

**Village of Vernon Hills
Community Development Department
290 Evergreen Drive, Vernon Hills, IL 60061
Phone 847-367-3704 - Fax 847-367-2541 [http:// www.vernonhills.org](http://www.vernonhills.org)**

This hand out is for **REFERENCE ONLY**.

**RESIDENTIAL RECREATIONAL EQUIPMENT
TREE HOUSES, PLAY HOUSES, AND SWING SETS**

Applicable Ordinances and Regulations

Location

4.7.1.7 In residentially zoned districts and unless otherwise prescribed within subdivision restrictive covenants or development agreements sheds, storage buildings, playhouses, gazebos, tree houses, open play systems (swing sets), recreational equipment (excluding basketball standard, backboard, & basket assemblies) and similar structures shall be located in the rear yard only, a minimum of seven (7) feet from any lot line, a minimum of three (3) feet from another building or structure, and shall not encroach into any recorded easement.

Permitted Hours/Days of Use

13-2(19) The use of any outdoor mechanical or electronic recreational equipment including but not limited to batting machines, pitching machines, golf machines, and tennis machines outside the hours of 7:00 AM to 9:00 PM daily, is hereby prohibited.

13-2(20) The use of any structure or equipment, in the rear yard, erected for recreational purposes such as trampolines, batting cages, sport courts, and practice nets utilized for the purpose of hitting, throwing, batting, or kicking any type of ball, disc, puck, or object into, over, or under a net, mat, or goal outside the hours of 7:00 AM to 9:00 PM daily is hereby prohibited.

4.7.1.8 Except as provided below, in residential districts any structure or equipment erected for recreational purposes, including but not limited to, trampolines, batting cages, sport courts, and practice nets utilized for the purpose of hitting, throwing, batting, or kicking any type of ball, disc, puck, or object into, over, or under a net, mat, or goal must be disassembled and stored within the dwelling or approved accessory structure which complies with this ordinance between November 1st and March 1st each year.

Exceptions:

1. Basketball standard, backboard, basket, & net assemblies.
2. Recreational equipment customary to passive, winter recreational activities.
3. Portable hockey nets six (6) feet or less in height.

Lighting

13-2(21)

Exterior lighting fixtures serving detached, single-family residential property shall be controlled to minimize the spillover of light onto adjacent properties. All exterior area (non-decorative) lighting shall be aimed below the horizontal plane except for non-directional residential lighting such as porch, driveway and walkway lights.

No exterior area lighting fixture shall be mounted more than 15 feet above the adjacent grade and shall be aimed and shielded in such a manner so to prevent glare from normal viewing angles on adjacent residential property.

The intensity of illumination projected onto a residential property from an adjacent property shall not exceed 0.2 vertical foot-candle, when measured at 36 inches above the ground at the property line.

Prohibited Recreational Equipment

4.7.1

Except as provided below, accessory structures, uses, and recreational equipment are permitted, subject to the following:

Exceptions:

1. In residentially zoned districts, the following recreational equipment is prohibited outdoors:
 - a. Wrestling/boxing rings
 - b. Archery & shooting targets involving the use of bows, arrows, guns, and slingshots.
 - c. Trampolines greater than 16 feet in diameter or 220 square feet in area.
 - d. Recreational equipment and open play systems (swing sets) that exceed fourteen feet in height.

INSTALLATION GUIDELINES & REQUIREMENTS FOR: TREE HOUSES, PLAY HOUSES, AND SWING SETS

1. Exempt from a permit.
2. Tree houses & play houses must be 10 feet or less in height. Swing sets must be 14 feet or less in height.
3. Must be 120 square feet or less in floor/coverage area.
4. Must be located in the rear yard, only.
5. Must be located a minimum of 7 feet from the side and rear property lines.
6. Must be a minimum of at least 3 feet from any other building or structure located on the property.
7. Shall not be located on or within any recorded easement or drainage way.

Please contact the Community Development Department at (847) 367-3704 for additional information.