

#### **14-114. "M" Definitions**

---

- A. **Mall Building.** An enclosed building containing shared common areas and multiple individual businesses or retail establishments, primarily engaged in the sale of goods and provision of consumer services.
- B. **Market Rate Housing Units.** All owner-occupied or rental dwelling units in a governed development that are not classified as affordable housing units. Refer to Section 13-102-B-18 of this Code.
- C. **Marquee or Canopy.** A roof-like structure of a permanent nature that projects from the wall of a building.
- D. **Materials Salvage Yard/Recycling Operations.** A parcel of land where secondhand, discarded or scrap materials are bought, sold, exchanged, stored, processed, or handled. Materials include scrap iron, structural steel, rags, rubber tires, discarded goods, equipment, appliances, or machinery. The term "material salvage yard, recycling operations" also includes a site for collection, sorting, storing and processing of paper products, glass, plastics, aluminum or tin cans prior to shipment for remanufacture into new materials.
- E. **Maximum Resale Price.** The maximum price an owner-occupied affordable unit may be sold to another eligible household at, based on a valuation formula incorporating appraisal data, a maximum appreciation factor, and allowances for capital improvements, as set forth in a schedule to be published by the Village on an annual basis. Refer to Section 13-102-B-17 of this Code.
- F. **Medical Cannabis Dispensary.** A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.
- G. **Medical Clinic.** A facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an outpatient basis.

- H. **Medical Spa.** A facility where licensed healthcare professionals and care specialists perform medical procedures, such as massage therapy, laser hair removal, and aesthetician services.
- I. **Meeting/Event Facility.** A commercial venue available for rent by private persons or entities for the hosting of parties, meetings, banquets, and other events, as well as conferences. Such facilities may include kitchens for the preparation or catering of food, and the sale of alcoholic beverages to guests only for on-premise consumption during scheduled events.
- J. **Membership Organizations.** Lands, buildings or portions thereof, or premises owned or operated by an organization of a professional, business, trade, civic, social, fraternal, political, or religious nature operating on a membership basis and engaged in promoting the interests of their members.
- K. **Microbrewery/Winery/Distillery.** A combination retail, wholesale, and/or small-scale artisan manufacturing business that brews, ferments, processes, packages, distributes, and serves either beer or wine for sale on- or off-site. These facilities may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the beverages shall be consistent with state law.
- L. **Motor Vehicle Sales/Rental with Outdoor Sales Lot.** Retail establishments that sell or lease new or used automobiles, trucks, vans, recreational vehicles, trailers, boats, motorcycles, or other similar motorized transportation vehicles. A motor vehicle sales establishment may maintain an inventory of vehicles for sale or lease on-site, including within an outdoor sales or display lot. Support uses may also exist upon the same site, such as maintenance, repair, and service areas, and indoor parts storage areas.
- M. **Motor Vehicle Sales/Rental without Outdoor Sales Lot.** Retail establishments that sell new or used automobiles, trucks, vans, recreational vehicles, trailers, boats, or motorcycles or other similar motorized transportation vehicles, however, no areas for the storage of inventory or display of vehicles for sale may be stored outside an enclosed building on the site; all such activities shall be conducted within an enclosed building only. Support uses may also exist upon also exist upon the same site, such as maintenance, repair, and service areas and indoor parts storage areas, however all such uses shall be conducted entirely within an enclosed building.
- N. **Multi-Unit Building.** A building with five or more dwelling units with a common building entrance and access to dwelling units from the interior of the building.
- O. **Multi-Unit Building, Complex.** A master planned development site with more than one multi-unit building.
- P. **Multi-Unit Dwelling, Above Ground Floor Only.** Multi-unit dwellings above a ground floor non-residential use. The separate uses do not have to be inhabited by the same party.

---

## **14-115. "N" Definitions**

---

- A. **National Flood Insurance Program (NFIP).** That program established by Congress at 42 U.S.C. Sec. 4001 et seq. to provide a means of insuring property losses caused by flood risks.
- B. **NAVD.** North American Vertical Datum of 1988. NAVD 88 supersedes the National Geodetic Vertical Datum of 1929 (NGVD).
- C. **Nonconforming Lot of Record.** A lot of record that does not comply with the lot requirements for any permitted use in the district in which it is located.
- D. **Nonconforming Lot of Record, Legal.** A nonconforming lot of record that:
  - 1. Was created by a plat or deed recorded and came into ownership separate from adjoining tracts of land, at a time when the creation of a lot of such size, shape, depth and width at such location would not have been prohibited by any Code or other regulation; and
  - 2. Has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such a lot has been prohibited by any applicable Code or other regulation.
- E. **Nonconforming Sign.** Any sign lawfully existing on the effective date of this Code, or any amendment to it rendering such sign nonconforming, does not comply with all of the standards and regulations of this Code or any such amendment hereto.
- F. **Nonconforming Structure.** Any building or structure, other than a sign, lawfully existing on the effective date of this Code, or any amendment to it rendering such building or structure nonconforming, that:
  - 1. Does not comply with all of the regulations this Code, or any such amendment thereto, governing parking, loading or bulk and space requirements for the zoning district in which such building or structure is located; or
  - 2. Is located on a lot that does not, or is so located on a lot as not to, comply with the yard or setback requirements for the zoning district in which such building or structure is located; or
  - 3. Both 1. and 2.; except Any building containing more than one dwelling unit in addition to the number permitted by the district regulations in the district where it is located shall be deemed to be a nonconforming use rather than a pre-code structure.
- G. **Nonconforming Use.** Any use lawfully being made of any land, building or structure, other than a sign, on the effective date of this Code, or any amendment to it rendering such use nonconforming, that does not comply with all of the regulations of this Code, or any such amendment hereto, governing use for the zoning district in which such land, building or structure is located.
- H. **Northbrook Flood Insurance Study (FIS).** The Cook County Flood Insurance Study (FIS), effective date April 16, 2007, as it may be amended from time to time.

- I. **Northbrook Standards and Specifications.** Standards and Specifications for Public and Private Improvements, approved by the Board of Trustees on September 12, 2023, as they may be amended from time to time.
- J. **Nursery and Garden Center.** A facility for the cultivation of plants within an enclosed environment on a commercial basis.
- K. **Nursing Home Facility.** An establishment that provides full-time nursing and health related personal care, but not hospital services, with in-patient beds for three or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. No care for the acutely ill or surgical or obstetrical services shall be provided in such an establishment; a hospital shall not be construed to be included in this definition.

---

## **14-116. "O" Definitions**

---

- A. **Obsolete Development.** Property used in a manner that is no longer compatible with uses on surrounding properties due to the trend of development, regardless of conformance with the regulations of this Code.
- B. **Office Building.** Any building the principal use of which is an office use.
- C. **One Hundred (100) Year Frequency Flood Elevation.** See Base Flood Elevation in Subsection 14-103-B of this Code.
- D. **One Hundred (100) Year Frequency Flood Event.** See Base Flood in Subsection 14-103-B of this Code.
- E. **One-on-One Educational Services.** An establishment offering only one-on-one educational training, by appointment only, and no group tutorial activities. Each student must work directly with a personal instructor when using such an establishment, and each instructor shall work with no more than two students at one time.
- F. **One-on-One Personal Fitness Facilities.** An establishment offering only one-on-one personal fitness training, by appointment only, and no group fitness training activities. Each client must work directly with a certified personal trainer when using such an establishment, and each trainer shall work with no more than two clients at one time.
- G. **Open Space and Usable Open Space.** An area or areas of a lot, including required yards, that is:
  - 1. Open and unobstructed from ground to sky except by facilities specifically designed, arranged and intended for use in conjunction with passive or active outdoor recreation or relaxation; and
  - 2. Accessible and usable by the residents of all dwellings, or the users of all nonresidential buildings, it is intended or required to serve.

## 14 | Definitions

"P" Definitions.

- H. **Open Space, Common.** Open space held in private ownership, regularly available for use by the occupants of more than one dwelling or the users of more than one nonresidential building.
- I. **Open Space, Private.** Open space held in private ownership, the use of which is normally limited to the occupants of one dwelling or the users of one nonresidential building.
- J. **Open Space, Public.** Open space dedicated to or owned by any government or governmental agency or authority.
- K. **Ordinary High Water Mark (OHWM).** The point on the bank or shore up to which the presence and action of surface water is so continuous so as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristics.
- L. **Outdoor Display, Permanent.** The permanent display and/or sale of merchandise or equipment outside of an enclosed building by the occupant of the primary building of the lot.
- M. **Outdoor Operations.** The subordinate use of a lot for sustained and continuous outdoor use customarily incidental to the primary use of the zoning lot.
- N. **Outdoor Seating for Eating and Drinking Uses.** A dining area of designated size with seats or tables located outdoors of a contiguous restaurant or coffeehouse. This seating may be in addition to the indoor seating area.
- O. **Outdoor Storage.** The storage of various materials outside of a structure, as an accessory use. This includes salvage yards used for the storage and/or collection of any type of equipment.
- P. **Overlay District.** An overlay district establishes an additional set of standards for properties in a defined geographic area within one or more underlying base districts. The standards of the overlay district shall supersede the standards of all other applicable district types.
- Q. **Owner.** Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by this Code, full disclosure of all legal and equitable interests in the property is required.

---

### 14-117. "P" Definitions.

---

- A. **Park.** An area of open space that is maintained in its natural condition or improved for outdoor recreation purposes.
- B. **Parking Area.** Any land area, not located in a garage, designed and used for the parking of not more than four vehicles.
- C. **Parking Lot.** Any land area designed or used for the parking, and associated circulation, of more than four vehicles.



- D. **Parking Space.** An area for the parking of a vehicle.
- E. **Patio.** An open, paved, or otherwise improved area, typically adjacent to a residential building, that is designed for outdoor recreation or relaxation and located at grade or below 30 inches in height.
- F. **Perimeter Landscaped Open Space.** A landscaped open space intended to enhance the appearance of, or screen from view, parking lots and other outdoor aesthetically unpleasant uses or areas or to create a transition between incompatible uses by means of appropriate buffering, landscaping or screening primarily along lot lines.
- G. **Pergolas.** A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters.
- H. **Personal Services.** A facility for the sale of personal services. Personal service uses include, but are not limited, to a barbershop or beauty shop, shoe repair, a tailor, an instructional arts studio, a photographic studio, a laundry or cleaning pickup and receiving station, a handcrafted artwork studio, a travel bureau, and custom printing or duplicating shop.
- I. **Personal/Self-Serve Storage.** Enclosed storage facilities containing independent, fully enclosed bays that are leased to individuals exclusively for long-term storage of household goods or personal property.
- J. **Personal Wireless Services.** Commercial mobile telecommunications services, unlicensed wireless telecommunications services, and common carrier wireless telecommunications exchange access services.
- K. **Personal Wireless Services Antenna.** An antenna used in connection with the provision of personal wireless services.
- L. **Physical Fitness Facilities.** A facility for active recreation, including professional sporting, inclusive of, but not limited to, a gymnasium, natatorium, fitness center, athletic equipment, indoor running track, climbing facility, court facility and their customary accessory uses.
- M. **Place of Worship.** Any church, synagogue, mosque, temple or building used primarily for religious worship and related religious activities.
- N. **Plan Commission.** The Plan Commission of the Village of Northbrook.
- O. **Porch.** A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.
- P. **Premises.** A lot, plot or parcel of land, together with the buildings and structures thereon.
- Q. **Principal Structure or Building.** A structure or building on a zoning lot intended to be utilized for a principal use and to which any other structure on such lot must be accessory.

- R. **Principal Use.** The use of a zoning lot, whether a permitted or specially permitted use, designated by the owner of such lot as the primary or main use of such lot and to which any other use on such lot must be accessory.
- S. **Public Body of Water.** Any open public stream or lake capable of being navigated by watercraft, in whole or in part, for commercial uses and purposes, and any lakes, rivers, and streams which in their natural condition were capable of being improved and made navigable, or that are connected with or discharge their waters into navigable lakes or rivers within, or upon the borders of the State of Illinois, together with all bayous, sloughs, backwaters, and submerged lands that are open to the main channel or body of water directly accessible thereto.
- T. **Public Cultural and Community Facilities.** A public facility for the development, production, and presentation of the visual and performing arts, including live theater, dance, music, painting, sculpture, and crafts.
- U. **Public Flood Control Project.** A flood control project which will be operated and maintained by a public agency to reduce flood damages to existing buildings and structures which includes a hydrologic and hydraulic study of the existing and proposed conditions of the watershed. Nothing in this definition shall preclude the design, engineering, construction or financing, in whole or in part, of a flood control project by persons or parties who are not public agencies.
- V. **Public Hearing.** A meeting conducted pursuant to the provisions of the Illinois Open Meetings Act at which members of the general public must be permitted to give testimony, evidence or opinions relevant to the subject matter.
- W. **Public Meeting.** A meeting conducted pursuant to the provisions of the Illinois Open Meetings Act where members of the general public, as opposed to members of the Board or Commission and as opposed to the applicant for relief, have no right (but may be given the opportunity) to offer testimony, evidence or opinions.
- X. **Public Service/Safety Facility.** Facilities for federal, state, and local governmental uses, law enforcement, and fire protection agencies, and their accessory uses including office space, temporary holding cells, equipment and evidence storage facilities, training facilities, and vehicle garages. This definition is not intended to be inclusive of vehicle impoundment lots or Correctional Institution.
- Y. **Public Utility Facilities.** Area dedicated to public use for utility purposes, including transmission and collection lines, pumping stations, elevated water storage tanks, water and wastewater package treatment plants, and generation, production, or treatment facilities such as power plants, water and sewage plants.

---

## 14-118. "Q" Definitions

---

RESERVED

---

## **14-119. "R" Definitions**

---

- A. **Railroad Right-of-Way.** A strip of land with tracks and auxiliary facilities for track operation, but not including freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops or car yards.
- B. **Recreational Device.** A structure or outdoor facility intended primarily for recreational use by children such as, but not limited to, a play house, a swing set, a trampoline or a sand box.
- C. **Recreational Facility, Residential.** An area, court, pool or facility, other than a recreational device, intended for active recreational or athletic use such as game courts, swimming pools or ball fields established as an accessory use to a residential dwelling.
- D. **Recreational Vehicle.** Every vehicle or boat originally designed for living quarters, recreation or human habitation and not used as a commercial vehicle, including, but not limited to, the following:
1. Boat. Any vessel used for water travel. A boat mounted on a trailer shall be considered one vehicle.
  2. Camper Trailer. A folding or collapsible vehicle without its own motive power, designed as temporary living quarters for travel, camping, recreational, seasonal, or vacation use.
  3. Motorized Home. A temporary dwelling designed and constructed for travel, camping, recreational, seasonal, or vacation uses as an integral part of a self-propelled vehicle.
  4. Off-the-Road Vehicle. A vehicle intended primarily for recreational use off of roads where state vehicle licenses are required, such as a dune buggy, go-cart or snowmobile.
  5. Racing Car or Cycle. A vehicle intended to be used in racing competition, such as a race car, stock car or racing cycle.
  6. Travel Trailer. A vehicle without its own motive power, designed to be used as a temporary dwelling for travel, camping, recreational or vacation uses.
  7. Truck Camper. A structure designed primarily to be mounted on a pickup or single truck chassis and designed to be used as a temporary dwelling for travel, camping, recreational or vacation uses. When mounted on a truck, such a structure and the truck shall together be considered one vehicle.
  8. Van. A general term applied to a noncommercial motor vehicle licensed by the State of Illinois as a Recreational Vehicle.
  9. Vehicle Trailer. A vehicle without its own motive power that is designed to transport another vehicle, such as a boat, motorcycle or snowmobile for recreational or vacation use and that is eligible to be licensed or registered and insured for highway use. A vehicle trailer with another vehicle mounted on it shall be considered one vehicle.

- E. **Redevelopment.** The significant reconstruction, alteration, expansion, or other change in a structure or use, or the division of a parcel of land into additional parcels.
- F. **Registered Land Surveyor.** A land surveyor registered in the State of Illinois, under The Illinois Land Surveyors Act 225 ILCS 330/1 et seq.
- G. **Registered Professional Engineer.** An engineer registered in the State of Illinois, under The Illinois Professional Engineering Practice Act 225 ILCS 325/1 et seq.
- H. **Regulatory Floodway.** The channel, including on-stream lakes, and that portion of the flood plain adjacent to a stream or watercourse as designated by IDNR/OWR, which is needed to store or convey the existing and anticipated future one hundred (100) year frequency flood discharge with no more than a one-tenth (0.1) foot increase in stage due to the loss of flood conveyance or storage, and no more than a ten percent (10%) increase in velocities. The regulatory floodways are designated for the West and Middle Forks of the North Branch of the Chicago River and their tributaries, on the maps, plans and studies referenced in Section 9-105 of this Code. Also sometimes referred to as a "Designated Floodway."
- I. **Restaurant.** A restaurant without drive-in or drive-through service means an establishment principally for the sale and consumption of food.
- J. **Retention/Detention Facility.** A retention facility stores stormwater runoff without a gravity release. A detention facility provides for storage of stormwater runoff and controlled release of this runoff during and after a flood or storm.
- K. **Right-of-Way.** A strip of land designated for use for vehicular or pedestrian access or passage or for installation of railroad tracks, utility lines or similar facilities.
- L. **Right-of-Way, Private.** A right-of-way that has not been dedicated to or accepted by any government agency.
- M. **Right-of-Way, Public.** A right-of-way that has been dedicated to and accepted by a government agency.
- N. **Riverine SFHA.** Any SFHA subject to flooding from a river, creek, intermittent stream, brook, ditch, on-stream lake system or any other identified channel. Riverine SFHA does not include areas subject to flooding from lakes, ponding areas, areas of sheet flow, or other areas not subject to overbank flooding.
- O. **Runoff.** The water derived from melting snow or rain falling on the land surface, flowing over the surface of the ground or collected in channels or conduits.

---

## 14-120. "S" Definitions

---

- A. **Screening.** A structure erected or vegetation planted to conceal an area from view.
- B. **School, Vocational/Technical.** A public or private institution for education or learning including athletic or recreational facilities, which does not include lodging. These schools offer vocational and technical training in a variety of technical subjects and trades. Training may lead to job-specific certification.
- C. **Seasonal Sales.** Temporary outdoor sales, typically recurring on an annual basis, located on a lot with a principal use for which the seasonal sales are not associated.
- D. **Secondary Suite.** A living area located wholly within a single family detached dwelling consisting of space for sleeping, cooking, and sanitation that (i) is accessed through the main dwelling unit and not separated by a garage or breezeway; (ii) does not have separate utilities or address; and (iii) has access to all areas of the single family detached dwelling.
- E. **Sedimentation.** The processes that deposit soils, debris, and other materials either on other ground surfaces or in bodies of water or watercourses.
- F. **Senior Housing, Dependent.** A residential establishment for three or more individuals who are not related by blood or marriage to the operator that provides care for people who, by reason of advanced age, chronic illness or infirmity, cannot live independently and require help with activities of daily living, such as bathing and dressing, but are not in need of the frequent and intense medical assistance of a nursing home facility. Assisted living facilities may be age restricted and may restrict residents to certain types of infirmities, such as dementia. Residential units in assisted living facilities may be either private or shared by persons unrelated by blood or marriage.
- A. **Senior Housing, Independent.** A multifamily dwelling in which occupancy is limited to persons who are fifty-five (55) years of age or older. If two persons occupy a unit, at least one must be fifty-five (55) years of age or older. This definition does not include senior housing, dependent, as defined in this Code.
- G. **Setback.** The required minimum horizontal distance between a property line, or other line, and a building.
- H. **Shopping Center.** A building or group of buildings that are planned and managed as a single commercial property.
- I. **Short-Term Rental.** Part or all of a dwelling or dwelling unit that is rented for transient occupancy by guests for a period shorter than 30 consecutive days. The term "short-term rental" does not include either (i) hotels or motels as defined in this Section or (ii) a dwelling or dwelling unit rented for a limited period of time prior to transfer of possession to the terms of a rental agreement executed in conjunction with a contract to sell the dwelling or dwelling unit.

- J. **Sight Triangle.** An area of land at the intersection of streets, or a street and a driveway, within which nothing may be erected, planted, placed, or allowed to grow in a manner which will obstruct the vision of motorists entering or leaving the intersection.
  
- K. **Sign.** Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. For definitions of particular functional and structural types of signs, see Section 11-102 of this Code.
  
- L. **Small Cell Wireless Facilities.** Any facility that transmits and/or receives signals by electromagnetic or optical means, including antennas, microwave dishes, horns, or similar types of equipment, towers or similar structures supporting such equipment, and equipment buildings.
  
- M. **Solar Energy Collection System, Canopy.** A solar energy collection system consisting of elevated solar panels installed above parking lots, carports, and other paved areas.
  
- N. **Solar Energy Collection System, Ground Mounted.** A solar energy collection system and associated mounting hardware that is affixed to or placed upon the ground including but not limited to fixed, passive, or active tracking racking systems and located on a site with a primary use.
  
- O. **Solar Energy Collection System, Roof Mounted.** A solar energy collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with the system which may be ground mounted.
  
- P. **Special Flood Hazard Area (SFHA).** Any base flood area subject to flooding from a river or tributary thereof, creek, intermittent stream, brook, ditch, or any other identified channel or ponding and shown on a Flood Insurance Rate Map as Zone A, AO, A1-30, AE, A99, AH, VO, V1-30, VE, V, M, or E. See also Subsection 14-107-F "Floodplain" of this Code.
  
- Q. **Specialty Medical Care Facility.** A licensed or approved medical facility providing short and long-term overnight medical care for persons with limited ability for self-care, but which does not provide the full range of medical treatment or care to a patient that is provided in an inpatient facility.
  
- R. **Standard Flood Insurance Policy.** The flood insurance policy issued by the Federal Insurance Administration, or an insurer pursuant to federal statutes and regulations.
  
- S. **Story.** That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story.
  
- T. **Street.** The paved portion of a right-of-way, other than a driveway, that affords the principal means of vehicular access to abutting property.
  
- U. **Street Line.** A lot line separating a street right-of-way from other land.

- V. **Street, Private.** Any street other than a public street.
- W. **Street, Public.** A street that has been dedicated to and accepted by, or otherwise acquired by, a government agency.
- X. **Structure.** Anything constructed or erected, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground, but not including paving or surfacing of the ground. Structure shall in all cases be deemed to refer to both structures and buildings. See Section 14-103-B of this Code.
- Y. **Subdivision Code.** The Northbrook Subdivision Code.
- Z. **Substation, Electrical.** A subsidiary station for the transmission of electrical current, consisting of transformers and other related safety and switching equipment that convert higher voltage electrical current received from incoming lines into lower voltage electrical current transmitted through other smaller lines.
- AA. **Surface Area, Antenna.** An area determined by adding together the actual surface area of each solid element or part of an antenna or its support structure, where "solid" is defined to include all air spaces that are fully bounded by solid elements.

---

## **14-121. "T" Definitions**

---

- A. **Terrace.** A level plane, surfaced patio, platform or structure serving a principal building at less than thirty inches above grade and not covered by any permanent structure.
- B. **Temporary Real Estate Sales.** A short-term office use for the on-site sale of real property.
- C. **Tobacco Retail Sale.** A retail establishment selling any form of tobacco, tobacco products, or tobacco paraphernalia as a principal use.
- D. **Transitional Parking Lot or Garage.** A parking lot or garage accessory to a nonresidential use but located in a residential district pursuant to a Special Permit.
- E. **Transitional Service Facility.** A dwelling operated by a public or private entity that has secured all required authorizations, if any, from government agencies or departments having legal authority to license or otherwise approve said facility, and that houses a group of unrelated persons with disabilities who are, in the reasonable discretion of the entity operator, capable of living and functioning in the community, and provides to residents or helps residents secure special interdisciplinary or generic care, treatment, or other services. As used herein, "disabilities" means any disability
  - 1. Attributable to mental, intellectual or physical impairments or a combination thereof;
  - 2. Likely to continue for a significant amount of time or indefinitely;



## 14 | Definitions

### "U" Definitions

3. That results in functional limitations in three or more of the following areas of major life activities: self-care, receptive or expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency; and
  4. That reflects a person's need for a combination and sequence of interdisciplinary or generic care, treatment or other services which are of a life-long or extended duration.
- F. **Transitional Service Facility Resident.** A person receiving care or treatment at a transitional service facility.
- G. **Trucking Company.** A business that transports goods and people using trucks and other commercial motor vehicles. Trucking companies are also known as motor carriers.

---

### 14-122. "U" Definitions

---

- A. **Underdevelopment.** A property not used to the fullest extent permitted by this Code.
- B. **Use.** The purpose or activity for which a structure or land is designed, arranged or intended, or for which it is occupied or maintained.
- C. **Use, Legal.** Any use being made of any land, building or structure, other than a sign, on or after the effective date of this Code or any amendment thereof, that complies with all of the applicable regulations of this Code and any amendment thereof and was legally and validly instituted.

---

### 14-123. "V" Definitions

---

- A. **Vehicle.** Any device for carrying passengers, goods or equipment including, but not limited to, passenger automobiles, vans, trucks, buses, recreational vehicles, commercial vehicles and vehicles used for governmental purposes.
- B. **Vehicle Services -Major Repair/Body Work.** The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats, large appliances, commercial and industrial equipment, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This includes major repair and body work which encompasses towing, collision repair, other body work and painting services, and tire recapping.
- C. **Vehicle Services - Minor Repair/Body Work.** The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. Minor facilities providing limited repair and maintenance services. Examples include car stereo and alarm system installers; detailing services; muffler and radiator shops; quick-lube services; tire and battery sales and installation (not including recapping).
- D. **Village Manager.** The chief administrative official of the Village. When used in this Code, the term Village Manager shall refer either to such official or to their duly authorized delegate.



---

## 14-124. "W" Definitions

---

- A. **Warehouse, Distribution/Storage.** A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment.
- A. **Wireless Telecommunications Equipment.** Any equipment used for the purpose of collecting or transmitting electromagnetic signals, or to provide immediate support to such equipment or structure. See Article IX for additional information related to wireless telecommunication facilities.
- B. **Wireless Telecommunication Tower.** Any type of tower structure or similar that is built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.
- C. **Wholesale Trade.** A business engaged in the sale of commodities in quantity, usually for resale or business use chiefly to retailers, other businesses, industries and institutions rather than to the ultimate consumer.

---

## 14-125. "X" Definitions

---

RESERVED

---

## 14-126. "Y" Definitions

---

- A. **Yards.**
  - 1. **Front Yard.** The area between a front lot line and the building setback extending from one side lot line to the other, for a depth specified by the underlying zoning district.
  - 2. **Corner Side Yard.** The area between the side lot line adjacent to the street on a corner lot and the building setback line, extending from the front yard building setback line to the rear lot line.
  - 3. **Interior Side Yard.** The area between an interior side lot line and the building setback line, extending from the front yard building setback line to the rear yard building setback line.
  - 4. **Rear Yard.** The area between the rear lot line and the rear building setback line, extending across the width of the lot from one side lot line to the other.

---

## 14-127. "Z" Definitions

---

- A. **Zoning Board.** The Zoning Board of Appeals of the Village. See Section 2-102-B of this Code and Chapter 2, Article VI of the Northbrook Municipal Code.
- B. **Zoning Code.** The Northbrook Zoning Code; that is, this Code. Unless the context specifically requires otherwise, all references to this Code shall be deemed to refer to any certificate, permit, approval, resolution or Code granted or adopted pursuant to this Code.
- C. **Zoning District.** A part of the corporate area of the Village wherein regulations of this Zoning Code are uniform.
- D. **Zoning District Map or Zoning Map.** A map that graphically shows all zoning district boundaries and classifications within the Village, as contained within this Code.