

ARTICLE V
OFFICE, BUSINESS PARK AND INDUSTRIAL DISTRICTS

5.1 O-1 LOCAL OFFICE DISTRICT

A. Purpose. This District is intended to provide for small office buildings along regional arterials on smaller sites housing uses that do not generate large amounts of traffic. The District is intended for locations that can serve as a buffer between commercial and residential development and locations that are not best suited either for residential or for more intensive business development.

B. Uses.

1. Permitted Uses

Accessory uses, buildings, and structures to all permitted uses in the district.

Computer and data processing services.

Data processing centers.

Insurance offices.

Medical, dental, and optometry offices.

Medical surgical centers.

Offices, business, professional, governmental, political and institutional.

Real estates offices.

Transportation ticket offices.

Travel bureaus.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the O-1 District:

Accessory uses, buildings and structures to all Conditional Uses in the district.

Child day care centers.

Clinics, nursing homes, group homes, and mental health centers, retirement homes.

Educational institutions.

Mortuaries.

Clubs or lodges, private.

Planned unit developments.

Public utility and service uses.

Religious institutions.

- C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection G., below.)
1. Minimum Lot Area
 - a. All uses 10,000 sq. ft.
 - b. Planned unit developments 5 acres
 2. Minimum Lot Width NA (1)
 3. Minimum Yards
 - a. Front/Corner side 30' plus 2' for each 1' of building height over 30'
 - b. Side 15'
 - c. Rear 20' plus 2' for each 1' of building height over 30'
 - d. Residential Setback - 20' plus 2' for each 1' of building height over 30'
 - e. Regional Arterial Setback (2) 70' plus 2' for each 1' of building height over 30'
 4. Minimum Parking Lot Setbacks
 - a. Front/Corner side 7' (3)
 - b. Side 7'
 - c. Rear 20' plus 2' for each 1' of building height over 30'
 - d. Abutting residential district 20' plus 2' for each 1' of building height over 30'
 - e. Abutting regional arterial 7' (3)
 5. Maximum Height 1 story
 6. Maximum Floor Area Ratio 0.35
- D. General Regulations: As set forth in Article VII.

- E. Parking and Loading Requirements: As set forth in Article VIII.
- F. Signs: As set forth in Article IX.
- G. Exceptions and Explanatory Notes
 - 1. 200 for lots fronting on a regional arterial street designated in the Village Comprehensive Plan except for lots meeting requirements under Exceptions in General District Regulations.
 - 2. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
 - 3. 20' for property zoned O-1 after the effective date of this Ordinance.

5.2 O-2 OFFICE PARK DISTRICT

- A. Purpose. This District is intended to provide locations on larger sites for large office buildings and planned office park developments including office-related retail and service uses.
- B. Uses.
 - 1. Permitted Uses
 - Accessory uses, buildings, and structures to all permitted uses in the district including the following uses located totally within a building housing a principal permitted use and with neither any separate outside entrance nor any sign facing or visible from any public street
 - Newspaper, magazine and tobacco shops.
 - Card and gift shops.
 - Flower shops.
 - Drug stores.
 - Barber shops and beauty shops and hairstyling salons.
 - Automobile rental establishments (office only.)
 - Blueprinting and Photostatting establishments.
 - Business machines sales, rental, and service, including computer stores.
 - Commercial schools for business, trade, electronics, or data processing.
 - Computer and data processing services.
 - Data processing centers.
 - Employment agencies.

Financial institutions, including banks, savings and loan associations, credit unions, and commercial loan offices.
Graphics and drafting services.
Health clubs.
Insurance offices.
Laboratories, medical, dental, research, and testing.
Mail order houses and letter shops.
Medical, dental, and optometry offices.
Medical surgical centers.
Meeting and union halls.
Newspaper distribution agencies for home delivery and retail trade.
Office supply stores.
Offices, business, professional, governmental political and institutional.
Post offices.
Radio and television stations and studios.
Real estates offices.
Recording studios.
Restaurants, eat-in, but not including patron dancing, or serving of alcoholic beverages or restaurants that are drive-in establishments.
Studios for artists, musicians, and photographers.
Transportation ticket offices.
Travel bureaus.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the O-2 District:

Accessory uses, buildings and structures to all Conditional Uses in the district.
Automated teller machines.
Child day care centers.
Clinics, nursing homes, group homes, and mental health centers, retirement homes.
Clubs or lodges, private.
Convention and exhibit halls.
Educational institutions.
Hotels and motels.
Mortuaries.
Off-street parking lots, public garages, or storage garages, other than as-accessory uses.
Planned unit developments.
Public utility and service uses.

Radio and television towers.

Religious institutions.

Restaurants, eat-in, serving alcoholic beverages but without live entertainment or dancing.

Taverns and bars without live entertainment or dancing.

C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection G., below.)

1.	Minimum Lot Area	
	a. All uses	50,000 sq. ft.
	b. Planned unit developments	5 acres
2.	Minimum Lot Width	NA (1)
3.	Minimum Yards	
	a. Front/Corner side	30' plus 2' for each 1' of building eight over 30'
	b. Side	15' plus 2' for each 1' of building eight over 30'
	c. Rear	20' plus 2' for each 1' of building height over 30'
	d. Residential Setback -	20' plus 2' for each 1' of building height over 30'
	e. Regional Arterial Setback (2)	70' plus 2' for each 1' of building height over 30'
4.	Minimum Parking Lot Setbacks	
	a. Front/Corner side	7' (3)
	b. Side	7'
	c. Rear	20'
	d. Abutting residential district	20'
	e. Abutting regional arterial	7' (3)
5.	Maximum Height	75'
6.	Maximum Floor Area Ratio	0.75

- D. General Regulations: As set forth in Article VII.
- E. Parking and Loading Requirements: As set forth in Article VIII.
- F. Signs: As set forth in Article IX.

G. Exceptions and Explanatory Notes

1. 200' for lots fronting on a regional arterial street designated in the Village Comprehensive Plan except for lots meeting requirements under Exceptions in General District Regulations.
2. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
3. 20' for property zoned O-2 after the effective date of this Ordinance.

5.3 BP BUSINESS PARK DISTRICT

A. Purposes

The purposes of the Business Park District are to:

1. Provide for innovative, well designed and maintained office and nuisance-free light industrial, research and other compatible uses, in an environment which is characterized by controlled ingress and egress to major streets and appropriate setbacks and yard areas with imaginative landscaping, and which will provide screening and landscaping necessary to create a proper relationship with adjacent residential and non-residential areas;
2. Provide a course of predictability in business park development, set a minimum level of standards by which a business park can be developed, and establish a regulatory framework within which the community and the developer can work together to plan rationally for future business and industrial growth;
3. Protect the owners and occupants of buildings against improper development and use of surrounding lots, which could have a depreciating effect on the value of each owner's parcel;
4. Prevent the erection or construction of improvements with improper or unsuitable materials or of improper quality;
5. Encourage and insure the erection of attractively designed, innovative, permanent improvements, appropriately located within the Business Park, in order to achieve harmonious appearance and function;

6. Provide for adequate off-street parking and loading facilities;
7. Provide for maintenance of open space areas, water detention areas, landscaping and other common areas to promote an attractive and aesthetically pleasing environment;
8. Provide for adequate transportation mobility into and throughout the business park in order to avoid traffic congestion problems, and;
9. Promote a planned business environment that stresses employee amenities, maintained in a high quality fashion consistent with first class business park developments within the metropolitan area.
10. Provide for adequate storm water conveyance and detention, flood prevention, and the prevention of groundwater contamination.

B. Uses

1. Permitted Uses. Uses permitted in the Business Park District shall be restricted to those which require a pleasant, hazard-and-nuisance-free environment and to not create either a nuisance or hazard to other property, individuals, or the public in general as follows:

Accessory uses, buildings, and structures. to all permitted uses in the district including the following uses located totally within a building housing a principal permitted use and with neither any separate outside entrance nor any sign facing or visible from any public street.

Newspaper, magazine and tobacco shops.

Card and gift shops.

Flower shops.

Drug stores.

Barber shops and beauty shops and hair styling salons.

Automobile rental establishments (office only.)

Blueprinting and photostatting establishments.

Business machines sales, rental, and service, including computer stores.

Commercial graphic and photocopying services.

Commercial schools for business, trade, electronics, or data processing.

Computer and data processing services.

Courier services, except air.

Data processing centers.

Dwelling unit of caretaker or guard.

Employment agencies.

Financial institutions, including banks, savings and loan associations, credit unions, and commercial loan offices.

Graphics and drafting services.
Health clubs.
Insurance offices.
Laboratories, medical, dental, research, and testing.
Low nuisance light manufacturing fabricating, and assembly plants.
Mail order houses and letter shops.
Medical, dental, and optometry offices.
Medical surgical centers.
Offices, business, professional, governmental, political and institutional.
Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries, and other publicly owned open space.
Printing and publishing establishments.
Radio and television stations, studios and towers.
Real estates offices.
Recording studios.
Studios for artists, musicians, and photographers.
Transportation ticket offices.
Travel bureaus.
Warehousing, storage, and distribution facilities.

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article XII of this Ordinance, the corporate authorities of the Village may, by conditional use permit, allow the following uses in the BP District:

Accessory uses, buildings and structures to all conditional uses in the district.
Automated teller machines.
Automobile laundries.
Automobile service stations.
Child day care centers.
Clinics, nursing homes, group homes, and mental health centers, retirement homes.
Clubs or lodges, private.
Convention and exhibit halls.
Drive-in and drive-through facilities.
Educational institutions.
Hotels and motels.
Newspaper distribution agencies for home delivery and retail trade.
Off-street parking lots, public garages, or storage garages, other than as accessory uses.
Office supply stores.
Planned unit developments.

Post offices.
 Public service and utility uses.
 Restaurants, eat-in, serving alcoholic beverages but without live entertainment or dancing.
 Studios for artists, musicians, and photographers.
 Taverns and bars without live entertainment or dancing.
 Transportation ticket offices.
 Travel bureaus.

C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection G., below.)

1. Minimum Lot Area
 - a. All uses 20,000 sq. ft.
 - b. Planned developments 5 acres

2. Minimum Lot Width
 - a. All uses 100' (1)

3. Minimum Yards
 - a. Front/Corner side (from ultimate right-of-way as currently planned)
 - (1) Major street 60' plus 2' for each 1' of building eight over 30'
 - (2) Collector/Local street 40' plus 2' for each 1' of building eight over 30'
 - b. Side 15' plus 2' for each 1' of building eight over 30'
 - c. Rear 30' plus 2' for each 1' of building eight over 30'
 - d. Residential 50 plus 2' for each 1' of building eight over 30'
 - e. Regional arterial (2) 70 plus 2' for each 1' of building eight over 30'

4. Minimum Parking Lot Setbacks
 - a. Front/Corner side 30'
 - b. Side 15'

- c. Rear 20'
 - d. Abutting residential district 50'
- 5. Maximum Height 75'
- 6. Maximum Floor Area Ratio 0.5
- D. General Regulations: As set forth in Article VII.
- E. Parking and Loading Requirements: As set forth in Article VIII.
- F. Signs: As set forth in Article IX.
- G. Exceptions and Explanatory Notes
 - 1. 200' for lots fronting on a regional arterial street designated in the Village Comprehensive Plan except for lots meeting requirements under Exceptions in General District Regulations.
 - 2. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.
- H. Performance standards:
 - 1. Intent. It is the intent of this Section to provide that business, utilities, light industry, research and related activities shall be established and maintained with proper appearance from streets and adjoining properties and to protect the public health, safety and welfare of the community. Each such permitted or conditional use shall be a good neighbor to adjoining properties by the control of emission of noise, odor, glare, light, vibration, smoke, particulate matter, and gases.
 - 2. Compliance. The building plans shall bear the signature of a qualified professional stating that all performance standards will be complied with based upon the submitted building plans. The Village retains the option to conduct its own investigation to determine compliance with the performance standards. The performance standards set forth herein shall be complied with and any use which fails to comply with these standards shall be in violation of this Ordinance and shall be subject to penalties provided for such violation. In addition to conformance with current laws and regulations, the businesses shall be required to take practical steps to prevent groundwater contamination including

secondary containment, monitoring, development of emergency response plans and participation in Illinois' Pollution Prevention Program.

- a. Noise. No noise (other than ordinary vehicular noise) from operations of any use in the business park district shall be detectable from any lot other than the zoning lot on which the use is located.
- b. Glare and Heat. No glare or heat from any operations of any use in the Business Park District shall be detectable from any lot other than the zoning lot on which the use is located. Any lights used for exterior illumination shall direct light away from adjoining properties.
- c. Vibration. No earth-borne vibration from any operations of any use in the business park district shall be detectable from any lot other than the zoning lot on which the use is located.
- d. Air Pollution. No air pollution, including smoke or gas, odors, and particulate matter, from any operations of any use in the business park district shall be detectable from any lot other than the zoning lot on which the use is located, unless in compliance with all applicable regulations of the Illinois Environmental Protection Agency.
- e. Electromagnetic Interference. Electromagnetic interference from any operations of any use in the business park district shall not adversely affect the operation of any equipment located off the zoning lot on which such interference originates.
- f. Fire and Explosive Hazards. Materials that present potential fire and explosive hazards shall be transported, stored, and used only in conformance with all applicable federal, State, and local laws.
- g. Special Hazards. Hazardous, toxic, and radioactive materials shall be transported, stored, and used only in conformance with all applicable federal, State, and local laws.
- h. Safety Equipment. No research or development laboratory or commercial testing facility shall be established after the effective date of this Ordinance unless the building in which such use is established shall be equipped with sprinkler systems, automatic fire detection and suppression systems, and any current Village Ordinances for new construction.

5.4 I LIGHT INDUSTRIAL DISTRICT

- A. Purpose. This District is intended to provide for low-nuisance industrial uses that are environmentally compatible with a primarily residential community and can be located in proximity to residential areas.
- B. Uses

1. Permitted Uses. Uses permitted in the Light Industrial District shall be restricted to those which require a pleasant, hazard-free environment and not create a hazard to other property, individuals, or the public in general as follows:

Accessory uses, buildings, and structures to all permitted uses in the district.

Adult regulated uses.

Bakeries.

Commercial schools for business, trades electronics, or data processing.

Dry cleaning plants and commercial laundries.

Dwelling unit of caretaker or guard.

Low nuisance light manufacturing fabricating, and assembly plants.

Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries, and other publicly owned open space.

Printing and publishing establishments.

Radio and television stations.

Research and development facilities.

Warehousing, storage, and distribution facilities

2. Conditional Uses. Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in of this Ordinance, the corporate authorities of the Village may, by Conditional Use Permit, allow the following uses in the I District:

Accessory uses, buildings, and structures. to all permitted uses in the district including the following uses located totally within a building housing a principal permitted use and with neither any separate outside entrance nor any sign facing or visible from any public street:

Newspaper, magazine, and tobacco shops.

Card and gift shops.

Flower shops.

Drug stores.

Barber shops and beauty shops and hair styling salons.

Automated teller machines.

Automobile laundries.

Automobile rental establishments (office only.)

Automobile service stations.

Blueprinting and photostating establishments.

Business machines and computer sales, rental, and service.

Child day care centers.

Clinics, nursing homes, group homes, and mental health centers, retirement homes.

Clubs or lodges, private.
Commercial graphic and photocopying services.
Computer and data processing services.
Commercial schools for business, trade, electronics, or data processing.
Convention and exhibit halls.
Courier services, except air.
Data processing centers.
Educational institutions.
Employment agencies.
Financial institutions, including banks, savings and loan associations, credit unions, and commercial loan offices.
Graphics and drafting services.
Health clubs.
Hotels and motels.
Insurance offices.
Laboratories, medical, dental, research, and testing.
Mail order houses and letter shops.
Medical, dental, and optometry offices.
Medical surgical centers.
Meeting and union halls.
Mini Warehouses.
Mortuaries.
Motor freight terminals.
Newspaper distribution agencies for home delivery and retail trade.
Off-street parking lots, public garages, or storage garages, other than as accessory uses.
Off-street parking lots, public garages, or storage garages, other than as accessory uses.
Off-street parking of trucks and trailers.
office supply stores.
Offices, business, professional, governmental, political and institutional.
Outdoor storage associated with any permitted or conditional use in the District.
Planned unit developments.
Post offices.
Public utility and service uses.
Quarries.
Radio and television stations, studios.
Real estates offices.
Recording studios.
Religious institutions.
Restaurants, eat-in, but not including patron dancing, or serving of alcoholic beverages or restaurants that are drive-in establishments

Restaurants, eat-in, serving alcoholic beverages but without live entertainment or dancing.
 Studios for artists, musicians, and photographers.
 Taverns and bars without live entertainment or dancing.
 Transportation ticket offices.
 Travel bureaus.
 Utilization or storage of over 5 pounds of detonable materials as provided under Performance Standards herein.
 Warehousing, repair, manufacture and installation of two-way radio and light bars.

C. Bulk, Space and Yard Requirements (Footnote references appear in Subsection G., below.)

1. Minimum Lot Area
 - a. All uses 20,000 sq. ft.
 - b. Planned unit developments 5 acres

2. Minimum Lot Width
 - a. All uses 100'
 - b. Along regional arterial streets (1) 200'

3. Minimum Yards:
 - a. Front/corner side 40' plus 2' for every 1' of building height over 30'
 - b. Side 15' plus 2' for every 1' of building height over 30'
 - c. Rear 20' plus 2' for every 1' of building height over 30'
 - d. Residential setback 100' plus 2' for every 1' of building height over 30'
 - e. Regional Arterial setback (2) 70' plus 2' for every 1' of building height over 30'

4. Minimum Parking Lot Setbacks
 - a. Front/corner side 7' (3)
 - b. Side 7'
 - c. Rear 20'

- d. Abutting residential district 100'
- e. Abutting regional arterial 7' (3)

- 5. Maximum Height 40'

- 6. Maximum Floor Area Ratio 0.6

- D. General Regulations: As set forth in Article VII.

- E. Parking and Loading Requirements: As set forth in Article VIII.

- F. Signs: As set forth in Article IX.

- G. Exceptions and Explanatory Notes
 - 1. 200 for lots fronting on a regional arterial street designated in the Village Comprehensive Plan except for lots meeting requirements under Exceptions in General District Regulations.

 - 2. Required for any use with a front or corner side yard on a regional arterial street designated in the Village Comprehensive Plan, having a frontage of less than two hundred (200) feet, and not qualifying under Exceptions in General District Regulations.

 - 3. 20' for property zoned I after the effective date of this Ordinance.

 - 4. Activities Adjacent to Residence Districts
 - a. Within three hundred (300) feet of the boundary line of a Residence District or public right-of-way, all activities and operations other than off-street parking and loading that are not within completely enclosed buildings shall be screened by a solid wall or uniformly painted solid fence at least eight (8) but no more than nine (9) feet in height. No open storage shall be visible from a public street or from abutting property above the screening fence or wall.
 - b. Off-street parking and loading are not permitted within any required yard abutting the boundary of a Residence District.

- H. Industrial Performance Standards
 - 1. Noise
 - a. Maximum Sound Levels
No operation or activity shall cause or create noise above the sound pressure levels in Tables V-1 and V-2 at the locations specified therein.

b. Measurement

A sound level meter and associated octave band analyzer shall be employed to measure the intensity and frequency of sound. The flat network slow meter response of the sound level meter shall be used.

c. Exemptions

The following shall be exempt from noise performance standards:

- (1) Noises emanating from construction and maintenance activities between 7:00 A.M. and 9:00 P.M.
- (2) Noises of safety signals, warning devices, and emergency pressure relief valves.
- (3) Transient noises of moving sources such as automobiles, trucks, railroads, and aircraft.
- (4) Noises associated with snow plowing and mosquito abatement.
- (5) Church bells, chimes, and carillons.
- (6) Other noises not under the direct control of the property user.

**TABLE V-1
PERMITTED SOUND LEVELS**

Pre-1960 Octave Band <u>Cycles Per Second</u>	Maximum Permitted Sound Pressure Level in Decibels at Boundaries of Nearest <u>Residential District</u>
0 - 75	67
75 - 150	66
150 - 300	61
300 - 600	54
600 - 1,200	47
1,200 - 2,400	39
2,400 - 4,800	29
Over 4,800	20

Above figures for octave band analyzers calibrated with pre-1960 octave bands (American Standards Association Z24.10-1953 Octave Band Filter Set).

Preferred Center Frequency <u>Cycles Per Second</u>	Maximum Permitted Sound Pressure Level in Decibels at Boundaries of Nearest <u>Residential District</u>
31.5	65
63	67
125	66
250	59
500	52
1,000	46
2,000	37

4,000	26
8,000	17

Above figures for octave band analyzers calibrated with Preferred Frequencies (American Standards Association S1.6-1960, Preferred Frequencies for Acoustical Measurement).

Adjustments:

- At the boundaries of nearest Commercial and Office Districts, levels in the above tables shall be increased by 5 percent.
- Between the hours of 9:00 P.M. and 7:00 A.M., sound levels in the above tables shall be reduced by 5 decibels.
- Sound levels in the above tables shall be modified where applicable by the adjustments in Table V-2.

**TABLE V-2
ADJUSTMENTS TO PERMITTED SOUND LEVELS**

	<u>Adjustment in Decibels</u>
Duration of noise in any one-hour period (use one adjustment only):	
under 12 minutes	Add 5 dB
under 3 minutes	Add 10 dB
under 1/2 minute	Add 15 dB
Noise is Impulsive in character (e.g., hammering)	Subtract 5 dB
Noise is Periodic in character (e.g. hum, screech)	Subtract 5 dB

2. Vibration

a. Maximum Vibration

Ground transmitted vibration shall not exceed the maximum permitted particle velocities in Table V-3 at the locations specified therein.

b. Measurement

A seismograph or other three-component measuring system capable of simultaneous measurement of vibration in three mutually perpendicular directions shall be used to measure vibration.

Particle velocity may be measured directly or computed by the following formula:

$$PV = 6.28 \times F \times D$$

PV: Particle velocity in inches per second

F: Vibration frequency in cycles per second

D: Single amplitude displacement of the vibration in inches

The maximum Particle Velocity shall be the maximum vector sum of the three mutually perpendicular components recorded simultaneously.

**TABLE V-3
MAXIMUM GROUND TRANSMITTED VIBRATION**

Maximum Permitted Particle Velocity (1)		
<u>District</u>	<u>At Adjacent Lot Line</u>	<u>At Nearest Residential District Boundary (2)</u>
I	0.1	0.02
(1)	Where vibration is produced as discrete impulses (impact vibrations) not exceeding 100 per minute, maximum permitted velocities may be doubled.	
(2)	Between 7:00 A.M. and 9:00 P.M., maximum permitted velocity at Residential District boundaries shall be reduced 50 percent.	
3.	Smoke	
a.	Maximum Emissions	
	Emissions of smoke shall not exceed the maximum permitted smoke units as defined herein and Ringelmann Number ratings in Table V-4.	

**TABLE V-4
MAXIMUM SMOKE EMISSIONS**

	<u>During 1 Hour Per 24-Hour Day (1)</u>	<u>All Other Times</u>
Maximum Permitted Smoke Units Per Hour Per Stack	16	8
Highest Ringelmann Number Permitted	3 (2)	1
(1)	When blowing soot or cleaning fires	
(2)	For a maximum duration of 3 minutes	
4.	Particulate Matter	
a.	Maximum Emissions	
	Particulate matter is fine solid or liquid particles small enough to be carried in the air, including products of combustion such as soot and flyash, industrial dust, and products of wind erosion.	
	The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed the value given below as adjusted by the factors in Table V-5.	

<u>District</u>	<u>Maximum Pounds Per Acre of Net Site Area Per Hour</u>
I	1

b. Measurement

The emission rate in pounds per hour from any single stack shall be determined by selecting the continuous four-hour period which will result in the highest average emission rate.

c. Control of Wind Erosion

Emission of particulate matter from materials, products, or surfaces subject to wind erosion shall be minimized by paving, oiling, wetting, covering, landscaping, fencing, or other means.

This shall apply to vacant lots; unpaved roads; yards and storage piles of bulk materials such as coal, sand, cinders, slag, and sulfur; and similar sources of windborne particulates.

**TABLE V-5
ADJUSTMENTS TO PARTICULATE STANDARDS**

User should interpolate for values not listed.
Minus sign indicates value is to be subtracted from particulate standard.

Height Of Emission

<u>Height of Emission Above Grade in Feet</u>	<u>Adjustment in Lbs./Hour/Acre</u>
50	-0.01
100	-0.06
150	-0.1
200	-0.16
300	-0.3
400	-0.5

Velocity Of Emission

<u>Exit Velocity in Feet Per Second</u>	<u>Adjustment in Lbs./Hour/Acre</u>
0	-
20	-0.03
40	-0.09
60	-0.16
80	-0.24
100	-0.5

Temperature Of Emission

<u>Temperature in Degrees Fahrenheit</u>	<u>Adjustment in Lbs./Hour/Acre</u>
200	-
300	-0.001
400	-0.002
500	-0.003
1,000	-0.01
1,500	-0.04
2,000	-0.1

5. Toxic Matter
 - a. Maximum Emissions
Release of any airborne toxic matter shall not exceed the permitted standards in Table V-6 at the locations specified therein.

**TABLE V-6
PERMITTED EMISSION OF TOXIC MATTER**

<u>District</u>	<u>Maximum Fraction of Threshold Limit Value</u>	<u>Location Where Applicable</u>
I	1/30	At lot lines

* Threshold Limit Values adopted by American Conference of Government and Industrial Hygienists.

Measurement

Measurement of toxic matter shall be at ground level or habitable elevation and shall be the average of any 24-hour sampling period.

6. Odor

a. Maximum Emissions

Odorous material released shall not exceed the Odor Threshold concentration beyond the lot line.

b. Measurement

- (1) Odor shall be measured by Odor Threshold concentrations with the American Society for Testing and Materials Method D1391-57 Standard Method for Measurement of Odor in Atmospheres (Dilution Method) or its equivalent.
- (2) Odor shall be measured at ground level or habitable elevation.

7. Fire And Explosion

a. General Requirements

(1) Other Regulations Applicable

In addition to the requirements herein, all materials regulated in this section shall be utilized, stored, manufactured, and handled in accordance with the Village Fire Protection Ordinance and the standards of the National Fire Protection Association.

(2) Building Requirements

All flammable solid, liquid, or gaseous materials must, where permitted, be stored, manufactured, or utilized in completely enclosed buildings that:

- (i) have fire resistive construction of no less than two hours
- (ii) are protected with an automatic fire extinguishing system
- (iii) are set back at least forty (40) feet from all lot lines.

Flammable solid materials that are incombustible to moderate burning and flammable liquids with a closed cup flash point of

187 degrees Fahrenheit or greater are exempt from this requirement.

b. Detonable Materials

Detonable materials are all materials or products that decompose by detonation, including, among other materials:

- (1) all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene
- (2) all high explosives such as TNT, RDX, HMX, PETN, and picric acid
- (3) propellants and components thereof such as dry nitrocellulose, black powder, boron hydrides, and hydrazine and its derivatives
- (4) pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate
- (5) blasting explosives such as dynamite and nitroglycerine
- (6) unstable organic compounds such as acetylides, tetrazoles, and ozonides
- (7) strong unstable oxidizing agents such as perchloric acid, perchlorates, and hydrogen peroxide in concentrations greater than 35 percent
- (8) nuclear fuels, fissionable materials and products, and reactor elements such as Uranium 235 and Plutonium 239.

The storage, utilization, or manufacture of detonable materials shall be permitted only as licensed by the Village or as incidental to a Principal Use subject to the requirements of Table V-7.

**TABLE V-7
STANDARDS FOR DETONABLE MATERIALS**

<u>District</u>	<u>Storage, Utilization or Manufacture of 5 Lbs. or Less</u>	<u>Storage or Utilization of Over 5 Lbs.</u>	<u>Manufacture of Over 5 Pounds</u>
I	Permitted Use	Conditional Use	Prohibited

c. Flammable Solid Materials

The utilization, storage, and manufacture of flammable solid materials are permitted subject to the provisions concerning Building Requirements above.

d. Flammable Liquids and Gases

The storage, utilization, and manufacture of flammable liquids or gases that produces flammable or explosive vapors shall be limited to the quantities specified in Tables V-8 and V-9.

**TABLE V-8
STANDARDS FOR FLAMMABLE LIQUIDS
I LIGHT INDUSTRIAL DISTRICT**

<u>Closed Cup Flash Point in Degrees Fahrenheit</u>	<u>Maximum Gallons Above Ground</u>	<u>Below Ground</u>
Under 24	0	2,000
24-104	0	20,000
105-186	0	100,000
Over 186	0	100,000
Total All Flammable Liquids	0	100,000

Storage of unfinished products in original sealed containers of 60 gallons or less is exempt from above standards.

**TABLE V-9
STANDARDS FOR FLAMMABLE GASES**

<u>District</u>	<u>Maximum Standard Cubic Feet (1)</u>	
	<u>Above Ground</u>	<u>Below Ground</u>
I	Conditional Use	300,000

(1) At 60 degrees Fahrenheit and 29.9 inches Hg.

8. Glare

No operation shall produce direct or indirect illumination greater than 0.5 footcandles in any Residence District.

9. Heat

No heat from operations or processes shall be sensed at any lot line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit.

10. Radioactive Radiation

- a. No operation shall be permitted that causes any individual outside of the lot lines to be exposed to any radiation exceeding the lowest concentration permitted for the general population by federal and state laws and regulations in effect as of the date of application for a Certificate of Occupancy.
- b. Radioactive materials shall be contained in a fireproof container at or below ground level if they are stored, utilized, or manufactured in a quantity exceeding one hundred thousand (100,000) times the quantity listed in Section 3, paragraph b, of the Radiation Installation Registration Law of the State of Illinois or any amendment thereto.

11. Administration

- a. The procedures to follow are intended to enforce the Performance Standards herein, to protect businesses from arbitrary enforcement, and to protect the public from unnecessary enforcement costs.
 - (1) New Uses

An application for a Building Permit shall include a certification by a licensed engineer, licensed architect, or scientific laboratory that the use involved in the application is able to meet all applicable Performance Standards to the extent that this can be judged based on the submitted building plans.
 - (2) Existing Uses
 - (i) In enforcing performance standards on existing uses, the Zoning Administrator may issue a written Notice of Violation to an alleged violator.
 - (ii) The Zoning Administrator shall, before issuing such Notice, make technical determinations of violation when such determinations can be made using equipment and trained personnel normally available to the Village or obtainable without extraordinary expense.
 - (iii) In other cases, however, technical complexity or extraordinary expense makes it unreasonable for the Village to maintain personnel or equipment for making determinations of violation prior to issuing a Notice of Violation. In such cases, a Notice of Violation may be issued when the Zoning Administrator has other reason to believe there is probable violation.
- b. The Zoning Administrator shall give Notice of Violation by any means that ensures a signed receipt for such notice to the party responsible for the alleged violation.
- c. The notice shall describe the alleged violation and the results of technical determinations or the other reasons why the Zoning Administrator believes there

is a violation. The notice shall require either an answer or correction of the alleged violation to the satisfaction of the Zoning Administrator and within a time limit he or she shall specify in the Notice.

- d. The Notice shall also state that failure to provide an answer or correct the alleged violation within this time limit shall constitute admission of a violation.
- e. The Notice shall further state that, if technical determinations have not already been made, upon request of the alleged violator such determinations will be made. If a violation is found as a result of such determinations, the cost of the determinations will be assessed against the properties or parties responsible in addition to any other penalties provided for. If no violation is found, the Village will pay the cost of the determinations.

I. Adult Regulated Use Standards

- 1. Adult Regulated Uses shall comply with the following standards:
 - a. Advertisements, displays or other promotional materials depicting or describing, "Specified Anatomical Areas", or "Specified Sexual Activities", or displaying instruments, devices, or paraphernalia which are designed for use in connection with "Specified Sexual Activities" shall not be shown or exhibited so as to be visible from other areas open to the general public.
 - b. All building openings, entries, and windows for an adult business shall be located, covered, or screened in such a manner as to prevent a view into the interior of an adult regulated use from any area open to the general public.
 - c. All entrances to an adult regulated use shall be clearly and legibly posted by a notice indicating that minors are prohibited from entering the premises.
 - d. No loudspeakers or sound equipment shall be used by an adult regulated use for the amplification of sound to a level discernible by the public beyond the walls of the building in which the adult regulated use is conducted.
 - e. No residential structure or any other non-conforming structure shall be converted for use as an adult regulated use after enactment of the provisions of this section.
 - f. An on-site security program, including required interior and exterior lighting plans, shall be prepared and implemented. The security program shall include the following:
 - (1) The presence of an on-site manager during all business hours;
 - (2) All off-street parking areas and building entries serving the adult regulated use shall be illuminated during all hours of operation with a lighting system designed to provide a minimum maintained horizontal illumination of greater than one (1) foot

candle of light on the parking surface and/or walkway. In the event the adult regulated use shares its parking with other businesses, this requirement shall only apply within a radius of one hundred (100) feet from any entrance into the adult regulated use;

- (3) All interior portions of the adult regulated use, except those areas devoted to mini-motion or motion pictures, shall be illuminated during all hours of operation with a lighting system designed to provide a minimum maintained horizontal illumination of not less than two (2) foot candles of light at the floor.
- g. All exterior areas of adult regulated use businesses, including building, landscaping and parking areas, shall be maintained in a clean and orderly manner. Buildings and structures shall not be painted or surfaced with colors or textures or any design that would simulate a sign or advertising message.
- h. An adult regulated use shall not remain open for business, or permit any employee to engage in a performance, solicit a performance, make a sale, solicit a sale, provide a service, or solicit a service between the hours of midnight and 8:00 a.m. of any particular day.