



AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, November 13, 2018
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Regular Zoning Board Meeting Held on Wednesday, September 12, 2018.

3.0 GENERAL BUSINESS

3.1 A Public Hearing regarding text amendments to Chapter 2, Definitions, Chapter 8, Office/Industrial Zoning Districts, and Chapter 11, Off-Street Parking & Loading, of the Lincolnshire Zoning Code (Title 6) to revise permitted and special uses allowed in the O/I zoning subdistricts (Village of Lincolnshire).

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

The Zoning Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Zoning Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Zoning Board Meeting.



UNAPPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Wednesday, September 12, 2018 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Bickhoff and Members Kalina, Udoni, Hersch and Hashemi.

STAFF PRESENT: Ben Gilbertson, Assistant Village Manager/CED Director

ABSENT: Trustee Liaison McDonough.

CALL TO ORDER: **Chairman Bickhoff** called the meeting to order at 7:05 P.M.

1.0 ROLL CALL

The roll was called by **Assistant Village Manager/CED Director Ben Gilbertson** and **Chairman Bickhoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Zoning Board Meeting held on Tuesday, April 10, 2018.

Chairman Bickhoff reported several members of the Zoning Board had minor amendments to the minutes and provided them to staff. These amendments included replacing one instance of "Chairman Manion" (former Zoning Board Chairman) with "Chairman Bickhoff" and several verb-tense changes.

Member Kalina moved and **Member Udoni** seconded the motion to amend the minutes as noted in the documents provided to staff. The motion passed unanimously by voice vote

Member Kalina moved and **Member Udoni** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board as amended. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

Chairman Bickhoff recessed the Zoning Board meeting and opened the following Public Hearing:

3.1 A Public Hearing regarding text amendments to Chapter 2, Definitions, and Chapter 3, General Zoning Regulations, of the Lincolnshire Zoning Code (Title 6) regarding small wireless facilities (Village of Lincolnshire).

Ben Gilbertson, Assistant Village Manager/CED Director said the State of Illinois approved the Small Wireless Facilities Deployment Act (Act) in April 2018; the law became effective June 2018. He stated the purpose of the Act was to promote the development of new wireless technology but in doing so, limited the power of municipalities to regulate the attachment of 'small cell' antennas in commercial,

industrial, and public right-of-ways. The state act allows the installation of small wireless facilities in commercial and industrial areas by right; for residentially-zoned districts, a special use permit would be required. **Ben Gilbertson** said The Act will restrict the Villages' ability to mandate review time, fees charged, and siting of these facilities. However, he said it does provide for some authority which is outlined in the draft ordinance.

Member Hashemi asked if the Village could require higher fees than what is being proposed. **Ben Gilbertson** said the state legislation allows Villages to impose fees, but there are state-mandated limits.

There being no further questions or comments, **Chairman Bickhoff** closed the public hearing and reconvened the Zoning Board meeting.

Member Kalina moved and **Member Udoni** seconded, having made findings of facts covered in a Public Hearing on September 12, 2018, the Zoning Board recommended approval to the Village Board of small wireless facilities text amendments to Title 6, Chapter 2 and Title 6, Chapter 3 of the Village Code, as presented in the staff's memorandum dated September 12, 2018.

Motion passed unanimously by voice vote.

3.2 Continued consideration and discussion of Single Family Residential Bulk Regulations (Village of Lincolnshire).

Chairman Bickhoff stated the Zoning Board held a public hearing on February 13, 2018, with discussion to continue at this meeting. **Ben Gilbertson** reviewed the history on this matter. He noted the Architectural Review Board has discussed this on four occasions, including discussion on whether or not the Architectural Review Board wants to expand their purview in review of single family residential projects, teardowns and renovations. At the Architectural Review Board meeting of September 4, 2018, the matter was deferred until the Village Board's decision on a future 'brand' for the Village later in 2018, as the Architectural Review Board felt this 'branding' may help determine the extent of how this would impact their interpretation of "neighborhood character."

Member Hashemi stated she has some concerns about the neighborhood character concept, stating in her opinion, the current regulations are sufficient. **Member Kalina** agreed, stating the impetus for the discussion was an overreaction. **Member Hersh** asked if this issue was still relevant. **Ben Gilbertson** said the Village Board is exploring a recommendation from both the Zoning Board and Architectural Review Board. **Chairman Bickhoff** informed the Zoning Board he had a meeting with staff and Chair of the Architectural Review Board, and that there seems to be some desire to have a joint recommendation on bulk regulations.

Member Hersh said neighborhood character is important and that some architectural styles and features can be out of place. **Member Hashemi** disagreed, stating there is not data to support a detriment on house values. **Member Kalina** asked about the Architectural Review Boards purview and **Ben Gilbertson** stated they can provide feedback on multi-family residential development and planned unit developments.

Chairman Bickhoff stated he does not feel the Zoning Board would recommend any additional regulations, but would consider recommendations and a joint discussion with

the Architectural Review Board. **Ben Gilbertson** stated the Zoning Board could make recommendations on setbacks and floor area ratio (FAR) for bulk regulations, with exterior materials and neighborhood character falling under the purview of the Architectural Review Board.

Chairman Bickhoff reiterated the Zoning Board would not recommend changes to the Zoning Code. He stated this matter would be discussed after the deliberations of the Architectural Review Board are complete so that a joint recommendation could be made to the Village Board.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS (None)

Chairman Bickhoff and members of the Zoning Board welcomed Ben Gilbertson to the Village. **Ben Gilbertson** provided his professional and education background to the Zoning Board.

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Bickhoff** requested a motion for adjournment. **Member Kalina** moved, and **Member Udoni** seconded the motion to adjourn. The meeting adjourned at 7:36 P.M.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development Department



**REQUEST FOR BOARD ACTION
Zoning Board
November 13, 2018**

Subject: Office-Industrial Zoning District Uses

Action Requested: Public Hearing on Text Amendments to Chapter 2, Definitions, Chapter 8, Office/Industrial Districts, and Chapter 11, Off-Street Parking & Loading, of the Lincolnshire Zoning Code Regarding Office-Industrial Zoning District (O/I) Permitted and Special Uses

Originated By/Contact: Tonya Zozulya, Planning & Development Manager
Department of Community & Economic Development

Referred To: Zoning Board

Background:

- In August 2018, Van Vlissingen and Co. (Van Vlissingen), a Lincolnshire-based large commercial property owner and landlord with property interests throughout the Chicagoland region, communicated concerns regarding permitted and Special Uses in the O/I Office-Industrial zoning district and its subdistricts (O/Ia, O/Ib, O/Ic, and O/Ic; see attached Document 1). Based on their knowledge of the local office and industrial market, zoning codes in other communities, and inquiries from potential tenants, Van Vlissingen encouraged the Village to examine the current O/I code and expand permissibility to make Lincolnshire's corporate centers more attractive to small business owners wishing to lease smaller spaces and to allow a wider range of non-office uses given high office vacancies in the Village.
- In September 2018, staff developed a proposal for comprehensive O/I text amendments based on Van Vlissingen's input and additional research.
- On October 9, 2018, the Village Board held a preliminary evaluation regarding this proposal and referred it to the Zoning Board for a Public Hearing. While referring the proposal to the Zoning Board, the Village Board expressed a desire to allow more O/I uses "by right", rather than by Special Use permit, where appropriate.
- Below is an overview of recent O/I amendments:
 - 2007: incorporation of permissibility for medical offices into the O/I district (Ordinance #07-3011-39).
 - 2008: adoption of non-residential lighting regulations (Ordinance #08-3049-32).
 - 2010: adoption of an amendment to permit testing of materials in the O/I district, with restrictions (Ordinance #10-3132-09).
 - 2014: adoption of regulations for medical cannabis dispensaries (Ordinance #14-3338-65). Also in 2014, the entire O/I code was reorganized and assembly and recreational uses were established (Ordinance #14-3347-74). The Village has also opened permissibility for multi-user office/industrial buildings with several different amendments.


Public Hearing - Proposed O/I Text Amendments:

- Staff has considered Van Vlissingen's input for the proposed text amendments. In conjunction with additional research, staff has refined the proposed text amendments to include additional uses in response to office/industrial trends and market realities. Staff also conducted a comprehensive review of office/industrial uses permitted in neighboring and/or comparable communities. Staff recognizes office leasing remains a challenge with approximately 30% office vacancy in Lincolnshire during Q3 2018, which is higher than office vacancy for Lake County overall. Office landlords and property managers require flexibility in leasing available spaces, and many new uses seek to locate in corporate centers.
- Staff conducted a survey of 14 local communities through the Northwest Municipal Conference, including the neighboring communities of Vernon Hills, Buffalo Grove, Deerfield, Highland Park and Lake Bluff (see attached Document 4). Staff also interviewed several office and industrial brokers to obtain their perspectives on leasing.
- Notice of the November 13, 2018 Public Hearing was published in the October 26, 2018 issue of the Daily Herald, as required by code. A public hearing notice to adjacent owners was not required or provided given the proposed text amendments apply to the entire O/I zoning district.
- Attached are responses to the required Text Amendment Findings of Fact (see attached Document 3). The Zoning Board must review and determine all the findings have been satisfactorily addressed in order to recommend approval.
- Attached is a draft ordinance, drafted by staff and the Village Attorney (see attached Document 2), depicting proposed revisions as summarized below.

Chapter 2 (Definitions) - Summary of Proposed Revisions:
New definitions:

- "Brewery";
- "Catering establishment";
- "Distillery";
- "Performing and visual arts studio";
- "Pet daycare"; and
- "Tutoring center"

Revised definitions:

- "Child daycare center" - added "child" to distinguish these uses from pet daycares.
- "Educational institution" - clarified differences between "tutoring centers" which are defined separately.
- "Office" - excluded "physician's offices" from the definition (they are defined separately).
- "Physician's office" - expanded the definition by adding new licensed medical professions: clinical social workers, professional counsellors, acupuncturists, chiropractors, massage therapists, naprapaths, optometrists, estheticians, electrologists, occupational and physical therapists and dietitian nutritionists.

Removed definitions:

- “Dog kennel” and “kennel” - these are proposed to be replaced with the new definition of “pet daycare”.

Chapter 8 (Office/Industrial Districts) - Summary of Proposed Revisions:

- Assembly Uses - Revised the total square footage assembly uses can cumulatively occupy in the entire O/I district from the current 50,000 square feet to 150,000 square feet. There are currently two assembly uses in the O/I district: Willow Creek Church (47,000 square feet) and Noah’s Event Venue (10,000 square feet), exceeding the 50,000-square-foot limit by 7,000 square feet. Staff proposes to increase the limit to 150,000 square feet to make room for additional assembly uses. In speaking with the Village Attorney, a cap is recommended to ensure the majority of Lincolnshire’s office and industrial properties remain available for office and industrial uses. All surveyed communities indicated they allow some types of assembly uses in Office/Industrial districts, with the vast majority (13) indicating no limitation on the overall square footage these uses can cumulatively occupy.
- Breweries and Distilleries - Staff proposes to add these two new uses to the O/lc and O/ld subdistricts, given these are viable uses seeking to locate in industrial zones. They will primarily include manufacturing, storage and distribution of beer and hard liquor with a tasting room/retail sales as an accessory use. Staff is in the process of researching these uses and will bring information and staff’s recommendations to the November 13th Public Hearing.
- Auxiliary Uses - Clarified these are accessory retail and service uses permitted to support principal office and industrial uses. These may include uses such as financial institutions, cafeterias, and pharmacies. All surveyed communities allow some type of retail uses in Office/Industrial districts.
- Banks and Financial Institutions - These uses are currently allowed by a Special Use permit only under “commercial service activity.” Staff proposes those banks and financial institution uses that do not have a drive-thru be permitted “by right” in all subdistricts, and those with a drive-thru be permitted by Special Use permit in all subdistricts. Nine surveyed communities indicated they require a Special Use permit for retail businesses with a drive-thru.
- Car Rental Facilities - These uses are currently allowed by Special Use permit only under “commercial service activity”. Staff proposes those car rental facilities that do not have an on-site car service be permitted “by right” in all subdistricts, and those with an on-site car service be permitted by Special Use permit in all subdistricts.
- Catering Establishments - These uses are currently not addressed in the O/I district. Staff proposes to allow them “by right” in the O/lc and O/ld subdistricts and require a Special Use permit in O/Ia and O/Ib due to potential negative impacts of kitchens on core office uses prevalent in O/Ia and O/Ib. There is also a prohibition regarding retail sales, except as an accessory use. The majority of the surveyed communities that regulate catering establishments permit catering establishments in Office/Industrial districts “by right.”

- Child Daycare Centers - No change in permissibility (Special Use permit) in all subdistricts, which is currently allowed under “commercial service activity.” A new requirement is proposed for multi-tenant buildings, such that these uses be located on the first floor to minimize potential negative impacts on other tenants (e.g., noise).
- Day Spas - These uses are currently not addressed in the O/I district. Staff proposes those uses without massage service be permitted “by right” in all subdistricts, and those with massage service be permitted by Special Use permit in all subdistricts. Seven surveyed communities allow spas in Office/Industrial zones.
- Commercial Service Activity - This existing category of uses (including but not limited to banks, restaurants, and daycare centers) is proposed to be eliminated. All commercial uses currently listed in this category are proposed to be listed separately to make them more visible with their own set of requirements, where applicable.
- Educational Institutions - These uses, which include colleges, universities, trade and business schools, are currently not addressed in the O/I district. Staff proposes to allow them by Special Use permit in all subdistricts. Eight surveyed communities allow colleges and universities in Office/Industrial areas (five - by Special Use permit).
- Farmers Markets - These uses are currently not addressed in the O/I district. Staff proposes to allow them “by right” in all subdistricts. The Village has previously approved a farmers market in the O/I district as a temporary use. These uses would require a Temporary Use permit to be reviewed and issued by staff upon review of the operational plan and other existing code requirements in Section 6-3-6(B) of the Village Code (Chapter 3, General Zoning Regulations).
- Hotels - These uses are currently not specifically listed but have been historically permitted as a “commercial service activity” with a Special Use permit. No change in permissibility is proposed for all subdistricts.
- Laboratories, Research and Development Facilities, Public or Private - Add the “by right” permissibility in the O/Ia subdistrict. These uses are currently allowed “by right” only in O/Ib, O/Ic, and O/Id.
- Municipal Services Facilities - renamed to “government services facilities” to inclusively define permitted uses.
- Performing and Visual Arts Studios - These uses are currently not addressed in the O/I district. Staff proposes they be allowed “by right” in all subdistricts with conditions regarding their location on the first floor of multi-tenant buildings and sound proofing measures to minimize potential negative impacts on other tenants.
- Pet Daycare, Grooming, and Training - No change in permissibility (Special Use permit) in all subdistricts, which is currently allowed under “commercial service activity.” Expand to include related grooming and training uses and permit

overnight boarding. Require these uses locate on the first floor of multi-tenant buildings and provide sound proofing measures to minimize potential negative impacts on other tenants. Nine surveyed communities allow pet grooming.

- Physician's Offices - Change permissibility from a Special Use permit to "by right" in all subdistricts. Remove restrictions regarding the location and maximum floor area occupied by physician's offices. Given the similarity between this use and other types of office uses, Staff does not believe the restriction is beneficial. All surveyed communities allow physician's offices in Office districts, with the vast majority allowing them in Industrial districts as well. No community permits overnight stays. Only three communities require a Special Use permit.
- Printing and Reproduction Services, Graphic and Photo-stating Services, Office Machine Sales and Repair, Office Supply Sales, and Other Similar Uses - Add "by right" permissibility in the O/Ia and O/Ib subdistricts. These uses are currently allowed "by right" only in the O/Ic and O/Id subdistricts.
- Recreation Facilities - Add "Special Use permit" permissibility in the O/Ia and O/Ib subdistricts. These uses are currently allowed by Special Use permit in O/Ic and O/Id only.
- Restaurants - These uses are currently allowed by Special Use permit only under "commercial service activity." Staff proposes those restaurant uses without a drive-thru be permitted "by right" in all subdistricts, and those with a drive-thru be permitted by Special Use permit in all subdistricts.
- Testing of Materials - Remove the current restriction that testing of materials occupies no more than 25% of the gross building or tenant area. Given the similarity between this activity and other types of office activities, Staff does not believe the restriction is beneficial.
- Tutoring Centers - These uses are currently not addressed in the O/I district. Staff proposes to allow them "by right" in all subdistricts. Thirteen surveyed communities allow some types of instructional uses in Office/Industrial areas. Permissibility varies depending on the type of use.
- Vehicle Fueling Stations - These uses are currently permitted as a "commercial service activity" with a Special Use permit. No change in permissibility is proposed for all subdistricts. Clarify these uses may include a convenience store and/or a car wash as an accessory use.

Chapter 11 (Off-Street Parking & Loading) - Summary of Proposed Revisions:

Staff proposes creating parking requirements for the following new uses which are currently not addressed in the parking schedule:

- Car Rental Facilities – 1 space/400 sq. ft. of gross leasable area plus sufficient parking for rental cars (this is based on existing requirements for other local communities).
- Breweries and Distilleries – Staff proposes to use the existing office, manufacturing, warehouse and retail ratios (1/250 sq.ft. - office; 1/1,000 sq.ft.-manufacturing; 1/2,000 sq.ft. – warehouse; and 1/200 sq.ft. - retail).



**Agenda Item
3.1 ZB**

- Performing and Visual Arts Studios – 1 space/employee + 1 space/every 3 students (this is based on the Village’s current colleges/universities parking formula and is consistent with surrounding communities).
- Pet Daycare, Grooming, and Training – 1 space/500 sq. ft. (this is based on the Village’s current child daycare parking formula).
- Tutoring Centers – 1 space/employee + 1 space/every 3 students (this is based on the Village’s existing colleges/universities parking formula).

Recommendation:

Public Hearing on proposed text amendments regarding Office-Industrial Zoning District (O/I) permitted and Special Uses; consideration of and feedback on the staff-proposed revisions; and recommendation to the Village Board.

Motion:

Having made findings based on facts covered in a Public Hearing on November 13, 2018, the Zoning Board recommends approval to the Village Board of text amendments to Chapter 2, Definitions; Chapter 8, Office/Industrial Districts, and Chapter 11, Off-Street Parking & Loading, of the Lincolnshire Zoning Code, regarding Office-Industrial Zoning District (O/I) permitted and Special uses, as presented in staff’s memorandum dated November 13, 2018.

Reports and Documents Attached:

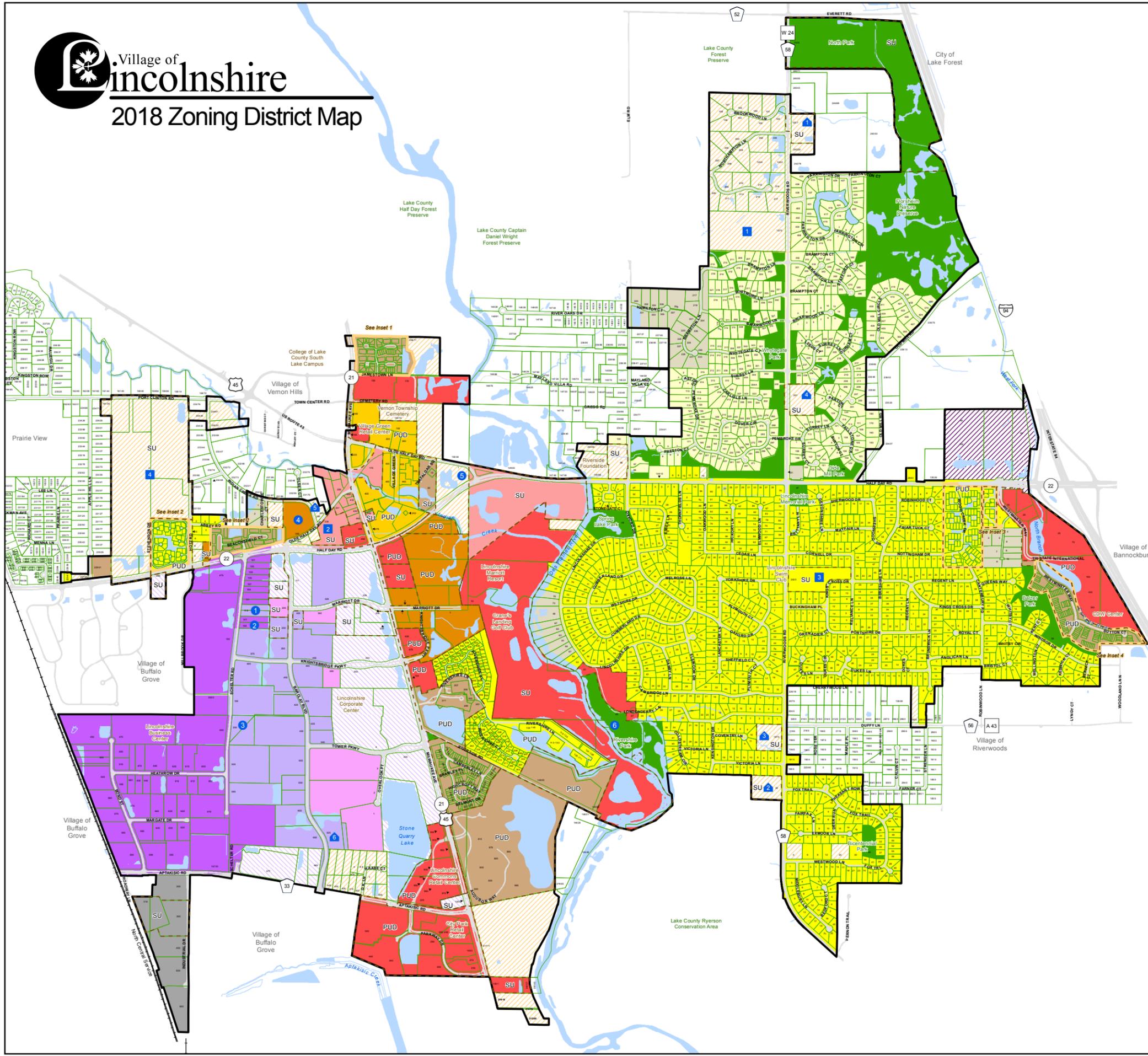
- Document 1: Zoning map, prepared by MGP Consortium.
- Document 2: Draft ordinance and redline revisions, prepared by staff and the Village Attorney.
- Document 3: Text Amendment Findings of Fact.
- Document 4: Northwest Municipal Conference survey responses.

Meeting History	
Committee of the Whole	October 9, 2018
Zoning Board (current)	November 13, 2018



Village of Lincolnshire

2018 Zoning District Map



Zoning District Classification

- | | | |
|---------------------------------|--|------------------|
| Residential | Commercial | Property Line |
| R1 - Single Family | E | Railroad |
| R2 - Single Family | B1 | Water |
| R2A - Single Family | B2 | Corporate Limits |
| R3 - Single Family | O/1a | |
| R4 - Multiple Family | O/1b | |
| R5 - Mixed Use | O/1c | |
| | O/1d | |
| Restricted Manufacturing | OC | |
| M1 | SU/PUD Special Use/Planned Unit Development Area | |
| Other | | |
| Open Spaces / Parks | | |

Place of Worship

- 1 Ascension of Our Lord Greek Orthodox Church
- 2 Lutheran Church of the Holy Spirit
- 3 Community Christian Church
- 4 Village Church of Lincolnshire
- 5 Holy Mountain Evangelical Church
- 6 Willow Creek Community Church

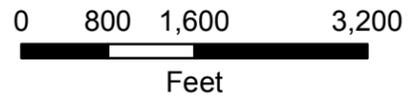
Public Facility

- 1 Lincolnshire-Riverwoods Fire Protection Dist.
- 2 Post Office
- 3 Village Public Works Facility
- 4 Vernon Area Public Library
- 5 Village Hall and Police Department
- 6 Rivershire Nature Center

School

- 1 Daniel Wright Middle School
- 2 Half Day Elementary School
- 3 Laura B. Sprague Elementary School
- 4 Adlai E. Stevenson High School

1 inch equals 1,689 feet



Source Information

Property lines provided by Lake County GIS and modified by the Village. All other map layers developed by the Village of Lincolnshire GIS.

Village corporate limits as of January 1, 2018. Map printed 8/16/2018.

Limitation of Liability: The user agrees that it will at all times indemnify and hold the Village and its officers and employees harmless and free and clear of any liability arising from any act of omission or commission. The Village makes no claim as to the accuracy of this article and its associated data tables and assumes no responsibility for their position or content accuracy. In providing such articles, the Village assumes no obligation to assist the user in the use, development, or maintenance of any applications derived from this article. The Village assumes no responsibility for the accuracy of any subsequent copies of this article.

VILLAGE OF LINCOLNSHIRE**ORDINANCE NO. _____****AN ORDINANCE AMENDING
TITLE 6 (ZONING), CHAPTERS 2, 8 AND 11
OF THE VILLAGE OF LINCOLNSHIRE MUNICIPAL CODE
(O/I District Permitted and Special Uses)**

WHEREAS, the Village of Lincolnshire, an Illinois home rule municipal corporation, has the authority to adopt ordinances and promulgate rules and regulations that pertain to its government and affairs, including the coordination and operation of various activities and structures within its boundaries, and to protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Corporate Authorities of the Village of Lincolnshire find it necessary for the promotion and preservation of the public health, safety and welfare of the Village that the regulation of permitted and special uses in the O/I zoning districts be reviewed for responsiveness to market conditions and trends;

WHEREAS, the Board of Trustees referred to the Zoning Board (“Zoning Board”) a petition to research, consider and prepare proposed text amendments to the Zoning Code to study and amend the regulation of permitted and special uses in the O/I zoning districts; and

WHEREAS, following due publication of notice in the Daily Herald on October 26, 2018, a public hearing concerning the proposed amendments to the Zoning Code of the Village was convened and finally adjourned by the Zoning Board on November 13, 2018; and

WHEREAS, following deliberation and consideration on the evidence and testimony elicited during the public hearing and the recommendation of the Zoning Board, the Village

Board desires for the Zoning Code to be amended to improve the Zoning Code regulations affecting permitted and special uses in the O/I zoning districts; and

WHEREAS, the Village hereby finds that it is in the best interest of the Village and the public to amend its Zoning Code to promote the economic health and welfare of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village Of Lincolnshire, Lake County, Illinois, in exercise of its home rule powers, as follows:

SECTION ONE: The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance as though fully set forth herein. The findings of the Zoning Board of the Village of Lincolnshire, attached hereto as **Exhibit A**, are herein incorporated by reference as the findings of the Village Board to the same effect as if fully recited herein at length. All references in the Zoning Board's findings are made the references of the Mayor and Board of Trustees of the Village of Lincolnshire.

SECTION TWO: Title 6 of the Village of Lincolnshire Municipal Code ("Zoning") is hereby revised by (a) amending Section 6-2-2 (Definitions) to add definitions for newly identified uses; (b) amending Section 6-8-5 (Permitted and Special Uses) to revise and update the table of permitted and special uses; and (c) amending Chapter 11 (Off-Street Parking and Loading) to create parking and loading standards for the new identified uses; collectively in the form described in **Exhibit B**, attached hereto and incorporated as though fully set forth herein.

SECTION THREE: If any section, subsection, sentence, clause, phrase or application of this Ordinance, or any regulations adopted hereby, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, either facially or as applied, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect

the validity of the remaining portions hereof or any other application under which such provision is deemed permitted.

SECTION FOUR: All prior Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

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

SO ORDAINED this _____th Day of _____, 2018, at Lincolnshire,
Lake County, Illinois.

AYES:

NAYS:

ABSENT:

APPROVED:

Elizabeth J. Brandt, Mayor

DATE: _____

ATTEST:

Barbara Mastandrea, Village Clerk

EXHIBIT A
ZONING BOARD FINDINGS OF FACT

EXHIBIT B
TEXT AMENDMENTS

FINDINGS OF FACT TEXT AMENDMENT

Text Amendments to Sections 6-2-2, 6-8-5 and 6-11-2 of the Lincolnshire Zoning Code

1. *The request for an amendment shall serve the purpose of promoting the public health, safety, and general welfare.*

The request for an amendment will serve the purpose of promoting the public health, safety and general welfare by better aligning the Village's zoning regulations with the current market conditions for office and industrial property. As a result, the property located within the O/I zoning districts will more easily be developed and/or occupied, leading to additional investment, reduction of blight, new development and increased property values.

2. *The request for an amendment shall conserve the value of property throughout the community.*

The request for an amendment will conserve and improve the value of property throughout the community. By better aligning the Village's zoning regulations with the current market conditions for office and industrial property, areas located within the O/I zoning districts will more easily be developed and/or occupied. The Village expects this to lead to additional investment, reduction of blight and new development, all of which contribute to the conservation and growth of property values.

3. *The request for an amendment shall lessen or avoid congestion in the public streets and highways.*

The request for an amendment shall not result in any aggravation of the congestion in public streets or highways. To the extent any use suggested in the application will result in traffic patterns or trips which are viewed as creating a conflict with the traffic related to the existing uses allowed in the O/I districts, such uses shall be reviewed as a special use so conditions can be enforced which mitigate or avoid such a conflict.

Prepared by:

Tonya Zozulya, Planning & Development Manager
Department of Community & Economic Development
Village of Lincolnshire
1 Olde Half Day Road
Lincolnshire, IL 60069

TITLE 6: Zoning

CHAPTER 2: Definitions

Last Revised: 11/09/18

Sections:

6-2-1: Rules of Word Construction

6-2-2: Definitions

6-2-1: Rules of Word Construction

The language set forth in the text of this Zoning Code shall be interpreted in accordance with the following rules of construction:

- A. The singular number includes the plural and the plural the singular;
- B. The present tense includes the past and future tenses, and the future the present;
- C. The word "shall" is mandatory, while the word "may" is permissive;
- D. The masculine gender includes the feminine and neuter;
- E. Whenever a word or term defined hereinafter appears in the text of this Zoning Code, its meaning shall be construed as set forth in the definition thereof; and any word appearing in parenthesis, between a word and its definition herein, shall be construed in the same sense as that word;
- F. All measured distances, expressed in feet, shall be to the nearest integral foot; if a fraction is one-half foot ($\frac{1}{2}$ ') or more, the integral foot next above shall be taken;
- G. Words contained in this Code and not defined hereinafter shall assume definitions as set forth in Merriam-Webster's dictionary (website edition; www.merriam-webster.com);
- H. Unless otherwise specified, all distances shall be measured horizontally.
- I. Graphic illustrations are used herein to demonstrate the intent of the definition language. In any case of conflict between a graphic illustration and the text definition, the text shall prevail.

6-2-2: Definitions

The following words and terms, wherever they occur in this Zoning Code shall be defined as follows:

ACCESSORY STRUCTURE	A structure detached from the Principal Structure located on the same lot and customarily incidental and subordinate to a principal building or use, in terms of size, area, extent or purpose.
ACCESSORY USE	A use of land, structure or a portion thereof customarily incidental and subordinate to the principal use of the land or building, in terms of intensity or purpose, and located on the same lot with the principal use.
ADVERTISING DEVICE	Any advertising sign, billboard, or poster panel which directs attention to a business, commodity, service, or entertainment not exclusively

related to the premises where such sign is located or to which it is affixed; but does not include those advertising signs, billboards, or poster panels which direct attention to the business on the premises or to a brand name of a product or commodity with which the business is specifically identified and which is sold on the premises.

ADJACENT

Lying near or in the immediate vicinity

ADJOINING

Touching or contiguous to; or to be in the neighborhood or vicinity of.

AGRICULTURE

The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. Included are truck-farming, growing of nursery stock, raising of fruit and berries, bee-keeping, and the retail sale of products grown or raised on the premises through one growing season.

Agriculture shall not include the commercial feeding of garbage or offal to swine or other animals or operating for the disposal of garbage, sewerage, rubbish, or offal. Also, excluded from agriculture are mechanized industrial animal farms, commercially operated greenhouses, commercial milk farms, and commercial dog kennels.

The land area (farm) necessary to constitute an agricultural use is five (5) acres.

AIRCRAFT

A contrivance, now known or hereafter invented, for use in or designed for navigation of or flight in the air.

AIRPORT

Any area of land or water which is used or intended for use for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other air-port facilities or rights of way, including all necessary taxiways, aircraft storage and tie down areas, hangars, and other necessary buildings and open spaces.

**AIRPORT (LANDING STRIP
HELIPORT or HELISTOP)**

Any premises which are used, or intended, for use, or for the landing and take-off of aircraft; and any appurtenant areas which are used or intended for use as airport buildings or other airport structures or rights of way, together with all airport buildings and structures located thereon.

ALLEY

A right of way, with a width not exceeding twenty four feet (24') which affords a secondary means of access to abutting property.

ALTERATION

Any change in size, shape, character, occupancy, or use of a building or structure.

AMENDMENT

Any addition to, deletion from, or change, including text and/or map.

ANIMAL CLINIC/HOSPITAL

An establishment for the diagnosis and medical and surgical treatment of small domestic animals by persons qualified and

authorized by appropriate licensing to treat injuries, illnesses and diseases of animals. All activity associated with animal clinics/hospital operations shall be conducted within a completely enclosed building.

ANIMAL HOSPITAL

A structure where animals or pets are given medical or surgical treatment. Use as a kennel, or for other boarding purposes, shall be limited to short-time and fully enclosed boarding and shall only be incidental to such hospital use. Also a "veterinary clinic.

ANTENNA

Any device or array that transmits and/or receives electromagnetic signals for voice, data or video communication purposes including, but not limited to, television, AM/FM radio, microwave, cellular telephone, personal wireless services and similar forms of communications.

APARTMENT

One or more rooms in a multi-family dwelling arranged, intended or designed as living quarters for an individual, group of individuals, or a family.

ASSEMBLY USE

The use of a non-government owned building, or part thereof, by a gathering of persons principally for civic, literary, arts, music, political, transportation, religious, or similar purposes. Examples include, but are not limited to Fraternal Lodges, Private Club which shall not include any Sexual Oriented Business as defined in Section 6-7B-3 of this Title, Veterans' membership organizations, civic organizations, conference centers, banquet halls, and meeting rooms and ballroom facilities which are principal uses or accessory to hotels/motels.

ATTIC

The space between the ceiling beams of a top habitable story and the roof rafters.

AUTOMOBILE LAUNDRY

A building or portion thereof containing facilities for (Car Wash) washing motor vehicles, using automatic production-line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing space, water, and equipment for the hand washing of autos, whether by the customer or the operator.

AUTOMOBILE REPAIR FACILITY

The general repair, including engine rebuilding or reconditioning, of motor vehicles; collision service such as body, frame and fender straightening and repair, and painting of motor vehicles.

AUTOMOBILE SERVICE FACILITY

Any building or premises used for the sale and installation of tires, batteries and other minor accessories and services for automobiles, but not including Automotive Repair Facility services; and may include washing of automobiles where no production line methods are employed. When the dispensing, sale or offering for sale of motor fuels or oil is incidental to the conduct of a public garage, the premises shall be classified as a public garage.

AUXILLARY USE

Retail and/or service use within the Office/Industrial (O/I) Districts, incidental to and to service the principal use for the convenience of the employees.

AWNING

A roof-like cover, temporary in nature, which projects from the wall of a building and which may overhang the public way.

BASEMENT (CELLAR)	The portion of a building located partly or wholly underground, and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.
BASEMENT, ENGLISH	The portion of a building located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground and which is finished for living space.
BERM	A hill of land that acts as a visual barrier between a lot and adjacent properties, alleys or streets.
BLOCK	A tract of land bounded by streets, or by a combination of one or more streets and public parks, cemeteries, railroad rights of way, bulkhead lines or shore lines of waterways, or corporate boundary lines.
BREWERY	A business which holds a Class 3, 10 or 11 manufacturer's license and/or a brewer warehouse permit from the State of Illinois.
BUILDABLE AREA	The area of the lot remaining after the minimum open space and/or yard requirements of this Code have been complied with.
BUILDING	Anything constructed for the shelter or enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land.
BUILDING/COMPLETELY ENCLOSED	A building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.
BUILDING/DETACHED	A principal building surrounded by open space on the same lot. (Ord. 86-885-22)
BUILDING HEIGHT	The vertical distance from the established grade to the highest point of the roof of a building or the highest point of the roof including rooftop equipment screens, but excluding residential chimneys. The established grade shall be determined by taking the mean elevation of the finished lot grade at the front of the building. In residential districts, the established grade for any new dwelling units associated with the replacement or reconstruction, for any reason, of a previous dwelling unit shall be determined by taking the mean elevation of the lot grade at the front of the proposed building, prior to any new site grading. Established grade for development of a previously-vacant lot shall be determined by reference to the mean existing grade at the front yard setback line. (Amd. Ord. 04-1934-50, eff. 11/8/04)
BUILDING/RESIDENTIAL	A principal building arranged, designed, used or intended to be used for residential occupancy by one or more families.
BUILDING SIDE SETBACK PLANE	Defines the planes within which, except for permitted encroachments, all portions of a building must remain. The planes begin at specific points directly above the established grade at the side lot lines and run at a 45 degree angle toward the interior of the lot until they reach

	the maximum building height permitted on the lot. (Amd. Ord. 04-1934-50, eff. 11/8/04)
BUILDING/TEMPORARY	A building not designed to be permanently located in the place where it is, or where it is intended to be placed or affixed.
BULK	A composite characteristic of a given building or structure as located upon a given lot-not definable as a single quantity but involving all of these characteristics: <ul style="list-style-type: none"> A. Size and height of building or structure. B. Location of exterior walls at levels in relation to lot lines, streets, or to other buildings or structures. C. Floor area ratio. D. All open spaces allocated to the building or structure. E. Amount of lot area provided per dwelling unit.
BUSINESS	An occupation, employment or enterprise which occupies time, attention, labor, and materials, or wherein merchandise is exhibited, bought or sold, or where services are offered for compensation.
CANOPY	A roof-like structure projecting from a wall and supported in whole or in part by vertical supports from the ground, and erected primarily to provide shelter from the weather.
CARGO or FREIGHT TERMINAL	A building or premises in which cargo or freight is received or dispatched.
CARPORT	An open sided (on at least 2 sides), roofed automobile shelter, usually formed by extension of the roof from the side of a building.
CATERING ESTABLISHMENT	An establishment for commercial on-site food preparation specifically for off-site delivery and consumption of food.
CEMETERY	A permanent or semi-permanent burial place or receptacle for human remains, regardless of whether the remains are composed of the whole body or parts thereof and irrespective of the vessel in which the remains are held, encased or entombed. For illustrative purposes only, and not intended to be an exhaustive list, Cemetery includes a catacomb, cinerarium, columbarium, crypt, mausoleum, ossuary, sepulcher, sepulture, tomb, or vault. (Ord. 08-3070-53)
CERTIFICATE, OCCUPANCY	The written approval of the Zoning Administrator certifying that the building or structure, as constructed, conforms to the applicant's approved plans and drawings as authorized through the zoning certificate and is ready for occupancy.
CERTIFICATE, ZONING	The written approval of the Zoning Administrator certifying that the applicant's plans and drawings comply with all applicable provisions of this Code. The "zoning certificate" may consist of a standardized independent form bearing the signature of the Zoning Administrator or it may be represented as a part of the building permit application.
CERTIFICATE OF ZONING	The written confirmation certifying compliance with the regulations set

COMPLIANCE	forth in Title 6, Zoning, including but not limited to any decisions, conditions or special requirements for any use or occupancy of a parcel of land.
COMMON OPEN SPACE	Land or water unoccupied by structures, buildings, streets, rights of way and automobile parking lots and designed and intended for the use or enjoyment of residents of a planned unit development. Common open space may contain walks, patios, and structures for recreational use. Area used for individual open space, such as private courtyards, and not available to all residents of the planned unit development shall not be included as common open space. (Ord. 86-885-22)
COMMUNICATIONS SUPPORT BUILDING	A structure for the protection and security of communications equipment associated with one or more antennas, where access to equipment is gained from the interior of the structure.
COMMUNICATIONS SUPPORT CABINETS	A casing or console used for the protection and security of communications equipment associated with one or more antennas, where direct access is provided from the exterior.
COMMUNITY RESIDENTIAL HOME	<p>A dwelling unit owned or leased and operated to provide a living environment for twelve (12) or fewer unrelated residents who operate as the functional equivalent of a family unit and who receive support services and are under the supervision of a sponsor or support staff due to their developmental, physical or mental disability.</p> <p>A community residential home shall not be construed to include a medical or nursing facility. A community residential home shall not include a residence which serves persons as an alternative to incarceration for a criminal offense, or persons whose primary reason for placement is substance abuse or alcohol abuse or for treatment of a communicable disease. (Ord. 90-1182-66)</p>
COMPATIBLE USE	A property, use, or service which is capable of direct association with certain other uses because it is complimentary, congruous, or otherwise non-detrimental.
CONCRETE RECYCLING, STORAGE AND SALES:	The process whereby previously manufactured concrete, without protruding metal bars, is received, stored, segregated, processed and remixed for sale to end markets in the form of raw materials or products.(Ord. 06-2948-40, eff. 8/14/06)
CONFORMING BUILDING or STRUCTURE	<p>Any building or structure which:</p> <p>A. Complies with all the regulations of the Zoning Code or of any amendment hereto governing bulk for the zoning district in which such building or structure is located, or,</p> <p>B. Is designed or intended for a conforming use.</p> <p>C. Example: An office building in a Business District.</p>
CONTIGUOUS	In contact, adjoining, or touching another object or item, as distinguished from being adjacent.
CONVALESCENT, NURSING or REST HOME	An establishment for the care of the aged or infirm, or a place of rest for those suffering bodily disorders. Such home does not contain

convalescent equipment for surgical care or for more than the incidental treatment of disease or injury.

CULTIVATION CENTER

A facility operated by an organization or business registered by the Department of Agriculture to perform necessary activities to provide only registered medical cannabis Dispensary Organizations with usable medical cannabis. No available parcels in the Village of Lincolnshire permit Cultivation Centers to exist due to the separation requirements of the Compassionate Use of Medical Cannabis Pilot Program Act (Illinois Public Act 098-0122).

CURB LEVEL

The level of the established curb in front of a building measured at the center of such front. Where no curb elevation has been established, the pavement elevation at the street center line similarly measured, or the mean elevation of the finished lot grade immediately adjacent to a building shall be considered the "curb level".

DAY

As used in this Code, "day" shall mean one calendar day. If a projected day falls on a weekend or holiday, the next following working day or week day shall fulfill requirements.

CHILD DAY CARE CENTER

An institution or place in which are received three (3) or more children, not of common parentage, apart from their parents or guardian, for part or all of a day but not later than nine o'clock (9:00) P.M. This term includes but is not limited to nursery schools, child care centers, and day nurseries.

DAY SPA

An establishment that provides State licensed, professionally administered massage and body treatments. For the purposes of explanation, and not intended to an exhaustive list, day spa services may include body wraps, skin exfoliation, electrolysis, body toning, waxing, aromatherapy, and facial treatments. Full service beauty shops/salons, makeup consultation and applications, manicure and pedicure services, and body tanning may be provided as accessory services to a day spa. (Ord. 09-3103-26, eff. 06/22/09)

DECIBEL

A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in "decibels".

DETENTION

The temporary on-site restraining of storm water. (Ord. 86-885-22)

DEVELOPMENTAL DISABILITY

A severe or chronic disability of a person which:

- A. Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- B. is manifested before the person attains age twenty two (22).
- C. is likely to continue indefinitely.
- D. Results in substantial functional limitation in three (3) or more of the following areas of major life activity: 1) self-care, 2) receptive and expressive language, 3) learning, 4) mobility, 5) self-direction, 6) capacity for independent living, and 7) economic self sufficiency.
- E. Reflects the person's need for a combination and sequence of special care, treatment, or other services which are lifelong or of

extended duration and are individually planned and coordinated,
(Ord. 90-1182-66)

DISPENSARY ORGANIZATION

A facility operated by an organization or business 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.

DISTILLARY

A business which holds a Class 1 or Class 9 manufacturer's license and/or a craft distiller tasting permit from the State of Illinois.

DISTRICT

A portion of the corporate area of the Village, within which certain uniform regulations and requirements; or various combinations thereof, apply under the provisions of this Title.

DOG KENNEL

~~Any premises where three (3) or more dogs, over four (4) months of age, are owned, boarded, bred, and/or offered for sale.~~

DRIVE-THROUGH RESTAURANT

Any business where food or beverages are sold and delivered to the consumer while the consumer is in an automobile or other motorized vehicle.

DRIVEWAY

A pathway for motor vehicles from a street to a structure used for service purposes or for access to the structure only.

DRINKING ESTABLISHMENT

Establishments primarily engaged in preparing and serving alcoholic beverages for immediate consumption; commonly known as bars, taverns, nightclubs, or drinking place; and may also provide limited food services.

DWELLING

A building, or portion thereof, designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multiple-family dwellings, but not including hotels or motels.

DWELLING/ATTACHED

A dwelling which is joined to another dwelling at one or more sides by party walls.

DWELLING/DETACHED

A dwelling which is entirely surrounded by open space on the same lot.

DWELLING/MULTI-FAMILY

A building, or portion thereof, containing three (3) or more dwelling units, originally constructed for said purpose. (Ord. 86-885-22)

DWELLING/SINGLE-FAMILY

A building containing one dwelling unit only and that is occupied by one family as defined in this Title. (Ord. 90-1182-66)

DWELLING/TWO FAMILY

A building containing two (2) dwelling units only, designed for two (2)

families to live independently of each other, and that is occupied by not more than two (2) families. (Ord. 86-885-22)

DWELLING UNIT

A group of contiguous rooms which include facilities which are used for living, sleeping, cooking, and eating, constituting all or part of a dwelling or hotel, and arranged, designed or intended for use exclusively as living quarters for one family or a community residential home maintaining a single and separate housekeeping unit, except as provided in Section 6-3-9 of this Zoning Code. (Ord. 90-1182-66)

EDUCATIONAL INSTITUTION

A public, parochial, private or charitable, or nonprofit school, junior college, college or university, ~~other than~~ trade or business schools, **tutoring centers**, including instructional and recreational uses. **An Educational Institution is distinguished from a Tutoring Center by the scale of the facilities, number of students and the style of presenting academic instruction.**

EFFICIENCY UNIT

A dwelling unit consisting of one principal room together with bathroom, kitchen, hallway, closets, and/or dining room alcove directly off the principal room, provided such dining alcove does exceed one hundred twenty five (125) square feet in area. An efficiency unit created after the effective date of this Zoning Code shall contain at least three hundred (300) square feet of floor area.

ELEEMOSYNARY INSTITUTION

A building or group of buildings devoted to and supported by charity.

ESTABLISHMENT, BUSINESS

A place of business carrying on operations, the ownership and management of which are separate and distinct from those of any other place of business located on the same zoning lot. Direct access to each "business establishment" shall be separate and distinct from direct access to any other business establishment, and in no case shall there be access to one such establishment from within another such establishment.

FAMILY

- A. One person, his or her spouse, their offspring, legally adopted children.
- B. Plus not more than six (6) other persons who are foster children or related to said person by blood, marriage or legal adoption such as mother or father, sister or brother, and mother-in-law or father-in-law, except that the total shall not exceed eight (8) unless it consists entirely of persons included under A as listed above. (Ord. 86-885-22)
- C. A family may also be composed of not to exceed three (3) persons not so related, provided that such unrelated persons live in a single dwelling and maintain a common household and a single housekeeping unit, including persons of a community residential home as defined in this Title.

A family includes any domestic servants and not more than one gratuitous guest residing with said family; such servants or guests

shall be included in the unrelated persons attained by this definition, and shall not be in addition thereto. (Ord. 90-1182-66)

FARMERS MARKET

A designated area where home-grown or home-made products are sold directly to the public from open or semi-open facilities.

FENCE

A structure, other than a building, which is a barrier and used as a boundary or means of protection or confinement.

FENCE, NATURAL

A fence made of natural growth, such as trees, deciduous shrubs, evergreens, etc.

FENCE, OPEN

A fence, including gates, which contains no greater than 60% opaque materials, as measured horizontally along each foot of the length of the fence facing each yard.

FENCE, SOLID

A fence, including gates, which conceals from view from adjoining properties, streets, or alleys activities conducted behind it.

FLOOD

A temporary increase in normal water level (surface water elevation) that results in water inundating areas adjacent or near to the usual channel or lake.

FLOOD BASE ELEVATION

Six hundred forty five feet (645') above mean sea level which is the elevation of the highest flood on record for the Des Plaines River at Highway 22.

FLOOD-CREST ELEVATION

The elevation equal to the flood-crest level of record designated by the Village Engineer or other governmental official or body having jurisdiction as applicable to the property for which a zoning certificate is being requested.

FLOOD PLAIN AREA

That continuous area adjacent to a stream or stream bed, or any storm water retention area and its tributaries, whose elevation is equal to or lower than the flood-crest elevation including also land less than ten (10) acres in area having an elevation higher than flood-crest elevation and which is surrounded by land in a flood plain area, or land, less than five (5) acres in area, having an elevation equal or higher than flood-crest elevation and bordered on three (3) sides by land in a flood plain area.

FLOOD TABLE LAND

The area up to one thousand feet (1,000') adjacent to the flood plain but which is lower than the flood base elevation. Areas protected by an existing dike or natural ridge are not considered flood table land.

FLOOR AREA (GROSS FLOOR AREA)

For the purpose of determining the floor area ratio, the minimum floor area and conversions of existing structures. The sum of the gross horizontal areas of the several floors of a building, including the English Basement floor but not including a basement floor, measured from the exterior faces of the exterior walls. The "floor area" of a building shall also include elevator shafts and stairwells at each floor; floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof; penthouses; finished attic space having headroom of five feet (5') or more; unfinished garage attic space, with or without flooring, having headroom of five feet (5') or more from the top of the lowest garage ceiling rafters; provided

however that porches and any space devoted to accessory off-street parking or loading shall not be included in "floor area, and, in residential zoning districts, the area of a garage shall be included, with the exception that the first 400 square feet of the total garage area shall be excluded. Further, for that portion of any open two-story element, which consists of an interior space which has a clear height of sixteen feet (16') or more from the floor elevation, that floor area shall be counted twice in calculating the floor area ratio. (Amd. Ord. 04-1934-50, eff. 11/8/04)

FLOOR AREA (FOR THE PURPOSE OF DETERMINING OFF-STREET PARKING AND LOADING REQUIREMENTS)

The sum of the gross horizontal area of the several floors of a building or portion thereof, devoted to a use requiring off-street parking or loading as required in this Zoning Code. This area shall exclude such floor areas used for accessory off-street parking and off-street loading facilities and such basement floor areas that are devoted exclusively to uses accessory to the operations of the building. All horizontal dimensions shall be taken from the exterior faces of the wall.

FLOOR AREA (OF A DWELLING UNIT OR A LODGING ROOM)

The sum of the gross horizontal areas of the room constituting the dwelling unit or lodging room, including closets, baths, utility rooms, hallways when accessible only to the occupants of said dwelling unit or lodging room and not accessible to other occupants of the building or to the general public, and only when such rooms, halls or other areas are an integral part of said dwelling unit or lodging room. Floor area shall be measured from the interior faces of the outer-most walls defining the dwelling unit or lodging room but shall not include any unfinished space or finished space having a headroom of less than five feet (5').

FLOOR AREA (RATIO)

The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located.

FOOTCANDLE

A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and originally defined with reference to a standardized candle burning at one foot from a given surface. (Ord. 08-3049-32, eff. 08/11/08)

FREE-STANDING ANTENNA POLE

A free-standing monopole-design structure that is constructed solely for the purpose of supporting one or more antennas. This definition does not include towers that require additional support, such as guyed towers or lattice towers.

FRONTAGE

The length of all the property fronting on one side of a street between the two (2) nearest intersecting streets, measured along the line of the street, or if dead ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.

FRONTAGE, ZONING LOT

The length of all the property of such zoning lot fronting on street, measured between side lot lines.

GARAGE/PRIVATE

An accessory building or an accessory portion of the principal building, which is intended for and used for storing of privately owned motor vehicles, boats and trailers of the family or families resident

upon the premises and in which no business, service, or industry connected directly or indirectly with motor vehicles, boats and trailers is carried on; provided that not more than two-thirds (2/3) of the parking spaces therein may be rented for the storage of motor vehicles, boats and trailers of persons not resident on premises, except that all the parking spaces in a garage of one (1), two (2) or three (3) car capacity may be so rented.

GARAGE/PUBLIC

A building or portion thereof, other than a private garage, designed or used for equipping, servicing, repairing, hiring, selling, storing, or parking motor-driven vehicles. The term repairing shall not include an automotive body repair shop or the rebuilding, dismantling, or storage of a wrecked or junked vehicle, unless expressly authorized.

GARAGE SALE

The occasional sale of used or surplus household goods, wares and other items of personal property owned by the occupier of the residence on the premises where such sale is held, or owned collectively by a group of persons including the occupier of the residence on the premises where such sale is held. Also includes sales commonly known as yard sales, basement sales, house sales, yard sales, attic sales, rummage sales, estate sales or other similar occasional sales conducted on an infrequent and unscheduled basis from residentially zoned premises.

GARAGE/STORAGE

A building or premises used for housing of motor vehicles, and where no equipment or parts are sold and vehicles are not rebuilt, serviced, repaired, hired or sold, except that fuel, grease, or oil may be dispensed within the building to vehicles stored therein.

GAZEBO

A freestanding roofed Accessory Structure open on all sides, affording shade and rest.

GLARE

A distinct light source within the visual field that is sufficiently brighter than the ambient level of brightness to which the eyes are adapted to cause a visual disturbance or nuisance. (Ord. 08-3049-32, eff. 08/11/08)

GRADE

The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

GRADING

Reshaping natural land contours, using natural land materials such as soil, gravel, sand, black dirt, etc., for the purpose of eliminating erosion or sedimentation problems, creating or improving surface drainage, providing for the natural aesthetic contouring of property, or to accommodate a building plan by making minor changes in land elevation.

GROSS FLOOR AREA

All the floor area contained within a building or buildings, without exception.

GROUND FLOOR

That level of a building on a sloping or multi-level site which has its floor line at or not more than three feet (3') above exit grade.

GROUND FLOOR AREA

The lot area covered by a building, measured from the exterior faces

	of exterior walls, but excluding open terraces and carports.
GUEST/PERMANENT	A person who occupies or has the right to occupy, a residence accommodation for a period of thirty (30) days or more.
HEDGE	A row or fence of bushes. (Ord. 86-885-22)
HISTORIC DISTRICT	Any parcel of land, use or structure which has been determined by the Village Board or National Trust to be of historic significance and which is identified as such on a recorded plat, plan or any other appropriate document. (Ord. 87-954-40)
HOME OCCUPATION	An occupation or profession practiced by, a member of the family residing on the premises, and which occupation is clearly incidental and secondary to the residential use of the dwelling; and in connection with which there is no indication from the exterior, that the building is being utilized in whole or in part for any purpose than that of a dwelling. No commodity is sold upon the premises and no commodity intended for sale or use elsewhere is stored on the premises; no more than one person is employed other than members of the family residing on the premises; and no mechanical or electrical equipment is used except such as is permissible for purely domestic or household purposes. A professional person may use his residence for consultation, emergency treatment, or performance of religious rites. No accessory building shall be used for such home occupation. Home occupations, further, shall not utilize more than twenty five percent (25%) of the total floor area of any one story.
HOSPITAL	A medical institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, and care of individuals suffering from illness, disease, injury, deformity or other abnormal physical condition.
HOTEL or MOTEL	An establishment which is open to transient guests, in contradistinction to a boarding, rooming or lodging house, and is commonly known as a hotel in the community in which it is located; and which provides customary hotel services such as maid services, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture, and bellboy service.
IMPERMEABLE SURFACE	A surface which does not allow water to be absorbed so it may percolate into deeper ground. Such surfaces are those constructed of Portland concrete, bituminous concrete, composed stone or gravel, or any other surface that allows little or no water penetration.
IMPERVIOUS SURFACE	Any man-made area that alters the natural surface course for or does not allow for the natural rate of absorption or retention of storm water. Such areas may include, but are not limited by reason of exclusion from the following list of examples, roofs, parking and driveway areas, graveled areas, sidewalks and bike paths, paved recreational areas, swimming pools, porches, decks and patios. (Amd Ord. 07-2973-01B, eff. 1/22/07)
INCOMPATIBLE LAND USE	A non-residential use adjacent to a residential zoning district or a Special Use in a residential zoning district. (Amd. Ord. 12-3233-03,

eff. 1/23/12)

KENNEL

~~Any premises or portion thereof on which two (2) or more dogs, cats, or other household domestic animals over four (4) months of age are kept, or on which more than two (2) such animals are maintained, boarded, bred, or cared for, in return for remuneration, or are kept for the purpose of sale.~~

LABORATORY

A place devoted to experimental study such as testing and analyzing. Manufacturing of product or products is not to be permitted within this definition.

LANDSCAPE WASTE

All accumulations of grass or shrubbery cuttings, leaves, tree limbs and other materials accumulated as a result of the care of lawns, shrubbery, vines and trees. (Ord. 06-2948-40, eff. 8/14/06)

LIBRARY-PUBLIC

A facility owned and operated by a unit of local government for the collection, storage, use and dissemination of educational and recreational materials in various formats and which provides space for uses that support the efficient and effective operation of a public library system. (Ord. 92-1228-06)

LIVE ENTERTAINMENT

With respect to any restaurant, bar, tavern or other place of public accommodation, any public artistic, musical or dramatic performance which is the principal purpose for the audience to be present, regardless of whether a fee is charged. (Ord. 13-3282-08, eff. 3/11/13)

LOADING BERTH

A space within the principal building or on the same lot as the principal building providing for the standing, loading, or unloading of trucks and with access to a street or alley.

LOT

A parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot may consist of any of the following, provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this Zoning Code:

- A. A single lot of record;
- B. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

A lot occupied by, or intended for occupancy by, one principal building or principal use and shall have frontage upon a street as defined by this Zoning Code. Notwithstanding the above requirements, a lot shown on a plat properly recorded in the office of the County Recorder prior to the effective date of this Zoning Code even though not meeting the requirements of this Zoning Code as to width or area may be used as a zoning lot if it complies with conditions as set forth in Section 6-3-3A of this Zoning Code.

LOT AREA, GROSS

The area of a horizontal plane bounded by the front, side, and rear lot lines, but not including any area occupied by the waters of a duly recorded lake or river.

LOT/CORNER	A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding one hundred thirty five degrees (135°).
LOT COVERAGE/BUILDING	The ratio between the ground floor area of all buildings or structures on a lot and the total area of the lot.
LOT COVERAGE/GROSS	The ratio between the ground floor area of all buildings and structures plus all areas used for off-street parking facilities, loading areas, vehicular access ways of driveways, and the total area of the lot.
LOT DEPTH	The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.
LOT LINE	A line dividing one lot from another lot or from a street or alley.
LOT LINE/FRONT	A lot line which is a street lot line. Any street lot line of a corner lot may be established by the owner as the front lot line, but once established, shall not be altered.
LOT LINE/REAR	That boundary of a lot which is most distant from and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten feet (10') in length within the lot, parallel to, and at the maximum distance from, the front lot line.
LOT LINE/SIDE	Any boundary of a lot which is not a front or rear lot line. On a corner lot a side lot line may be a street lot line.
LOT LINE/STREET	A lot line dividing a lot from a street.
LOT/REVERSED CORNER	A corner lot where the street side lot line is substantially a continuation of the front lot line of the first lot to its rear.
LOT/THROUGH	A lot which has a pair of opposite lot lines along two (2) substantially parallel streets, and which is not a corner lot. On a through lot both street lot lines shall be deemed front lot lines.
LOT/WIDTH	The horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first thirty feet (30') of lot depth immediately in back of the required front yard.
LOT, ZONING	A single tract of land located within a single block which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore, a "zoning lot or lots" may or may not coincide with a lot of record.
LUMINAIRE	A complete lighting unit, including the lamp, reflectors, globes, lenses, shields, or other components designed to block, diffuse or distribute light. (Ord. 08-3049-32, eff. 08/11/08)

MARQUEE	A roof-like structure of a permanent nature which projects from a wall of a building. (Ord. 86-885-22)
MEETING AND EVENTS CENTER	A non-residential building primarily used for the rental or leasing of space for use as a banquet hall, conference center, dance hall or meeting room.
MEMORIAL ASSEMBLY FACILITY	A type of cemetery comprising an area and/or structure (i.e. columbarium) intended as a memorial for deceased persons and used for the burial, inurnment or interment of only cremated human remains. For the purpose of this Chapter, an outdoor Memorial Assembly Facility shall include the area and/or structure wherein the cremated human remains are buried, inurned or interned and the adjoining improvements intended for memorials, services or private reflection. (Ord. 08-3070-53)
MEMORIAL GARDEN	An area and/or structure intended as a memorial for deceased persons but which shall not be used as a CEMETERY. (Ord. 08-3070-53)
MENTAL DISABILITY	An individual or group of disorders that cause severe disturbances in thinking, feeling, and relating that can result in a substantially diminished capacity for coping with the ordinary demands of life. (Ord. 90-1162-66)
MOBILE FOOD VENDOR	A mobile vendor that transports and sells food and/or drinks from a designated vehicle or cart, which may include facilities for storage, preparation and cooking of food and/or drinks, for immediate public consumption.
MOBILE SERVICES	A mobile operation providing on-site services, including but not limited to car wash, product pick-up/distribution, and general vehicle maintenance and service, but not including major automotive repair and service.
MOTOR VEHICLE	Any passenger vehicle, truck, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical power.
MULTI-USER BUILDING	An office/industrial building that is occupied, or operated, by two or more business users or business tenants. (Ord. 09-3106-39, eff. 7/13/09)
MULTIPLE-FAMILY STRUCTURE	A residential structure with more than one dwelling unit with interior common habitable areas. (Amd. Ord. 95-1377-7, eff. 1/9/95)
NO IMPACT	The term "no impact" personal wireless service facility shall be defined as a facility which is: <ul style="list-style-type: none"> 1. Designed so as to completely conceal all components of the personal wireless service facility within a new or existing structure that is architecturally compatible with its surroundings; including, but not limited to, an antenna behind louvers, or in a false roof on a building, or inside a steeple, clock tower, flagpole (with a maximum diameter of 15 inches), campanile or bell tower; or 2. Camouflaged so as to blend into its surroundings to such an

	<p>extent that it is no more obtrusive to the casual observer than the structure on which it is (a) placed, such as a rooftop, lighting standard or existing tower; or (b) replacing, such as a school athletic field light standard, or other similar structure.</p>
NONCONFORMING/USE STRUCTURE, LOT	<p>Any Use, Structure or Lot which was lawfully established, either by right or by reason of a variance or special use, and becomes noncompliant with this Title by reason of an amendment to this Title that becomes effective following the attachment of vested rights to such use, structure or lot.</p>
NOXIOUS MATTER	<p>Material which is capable of causing injury or malaise to living organisms by chemical reaction, or is capable of causing detrimental effects upon the health, or the psychological, social, or economic well-being of human beings.</p>
NURSING HOME (CONVALESCENT HOME, SHELTERED CARE HOME)	<p>An establishment for the care of children or the aged or infirm. Such a home shall not contain equipment for or provide care in maternity cases or for psychotics or other unruly mentally deranged persons nor for surgical or medical cases commonly treated in hospitals.</p>
OCTAVE BAND	<p>A means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.</p>
ODOROUS MATTER	<p>Any matter or material that yields an odor which is offensive in any way. (Ord. 86-885-22)</p>
OFFICE	<p>A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. An office shall not include a physician office or the production, distribution or sales of goods or commodities which are physically located on the premises. (Ord. 90-1163-47)</p>
OPEN SALE LOT	<p>Any open space used or occupied for the purpose of buying and selling merchandise, passenger cars, trucks, commercial trailers, motor scooters, motorcycles, boats and monuments, or for the storing of same prior to sale. (Ord. 86-885-22)</p>
ORNAMENTAL METAL FENCE	<p>A fence constructed of wrought iron, aluminum or steel materials and designed with horizontal rails and other decorative elements, such as balusters, rings or finials, but which does not contain woven metallic materials in the style typical of chain link or cyclone fences. (Ord. 12-3233-03, eff. 1/23/12)</p>
OUTDOOR STORAGE	<p>The keeping in an unroofed area of any goods, junk, material, merchandise or vehicles in the same place for more than twenty four (24) hours. (Ord. 90-1163-47)</p>
PARKING AREA	<p>One or more parking spaces, and may also include access drives, aisles, ramps, and maneuvering area.</p>
PARKING LOT	<p>An area reserved or used for parking motor vehicles, hauling trailers or trailer-mounted boats on premises on which there is not a principal building.</p>

PARKING SPACE	An accessible area used or intended for use for temporary storage of one motor vehicle, hauling trailer or trailer-mounted boat which parking space may be located in a private or storage garage, or in the open. In this definition, temporary storage shall be further limited to include only the storage of vehicles which are fully capable of legal operation on the public streets. Any other storage of vehicles shall be considered as the storage of goods and shall be prohibited except where specifically permitted by this Zoning Code.
PARTICULATE MATTER	Material which is suspended in or discharged into the atmosphere in a finely divided form as a liquid or solid at atmospheric temperature and pressure.
PARTY WALL	A wall which is common to but divides contiguous buildings. (Ord. 86-885-22)
PERFORMING AND VISUAL ARTS STUDIO	A business that provides instruction in various types of art, which includes, but is not limited to, music, dance, theater, painting, sculpture, photography, and provides performances and/or exhibits for an audience as an accessory use.
PERSON	Any corporation, partnership, individuals, or group of individuals, associations, or agent, so that any entity who would be subject to the Zoning Code would be defined as a person. (Ord. 86-885-22)
PERSONAL RECREATION FACILITY	An Accessory Structure intended for the purpose of private recreation activity conducted on a purpose-built court or field, including but not limited to basketball court, tennis court, volleyball court, etc.
PERSONAL WIRELESS SERVICE/PERSONAL WIRELESS SERVICE FACILITIES	A personal wireless service facility shall mean any facility of whatever kind or nature, except a small wireless facility, that receives, transmits or relays radio or microwave signals for cellular, PCS or other similar service. This shall include any installation or mounting structure or equipment and any appurtenant electronics necessary for the operation of the facility. This definition shall be inclusive of the definition of personal wireless service facility set forth in 47 USC 332(c)(7)(C), as amended now or in the future.
PET DAYCARE	A facility that provides temporary boarding, grooming, training and care for any combination of three (3) or more dogs, cats and other domestic animals. This shall not include breeding or sale of animals or veterinary services customarily offered at an Animal Clinic/Hospital.
PHYSICAL DISABILITY	A disability that may have been caused by a head injury, severe arthritis, stroke, muscular dystrophy, multiple sclerosis, spinal cord injury, and other causes that can substantially limit an individual's capacity to function in society. (Ord. 90-1182-66)
PHYSICIANS OFFICE	Establishment for the practice of general or specialized medicine; including but not limited to, offices of one or more physicians, dentists, clinical psychologists, clinical social workers, professional counsellors, acupuncturists, chiropractors, massage therapists, naprapaths, optometrists, estheticians, electrologists, occupational and physical therapists, dietitian nutritionists, and similar licensed medical or chiropractic professionals that does not include overnight care facilities.

PLAY STRUCTURE	An Accessory Structure intended for the purpose of children's play, including but not limited to playhouse, jungle gym, swing set, or trampoline.
PREMISES	A distinct portion of real estate, land or lands with or without buildings or structures. It may or may not have the same meaning as "lot", "building", or "structure".
PRINCIPAL STRUCTURE (BUILDING)	A building in which is conducted the principal use of the lot on which it is located.(Amend Ord. 95-1397-27)
PROPERTY LINE	The line bounding a zoning lot, as defined herein.
PUBLIC WAY	Any sidewalk, street, alley, highway, or other public thoroughfare.
RECORDING (OF A DOCUMENT)	Officially record a document in the office of the Lake County Recorder.
RECREATION FACILITY, PUBLIC	A facility operated as a commercial business and open to the public for a fee, offering indoor party facilities and/or fitness/recreational sports featuring exercise and other active physical fitness conditioning or recreational sports activity, and which may include food service and/or the sale of alcoholic beverages to patrons, provided it is secondary and incidental to the primary recreational activity. Such facility shall not operate any Sexual Oriented Business, as defined in Section 6-7B-3 of this Title, or any establishment commonly known as a gun, shooting or firing range.
RECREATION FACILITY, PRIVATE	A facility offering fitness and/or recreational sports featuring exercise and other active physical fitness conditioning or recreational sports activity for members paying monthly and/or annual dues, and which may include food service and/or the sale of alcoholic beverages, provided it is secondary and incidental to the primary recreational operation. Such facility shall not operate any Sexual Oriented Business, as defined in Section 6-7B-3 of this Title, or any establishment commonly known as a gun, shooting or firing range.
POOL HOUSE	An Accessory Structure that serves and solely used in conjunction with an in ground swimming pool.
RECYCLING COLLECTION POINT	An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items would be allowed. This facility would generally be located in a parking lot or in other public/quasi-public areas. (Ord. 90-1163-47)
RESEARCH and DEVELOPMENT LABORATORY	A building or group of buildings with facilities providing scientific, medical or product research, investigation, testing, or experimentation, but excluding manufacturing or sale of products. (Ord. 15-3372-99)
RESERVOIR	The term "reservoir" is commonly applied to waters held in storage in either artificial or natural basins and impoundments primarily for a source of water for power, Municipal, industrial, domestic, or flood

	control uses. (Ord. 86-885-22)
RESTAURANT, TABLE SERVICE	Unpackaged food to the customer in a ready-to-consume state, in individual servings where food is served to the customer and the customer generally consumes these foods while seated at tables or counters located within, or immediately adjacent to, the building. Carry-out business shall be permitted at these establishments as a subsidiary use. (Ord. 02-1818-28) (Amd. Ord. 07-2983-11, eff. 5/14/07)
RESTAURANT, FAST FOOD	An establishment that is commonly referred to within the restaurant industry as a "QSR", or quick service restaurant. Characteristics common to a Fast Food Restaurant include one or more of the following: offers quick food service, a limited menu, food items pre-prepared or prepared quickly, orders are not-taken at the customers table, and food is generally served in disposable wrapping or containers. This type of establishment often times includes a drive-up or drive-through service facility. (Ord. Amd. 07-2983-11, eff. 05/14/07)
RESTAURANT, CONVENIENCE	An establishment commonly referred to within the restaurant industry as a "fast casual" restaurant. Characteristics common to a Convenience Dining Restaurant include: (a) the principal business model of the restaurant is to serve food at the patrons table; (b) limited menu items are made-to-order and are prepared only upon being ordered by the patron; and (c) the décor is more similar to a Table Service Restaurant than a Fast Food Restaurant. (Ord. Amd. 07-2983-11, eff. 05/14/07)
RETENTION	The permanent on-site maintenance of storm water.
RINGELMANN CHART	One which is described in the U.S. Bureau of Mines information Circular 8333, and on which are illustrated graduated shades of grey for use in estimating the light-obscuring capacity of smoke density.
ROADSIDE STAND	A structure for the display and sale of agricultural products, with no space for customers within the structure itself.
ROOF-MOUNTED ANTENNA POLE	Any structure that supports one or more antennas, and is designed and constructed to be attached, at its base, to the roof of an existing building.
SATELLITE EARTH STATION ANTENNA	Any dish-type satellite signal receiving station or disc antenna, whether flat or concave which is designed for receiving television, radio, data, microwave or other signals from satellites or other sources. (Amd. Ord. 95-1380-10, eff. 2/13/95)
SCREEN	Any permanent barrier comprised of natural or man-made materials which conceals from view all or any part of a deck or patio. (Amd. Ord. 12-3233-03, eff. 1/23/12)
SCREENING	A structure erected or vegetation planted for concealing from viewers the area behind it.
SELF-SUPPORTING FENCE	A fence made of rigid or semi rigid materials, capable of maintaining

its shape without sagging or having significant deflection between support posts. (Amd. Ord. 12-3233-03, eff. 1/23/12)

SETBACK

The distance required between any Lot Line and the Structure or the nearest supporting member of any structure on the lot. See Figure 1.

SETBACK, FRONT

The required distance measured from the front lot line to the nearest member of the Structure, extending between the side and/or corner side lot lines. See Figure 1.

SETBACK, SIDE

The required distance measured from the side lot line to the nearest member of the Structure, extending between the front and rear setbacks. See Figure 1.

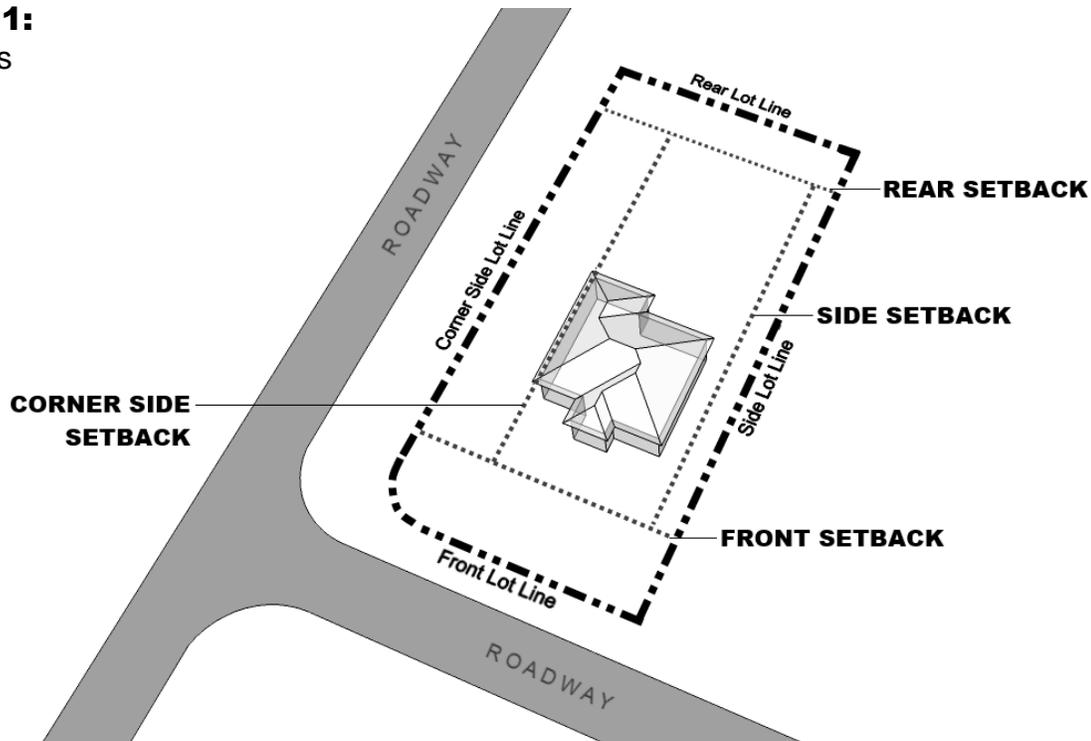
SETBACK, REAR

The required distance measured from the rear lot line to the nearest member of the Structure, extending between the side and/or corner side lot lines. See Figure 1

SETBACK, CORNER SIDE

The required distance measured from the side lot line adjoining a street, extending between the front and rear setbacks. See Figure 1.

Figure 1:
Setbacks

**SHORT-TERM RENTAL**

The accessory use of a residential dwelling under a written or oral agreement providing for occupancy of all or part of the dwelling by any person other than the owner thereof in exchange for consideration therefor.

SIGN

Any visual device or representation designed or used for the purpose of communicating a message or identifying a product, service, person, organization, business or event, with the use of words or characters, visible from outside the premises on which such device is located.

SINGLE FAMILY ATTACHED STRUCTURE

A residential structure with more than one dwelling unit with an independent means of egress and with no interior common habitable areas. (amd. Ord. 95-1377-7, eff. 1/9/95)

SMALL WIRELESS FACILITY

A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other

	services.
SOUND LEVEL	The intensity of sound of an operation or use as measured in decibels.
SOUND LEVEL METER	An instrument standardized by the American Standards Association for measurement of the intensity of sound.
SPECIAL USE	A "special use" of land or buildings, or both, described and permitted herein, is a use subject to special provisions and which because of unique characteristics cannot be properly classified as a permitted use. (Ord. 86-885-22)
SPONSOR or SUPPORT STAFF	Any person licensed or similarly authorized by an agency of the State of Illinois to operate a community residential home. (Ord. 90-1182-66)
STORAGE STRUCTURE	A fully enclosed roofed structure used solely for storage.
STORY	That portion of a building included between the surface of any floor and the surface of the floor above; or if there is no floor above, the space between the floor and the ceiling above. An English Basement shall be counted as a story, but a basement or cellar shall not be counted as a story.
STORY/HALF	A space under a sloping roof which has the line of intersection for roof decking and wall below the ceiling level of the top floor.
STREAM	Any natural, artificial, or channelized watercourse that transports continuous or periodic flowing water.
STREET	A publicly dedicated right of way not less than fifty feet (50') in width or a permanently reserved easement of access approved by the Board of Trustees, which affords a primary means of access to abutting property.
STRUCTURAL ALTERATIONS	Any change, other than incidental repairs in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams, or girders; or any substantial change in the roof or exterior walls.
STRUCTURE	Anything erected, the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground. An advertising or business sign, if detached or projecting from a building, shall be construed to be a separate structure. Accessory Structures shall be considered Structures notwithstanding whether they are permanently affixed or mounted to one location on the ground or attached to something having a permanent location on the ground. (Amd. Ord. 06-2011-02, eff. 1/23/06)
STRUCTURE, SEASONAL	An Accessory Structure located on residential property used for temporary seasonal use, including but not limited to, shade structures, and temporary ice rinks.
STRUCTURE, TEMPORARY	A structure located on non-residential property for temporary use and is removed when the permitted time period, activity, or use for which the temporary structure was erected has ceased.

SUPERVISION	The act of assuming responsibility for the day-to-day operation of a community residential home that includes, without limitation, the performance of any act that requires licensing, certification or such similar authorization by an agency of the State of Illinois of competent jurisdiction.
SUPPORT SERVICES	Those services provided to residents in order to facilitate their integration into the community and to improve their level of functioning and independence. (Ord. 90-1182-66)
SURFACE WATER ELEVATION	The normal water level elevation of a lake, stream, or stream bed as depicted on the United States Geological Survey (U.S.G.S.) flood plain topographic maps. If "surface water elevation" datum specified by the Illinois Department of Transportation - Division of Water Resources is more current than U.S.G.S. flood plain topographic maps, Division of Water Resources information may be used.
TEMPORARY EVENT	An organized occasion, activity, or gathering for public attendance on private property, which may be conditioned upon participant registration, for a fixed, short time period.
TEMPORARY SALES	Temporary sales of overstock and similar products manufactured, warehoused or distributed in the normal business operation of the principal use.
TENT, PERMANENT	An enclosure or shelter with walls and roofing constructed of pliable and non-pliable materials, installed on a permanent foundation, and intended for assembly use,
TENT, TEMPORARY	An enclosure or shelter with walls or roofing constructed of pliable materials and intended for seasonal use.
THREE-COMPONENT MEASURING SYSTEM	A complement of instruments or seismograph which can record, simultaneously, vibration vectors in three (3) mutually-perpendicular directions.
TOXIC MATERIAL	Any substance (liquid, solid, or gaseous) which by reason of an inherent deleterious property when emitted in any amount, is injurious to plants, animals, or human beings.
TRAILER	Any vehicle, house, car, camp car, recreational vehicle, or any portable or mobile vehicle on wheels, jacks, horses, skids, or blocks, and with or without motive power; which is used, adapted, or designed for living, sleeping, business, trade, occupation, or storage purposes. A permanent foundation shall not change its character unless the entire structure meets Village Building Code regulations.
TRANSIENT GUEST	A tenant who does not have a lease and occupies an apartment, lodging room, or other living quarters on a month to month, week to week, or day to day basis.
TREE CHIPPING	The process whereby parts of trees, and no other forms of landscape waste, are received, stored and processed for sale to end markets in the form of raw materials or products.(Ord. 06-2948-40, eff. 8/14/06)
TUTORING CENTER	An office or classroom-style space where students receive assistance

URGENT MEDICAL CARE CENTER/CLINIC	in either a personal or small group setting to become more successful academically.
USE	An establishment comprised of physicians and other medical staff engaged in providing surgical services or emergency care services on an outpatient basis.
USE, PERMITTED	The purpose or activity for which the land, building or structure thereon, is designed, arranged, or intended or for which it is occupied or maintained.
USE, PRINCIPAL	Any building, structure, or use which complies with the applicable regulation of this Code governing permitted uses in the zoning district in which such building, structure or use is located.
USE, TEMPORARY	The main use of land, building or structure as distinguished from a subordinate or accessory use.
VARIANCE	A use permitted for a limited duration and is discontinued upon the expiration of the approved time period.
VEHICLE FUELING STATION	A relaxation of the terms of the Zoning Code where such relaxation will not be contrary to the public interest and where, due to conditions peculiar to the property and not the direct result of the actions of the owner, a literal enforcement of the Code would result in unnecessary hardship.
VEHICLE REPAIR (AUTOMOBILE REPAIR)	Any building or portion thereof or premises used primarily for dispensing or offering for sale at retail to the public, vehicle fuels, gasoline, petroleum products, and other permitted retail goods. (Ord. 97-1494-18 eff. 6/9/97)
VEHICLE SERVICE STATION (AUTOMOBILE SERVICE STATION)	The general repair, engine, rebuilding or reconditioning of vehicles, collision service such as body, frame and fender straightening and repair, and painting of motor vehicles. (Ord. 97-1494-18 eff. 6/9/97)
VEHICLE WASH (AUTOMOBILE LAUNDRY)	Any building or portion thereof or premises used primarily for the dispensing or offering of vehicle fuels, petroleum products, and other permitted retail goods. Light maintenance and service activities such as tire repairs, battery replacement, lubrication, engine tune-ups, and minor repairs may be conducted within the completely enclosed building on the site. Vehicle Service Stations shall not include vehicle repairs other than as stated in this definition. (Ord. 97-1494-18 eff. 6/9/97)
WAREHOUSE	A completely enclosed building or portion thereof containing equipment or providing space or water for cleaning vehicles defined in the Illinois Vehicle Code as first division and Class B vehicles up to, and including 8,000 pounds, as a special accessory use to another principal permitted or special use in the zoning district. (Ord. 97-1494-18 eff. 6/9/97)
WAREHOUSE	A structure, part thereof, or area used principally for the storage of goods and merchandise.

WATCHMAN'S QUARTERS

Working facilities for an owner/operator or employee to provide twenty four (24) hour security in any zoning district where such accommodations are a permitted use. Watchman's quarters shall not serve as a primary residence for a watchman.

WHOLESALE ESTABLISHMENT

A business establishment engaged in selling to retailers or jobbers rather than consumers.

YARD

An open space on a lot which is unoccupied and unobstructed from its lowest level to the sky, except by natural features and as otherwise permitted in this Zoning Code. No yard provided for any building and required for the purpose of complying with this Zoning Code shall again be used as a yard for any other building.

YARD/CORNER SIDE

A side yard which adjoins a public street. See Figure 2.

YARD/FRONT

A yard extending from the abutting roadway to the front of the Structure and extending the full width of the lot. See Figure 2.

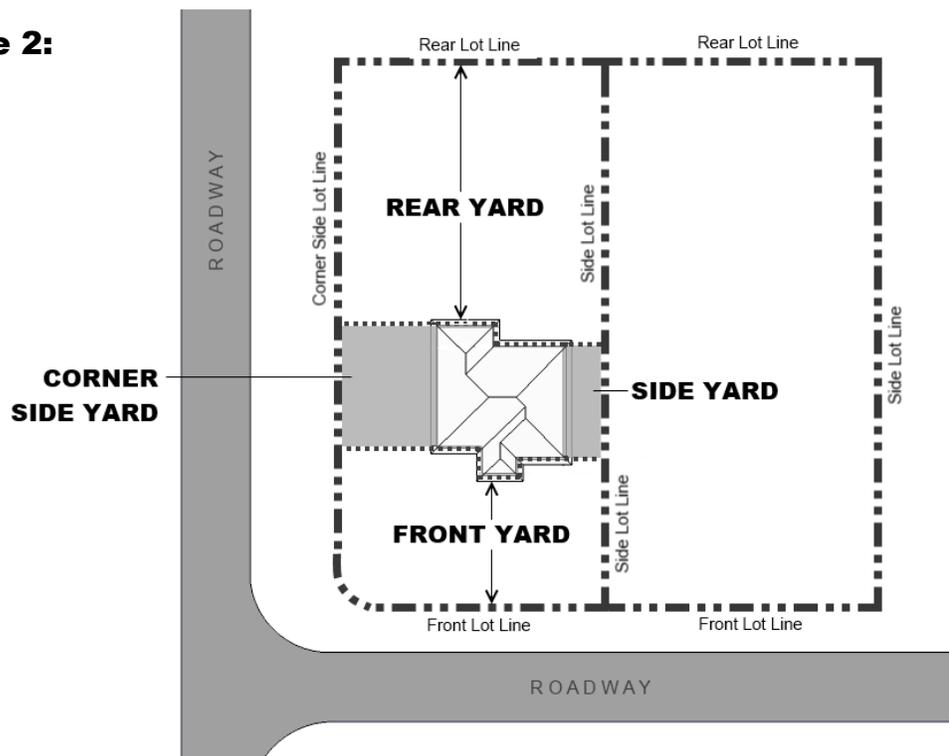
YARD/REAR

A yard extending from the rear lot line to the rear of the Structure and extending for the full width of the lot. See Figure 2.

YARD/SIDE

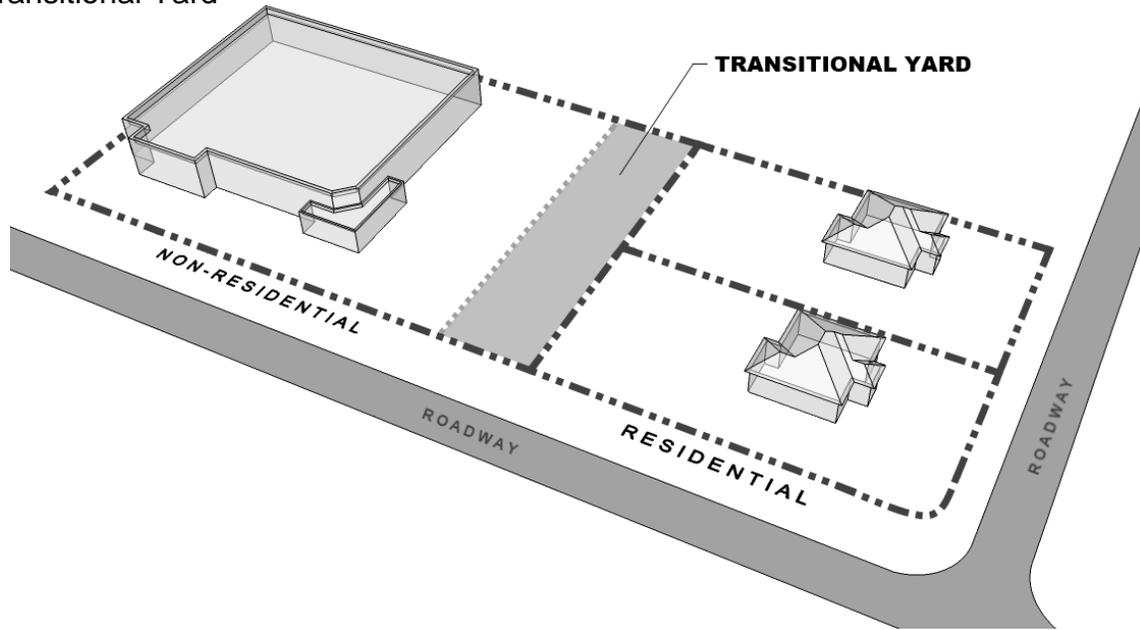
A yard extending from a side lot line to the side of the Structure, extending between the front and rear yards. See Figure 2.

Figure 2:
Yards

**YARD/TRANSITIONAL**

A yard which serves as a buffer between two incompatible zoning districts, when such yard of a non-residential zoning lot adjoins a residential zoning district. See Figure 3.

Figure 3:
Transitional Yard



ZONING ADMINISTRATOR

The officer and assistant designated by the Village Board of Trustees as the officer responsible for enforcing and administering all requirements of this Zoning Code.

**ZONING EXCEPTION
CERTIFICATE**

Refers to the written approval of the Zoning Administrator which indicates granting of relief from any of the provisions of this Code due to establishment as a lawful nonconforming building, structure or use, establishment as a lawful special use, the granting of a variation by the Board of Trustees, or court action granting the zoning exception. (Ord. 86-885-22)

TITLE 6: Zoning

CHAPTER 8: Office/Industrial District

Last revised: 11/09/18



Sections:

- 6-8-1: Intent and Purpose
- 6-8-2: Subdistricts Established
- 6-8-3: General Requirements and Restrictions
- 6-8-4: Performance Standards
 - 6-8-4-1: Noise
 - 6-8-4-2: Vibration
 - 6-8-4-3: Air Pollution
 - 6-8-4-4: Toxic Substances
 - 6-8-4-5: Water Pollution
 - 6-8-4-6: Fire and Explosion Hazards
 - 6-8-4-7: Additional Restrictions
- 6-8-5: Permitted Uses and Special Uses
- 6-8-6: Prohibited Uses
- 6-8-7: Lot Sizes and Floor Area Ratio Requirements
- 6-8-8: Building Setbacks
- 6-8-9: Building Height
- 6-8-10: Signs
- 6-8-11: Off-Street Parking and Loading
- 6-8-12: Landscaping

6-8-1: Intent and Purpose

The O/I (Office/Industrial) District is intended to accommodate office buildings, highly restrictive industrial and warehousing uses, and limited commercial activities in a mutually compatible environment which necessitate suitable separation from residential development. 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/I d subdistrict is designed to accommodate uses similar in character to those

permitted in the O/lc, 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/lc subdistrict. O/lc subdistrict is appropriate for areas along and adjacent to railroad lines which offer rail access to industrial users. Uses permitted in the O/la, O/lb, and O/lc subdistricts are also encouraged in the O/lc subdistrict.

6-8-3: General Requirements and Restrictions

- A. No building or zoning lot shall be devoted to any use other than uses 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.
 3. Uses established prior to the effective date of this Chapter shall be rendered nonconforming and subject to the regulations of Chapter 13 of this Title.
- B. Dwelling units are not permitted, unless otherwise permitted in this Chapter.
- C. Special uses shall be permitted in the zoning districts indicated, subject to procedures outlined in Section 6-14-11 of this Title.
- D. All activities including manufacturing, storage, merchandise display, business operations and service or maintenance shall be conducted within completely enclosed buildings, except areas specifically set aside for refuse collection or pick-up. All refuse collection or pick-up areas shall be completely screened by permanent construction material on all sides, as regulated in Section 6-15-3(B)(4).

All loading berths on zoning lots in the O/lb 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 ²).
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 level exceeds the sound pressure level of each adjacent one-third octave band, or;</p> <p>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.</p>
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 A safety relief valve used and designed to be actuated Relief Valve 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.

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R District from O/I District
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 Receiving R District from O/I District
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 Receiving R District from O/I District
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 O/I Lot from Neighboring O/I Lots	
	As Measured in O/Ia, b, & c	As Measured in O/I d
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			
O/Ia, b, & c	O/I d	Non-Residential	Residential
57	61	50	45

(Ord. 85-817-01)

- I. Prominent Discrete Tones:
- 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.
 - 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:
- 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)		
O/I Lot Line and B District	R District	
	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:

Opacity Percent	Ringelmann No.
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 threshold.

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/I District, 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/I District, 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/I District, 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

Material Classification	Total Quantity
Forbidden	0.0
Restricted	0.0
Explosive A	0.1
Explosive B	1.0
Explosive C	10.0
(The total quantity of all such materials shall not exceed 10 pounds)	

TABLE 2
Total Capacity of Flammable Materials Permitted (In Gallons)

For Material Having an Open Cup Flash Point	Aboveground	Underground
At or above 140° F	5,000	20,000
At or above 100° F & 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 O/I District Performance Standards Regulations

Environmental Effect	O/I District
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 ³ 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 & Explosive Hazards	Explosive and Reactive Materials by IDOT												
	Classification												
	<table border="1"> <tr> <td>Forbidden</td> <td>None</td> </tr> <tr> <td>Restricted</td> <td>None</td> </tr> <tr> <td>Explosive A</td> <td>0.1 lb</td> </tr> <tr> <td>Explosive B</td> <td>1.0 lb</td> </tr> <tr> <td>Explosive C</td> <td>10.0 lb</td> </tr> </table>	Forbidden	None	Restricted	None	Explosive A	0.1 lb	Explosive B	1.0 lb	Explosive C	10.0 lb		
Forbidden	None												
Restricted	None												
Explosive A	0.1 lb												
Explosive B	1.0 lb												
Explosive C	10.0 lb												
	Flammable Liquid and Gas Storage Max. Gallons												
	<table border="1"> <thead> <tr> <th>Flash Point</th> <th>Above Ground</th> <th>Underground</th> </tr> </thead> <tbody> <tr> <td>+140° F</td> <td>5,000</td> <td>20,000</td> </tr> <tr> <td>100° F to 140° F</td> <td>2,000</td> <td>20,000</td> </tr> <tr> <td>100 ° F</td> <td>500</td> <td>20,000</td> </tr> </tbody> </table>	Flash Point	Above Ground	Underground	+140° F	5,000	20,000	100° F to 140° F	2,000	20,000	100 ° F	500	20,000
Flash Point	Above Ground	Underground											
+140° F	5,000	20,000											
100° F to 140° F	2,000	20,000											
100 ° F	500	20,000											
	Flammable gases 3OX above in standard cubic feet.												
G. Glare	Maximum illumination in R District from O/I sources ½ foot candle.												

6-8-4-7: 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: Uses

Uses permitted in the O/I District are identified in the table below:

See O/I District Uses Table on next page

O/I DISTRICT USES	P = Permitted SU = Special Use			
	O/la SU	O/lb SU	O/lc SU	O/ld SU
Assembly uses, as defined in Chapter 2 of this Title	O/la SU	O/lb SU	O/lc SU	O/ld SU
<ul style="list-style-type: none"> The total amount of Assembly Uses shall not exceed 150,000 square feet of gross building area for the entirety of the O/I District. 				
Attached or detached structured parking garages, as defined in Chapter 2 of this Title	O/la P	O/lb P	O/lc P	O/ld P
<ul style="list-style-type: none"> The height of all structured parking garages shall not exceed fifty percent (50%) of the height of the principal building. Structured parking garages shall not be closer to the front lot line of the property than the principal building. Attached parking garages shall be of the same architectural design and constructed of the same exterior materials as the principal building, except for a glass curtain-walled principal building, where alternate but compatible exterior materials shall be substituted. Detached parking garages shall be compatible in architectural design as the principal building. All areas surrounding the structured parking garage shall be landscaped as if it were a principal building. In no instance shall the structured parking garage exceed the gross floor area of the principal building. 				
Automotive repair facilities, as defined in Chapter 2 of this Title	O/la	O/lb P	O/lc P	O/ld P
Auxiliary Uses (retail and service), as defined in Chapter 2 of this Title	O/la P	O/lb P	O/lc P	O/ld P
<ul style="list-style-type: none"> Shall be incidental to, and to provide goods or services to the principal use, and be or for the convenience of the employees of the principal use. Auxiliary uses may include, or be substantially similar to, including but not limited to, financial institutions without drive-through facilities, pharmacy/drug store, retail sales, cafeteria, and private recreational facility. Shall be located within the principal building. No exterior display of the auxiliary use shall be permitted. 				
Banks and financial institutions without drive-thru	O/la P	O/lb P	O/lc P	O/ld P
Banks and financial institutions with drive-thru	O/la SU	O/lb SU	O/lc SU	O/ld SU
Breweries, as defined in Chapter 2 of this Title	O/la	O/lb	O/lc	O/ld
<ul style="list-style-type: none"> Tasting rooms and retail sales shall occupy no more than ____% of the leasable building area. 				
Car rental facilities with on-site car service	O/la SU	O/lb SU	O/lc SU	O/ld SU
<ul style="list-style-type: none"> Car service shall be performed within a completely enclosed facility. 				
Catering establishments, as defined in Chapter 2 of this Title	O/la SU	O/lb SU	O/lc P	O/ld P
<ul style="list-style-type: none"> No retail sales shall be allowed at a Catering Establishment, except to the extent operated as an Auxiliary Use. 				
Child daycare centers, as defined in Chapter 2 of this Title	O/la	O/lb	O/lc	O/ld

	SU	SU	SU	SU
<ul style="list-style-type: none"> In multi-tenant buildings, child daycare centers shall be located on the first floor only. 				
Day spas without massage service, as defined in Chapter 2 of this Title	O/la P	O/lb P	O/lc P	O/ld P
Day spas with massage service, as defined in Chapter 2 of this Title	O/la SU	O/lb SU	O/lc SU	O/ld SU
Commercial Service Activity	O/la SU	O/lb SU	O/lc SU	O/ld SU
<ul style="list-style-type: none"> Commercial activities shall include, but not limited to, vehicle fueling stations which may include vehicle washes, restaurants, bank and financial institutions which may include drive-through facilities, child daycare facilities, pet day care facility, and car rental facilities primarily intended to service the uses established in the district and employees thereof. Pet day care facilities shall not include any overnight boarding/kenneling of animals. 				
Dispensary organizations, as defined in Chapter 2 of this Title	O/la	O/lb	O/lc	O/ld SU
<ul style="list-style-type: none"> Shall comply with all provisions of the Compassionate Use of Medical Cannabis Pilot Program Act (Illinois Public Act 098-0122), and the regulations promulgated by the Department of Financial and Professional Regulation and Illinois Department of State Police. Shall not be located within 1,000 ft. of the property line of a pre-existing public or private preschool or elementary or secondary school, day care center, day care home, group day care home, or part day child care facility. For the purpose of this Chapter, "pre-existing" means operating prior to September 8, 2014. Shall not be permitted in a multiple-tenant property and/or structure. Drive-through facilities are prohibited. Shall operate for a minimum of 35 hours a week, only between 6:00 AM and 8:00 PM, local time, and shall not operate uninterrupted for a 24 hour period. Medical cannabis, medical cannabis infused products, medical cannabis paraphernalia, or similar products shall not be displayed for public view from the exterior of the Dispensary Organization. Consumption of cannabis on the property of a Dispensary Organization shall be prohibited. Registration from the Department of Financial and Professional Regulation. A current copy of such registration shall be submitted to the Lincolnshire Police and Community and Economic Development Departments at all times. The sale of paraphernalia that is directly used for the consumption of medical cannabis shall be permitted. The sale of any paraphernalia not directly required for the consumption of medical cannabis is prohibited. All trash containers shall be located entirely within the interior of the primary structure to prevent uncontrolled access from the building's exterior, except for routine disposal of trash containers. 				
Distilleries, as defined in Chapter 2 of this Title	O/la	O/lb	O/lc	O/ld
<ul style="list-style-type: none"> Tasting rooms and retail sales shall occupy no more than ___% of the leasable building area. 				
Educational institutions, as defined in Chapter 2 of this Title	O/la SU	O/lb SU	O/lc SU	O/ld SU
Farmers markets, as defined in Chapter 2 of this Title	O/la P	O/lb P	O/lc P	O/ld P
<ul style="list-style-type: none"> Shall require a Temporary Use permit and be in conformance with Section 6-3-6(B) of Chapter 3 of this Title. 				
Municipal Government services activities	O/la	O/lb	O/lc P	O/ld P

- Including, but not limited to, water supply facilities, public works facilities, fire stations, government post office, or other municipal facilities providing services to the public.

Hotels	O/la SU	O/lb SU	O/lc SU	O/ld SU
Laboratories, research and development facilities, public or private	O/la P	O/lb* P	O/lc P	O/ld P
<ul style="list-style-type: none"> • *Said operations shall contain office space at least twenty five percent (25%) of the gross leasable area and be in conformance with Sections 6-8-3 and 6-8-4 of this Chapter. 				
Light manufacturing; fabricating; processing; assembly; repairing; storing; servicing; or testing of materials, goods or products	O/la	O/lb* P	O/lc P	O/ld P
<ul style="list-style-type: none"> • *Said operations shall contain office space at least twenty five percent (25%) of the gross leasable area and be in conformance with Sections 6-8-3 and 6-8-4 of this Chapter. 				
Office, business, professional and corporate headquarters, as defined in Chapter 2 of this Title	O/la P	O/lb P	O/lc P	O/ld P
Parking garages (as principal use), as defined in Chapter 2 of this Title	O/la SU	O/lb SU	O/lc SU	O/ld SU
Performing and visual arts studios, as defined in Chapter 2 of this Title	O/la P	O/lb P	O/lc P	O/ld P
<ul style="list-style-type: none"> • In multi-tenant buildings, performing and visual art studios shall be located on the first floor only. • Performing and visual arts studios in multi-tenant buildings shall not broadcast any sound or play any musical instrument(s) capable of being heard in adjoining tenant spaces between 8:00 a.m. and 6:00 p.m. Monday through Friday. 				
Pet daycare, grooming and training, as defined in Chapter 2 of this Title	O/la SU	O/lb SU	O/lc SU	O/ld SU
<ul style="list-style-type: none"> • In multi-tenant buildings, pet daycare, grooming and training uses shall be located on the first floor only. • Pet daycare, grooming and training facilities in multi-tenant buildings shall not broadcast any sound capable of being heard in adjoining tenant spaces between 8:00 a.m. and 6:00 p.m. Monday through Friday. • May include overnight boarding of animals. 				
Physician's offices, as defined in Chapter 2 of this Title	O/la P SU	O/lb P SU	O/lc P SU	O/ld P SU
<ul style="list-style-type: none"> • 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. • In the O/la 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. • In the O/la 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. • In all other O/l 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. 07-3011-39, eff. 11/26/07) 				
Printing and reproduction services, graphic and photo-stating services, office machine sales and repair, office supply sales,	O/la P	O/lb P	O/lc P	O/ld P

and other similar uses				
Product showrooms	O/la P	O/lb P	O/lc P	O/ld P
<ul style="list-style-type: none"> • Accessory to a principal use. • Limited to twenty five percent (25%) of the gross leasable space. 				
Public utility facilities	O/la SU	O/lb SU	O/lc SU	O/ld SU
<ul style="list-style-type: none"> • Public utility facilities shall include 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 				
Railroad lead and spur tracks	O/la	O/lb	O/lc	O/ld SU
<ul style="list-style-type: none"> • 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. • 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. • 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. • 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. • 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. • 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. • On zoning lots in the O/ld 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. • Zoning lots in the O/ld 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. • In the O/ld subdistrict only one rail user will be allowed for each five hundred (500) lineal feet of lead track. (Ord. 85-817-01) 				
Recreation facilities (public or private), as defined in Chapter 2 of this Title	O/la SU	O/lb SU	O/lc SU	O/ld SU
Restaurants without drive-thru	O/la P	O/lb P	O/lc P	O/ld P
Restaurants with drive-thru	O/la SU	O/lb SU	O/lc SU	O/ld SU
Testing of materials	O/la P	O/lb P	O/lc P	O/ld P
<ul style="list-style-type: none"> • Shall be conducted only in the interior of a building. • Shall be accessory to the primary business operations. 				

- ~~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).~~
- Testing of and on animals shall be prohibited.
- Testing of hazardous or combustible materials shall be prohibited.
- 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)

Tutoring centers, as defined in Chapter 2 of this Title

O/la P	O/lb P	O/lc P	O/lid P
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Vehicle fueling stations, as defined in Chapter 2 of this Title

O/la SU	O/lb SU	O/lc SU	O/lid SU
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- May include a convenience store and/or a vehicle wash as an accessory use.

Urgent medical care centers/clinics, as defined in Chapter 2 of this Title

O/la SU	O/lb SU	O/lc SU	O/lid SU
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Warehouse and storage uses

O/la	O/lb	O/lc P	O/lid P
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- Shall be conducted within a completely enclosed structure.
- Shall not include freight terminals or cartage firms, which are not permitted.

END OF O/I USES LIST

6-8-5

6-8-6: Prohibited Uses: All Subdistricts

- A. No zoning lot, parcel, or tract of land shall be used, and no 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, couthouc, 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.
- B. 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; pyrotechnics 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.

6-8-7: Lot Sizes and Floor Area Ratio Requirements

A. Lot Size Requirements:

Uses	Minimum Lot Area	Minimum Lot Width
O/la subdistrict	2 acres (87,120 sq. ft.)	220 ft.
O/lb subdistrict	2 acres (87,120 sq. ft.)	220 ft.
O/lc subdistrict	2 acres (87,120 sq. ft.)	220 ft.
O/lc, Municipal services	1 acre (43,560 sq. ft.)	150 ft.
O/ld subdistrict	1 acre (40,000 sq. ft.)	100 ft.
Commercial Service Activity, Car Rental	20,000 sq. ft.	150 ft.
Commercial Service Activity, Motels and Hotels	5 acres	220 ft.
Commercial Service Activities, All others	1 acre	150 ft.
Dispensary Organization	1 acre	150 ft.
Municipal Services Activity, Commuter rail station	As specified by the Zoning Board	
Non-Membership Assembly Uses	5 acres	220 ft.
Parking garages, as principal use	As specified by the Zoning Board	
Physician's office	1 acre	150 ft.
Public utility facility	As specified by the Zoning Board	
Urgent medical center/clinic	1 acre	150 ft.
Special Uses, All others	2 acres	150 ft.

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

Uses	Maximum FAR
All other Permitted uses	0.5
Auxiliary use	0.7
Commercial Service Activity, Car Rental	0.7
Commercial Service Activity, Motels and Hotels	1.0
Commercial Service Activity, Restaurants	0.7
Commercial Service Activity, Vehicle Service Stations	0.7
Dispensary Organization	0.5
Laboratories/research and development facilities	0.5
Light manufacturing/fabricating and warehouse uses	0.5
Non-Membership Assembly Uses	0.5
Office and bank/financial institutions	1.0

Parking Garages	As specified by the Zoning Board
Public Utilities Facilities	As specified by the Zoning Board
All other Special Uses	0.5

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. (Ord. 14-3309-35)

6-8-8: Building Setbacks

O/Ia & O/Ib Districts

Front & Corner Side	50 ft.	Increase by 1 ft. for each 1 ft. building height exceeds 45 ft., up to 72 feet, including roof-top mechanical equipment.
		Increase by 2 ft. for each 1 ft. building height exceeds 72 ft., including roof-top mechanical equipment. Said increase shall be cumulative
Side Rear	30 ft.	Increase by 1 ft. for each 1 ft. building height exceeds 45 ft., including roof-top mechanical equipment.

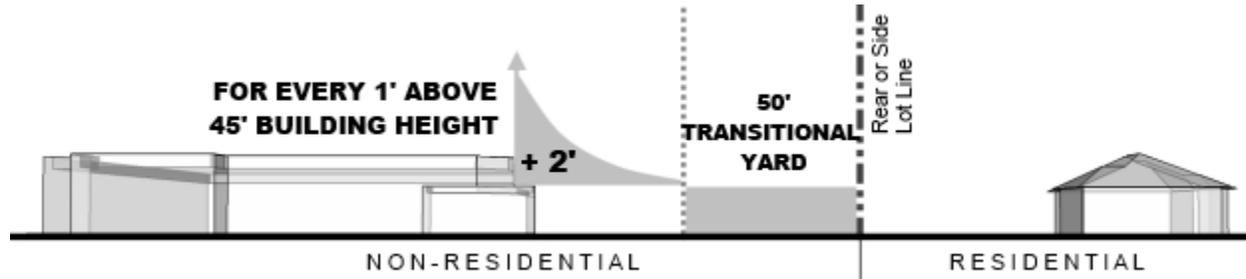
O/Ic District

Front & Corner Side	35 ft.	Increase by 1 ft. for each 1 ft. building height exceeds 20 ft., including roof-top mechanical equipment.
Side	20 ft.	
Rear	25 ft.	

O/IId District

Front & Corner Side	35 ft.	Increase by 1 ft. for each 1 ft. building height exceeds 30 ft., including roof-top mechanical equipment.
Side	20 ft.	
Rear	25 ft.	

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.

Figure 6-8-8: Transitional Yard**6-8-9: Building Height**

- A. 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)
- B. 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)

6-8-10: Signs

Signs shall be subject to the regulations contained Title 12 of this Code.

6-8-11: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title.

6-8-12: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code.

TITLE 6: Zoning

CHAPTER 11: Off-Street Parking and Loading

Last revised: 11/09/18

Sections:

- 6-11-1: General Requirements
- 6-11-2: Off-Street Parking Facilities
- 6-11-3: Off-Street Loading Facilities

6-11-1: General Requirements

- A. General Applicability: Off-street parking and loading facilities for all existing and new structures and uses of land within the Village of Lincolnshire shall be in accordance with the provisions of this Chapter.
- B. Increase in Intensity: Whenever the intensity of use of any structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities shall be required for such increases in intensity.
- C. Change in Use: Whenever a use existing on the effective date of this Chapter is changed to a new use, parking or loading facilities shall be provided as required herein for such new use.
- D. Responsibility: The duty to provide and maintain off-street parking spaces and/or loading facilities shall be the joint and several responsibility of the operator and/or owner of the use and/or owner of the land for which off-street parking spaces and/or loading facilities are required to be provided and maintained hereunder.
- E. Design Plan: Parking and loading facilities shall be illustrated on a site plan to be submitted with all applications for Building Permits or Certificates of Occupancy in accordance with the provisions of this Chapter.
- F. Snow Removal: Accommodations shall be made for the storage and/or removal of snow from all parking and loading facilities. Areas for snow storage shall be designated reasonably close to drains or catch basins. Snow storage within landscaped areas should be avoided to prevent damage to plant material.

6-11-2: Off-Street Parking Facilities:

- A. General Requirements
 - 1. Use: Required off-street parking facilities shall be solely for the parking of vehicles used for the transportation of occupants, patrons, employees or materials of the uses to which they are accessory. Each required parking space shall be kept available at all times for parking of such vehicles. No required parking space shall be rented, leased or used for any purpose other than that for which said space is required.
 - 2. Access: Off-street parking facilities shall be designed and located to provide appropriate means of vehicular access to adjacent streets or alley ways in a manner

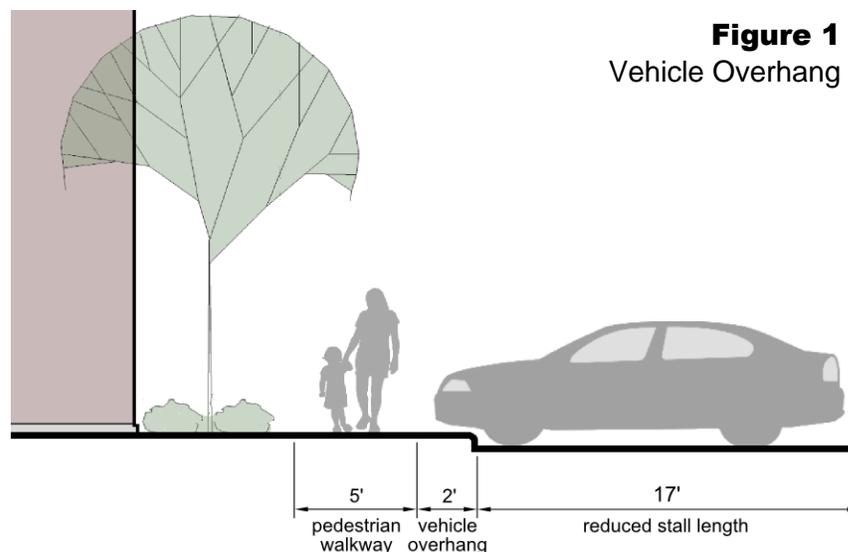
which will least interfere with traffic movements. Parking spaces shall open directly upon an aisle or driveway of such width and designed to provide safe and efficient means of vehicular access to such parking space at all times.

3. Computation: When the number of parking spaces required herein results in a fractional space, any fraction shall require one (1) additional parking space. Parking spaces required on a square footage basis shall be based on the gross square footage of the structure/leasable space. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing on the premises at any one time.
4. Shared Parking Facilities: Parking spaces required for separate structures and uses may be provided collectively on the same lot, provided use of such spaces shall not occur at the same time based on the operations of the uses they are serving. The minimum number of required parking spaces shall be established by the primary use or the highest parking generating use, whichever is more.
5. Land Banking: The Zoning Administrator may authorize a reduction in the total number of off-street parking spaces required herein, subject to the following:
 - a. No more than 50% of the required parking spaces shall be landbanked.
 - b. Prior to authorization of landbanked spaces, the lot owner or tenant must demonstrate that required parking spaces are excessive as applied to the use of the zoning lot, including but not limited to employee counts, lack of public customers, or similar scenarios.
 - c. Every request for landbanking of required parking spaces shall be accompanied by a detailed parking plan identifying the area(s) reserved for future parking and the landscape treatment of such open space.
 - d. The property owner shall file with the Zoning Administrator his/her unconditional agreement in form and substance satisfactory to the Village Attorney that the area(s) reserved for future parking shall be maintained as landscaped open space until and unless required to be used for off-street parking in compliance with this Chapter. Such agreement shall be recorded with the Lake County Recorder's Office.
 - e. The Zoning Administrator, in his/her sole discretion, shall have the authority to require the property owner or successor, at any time, to increase the number of parking spaces required by this Chapter.

B. Location:

1. All parking facilities shall be located in the same zoning lot as the structure or use to which they serve. Parking facilities of ten (10) or more parking spaces may be located on a separate lot provided said parking spaces are located within the development in which such parking spaces are serving.
2. Parking facilities solely for employees, may be located on a separate lot provided no such parking spaces shall be located in excess of six hundred feet (600') measured along a paved pedestrian circulation route to the nearest building entrance.

3. Residential zoning: Parking facilities containing three or more spaces shall not be located in a Front, Side, or Rear Setback, as defined in Chapter 2 of this Title, except when a garage structure is located within the Rear Setback. Surfaced driveways may be used as parking spaces in addition to the requirements herein.
 4. All Other Zoning Districts: Required parking spaces shall not be located in a Front or Corner Side Yard, as defined in Chapter 2 of this Title, and shall be located a minimum of twenty five (25) feet from the property line of any adjoining residential zoning district, except as permitted in Section 6-8-11(B) of this Title. Required parking spaces may be located in an interior side yard or rear yard in all non-residential zoning districts, provided in the O/I districts a fully landscaped and maintained strip of at least fifteen feet (15') in the O/Ia and O/Ib subdistricts or eight feet (8') in the O/Ic and O/Id subdistricts is installed and maintained continuously along the perimeter of the applicable rear and interior side yards (excluding driveway or sidewalk entrances, or railroad track frontage).
- C. Size: Every parking space shall conform to the parking dimensions identified on the Off-street Parking Chart found at the end of this Chapter, exclusive of access drive aisles, ramps, etc., and have a minimum vertical clearance of seven (7) feet. For parking spaces adjacent to a curb, the parking space length shall be shortened by two (2) feet to provide sufficient vehicle overhang (see Figure 1). For parking spaces where vehicle overhang is adjacent to a pedestrian walkway, the walkway width shall be a minimum of seven (7) feet to provide unobstructed pedestrian access (see Figure 1).



D. Design and Maintenance:

1. Surfacing:

- a. Single-Family Residential: Off-street parking facilities accessory to single-family residential (attached or detached) shall be paved or otherwise surfaced with an all-weather dustless material. The portion of the driveway connecting from the curb line to the property line shall be paved with concrete, asphaltic materials or permanent materials, in accordance with Village Codes.

- b. All Other Uses: The minimum required off-street parking facilities, spaces and access drives shall be improved with a compacted macadam base, or equal, not less than six inches (6") thick, surfaced with asphaltic concrete or comparable all-weather, dustless material. Any portion of a parking facility containing parking spaces in excess of 10% of the minimum number required herein shall implement innovative stormwater management features (commonly identified as Best Management Practice techniques, BMP), including but not limited to alternate paving surface materials, use of light colored concrete, recycled asphalt permeable pavement materials, bioretention areas, swales, or similar techniques approved by the Village of Lincolnshire; unless it can be demonstrated no further increases in impervious surface coverage will be produced.
2. Drainage: All parking facilities shall be designed to prevent the drainage of stormwater onto adjoining property and to effectively manage stormwater and snowmelt on-site in accordance with Village Codes and the Lake County Watershed Development Ordinance (WDO), including the use of stormwater BMP techniques.
3. Screening and Landscaping: Parking facilities shall be landscaped in accordance with Section 13-2-4 of Title 13.
4. Illumination: Illumination of off-street parking facilities shall be in accordance with Section 6-3-15 of this Title. All lighting should create an identity for parking facilities and be appropriately designed for the location, context, and scale of the areas being illuminated.
5. Curbing: All parking facilities, drives, access roadways, and landscape islands must be bordered by a six (6) inch high concrete barrier curb. Such curbing shall not be required if essential to the design and implementation of stormwater BMP techniques, as approved by the Village and Lake County Stormwater Management Commission (SMC).

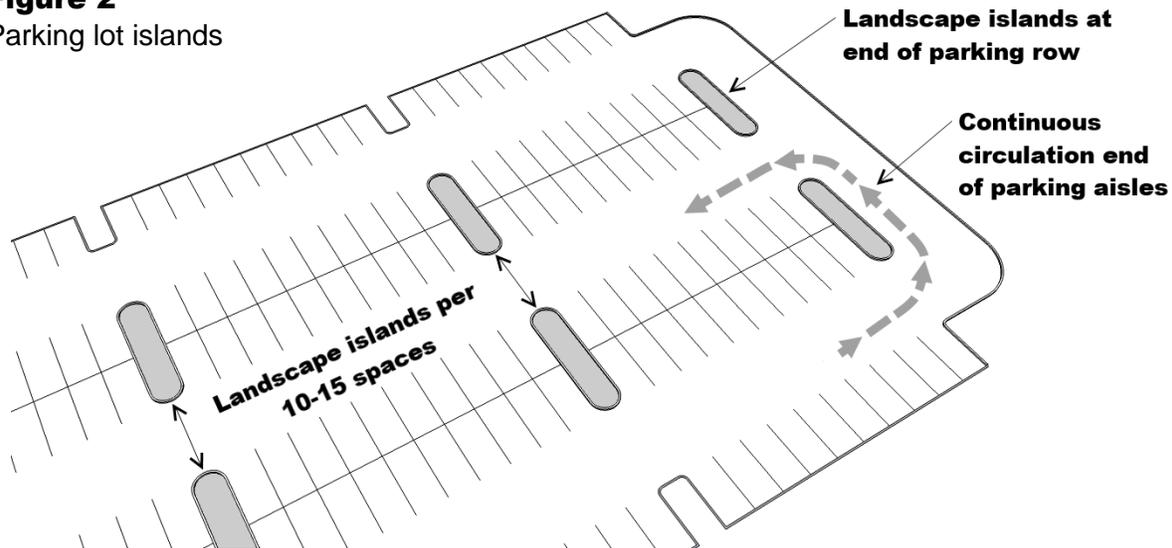
E. Parking Lot Standards:

1. Parking facilities containing twenty (20) spaces or more shall have one (1) landscape island for every ten (10) parking spaces (see Figure 2). Landscape islands shall be a minimum width of nine (9) feet and a minimum length of nineteen (19) feet. Landscaping shall be in accordance with Section 13-2-4 of Title 13.
2. Landscape islands shall be located at the end of every parking row and shall be landscaped in accordance with Section 13-2-4 of Title 13 (see Figure 2).
3. Parking facilities containing two (2) or more parking aisles shall provide continuous vehicular circulation at each end of the parking aisles and shall be landscaped in accordance with Section 13-2-4 of Title 13 (see Figure 2).
4. A minimum eight (8) foot landscaped area shall be required between all building façades and parking facilities, including parking spaces and circulation drives, and shall be landscaped in accordance with Section 13-2-4 of Title 13.
5. Parking facilities containing forty (40) parking spaces or more shall have one (1) landscape island for every fifteen (15) parking spaces (see Figure 2). Landscape islands shall be a minimum width of nine (9) feet and a minimum length of nineteen

(19) feet. Landscaping shall be in accordance with Chapter 2, Landscaping, of Title 13.

Figure 2

Parking lot islands



F. Accessible (ADA) Parking Spaces: Off-street parking spaces required herein shall comply with the 2010 ADA Standards for Accessible Design and Illinois Accessibility Code, except for single-family dwellings, which shall be in accordance with the following requirements:

1. Required Accessible Spaces: ADA accessible parking spaces shall be included in the total number of required parking spaces as required in following table:

ACCESSIBLE PARKING SPACES	
Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1,000

2. Van Parking Spaces: For every six (6) or fraction of six (6) accessible parking spaces required by (B)(1) above, at least one (1) accessible space shall be a van parking space.

- G. Specific Requirements: Off-street parking spaces shall be provided in accordance with the minimum requirements listed below. The format in identifying the minimum number of required spaces is as follows:

{Number of spaces} 10/1,000 {Per square footage, units, seats, etc.}

Unspecified Use: When the use of a structure or lot is known, but not identified in the following parking table, the minimum number of parking spaces required shall be determined based on a reasonably comparable and/or similar use identified.

SEE OFF-STREET PARKING TABLE ON NEXT PAGE

Use	Minimum Number of Required Spaces
Residential	
Single-family detached dwelling	2/dwelling
Single-family attached dwelling, townhome	2.5/dwelling
Single-family attached dwelling, duplex	2.5/dwelling
Continuing care retirement campus (CCRC)	1/independent living unit + 1/employee + 4% of the total required parking for visitor parking
Multi-family dwelling/condominium	1.5/efficiency studio and 1 bedroom units 2.5/2 or more bedroom units
Recreational	
Bowling alley	4/lane + 12/1,000 sq. ft. of lounge or dining area
Golf course	80/9 holes
Park and playground	None for first acre. 5/1 to 5 acres + 5 for each acre in excess of 5 acres + 1/5 persons of design capacity of any structure or facility
Forest preserve/nature preserve	By Village Board
Personal fitness/instruction studio	1/4 persons based on maximum occupancy +1/employee
Private or public recreation facility and community buildings	1/3 persons based on maximum occupancy +1/employee + 1/100 sq. ft. of water surface area for any swimming pool facilities
Assembly Uses	
Art galleries, libraries and museums	1/500 SF
Exhibition and convention facilities	1/100 SF
Meeting and events center	1/4 persons at max occupancy
Private clubs, fraternal lodges	1/3 persons at maximum occupancy
Religious institutions	1/4 seats
Theater	1/3 seats

OFF-STREET PARKING TABLE CONTINUED ON NEXT PAGE

Use	Minimum Number of Required Spaces
Institutional	
College/university or vocational, private educational institution, business or trade school	1/each employee + 1/3 students
Child day care center	1/500 SF
Elementary, junior high school	1/each employee
High school	1 each employee + 1/4 students aged 16 years or older
Hospital	1/500 SF + 0.5/ employee
Municipal and government buildings	1/250 SF
Nursing/rest homes	1/1,000 SF
Urgent medical care center/clinic	1/200 SF + 1/employee, including doctors
Industrial	
Cargo and freight terminals	
Cartage and express facilities	
Laboratories or research and development facilities	
Light manufacturing, fabricating, processing, assembly, repairing, storing, servicing or testing of materials, goods or products	1/250 SF of Office Space + 1/1,000 SF of Manufacturing Space + 1/2,000 SF of Warehouse Space
Research laboratories	
Warehouse and storage, distribution facilities	

OFF-STREET PARKING TABLE CONTINUED ON NEXT PAGE

Use	Minimum Number of Required Spaces
Commercial	
Automotive repair facility, service facility	0.5/employee + 2/service bay
Banks and financial Institutions	1/250 SF + 2 stacking spaces/ATM + 3 stacking spaces/drive-up service window
Car rental facilities	1/400 SF of gross leasable area + sufficient parking for rental cars
Catering establishment	
Office, business or professional	
Printing, publishing, blueprinting and photocopying establishments	1/250 SF
Radio and television stations	
Day spa	1/150 SF of gross leasable area
Dispensary organization	1/175 SF of office space + 1/2,000 SF of warehouse/storage space
Hotels	1/unit + 0.5/employee + 1/50 SF of lounge or dining area
Convenience store	
Drinking establishment	
Food store, including candy/confectionery stores, dairy products and bakeries	
Funeral home	
General retail and service use	
Pharmacy/drug store	1/200 SF
Liquor sales, package goods	
Musical instrument sales and repair shop	
Motor vehicle sales	
Pet shop	
Shopping center	
Performing and visual arts studios	1/employee + 1/every 3 students
Pet daycare, grooming and training	1/500 SF
Physician's office	1/employee + 2/examination room
Restaurants (fast food with drive-thru)	10/1,000 SF + 4 stacking spaces/drive-up service window + 2 stacking spaces for each additional ordering station
Restaurants (fast food)	13/1,000 SF
Restaurants (table service, convenience dining)	12/1,000 SF
Salon (hair, nails, makeup), barber shop	1/employee + 2/chair

Tutoring centers

1/employee + 1/every 3 students

Vehicle fueling station

1/fueling pump + 1/employee + 1/500 SF of
convenience store area

END OF OFF-STREET PARKING TABLE

Off-Street Parking Chart

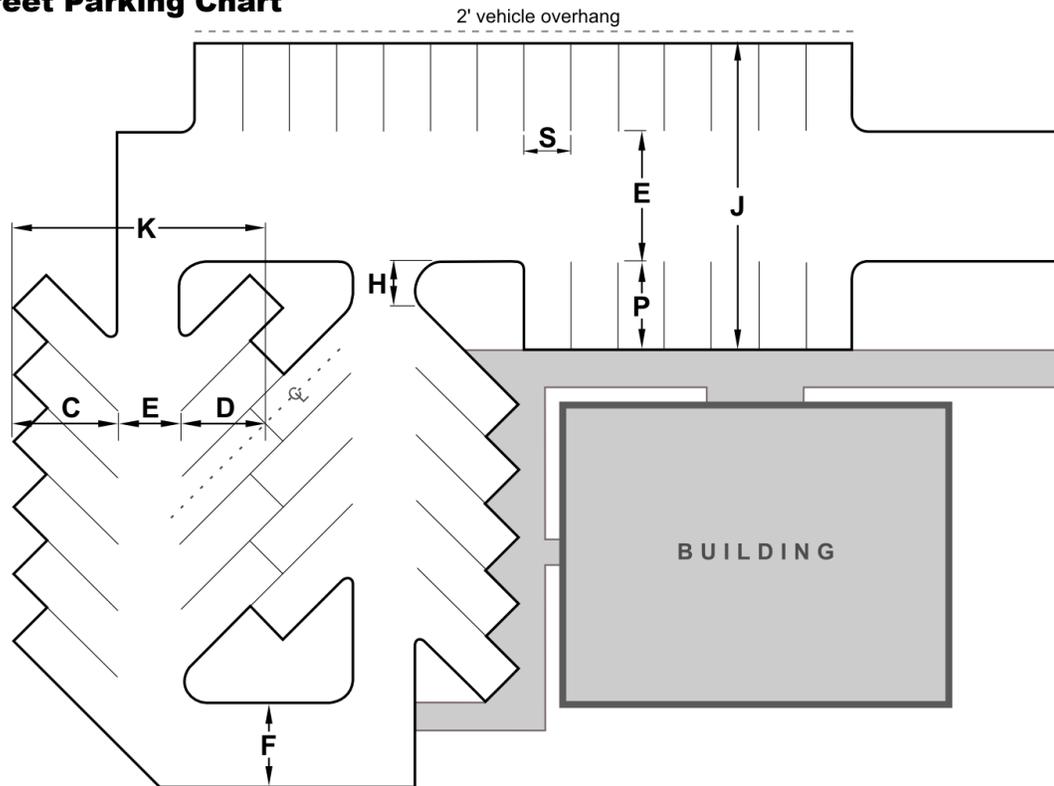


TABLE OF DIMENSIONS (IN FEET)

	S	P	C*	D	E	F	H	J	K*
0°	8.0	22.0	8.0	8.0	12.0			28.0	8.0
	8.0	24.0	8.0		11.0			27.0	8.0
	8.0	26.0	8.0	8.0	10.0			26.0	8.0
30°	8.5	19.0	16.9	13.2	10.0		6.0	43.8	40.1
	9.0	19.0	17.3	13.4	9.0		6.0	43.6	39.7
45°	8.5	19.0	19.4	16.4	10.8	15.5	9.5	49.6	46.6
	9.0	19.0	19.8	16.6	10.0	16.0	9.0	49.6	46.4
	9.5	19.0	20.1	16.7	9.5	16.5	8.5	49.7	46.3
	10.0	19.0	20.4	16.9	9.0	17.0	8.0	49.8	46.3
60°	8.5	19.0	20.8	18.7	18.0	15.0	12.5	59.6	57.5
	9.0	19.0	21.0	18.8	17.0	15.0	12.0	59.0	56.8
	9.5	19.0	21.3	18.9	15.5	15.0	11.5	58.1	55.7
	10.0	19.0	21.5	19.0	14.0	15.0	11.0	57.0	54.5
90°	8.5	19.0	19.0	19.0	27.0	20.0		65.0	65.0
	9.0	19.0	19.0	19.0	25.0	20.0		63.0	63.0
	9.5	19.0	19.0	19.0	24.0	20.0		63.0	62.0
	10.0	19.0	19.0	19.0	23.0	20.0		61.0	61.0

Notes:

$$J = C + E + C$$

$$K = C + E + D$$

*Except as shorten for 2 ft. vehicle overhang per Section 6-11-2(A)(3).

6-11-3: Off-Street Loading Facilities

A. General Requirements

1. **Location:** All required loading berths (docks) shall be located on the same zoning lot as the structure or use to be served. No loading berth shall be located within twenty five (25) feet of the nearest point of intersection of any two (2) public or private streets; nor shall it be located in a required front or side yard.
2. **Design**
 - a. **Maneuvering:** All loading berths shall be designed so that all maneuvering and standing of vehicles shall be performed on the zoning lot, except in parking lots with a capacity of less than fifty (50) cars in the O/lc, O/ld and M Districts.
 - b. **Screening:** All loading berths shall be fully screened from view of any public or private street and any adjacent property zoned for residential use. Screening materials shall consist of landscaping, walls, berms or any other permanent material which will provide continuous screening throughout the entire year.
 - c. **Access:** All loading berths shall be accessed by appropriate means of vehicular access to a street, alley, or circulation drives which least interferes with traffic movements.
3. **Surfacing:** All open loading berths shall be improved with a compacted macadam base not less than seven inches (7") thick, or equal, surfaced with not less than two inches (2") of asphaltic concrete or comparable all-weather, dustless material. The use of alternate paving surface materials, including but not limited to the use of light colored concrete, recycled asphalt, and permeable pavements such as porous pavement and alternate pavers is encouraged.
4. **Repair and Service:** Storage of any kind shall be prohibited, unless such loading berth is located entirely within an enclosed structure. No vehicle repair work or service of any kind shall be permitted within any loading berth.
5. **Space Allocated:** Space allocated to a required loading berth shall not be used to satisfy off-street parking space requirements.

- B. Specific Requirements:** Off-street loading facilities shall be provided in accordance with the following minimum requirements:

SEE OFF-STREET LOADING TABLE ON NEXT PAGE

Use	Gross Floor Area (Square Feet)	Number of Loading Facilities	Loading Berth Size
Office, business or professional	Less than 10,000	1 loading/unloading area	N/A
	10,001 – 100,000	1 loading berth	12' x 55'
	100,001 – 500,000	2 loading berths + 1 loading berth per each additional 500,000 SF or fraction in excess of 500,000 SF	12' x 55'
Industrial and manufacturing	Less than 7,000	1 loading/unloading area	N/A
	7,000 – 40,000	1 loading berth	12' x 55'
	40,001 – 100,000	2 loading berths + 1 loading berth per each additional 100,000 SF or fraction thereof	12' x 55'
Warehouse	5,000 – 40,000	1 loading berth	12' x 55'
	40,000 – 100,000	2 loading berths +1 loading berth per each additional 100,000 SF or fraction thereof	12' x 65'
	Less than 5,000	1 loading/unloading area	N/A
Commercial	7,000 – 20,000	1 loading berth	12' x 30'
	20,001 – 35,000	2 loading berths	12' x 30'
	35,001 – 60,000	2 loading berths	12' x 55'
	60,001 – 100,000	3 loading berths	12' x 55'
	100,001 +	3 loading berths + 1 loading berth per each 200,000 SF or fraction thereof	12' x 55'

Office/Industrial Zoning District Use Survey

Municipality	Religious Uses, Banquet Centers, & Other Assembly Uses: 1. Do you allow religious uses, banquet centers, galleries/museums, and other assembly uses in office/industrial districts?			
	2. Do you limit the total building area they can occupy in the entire district?	3. If so, do they require a Special Use permit or have other specific restrictions?		4. Please attach any applicable code requirements.
Bartlett	In Office Districts, Places of Assembly, Religious Institutions, Lodge (fraternal and civic) equal or less than 10,000 sq. ft. Are Permitted. If larger then 10,000 square feet it is a Special Use. All other assembly uses no.	Yes.	Yes.	Chapter 5 and 7 of the Zoning Ordinance: http://www.sterlingcodifiers.com/codebook/index.php?book_id=715
Buffalo Grove	In the Industrial District the following is classified as a special use: Eating and drinking establishments; Recreation and social facilities; and Stadiums, auditoriums and arenas.	Total building area is not specific to the assembly uses.	In the Industrial District the following is classified as a special use: Eating and drinking establishments; Recreation and social facilities Stadiums, auditoriums and arenas.	See attached.

Office/Industrial Zoning District Use Survey

Municipality	Physician's Offices: 5. Do you allow physician's offices (e.g., doctors, acupuncturists, therapists, social workers) in office/industrial districts?	6. If so, are overnight stays permitted?	7. Do they require a Special Use permit or have other specific restrictions?	8. What are your code parking requirements for physician's offices?	Physician's Offices: 9. Please attach applicable code requirements.	Retail Uses: 10. Do you allow retail uses, such as restaurants, bakeries, banks/financial institutions and other retail sales in office/industrial districts?	11. If so, do they require a Special Use permit if there is a drive-thru?	12. Please attach applicable code requirements.	Spas/Pet Grooming Facilities: 13. Do you allow spas in office/industrial districts?
Bartlett	Yes.	No.	No.	1 parking space shall be provided for each office, examination room, treatment room or dental chair, plus 1 parking space for each 100 square feet of waiting room, plus 1 for each employee.		Yes, in industrial districts.	Yes.		Yes.
Buffalo Grove	In the Office District the following is classified as a permitted uses: Clinics, medical and dental. In the Industrial District the following is classified as a permitted uses: Clinics, medical and dental, and immediate care facilities.	Not mentioned.		Dental and medical clinic or office: 5.0 spaces per every one thousand square feet of floor area. - regardless of district.	See the attached code.	See attached.	In the Office District the following is classified as a special use: Drive-through service facilities for banks and financial institutions.	See the attached code.	No.

Office/Industrial Zoning District Use Survey

Municipality	ties: 14. Do you allow pet grooming facilities in office/industrial districts?	15. If so, do they require a Special Use permit or have specific restrictions?	16. Please attach applicable code requirements.	Catering Establishments: 17. Do you allow catering establishments where food is prepared for on-site or off-site consumption in office/industrial districts?	18. If so, do they require a Special Use permit or have specific restrictions?	19. What are your code parking requirements for catering establishments?	20. Please attach applicable code requirements.	Colleges & Vocational Schools: 21. Do you allow colleges and vocational schools in office/industrial districts?	22. If so, do they require a Special Use permit or have specific restrictions?
Bartlett	Yes.	No.		Yes.	No.	1 parking space shall be provided for each 2 employees, plus 1 parking space for each vehicle used in the conduct of the enterprise.		Yes.	No.
Buffalo Grove	In the Industrial District the following is classified as a special use: Pet Resort. An indoor establishment pursuant to Section 17.12.449. Animals other than those specifically listed in the definition of pet resort are subject to approval by the Village.	In the Industrial District the following is classified as a special use: Pet Resort. An indoor establishment pursuant to Section 17.12.449. Animals other than those specifically listed in the definition of pet resort are subject to approval by the Village.	See the attached code.	In the Industrial District the following is classified as a special use: Eating and drinking establishments; and Recreation and social facilities.	In the Industrial District the following is classified as a special use: Eating and drinking establishments; and Recreation and social facilities.	Nothing specific for catering - so would probably use the following to provide guidance. Community center, convention hall, exhibition hall, meeting hall, recreation building: 1.0 space per one thousand square feet of floor area. Eating and drinking establishments: 1.0 space per one hundred square feet of floor area.	See the attached code.	Not outright.	

Office/Industrial Zoning District Use Survey

Municipality	23. What are your code parking requirements for these uses?	24. Please attach applicable code requirements.	25. Do you allow tutoring centers, dance schools, athletic training, and other instructional facilities in office/industrial districts?	26. If so, do they require a Special Use permit or have specific restrictions?	27. What are your code parking requirements for these uses?	28. Please attach applicable code requirements.
Bartlett	1 parking space shall be provided for each 5 students (based on the maximum number of students that the facility is designed to handle at any one time), plus 1 for each 2 employees.		Yes in industrial districts, not in office districts.	No.	1 parking space shall be provided for each 250 square feet of floor area.	
Buffalo Grove		See the attached code.	In the Industrial District the following is classified as a special use: Eating and drinking establishments; Recreation and social facilities; Nonacademic schools, classes, and instruction; and Preschool/Elementary School.	In the Industrial District the following is classified as a special use: Eating and drinking establishments; Recreation and social facilities; Nonacademic schools, classes, and instruction; and Preschool/Elementary School.	Dance school, music school, vocal school: 1.0 space per employee plus 1.0 space per every three students based on rated design capacity.	See the attached code.

Office/Industrial Zoning District Use Survey

Municipality	Religious Uses, Banquet Centers, & Other Assembly Uses: 1. Do you allow religious uses, banquet centers, galleries/museums, and other assembly uses in office/industrial districts? 2. Do you limit the total building area they can occupy in the entire district? 3. If so, do they require a Special Use permit or have other specific restrictions? 4. Please attach any applicable code requirements.			
Deerfield	Religious uses and an event center are allowed in the I-1 Office, Research and Restricted Industrial District. Both uses are limited to a geographic area in the I-1 district and both require a Special Use. Galleries/museums are not allowed. Other assemble uses allowed in the I-1 District are a private high school and a private elementary and middle school which are also restricted to a geographic area in the I-1 district. Religious uses, banquet centers, galleries/museums are not allowed in the 1-2 Limited Industrial District. Other assemble uses allowed in the I-2 District as a Special Use include: a personal fitness training center, and a self improvement facility including dance, and sports training school.	No.		See attached.
Des Plaines	Religious uses, banquet centers, galleries/museums - No. We do allow other certain assembly uses in Commercial Office and Manufacturing Districts.	No.	Yes.	The City recently updated its zoning code for Commercially and Residentially Assembly Uses. See attached.
Grayslake	Yes. See attached.	No.		See attached.
Highland Park	Yes, Yes, No, some.	No limits on building area.	Religious uses are conditional uses in all districts. Other assembly uses are not.	See attached.

Office/Industrial Zoning District Use Survey

Municipality	Physician's Offices: 5. Do you allow physician's offices (e.g., doctors, acupuncturists, therapists, social workers) in office/industrial districts?	6. If so, are overnight stays permitted?	7. Do they require a Special Use permit or have other specific restrictions?	8. What are your code parking requirements for physician's offices?	Physician's Offices: 9. Please attach applicable code requirements.	Retail Uses: 10. Do you allow retail uses, such as restaurants, bakeries, banks/financial institutions and other retail sales in office/industrial districts?	11. If so, do they require a Special Use permit if there is a drive-thru?	12. Please attach applicable code requirements.	Spas/Pet Grooming Facilities: 13. Do you allow spas in office/industrial districts?
Deerfield	In I-1 District as a Special Use. Not in the I-2 District.	No.	Special Use.	5.6 parking spaces per 1,000 square feet of leasable floor area.		In I-1, only when for the convenience of the tenants of the building. In the I-2, Permitted Use if less than 5% of the total area of the Principal Use, and a Special Use if the sales area exceeds 5% of the total floor area of the Principal Use.	A drive-thru is not allowed in I-1 or I-2.		In I-1, beauty shop allowed only when operated primarily for the convenience of the tenants in the building. In I-2, not allowed.
Des Plaines	Yes.	No.	In certain circumstances.	4 per 1,000 Sq. ft.		Yes, with conditions.	Yes, only with a financial institution.		Yes, as a Retail Service with conditional use in Office.
Grayslake	Yes.	No.		Same as parking for other classifications.		Yes, in business districts.	No.		No.
Highland Park	Yes.	No, those are associated with hospitals, which need to be in our HC - Health Care district.	No.	4.11 spaces per 1,000 sq. ft. GFA.	See the parking tables starting on page 16.	Yes.	Yes.		Yes.

Office/Industrial Zoning District Use Survey

Municipality	ties: 14. Do you allow pet grooming facilities in office/industrial districts?	15. If so, do they require a Special Use permit or have specific restrictions?	16. Please attach applicable code requirements.	Catering Establishments: 17. Do you allow catering establishments where food is prepared for on-site or off-site consumption in office/industrial districts?	18. If so, do they require a Special Use permit or have specific restrictions?	19. What are your code parking requirements for catering establishments?	20. Please attach applicable code requirements.	Colleges & Vocational Schools: 21. Do you allow colleges and vocational schools in office/industrial districts?	22. If so, do they require a Special Use permit or have specific restrictions?
Deerfield	No to both I-1 and I-2 Districts.			No to both I-1 and I-2. I-2 District permits a food processing facility as a Special Use.				No, to both I-1 and I-2 Districts. I-1 District allows evening programs for business, professional graduate school and universities subject to size limitations.	
Des Plaines	Yes, a Domestic Pet Service with conditional use in M-1 and M-2	Yes.		Yes, as a Food Processing Establishment M-1 and M-2. No in Office.	Conditional in M-1 and Permitted in M-2.	1 Space per 1,000 sq. ft. of net floor area.		No.	
Grayslake	No.			No.				Yes.	No.
Highland Park	Yes.	No.		Yes.	No, permitted by right.	4 spaces per 1,000 sq. ft. GFA.		Yes.	Conditional uses.

Office/Industrial Zoning District Use Survey

Municipality	23. What are your code parking requirements for these uses?	24. Please attach applicable code requirements.	25. Do you allow tutoring centers, dance schools, athletic training, and other instructional facilities in office/industrial districts?	26. If so, do they require a Special Use permit or have specific restrictions?	27. What are your code parking requirements for these uses?	28. Please attach applicable code requirements.
Deerfield			No in the I-1 District. In the I-2 District, personal fitness training facilities, and a dance school are a Special Use.	Special Use required in the I-2 District.	Under the Zoning Ordinance, a fitness-training studio would be considered a recreational use and would require one (1) parking space for each three (3) patrons, based on the design capacity of the facility in terms of the largest number of patrons to be served at one time.	
Des Plaines			Yes, in certain circumstances.	No.	4 per 1,000 sq. ft.	
Grayslake	Same as parking for other classifications.		Yes.	No.	Same as parking for other classifications.	
Highland Park	As determined by Zoning Administrator.		Yes.	Permitted Use.	As determined by Zoning Administrator.	

Office/Industrial Zoning District Use Survey

Municipality	Religious Uses, Banquet Centers, & Other Assembly Uses: 1. Do you allow religious uses, banquet centers, galleries/museums, and other assembly uses in office/industrial districts?			
	2. Do you limit the total building area they can occupy in the entire district?	3. If so, do they require a Special Use permit or have other specific restrictions?		4. Please attach any applicable code requirements.
Lake Bluff	*Religious uses are permitted in all districts with a special use permit. *Banquet centers are not addressed in our code. A conference center is a special use in all districts, but eating places are only authorized (as a special use) in our downtown district. *Museums and art galleries are only permitted in our downtown district.	No.	See #1.	Nothing use-specific here. Our zoning table is Section 10-13-3.
Lake Zurich	Special Use in O2: Administrative offices of religious organizations, but not including any nonadministrative functions such as worship services, prayer groups, and similar religious activities and events. • Banquet centers, galleries/museums and other assembly uses not allowed.	No.		

Municipality	Physician's Offices: 5. Do you allow physician's offices (e.g., doctors, acupuncturists, therapists, social workers) in office/industrial districts?	6. If so, are overnight stays permitted?	7. Do they require a Special Use permit or have other specific restrictions?	8. What are your code parking requirements for physician's offices?	Physician's Offices: 9. Please attach applicable code requirements.	Retail Uses: 10. Do you allow retail uses, such as restaurants, bakeries, banks/financial institutions and other retail sales in office/industrial districts?	11. If so, do they require a Special Use permit if there is a drive-thru?	12. Please attach applicable code requirements.	Spas/Pet Grooming Facilities: 13. Do you allow spas in office/industrial districts?
Lake Bluff	Yes, by right.	While we have not evaluated a specific situation, these would most likely not be allowed.	No, as of right.	No specific requirement. Our general parking requirement of 1 space per 600 feet would apply.	Nothing use-specific here. Our zoning table is Section 10-13-3.	Some. Our office/industrial district is along Waukegan Road, and the Waukegan Road corridor study contemplates shifting the corridor towards a blended retail environment along the Waukegan edge. Retail sales are authorized by right. Restaurants, bakeries, and depositories are not.	Not authorized in this district. Drive-through facilities require a special use in other districts.	Nothing use-specific here. Our zoning table is Section 10-13-3.	These are not authorized in these districts.
Lake Zurich	Permitted in Office Districts.	No.		1 for each 175 square feet of net floor area.	http://sterlingcodifiers.com/codebook/index.php?book_id=373&chapter_id=85813#s957569	See attached.	No.		No.

Office/Industrial Zoning District Use Survey

Municipality	ties: 14. Do you allow pet grooming facilities in office/industrial districts?	15. If so, do they require a Special Use permit or have specific restrictions?	16. Please attach applicable code requirements.	Catering Establishments: 17. Do you allow catering establishments where food is prepared for on-site or off-site consumption in office/industrial districts?	18. If so, do they require a Special Use permit or have specific restrictions?	19. What are your code parking requirements for catering establishments?	20. Please attach applicable code requirements.	Colleges & Vocational Schools: 21. Do you allow colleges and vocational schools in office/industrial districts?	22. If so, do they require a Special Use permit or have specific restrictions?
Lake Bluff	As a special use.	Yes - see above.	Nothing use-specific here. Our zoning table is Section 10-13-3.	See #1 - most likely not.	If interpreted to be a conference center, they would require a special use permit.	No specific requirement. Our general parking requirement of 1 space per 600 feet would apply.	Nothing use-specific here. Our zoning table is Section 10-13-3.	This situation has not recently been examined. Our code includes a general category of "School" that is a special use in all districts.	Yes - see above.
Lake Zurich	Special Use in Industrial: Animal specialty services, except veterinary services, limited to the following uses (0752): Boarding kennels Animal grooming Shelter/pound for homeless/abandoned animals Showing of pets and other animals Training of pets and other animals.	Special Use in Industrial: Animal specialty services, except veterinary services, limited to the following uses (0752): Boarding kennels Animal grooming Shelter/pound for homeless/abandoned animals Showing of pets and other animals Training of pets and other animals.		No.	N/A	N/A.		<ul style="list-style-type: none"> • Correspondence and vocational schools Permitted in Office • Vocational schools - Special Use in industrial • Schools and education services, not elsewhere classified - Special Use in industrial. 	<ul style="list-style-type: none"> • Vocational schools - Special Use in industrial • Schools and education services, not elsewhere classified - Special Use in industrial.

Office/Industrial Zoning District Use Survey

Municipality	23. What are your code parking requirements for these uses?	24. Please attach applicable code requirements.	25. Do you allow tutoring centers, dance schools, athletic training, and other instructional facilities in office/industrial districts?	26. If so, do they require a Special Use permit or have specific restrictions?	27. What are your code parking requirements for these uses?	28. Please attach applicable code requirements.
Lake Bluff	No specific requirement. Our general parking requirement of 1 space per 600 feet would apply.	Nothing use-specific here. Our zoning table is Section 10-13-3.	See #19. In addition: *Business and secretarial schools are permitted in the downtown district and not authorized in all other districts. * Dance schools are a special use in the downtown district and not authorized in all other districts.	N/A. See above.	No specific requirement. Our general parking requirement of 1 space per 600 feet would apply.	Nothing use-specific here. Our zoning table is Section 10-13-3.
Lake Zurich	Vocational schools, except correspondence schools: 1 for each 200 square feet of net floor area.		<ul style="list-style-type: none"> • Special Use in Industrial: Physical fitness facilities, Membership sports and recreation clubs, Gymnastics instructions. • Permitted in O2, O3: Physical fitness facilities, but not gymnasiums, reducing facilities, slenderizing salons, or spas. 	Special Use in Industrial: Physical fitness facilities, Membership sports and recreation clubs, Gymnastics instructions.	<ul style="list-style-type: none"> • Physical fitness facilities: 1 for each 3 persons of design capacity. • Membership sports and recreation clubs and other commercial recreation uses: 1 for each 3 persons of design capacity. 	

Office/Industrial Zoning District Use Survey

Municipality	Religious Uses, Banquet Centers, & Other Assembly Uses: 1. Do you allow religious uses, banquet centers, galleries/museums, and other assembly uses in office/industrial districts? 2. Do you limit the total building area they can occupy in the entire district? 3. If so, do they require a Special Use permit or have other specific restrictions? 4. Please attach any applicable code requirements.			
Lincolnwood	No in O-1 District Yes in M-B District.	No.		See attached.

Municipality	Physician's Offices: 5. Do you allow physician's offices (e.g., doctors, acupuncturists, therapists, social workers) in office/industrial districts?	6. If so, are overnight stays permitted?	7. Do they require a Special Use permit or have other specific restrictions?	8. What are your code parking requirements for physician's offices?	Physician's Offices: 9. Please attach applicable code requirements.	Retail Uses: 10. Do you allow retail uses, such as restaurants, bakeries, banks/financial institutions and other retail sales in office/industrial districts?	11. If so, do they require a Special Use permit if there is a drive-thru?	12. Please attach applicable code requirements.	Spas/Pet Grooming Facilities: 13. Do you allow spas in office/industrial districts?
Lincolnwood	Hospital--O-1 district Massage therapy--No Medical clinic--O-1 district outpatient only/medical offices--O-1, M-B districts.	Hospital--overnight permitted. Medical Clinic--stays of 24 hours or less. Medical office (out-patient)--not overnight.	All uses and districts need a Special Use permit except for Medical office usage.	Hospital (overnight permitted)--1 space per bed for 100 beds or less, 1.1 spaces per bed for 101 to 300 beds, 1.2 spaces per bed for 301 to 500 beds, 1.3 spaces per bed for over 500 beds. Massage therapy--4 spaces per 1,000 square feet of gross floor area Medical clinic--5 spaces per 1,000 square feet of gross floor area Office, medical (out-patient only)--4 spaces per 1,000 square feet of gross floor area. Loading spaces--Hospital, medical clinic or service 0 to 9,999 sf--0 spaces 10,000 to 100,000 sf--1 space. 100,000+--1 space per 100,000 square feet, plus 1 space per 50,000 square feet above 100,000 square feet.	See attached. Definitions: https://ecode360.com/15343474 Parking requirements: https://ecode360.com/15344731	Banking--No Restaurant--M-B districts Pub, bar, lounge--M-B districts.	Yes drive-through facilities are limited to B-1, B-2, B-3 districts with a special use permit required.	See attached.	No.

Municipality	ties: 14. Do you allow pet grooming facilities in office/industrial districts?	15. If so, do they require a Special Use permit or have specific restrictions?	16. Please attach applicable code requirements.	Catering Establishments: 17. Do you allow catering establishments where food is prepared for on-site or off-site consumption in office/industrial districts?	18. If so, do they require a Special Use permit or have specific restrictions?	19. What are your code parking requirements for catering establishments?	20. Please attach applicable code requirements.	Colleges & Vocational Schools: 21. Do you allow colleges and vocational schools in office/industrial districts?	22. If so, do they require a Special Use permit or have specific restrictions?
Lincolnwood	No.		See attached.	Yes, O-1, M-B districts.	Special use required for O-1 districts. Limit "open house" (on-site) events to 12 per year.	2 space per 1,000 square feet of gross floor area, plus 1 space per 2 full-time employees Loading spaces All other commercial and retail uses 0 to 9,999 sf--0 Spaces 10,000 to 24,999 sf--1 Space 25,000 to 99,999 sf--2 Spaces 100,000 to 199,999 sf--3 Spaces 200,00+ sf--4 Spaces.	See attached. Parking requirements: https://ecode360.com/15344731	College and University--O-1, M-B Districts Trade school--O-1, M-B.	Each require a Special use permit in O-1, M-B.

Office/Industrial Zoning District Use Survey

Municipality	23. What are your code parking requirements for these uses?	24. Please attach applicable code requirements.	25. Do you allow tutoring centers, dance schools, athletic training, and other instructional facilities in office/industrial districts?	26. If so, do they require a Special Use permit or have specific restrictions?	27. What are your code parking requirements for these uses?	28. Please attach applicable code requirements.
Lincolnwood	College or university--1 space for each 5 students, based on maximum occupancy, plus 2 spaces per 3 employees Commercial, trade school, private--1 space per 4 students, based on maximum occupancy, plus 1 space for 2 employees Loading spaces 0 to 24,999 sf--0 spaces 25,000 to 199,999 sf--1 space 200,000+ sf--1 space per 200,000 sf.	See attached. Parking requirements: https://ecode360.com/15344731	Yes--O-1, M-B.	Require a Special Use permit in both.	Parking: Health club--1 space per 3 persons plus 1 space per 2 full-time employees General commercial--3.3 spaces per 1,000 square feet of gross floor area. Loading spaces Educational facilities: 0 to 24,999--0 spaces 25,000 to 199,999--1 space 200,000+--1 space per 200,000. All office uses, recreation, and entertainment 0 to 9,999 sf--0 Spaces 10,000 to 99,999 sf--1 Space 100,000+ sf--1 space per 100,000 sf.	See attached. Parking requirements: https://ecode360.com/15344731

Office/Industrial Zoning District Use Survey

Municipality	Religious Uses, Banquet Centers, & Other Assembly Uses: 1. Do you allow religious uses, banquet centers, galleries/museums, and other assembly uses in office/industrial districts?			
	2. Do you limit the total building area they can occupy in the entire district?	3. If so, do they require a Special Use permit or have other specific restrictions?	4. Please attach any applicable code requirements.	
Niles	Religious Uses - No. Banquet Centers ("Reception Facility") - Special Use in ENT-MU Zoning District. Galleries/Museum ("Cultural Facility") - Special Use in ENT-MU Zoning District.	No.	Banquet Centers ("Reception Facility") - Special Use in ENT-MU Zoning District. Galleries/Museum ("Cultural Facility") - Special Use in ENT-MU Zoning District.	Please refer to the following links to our Zoning Ordinance: Section 6.1 - Office, Industrial, & Cultural/Entertainment Districts; Purpose Statements: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S6OFINCUENDI_6.1PUST Section 8.2 - Use Matrix: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.2USMA Section 8.5 - Use Definitions: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.5USDE Section 10.4 - Required Off-Street Parking Spaces: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S10ORPALO_10.4REOREPASP
Palatine	Health clubs, athletic and training facilities, martial arts studios are all special uses in the manufacturing district.	No, but any such assembly use would have to meet the parking requirement and could likely require a parking variation.	Churches are permitted uses in all residential districts.	https://weblink.palatine.il.us/weblink/0/edoc/2430097/Appendix%20A%20-%20Zoning%20Ordinance.pdf#page121

Municipality	Physician's Offices: 5. Do you allow physician's offices (e.g., doctors, acupuncturists, therapists, social workers) in office/industrial districts?	6. If so, are overnight stays permitted?	7. Do they require a Special Use permit or have other specific restrictions?	8. What are your code parking requirements for physician's offices?	Physician's Offices: 9. Please attach applicable code requirements.	Retail Uses: 10. Do you allow retail uses, such as restaurants, bakeries, banks/financial institutions and other retail sales in office/industrial districts?	11. If so, do they require a Special Use permit if there is a drive-thru?	12. Please attach applicable code requirements.	Spas/Pet Grooming Facilities: 13. Do you allow spas in office/industrial districts?
Niles	Medical/Dental Clinic - Allowed in the OR District.	No. By definition, Medical/Dental Clinics are for the "examination and treatment of persons solely on an outpatient basis."	No.	5 stalls per 1,000 SF of gross floor area.	Please refer to the following links to our Zoning Ordinance: Section 6.1 - Office, Industrial, & Cultural/Entertainment Districts; Purpose Statements: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S6OFINCUENDI_6.1PUST Section 8.2 - Use Matrix: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.2USMA Section 8.5 - Use Definitions: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.5USDE Section 10.4 - Required Off-Street Parking Spaces: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S10OREPALO_10.4REOREPASP	Please see the attached Table (Table 8-1: Use Matrix).	A drive-thru always requires a Special Use in the Village of Niles.	Please refer to the following links to our Zoning Ordinance: Section 6.1 - Office, Industrial, & Cultural/Entertainment Districts; Purpose Statements: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S6OFINCUENDI_6.1PUST Section 8.2 - Use Matrix: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.2USMA Section 8.5 - Use Definitions: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.5USDE Section 10.4 - Required Off-Street Parking Spaces: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S10OREPALO_10.4REOREPASP	"Personal Service Establishments" are allowed in the ENT-MU and OR Districts.
Palatine	Medical/dental clinic = permitted use. Medical office = special use.	Animal hospitals are special uses, but otherwise overnights are not contemplated.	N/A.	1/300 square feet. Text amendment being evaluated.	https://weblink.palatine.il.us/weblink/0/edoc/2430097/Appendix%20A%20-%20Zoning%20Ordinance.pdf#page=121	Banks are not contemplated. restaurants = special uses auto sales = special use gas station & mart = special use machinery sales = permitted use building material sales = permitted use artists sales. with accessory studio = permitted uses. camera stores = permitted uses.	All drive-throughs require a special use.	https://weblink.palatine.il.us/weblink/0/edoc/2430097/Appendix%20A%20-%20Zoning%20Ordinance.pdf#page=121	N/A.

Municipality	ties: 14. Do you allow pet grooming facilities in office/industrial districts?	15. If so, do they require a Special Use permit or have specific restrictions?	16. Please attach applicable code requirements.	Catering Establishments: 17. Do you allow catering establishments where food is prepared for on-site or off-site consumption in office/industrial districts?	18. If so, do they require a Special Use permit or have specific restrictions?	19. What are your code parking requirements for catering establishments?	20. Please attach applicable code requirements.	Colleges & Vocational Schools: 21. Do you allow colleges and vocational schools in office/industrial districts?	22. If so, do they require a Special Use permit or have specific restrictions?
Niles	"Pet Services: Grooming" is allowed as a Special Use in the ENT-MU District.	Yes.	Please refer to the following links to our Zoning Ordinance: Section 6.1 - Office, Industrial, & Cultural/Entertainment Districts; Purpose Statements: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S6OFINCUE_NDI_6.1PUST Section 8.2 - Use Matrix: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.2USMA Section 8.5 - Use Definitions: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.5USDE Section 10.4 - Required Off-Street Parking Spaces: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S10OREPALO_10.4REOREPASP	"Catering Establishment", by definition, is "A business that prepares foods for delivery to an off-site location." A "Catering Establishment" is allowed in the M District. "Specialty Food Service" is allowed in the M, ENT-MU, and OR Districts.	N/A	4 per 1,000 square feet of gross floor area.	Please refer to the following links to our Zoning Ordinance: Section 6.1 - Office, Industrial, & Cultural/Entertainment Districts; Purpose Statements: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S6OFINCUE_NDI_6.1PUST Section 8.2 - Use Matrix: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.2USMA Section 8.5 - Use Definitions: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.5USDE Section 10.4 - Required Off-Street Parking Spaces: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S10OREPALO_10.4REOREPASP	Yes, as Special Uses.	Yes.
Palatine	Kennels are a special use.	Special use.	https://weblink.palatine.il.us/weblink/0/edoc/2430097/Appendix%20A%20-%20Zoning%20Ordinance.pdf#page=121	Catering establishment == permitted uses. Not a banquet hall.	Parking and environmental health requirements.	1/300 SF.	See previous.	Not contemplated.	

Office/Industrial Zoning District Use Survey

Municipality	23. What are your code parking requirements for these uses?	24. Please attach applicable code requirements.	Tutoring Centers, Dance Schools, & Other Instructional Facilities: 25. Do you allow tutoring centers, dance schools, athletic training, and other instructional facilities in office/industrial districts?	26. If so, do they require a Special Use permit or have specific restrictions?	27. What are your code parking requirements for these uses?	28. Please attach applicable code requirements.
Niles	The Planning and Zoning Board shall determine parking requirements.	Please refer to the following links to our Zoning Ordinance: Section 6.1 - Office, Industrial, & Cultural/Entertainment Districts; Purpose Statements: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S6OFINCUENDI_6.1PUST Section 8.2 - Use Matrix: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.2USMA Section 8.5 - Use Definitions: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.5USDE Section 10.4 - Required Off-Street Parking Spaces: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S10OREPALO_10.4REOREPASP	Dance schools and personal athletic training centers ("Arts Schools") - allowed in the ENT - MU District.	No.	3 per 1,000 square feet of gross floor area.	Please refer to the following links to our Zoning Ordinance: Section 6.1 - Office, Industrial, & Cultural/Entertainment Districts; Purpose Statements: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S6OFINCUENDI_6.1PUST Section 8.2 - Use Matrix: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.2USMA Section 8.5 - Use Definitions: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S8US_8.5USDE Section 10.4 - Required Off-Street Parking Spaces: https://library.municode.com/il/niles/codes/code_of_ordinances?nodeId=COOR_APXBZOR_S10OREPALO_10.4REOREPASP
Palatine			Permitted uses.	Parking requirements for assembly uses = 30% of maximum occupancy per life safety code.	See previous.	https://weblink.palatine.il.us/weblink/0/edoc/2430097/Appendix%20A%20-%20Zoning%20Ordinance.pdf#page38

Office/Industrial Zoning District Use Survey

Municipality	Religious Uses, Banquet Centers, & Other Assembly Uses: 1. Do you allow religious uses, banquet centers, galleries/museums, and other assembly uses in office/industrial districts?			
	2. Do you limit the total building area they can occupy in the entire district?	3. If so, do they require a Special Use permit or have other specific restrictions?		4. Please attach any applicable code requirements.
Schaumburg	In general, our more intensive Office Districts (B-2 thru B-3) permits as a Special Use. The Village has both a specific (MP) and general industrial district (M1). The proposed uses are not allowed in the MP, but are Special Uses in the M1.	No, but the Special Use process allows scrutiny.	Yes, see previous responses.	See attached.
Vernon Hills	No.	No.		
Wheeling	Religious uses are special use in I-1, Light Industrial and Office District.	No.	Special use.	https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT19ZO_APXAUSTA

Municipality	Physician's Offices: 5. Do you allow physician's offices (e.g., doctors, acupuncturists, therapists, social workers) in office/industrial districts?	6. If so, are overnight stays permitted?	7. Do they require a Special Use permit or have other specific restrictions?	8. What are your code parking requirements for physician's offices?	Physician's Offices: 9. Please attach applicable code requirements.	Retail Uses: 10. Do you allow retail uses, such as restaurants, bakeries, banks/financial institutions and other retail sales in office/industrial districts?	11. If so, do they require a Special Use permit if there is a drive-thru?	12. Please attach applicable code requirements.	Spas/Pet Grooming Facilities: 13. Do you allow spas in office/industrial districts?
Schaumburg	In general, yes. Permitted use.	Our code is not that specific, yet clinics state only outpatient services. In general, I do not think that they would be allowed overnight stays as that moves towards a facility or hospital, not an office.	Generally no.	5 per 1,000 sq. ft. of NET area.	See attached.	Generally yes of Office, no in Industrial unless secondary to primary use.	All restaurants and drive-thrus require Special Use approval in any zoning district.		Generally yes in Office as Permitted Use, Generally No in industrial.
Vernon Hills	Yes.	No.	No.	1 space for every 250 square feet of office space.	Restaurant and Banks only.	Yes.			Yes.
Wheeling	Health clinic (including dental, chiropractic, urgent care, etc.) (as an accessory to an approved principal use) permitted in I-1, I-2, I-3, and I-4. Medical office (including dental, chiropractic, etc.) permitted in I-1.	Not permitted, per definitions.	Permitted.	2 spaces per exam room, and one space per employee (for the work shift with the largest number of employees).	https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.01DE_19.01.010DE https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT19ZO_APXAUSTA https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.11GEDE_ST_19.11.010OREPALO	Home improvement center, Special Use in I-1. Adult retail establishment, Special Use in I-3 (General Industrial) and I-4 (Heavy Industrial).	Drive-thru must be an accessory to an approved principal use (special use required).	https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT19ZO_APXAUSTA	No.

Office/Industrial Zoning District Use Survey

Municipality	ties: 14. Do you allow pet grooming facilities in office/industrial districts?	15. If so, do they require a Special Use permit or have specific restrictions?	16. Please attach applicable code requirements.	Catering Establishments: 17. Do you allow catering establishments where food is prepared for on-site or off-site consumption in office/industrial districts?	18. If so, do they require a Special Use permit or have specific restrictions?	19. What are your code parking requirements for catering establishments?	20. Please attach applicable code requirements.	Colleges & Vocational Schools: 21. Do you allow colleges and vocational schools in office/industrial districts?	22. If so, do they require a Special Use permit or have specific restrictions?
Schaumburg	Special Use in Office, not permitted in Industrial.	See above.		Yes, permitted uses in both.	No, permitted uses by right.	Undefined. As low as 2 per 1,000 sq. ft. if considered manufacturing.		Generally yes, permitted uses in both.	No.
Vernon Hills	Yes.	Yes.		Yes.	No.	1 space for every 2 seats provided.		No.	
Wheeling	Animal grooming or training facility, Special Use in I-1 (Light Industrial and Office) and I-2 (Limited Industrial).	Special use. Boarding of domestic animals for a max period of 48 hours incidental to the grooming or training services.	https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.01DE_19.01.010DE	Catering service permitted in I-1, I-2, and I-3.	No.	3 spaces per 1,000 SF	https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.11GEDE_ST_19.11.010OREPALO	Colleges, university, trade and technical school, Special Use in the I-1, I-2, and I-3 districts.	Special Use.

Office/Industrial Zoning District Use Survey

Municipality	23. What are your code parking requirements for these uses?	24. Please attach applicable code requirements.	Tutoring Centers, Dance Schools, & Other Instructional Facilities: 25. Do you allow tutoring centers, dance schools, athletic training, and other instructional facilities in office/industrial districts?	26. If so, do they require a Special Use permit or have specific restrictions?	27. What are your code parking requirements for these uses?	28. Please attach applicable code requirements.
Schaumburg	1 per each employee plus 2 per each 3 students based on the maximum number of students attending classes on the premises at any one time.		Generally yes in Office, no in Industrial.	Varies on intensity of Office zoning.	1 per each employee plus 2 per each 3 students based on the maximum number of students attending classes on the premises at any one time.	
Vernon Hills			Yes.	Special Use.	1 space for employees and 2 spaces for every 3 students.	
Wheeling	1 space for each 2 students on campus during the highest attendance period, and 1 space per employee.	https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.11GEDEST_19.11.010OREPALO	Recreation and instruction facility.	Yes.	1 space per 3 clients, based on max capacity, one space per employee.	https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.11GEDEST_19.11.010OREPALO