



AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, November 11, 2014
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, October 15, 2014.

3.0 GENERAL BUSINESS

3.1 [PUBLIC HEARING regarding an Amendment to existing Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm from six feet to three feet in height for a proposed U-Haul facility located at 200 Industrial Drive \(Amerco Real Estate Company\).](#)

3.2 [PUBLIC HEARING regarding Text Amendments to Chapter 2, Definitions, Chapter 5D, Mixed Use General Residence District, Chapter 6, Business Districts, and Chapter 8, Office/Industrial Districts, of Title 6 - Zoning of the Lincolnshire Village Code, regarding the permissibility of Assembly Uses within the Village's non-residential zoning districts \(Village of Lincolnshire\).](#)

3.3 [Consideration and Discussion regarding Text Amendments to Chapter 2, Definitions, and Chapter 11, Off-Street Parking and Loading, of Title 6 – Zoning of the Lincolnshire Village Code, regarding updates to the Village's off-street parking and loading regulations \(Village of Lincolnshire\)](#)

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.

REQUEST FOR BOARD ACTION
Zoning Board
November 11, 2014

Subject:	U-Haul Self-Storage & Truck Rental Facility
Action Requested:	Public Hearing - Amendment to existing Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm from six feet to three feet in height for a proposed U-Haul facility - 200 Industrial Drive
Petitioner:	Amerco Real Estate Company
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Advisory Board Review:	Zoning Board and Architectural Review Board

Background:

- In 1976, the subject property located at 200 Industrial Drive received a Special Use for *“truck, tractor and trailer leasing facilities, including a building within which trucks, tractors and trailers may be serviced and maintained, together with accessory parking”* pursuant to Ordinance No. 76-446-76.
- A subsequent Special Use was granted in 1978 by Ordinance No. 78-533-23 to permit *“a facility for the purpose of selling, leasing, repairing, maintaining, and rebuilding truck, trailer and truck parts and truck trailer parts – indoors only”*, subject to seven conditions regarding the development and use of the property (see [attached](#) Ordinance No. 78-533-23). The current uses of the property remain consistent with the authorizing ordinances and M-1 (Restricted Manufacturing) zoning.
- The existing single-story metal building was constructed to accommodate truck and trailer rental/repair, with individual repair/service bays. Various accessory buildings have since been constructed based on the variety of industrial uses on the site. The current condition of the property is reflective of its industrial nature and has not been maintained in a typical manner. Landscaping on-site is limited to an existing 6-foot tall landscaped berm fronting Aptakisic Road.
- The property is located in Area H of the Boundary Agreement with Buffalo Grove, which is planned for future disconnection from Lincolnshire and annexation into Buffalo Grove. The date of such potential disconnection is unknown at this time. Staff provided Buffalo Grove with U-Haul’s [attached](#) materials for review and comment. While no general comments on the proposal were identified by Buffalo Grove related to the proposed plan, the following items were mentioned:
 1. Clarification on any proposed future building construction that would be located on the vacant parcel to the south or if the existing building would be replaced with new construction (Staff had the same inquiry, to which U-Haul indicated no future plans have been determined at this time).
 2. The proposed changeable copy signage is not compliant with Buffalo Grove codes and would need a variance as proposed (signage is not included in the Zoning Board review).

Project Summary:

- U-Haul, represented by Amerco Real Estate Company, is under contract to purchase the subject property to reuse the existing building for a U-Haul self-storage and truck rental facility. U-Haul requests amending Special Use Ordinance 78-533-23 to remove the

prohibition of truck and trailer parking in front of the building and reduce the existing landscape berm to 3 feet tall (see [attached](#) presentation packet).

- **Self-Storage Land Use:** The current M-1 zoning permits “storage and warehousing establishments”, which accommodates U-Haul’s self-storage operations. Truck rental (leasing) is permitted under the existing Special Use.

U-Haul’s short-term plan is to occupy the existing metal building and repurpose it for their operations, identified as “Phase 1” in the [attached](#) letter of request. “Phase 2” long-term plan is to construct a new multi-story building on the south end of the site. U-Haul has not identified whether the short-term plan to occupy the existing building will be permanent or if the building will be removed upon construction of a new facility. Staff is supportive of the proposed land use and temporary reuse of the existing building. Any new building, attached or detached, would require Architectural Review Board review and final approval by the Village Board prior to construction.

- **Rental Parking:** Item G of Ordinance No. 78-533-23 requires “*that no trucks or truck tractors shall be parked or otherwise stored in front of the building to be constructed on the subject real estate*”. U-Haul states in their application they rely on visibility of rental trucks commonly parked along the street frontage. As U-Haul desires to locate rental trucks along Aptakistic Road, they are requesting removal of this prohibition from the ordinance to permit 14 rental parking spaces within the front yard.

U-Haul has worked with Staff to reduce the number of rental spaces to 14 total spaces (24 spaces previously proposed). *Staff does not object to the location and number of spaces, but recommends the space orientation be revised to 90° spaces (perpendicular to Aptakistic Road) to reduce the prominence of the rental trucks from Aptakistic Road.*

- **Landscape Berm Reduction:** An existing 6-foot tall landscaped berm fronts Aptakistic Road, continues south along the property line of the neighboring residential property (located in Buffalo Grove), and serves as a natural barrier to screen the industrial nature of the property from the public way and adjacent residence. U-Haul’s seeking to re-grade the berm to reduce the height to 3 feet to increase visibility of their rental trucks (see [attached](#) Landscape Plan). The largest berm reduction would occur in the middle of the Aptakistic frontage to provide open visibility to the U-Haul truck rental spaces. As a result of the reduction, landscape screening of the parking lot would be required by Village Code. Village code requires shrubs or small trees not less than 4’ in height in dense groupings of at least 10 plants to screen at least 50% of the parking lot frontage. Per the [attached](#) Landscape Plan, 44 “gro-low sumac” shrubs are proposed, which will not comply with code requirements. Any reduction of the berm should require code compliant landscaping, to include variety of shrubs offering year-round interest and color.

Staff understands U-Haul’s request for increased visibility through reduction of the berm height along Aptakistic Road. However, Staff is not clear on the desire to further reduce the berm height adjacent to the existing residence to the west.

Staff recommends the western portion of the berm remain to provide suitable screening from the adjacent residence to the west, and the landscape plan be revised to provide landscaping compliant with Section 13-2-1(C)(3), to include a variety of species and achieve year-round color.

- **Special Use Findings of Fact:** The [attached](#) presentation packet includes the Petitioner's response to the Findings of Fact for Special Use for consideration by the Zoning Board.

Regarding Finding #6, the proposed 22 customer parking spaces are five spaces short of the minimum required by Village Code (based on the area of office and two-story self-storage warehouse spaces). *Therefore, any recommendation should require the incorporation of 5 additional off-street parking spaces, subject to the review and approval of the Architectural Review Board.*

Recommendation:

Staff is recommending approval of an Amendment to existing Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm for a proposed U-Haul facility, subject to the following conditions:

1. Rental parking space orientation be revised to 90°, perpendicular to Aptakisic Road.
2. The existing berm adjacent to the west property line must remain.
3. The landscape Plan shall be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code

Motion:

Having made findings based on facts covered in a Public Hearing held on November 11, 2014, the Zoning Board recommends approval to the Village Board of an Amendment to Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm for a proposed U-Haul facility located at 200 Industrial Drive, subject to the Staff recommendations, and further subject to. . . .

{Insert any additional conditions or modification desired by the Zoning Board}

Reports and Documents Attached:

- [Letter of Request and Presentation Packet, prepared by Amerco Real Estate Company.](#)
- [Location Map and Site Photographs.](#)
- [Ordinance No. 78-533-23.](#)

Meeting History	
Village Board Evaluation (COW):	September 8, 2014
Current Zoning Board Public Hearing:	November 11, 2014

AMERCO[®]

REAL ESTATE COMPANY

2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6555 • FAX: 602.277.5824 • EMAIL: parul@uhaul.com

Letter of Intent

U-Haul has prepared this application package for the opportunity to receive the Village of Lincolnshire participation and counseling in regards to a Special Use Permit Modification request for the property at 200 Industrial Drive.

U-Haul is interested in acquiring the 11.48-acre site located south of Aptakistic Road and west of Industrial Drive. This project will be completed in two phases. Phase 1, short-term plan, will include the adaptive re-use of the existing single-story 18,101s.f. metal building. This will contain interior self-storage units, a showroom, a couple bays for dispatch/receiving and customer hitch installations. This does not include servicing or repair of U-Haul equipment on site. Phase 2, long-term plan, will include a multi-story state of the art climatized internal self-storage building on the south portion of the property. This will allow U-Haul to better serve the storage needs of the community.

The property is currently zoned Manufacturing Special Use - M1 SU. Self-storage is permitted in the current zone and truck rental is permitted under an existing Special Use Permit, 76-446-76. However the use permit requires that all vehicles must be parked south of the building and the placement of an 8ft berm along the northern property line. U-Haul would like to amend the use permit to allow parking of U-Haul trucks north of the building and reduce the berm to 3ft along Aptakistic Road. The placement of trucks and berm reduction increase visibility and drive-by awareness, which happens to be the only form of U-Haul advertisement. We feel that U-Haul would be an appropriate use for the property and the expansion of services would be an asset to the community. There are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul moving and storage are convenience businesses. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

Custom site design for every U-Haul store assures that the facility compliments the community it serves by architectural compatibility and attractive landscaping. Adherence to community objectives is key, so that the U-Haul store is a neighborhood asset, and is assured of economic success.

U-Haul looks forward to working with the Village of Lincolnshire and we look forward to your consideration of the Special Use Permit Amendment Application that we are submitting at this time. Please provide us with your feedback and any comments you may have.

THE U-HAUL STORE

U-Haul stores characteristically serve the do-it-yourself household customer. In a typical day at U-Haul, the store will be staffed with a general manager and two to three customer service representatives. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there.

- Families typically use U-Haul stores to store furniture, household goods, sporting equipment or holiday decorations. Often prompted by moving to a smaller home, combining households or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also rent trucks and trailers for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and packing materials.
- Families who tow U-Haul trailers, boats or recreational trailers can select and have installed the hitch and towing packages which best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically rent U-Haul equipment or use their

personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

SIGNIFICANT POLICIES:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

Note: Some customers will have storage access after business hours of operation through card-swipe building access. The remainder of the business will be closed.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored, include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added service and assistance to our customers with disabilities.

Sincerely,



Randy Lopez
Urban Planner

AMERCO[®]

REAL ESTATE COMPANY

2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6555 • FAX: 602.277.5824 • EMAIL parul@uhaul.com

Tuesday November 04, 2014

Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

RE: 200 INDUSTRIAL DRIVE SPECIAL USE PERMIT FINDINGS OF FACT.

Zoning Board,

The following are the Findings of Fact as required by the Village of Lincolnshire Special Use Information Packet under Item 4 Zoning Board Meeting.

1. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

This special use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which is it to be located. The subject property is zoned similar to the surrounding properties. U-Haul is not requesting a new special use permit; rather modifying an existing use permit that was implemented in 1976. U-Haul stores typically serve the communities that they are located in.

2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property because, as mentioned above, we are not proposing a new special use permit. U-Haul is requesting to modify an existing use permit that allows vehicle storage/rental of excavation vehicles to allow U-Haul equipment in front of the building. A U-Haul store generates much less traffic than most commercial uses. This property and the surrounding properties are predominately used for miscellaneous outdoor storage related uses.

3. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.

There are existing adequate utilities, access roads, and drainage on the property. The property will be used as-is.

4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. This property is currently developed and has existing ingress/egress locations that will continue to be used. The traffic generated by U-Haul is less intrusive and minimal as compared to other uses permitted in the M1 zone. A U-Haul store typically generates 31 trips during one weekday on average.

5. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village as amended.

As mentioned above, this is not an application for a new special use. U-Haul is submitting an application to modify that existing special use permit to modify the location of equipment parking. The subject property is to be annexed into the Village of Buffalo Grove per the Village of Lincolnshire Official Comprehensive Plan, which also recommends Industrial land uses for this property. Copies of the application submittal are being sent to the Village of Buffalo Grove for review.

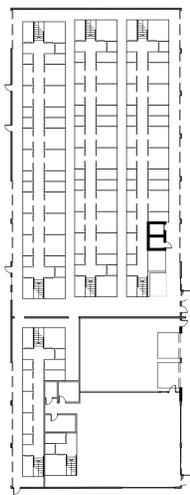
6. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be varied pursuant to Section 6-14-9 of this Chapter.

The special use will, in all other respects, conform to the applicable regulations of the M1 zoning district in which the property is located in.

Sincerely,

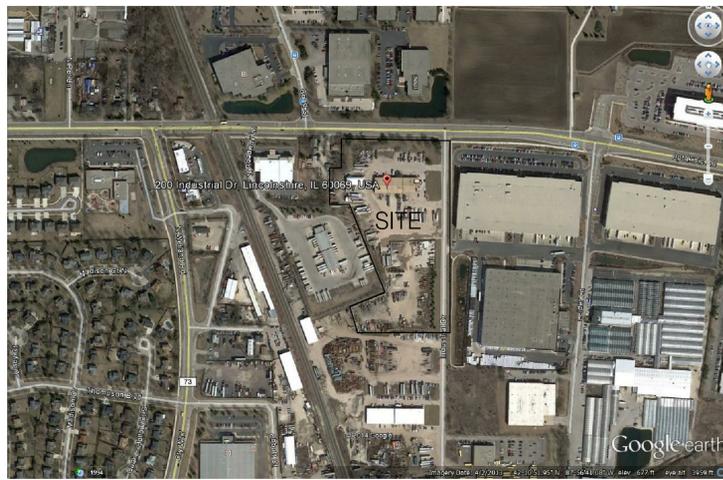
A handwritten signature in black ink, appearing to read 'Randy Lopez', with a stylized flourish at the end.

Randy Lopez
AMERCO Real Estate Company



UPPER LEVEL STORAGE UNITS

PROPOSED LOCKER MIX						
LOCKER SIZE	SC-10 EXTERIOR UNITS		TOTAL QTY.	SQ. FT.	%	
	UPPER	LOWER				
5 x 5	26	12	0	38	950	7%
5 x 10	52	41	0	93	4,650	34%
5 x 15	0	0	0	0	0	0%
10 x 10	25	40	0	65	6,500	47%
10 x 15	0	11	0	11	1,650	12%
TOTAL	103	104	0	207	13,750	100%



AERIAL VIEW - nts

Site Plan Data

Project Address: 200 Industrial Drive
 Municipality: Village of Lincolnshire
 Parcel(s) No(s): 15-27-100-002-0000

Building Sizes & Use(s)
 Building A - Retail & Storage 1 Story
 Building B - Mini Warehouse, 1 Story
 Building C - Mini Warehouse, 1 Story
 Total Floor Area Ratio

Exiting 18,101 SF
 Proposed 18,101 SF
 1,000 SF
 700 SF
 19,801 SF

Current Zoning: M1 and M1-SUI

Building Setbacks Required Provided
 Front 50 FT 50 FT
 Rear 20 FT 20 FT
 Side 15 FT 15 FT

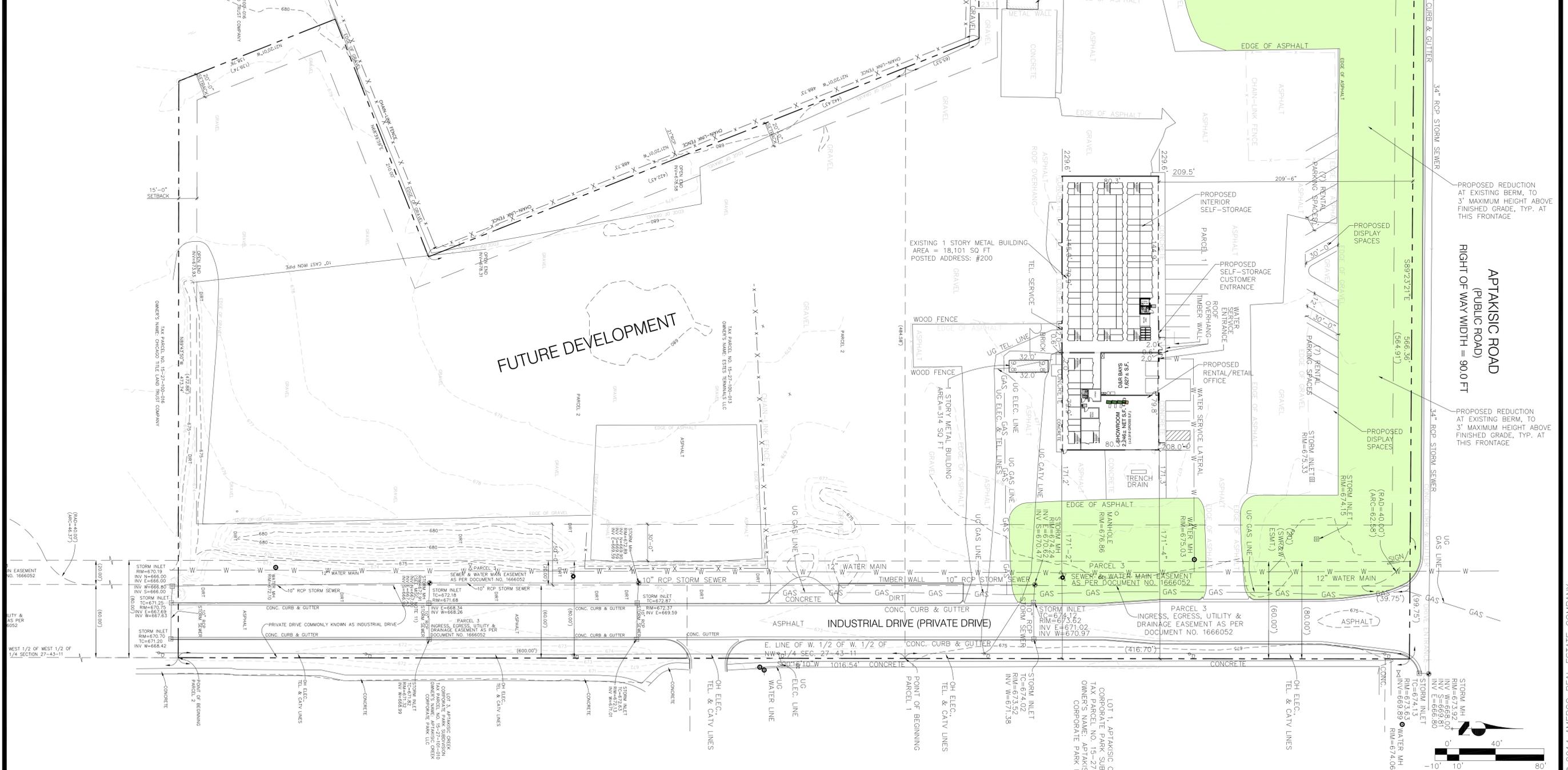
Site Gross Area: 502,253 SF or 11.53 Acres
 Net Area: 352,086.87 SF
 Gross Impervious Surface: 171,255.93 SF
 Gross Open Space Area: 67,319.46 SF

Building Height Allowable = 45 Ft
 Existing Bldg(s) Ht Max. = 24.8 Ft

Lot Coverage Required - None
 Lot Coverage Provided - 4%

Parking Requirements: Required - 1 loading berth for 5,000 to 40,000 sf of gross floor area
 Parking Space 1/250 SF of Office Space and/or Warehouse/Storage + 1/2,000 SF of warehouse space, and + 1/1000 SF of Manufacturing space = 20 spaces
 Provided - 21 regular spaces, 1 ADA space = 22 spaces

Proposed Use(s): Self-Storage, Retail / Equipment Rentals



GENERAL NOTES:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

REVISIONS:

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
 F: (602) 277-1026

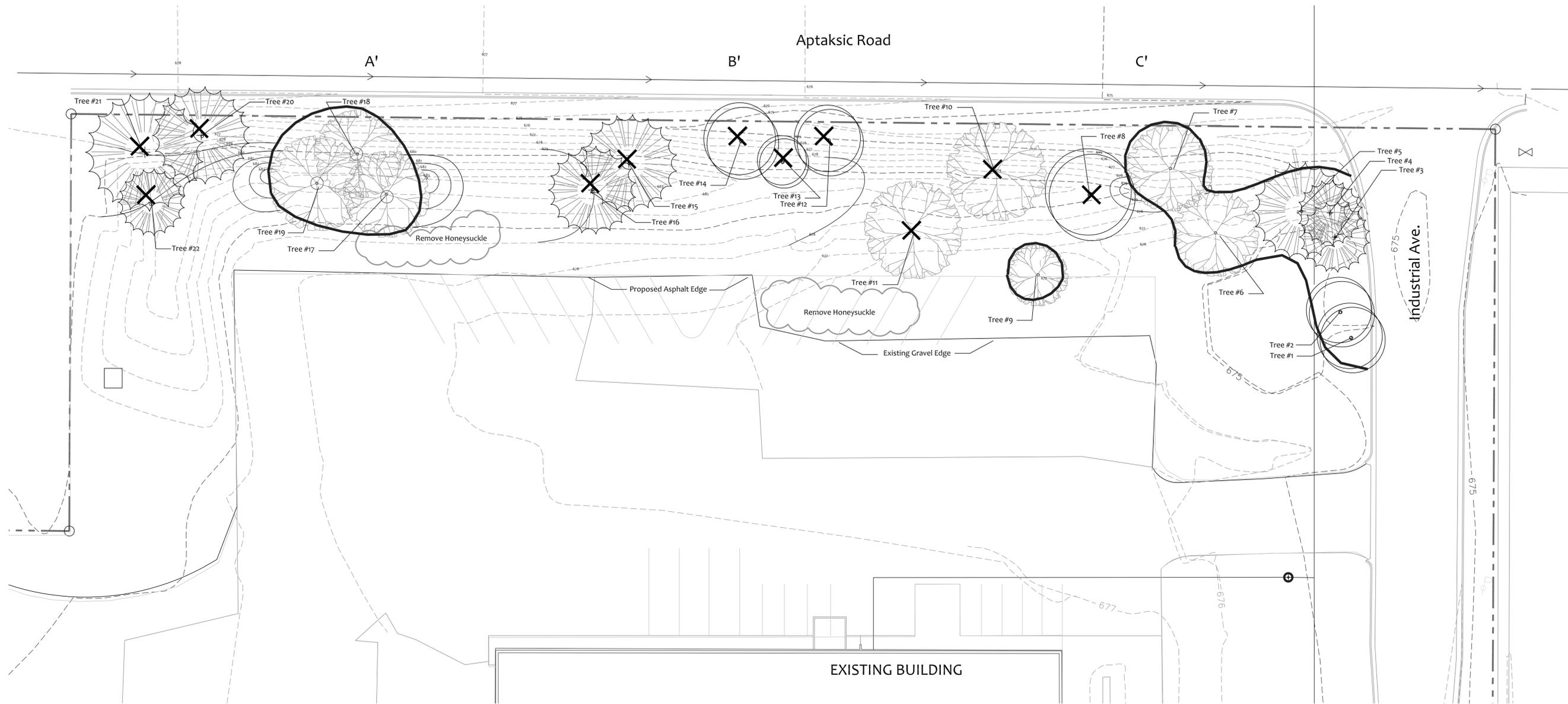
SITE ADDRESS:
 U-HAUL LINCOLNSHIRE
 200-300 INDUSTRIAL DR
 LINCOLNSHIRE, IL 60069

SHEET CONTENTS:
 PROPOSED SITE PLAN

739027

DRAWN: BLC
 CHECKED: NH
 DATE: 10/16/14

739027A1C



TREE REMOVAL NOTES:

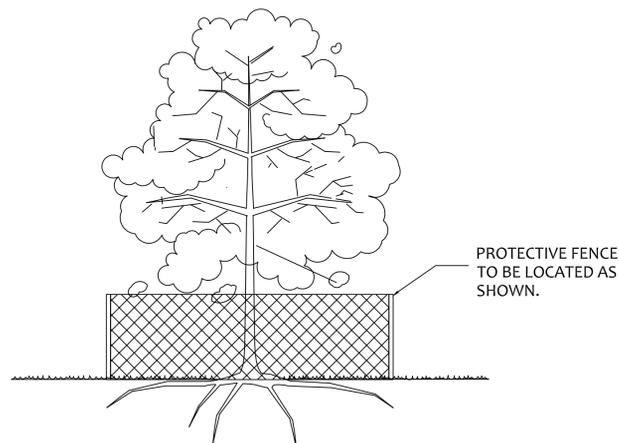
1. TREE REMOVAL SHALL BE PREPARED BY A CERTIFIED ARBORIST, LICENCED AND BONDED WITHIN THE MUNICIPALITY.
2. TREE REMOVAL CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES IN AREAS WHERE STUMPS ARE TO BE GROUND AND REMOVED.
3. TREE REMOVAL CONTRACTOR IS RESPONSIBLE TO PROTECT ALL OVERHEAD UTILITIES DURING REMOVAL.
4. TREE REMOVAL SHALL BE CONDUCTED IN A MANNER THAT PROTECTS ALL SURROUNDING STRUCTURES AND PRESERVED TREES FROM DAMAGE. TREES SHALL BE CUT DOWN, AND STUMPS GROUND. AT NO TIME SHALL VEGETATION BE FORCIBLY REMOVED IN SUCH A MANNER THAT WOULD DAMAGE THE ROOT SYSTEM OR SURROUNDING VEGETATION.

TREE PRESERVATION NOTES:

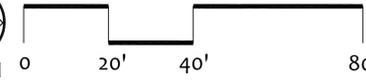
1. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE RESTRICTED WITHIN THE PROTECTION FENCE OF A TREE. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED.
2. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY EFFECT THE HEALTH OF THE TREE.
3. APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF PRESERVED TREES AS SHOWN.
4. ALL REQUIRED PROTECTIVE FENCING MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS. THE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND SPACED NO FURTHER THAN 6 FEET APART.
5. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRACING, GUYING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
6. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN.
7. NO SOIL IS TO BE REMOVED FROM WITHIN THE PROTECTION FENCE OF ANY TREE THAT IS TO REMAIN.

SYMBOL KEY

- Tree to be removed
- protective fencing



TREE PROTECTION DETAIL
N.T.S.



TREE INVENTORY

TREE No.	DBA Inches	TYPE (COMMON NAME)	SCIENTIFIC NAME	H	F	COMMENTS	ACTION	REP.
1	5.5,6,6	Crabapple variety	Malus variety	5	5		Preserve	0
2	4,7,8,10	Crabapple variety	Malus variety	4	4		Preserve	0
3	14	Austrian Pine	Pinus nigra	4	4		Preserve	0
4	17	Austrian Pine	Pinus nigra	4	4	one sided	Preserve	0
5	23	Austrian Pine	Pinus nigra	4	4	codominant	Preserve	0
6	26	Honeylocust	Gleditsia triacanthos	4	4	codominant/dead w	Preserve	0
7	17	Sugar Maple	Acer saccharum	3	3		Preserve	0
8	18	Crabapple variety	Malus variety	4	4		Remove	6
9	12	Norway Maple	Acer platanoides	3	2		Preserve	0
10	19	Norway Maple	Acer platanoides	4	3	girdling root	Remove	7
11	20	Green Ash	Fraxinus pennsylvanica	6	6		Remove	0
12	7,9,12	Crabapple	Malus variety	3	3		Remove	4
13	5,6,7	Crabapple variety	Malus variety	4	4		Remove	3
14	10,10,14	Crabapple variety	Malus variety	4	4		Remove	5
15	19	Austrian Pine	Pinus nigra	4	4	Borer	Remove	7
16	17	Austrian Pine	Pinus nigra	5	5	Borer	Remove	6
17	17	American Linden	Tilia americana	3	3	one sided	Preserve	0
18	18	American Linden	Tilia americana	3	3	one sided	Preserve	0
19	19	American Linden	Tilia americana	3	3	one sided	Preserve	0
20	18	Austrian Pine	Pinus nigra	4	4		Remove	6
21	21	Austrian Pine	Pinus nigra	4	4		Remove	7
22	13	Austrian Pine	Pinus nigra	5	5	Borer	Remove	5
Replacement Inches Required								56

Code: H=Health, F=Form
Classifications: 1= excellent, 2= Good, 3= Fair, 4= Poor, 5= Very Poor, 6= Dead

Tree Inventory conducted on 9/26/14 by Krogstad Land Design Limited
(Karl Krogstad, Certified Arborist IL-546A).

KROGSTAD LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE CONSULTING
157-00049 REGISTERED LANDSCAPE ARCHITECT
ILLINOIS
Karl Krogstad

Aptaksic Rd. Berm Reduction
200 Industrial Ave., Lincolnshire, IL
TREE PRESERVATION PLAN
U-Haul

REVISIONS

Revised:	Nov. 4, 2014
Revised:	OCT. 21, 2014
Revised:	OCT. 9, 2014

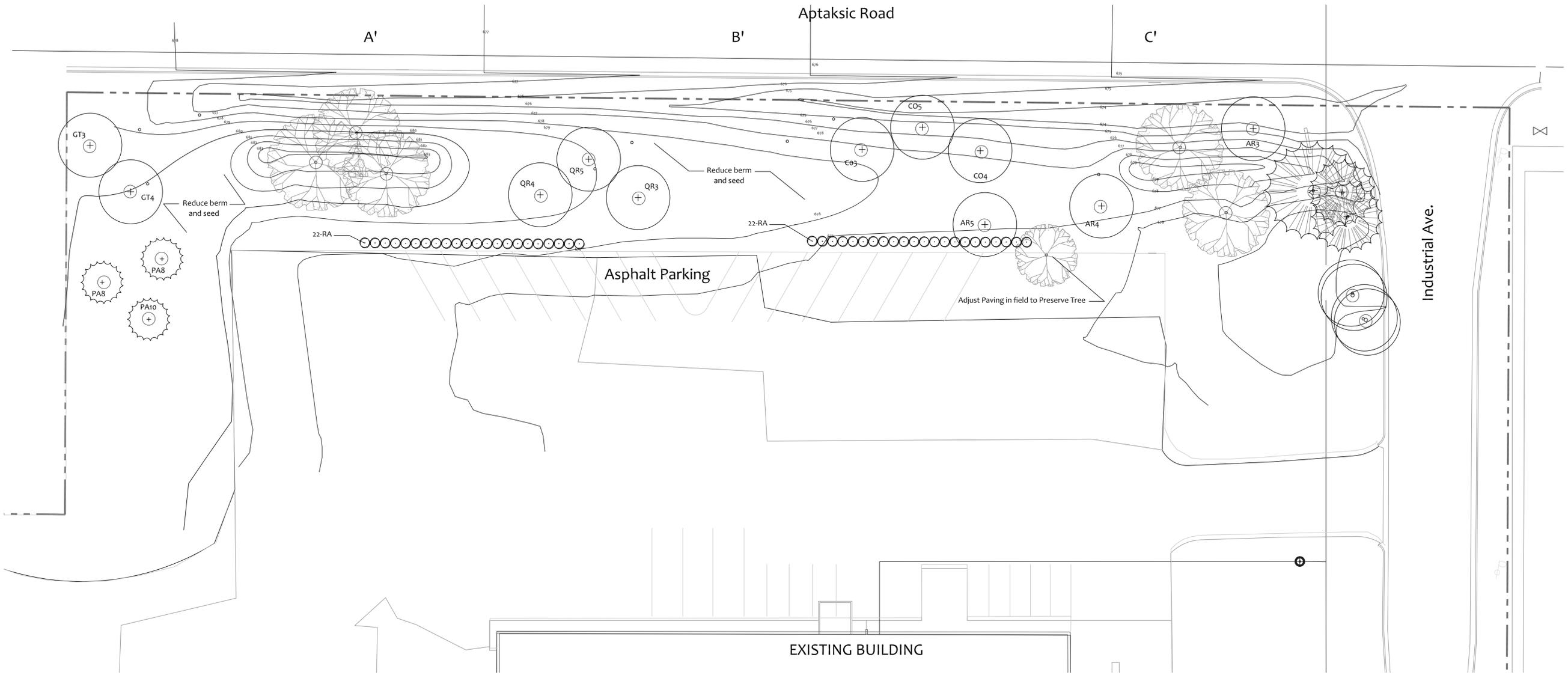
DATE OCT. 8, 2014

PROJECT ARC1401

DRAWN KTK

CHECKED KTK

SHEET NO.



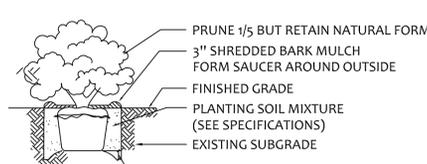
GENERAL NOTES

1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
9. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
10. FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 4" THICK WITH A CULTIVATED EDGE.
11. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
12. ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
13. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
14. ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.

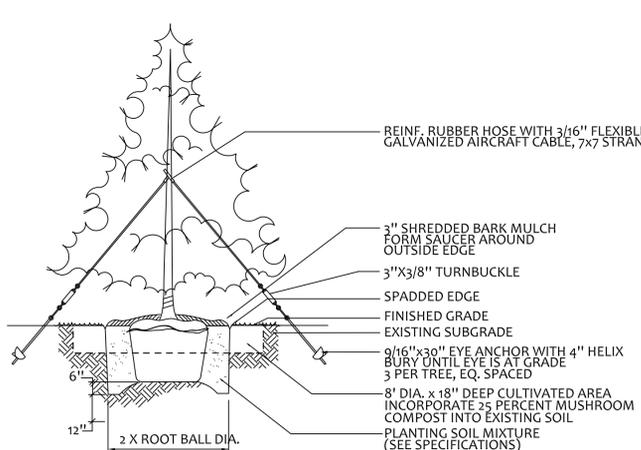
PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES				
AR3	1	Acer rubrum	Red Maple	3"
AR4	1	Acer rubrum	Red Maple	4"
AR5	1	Acer rubrum	Red Maple	5"
CO3	1	Celtis occidentalis	Common Hackberry	3"
CO4	1	Celtis occidentalis	Common Hackberry	4"
CO5	1	Celtis occidentalis	Common Hackberry	5"
GT3	1	Gleditsia triacanthos inermis	Thornless Honeylocust	3"
GT4	1	Gleditsia triacanthos inermis	Thornless Honeylocust	4"
QR3	1	Quercus rubra	Red Oak	3"
QR4	1	Quercus rubra	Red Oak	4"
QR5	1	Quercus rubra	Red Oak	5"
SHRUBS				
PA8	2	Picea abies	Norway Spruce	8'
PA10	1	Picea abies	Norway Spruce	10'
MISCELLANEOUS MATERIALS*				
RA	44	Rhus aromatica 'Gro-low'	Gro-low Sumac	30"
		Kentucky Bluegrass Blend Sod		S.Y.
		Shredded Hardwood Mulch		C.Y.

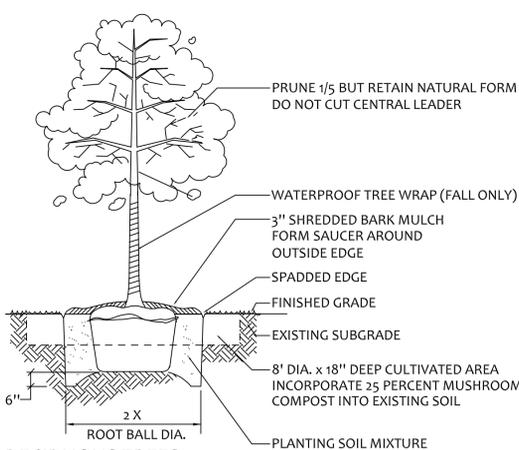
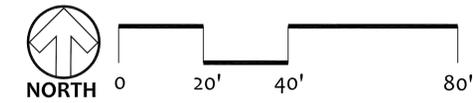
Total Inch Equivalents Provided: 56"
 * Exact quantity shall be determined in field based on extent of restoration needed.



DECIDUOUS AND EVERGREEN SHRUBS
N.T.S.



EVERGREEN TREES
N.T.S.



DECIDUOUS TREES
N.T.S.

KROGSTAD
 LAND DESIGN LIMITED
157-000548 REGISTERED LANDSCAPE ARCHITECT ILLINOIS
395 PEARSONA CT. N. CRYSTAL LAKE, IL 60014
PH: 815-599-9100
WWW.KROGSTADLANDSCAPEARCHITECT.COM

Aptaksic Rd. Berm Reduction
200 Industrial Ave., Lincolnshire, IL
LANDSCAPE PLAN
U-Haul

REVISIONS
 Revised: Nov. 4, 2014
 Revised: OCT. 21, 2014
 Revised: OCT. 9, 2014
 DATE: OCT. 8, 2014
 PROJECT: ARC1401
 DRAWN: KTK
 CHECKED: KTK
 SHEET NO.

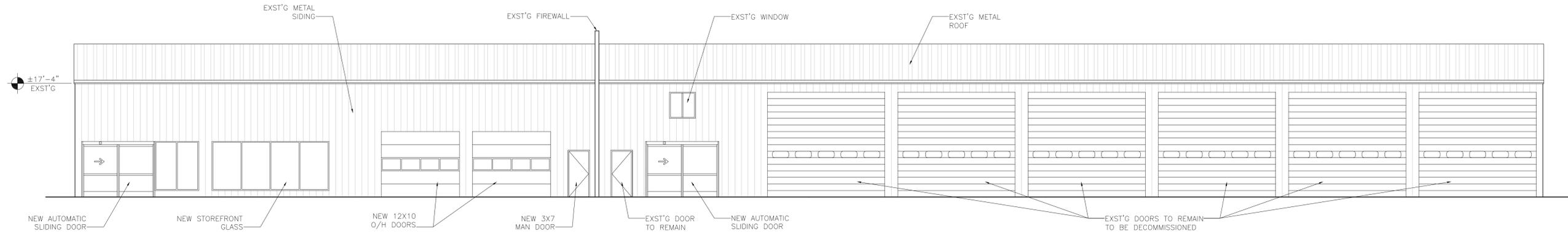
2 of 2

GENERAL NOTES:



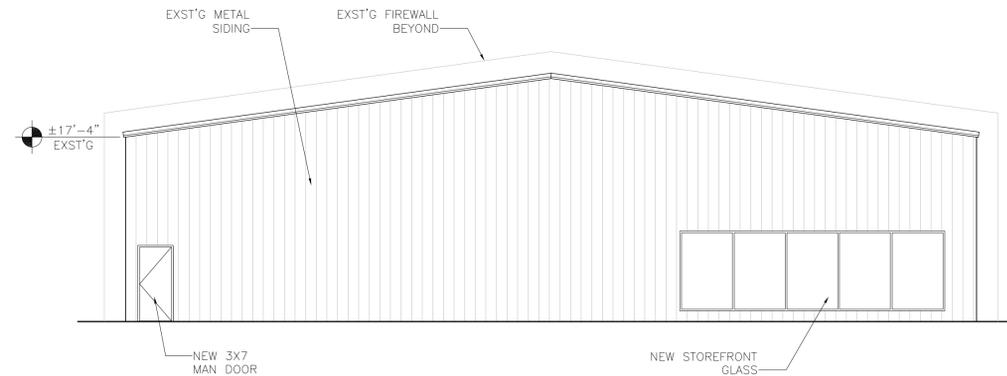
WEST ELEVATION

SCALE: 1/8"=1'-0"



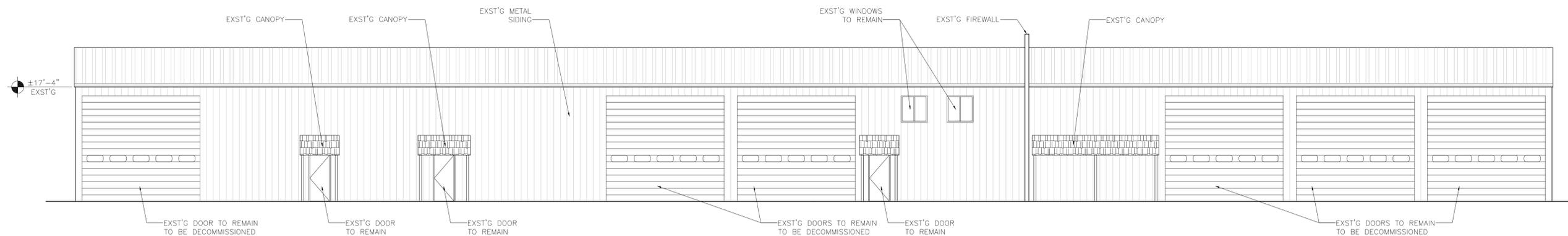
NORTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:

U-HAUL LINCOLNSHIRE
200-300 INDUSTRIAL DR
LINCOLNSHIRE, IL 60069

SHEET CONTENTS:

PROPOSED ELEVATIONS

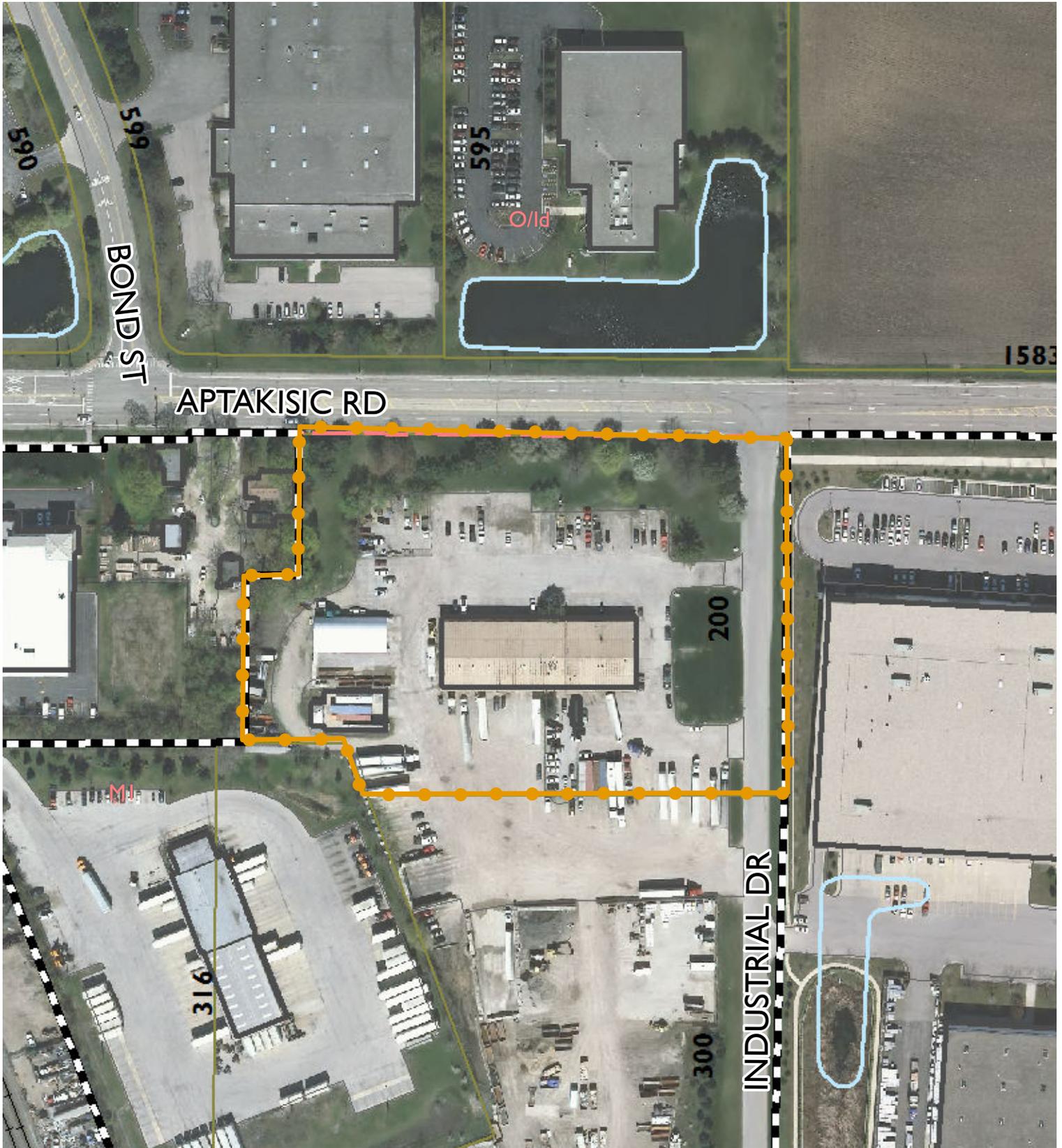
739027

DRAWN: BLC
CHECKED: NH
DATE: 10/16/14

EL1

739027A1C

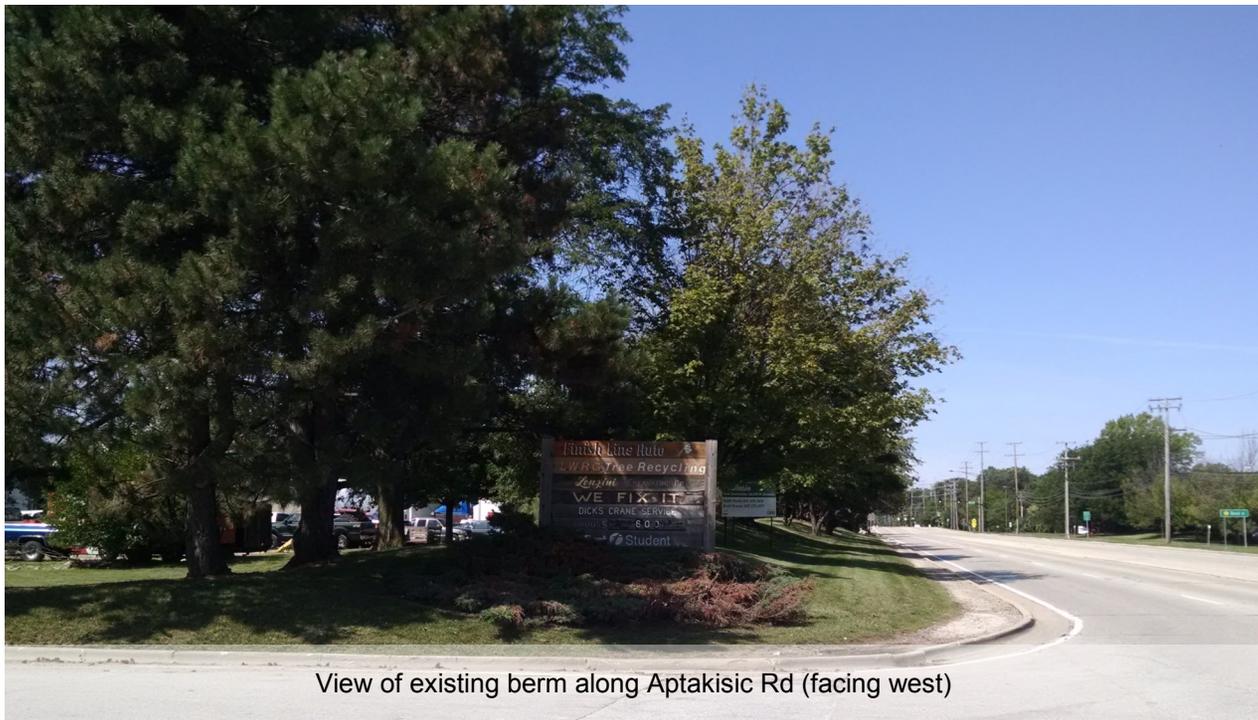
© 2014 AMERCO REAL ESTATE COMPANY



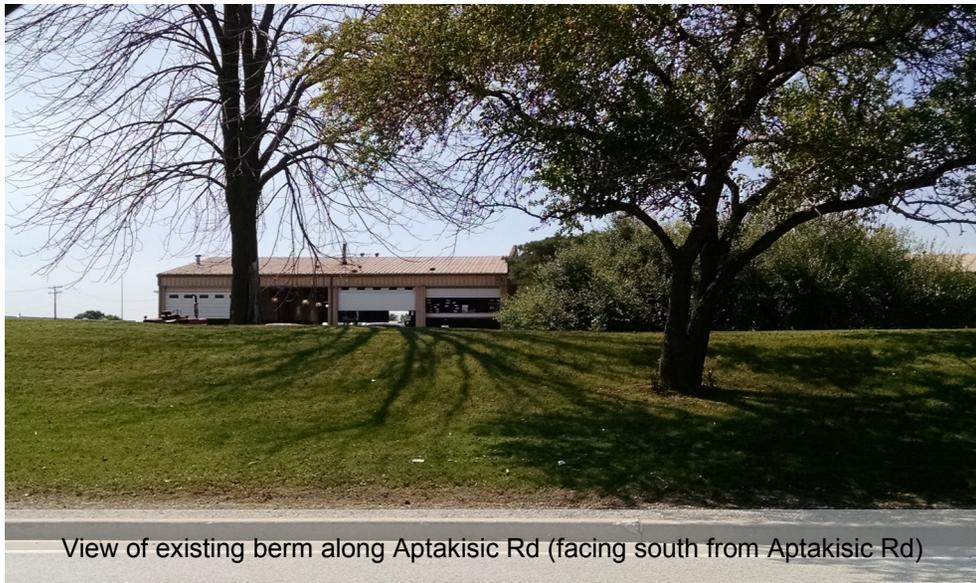
-  Village Boundary
-  Zoning Districts
-  Building

-  Water Feature
-  Parcel
-  Subject Location

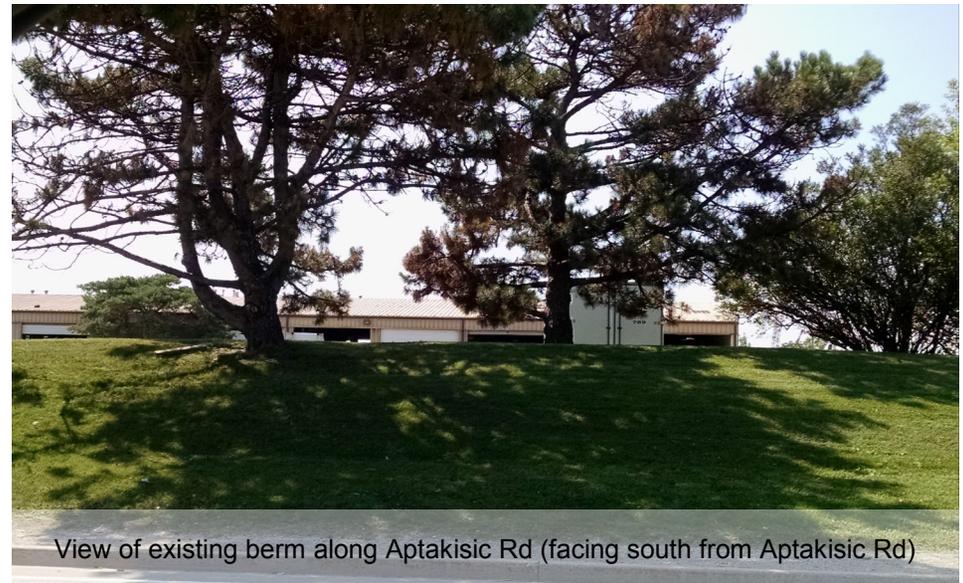




View of existing berm along Aptakistic Rd (facing west)



View of existing berm along Aptakistic Rd (facing south from Aptakistic Rd)



View of existing berm along Aptakistic Rd (facing south from Aptakistic Rd)



Village of Lincolnshire

One Olde Half Day Road, Lincolnshire, IL 60069
847.883.8600 | www.lincolnshireil.gov

SITE PHOTOS

200 Industrial Drive



Village of Lincolnshire

One Olde Half Day Road, Lincolnshire, IL 60069
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SITE PHOTOS

200 Industrial Drive

ORDINANCE NO. 78-533-22

ORDINANCE AMENDING SECTION 90-8-2(3) OF THE
LINCOLNSHIRE ZONING CODE AND GRANTING A SPECIAL USE (FOREMAN-KASSULAT)

WHEREAS, the Plan Commission of the Village of Lincolnshire, Lake County, Illinois, pursuant to notice as required by law, held a public hearing and adjourned a public hearing on the question of the passage of the following amendment of the Lincolnshire Zoning Code, as amended, and the granting of the requested special use permit described herein for the property described in Section 5 hereof; and

WHEREAS, the Plan Commission has heretofore submitted to the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, its report and recommendations, including its findings of fact, with relation to the proposed amendment and the granting of the special use permit; and

WHEREAS, the Corporate Authorities of the Village of Lincolnshire, Lake County, Illinois, have duly considered said report and recommendations and findings of fact of said Plan Commission in relation to the proposed amendment and granting of a special use permit;

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, as follows:

Section 1: That this Mayor and Board of Trustees of the Village of Lincolnshire hereby adopt by reference the findings of fact, and report and recommendations of the Lincolnshire Plan Commission as aforesaid as the findings of this Mayor and Board of Trustees as fully as if completely set forth at length herein. A copy of said report and recommendations, including the findings of fact of the Plan Commission, was presented to this Mayor and Board of Trustees and is on file with the Village Clerk as an official record of this Village, and is available for public

inspection. All exhibits and evidence submitted to said Plan Commission relative to the proposed amendment and requested granting of a special use permit are also incorporated by reference herein to the same effect and as if fully recited herein at length.

Section 2: Based upon the above report, recommendations and findings of fact relating to the proposed amendment, as incorporated by reference herein, this Mayor and Board of Trustees do hereby find as follows regarding the proposed amendment of the Lincolnshire Zoning Code set forth below in Section 3:

- (1) That the proposed amendment would include as a special use a use which is similar to and compatible with permitted special uses in the M1 Restricted Manufacturing District; and
- (2) That the proposed amendment is in the best interest of the Village of Lincolnshire and its residents, and is required by the public good; and
- (3) That the proposed amendment also contributes to the purposes of the Lincolnshire Zoning Code, as amended, as set forth in Section 90-2 thereof.

Section 3: That Section 90-8-2(3) of the Lincolnshire Zoning Code be and is hereby amended to add a new subsection (i) thereof reading as follows:

- (i) "A facility for the purpose of selling, leasing, repairing, maintaining, and rebuilding truck, trailer and truck trailer parts - indoors only."

Section 4: That based upon the findings above in Section 1, the Mayor and Board of Trustees find as follows in relation to the recommended granting of a special use for the property described below in Section 5 hereof as a M1 Restricted Manufacturing District, Special Use, A Facility for the purpose of selling, leasing, repairing, maintaining and rebuilding truck, trailer and truck trailer parts. - Indoors Only:

- (1) That such is desirable and in the public interest;
- (2) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

- (3) That the special use will not cause appreciable injury to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood, and is, in fact, compatible with existing uses in the area;
- (4) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- (5) That adequate utilities, access roads, drainage, and the other necessary facilities have been or are being provided;
- (6) That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets;
- (7) That the proposed facility is compatible with the physical character of the site;
- (8) That the facility would not adversely affect the values of surrounding properties or the anticipated provision for school or other municipal services.

Section 5: Based upon the above report, recommendation and findings of fact in relation to the requested special use permit, a special use is hereby granted under the provisions of Section 90-8-2(3) of the Lincolnshire Zoning Code, as amended aforesaid, to permit the construction of a facility for the purpose of selling, leasing, repairing, maintaining and rebuilding trust, trailer and truck trailer parts, for the following described real estate:

That part of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 27, Township 43 North, Range 11 East of the 3rd Principal Meridian lying Easterly of the Easterly line of the right of way of the Soo Line Railroad (formerly the Chicago and Wisconsin Railroad) bounded by a line described as follows: Beginning at a point on the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 27 which is 1608.0 feet North of the Southeast corner thereof; thence North along the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 27, 600.0 feet; thence West at right angles to said East line, 484.58 feet to a point on a line 420.0 feet Northeast-erly, measured at right angles, and parallel with the Easterly line of the right of way of the Soo Line Railroad; thence Southeasterly along said parallel line, 422.43 feet to an intersection with a line drawn at right angles to said Northeast-erly line of said railroad right of way through a point of curve in said Easterly right of way line; thence Southwesterly along the last described line, 210.0 feet; thence Southeasterly

at right angles to the last described line, 139.74 feet to an intersection with a line drawn at right angles to the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 27 through said point on said East line which is 1608.0 feet North of the Southeast corner thereof; thence East along said line drawn at right angles to said East line, 472.88 feet to the place of beginning, in Lake County, Illinois.

all subject to, however, and conditioned upon the following:

A. That the building shall be constructed in accordance with plans approved by the Architectural Review Board of the Village, in addition to other customary approvals required under the ordinances, regulations and codes of the Village; and

B. That prior to the issuance of a building permit the landscaping plans for the building and site must be reviewed and approved by the Architectural Review Board of the Village and by the Board of Trustees of the Village, and that prior to the issuance of an occupancy permit such landscaping must be substantially completed, in the opinion of the Village Board of Trustees, as set forth in said approved plans.

C. That prior to any change to the site plan for the real estate previously tendered to and approved by the Village, entitled "Hawthorne Truck & Trailer Repair, Inc.," prepared by Otis Associates, Architects and dated December 20, 1977, said modified site plan shall be resubmitted to the Plan Commission, Architectural Review Board and the Board of Trustees for their review and approval, and no changes can be made without the approval of the Village Board.

D. That no more than two driveways leading to and from Industrial Drive shall be permitted to be built and/or used in regard to ingress and egress to and from the improvements shown on the site plan for the subject real estate.

E. That prior to the issuance of a building permit the Village shall receive the review and approval from the Village Engineer of the water retention improvements for the subject real estate and such other improvements as required by the Village.

F. That any sign to be utilized regarding the subject real estate shall be in accordance with the proposed sign ordinance presently being considered by the Village as the same may be finally approved, or otherwise in accordance with all applicable Village ordinances and regulations.

G. That no trucks or truck tractors shall be parked or otherwise stored in front of the building to be constructed on the subject real estate.

Section 6: That the Zoning Map of the Village of Lincolnshire, Lake County, Illinois, be amended so as to be in conformance with the granting of the special use permit set forth above in Section 5.

Section 7: All ordinances and parts of ordinances, including but not limited to, the Lincolnshire Zoning Code, as amended, in conflict herewith be and the same are hereby repealed and of no effect to the extent of such conflict.

Section 8: The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form as required by law.

Section 9: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED this 9th day of May, 1978, by a roll call vote as follows:

AYES: Trustees Danzig, Stringer, Weber, Wilson

NAYS: Trustees Paterson and Red

ABSENT: NONE

APPROVED this 9th day of May, 1978, by the Mayor of the Village of Lincolnshire.

W. J. Mott
Village Mayor

ATTEST:

[Signature]
Village Clerk

REQUEST FOR BOARD ACTION
Zoning Board
November 11, 2014

Subject:	Amendment to Permitted and Special Uses in Commercial/Office Zoning Districts
Action Requested:	Public Hearing of Text Amendments to Chapter 2, Definitions, Chapter 5D, Mixed Use General Residence District, Chapter 6, Business Districts, and Chapter 8, Office/Industrial Districts, of Title 6 - Zoning of the Lincolnshire Village Code, regarding the permissibility of Assembly Uses within the Village's non-residential zoning districts.
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Referred To:	Zoning Board

Background:

- At the October 14th Committee of the Whole meeting, Staff presented the Zoning Board's approval recommendation for amendments to the above-referenced Chapters based on the September 9th public hearing.
- After the Zoning Board's review of the text amendments and prior to the Committee of the Whole consideration, the Village Attorney identified assembly-type uses (religious institutions, libraries, museums, convention halls/meeting rooms, etc.) are regulated inconsistently from one another - wherein certain types of assembly uses are permitted in one zoning district but not the other. This exclusionary treatment is problematic given assembly uses must be treated equally based on zoning case law.
- Given the topic of assembly uses was not discussed by the Zoning Board, the Village Board directed this topic back to the Zoning Board for further discussion and recommendation, prior to any final action by the Village Board.

Summary:

- **Assembly Uses:**
Various "assembly uses" are permitted within a variety of zoning districts throughout the current Zoning Code. "Assembly uses" are simply a gathering of persons principally for civic, literary, musical, political, travel, religious, or similar purposes. The manner in which these "assembly uses" are currently regulated in the Zoning Code is by identification of each individual "assembly use" within specific zoning districts. The [attached](#) "Assembly Use Example" identifies the current list of permitted uses in the E District to illustrate this current practice.

Identifying individual "assembly uses" within each zoning district establishes that only specific "assembly uses" are acceptable, while other (similar) "assembly uses" are not. This content-based treatment is problematic, as recent zoning case law indicates the zoning application of "assembly uses" must remain content neutral.

To establish content-neutrality for "assembly uses", the Village Attorney and Staff have developed the following zoning definitions:

ASSEMBLY USE

The use of a non-government owned building, or part thereof, by a gathering of persons principally for civic, literary, musical, political, travel, religious, or similar purposes.

**ASSEMBLY USE,
MEMBERSHIP**

Any Assembly Use for which the principal use is to host events for or provide services to members and guests of the owner or operator. Examples of Membership Assembly Uses 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 and religious institutions.

**ASSEMBLY USE, NON-
MEMBERSHIP**

Any Assembly Use for which the principal use is to host events or provide services to temporary, short-term guests who are non-members of the owner or operator. Examples of Non-Membership Assembly Uses include, but are not limited to, conference centers, banquet halls, meeting rooms and ballroom facilities which are principal uses or accessory to hotels/motels.

As proposed, assembly uses would be categorized into two terms 1) "Membership Assembly Uses", and 2) "Non-Membership Assembly Uses". The purpose for distinguishing the two is the recognition that not all assembly uses contribute to the generation of sales tax, utility and telecommunications tax, and room and admission tax revenues to support the Village's operational expenses. As defined, "non-membership assembly uses" would generally complement and create a common relationship with the Village's hotels, commercial and office businesses, resulting in the growth of the Village's tax revenues.

Request for Feedback - Does the Zoning Board concur with the Staff proposed classification of assembly uses; membership assembly uses and non-membership assembly uses, and the need to distinguish the two?

- **Permissibility of Assembly Uses:**

The [attached](#) proposed text amendments incorporate the new "assembly uses" terms. Following, is a summary of the changes that are proposed by defining two different types of Assembly Uses (P = permitted, SU = permitted by Special Use):

R5 – Mixed Use General Residence District	
Current Code	Proposed Code
Churches & Synagogues (SU)	Removed – Previously discussed with Zoning Board, uses not consistent with intent of R5

B1 – Retail Business District	
Current Code	Proposed Code
Community centers, museums, cultural facilities (SU)	Removed – Previously discussed with Zoning Board, uses not consistent with intent of B1
Government office buildings, community centers, libraries (SU)	Government building (only)(SU) – Community centers and libraries previously discussed with Zoning Board, uses not consistent with intent of B1
Theaters (SU)	Moved to B2 (by ZB previously). Proposed classification as "Non-Membership Assembly Use" (SU)

B2 – General Business District	
Current Code	Proposed Code
Clubs & lodges (nonprofit), fraternal or religious institutions (P)	Removed – Previously discussed with Zoning Board, uses not consistent with intent of B2
Community centers, museums, philanthropic & other cultural institutions (SU)	Proposed classification as “Non-Membership Assembly Use” (SU)
Meeting halls (SU)	Proposed classification as “Non-Membership Assembly Use” (SU)

E – Small Scale Office District	
Current Code	Proposed Code
Museums, libraries or performing art centers (P)	Proposed classification as “Assembly Uses” (membership & non-membership)(SU)
Churches & synagogues (SU)	Proposed classification as “Assembly Uses” (membership & non-membership)(SU)
Private recreational clubs (SU)	Changed to Private Recreational Facility (not an “assembly use”)(SU)

O/I – Office/Industrial District	
Current Code	Proposed Code
Commercial activities intended to provide service to office and industrial uses established in the district and employees thereof, including but not limited to vehicle fueling stations which may include vehicle washes as a special accessory use, restaurants, <u>private clubs</u> , <u>convention and exhibition halls</u> , motels and hotels, and car rental outlets (SU)	Changed to “Commercial Service Activity” (SU), removed private clubs due to inconsistencies with intent of O/I Under proposed definitions, convention and exhibition halls would be reclassified as “Non-Membership Assembly Uses” (SU)
Meeting & events center (SU)	Under proposed definitions, would be reclassified as “Non-Membership Assembly Uses” (SU)
Private recreational clubs (SU)	Removed – Previously discussed with Zoning Board, uses not consistent with intent of O/I
--	Added “Public or Private Recreational Facility” (see attached Chapter 2, Definitions, for description of each use)(SU)

Assembly-type uses in the O/I Zoning District were part of a recent conversation Mr. Charles Lamphere, President – Van Vlissingen and Co. had with the Village Board. Mr. Lamphere provided the [attached](#) letter regarding the increase of “non-traditional uses” within corporate business campuses. The proposed text amendments would now permit many of the commercial uses identified in the attached letter within the O/I District. During the Village Board’s consideration, they expressed their willingness to consider permitting both types of assembly uses in the O/I Zoning District. Further, they requested that the [attached](#) meeting minutes of their October 14th Committee of the Whole meeting be forwarded to the Zoning Board so their sentiments on this use type were clear.

“Membership assembly uses” located within commercial and office/industrial zoning districts could provide benefits, including, occupying long-standing vacant buildings; operating during off-peak hours; and generating additional off-peak tenants to frequent local

stores/restaurants. On the contrary, such uses could also remove available commercial/industrial buildings for future development as non-assembly uses; increase occupancy and off-street parking levels beyond existing capacity; and in some scenarios, reduce tax-generating uses within the Village's commercial and office/industrial sector.

Request for Feedback - Staff seeks the Zoning Board's input and recommendation regarding the permissibility of membership and non-membership assembly uses within the R5, B1, B2, E, and O/I Districts for Staff to incorporate into revised text amendments to be considered by the Committee of the Whole.

Recommendation:

Approval of text amendments to Chapter 2, Definitions, Chapter 5D, Mixed Use General Residence District, Chapter 6, Business Districts, and Chapter 8, Office/Industrial Districts, of Title 6 - Zoning of the Lincolnshire Village Code to address the permissibility of Assembly Uses within the Village's non-residential zoning districts.

Motion:

Having made findings based on facts covered in a Public Hearing held on November 11, 2014, the Zoning Board recommends approval to the Village Board of amendments to Chapter 2, Definitions, Chapter 5D, Mixed Use General Residence District, Chapter 6, Business Districts, and Chapter 8, Office/Industrial Districts, of the Lincolnshire Zoning Code to revise and update the permissibility of Assembly Uses within the Village's commercial zoning districts, to permit these uses in (list districts) Zoning Districts OR to prohibit these uses in (list districts) Zoning Districts, and further subject to. . . .

{Insert any additional conditions or modification desired by the Zoning Board}

Reports and Documents Attached:

- [Draft Chapter 5, Article D, R5 Mixed Use General Residence District, prepared by Staff.](#)
- [Draft Chapter 6, Article A, B1 Retail Business District; Article B, B2 General Business District; and Article C, E Small Scale Office Districts, prepared by Staff.](#)
- [Draft Chapter 8, Office/Industrial Districts, prepared by Staff.](#)
- [Draft Chapter 2, Definitions, prepared by Staff.](#)
- [Assembly Use Example, prepared by Staff.](#)
- [Van Vlissingen Letter, prepared by Charles Lamphere, dated October 3, 2014.](#)
- [Meeting Minutes of the October 14th Committee of the Whole.](#)

Meeting History	
Referral at Village Board (COW):	June 23, 2014
Zoning Board Public Hearing:	August 12, 2014
Zoning Board Continued Public Hearing:	September 9, 2014
Consideration & Discussion (COW):	October 14, 2014
Current Zoning Board Public Hearing:	November 11, 2014

TITLE 6: Zoning
 CHAPTER 5: Residence District
 ARTICLE: D



Sections:

- 6-5D-1: Intent and Scope of Regulations
- 6-5D-2: Uses
- 6-5D-3: Lot Sizes
- 6-5D-4: Building Setbacks
- 6-5D-5: Building Height
- 6-5D-6: Signs
- 6-5D-7: Off-Street Parking and Loading
- 6-5D-8: Landscaping

6-5D-1: Intent and Scope of Regulations

The R5 District is primarily intended to accommodate a mixture of residential dwelling units and selected retail uses. Accordingly, mixed-use developments incorporating residential and commercial uses in the same or in attached structures are consistent with this District.

The R5 District also recognizes the special complexity and interaction of land uses in and around the Village Green and Milwaukee Avenue, to allow flexibility in land use and design of multiple structures on a single lot; to encourage opportunities for mixed-use development; to facilitate the creation of convenient, attractive, and harmonious context of buildings and streets, and pedestrian ways; and to encourage public and private investment that will promote vitality, activity, and safety in the District.

6-5D-2: Uses

Uses permitted in the R5 Mixed Use General Residence District are identified in the table below:

P = Permitted

SU = Special Use

Bank, financial institution with drive-thru facility	SU
Banks and financial institutions, without drive-thru facilities	P
Community residential homes of less than four (4) persons (Ord. 90-1182-66)	P
Convenience store	P
Day care center	SU
Drinking establishment	SU
Food store, including candy/confectionery stores, dairy products, and bakeries	P
General retail and service uses	P
Office, business and professional	P
Physician's office	SU
Planned Unit Development (PUD), as regulated in Section 6-14-12 of this Title	SU
Personal fitness/instruction studio (yoga, martial arts, dance), not including health club/athletic facilities	P
Education institution, private, business, trade school	SU
Restaurant with Live Entertainment	SU
Restaurant, excluding Live Entertainment	P
Restaurant, Fast Food with drive-thru facility	SU

Restaurant, Fast Food without drive-thru facility	P
Retail pharmacy/drug store, with drive-thru facility	SU
Retail pharmacy/drug store, without drive-thru facility	P
Separate dwelling units above the ground floor of commercial-use structures	P
Single-family attached dwellings	SU
Any other similar use not specifically permitted in this Article, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein and is consistent with the trend in development within the District.	P

6-5D-3: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	15,000 sq. ft.	100 ft.
Single-family attached dwellings	4,000 sq. ft.	140 ft.
Planned Unit Development	By Village Board	By Village Board
Private education institution/day care facility, business trade school	7,500 sq. ft.	50 ft.
Bank, financial institution with drive-thru facility	20,000 sq. ft.	100 ft.
Restaurant, with Live Entertainment	15,000 sq. ft.	100 ft.
Restaurant, Fast Food with drive-thru facility	45,000 sq. ft.	200 ft.
Drinking establishment	15,000 sq. ft.	100 ft.
Retail drug store, with drive-thru facility	45,000 sq. ft.	200 ft.
Physician's office	15,000 sq. ft.	100 ft.

6-5D-4: Building Setbacks

Uses	Front*	Side	Corner Side	Rear
Permitted Uses	15 ft.	10 ft.	15 ft.	20 ft.
Special Uses	15 ft.	10 ft.	15 ft.	20 ft.
Planned Unit Developments	By Village Board			

*When adjacent to the Village Green the front yard shall be zero (0) feet.

6-5D-5: Building Height

In the R5 District no building or other structure shall exceed three and one-half (3 ½) stories or forty (40) feet in height.

6-5D-6: Signs

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

6-5D-7: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title unless otherwise recommended by the Zoning Board and approved by motion of the Corporate Authorities for projects in the downtown redevelopment area. (Ord. 86-885-22)

6-5D-8: Landscaping

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

TITLE: 6
CHAPTER 6: Business Districts
ARTICLE: A, B1 Retail Business District



Sections:

- 6-6A-1: Intent and Scope of Regulations
- 6-6A-2: General Requirements
- 6-6A-3: Uses
- 6-6A-4: Lot Size Requirements
- 6-6A-5: Building Setbacks
- 6-6A-6: Building Height
- 6-6A-7: Signs
- 6-6A-8: Off-Street Parking and Loading
- 6-6A-9: Landscaping

6-6A-1: Intent and Scope of Regulations

This District is intended to provide a location suitable to accommodate a combination of retail, service and office uses in an intensive commercial core area. Permitted and special uses can be placed on relatively small zoning lots reflecting the historic development pattern of Half Day Road and to encourage a pedestrian environment in retail shopping areas.

As the village relies almost exclusively on retail sales generated from properties located in the village to fund its municipal services, this Article is also intended to regulate the conversion or elimination of retail sales establishments through the preservation and enhancement of sales tax generating uses, while also working with the property owners to maintain a viable tenant mix on various properties within this District.

6-6A-2: General Requirements

- A. Outdoor Business and Storage: All business, service, storage, merchandise display and repair processing, where allowed, shall be conducted only within a completely enclosed building except for off-street parking, off-street loading, open sales lots, automobile service facilities, and drive-thru facilities where such uses are allowed.
- B. Production of Goods: The production of any goods on the premises shall be associated with a Permitted and/or Special Use and incidental to the principal use, unless otherwise specifically provided herein.
- C. Performance Criteria: The use of equipment and goods processed or produced in the premises shall not be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.
- D. Restrictions on Ground Floor Uses:
 - 1. Non-sales tax-generating uses shall be unlimited in buildings constructed prior to January 1, 1995, subject to Chapter 13, Non-Conforming Buildings & Uses, of this Title.
 - 2. Non-sales tax generating uses in buildings constructed after January 1, 1995 shall be subject to the following restrictions:
 - a. Gross Floor Area: Not more than 33% of the gross ground floor area may be

utilized for non-sales tax generating uses.

- b. Variance: Any request for an increase in the above restriction shall be subject to the Variance procedures of Section 6-14-9 of this Title.

6-6A-3: Uses

Uses permitted in the B1 Retail Business District are identified in the table below:

P = Permitted

SU = Special Use

Banks and financial institutions, with drive-through facilities	SU
Banks and financial institutions, without drive-thru facilities	P
Catering establishment	SU
Convenience store	P
Day care center	SU
Day Spa, with massage services	SU
Day Spa, without massage services	P
Educational institution, private, business, trade school	SU
Food store, including candy/confectionery stores, dairy products and bakeries	P
Funeral home	SU
General retail and services uses	P
Government building (subject to the regulations of Section 6-6A-2(D))	SU
Liquor sales, package only	P
Musical instrument sales and repair, including accessory instruction/lessons	P
Office, business and professional (subject to the regulations of Section 6-6A-2(D))	P
Personal fitness/instruction studio (yoga, martial arts, dance), not including health club/athletic facilities	P
Pet shop, with limited boarding and/or sale of live animals	SU
Physician's office	P
Planned Unit Development (PUD), as regulated in Section 6-14-12 of this Title	SU
Printing, publishing, blueprinting and photocopying establishments with retail sales only	SU
Repair or servicing of any article, the sale of which is from a permitted use in this District	SU
Restaurants with Live Entertainment	SU
Restaurants, excluding Live Entertainment	P
Restaurants, Fast Food with drive-thru	SU
Restaurants, Fast Foot without drive-thru facility	P
Retail pharmacy/ drug store, without drive-thru facility	P
Vehicle Fueling Station, may include convenience store	SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District, and is complementary to the Village's reliance on non-property taxes to finance municipal operations.	P

6-6A-4: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	15,000 sq. ft.	100 ft.
Banks and financial institutions, with drive-through	40,000 sq. ft.	150 ft.
Funeral home	30,000 sq. ft.	200 ft.
Planned Unit Development	By Village Board	By Village Board
Restaurant with Live Entertainment	15,000 sq. ft.	100 ft.
Restaurant, Fast Food with drive-thru facility	45,000 sq. ft.	200 ft.
Vehicle Fueling Station, may include convenience store	45,000 sq. ft.	200 ft.
Special Uses, all others	7,500 sq. ft.	100 ft.

6-6A-5: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	10 ft.	8 ft.	10 ft.	15 ft.
Special Uses, all others	10 ft.	8 ft.	10 ft.	15 ft.
Planned Unit Developments	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided along such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6A-6: Building Height

In the B1 District no building shall exceed two and one-half (2-1/2) stories or thirty feet (30') in height including rooftop equipment.

6-6A-7: Signs

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

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

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)

6-6A-9: Landscaping

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

TITLE: 6
CHAPTER 6: Business Districts
ARTICLE: B, B2 General Business District



Sections:

- 6-6B-1: Intent and Scope of Regulations
- 6-6B-2: General Requirements
- 6-6B-3: Uses
- 6-6B-4: Lot Sizes
- 6-6B-5: Building Setbacks
- 6-6B-6: Building Height
- 6-6B-7: Signs
- 6-6B-8: Off-Street Parking and Loading
- 6-6B-9: Landscaping

6-6B-1: Intent and Scope of Regulations

The intent of the B2 District is to accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Often times such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.

As the village relies almost exclusively on retail sales generated from properties located in the village to fund its municipal services, this Article is also intended to regulate the conversion or elimination of retail sales establishments through the preservation and enhancement of sales tax generating uses, while also working with the property owners to maintain a viable tenant mix on various properties within this District.

6-6B-2: General Requirements

- A. Outdoor Business and Storage: All business, service, storage, merchandise display and repair processing, where allowed, shall be conducted only within a completely enclosed building except for off-street parking, off-street loading, open sales lots, automobile service facilities, and drive-thru facilities where such uses are allowed.
- B. Production of Goods: The production of any goods on the premises shall be associated with a Permitted and/or Special Use and shall be incidental to the principal use, unless otherwise specifically provided herein.
- C. Performance Criteria: The use of equipment and goods processed or produced on the premises shall not be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.
- D. Restrictions on Ground Floor Uses:
 - 1. Non-sales tax-generating uses shall be unlimited in buildings constructed prior to January 1, 1995, subject to Chapter 13, Non-Conforming Buildings & Uses, of this Title.
 - 2. Non-sales tax generating uses in buildings constructed after January 1, 1995 shall be subject to the following restrictions:
 - a. Gross Floor Area: Not more than 33% of the gross ground floor area may be

utilized for non-sales tax generating uses.

- b. Variance: Any request for an increase in the above restrictions shall be subject to the Variance procedures of Section 6-14-9 of this Title.

6-6B-3: Uses

Uses permitted in the B2 General Business District are identified in the table below:

P = Permitted
SU = Special Use

Any Permitted Use in the B1 Retail Business District	P
Any Special Use in the B1 Retail Business District	SU
Automotive service facility	SU
Bowling alley establishment	P
Colleges, universities, or vocational schools	SU
Convalescent, sheltered care facilities and group or nursing homes	P
Drinking establishments, including Live Entertainment	SU
Private recreation facility, as defined in Chapter 2 of this Title	SU
Hotels	SU
Motor vehicle sales establishments	SU
Non-Membership Assembly Uses	SU
Parks and playgrounds	P
Radio and television station, excluding transmission towers	SU
Retail shopping centers	P
Urgent medical care center/clinic	SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District, and is complementary to the Village's reliance on non-property taxes to finance municipal operations.	P

6-6B-4: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	30,000 sq. ft.	200 ft.
Automotive service/repair facility	30,000 sq. ft.	100 ft.
Motor vehicle sales establishments	30,000 sq. ft.	300 ft.
Planned Unit Developments	By Village Board	By Village Board
Special Uses all other	30,000 sq. ft.	200 ft.

6-6B-5: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	50 ft.	20 ft.	50 ft.	25 ft.
Special Uses, all others	50 ft.	20 ft.	50 ft.	25 ft.
Planned Unit Developments	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided within such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6B-6: Building Height

In the B2 District no building shall exceed three and one-half (3-1/2) stories or forty two feet (42') in height including rooftop equipment.

6-6B-7: Signs

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

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

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)

6-6B-9: Landscaping

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

TITLE: 6
 CHAPTER 6: Business Districts
 ARTICLE: C, E Small Scale Office District



Sections:

- 6-6C-1: Intent and Scope of Regulations
- 6-6C-2: Uses
- 6-6C-3: Lot Sizes
- 6-6C-4: Building Setbacks
- 6-6C-5: Building Height
- 6-6C-6: Floor Area Ratio (FAR)
- 6-6C-7: Signs
- 6-6C-8: Off-Street Parking and Loading
- 6-6C-9: Landscaping

6-6C-1: Intent and Scope of Regulations

The E District is intended to provide low density office and service uses to serve as transitional areas between residential areas and more intense commercial sectors of Lincolnshire. This district is characterized by lands developed in tranquil residential-like settings as opposed to more intensely developed commercial centers.

6-6C-2: Uses

Uses permitted in the E Small Scale Office District are identified in the table below:

P = Permitted
SU = Special Use

Animal Clinic/Hospital	SU
Assembly Uses	SU
Banks and financial institutions with drive-thru facilities	SU
Banks and financial institutions, without drive-thru facilities	P
Day care centers	SU
Educational institution, private	SU
Government Buildings	SU
Hotel	SU
Memorial Assembly Facility, as regulated in Section 6-3-5 of this Title	SU
Office, business and professional	P
Physician's office	P
Planned Unit Development (PUD), as regulated in Section 6-14-12 of this Title	SU
Recreation facility, private	SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District.	P

6-6C-3: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	30,000 sq. ft.	125 ft.
Animal clinic/hospital	30,000 sq. ft.	130 ft.
Assembly Use	80,000 sq. ft.	150 ft.
Banks and financial institutions with drive-thru facilities	60,000 sq. ft.	150 ft.
Private recreational club	40,000 sq. ft.	150 ft.
Planned Unit Developments	By Village Board	By Village Board
Special Uses, all other	30,000 sq. ft.	150 ft.

6-6C-4: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	35 ft.	20 ft.	35 ft.	30 ft.
Special Uses	35 ft.	20 ft.	35 ft.	30 ft.
Planned Unit Developments	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided within such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6C-5: Building Height

- A. The maximum building height shall be three and one-half (3-1/2) stories or forty two feet (42') including rooftop equipment.
- B. Assembly uses, government buildings and educational institutions may be erected to a maximum building height of 60 feet. The minimum yard requirements of Section 6-6C-5(A) shall be increased one (1) foot per each foot of additional building height above the limit for this district.

6-6C-6: Floor Area Ratio (FAR)

The maximum allowable floor area ratio (FAR) shall be 0.36.

6-6C-7: Signs

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

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

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

6-6B-9: Landscaping

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

TITLE 6: Zoning

CHAPTER 8: Office/Industrial District



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: Deleted by Ordinance 08-3049-32, eff. 08/11/08
 - 6-8-4-8: 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

These sections are omitted as no changes are proposed

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/Id subdistrict is designed to accommodate uses similar in character to those permitted in the O/Ic, and in addition, to industrial users who require rail service, which requires a special use permit, while maintaining a controlled structural and activity environment which meets the criteria of bulk regulations, performance standards and other design standards and regulations as contained herein. It is further intended to permit such uses to occur on smaller lots than those permitted in the O/Ic subdistrict. O/Id subdistrict is appropriate for areas along and adjacent to railroad lines which offer rail access to industrial users. Uses permitted in the O/Ia, O/Ib, and O/Ic subdistricts are also encouraged in the O/Id subdistrict.

6-8-3: General Requirements and Restrictions

A. 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/Ib District shall be within completely enclosed buildings. All utilities shall be placed underground. (Ord. 80-632-89)

E. All drives, loading dock aprons, parking areas, and walkways throughout the site shall be paved with asphalt or concrete material. Areas not covered by impervious materials shall be fully landscaped and maintained with grass, groundcover, trees and shrubs.

F. To the extent of any conflict between the provisions of this Chapter and the provisions of any applicable Village building, subdivision or fire codes, the most strict provision shall prevail and be applicable. (Ord. 80-632-89; and. Ord. 82-742-49)

6-8-5: Uses

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

O/I DISTRICT USES	P = Permitted S = Special Use	O/Ia	O/Ib	O/Ic	O/Id
Attached or detached structured parking garage		P	P	P	P

- 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 facility	P	P	P
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- As defined in Section 6-2-2

Auxiliary use	P	P	P
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- Shall be incidental to and to service the principal use or for the convenience of the employees, including but not limited to, financial institutions without drive-through facilities, pharmacy/drug store, retail sales, cafeteria, and health club facilities.
- Shall be located within the principal building.
- No exterior display of the auxiliary use shall be permitted.

Commercial Service Activity	SU	SU	SU
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- 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.

Hospital and/or medical campus	SU	SU	SU
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- As defined in Section 6-2-2

Laboratories, research and development facilities, public or private	P	P	P
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- Said operations shall contain office space at least twenty five percent (25%) of the gross leasable area and 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	P	P	P
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- Said operations shall contain office space at least twenty five percent (25%) of the gross leasable area and in conformance with Sections 6-8-3 and 6-8-4 of this Chapter.

Non-Membership Assembly Uses	SU	SU	SU
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- As defined in Section 6-2-2

Municipal services activities		P	P
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- 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.

Office, business, professional and corporate headquarters	P	P	P
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Parking garages (as principal use)	SU	SU	SU
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Physician's office	SU	SU	SU
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- 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; Aptakasic 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/I subdistricts, no more than 25% of the gross floor area of a building shall be occupied by clinics, irrespective of which floor the clinics are located. (Amd. Ord. 07-33011-39, eff. 11/26/07)

Printing and reproduction services, graphic and photo-stating services, office machine sales and repair, office supply sales, and other similar uses			P	P
Product showroom	P	P	P	P

- Accessory to a principal use.
- Limited to twenty five percent (25%) of the gross leasable space.

Public utility facilities	SU	SU	SU	SU
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- 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				SU
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- 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/Id subdistrict which have spur tracks on the zoning lot, the coupling and uncoupling of railroad cars is prohibited between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M.
- Zoning lots in the O/Id subdistrict which are contiguous to any lead track must have a minimum two (2) acre lot area (eighty thousand [80,000] square feet) and a two hundred foot (200') minimum lot width.
- In the O/Id subdistrict only one rail user will be allowed for each five hundred (500) lineal feet of lead track. (Ord. 85-817-01)

Recreational facility, public or private			SU	SU
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Testing of materials	P	P	P	P
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- 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)

Urgent medical center/clinic	SU	SU	SU	SU
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- As defined in Section 6-2-2

Warehouse and storage			P	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.

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, coutchouc, or gutta percha manufacture or treatment; packing plants; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowls processing of fish oil; tallow, grease or lard manufacture or treatment; tanning; curing, or storage of raw hides or skins; tar distillation or manufacture; or cement manufacturing; concrete or asphaltic concrete mixing plants.
- 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.
Non-Membership Assembly Uses	5 acres	220 ft.
Commercial Service Activity, Motels and Hotels	5 acres	220 ft.

Commercial Service Activity, Car Rental	20,000 sq. ft.	150 ft.
All other Commercial Service Activities	1 acre	150 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	
Municipal Services Activity, Commuter rail station	As specified by the Zoning Board	
Urgent medical center/clinic	1 acre	150 ft.
All other Special Uses	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
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/la & O/lb Districts

Front Corner	50 ft.	Increase by 1 ft. for each 1 ft. building height exceeds 45 ft., up to 72 feet, including roof-top mechanical equipment.
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Side		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/lc District

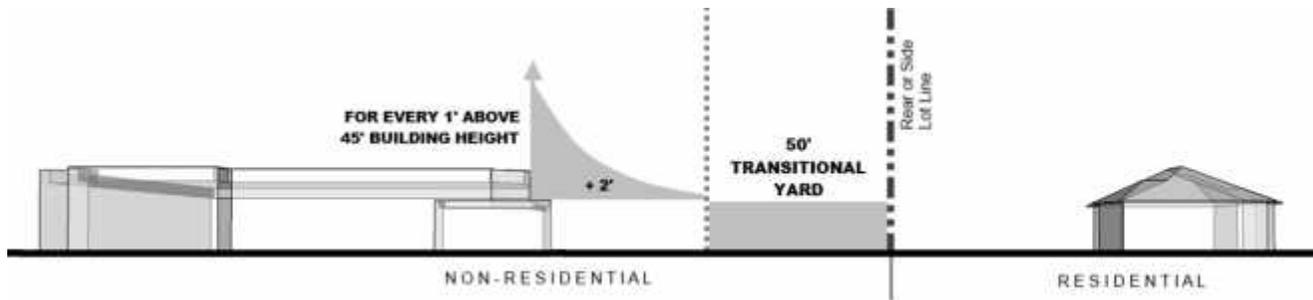
Front Corner Side	35 ft.	Increase by 1 ft. for each 1 ft. building height exceeds 20 ft., including roof-top mechanical equipment.
Side	20 ft.	
Rear	25 ft.	

O/ld 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/la 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/lb and O/lc and O/ld 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/lb and O/lc and O/ld 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

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

B. Parking spaces shall be permitted in required rear and interior side yards, and there shall be no parking in the required front yards and corner side yards. Further, there shall be, at a minimum, a fully landscaped and maintained strip of at least fifteen feet (15') in the O/la and O/lb subdistricts and eight feet (8') in the O/lc and O/ld subdistricts extending continuously along the perimeter of all rear and interior side yards (excluding driveway or sidewalk entrances, or railroad track frontage). (Ord. 85-817-01)

6-8-12: Landscaping

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

TITLE 6: Zoning

CHAPTER 2: Definitions

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, musical, political, travel, religious, or similar purposes.

**ASSEMBLY USE,
MEMBERSHIP**

Any Assembly Use for which the principal use is to host events for or provide services to members and guests of the owner or operator. Examples of Membership Assembly Uses 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 and religious institutions.

**ASSEMBLY USE, NON-
MEMBERSHIP**

Any Assembly Use for which the principal use is to host events or provide services to temporary, short-term guests who are non-members of the owner or operator. Examples of Non-Membership Assembly Uses include, but are not limited to, conference centers, banquet halls, 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.

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.
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 COMPLIANCE

The written confirmation certifying compliance with the regulations set 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

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.

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)

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

Any building or structure which:
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,
B. Is designed or intended for a conforming use.
C. Example: An office building in a Business District.

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.

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.

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)

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, including instructional and recreational uses.
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 ESTABLISHMENT, BUSINESS	A building or group of buildings devoted to and supported by charity. 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	<p>A. One person, his or her spouse, their offspring, legally adopted children.</p> <p>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)</p> <p>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.</p> <p>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)</p>
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.
LODGING HOUSE (INCLUDING BOARDING ROOMING HOUSE)	A residential building, or portion and thereof, other than a motel, apartment hotel, or hotel, containing lodging rooms which and accommodate persons who are not members of the keeper's family. Lodging with or without meals is provided for compensation on a weekly or monthly basis.
LODGING ROOM (ROOMING UNIT)	A room which is not physically a part of a dwelling unit, or which through physically a part of a dwelling unit is used or intended for use by a person or persons other than members of the family occupying said dwelling unit, and which is used or intended to be used as sleeping and living quarters, but without facilities for either cooking or eating.
LOT	<p>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:</p> <p>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.</p> <p>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.</p>
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 internment 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	<p>The term "no impact" personal wireless service facility shall be defined as a facility which is:</p> <ol 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 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.
NONCONFORMING/USE STRUCTURE, LOT	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.
NOXIOUS MATTER	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.

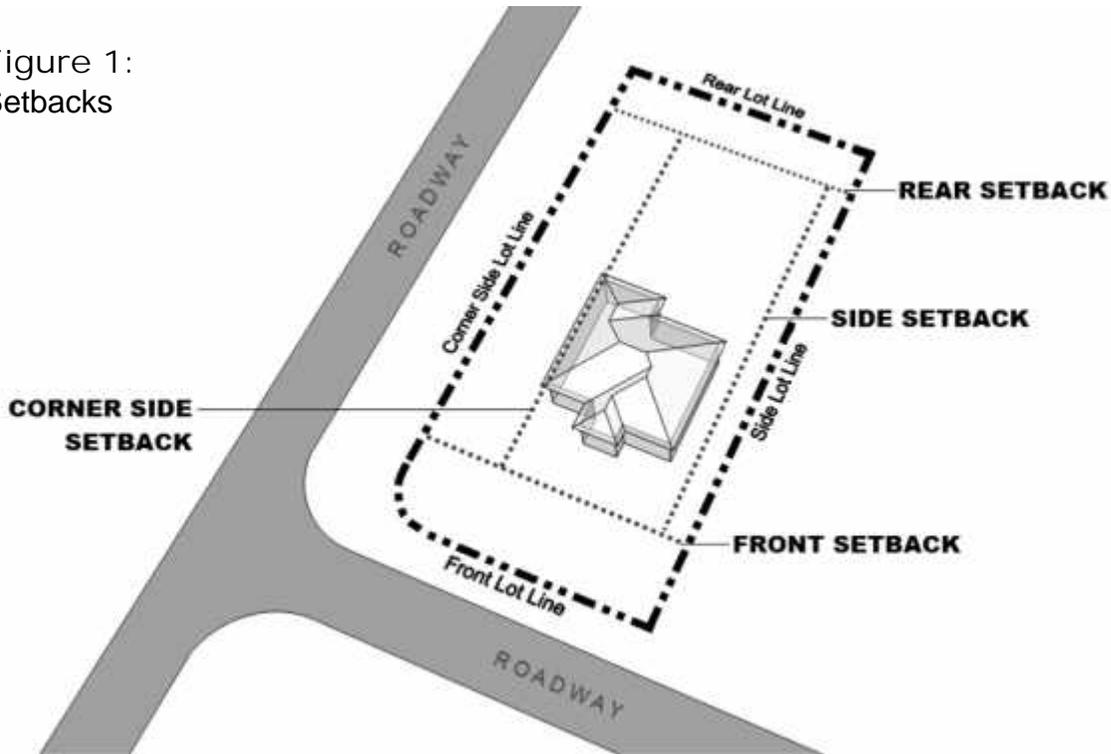
NURSING HOME (CONVALESCENT HOME, SHELTERED CARE HOME)	An establishment for the care of children or the aged or infirm. Such a home shall not contain equipment for or provide care in maternity cases or for psychotics or other unruly mentally deranged persons nor for surgical or medical cases commonly treated in hospitals.
OCTAVE BAND	A means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.
ODOROUS MATTER	Any matter or material that yields an odor which is offensive in any way. (Ord. 86-885-22)
OFFICE	A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. An office shall not include a clinic or the production, distribution or sales of goods or commodities which are physically located on the premises. (Ord. 90-1163-47)
OPEN SALE LOT	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)
ORNAMENTAL METAL FENCE	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)
OUTDOOR STORAGE	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)
PARKING AREA	One or more parking spaces, and may also include access drives, aisles, ramps, and maneuvering area.
PARKING LOT	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.
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)

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 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.
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, and similar 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.
RECREATIONAL 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 LABORATORY	A building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but no facilities for manufacture or sale of products.
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



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)

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 tents, 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	A portable shelter intended for outdoor use constructed of canvas, nylon, or similar pliable fabric.
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)
URGENT MEDICAL CARE CENTER/CLINIC	An establishment comprised of physicians and other medical staff engaged in providing surgical services or emergency care services on an outpatient basis.
USE	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, PERMITTED	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, PRINCIPAL	The main use of land, building or structure as distinguished from a subordinate or accessory use.
USE, TEMPORARY	A use permitted for a limited duration and is discontinued upon the expiration of the approved time period.
VARIANCE	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 FUELING STATION	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 REPAIR
(AUTOMOBILE REPAIR)**

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 SERVICE STATION
(AUTOMOBILE SERVICE STATION)**

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)

**VEHICLE WASH
(AUTOMOBILE LAUNDRY)**

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.

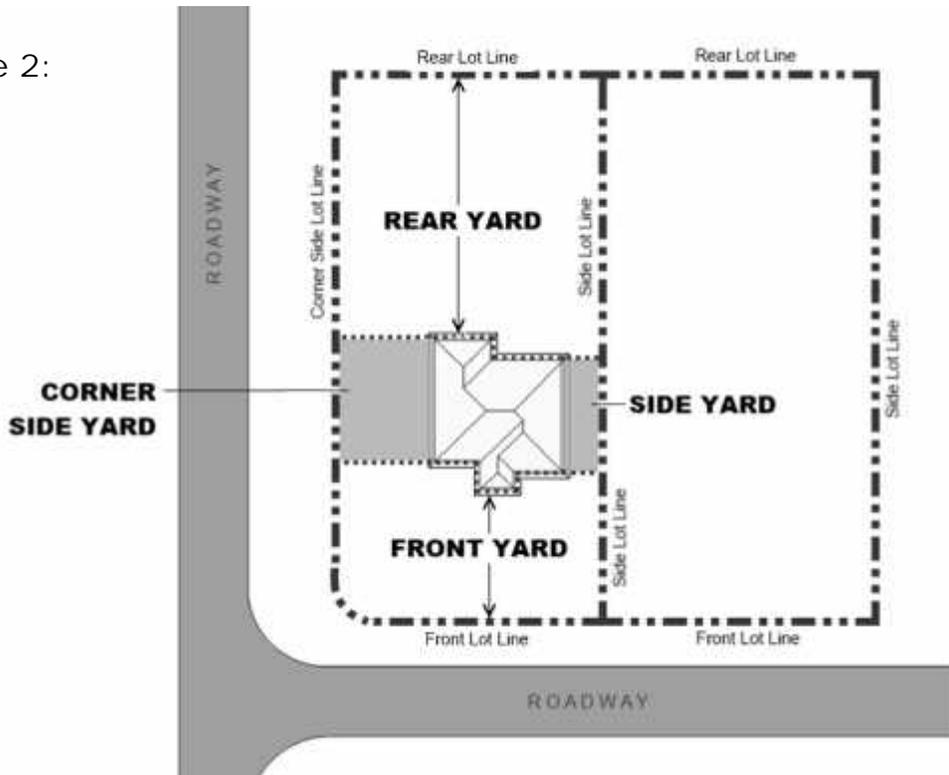
YARD/REAR

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.

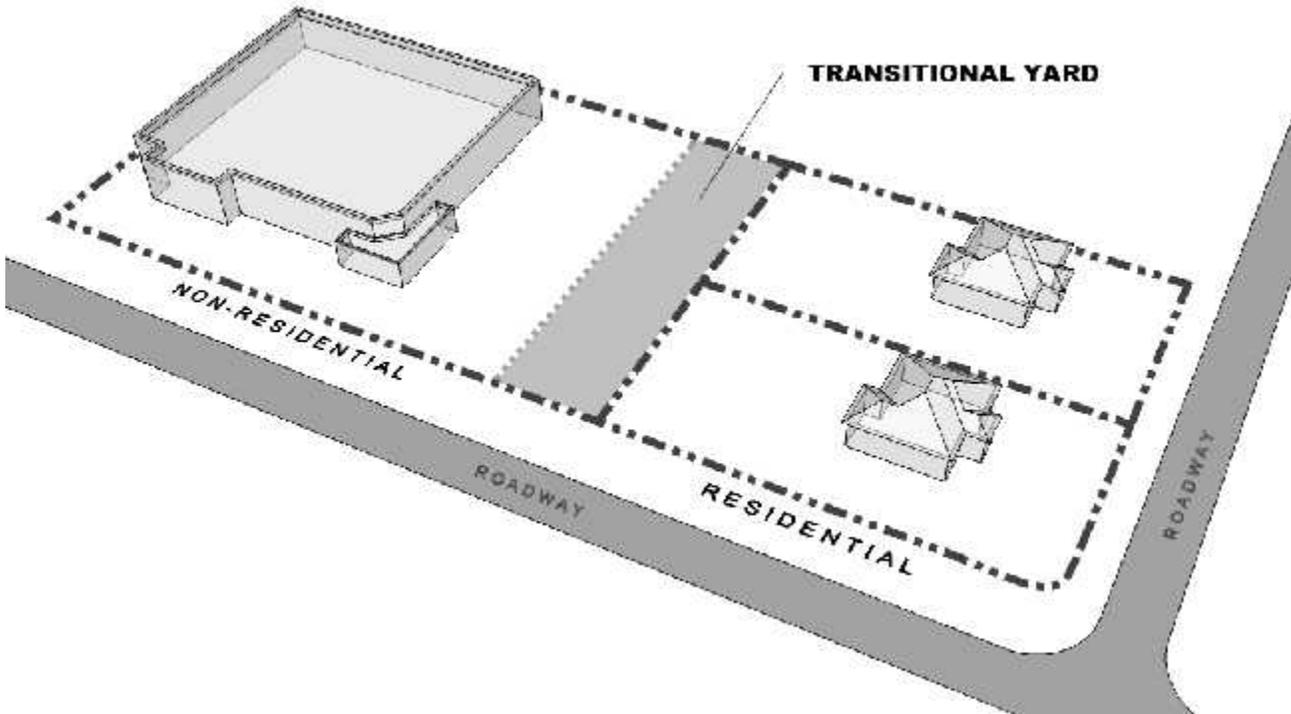
Figure 2:



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:



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)

**CHAPTER 6
BUSINESS DISTRICTS
ARTICLE C
E SMALL SCALE OFFICE DISTRICTS**

6-6C-2: PERMITTED USES

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

Financial institutions (but not including drive-thru facilities)

Museums, libraries or performing art centers

Office, professional and business

Parks and forest preserves

6-6C-3: SPECIAL USES

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-14-14 of this Code, as appropriate

Animal Clinic/Hospital

Auxiliary retail

Churches and Synagogues

Financial institutions with drive-thru facilities

Medical or dental clinics (but not including facilities devoted primarily to emergency medical services)

Private or public schools

Private recreational clubs

Restaurants



October 3, 2014

Mr. Brad Burke
Village Manager
Village of Lincolnshire
One Old Half Day Road
Lincolnshire, IL 60069

Dear Brad,

It was a pleasure discussing with you the dramatic increase in the prevalence of non-traditional space uses within corporate business campuses, which increase both the vitality of the parks and the communities they are located in. While such uses locating in Class A business parks was almost unknown fifteen years ago, non-traditional occupancies have become increasingly important in recent years, particularly in Illinois where the growth in quality manufacturing jobs continues to be anemic. In our Lake County developments, *outside of Lincolnshire*, we already have successfully leased spaces to users accommodating the following uses:

- After School Tutoring and Enrichment Programs
- Agility and Speed Training
- Childcare and Eldercare
- Children's Indoor Party Facilities (Multiple Users)
- Church Worship and Rehearsal Space
- Corporate Training Centers
- Dance Studios
- Distribution Operations with Showrooms and Outlet Stores (Multiple Users)
- Fitness Clubs (Multiple Users)
- Football, Basketball, Baseball and Cheerleading Training Spaces (Multiple Users)
- Gymnastics Studios
- Marriott Theatre's Practice Facility
- Martial Arts Studios
- Personal Trainers (Multiple Users)
- Riverside Foundation's Client Work Facility
- The Area's Largest Indoor Volleyball Club with Practice Facility
- Trampoline Centers
- Veterinary Clinics
- VFPD Fire Station

Communities immediately adjacent to Lincolnshire are also home to additional non-traditional space uses in their business parks including:

- Chicago Bears Practice Facility
- Ice Rink
- Indoor Go-Kart Track



- Lake Forest Graduate School of Management
- Police Station, Train Station, Post Offices
- Regional Girl Scouts Headquarters and Meeting Facility
- Variety of Nighttime Educational Programs
- Vernon Hills High School
- YMCA

Although many of these uses may not fall into the current, or contemplated, Lincolnshire Code, the benefits to the community of expanding its code to accept such non-traditional users is significant. First, at a time when Lincolnshire has over one million square feet of vacant office and over four hundred thousand square feet of vacant industrial space these uses are a way to absorb a significant portion of this space, which helps keep buildings fully assessed on the tax rolls for the local community and school districts. The additional employees and customers support local merchants, restaurants and hotels, often on days and during hours when the business parks are otherwise mostly vacant. In Lincolnshire, this is particularly important because of the limited local nighttime population and the tendency of some Lincolnshire residents to not actively shop and dine west of the river. Non-traditional uses also focus on activities that directly cater to the needs of local residents, which adds to the vitality and desirability of the community. Such uses also relieve congestion by offering services to local residents closer to home and often having a peak traffic load at hours outside of typical business park congestion periods. The different timing of peak parking usage also offers the opportunity to share parking during normal business hours to help existing, often under-parked, corporate space users stay in the community. Finally, the re-use of existing industrial facilities for non-traditional uses is good environmental stewardship because it enables the adaptive utilization of existing physical resources rather than consuming far more resources building new facilities.

The major challenges posed by non-traditional uses are assuring sufficient parking and maintaining the existing architectural character of the business parks. The experiences gained in our Vernon Hills and Buffalo Grove business parks and the other uses in the neighboring communities clearly shows that this can be accomplished with a sensible screening and regulation process.

Thank you for your consideration. I would be pleased to discuss this with you at length, if you desire.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles R. Lamphere'.

Charles R. Lamphere
President

CRL/cg



MINUTES
COMMITTEE OF THE WHOLE MEETING
Tuesday, October 14, 2014

Present:

Mayor Blomberg

Trustee Feldman

Trustee McDonough

Trustee McAllister

~~Village Treasurer Curtis~~

Village Manager Burke

Finance Director Peterson

Community & Economic Development

Director McNellis

Operations Superintendent Phippen

Trustee Brandt

Trustee Grujanac

Trustee Servi

Village Clerk Mastandrea

Village Attorney Simon

Chief of Police Kinsey

Public Works Director Woodbury

Engineering Supervisor Horne

Planner Robles

ROLL CALL

Mayor Blomberg called the meeting to order at 7:13 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of September 22, 2014 Committee of the Whole Meeting Minutes.

The minutes of the September 22, 2014 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

Mayor Blomberg requested the Board discuss Public Safety item 3.41 next on the agenda

~~It was the consensus of the Board to move up item 3.41 for discussion.~~

~~3.4 Public Safety~~

~~**3.41 Consideration and Discussion of a Proposal to Create a New Liquor License Classification Permitting the Sale of Beer and Wine in Movie Theaters for Consumption on Premises (Regal Cinema)**~~

~~Chief of Police Kinsey provided in update relative to Board direction from the September 22, 2014 Committee of the Whole~~

~~Meeting. Chief of Police Kinsey noted his research found several other communities currently allow this type of liquor sales. Staff collaborated with the Village attorney to draft an amendment to include the sale of alcoholic beverages in the movie theater.~~

~~Trustee McDonough asked if the proposed liquor license would be for beer and wine or any type of liquor. Chief of Police Kinsey noted the proposed liquor license would permit any type of liquor. Trustee McDonough asked if the Board would be approving the license class and would the theater need to apply for the license. Chief of Police Kinsey confirmed the action would be to put the creation of the license on the Consent Agenda for the next Regular Village Board, and once approved, the theater would need to apply for the license.~~

~~Trustee Grujanac asked if only one license was being created. Chief of Police Kinsey noted there would only be one liquor license of this class in the Village.~~

~~There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.~~

3.1 Planning, Zoning and Land Use

3.11 Consideration and discussion of a Zoning Board Recommendation Regarding Text Amendments to Chapter 2, Definitions, Chapter 5D, Mixed Use General Residence District, Chapter 6, Business Districts and Chapter 8, Office/Industrial District of Title 6, Zoning of the Lincolnshire Village Code, to Revise and Update Permitted Uses and Special Uses within the Village's Non-Residential Zoning Districts (Village of Lincolnshire)

Village Planner Robles provided a presentation regarding the Zoning Board recommendation regarding text amendments to Chapter 2, Definitions, Chapter 5D, Mixed Use General Residence District, Chapter 6, Business Districts and Chapter 8, Office/Industrial District of Title 6, Zoning of the Lincolnshire Village Code, to Revise and Update Permitted Uses and Special Uses within the Village's Non-Residential Zoning Districts.

Village Planner Robles noted Zoning Board recommendations and stated the B1 & B2 Districts current code provisions restrict ground floor uses occupied by non-sales tax generating uses to 25% of gross floor area, except for buildings constructed prior to

January 1, 1995. The Zoning Board agreed with staff and determined a moderate increase in the restriction to 33% or 1/3 of the gross floor area was suitable.

Trustee Brandt noted sales tax is an important revenue source for the Village and noted vacancies are a concern in the business districts. Trustee Brand asked if increasing the percentage of non-sales tax generating uses permitted in the B1 & B2 Zoning Districts would achieve more business. Village Planner Robles noted one of the discussions with the Zoning Board was that non-sales tax generating uses could result in increased traffic in the shopping centers, which could result in increased traffic for sales tax generating uses. A brief discussion followed relative to the proposed recommendation and the areas of the Village where the proposed restriction would apply. Trustee McDonough stated he was in agreement with the Zoning Board recommendation to change the restriction from 25% to 33%. However, Trustee McDonough questioned if the proposed change was enough to make an impact on the shopping centers. Trustee McDonough noted it was his opinion to increase the amount of non-sales tax generating uses to an even higher percentage; such as 40%. Mayor Blomberg suggested reaching out to the owners and leasing agents to get feedback for what they think is in demand for these spaces and if such a change in the percentage of non-sales tax generating uses would even have an impact.

Village Planner Robles continued with his presentation regarding the proposed changes in the B1 & B2 Districts. Village Planner Robles asked for direction from the Board regarding special uses in the B1 & B2 Zoning Districts. Trustee McDonough noted his opinion was to have each special use presented before the Board and in most cases; the Board would likely approve them. Village Planner Robles noted the process of bringing all special use requests before the Board would not be as business friendly since the steps for approval would take longer. Mayor Blomberg suggested reviewing the list of special uses prior to approving the change to retain them as a special use in the B Districts.

Village Planner Robles continued with his presentation regarding the proposed changes in the other Zoning Districts in the Village.

A brief conversation about the Zoning Board recommendation to eliminate the current space limitations for a multi-tenant building in the O/Ic & O/Id Districts followed. Trustee Feldman agreed with the Zoning Board to eliminate square footage limitations. Mayor Blomberg asked if staff had received requests for smaller spaces

in this District. Village Planner Robles noted staff had received occasional inquiries for smaller spaces in these Districts. Staff researched other municipalities and found there are no such limitations in the surrounding municipalities. Trustee McDonough suggested reaching out to the owners and leasing agents to see if potential businesses get turned away due to the space limitations/size requirement.

Village Planner Robles provided a summary regarding the creation of “assembly uses” and noted staff worked with the Village Attorney for consistency. Village Planner Robles explained Staff proposes assembly uses be split into two types with definitions updated in the code as follows: 1) Membership Assembly Use, and 2) Non-Membership Assembly Use. These land use types classify the various assembly-type uses and are incorporated in the permitted/special uses tables in the B, E, and O/I Districts. Village Planner Robles clarified membership assembly uses, such as religious uses, lodges and clubs, have been limited to the E District to promote sales tax uses in the B and O/I Districts.

Village Planner Robles noted the Zoning Board did not delve into the topic of assembly uses when developing the recommendations before the Village Board at this meeting. The topic of addressing assembly uses came up with staff and the Village Attorney during the drafting of the formal ordinance language. Trustee Servi suggested the Zoning Board review these proposed changes. Village Planner Robles noted it is the intent for the Zoning Board to review the suggested changes to the assembly uses but wanted feedback from the Village Board prior to the Zoning Board review.

Mr. Chuck Lamphere, representing Van Vlissingen approached the Village Board to address the topics of multi-tenancy and assembly uses. Mr. Lamphere explained the business parks they manage in other communities do permit certain assembly type uses. Mr. Lamphere noted neighboring communities take a more flexible approach to such uses than what is currently being proposed. Mr. Lamphere noted regarding the change on permitting flexibility in multi-tenancy in the business parks, Lincolnshire is the only municipality that limits multi-tenant space. Mr. Lamphere noted his opinion would be to eliminate space limitations and prove the Village to be less over-regulating and willing to work with businesses.

Mr. Lamphere noted he sent a letter to the Village highlighting issues with Membership Assembly Uses. Mr. Lamphere noted such uses can be viewed as complimentary to the business parks as they typically are most used during evenings and weekend hours when other businesses in the corporate centers are not in operation. Mr. Lamphere noted visitors to such assembly uses then have the potential to visit the nearby retail and restaurant businesses in the Village. Mr. Lamphere expressed his opinion the Village should consider permitting membership assembly uses such as churches via a special use permit process which would require approval by the Village Board.

It was the consensus of the Board to have the Zoning Board review the assembly uses, minutes from this meeting, and Mr. Chuck Lamphere's letter. Staff will also work with owners and leasing agents to get feedback as requested by the Village Board.

~~**3.12 Preliminary Evaluation of proposed amendments to Chapter 11, Off-Street Parking & Loading of Title 6, Zoning, of the Lincolnshire Village Code to revise and update parking regulations (Village of Lincolnshire)**~~

~~Village Planner Robles provided a summary of the proposed amendments to Chapter 11, Off-Street Parking & Loading of Title 6 of the Village Code to revise and update parking regulations.~~

~~Trustee McDonough asked if only office parking is being proposed to change. Village Planner Robles noted all parking regulations will be researched prior to proposed changes coming forward to the Village Board for considerations. Village Planner Robles noted the intent of bringing this matter to the Village Board is for Preliminary Evaluation and initial feedback prior to taking the matter to the Zoning Board.~~

~~It was the consensus of the Board for staff to research and refer this to the Zoning Board.~~

~~**3.13 Consideration and discussion of proposed text amendments to Title's 4, Health & Sanitation, 5, Building Regulations, 8, Public Ways & Property and 10, Motor Vehicles & Traffic, to update and clarify property maintenance regulations (Village of Lincolnshire)**~~

~~Community & Economic Development Director McNellis provided a summary of the proposed text amendments to Title's 4, Health & Sanitation, 5, Building Regulations, 8, Public Ways & Property~~

REQUEST FOR BOARD ACTION
Zoning Board
November 11, 2014

Subject:	Text Amendments to Off-Street Parking & Loading zoning regulations
Action Requested:	Consideration and Discussion regarding Text Amendments to Chapter 2, Definitions, and Chapter 11, Off-Street Parking and Loading, of Title 6 – Zoning of the Lincolnshire Village Code, regarding updates to the Village's off-street parking and loading regulations
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Referred To:	Zoning Board

Background:

- Staff proposes a comprehensive review of parking requirements to determine appropriate parking demands for today's uses and recommend appropriate revisions where necessary. This recommendation is in response to continually changing trends related to building use and occupancy.
- Anticipated code revisions will also address Goal #5 of the 2012 Economic Development Strategic Plan - "Update Village codes and policies to meet the needs of businesses", by establishing reasonable parking requirements to align with industry standards/expectations.

Summary:

- The Village's parking and loading regulations are housed in Chapter 11, *Off-Street Parking and Loading*, of the Zoning Code and apply to all properties within the Village.
- In preparing the proposed revisions, Staff has researched the Codes of comparable surrounding communities, analyzed current Planning standards, and researched "green" parking principles and concepts.
- Prior to the holding of a public hearing on draft code amendments, Staff is introducing the Off-Street Parking code regulations and highlighting the following proposed code revisions for Zoning Board consideration (see [attached](#) draft code revisions for additional details):

1. General Requirements (Sec. 6-11-1) – This Section provides overall application of parking/loading requirements for all buildings in the Village. Overall, this Section remains applicable and only minor updates to sentence structure and formatting are expected.

Provisions regarding snow removal for parking and loading facilities have also been included to ensure suitable storage areas are identified on site plans and discourage snow storage within landscapes areas to avoid damage to plant materials.

2. Off-Street Parking Facilities (Sec. 6-11-3) – This Section outlines specific parking layouts, space requirements and parking ratios based on land uses.

The off-street parking regulations are proposed to be relocated to Section to 6-11-2, as parking requirements are more commonly used compared to loading berths.

3. General Requirements, Off-Street Parking (Sec. 6-11-2(A), proposed) – This Section contains a series of regulations which apply to all parking spaces; such as location, ADA parking requirements, design and maintenance, etc. In its current state, there are nine

subsections within General Requirements. As a result, these regulations tend to become lost within the scope of this Section. Staff proposes re-formatting to highlight the most pertinent standards.

In addition to the overall clean-up of the subsections to improve sentence structure and formatting, Staff proposes moving the ADA Accessible Parking regulations into its own specific subsection given the importance of accessible parking accommodations.

4. Shared Parking Facilities (Sec. 6-11-2(8), proposed) – Currently titled “Collective Provisions for Building and Uses”, this regulation allows the collective use of parking spaces provided the sum of spaces for each separate use is provided. This method is not truly “collective use” of parking spaces, and requires more parking and paved surfaces than necessary.

This subsection has been revised to allow for the sharing of parking spaces for separate uses on the same lot, provided the use of spaces does not occur at the same time and the minimum number of parking spaces is based on the highest parking generating use.

5. Land Banking (Sec. 6-11-2(9), proposed) – Land banking permits a reduction in the number of parking spaces required on a site, as such requirement may be excessive based on the use of a lot. Reductions allow greater green space in place of paved surfaces that will not be regularly used. Traditionally, land banking has occurred within the Village’s industrial/warehouse sector given the large building footprints, with low employee levels. The variance process is the current method for obtaining Village authorization for parking reductions, which can discourage property owners to landbank spaces and result in higher levels of paved surfaces than necessary.

The addition of the proposed landbanking subsection formalizes the authorization process through Administrative (Staff) review and approval, subject to 5 conditions which must be satisfied (see [attached](#) draft code revisions).

6. Surfacing (Sec. 6-11-2(4)(a), proposed) – Currently, all parking spaces must be improved with asphalt, concrete, or similar all weather, dustless material. While the durability of parking space surfaces needs to be sufficient to handle the daily use of vehicles, the use of impervious surfaces has significant environmental impacts on local stormwater management and water and wildlife habitat quality. Municipal requirements for “green parking facilities” continue to increase nationally and internationally in efforts to reduce the environmental impacts caused by parking facilities

While Staff supports fully “greening” parking requirements, unless there are incentives to stakeholders in installing green parking facilities, there is little likelihood of their construction. There are minimal opportunities to incentivize green parking through Village Codes and permitting requirements (example; reduced parking ratios, permit fees, expedited review process, etc.). Ensuring minimum required parking spaces are provided on a lot continues to be a primary factor to the Village, often leading to excess parking above code (along with increased impervious surface coverage and infrequent use of spaces). This Code revision process presents the opportunity to require parking areas, spaces, and access drives in excess of the minimum required to be constructed of alternate paving materials and incorporate stormwater best management practice (BMP) techniques, as proposed in the [attached](#) draft text amendments.

7. Specific Requirements (Sec. 6-11-2(C), *proposed*) – This section outlines parking space ratios based on land use. Lincolnshire’s parking requirements follow the common approach of establishing minimum parking space requirements, rather than maximums. The “minimum” approach is often criticized by environmental advocates for requiring more parking than necessary on a daily basis – often requiring parking for the one major event of the year. However, the “minimum” approach also allows flexibility in the ever-changing climate of businesses operations, consumer shopping trends, etc.

The parking requirements table has been update to include permitted uses previously absent from the table, inclusion of new uses, and revisions to parking ratios to reduce minimum parking requirements where necessary.

An outcome of the 2008 economic crisis and increase in “telecommuting” is professional offices have adjusted their operations to increase their physical building occupancy to accommodate more employees within the same amount of office space, subsequently resulting in an increased quantity of employee parking spaces. This industry trend results in higher parking ratios from the current code requirements. Although a natural reaction is to increase the code required parking ratios to reflect a current industry trend, doing so would result in increases to the minimum number of required parking spaces, which may not be necessary. The Village’s goal is to require each lot to have the minimum number of parking spaces appropriate for the land use. Any need for an increase is permitted without penalty or special Village approval. However, as proposed in Item #6, parking spaces above the code minimum would require the use of stormwater BMP (green) techniques to counteract the increased environmental impacts. As presented, a stakeholder who desires to construct traditional parking facilities will have the ability to seek a variance from the “green” requirements.

8. Off-Street Loading Facilities (Sec. 6-11-2) – This Section contains specific loading facility (loading dock) requirements; including quantity, size, location, and construction based on land use. The loading regulations are proposed to be relocated to Section to 6-11-3, as they are not commonly used compared to parking requirements.
9. General Requirements, Off-Street Loading (Sec. 6-11-3(A), *proposed*) – This Section contains a series of regulations which apply to all loading facilities; such as location, design, surface materials, screening, etc.

Overall clean-up of the subsections to improve sentence structure and formatting has occurred.

10. Specific Requirements, Off-Street Loading (Sec. 6-11-3(B), *proposed*) – This section outlines the number of loading berths and size based on land use. Currently, loading berth requirements do not address commercial retail/service uses, which often require loading facilities. Additionally, the requirements are in narrative format, where a simplified table format would provide improved function of this section.

In addition to overall clean-up of this section, the uses requiring loading berths have been expanded and formatted into a user-friendly table, rather than narrative format.

Recommendation:

Input and direction from the Zoning Board of proposed text amendments to Chapter 2 and Chapter 11 of Title 6, Zoning Code prior to the holding of a Public Hearing in January. The Zoning Board may also consider whether or not these Code revisions should be referred to the Architectural Review Board for their review, as off-street parking facilities are often part of their consideration of site plans.

Reports and Documents Attached:

- [Draft Chapter 11, Off-Street Parking and Loading, prepared by Staff.](#)

Meeting History	
Referral at Village Board (COW):	October 14, 2014
Current Zoning Board meeting:	November 11, 2014

TITLE 6: Zoning

CHAPTER 11: Off-Street Parking and Loading

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. Location:
 - a. 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. No such parking spaces shall be located in excess of three hundred feet (300') measured along a paved pedestrian circulation route.

- b. 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. Said lot shall be under the same ownership of the structure or use requiring the parking spaces, except as otherwise provided in this Title.
 - c. Residential zoning: Parking facilities shall not be located in a Front, Side, or Rear Yard, as defined in Chapter 2 of this Title, except when a garage structure is located within the Rear Yard. Surfaced driveways may be used as parking spaces in addition to the requirements herein.
 - d. All Other Zoning Districts: Required parking spaces shall not be located in a Front or 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.
3. Size: Every parking space shall conform to the parking dimensions identified on the Off-street Parking Chart found at the end of this Chapter and have a minimum vertical clearance of seven (7) feet.
4. Design and Maintenance:
- a. Surfacing:
 - 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.
 - 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. For each parking area, space, and access drive in excess of the minimum number required herein, such surfaces shall be constructed with 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.
 - b. 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 best management practice (BMP) techniques.
 - c. Screening and Landscaping: Parking facilities in residential zoning districts containing more than three (3) parking spaces and all other parking facilities shall be landscaped in accordance with Chapter 2, Landscaping, of Title 13.

- d. 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.
 - e. Curbing: All parking facilities, drives, access roadways, and landscape islands must be bordered by a six (6) inch high concrete barrier curb. For parking spaces adjacent to a curb, the parking space length shall be shortened by two (2) feet to provide a vehicle overhang. Parking spaces where vehicle overhang is adjacent to a sidewalk, the sidewalk width should be a minimum width of seven (7) feet to provide unobstructed pedestrian access. 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).
5. 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.
6. Computation: When the number of parking spaces required herein results in a fractional space, any fraction shall require one (1) additional parking space.
7. Parking Lot Standards:
- a. Parking facilities containing twenty (20) spaces or more shall have one (1) landscape island for every then (10) parking spaces. 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
 - b. Landscape islands shall be located at the end of every parking row and shall be landscaped in accordance with Chapter 2, Landscaping, of Title 13.
 - c. 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 Chapter 2, Landscaping, of Title 13.
 - d. 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 Chapter 2, Landscaping, of Title 13.
 - e. Parking facilities containing forty (40) parking spaces or more shall have one (1) landscape island for every fifteen (15) parking spaces. 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
8. 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.

9. 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. Accessible (ADA) Parking Spaces: Off-street parking spaces required herein shall comply with the 2010 ADA Standards for Accessible Design, 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. Vann Parking Spaces: For every six (6) or fraction of six (6) accessible parking spaces

required by (B)(a) above, at least one (1) accessible space shall be a van parking space.

3. Location: Accessible parking spaces serving a particular structure or use shall be located on the shortest accessible route from the parking facility to an entrance. Where parking spaces serving more than one (1) accessible entrance, accessible parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrance. All van parking spaces shall be permitted to be grouped on one (1) level within a multi-story parking facility.
4. Accessible Parking Space Design:
 - a. Parking Space: Car accessible parking spaces shall be a minimum of eight (8) feet (96 inches) wide. Van accessible parking spaces shall be a minimum of eleven (11) feet (132 inches) wide, and shall be permitted to be a minimum of eight (8) feet (96 inches) wide where the access aisle is a minimum of eight (8) feet (96 inches) wide.
 - b. Access Aisle: Every accessible parking space shall have an adjacent access aisle adjoining an accessible route and shall be a minimum of five (5) feet (60 inches) wide. Two (2) accessible parking spaces shall be permitted to share a common access aisle and permitted on either side of the parking space, except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces. Where a van and car share an access aisle, the van space shall be located so that the access aisle is on the passenger side of the van space.
 - c. Ground Slope: Access aisles shall be at the same level as the parking spaces they serve and shall not slope steeper than 1:48.
 - d. Vertical Clearance: Parking spaces for vans, access aisles, and vehicular routes shall provide a minimum vertical clearance of 96 inches.
5. Identification: All accessible parking spaces shall include identification signs complying with the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "Van Accessible". All identification signs shall be a minimum of five (5) feet above the finish floor or ground surface measured to the bottom of the sign.



International Symbol of Accessibility

- C. Specific Requirements: Off-street parking spaces shall be provided in accordance with the minimum requirements listed below. 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. 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.

Use	Minimum Number of Required Spaces
Residential	
Single-Family Detached Dwelling	2/dwelling
Single-Family Attached Dwelling, Condominium	2.5/dwelling
Single-Family Attached Dwelling, Townhome	2/dwelling
Single-Family Attached Dwelling, Duplex	2/dwelling
Continuing Care Retirement Campus (CCRC)	1/independent living unit + 1/employee + 4% of the total required parking for visitor parking
Multi-Family Dwelling	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 up to 5 acres + 5 for each acre in excess of 5 acres + 1/5 persons of design capacity of any structure or facility
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
Institutional	
College/University or Vocational, private educational institution, business or trade school	1/each employee + 1/3 students

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
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
Catering Establishment General retail and service use Office, business or professional Printing, publishing, blueprinting and photocopying establishments Radio and television stations	1/250 SF
Day Spa	1/150 SF of gross leasable area
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 Pharmacy/drug store Liquor sales, package goods Musical instrument sales and repair shop Motor vehicle sales Pet shop Shopping center	1/200 SF
Physician office	1/employee + 2/examination room
Restaurants (Fast Food w/ Drive-Through)	10/1,000 S.F. + 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
Vehicle fueling station	1/fueling pump + 1/employee + 1/500 SF of convenience store area
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

Research Laboratories

Warehouse and storage, distribution facilities

1/250 SF of Office Space + 1/1,000 SF of
Manufacturing Space + 1/2,000 SF of
Warehouse Space

OFF-STREET PARKING CHART

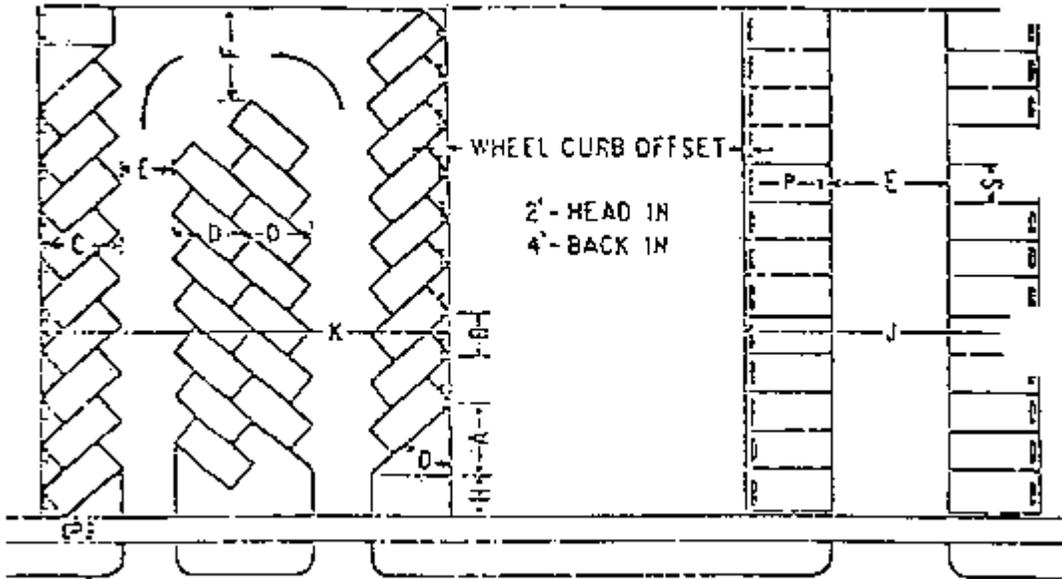


TABLE OF DIMENSIONS (IN FEET)

	S	P	A	B	C	D	E	F	G	H	J	K
0°	8.0	22.0	0.0	22.0	8.0	8.0	12.0		0.0	0.0	28.0	8.0
	8.0	24.0	0.0	24.0	8.0		11.0		0.0	0.0	27.0	8.0
	8.0	26.0	0.0	26.0	8.0	8.0	10.0		0.0	0.0	26.0	8.0
30°	8.5	19.0	29.2	17.0	16.9	13.2	10.0		12.8	6.0	43.8	8.5
	9.0	19.0	30.0	15.0	17.3	13.4	9.0		13.5	6.0	43.6	9.0
45°	8.5	19.0	19.4	12.0	19.4	16.4	10.8	15.5	6.0	9.5	49.6	93.2
	9.0	19.0	19.8	12.7	19.8	16.6	10.0	16.0	6.4	9.0	49.6	92.8
	9.5	19.0	20.1	13.4	20.1	16.7	9.5	16.5	6.7	8.5	49.7	92.6
	10.0	19.0	20.5	14.1	20.4	16.9	9.0	17.0	7.0	8.0	49.8	92.6
60°	8.5	19.0	12.0	9.8	20.8	18.7	18.0	15.0	2.5	12.5	59.6	115.0
	9.0	19.0	12.1	10.4	21.0	18.8	17.0	15.0	2.6	12.0	59.0	113.6
	9.5	19.0	12.3	11.0	21.3	18.9	15.5	15.0	2.8	11.5	58.1	111.4
	10.0	19.0	12.4	11.5	21.5	19.0	14.0	15.0	2.9	11.0	57.0	109.0
90°	8.5	19.0	0.0	8.5	19.0	19.0	27.0	20.0	0.0	0.0	65.0	130.0
	9.0	19.0	0.0	9.0	19.0	19.0	25.0	20.0	0.0	0.0	63.0	125.0
	9.5	19.0	0.0	9.5	19.0	19.0	24.0	20.0	0.0	0.0	63.0	124.0
	10.0	19.0	0.0	10.0	19.0	19.0	23.0	20.0	0.0	0.0	61.0	122.0

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/Ic, O/Id 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:** No storage of any kind, vehicle repair work or service of any kind shall be permitted within any loading berth, unless such loading berth is located entirely within an enclosed structure.
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:

Use	Gross Floor Area (Square Feet)	Number of Loading Facilities	Loading Berth Size
	Less than 10,000	1 loading/unloading area	N/A
Office, business or professional	10,001 – 100,000	1 loading berth	12' x 55'
	100,001 – 500,000	2 loading berths + 1 loading	12' x 55'

		berth per each additional 500,000 SF or fraction in excess of 500,000 SF	
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
Non-membership assembly uses	Less than 10,000	1 loading/unloading area	N/A
	10,000 – 200,000	1 loading berth	12' x 55'
	200,001 +	2 loading berths + 1 loading berth per each 200,000 SF or fraction thereof	12' x 55'
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'