

## CHAPTER 8

### OFFICE/INDUSTRIAL DISTRICT

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**6-8-1: INTENT AND PURPOSE:** The O/I (Office/Industrial) District is intended to accommodate office buildings and highly restrictive industrial and warehousing uses in a mutually compatible environment. Uses permitted in the O/I District shall be restricted to those which require a pleasant, hazard-and-nuisance-free environment and do not create either an appreciable nuisance or hazard to other property, individuals, or the public in general.

**6-8-2: SUBDISTRICTS ESTABLISHED:** The District is divided into four (4) subdistricts for the purpose of accommodating office-industrial developments of different bulk character.

- A. The O/Ia, a subdistrict, is intended to be located along State Highways 21 and 22 and shall be for office use with no industrial or warehousing uses or activities whatsoever permitted.
- B. The O/Ib subdistrict is intended primarily to accommodate office dominant uses where combinations of office/restricted light industrial or office-warehousing uses are to be accommodated as long as twenty five percent (25%) of the gross floor area of the original principal structure on the zoning lot is devoted to office activities.
- C. The O/Ic subdistrict is a restricted light industrial district. It is meant to be located off of secondary roads which are within industrial park developments. Uses permitted in the O/Ia and O/Ib subdistricts are encouraged in the O/Ic subdistrict.
- D. The O/Id subdistrict is designed to accommodate uses similar in character to those permitted in the O/Ic, and in addition, to industrial users who require rail service, which requires a special use permit, while maintaining a controlled structural and activity environment which meets the criteria of bulk regulations, performance standards and other design standards and regulations as contained herein. It is further intended to permit such uses to occur on smaller lots than those permitted in the O/Ic subdistrict. O/Id subdistrict is appropriate for areas along and adjacent to railroad lines which offer rail access to industrial users. Uses permitted in the O/Ia, O/Ib, and O/Ic subdistricts are also encouraged in the O/Id subdistrict.

**6-8-3: GENERAL REQUIREMENTS AND RESTRICTIONS:**

- A. Permitted uses of land or buildings as hereinafter listed, shall be permitted In the districts indicated under the conditions specified. No building or zoning lot shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building or zoning lot shall be located, with the exception of the following:
  - 1. Uses lawfully established on the effective date of this Chapter.
  - 2. Special uses allowed in accordance with the provisions hereof.

Uses already established on the effective date of this Chapter and rendered nonconforming by the provisions thereof, shall be subject to the regulations in this Zoning Code covering Nonconforming Buildings, Structures and Uses.<sup>1</sup> (Ord. 85-817-01)

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<sup>1</sup>See Chapter 13 of this Title.

- B. Dwelling units are not permitted unless specifically permitted otherwise in this Zoning Code.
- C. Special uses, as hereinafter listed, may be allowed in the zoning districts indicated, subject to the issuance of a special use permit.
- D. All activities including all types of manufacturing, storage, merchandise display, business operations and service or maintenance shall be conducted within completely enclosed buildings, except that areas specifically set aside for refuse collection or pick-up may be open to the sky. All such refuse collection or pick-up areas shall be completely screened by permanent construction material on all sides.

Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading berths on zoning lots which contain industrial or warehousing uses or activities in the O/Ib District shall be within completely enclosed buildings. All utilities shall be placed underground. (Ord. 80-632-89)

- E. All drives, loading dock aprons, parking areas, and walkways throughout the site shall be paved with asphalt or concrete material. Areas not covered by impervious materials shall be fully landscaped and maintained with grass, groundcover, trees and shrubs.
- F. To the extent of any conflict between the provisions of this Chapter and the provisions of any applicable Village building, subdivision or fire codes, the most strict provision shall prevail and be applicable. (Ord. 80-632-89; and. Ord. 82-742-49)

**6-8-4: PERFORMANCE STANDARDS:** Any use established in an Office/Industrial District after the effective date of this Chapter shall be so operated as to comply with the performance standards established hereafter. Any use already established on the effective date of this Chapter shall be permitted to be altered, enlarged, expanded, or modified, providing that the addition conforms to the performance standards established hereinafter for the district in which such use is located. In any event, every use of land or structure shall be operated in compliance with all applicable local, State, and Federal regulations including the State of Illinois Pollution Control Board rules and regulations hereby incorporated by reference.

Every application for a building permit or occupancy permit within an Office/Industrial District shall have affixed to it the certificate of a licensed architect or a registered professional engineer licensed by the State of Illinois certifying that the building or structure, and the proposed use thereof, complies with all of the provisions of this Zoning Code respecting performance standards for industrial and similar uses. The Director of Building and Zoning shall, upon receipt and upon complete review (either by said Director and/or any outside technical review agency selected by the

Village) of such application, approve and authorize the issuance of a building permit or occupancy permit as the case may be, provided the applicant has complied with all other relevant provisions of this Code. If the Director of Building and Zoning determines it desirable to have some outside technical agency review the plans and application, then the applicant shall pay to the Village in advance a sum sufficient to reimburse the Village for such technical reviews. The Director of Building and Zoning may, however, withhold issuance of a building permit or occupancy permit as a result of examination of the plans or on the basis of other evidence if he determines that the proposed activity will not in fact comply with the performance standards and he shall so advise the architect or engineer in writing of such denial. The Director of Building and Zoning may also obtain an injunction or other appropriate legal or equitable relief, including but not limited to specific performance, writ of mandamus or mandatory injunction, to prevent, remedy, or abate any violations which occur after a building or occupancy permit is issued, which relief shall be in addition to any ordinance prosecutions for fines only. Each day a violation exists shall be considered a separate occurrence and offense as outlined in Section 6-1-5 of this Zoning Code.

**6-8-4-1: NOISE:**

A. Definitions: (All definitions of acoustical terminology shall be in conformance with those contained in ANSI (American National Standards Institute, Inc.) S1.1-1960 "Acoustical Terminology").

ANSI	American National Standards Institute, Inc. or its successor bodies.
A-Weighted Sound Level	In decibels, a frequency weighted sound pressure level, determined by the use of the metering characteristics and A-weighted network specified in ANSI S1.4-1971 "Specifications for Sound Level Meters" and the latest revision thereof.
Construction	On-site erection, fabrication, installation, alteration, demolition or removal of any structure, facility, or addition thereto, including all related activities, including, but not restricted to, clearing of land, earthmoving, blasting and landscaping.
Daytime Hours	7:00 A.M. to 7:00 P.M., local time.
dB(A)	Sound level in decibels determined by the A-weighting of a sound level meter.

Decibel (dB)	A unit of measure, on a logarithmic scale to the base 10, of the ratio of the magnitude of a particular sound pressure to a standard reference pressure, which, for purposes of this regulation, shall be twenty (20) micronewtons per square meter (uN/m <sup>2</sup> ).
Fast Meter Response	The dynamic characteristic specified as "FAST" in ANSI 51.4-1971 "Specifications for Sound Level Meters" and the latest revision thereof.
Impulsive Sound	Either a single pressure peak or a single burst (multiple pressure peaks) for a duration less than one second.
Nighttime hours	7:00 P.M. to 7:00 A.M., local time.
Octave Band Sound Pressure Level	The sound pressure level for the sound being measured contained within the specified octave band. The reference pressure is twenty (20) micronewtons per square meter.
Preferred Frequencies	Those frequencies in Hertz preferred for acoustical measurements which, for the purposes of this regulation, consist of the following set of values: 20, 25, 31.5, 40, 50, 63, 80, 100, 125, 160, 200, 250, 315, 400, 500, 630, 800, 1000, 1250, 1600, 2000, 2500, 3150, 4000, 5000, 6300, 8000, 10,000, 12,500.
Prominent Discrete Tone	<p>Sound, having a one-third octave band sound pressure level which when measured in a one-third octave band at the preferred frequencies, exceeds the arithmetic average of the sound pressure levels of the two (2) adjacent one-third octave bands on either side of such one-third octave band by:</p> <p>A. 5 dB for such one-third octave band with a center frequency from 500 Hertz to 10,000 Hertz, inclusive. Provided, such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band, or;</p> <p>B. 8 dB for such one-third octave band with a center frequency from 160 Hertz to 400 Hertz, inclusive. Provided, such one-third octave band sound pressure</p>

level exceeds the sound pressure level of each adjacent one-third octave band, or;

- C. 15 dB for such one-third octave band with a center frequency from 25 Hertz to 125 Hertz, inclusive. Provided, such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band.

Sound

An oscillation in pressure in air.

Sound Pressure Level

In decibels, twenty (20) times the logarithm to the base 10 of the ratio of the magnitude of a particular sound pressure to the standard reference pressure. The standard reference pressure is twenty (20) micronewtons per square meter.

Unregulated Safety Relief Valve

A safety relief valve used and designed to be actuated by high pressure in the pipe or vessel to which it is connected and which is used and designed to prevent explosion or other hazardous reaction from pressure buildup, rather than being used and designed as a process pressure blowdown.

- B. Prohibition of Noise Pollution: No person shall cause or allow the emission of sound beyond property lines so as to cause noise pollution or a nuisance in Lincolnshire, or so as to violate any provision of this Zoning Code.
- C. Measurement Techniques: Test procedures to determine whether emission of sound is in conformance with this regulation shall be in substantial conformity with Standards and Recommended Practices established by the American National Standards Institute, Inc., (ANSI), and the latest revisions thereof, including ANSI S1.1-1960, ANSI S1.6-1967, ANSI S1.8-1969, ANSI S1.2-1962, ANSI S1.4-1971 - Type 1 Precision, ANSI S1.11-1966 and ANSI S1.13-1971 Field Method.
- D. Sound Emitted to Residential (R) Districts During Daytime Hours: Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during daytime hours from any noise source located in the O/I District, to any receiving residential districts or developments and any public school buildings or sites (hereinafter collectively referred to as R District) which exceeds the allowable octave band sound pressure level specified in Table 1, when measured at any point within such receiving R District; provided, however,

that no measurement of sound pressure levels shall be made less than twenty five feet (25') from such noise source.

TABLE 1

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any <u>Receiving R District from O/I District</u>
31.5	72
63	71
125	65
250	57
500	51
1000	45
2000	39
4000	34
8000	32

- E. Sound Emitted to R District During Nighttime Hours: Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during nighttime hours from any noise source located in the O/I District to any receiving R District which exceeds any allowable octave band sound pressure level specified in Table 2, when measured at any point within such receiving R District; provided, however, that no measurement of sound pressure levels shall be made less than twenty five feet (25') from such noise source.

TABLE 2

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any <u>Receiving R District from O/I District</u>
31.5	63
63	61
125	55
250	47
500	40
1000	35
2000	30
4000	25
8000	25

- F. Sound Emitted to Business (B) Districts: Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound from any noise source located in the O/I District land to any receiving business (B) district (hereinafter referred to as B District) which exceeds any allowable octave band sound pressure level specified in Table 3, when measured at any point within such receiving B Districts; provided, however, that no measurement of sound pressure levels shall be made less than twenty five feet (25') from such noise source.

TABLE 3

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any <u>Receiving B District from O/I District</u>
31.5	79
63	78
125	72
250	64
500	58
1000	52
2000	46
4000	41
8000	39

- G. Sound Emitted In/To the O/I District: Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound from any noise source located in the O/I District to any receiving neighboring lot in the O/I District which exceeds any allowable octave band sound pressure level specified in Table 4, when measured at any point within such receiving O/I District; provided, however, that no measurement of sound pressure levels shall be made less than twenty five feet (25') from such noise source. (Ord. 80-632-39)

TABLE 4

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any <u>O/I Lot from Neighboring O/I Lots</u>	
	<u>As measured in O/Ia,b, &amp; c</u>	<u>As measured in O/Id</u>
31.5	79	80
63	78	79
125	72	74
250	64	69
500	58	63
1000	52	57
2000	46	52
4000	41	48
8000	39	45

Ord. 85-817-01)

- H. Impulsive Sound: No person shall cause or allow the emission of impulsive sound from any noise source located in the O/I District to any receiving R or B District or O/I lot which exceeds the allowable dB(A) sound level specified in Table 5, when measured at any point within such receiving R or B District or O/I lot; provided, however, that no measurement of sound levels shall be made less than twenty five feet (25') from the noise source. (Ord. 80-632-39)

TABLE 5

Allowable dB(A) Sound Levels of Impulsive  
Sound Emitted from O/I Districts to  
Designated Classes of Receiving Uses

<u>O/Ia, b &amp; c</u>	<u>O/Id</u>	<u>Non Residential</u>	<u>Residential</u>
57 (Ord. 85-817-01)	61	50	45

I. Prominent Discrete Tones:

1. No use shall cause or allow the emission of any prominent discrete tone from any noise source located in the O/I District land to any receiving R or B District or neighboring O/I lot; provided, however, that no measurement of one-third octave band sound pressure levels shall be made less than twenty five feet (25') from such noise source.
2. This rule shall not apply to prominent discrete tones having a one-third octave band sound pressure level 10 or more dB below the allowable octave band sound pressure level specified in the applicable table in subsections D through G for the octave band which contains such one-third octave band.

J. Exceptions:

1. Subsections D through I, inclusive, shall not apply to sound emitted from emergency warning devices and unregulated safety relief valves.
2. Subsections D through I, inclusive, shall not apply to sound emitted from lawn care maintenance equipment and snow blowers and similar snow removal equipment used during daytime hours.
3. Subsections D through I, inclusive, shall not apply to sound emitted from equipment being used for temporary construction between the hours of seven o'clock (7:00) A.M. to seven o'clock (7:00) P.M. of each day. (Ord. 80-632-39)
4. Subsections D through I, inclusive, shall apply to sound emitted from trucks and vehicles under the control of the property user and/or owner, except for vehicles entering and leaving the property. Examples of sound from such vehicles and trucks not either entering or leaving the premises are idling engines and trailer

mounted refrigeration units. Sound emitted from railroad facilities shall be exempt. (Ord. 80-632-39; and. Ord. 85-817-01)

**6-8-4-2: VIBRATION:**

A. Definitions:

Amplitude	The maximum displacement of the earth from the normal rest position. Displacement is usually reported as inches per mils.
Discrete Impulses	A ground transmitted vibration stemming from a source where specific pulses do not exceed sixty (60) per minute (or one per second).
Frequency	The number of times that a displacement completely repeats itself in one second of time. Frequency may be designated in cycles per second (cps) or Hertz (Hz).
Impact	An earthborne vibration generally produced by two (2) or more objects striking each other so as to cause separate and distinct pulses.
Particle Velocity	A characteristic of vibration that depends on both displacement and frequency. If not directly measured, it can be computed by multiplying the frequency by the amplitude times the factor 6.28. The particle velocity will be in inches per second, when the frequency is expressed in cycles per second and the amplitude in inches.
Seismograph	An instrument which measures vibration characteristics simultaneously in three (3) mutually perpendicular planes. The seismograph may measure displacement and frequency, particle velocity, or acceleration.
Steady State	A vibration which is continuous, as from a fan, compressor, or motor.
Vibration	A reciprocating motion transmitted through the earth, both in horizontal and vertical planes.

- B. Instrumentation: Ground-transmitted vibration shall be measured with a seismograph or complement of instruments capable of recording vibration displacement, particle velocity, or acceleration and frequency simultaneously in three (3) mutually perpendicular directions.
- C. Maximum Permitted Vibration Levels: Table 1 designates the applicable lines of Table 2 that apply on or beyond adjacent lot lines within the district, and on or beyond appropriate district boundaries. Vibration shall not exceed the maximum permitted particle velocities in Table 2. Where more than one set of vibration levels apply, the most restrictive shall govern. Readings may be made at points of maximum vibration intensity.

TABLE 1

STEADY-STATE VIBRATION LIMITS  
FOR THE O/I DISTRICT

Maximum Peak Particle Velocity (inches per second)

<u>O/I Lot Line and B District</u>	<u>R District</u>	
	Day	Night
0.06	0.03	0.01

Nighttime limits shall be considered to prevail from seven o'clock (7:00) P.M. to seven o'clock (7:00) A.M., local time.

The maximum particle velocity shall be the maximum vector sum of three (3) mutually perpendicular components recorded simultaneously. Particle velocity may also be expressed as 6.28 times the displacement in inches multiplied by the frequency in Hertz (cycles per second).

For purposes of this regulation, steady-state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute, shall be considered impact vibrations.

The values presented in Table 1 shall be doubled for impact vibrations.

**6-8-4-3: AIR POLLUTION:**

A. Definitions:

Opacity A condition which renders material partially or wholly impervious to transmittance of light and causes obstruction of an observer's view. For the purpose of these regulations, the following equivalence between opacity and Ringelmann shall be employed.

<u>OPACITY PERCENT</u>	<u>RINGELMANN NO.</u>
10	0.5
20	1
30	1.5
40	2
60	3
80	4
100	5

Particulate	Any solid or liquid material, other than water, which exists in finely divided form.
Ringelmann	The chart published and described in the Bureau of Mines, U.S. Department of Interior, Information Circular 8333(Revision of IC 7718) May 1, 1967, or any adaptation thereof which has been approved by Lincolnshire.
Smoke	Small gas borne particles resulting from incomplete combustion, consisting predominantly but not exclusively of carbon, ash and other combustible material, that form a visible plume in the air.

B. Visual Emissions: In the O/I District, no use shall cause or allow emission of smoke or other particulate matter into the atmosphere having an opacity greater than ten percent (10%).

For the purpose of soot blowing or equipment breakdown, emissions of smoke or other particulate matter may exceed an opacity of ten percent (10%) but it shall be limited to no more than three (3) times in any twenty four (24) hour period and shall not be greater than forty percent (40%) for a period or periods aggregating three (3) minutes in any sixty (60) minute period.

Opacity limitations shall not apply to emissions of uncombined water or water vapor. The determination of opacity of a smoke or particulate emission shall be in accordance with the procedures adopted by the State of Illinois Air Pollution Control Regulations.

C. Particulate Matter Emissions: In the O/I District, no use shall cause or allow the emission of particulate matter, through one or more stacks, vents, ducts, or chimneys into the atmosphere in excess of 0.2 pound per hour, per acre of property. Tests for particulate matter shall be conducted in accordance with State of Illinois Air Pollution Control Regulations.

D. Fugitive Particulate Matter: In the O/I District, no use shall cause or allow the emission of fugitive particulate matter across lot lines which is visible by an observer looking generally toward the zenith, beyond the property line. Total suspended particulate concentrations across lot lines shall not exceed twenty five (25) micrograms per cubic meter above background. No outdoor stockpiling of uncontained powdered or granular material subject to dusting is permitted.

E. Odors:

1. Definitions:

Habitable Elevation      The height of the highest space in any existing or future building which is designed for use as a residence or working area of persons.

Odor Concentration      The number of cubic feet that one cubic foot of sample will occupy when diluted to the odor threshold. It is measured in the number of odor units in one cubic foot of the sample and expressed in odor units per cubic foot.

Odor Unit                      One cubic foot of air at the odor thres-hold.

2. The release of odorous matter in the manufacturing districts shall comply with the following regulations. Odor units and odor concentrations shall be determined in accordance with the State of Illinois Air Pollution Regulation (ASTM D-1391-57 as determined by Mills adaptation).

3. In the O/IDistrict, the release of odorous matter from any operation, activity or use shall not cause or create a concentration in excess of one odor unit at any time when measured beyond the lot line, either at ground level or at habitable elevation.

- F. Airborne Toxic Matter: In the O/IDistrict, the release of airborne toxic matter shall comply with applicable State of Illinois and Federal regulations. Maximum concentrations across lot lines at habitable elevations shall not exceed those concentrations promulgated by the State and Federal governments as being acceptable to the general population. For those toxic materials not listed, the maximum allowable concentration measured across lot lines at any habitable elevation shall not exceed three percent (3%) that permitted an industrial worker.

Concentrations shall be measured and calculated as the highest average that would occur over a continuous twenty four (24) hour period.

**6-8-4-4: TOXIC SUBSTANCES:**

- A. Definition:

**TOXIC SUBSTANCE** Any gas, liquid, solid, semisolid substance or mixture of substances, which if discharged into the environment could, alone or in combination with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through any body surface. In addition, substances which are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances for the purposes of this regulation.

- B. The use, storage, handling or transport of toxic substances shall comply with the Illinois Pollution Control Board requirements.
- C. In the O/IDistrict, any toxic substance listed by the U.S. Department of Health and Human Development (Public Health Service, Center for Disease Control, National Institute for Occupational Safety and Health, "Registry of Toxic Effects of Chemical Substances"), as revised from time to time, contained in one or more containers within the lot line in quantities in excess of one hundred (100) gallons as a liquid, one thousand (1,000) pounds as a solid or one hundred (100) pounds as a gas shall not be permitted.
- D. In the O/I District, the storage, utilization, manufacture or handling of any radioactive substance contained in one or more containers within lot lines in a quantity of one curie or more shall not be permitted.

- E. In the O/I District, the storage, utilization, manufacture or handling of any toxic or radioactive substance shall be allowed only as a special use and only after a special use permit is granted under the standards set forth above.

**6-8-4-5: WATER POLLUTION:** In the O/I District, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations, Chapter 3, entitled, "Water Pollution".

**6-8-4-6: FIRE AND EXPLOSION HAZARDS:**

- A. In the O/I District, activities involving the storage, handling, utilization, or manufacture of materials or products which decompose by detonation and which are classified by the Department of Transportation as Explosive A (and/or by the United Nations as UN Class 1.1 or 1.2), Explosive 8 (and/or by the United Nations as UN Class 1.3), or Explosive C (and/or by the United Nations as UN Class 1.4), as such classes are amended from time to time (See C.F.R. 49, Parts 100 to 177), shall be permitted only as a special use, in accordance with the standards set forth below, provided that such quantities do not exceed the limits set forth in the following Table 1. Explosives categorized or classified by the Department of Transportation as "Forbidden" or "Restricted" shall not be permitted. Permitted explosives shall be stored, utilized, handled and manufactured in accordance with National Fire Protection Association - National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances. The storage and accountability of permitted explosives shall comply with applicable Department of the Treasury, Bureau of Alcohol, Tobacco and Firearms Regulations ("Your Guide to Explosive Regulations" as most recently amended and as amended from time to time - ATF P 5400.7). This includes the requirement for an explosives permit (18 USC Chapter 40).
- B. In the O/I District, the storage, utilization, handling or manufacture of radioactive isotopes (fissionable material) (regardless of atomic mass) shall not be permitted except as a special use and only after a special use permit is granted under the standards set forth in this Section 6-8-4-6, and also shall not be permitted unless the material is contained in an approved (by the Village) shielded and fire resistant container from which it is never removed. Radioactive isotopes (fissionable materials) in such shielded and fire resistant containers which are granted a special use shall be classified for the purposes of the O/I District as Explosive A materials and shall comply with the quantity limitations set forth in the following Table 1. Compliance with Department of the Treasury Regulations for the explosives storage shall not be required.

- C. In the O/I District, the storage, utilization, handling or manufacture of highly reactive oxidizing or reducing agents, unstable or pyroforic materials, or highly unstable materials which include but are not confined to organic peroxides, organic nitrates, fluorine, liquid oxygen, hydrazine, acetylides, tetrazoles, ozonides, perchloric acid, perchlorates, chlorates, alkyaluminums, diborane, calcium trifluoride, hydroxylamine or other similar materials shall be considered as Explosive C materials and shall comply with the quantity limitations as set forth in the following Table 1. The storage, utilization, handling or manufacture of these materials shall be in accordance with the National Fire Protection Association - National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances. Compliance with Department of the Treasury regulations for explosives storage shall not be required.
- D. In the O/I District, the storage, utilization, handling or manufacture of flammable liquids and gases shall be permitted in accordance with the following Table 2, including the storage of finished products. Flammable liquid and storage tanks shall not be less than fifty feet (50') from all lot lines. The storage, utilization, handling or manufacture of flammable liquids and gases shall be in accordance with the National Fire Protection Association - National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances.

TABLE 1

**TOTAL CAPACITY OF EXPLOSIVE  
AND OTHER UNSTABLE OR HIGHLY REACTIVE MATERIALS**

<u>Material Classification</u>	<u>Total Quantity</u>
Forbidden	0.0 lb.
Restricted	0.0 lb.
Explosive A	0.1 lb.
Explosive B	1.0 lb.
Explosive C	10.0 lb.

(The total quantity of all such materials shall not exceed 10 pounds)

(See Table 2 on next page)

TABLE 2  
TOTAL CAPACITY OF FLAMMABLE  
MATERIALS PERMITTED (IN GALLONS)

<u>For Material Having an Open Cup Flash Point</u>	<u>Aboveground</u>	<u>Underground</u>
At or above 140° F.	5,000	20,000
At or above 100° F. and below 140° F.	2,000	20,000
Below 100° F.	500	20,000

(When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet at standard temperature and pressure shall not exceed 30 times the quantities listed in Table 2 above).

SUMMARY OF 0/I DISTRICT  
PERFORMANCE STANDARDS REGULATIONS

<u>Environmental Effect</u>	<u>0/I District</u>
A. NOISE	Maximum decibel limits at adjacent lot lines and district boundaries.
B. VIBRATION	Maximum ground transmitted vibration at lot lines and adjacent district boundaries.
C. AIR POLLUTION	
1. Visual Emissions	Opacity not greater than 10%, with certain exceptions for soot blowing and malfunction.
2. Particulate Emissions	0.2 lb., per hour per acre, from all source emissions points.
3. Fugitive Particulate	No visible clouds across lot lines. TSP not to exceed 25

mcgm per meter<sup>3</sup> above ground. No stockpiling of dusty material outdoors.

- 4. Odor Odor threshold not to be exceeded beyond lot lines.
- 5. Airborne Toxic Matter Not to exceed Federal and State limits across lot lines or 3% of T.L.V., for industrial worker.
- D. TOXIC SUBSTANCES Toxic substances on lot not to exceed:  
Liquid 100 gallons  
Solid 1,000 pounds  
Gas 100 pounds  
Maximum of 1 curie of radioactive material.
- E. WATER POLLUTION State regulations apply.
- F. FIRE AND EXPLOSIVE HAZZARDS Explosive and Reactive Materials by IDOT Classification

Forbidden	None
Restricted	None
Explosive A	0.1 lb.
Explosive B	1.0 lb.
Explosive C	10.0 lb
All Not to Exceed	10 lb.

Flammable Liquid and Gas Storage Maximum

Gallons

Flash Point	Above Ground	Under Ground
+140°F	5,000	20,000
100°F to 140°F	2,000	20,000
100°F	500	20,000

Flammable gases 30X above in standard cubic feet.

G. GLARE: Maximum illumination in R District from O/I sources ½ foot candle.

**6-8-4-8: ADDITIONAL RESTRICTIONS:** In addition to the performance standards specified above, in this Section the dissemination of noise, vibration, particulate matter, odor, toxic substances, or fire or explosive materials in either such manner or quantity as to be determined to endanger the public health, safety, comfort or welfare is hereby declared to be a public nuisance and shall be unlawful.

**6-8-5: PERMITTED USES:** Uses in the O/I District are regulated as follows:

A. In the O/Ia subdistrict, the following uses are permitted:

1. Uses are restricted to office uses, financial institutions, and auxiliary retail as herein defined (Section 6-8- 5B5).
2. Accessory uses and structures, including storage and service areas within structures, garages for delivery trucks, central heating and air conditioning plants, maintenance shops, machine shops, medical facilities, yards, shops and similar facilities that are used solely for operating, servicing or maintaining the activities and improvements within the district, and which are located within a principal building located on a zoning lot in the district, and also fences in rear yards only and not in excess of eight feet (8') in height, dog runs in rear yards only and not in excess of eight feet (8') in height, and enclosed structures for refuse collection and pick-up (as regulated in Section 6 - 8 - 3E of this Zoning Code). All fences and dog runs shall be fully landscaped in accordance with plans to be submitted to and approved by the Village so as to provide visual relief throughout the year. Except as specifically provided herein regarding the height of such fences and dog runs, such fences and dog runs shall, in addition, be subject to the requirements of Section 6-5-4 of this Zoning Code, including subsections A, B, C and D thereof. (Ord. 80-632-39)
3. Attached or detached structured parking garages subject, however, to the following conditions:
  - a. That the height of all structured parking garages shall not exceed thirty three percent (33%) of the height of the principal building.

- b. That structured parking garages shall not be closer to the front lot line of the property than the principal building.
  - c. That structured parking garages will be of the same architectural design as the principal building and shall be constructed out of the same exterior materials as the principal building with the exception of a glass curtain-walled principal building, whereupon an alternate but compatible exterior may be substituted with the prior approval of the Board of Trustees of the Village. Structured parking garages shall also include screening of all parked vehicles.
  - d. That all areas surrounding the structured parking garage shall be landscaped as if it were a principal building.
  - e. That the minimum gross floor area of the principal building shall be at least one hundred thousand (100,000) sq. ft. The minimum lot size for the principal building and parking structure shall be at least five (5) acres.
  - f. That the maximum number of parking spaces which would be allowed in a structured parking garage would be equal to the total maximum number of spaces which could be constructed at ground level plus fifteen percent (15%). (Ord. 86-876-13)
4. Testing of materials, subject to the following conditions:
- a. Testing shall be conducted only in the interior of a building;
  - b. Testing shall be accessory to the primary business operations;
  - c. Testing shall occupy no more than 25% of the gross building area (if a building is occupied by one user) or gross tenant space area (if a building is occupied by multiple users);
  - d. Testing of and on animals shall be prohibited;
  - e. Testing of hazardous or combustible materials shall be prohibited; and
  - f. All Performance Standards outlined in this Chapter, inclusive of Section 6-8-4 and all subparts thereof, shall apply separately to each individual tenant space and/or building, wherein testing of materials is performed. (Amd. Ord. 10-3132-09, eff. 4/12/10)

- B. In the 0/lb subdistrict, the following uses are permitted:
1. As in the 0/Ia subdistrict under the standards and conditions set forth in this 0/lb subdistrict.
  2. The following permitted uses must contain office space at least equal to twenty five percent (25%) of the gross floor area of the original principal and accessory buildings on the lot:
    - a. Any establishment, the principal use of which is restricted light manufacturing, fabricating, processing, assembly, repairing, storing, servicing, testings of materials, goods or products, provided that said operations conform with the performance standards provided in Section 6-8-4 of this Zoning Code and all other applicable ordinances and regulations of the Village. (Ord. 80-632-39)  
  
Provided, however, that not more than one business entity (user) shall be permitted to operate in an individual building.  
  
A business entity shall be construed to include any parent company and any related companies which fall within the definition of "affiliated group" as defined in section 1504(a) of the Internal Revenue Code of 1954 as amended, and any parent company and any related companies which fall within the definition of "affiliated service group" as defined in section 414(m) of the Internal Revenue Code of 1954 as amended. (Ord. 83-764-18)
    - b. Laboratories and other research and development facilities, including basic, applied or development, or technical services, whether public or private.
    - c. Offices; business, professional or governmental.
    - d. Notwithstanding the foregoing, if a use is under said performance standards permitted only as a special use, such shall not be allowed as a permitted use.
  3. Agricultural or farming uses; dwelling unit shall be permitted on a lot devoted to said uses provided that the occupants are actively engaged in agricultural activities on the premises.
  4. Financial institutions; banks, savings and loan associations, mortgage houses, brokerage houses, and general finance institutions.
  5. Auxiliary retail or other uses which are incidental to and servicing only the principal use or for the convenience of the employees. Such uses shall be wholly within the

principal building and there shall be no exterior display of the auxiliary function.

6. Accessory uses and structures; as in the O/Ia subdistrict. (Ord. 80-639-39)

C. In the O/Ic subdistrict, the following uses are permitted:

1. As in the O/Ia and O/Ib subdistricts under the standards and conditions set forth in this O/Ic subdistrict.
2. Any establishment, the principal use of which is restricted light manufacturing, fabricating, processing, assembly, repairing, storing, servicing, or testing of materials, goods or products, provided that said operations conform with the provisions of Section 6-8-3 and Section 6-8-4 (Performance Standards), and all other applicable provisions of this Zoning Code and other ordinances and regulations of the Village.
3. Even if shown to conform with the provisions of Section 6-8-3 and Section 6-8-4 (Performance Standards) no lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals, blast furnaces; boiler works; cartage except where incidental to a permitted principal use; coke ovens cement and stone mason contracting yards; crematories; manufacture or storage of fireworks or explosives; dumping, reduction, or other processing of garbage, dead animals, or offal; the processing of refuse, except as customarily incidental to a permitted principal use; ore reduction; petroleum processing or refining; pyroxylin manufacture; natural or synthetic rubber, coutchouc, or gutta percha manufacture or treatment; packing plants; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowls processing of fish oil; tallow, grease or lard manufacture or treatment; tanning; curing, or storage of raw hides or skins; tar distillation or manufacture; or cement manufacturing; concrete or asphaltic concrete mixing plants.
4. No activities involving the storage, utilization, or manufacture of materials or products which decompose by detonation shall be permitted, except such as are specifically licensed by the Village or are used as customarily incidental to the operation of a principal use in such quantities, and in a manner conforming with applicable performance standards set forth hereafter under subsection A of this Section. Such materials shall include, but shall not be confined to; all primary explosives such as lead ozide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, RDX, HMX, PETN and picric acid; propellants and components thereof such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; phyrotechnics and fireworks such as magnesium powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable

organic compounds such as acetylides, tetrazoles, perchloric acid, perchlorates, chlorates, hydrogen peroxide in concentrations greater than thirty five percent (35%); and nuclear fuels, fissionable materials and products and reactor elements such as Uranium 235 and Plutonium 239.

5. Warehouses and storage, within a completely enclosed structure. Warehouses and storage do not include motor freight terminals or cartage firms which are not permitted uses in this zoning district.
6. Printing and reproduction services, graphic and photo-stating services, office machine sales and repair, office supply sales, and other similar uses.
7. Municipal services activities, including but not limited to water supply facilities, public works facilities, or other Municipal facilities.
8. Notwithstanding the foregoing, if a use is under said performance standards permitted only as a special use, such shall not be allowed as a permitted use.
9. Notwithstanding the foregoing list of permitted uses only one business entity (user) shall be permitted to operate a permitted use in an individual building; more than one user in a single building (Multi-User Building) is hereby prohibited in this O/Ic subdistrict; provided, however, that the foregoing limitation shall not apply to buildings that contain only offices and ancillary services, or office/warehouse buildings that are under a single ownership, with a gross floor area of no less than 100,000 square feet, and further subject to each user occupying a minimum of 50,000 square feet. (Amd. Ord. 09-3106-29, eff. 7/13/09)
10. Accessory uses and structures, as in the O/Ia subdistrict.

D. In the O/Id subdistrict, the following uses are permitted:

1. As in the O/Ia, O/Ib and O/Ic subdistricts under the standards and conditions set forth in this O/Id subdistrict.
2. Any establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, servicing, testing of materials, goods or products, provided that said operations conform with the provisions of Section 6-8-4, Performance Standards, and all other applicable provisions of this Zoning Code and other ordinances and regulations of the Village.
3. Warehousing and distribution centers when storage is within a completely enclosed

structure. Warehousing and distribution centers do not include motor freight terminals or cartage firms which are not permitted uses in this zoning district.

4. Printing and reproduction services, graphic and photostating services, office machine sales and repair, office supply sales, and other similar uses.
5. Municipal service activities, including but not limited to water supply facilities, public works facilities, or other Municipal buildings or facilities.
6. Accessory uses as in the O/Ia subdistrict as set forth in Section 6-8-5A 2.
7. Notwithstanding the forgoing list of permitted uses only one business entity (user) shall be permitted to operate a permitted use in an individual building; more than one user in a single building (Multi-User Building) is hereby prohibited in this O/Id subdistrict; provided, however, that the forgoing limitation shall not apply to buildings that contain only offices and ancillary services, or office/warehouse buildings that are under a single ownership, with a gross floor area of no less than 100,000 square feet, and further subject to each user occupying a minimum of 50,000 square feet. (Amd. Ord. 09-3106-29, eff. 7/13/09)

E. In the O/Id subdistrict railroad lead and spur tracks shall be authorized by the Board of Trustees only as special uses. No special use for a lead or spur track shall be granted by the Board of Trustees unless the following standards are met:

1. Except for the present lead track running in an easterly direction from the Soo Line main line track, any new lead tracks must run parallel to the Soo Line main line track and within twenty five feet (25') from the right of way line of said Soo Line or as otherwise provided for herein.
2. No new lead track running parallel to the Soo Line main track shall be located less; than one hundred feet (100') of the center line of Aptakisic Road.
3. The present lead track running in an easterly direction from the Soo Line main line track along the south line of the property presently occupied by Aluminum Mills shall not be extended eastward from its present terminus.
4. Only spur tracks required to serve specific industries or users contiguous to a lead track shall be permitted and such spur tracks shall run parallel to the present lead track running in an easterly direction from the Soo Line main line track or to a lead track parallel to running parallel to the Soo Line main line track.

5. All spur tracks installed to serve any users in this subdistrict shall only be permitted in the rear yard as defined in Section 6-8-5 of this Zoning Code, and must terminate within five feet (5') of the edge of the building.
  6. No railroad spur track shall be constructed or made available for public use or to any user(s) not immediately abutting upon such spur track.
  7. On zoning lots in the O/Id subdistrict which have spur tracks on the zoning lot, the coupling and uncoupling of railroad cars is prohibited between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M.
  8. Zoning lots in the O/Id subdistrict which are contiguous to any lead track must have a minimum two (2) acre lot area (eighty thousand [80,000] square feet) and a two hundred foot (200') minimum lot width.
  9. In the O/Id subdistrict only one rail user will be allowed for each five hundred (500) lineal feet of lead track. (Ord. 85-817-01)
- F. In the O/Id subdistrict only Fire Stations owned and operated by a unit of local government shall be permitted and only as a special use. (Ord. 94-1325-10)

**6-8-6: SPECIAL USES: ALL SUBDISTRICTS:**

- A. Commercial activities intended to provide service to office and industrial uses established in the district and employees thereof, including but not limited to vehicle fueling stations which may include vehicle washes as a special accessory use, restaurants, private clubs, convention and exhibition halls, motels and hotels, and car rental outlets.
- B. Public utility facilities including transportation facilities, structures and buildings (bus turnarounds, bus waiting shelters, but excluding heliports) telephone exchanges, transmission buildings and equipment, telephone booths, electric distribution substations, natural gas equipment and distribution facilities.
- C. Parking garages.
- D. Clinics (Medical), as defined in Section 6-2-2 of this Zoning Code, excluding urgent care facilities and/or surgical centers; provided that the cumulative off-street parking spaces for all uses operated on or from the premises, shall be provided in accordance with the minimum requirements listed in Section 6-11-3(B) of this Zoning Code, and subject to the following conditions:

1. In the O/Ia subdistrict, in any building on a zoning lot with frontage on an arterial highway (including but not limited to; Aptakisic Road, Half Day Road, and Milwaukee Avenue) there shall be no limitation on the proportion of clinic to non-clinic uses, irrespective of which floor the clinic(s) are located;
2. In the O/Ia subdistrict, in any building on a zoning lot without frontage on an arterial highway, no more than 25% of the gross floor area of a building shall be occupied by clinics, irrespective of which floor the clinics are located; and
3. In all other O/I subdistricts, no more than 25% of the gross floor area of a building shall be occupied by clinics, irrespective of which floor the clinics are located. (Amd. Ord. 07-33011-39, eff. 11/26/07)

**6-8-7: LOT SIZE, SETBACK AND HEIGHT REQUIREMENTS:**

**A. Lot Size Requirements: (Ord. 80-632-39)**

1. Permitted Uses O/Ia, b and c Subdistricts: Each permitted use shall be located on a lot with a minimum area of two (2) acres (87,120 square feet) and a minimum lot width of two hundred twenty feet (220'), except that uses specified in Section 6-8-5C4 and 5, commercial and governmental service activities, shall be required to have a minimum lot area of one acre (43,560 square feet) and a minimum lot width of one hundred fifty feet (150'). (Ord. 80-632-39; amd. Ord. 85-817-01)

Multiple uses in a single building are not permitted unless such multiple uses are made by a single business entity (user).

A business entity shall be construed to include any parent company and any related companies which fall within the definition of "affiliated group" as defined in section 1504(a) of the Internal Revenue Code of 1954 as amended, and any parent company and any related companies which fall within the definition of "affiliated service group" as defined in section 414(m) of the Internal Revenue Code of 1954 as amended. (Ord. 83-764-18)

2. Permitted Uses O/Id Subdistrict: Each permitted use shall be located on a zoning lot with a minimum area of forty thousand (40,000) square feet of area (one acre) and a minimum lot width of one hundred feet (100').

3. Special Uses:

<u>Special Uses</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
Gasoline Service Stations	1 acre	150 feet
Restaurants	1 acre	150 feet
Private Clubs	1 acre	150 feet
Convention and Exhibition Halls	5 acres	220 feet
Motels and Hotels	5 acres	220 feet
Car Rental Outlet	20,000 sq.ft.	150 feet
Public Utility Facility	As specified by the Plan Commission	
Commuter Rail Station	As specified by the Plan Commission	

(Ord. 85-817-01)

B. Maximum Floor Area Ratio: In the O/I District, the floor area ratio shall not exceed the following:

1. Permitted Uses:

Industrial or Warehouse Uses	0.5
Office and Financial Institutions	1.0
Research and Development Facilities	0.5
Commercial Service Uses	0.7
All Other Permitted Uses	0.5

2. Special Uses:

Gasoline Service Stations	0.7
Restaurants	0.7
Private Clubs	0.7
Convention and Exhibition Halls	0.7
Motels and Hotels	1.0
Car Rental	0.7
Public Utilities and Services	As specified by the Plan Commission
Parking Garages	As specified by the Plan Commission

3. Accessory Uses: In the O/I District, the floor area of the accessory buildings shall be included in the total allowable floor area permitted on the zoning lot; however, any

floor area devoted to off-street parking or loading facilities shall be exempt from floor area ratio requirements.

C. Maximum Building Height:

1. O/Ia Subdistrict: Maximum allowable height of all structures, including all mechanical equipment, shall be eighty five feet (85') or six (6) stories (and two (2) levels of underground parking), whichever is less. (Ord. 80-632-39)
2. O/Ib and O/Ic and O/Id Subdistricts: Maximum allowable height of all industrial, warehouse, or manufacturing structures, including all mechanical equipment, and other permitted uses, shall be forty five feet (45') or three (3) stories, whichever is less. Office buildings constructed in the O/Ib and O/Ic and O/Id subdistricts will be permitted to the heights set forth in paragraph 1 above. (Ord. 85-817-01)

**6-8-8: YARD REQUIREMENTS:**

A. Yards shall be provided in accordance with the regulations hereinafter indicated under each zoning district. Yards shall be unobstructed from ground level to the sky except that identification signs shall be permitted in accordance with the provisions governing signs in the applicable Village ordinances. All accessory buildings which are attached to principal buildings shall comply with the yard requirements of the principal buildings. Parking shall not be permitted in the required front yard or in required corner side yards. The outside edge of interior and rear yards shall not be covered with impervious material and shall be landscaped. Such landscaped area shall have a minimum width as is hereinafter dictated. (Ord. 80-632-39)

B. Yard Requirements Are as Follows:

(Measured from lot lines of each zoning lot)

	<u>Front Yard</u>	<u>Interior Side Yard</u>	<u>Corner Side Yard</u>	<u>Rear Yard</u>
O/Ia and O/Ib Subdistricts	50 feet*	30 feet**	50 feet*	30 feet**
O/Ic and O/Id Subdistricts	35 feet***	20 feet***	35 feet***	25 feet***

- \* Increased by 1 foot for each 1 foot by which the building height exceeds 45 feet, up to 72 feet, including roof-top mechanical equipment. For that portion over 72 feet, including roof-top mechanical equipment, the front yard shall be increased by two feet for every 1 foot in height over 72 feet. Said increase shall be cumulative.
- \*\* Increased by 1 foot for each 1 foot by which the building height exceeds 45 feet, including roof-top mechanical equipment.
- \*\*\* Increased by 1 foot for each 1 foot by which the building height exceeds 20 feet in the O/Ic subdistrict and 30 feet in the O/Id subdistrict. In cases where an O/Ia or O/Ib use is the principal permitted use on a zoning lot, yard requirements of the O/Ia and O/Ib subdistricts shall apply.

However, where the side or rear yard of any zoning lot in the O/I District is adjacent to a zoning lot in any residential district such yard shall be considered a transitional yard. Transitional yards shall be 50 feet in depth where the building height is under 45 feet in height. This yard shall be increased by 2 feet for every 1 foot by which the building height exceeds 45 feet in height.

- C. Landscaping; Required Yards; All Subdistricts: All areas of required yards not in use as drives, parking or a permitted accessory use shall be fully landscaped and maintained with grass, groundcover trees and shrubs.
  - D. Parking; Required Yards; Landscaping Buffer: Parking spaces shall be permitted in required rear and interior side yards, and there shall be no parking in the required front yards and corner side yards. Further, there shall be, at a minimum, a fully landscaped and maintained strip of at least fifteen feet (15') in the O/Ia and O/Ib subdistricts and eight feet (8') in the O/Ic and O/Id subdistricts extending continuously along the perimeter of all rear and interior side yards (excluding driveway or sidewalk entrances, or railroad track frontage). (Ord. 85-817-01)
- 6-8-9: SIGNS:** Signs shall be allowed in the O/I District in accordance with the regulations established in the applicable Village ordinances.<sup>1</sup> (Ord. 80-632-39)

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<sup>1</sup>See Title 12 of this Code.