

# **INDUSTRIAL DISTRICTS**

---

## **7-101 PURPOSE**

The Northbrook Zoning Code establishes three zoning districts to accommodate a range of limited commercial, office, manufacturing, warehousing, transportation and other land uses that are compatible with quality business and employment centers located in a suburban residential community and consistent with the Comprehensive Plan.

Two of these districts (I-1 and I-2) are intended to establish land use standards that will maintain the high quality industrial and business parks in the community. A third zoning district (ICS) is intended to accommodate a broader mix of land uses, including office, industrial and warehouse activities, as well as other needed business services and membership organizations in specific areas identified in the Comprehensive Plan.

The ICS Industrial and Commercial Services District is intended to provide areas to accommodate heavier commercial service uses in concert with a variety of industrial, warehouse, “flex” space, building contractor facilities, educational and membership organizations, as well as indoor sports activities. The ICS District may be mapped only in areas designated for industrial and commercial services in the Comprehensive Plan.

The I-1 Restricted Industrial District is intended to provide adequate space for high quality, nuisance-free manufacturing, transportation, warehousing and wholesaling uses that are compatible with a variety of office and service uses. It is the goal of the regulations that no use within the I-1 District shall have any direct or indirect adverse aesthetic, environmental or economic impact on any other use either within or outside the District.

The I-2 Light Industrial District is intended to provide for more generalized industrial operations in proximity to the collector transportation system. Permitted and special permit uses are more intensive than those allowed in the I-1 District but can be accommodated within the Village if they are so located and regulated as to avoid adverse impacts on the residential uses and less intense nonresidential uses that define the essential character of the Village. The I-2 District shall be mapped on the Zoning Map only:

- 1) On property lying south of a line running east and west at a distance of 250 feet south of Raymond Drive east of Shermer Road, west of the Chicago and Northwestern Railroad right-of-way and north of Willow Road and
- 2) On property lying south of Willow Road and east of the Chicago and Northwestern Railroad right-of-way.

The uses in the following table designated by a "P" are permitted as of right in those Industrial Districts indicated in the table. Except as specifically limited, the remaining uses listed in the following table may be permitted in the Industrial Districts as either 1) a conditional use, which is designated by a "C," and subject to the additional standards set forth in this Article VII; or 2) a special permit use, which is designated by an "S," and subject to the issuance of a special permit as provided in Section 11-602 of this Code and subject to the additional standards set forth in this Article VII. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual, as amended by the Village (see Appendix A) and Section 11-501 of this Code. Village SIC codes are given before each use listing.

<b>INDUSTRIAL DISTRICTS USE LIST</b>				
<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>	<b>ICS</b>	<b>I-1</b>	<b>I-2</b>
<b>A.</b>	<b><u>VACANT PROPERTY</u></b>			
0000.00	Vacant Land	P	P	P
0000.01	Vacant Unit/Building Intended For a Permitted, Conditional, Or Special Permit Use	P	P	P
<b>B.</b>	<b><u>AGRICULTURAL SERVICES</u></b>			
0100.00	Agricultural Production-Crops	P	P	P
0742.00	Veterinary Services For Animal Specialties	P	P	
0752.01	Dog Grooming	P	P	
0752.02	Animal Training	S	S	
0752.03	Boarding Kennel	S	S	
0780.01	Landscape And Horticultural Services But Not Including Outdoor Storage	P	P	S
0780.02	Landscape And Horticultural Services Including Outdoor Storage	S	S	
<b>C.</b>	<b><u>CONSTRUCTION</u></b>			
1500.01	General Building Contractors, But Not Including Outdoor Storage	P	P	P
1500.02	General Building Contractors With Outdoor Storage	S	S	S
1600.01	Heavy Construction Contractors, Excluding Outdoor Storage			P
1600.02	Heavy Construction Contractors With Outdoor Storage			S
1700.01	Special Trade Contractors, But Not Including Outdoor Storage	P	P	P
1700.02	Special Trade Contractors With Outdoor Storage	S	S	S

**INDUSTRIAL DISTRICTS USE LIST**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>	<b>ICS</b>	<b>I-1</b>	<b>I-2</b>
<b>D.</b>	<b><u>MANUFACTURING</u></b>			
2030.00	Canned, Frozen & Preserved Fruits, Vegetables And Food Specialties			P
2050.00	Bakery Products	P	P	P
2064.00	Candy And Confectionery Products			P
2086.00	Bottled & Canned Soft Drinks & Carbonated Waters			P
2300.00	Apparel And Other Finished Products Made From Fabrics And Similar Materials	P	P	P
2430.00	Millwork, Veneer, Plywood, And Structural Wood Members	P	P	P
2440.00	Wood Containers	P	P	P
2500.00	Furniture And Fixtures	P	P	P
2652.00	Setup Paperboard Boxes	P	P	P
2653.00	Corrugated And Solid Fiber Boxes	P	P	P
2655.00	Fiber Cans, Tubes, Drums, And Similar Products	P	P	P
2656.00	Sanitary Food Containers, Except Folding	P	P	P
2657.00	Folding Paperboard Products, Including Sanitary	P	P	P
2671.00	Packaging Paper And Plastic Film, Coated And Laminated	P	P	P
2672.00	Coated & Laminated Paper, Not Elsewhere Classified	P	P	P
2673.00	Plastic, Foil, And Coated Paper Bags	P	P	P
2674.00	Uncoated Paper And Multiwall Bags	P	P	P
2675.00	Die-Cut Paper And Paperboard And Cardboard	P	P	P
2676.00	Sanitary Paper Products	P	P	P
2677.00	Envelopes	P	P	P
2678.00	Stationary, Tablets, And Related Products	P	P	P
2679.00	Converted Paper And Paperboard Products, Not Elsewhere Classified	P	P	P
2700.00	Printing, Publishing, And Allied Industries	P	P	P
2834.00	Pharmaceutical Manufacturing, General	P	P	P
2834.01	Medical Cannabis Cultivation Center		S	S
3000.01	Rubber And Miscellaneous Plastics Products Excluding 3010	P	P	P
3100.01	Leather And Leather Products Excluding 3110 & 3130	P	P	P
3230.00	Glass Products, Made Of Purchased Glass	P	P	P
3260.00	Pottery And Related Products	P	P	P
3360.00	Nonferrous Foundries (Castings)	P	P	P
3444.00	Sheet Metal Work	P	P	P
3452.00	Bolts, Nuts, Screws, Rivets, And Washers	P	P	P
3544.00	Special Dies & Tools, Die Sets, Jigs And Fixtures And Industrial Molds	P	P	P
3570.00	Computer And Office Equipment	P	P	P
3634.00	Electric Housewares And Fans	P	P	P
3640.00	Electric Lighting And Wiring Equipment	P	P	P
3650.00	Household Audio & Video Equipment., & Audio Recordings	P	P	P

**INDUSTRIAL DISTRICTS USE LIST**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>	<b>ICS</b>	<b>I-1</b>	<b>I-2</b>
3660.00	Communications Equipment	P	P	P
3670.00	Electronic Components And Accessories	P	P	P
3714.00	Motor Vehicle Parts & Accessories	P	P	P
3724.00	Aircraft Engines & Engine Parts	P	P	P
3728.00	Aircraft Parts And Auxiliary Equipment, Not Elsewhere Classified	P	P	P
3751.00	Motorcycles, Bicycles, And Parts	P	P	P
3799.00	Transportation Equipment, Not Elsewhere Classified	P	P	P
3800.00	Measuring, Analyzing And Controlling Instruments	P	P	P
3900.01	Miscellaneous Manufacturing Industries	P	P	P
3910.00	Jewelry, Silverware, And Plated Ware	P	P	P
3930.00	Musical Instruments	P	P	P
3940.00	Dolls, Toys, Games And Sporting And Athletic Goods	P	P	P
3950.00	Pens, Pencils, And Other Artist's Materials	P	P	P
3960.00	Costume Jewelry And Novelties, Buttons, Misc. Notions Except Precious Metals	P	P	P
3991.00	Brooms And Brushes	P	P	P
3993.00	Signs And Advertising Specialties	P	P	P
3995.00	Burial Caskets	P	P	P
3999.01	Manufacturing Industries, Not Elsewhere Classified	P	P	P
<b>E.</b>	<b><u>TRANSPORTATION AND PUBLIC UTILITIES</u></b>			
4100.01	Offices - Local & Suburban Transit Companies, Excluding Stations, Yards, And Maintenance Facilities	S	S	
4100.02	Local Transit Stations, Excluding Yards and Maintenance Facilities	P	P	P
4100.03	Local And Interurban Transit Companies, Yards & Maintenance Facilities	S	S	P
4210.00	Trucking And Courier Services, Except Air	P	P	P
4220.01	Public Warehousing And Storage Except 4221	P	P	P
4225.01	Self-Storage Warehousing Within A Single, Climate Controlled Building, But Excluding Mini-Warehouses	S		S
4226.01	Special Warehousing And Storage, Not Elsewhere Classified	P	P	P
4226.08	Automated Warehouse Subject To Subsection 9-104 G	P	P	P
4300.00	United States Postal Service	P	P	P
4720.00	Arrangement Of Passenger Transportation	P	P	
4800.01	Communication Services Excluding Studios & Antennas	P	P	
4800.02	Facilities & Studios Of Communication Services With Permitted Antennas, Except Personal Wireless Services	P	P	P
4800.03	Facilities And Studios Of Communication Services With Antennas In Excess Of District Height Limitations, Except Personal Wireless Services	S	S	S

**INDUSTRIAL DISTRICTS USE LIST**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>	<b>ICS</b>	<b>I-1</b>	<b>I-2</b>
4810.01	Personal Wireless Services Antennas, With or Without Antenna Support Structures, and Related Electronic Equipment and Equipment Structures, Subject to Standards in Section 9-201	P	P	P
4810.02	Personal Wireless Services Antennas Located on Tower-Style Antenna Support Structures, and Related Electronic Equipment and Equipment Structures, Within or In Excess of District Height Limitations, Subject to Standards in Section 9-201	S	S	S
4810.03	Personal Wireless Services Antennas Located on Top of Village Public Utility Facilities and in Excess of District Height Limitations Subject to Standards in Section 9-201	S	S	
4900.01	Public Utility Yards And Facilities	S	S	P
4900.02	Electrical Substations	P	P	P
4900.04	Village Public Utility Yards and Facilities with Structures in Excess of 55 Feet in Height	S	S	
4900.05	Village Public Utility Yards and Facilities with a Lot Area Less than 40,000 Square Feet	S	S	
4953.01	Construction and Demolition Debris Material Recycling Facilities With or Without Outdoor Storage, Subject to Standards in Subsection 7-109 J			S
<b>F.</b>	<b><u>WHOLESALE TRADE</u></b>			
5000.01	Wholesale Trade-Durable Goods, Excluding 5012, 5015, 5030, 5052, 5093	P	P	P
5030.00	Lumber And Other Construction Materials			S
5100.01	Wholesale Trade-Nondurable Goods, Except 5150, 5170, & 5198	P	P	P
<b>G.</b>	<b><u>RETAIL TRADE</u></b>			
5210.00	Lumber And Other Building Materials Dealers	S	S	
5261.01	Retail Nurseries, Lawn & Garden Supply Stores, Excluding Open Yards	P	P	
5261.02	Retail Nurseries, Lawn & Garden Supply Stores With Open Yards	P	P	
5510.01	Motor Vehicle Dealers (New & Used), But Not Open Sales Lots	P	P	
5510.02	Motor Vehicle Dealers (New & Used) With Open Sales Lots	S	S	
5550.00	Boat Dealers	S	S	
5812.01	Eating Places, Except 5812.02, 5812.03 & 5812.04	S	S	
5812.02	Live Entertainment Accessory To Permitted Eating Places	S	S	
5812.03	Outdoor Seating Accessory To Permitted Eating Places	P	P	

**INDUSTRIAL DISTRICTS USE LIST**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>	<b>ICS</b>	<b>I-1</b>	<b>I-2</b>
5812.04	Carry-out Eating Places	S	S	
5812.05	Caterers For Food Service Off-Premises	P	P	
5813.01	Drinking Places Accessory To Permitted Eating Places	S	S	
5813.02	Drinking Places Accessory to Permitted Eating Places with Live Entertainment	S	S	
5960.00	Non-store Retailers	P	P	P
5980.01	Fuel Dealers, Except 5983 & 5984			S
5999.21	Ice Dealers	P	P	P
<b>5999.33</b>	<b><u>Swimming Pools, Home: Not Installed</u></b>	P		
<b>5999.39</b>	<b><u>Whirlpool Baths – Retail</u></b>	P		
<b>H.</b>	<b><u>FINANCE, INSURANCE AND REAL ESTATE</u></b>			
6000.04	Limited Financial Services Facilities, Without Drive-In And Exterior Auto Teller Machines	S	S	
6200.00	Security And Commodity Brokers, Dealers, Exchanges and Services	P	P	
6300.00	Insurance Carriers	P	P	
6400.00	Insurance Agents, Brokers & Services	P	P	
6500.01	Real Estate Establishments Except 6530 & 6553	P	P	
6530.00	Real Estate Agents And Managers	P	P	
6700.00	Holding And Other Investment Offices	P	P	
<b>I.</b>	<b><u>SERVICES</u></b>			
7211.00	Power Laundries, Family & Commercial	P	P	P
7213.00	Linen Supply	P	P	P
7216.00	Dry Cleaning Plants, Except Rug Cleaning	P	P	P
7217.00	Carpet And Upholstery Cleaning	P	P	P
7218.00	Industrial Launderers	P	P	P
7219.01	Laundry & Garment Services, Not Elsewhere Classified	P	P	P
7300.01	Business Services Except 7340, 7352, 7353,7359.01 & 7389.01	P	P	
7340.00	Services To Dwellings And Other Buildings	P	P	P
7352.00	Medical Equipment Rental And Leasing	P	P	P
7353.00	Heavy Construction Equipment Rental And Leasing			S
7359.01	Equipment Rental And Leasing, Not Elsewhere Classified	C,S	C, S	C, S
7389.01	Business Services, Not Elsewhere Classified	P	P	
7513.00	Truck Rental And Leasing, Without Drivers	S	S	S
7514.00	Passenger Car Rental	C,S	C, S	C, S
7515.00	Passenger Car Leasing	C,S	C, S	C, S
7519.00	Utility Trailer And Recreational Vehicle Rental	S		P
7521.01	Publicly Owned or Operated Parking Lots	P		

**INDUSTRIAL DISTRICTS USE LIST**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>	<b>ICS</b>	<b>I-1</b>	<b>I-2</b>
7521.02	Publicly Owned or Operated Open Storage and Maintenance Yards	P		
7530.00	Automotive Repair Shops	C,S	C, S	C, S
7540.01	Automotive Services, Except Repair and Excluding Car Washes and Emissions Testing Facilities.	C,S	C, S	C, S
7542.01	Automotive Detailing	S	S	
7600.01	Misc. Repair Services (Commercial & Industrial)	P	P	P
7600.02	Miscellaneous Repair Services Limited To Household Equipment, Furnishings, And Personal Articles	P	P	S
7600.03	Misc. Repair Services – Custom Picture Framing Facilities	P		
7810.00	Motion Picture Production And Allied Services	P	P	P
7820.00	Motion Picture Distribution And Allied Services	P	P	P
7910.00	Dance Studios, Schools, and Halls	C,S		
7991.00	Physical Fitness Training Facilities	C,S		
7991.01	One-on-One Personal Fitness Training Facilities	P	P	C, S
7997.00	Membership Sports and Recreation Clubs	C,S		
7999.01	Amusement and Recreation Services, Not Elsewhere Classified, in the ICS District	C,S		
8000.02	Health Services Except 8050 & 8060	C,S	C, S	
8080.00	Home Health Care Services	P	P	
8090.00	Miscellaneous Health & Allied Services, Not Elsewhere Classified	S	S	
8100.00	Legal Services	P	P	
8240.01	Vocational Services Except 8240.02	P		
8240.02	Correspondence Schools	P	P	P
8249.01	Vocational Schools, Not Elsewhere Classified	P		
8299.01	Schools and Educational Services, Not Elsewhere Classified	C,S		
8299.02	One-on-One Schools and Educational Services, Not Elsewhere Classified	P	P	
8322.01	Individual & Family Social Services	C,S		
8330.00	Job Training And Vocational Rehabilitation Services	P	P	
8351.00	Child Day Care Services	S		
8600.00	Membership Organizations	C,S		
8660.00	Religious Organizations	C,S		
8660.01	Religious Organizations with Associated Elementary and/or Secondary Schools	C,S		
8700.01	Engineering, Accounting, Management And Related Services	P	P	P
8730.00	Research, Development, and Testing Services			
8730.01	Research, Development, and Testing Services Except 8730.02, 8730.03, and 8730.04	P	P	P
8730.02	Animal Research and Testing Laboratories	P	P	P

**INDUSTRIAL DISTRICTS USE LIST**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>	<b>ICS</b>	<b>I-1</b>	<b>I-2</b>
8730.03	Biological Research and Testing Laboratories Qualifying as Biosafety Levels 3 or 4, as defined by the Center of Disease Control and Prevention		P	P
8730.04	Nuclear Research And Testing Laboratories	S	S	S
8900.00	Services, Not Elsewhere Classified	P	P	
<b>J.</b>	<b><u>PUBLIC ADMINISTRATION</u></b>			
9711.00	National Security	S	S	S
<b>K.</b>	<b><u>MISCELLANEOUS</u></b>			
9800.00	Business And Professional Offices, Not Elsewhere Classified	P	P	P
9810.00	Offices of Communication and Utility Companies	P		
9820.00	Planned Unit Developments	S	S	S
9830.00	Landbanking Of Required Parking Subject To Subsection 9-104 E	S	S	S
9840.00	Required Retention/Detention Facilities	P	P	P
9850.00	Reduction Of The Required Number Of Off-Street Parking Spaces For Automated Warehouse Provided In Subsection 9-104 G Of This Code	S	S	S
9861.00	Single Family Detached Dwelling Units	C		
9865.01	Dwelling Units, In Addition to An Approved Non- Residential Use	C		
9880.00	More Than One Principal Structure On A Zoning Lot	S	S	S
9966.00	Signs In Excess Of The Height Limits Provided In Paragraph 9-106 L5 Of This Code	S	S	S
9966.03	Business Signs with Electronic Message Board Displays Provided in Paragraph 9-106 L1		S	
9970.06	Floor Area Ratio in Excess of 0.50, but No Greater than 0.75.	S		
9981.00	Accessory Outdoor Storage in the ICS, I-1, and I-2 Districts	C,S	C,S	C,S
9982.00	Accessory Retail Sales of items manufactured, processed, assembled or warehoused on the premises, provided that such retail sales area does not exceed the lesser of (i) ten (10) percent of a business occupant's gross floor area, whether leased or owned, or (ii) 1,000 square feet.	P	S	S



---

### 7-103 ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in the Industrial Districts subject to the provisions of Section 9-101 of this Code. Accessory uses and structures may also be subject to regulations and conditions as noted in Section 7-102 of this Article of the Zoning Code.

### 7-104 TEMPORARY USES

Temporary uses are permitted in the Industrial Districts subject to the provisions of Section 9-103 of this Code.

### 7-105 SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES

SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES	
VILLAGE SIC CODE	DESCRIPTIVE TEXT
<b>A.</b>	<b>MANUFACTURING</b>
<b>2834.01</b>	Medical Cannabis Cultivation Center 1. All Medical Cannabis Cultivation Centers must obtain and, at all times, maintain a valid professional license issued by the Illinois Department of Agriculture to operate a medical cannabis cultivation center. Copies of all state licenses as well as all renewals shall be provided to the Village Manager no later than 30 days of issuance as well as copies of corresponding application materials, including all required certifications, declarations, and affidavit, for state licenses and corresponding license renewals. 2. Medical Cannabis Cultivation Centers shall maintain all mandatory signage required by state or federal law. 3. No Medical Cannabis Cultivation Center may be located within 2,500 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, any area zoned for residential use, or any other Medical Cannabis Cultivation Center.
<b>B.</b>	<b>TRANSPORTATION AND PUBLIC UTILITIES</b>
4953.01	<u>Construction and Demolition Debris Material Recycling Facilities With or Without Outdoor Storage</u> 1. No construction and demolition debris material recycling facility, with or without

**SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES**

VILLAGE SIC CODE	DESCRIPTIVE TEXT
	outdoor storage, shall be located within 1,000 feet from any zoning district in which residential uses are allowed at the time that the special permit for such use is granted by the Board of Trustees.
<b>C.</b>	<b>FINANCE, INSURANCE, AND REAL ESTATE</b>
6000.04	<p><u>Limited Financial Service Facilities, Without Drive-In and Exterior Automatic Teller Machines in the I-1 District</u></p> <ol style="list-style-type: none"> <li>1. No such facility shall be advertised or held out as offering banking or financial services to the general public. Any banking or financial services provided by such facilities to businesses not within the contiguous area of the same zoning district or to any individuals must be incidental only and accessory to the limited financial services offered to businesses within the contiguous area of the district.</li> <li>2. No such facility shall occupy more than 6,000 square feet of floor area.</li> <li>3. No such facility shall have any interior or exterior tellers.</li> <li>4. No such facility shall offer any drive-in service.</li> <li>5. No such facility shall have any self-service, automatic or remote units or machines.</li> <li>6. No such facility shall be operated by more than a maximum of six employees on the premises at any one time.</li> <li>7. No such facility shall be open for business on Saturdays, Sundays or banking holidays, or before the hour of 8:00 a.m., or after the hour of 6:00 p.m.</li> </ol>
<b>D.</b>	<b><u>SERVICES</u></b>
7359.01	<p><u>Equipment Rental &amp; Leasing, Not Elsewhere Classified in the I-1 and I-2 Districts</u></p> <ol style="list-style-type: none"> <li>1. The proposed use shall not display or store equipment outdoors. If the proposed use displays or stores equipment outdoors, the proposed use shall require a special permit.</li> <li>2. The proposed use does not include equipment rental and leasing of airplanes, industrial trucks, oil field equipment, oil well drilling equipment, and portable toilet rental and leasing.</li> </ol>
7514.00 7515.00	<p><u>Passenger Car Rental and Passenger Car Leasing in the I-1 and I-2 Districts.</u></p> <ol style="list-style-type: none"> <li>1. The proposed use shall not allow the cleaning, servicing, or repairing of vehicles on-site. If the proposed use cleans, services or repairs vehicles on the zoning lot, a special permit shall be required.</li> <li>2. The property containing the proposed use shall be located at least 250 feet, excluding rights-of-way, from any Residential District. If unable to meet this distance requirement from a Residential District, the proposed use shall require a special permit.</li> </ol>

**SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES**

VILLAGE SIC CODE	DESCRIPTIVE TEXT
7530.00 7540.01	<p><u>Automotive Repair Shops and Automotive Services, Except Repair in the I-1 and I-2 Districts</u></p> <p>1. The proposed use shall not park or store automobiles to be repaired or serviced outdoors. If the proposed use parks or stores automobiles to be repaired or serviced outdoors, the proposed use shall require a special permit.</p>
7910.00	<p><u>Dance Studios, Schools And Halls in the ICS District</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p>
7991.00	<p><u>Physical Fitness Facilities in the ICS District</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p> <p>2. If the proposed use contains an accessory outdoor sports or recreation facility, the proposed use shall require a special permit.</p>
7991.01	<p><u>One-on-One Personal Fitness Training Facilities.</u></p> <p>1. The combined gross floor area of all such uses on a single zoning lot in the I-2 District shall not exceed 5% of the total gross floor area of the zoning lot. If the combined gross floor area of such uses on a single zoning lot exceeds 5% of the total gross floor area, a special permit will be required.</p>
7997.00	<p><u>Membership Sports &amp; Recreation Clubs in the ICS District</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p> <p>2. If the proposed use contains an accessory outdoor sports or recreation facility, the proposed use shall require a special permit.</p>
7999.01	<p><u>Amusement and Recreation Services, Not Elsewhere Classified in the ICS District</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p> <p>2. If the proposed use contains an accessory outdoor sports or recreation facility, the proposed use shall require a special permit.</p>
8000.02	<p><u>Health Services Except 8050 &amp; 8060 in the I-1 District</u></p> <p>1. The proposed use shall provide treatment sessions of generally one hour or more in which one health care provider meets with no more than two patients during any one hour time period. If a proposed use cannot meet this standard, a special permit shall be required.</p>

**SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>
	2.
8299.01	<p><u>Schools and Educational Services, Not Elsewhere Classified, in the ICS District</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the use is required to apply for a special permit.</p>
8322.01	<p><u>Individual and Family Social Services in the ICS District</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the use is required to apply for a special permit.</p>
8600.00	<p><u>Membership Organizations in the ICS District</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p>
8660.00 8660.01	<p><u>Religious Organizations and Religious Organizations with Associated Elementary and/or Secondary Schools in the ICS District</u></p> <p>1. The proposed use shall have a gross floor area no greater than 2500 square feet. If the gross floor area is greater than 2500 square feet, the proposed use shall require a special permit.</p>
<b>E.</b>	<b><u>MISCELLANEOUS</u></b>
9861.00	<p><u>Single Family Detached Dwelling Units in the ICS District</u></p> <p>1. Single family detached dwellings existing as of April 23, 2013 shall be allowed to continue to be used as a single family detached dwelling until such structure is used for another allowed use in the ICS District.</p>
9865.01	<p><u>Dwelling Units, In Addition to An Approved Non-Residential Use in the ICS District</u></p> <p>1. Dwelling units in addition to an approved non-residential use existing as of April 23, 2013, shall be allowed to continue to be used as dwelling units until such dwelling units are used for another allowed use in the ICS District</p>
9981.00	<p><u>Accessory Outdoor Storage in the ICS, I-1, and I-2 Districts</u></p> <p>The proposed use shall meet the following additional conditions:</p> <p>1. The proposed use shall be enclosed by either (a) a screening fence, including chain link fences with privacy slats or mesh covering on the condition that such chain link fence is not visible from the public right-of-way or a residential property, (b) a wall or (c) a densely planted evergreen hedge. The screening shall be of a height or no less than 8 feet and sufficient to screen such proposed use from view from adjoining properties and public or private streets.</p> <p>2. The proposed use shall not be located between any principal structure and either its front or corner side lot line.</p>

---

**SPECIFIC APPROVAL CRITERIA FOR CONDITIONAL USES AND SPECIAL PERMIT USES**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>
	3. The proposed use shall not contain material stored higher than 8 feet in height. 4. For each business occupant located on a zoning lot, its accessory outdoor storage area shall not be larger than 10% of the occupant's total gross floor area located on the zoning lot. 5. The propose use shall not be allowed on a zoning lot abutting a residentially zoned property. 6. To accommodate the proposed use neither required parking nor require loading spaces shall be eliminated. 7. The proposed use shall comply with the district setback requirements.  If the proposed use cannot meet any of the above conditions, the proposed use shall require a special permit.

**7-106 PARKING AND LOADING REQUIREMENTS**

The parking and loading requirements applicable in the Industrial Districts are set forth in Section 9-104 and 9-105 of this Code.

**7-107 SIGN REGULATIONS**

Sign regulations applicable in the Industrial Districts are set forth in Section 9-106 of this Code.

**7-108 BUFFERS AND LANDSCAPING**

Requirements relating to buffering and landscaping of certain uses and structures in the Industrial Districts are set forth in Section 9-107 of this Code.

**7-109 USE LIMITATIONS**

7-109 A. Noise. No noise (other than ordinary vehicular noise) from operations of any use in the Industrial Districts shall be detectable at any point off the zoning lot on which the use is located.

7-109 B. Glare and Heat. No glare or heat from any operations of any use in the Industrial Districts shall be detectable at any point off the zoning lot on which the use is located.

---

7-109 C. Vibration. No earth-borne vibration from any operations of any use in the Industrial Districts shall be detectable at any point off the zoning lot on which the use is located.

7-109 D. Electromagnetic Interference. Electromagnetic interference from any operations of any use in the Industrial Districts shall not adversely affect the operation of any equipment located off the zoning lot on which such interference originates.

7-109 E. 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.

7-109 F. Special Hazards. Hazardous, toxic and radioactive materials shall be transported, stored and used only in conformance with all applicable federal, state and local laws.

7-109 G. Safety Equipment. No research or development laboratory or commercial testing facility requiring a special permit pursuant to Subsection 7-105 F of this Code shall be established after the effective date of this Code unless the building in which such use is established shall be equipped with sprinkler systems, automatic fire detection and suppression systems and Class 1 electrical fixtures as required by the then current Village codes for new construction.

7-109 H. Above Ground Tanks. No above ground tanks designed or used for the storage of flammable or combustible liquids shall be located less than 600 feet from the lot line of any lot on which a fire station is located.

## **7-110 BULK, SPACE AND YARD REQUIREMENTS**

The building height, lot, yard and setback and floor area ratio requirements applicable in the Industrial Districts are set forth in the following table. Footnote references appear in Subsection 7-110 E at the end of the table.

(See next page)

<b>BULK, SPACE, AND YARD REQUIREMENTS</b>	<b>ICS</b>	<b>I-1</b>	<b>I-2</b>
<b>A. Maximum Height (whichever is less)(10)</b>			
1. Feet	45	55	55
2. Stories (1)	3	3	3
<b>B. Minimum Lot Area and Dimensions (9)</b>			
1. Total Lot Area (square feet) (10)			
a. Planned Development	120,000	120,000	120,000
b. All Other Uses	40,000	40,000	40,000
2. Lot Width (feet)	100	100	100
3. Lot Depth (feet)	125	125	125
<b>C. Minimum Yard &amp; Setback Requirements (2) (3) (4) (5) (6) (7) (9)</b>			
1. Front and Corner Side (feet) (8)			
a. Yard	10	30	30
b. Setback	30	30	30
2. Interior Side (feet)			
a. Yard	5	5	5
b. Setback - 10% of lot width, but not less than 10 feet nor more than 25 feet			
3. Rear (feet)			
a. Yard	5	5	5
b. Setback	15	15	15
<b>D. Maximum Floor Area Ratio</b>	<b>.50</b>	<b>0.50</b>	<b>0.50</b>

7-110 E. Exceptions and Explanatory Notes

1. Nonconforming Lots See Subsection 10-105 C for lot requirements with respect to nonconforming lots of record.
2. Yard Requirements for Uses Without Structures. On any lot occupied by a use without structures, the minimum yards that would otherwise be required for such lot shall be provided and maintained.
3. Visibility Across Corners. Notwithstanding any other provision of this Code, nothing shall be erected, placed, planted, maintained or allowed to grow on any corner lot in an Industrial District above a height of 2-1/2 feet from grade within the area of a sight triangle as defined in Section 12-206 of this Code.
4. Transitional Setbacks Abutting Residential Districts. Notwithstanding any other provision of this Section, every building in any industrial district shall be set back at least 100 feet from every lot line adjacent to any residential district.
5. Lot Dimensions and Yards in Planned Developments.

- 
- a) Authority to Waive. The Plan Commission may recommend and the Board of Trustees may authorize the waiver of the lot dimension and yard requirements of the underlying district when approving special permits for planned developments.
  - b) Special Requirements; Limitation of Waiver Authority. Special perimeter open space, setback and spacing requirements for planned developments are set forth in Subparagraphs 11-603 E2(f) and (g) of this Code. Such requirements shall not be waived under any circumstances.
  - c) Standards for Waiver. No such waiver shall be recommended or authorized except in accordance with the provisions of Subsection 11-603 H of this Code.
6. Special Setbacks for Signs. Special setbacks are established for some signs by Subsections 9-106 F and 9-106 K of this Code; those setbacks shall control over the yards and setbacks established in the table.
  7. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard:
    - a) Accessory uses, subject to the limitations of Section 9-101.
    - b) Statuary, arbors, trellises and ornamental light standards having a height of ten feet or less.
    - c) Awnings, canopies, eaves and gutters projecting not more than three feet from an exterior wall.
    - d) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 22-1/2 degrees with the wall in question.
    - e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices and the like projecting not more than two feet from an exterior wall.
    - f) Outside stairways projecting from an exterior wall not more than three feet and having a height of four feet or less.
    - g) Flagpoles.
    - h) Non-mechanical laundry drying equipment, except in front yards.
    - i) Off-street parking and loading, but only as expressly authorized in Paragraphs 9-104 C 1 and 9-105 C 1 of this Code.
    - j) Terraces.
    - k) Recreational devices, except in front yards.
    - l) Fences, walls, and hedges, subject to the limitations of Section 9-107 of this Code.
  8. Platted Building and Setback Lines. See Subsection 12-101 F of this Code.



---

9. Lot Dimensions and Yards for Electrical Substations

- a) Authority to Waive. The Board of Trustees may authorize the waiver of the lot dimension and yard requirements of the underlying district when approving site plans for electrical substations.
- b) Standards for Waiver. No such waiver shall be recommended or authorized except on the basis of need and impact on the surrounding properties.

10. Special Lot and Height Standards for Village Public Utility Yards and Facilities. Village public utility yards and facilities with buildings or structures in excess of 55 feet may be approved by special permit issued pursuant to Section 11-602 of this Code. Village public utility yards with a lot area less than 40,000 square feet may be approved by special permit issued pursuant to Section 11-602 of this Code.