

SPECIAL DISTRICTS

ARTICLE VIII

PART IV -- INSTITUTIONAL BUILDINGS DISTRICT

8-401 PURPOSE

The Institutional Buildings District is established to accommodate existing and future public buildings and buildings having purposes and impacts similar to public buildings. By creation of this special district, it is the intent of this Code to avoid the problems inherent in treating such buildings as permitted or special permit uses in zoning districts characterized by uses and structures bearing no similarity to public and institutional uses and buildings.

8-402 PERMITTED USES, CONDITIONAL USES, AND SPECIAL PERMIT USES

The uses in the following table designated by a "P" are permitted as of right in the Institutional Buildings District. Except as specifically limited, the remaining uses listed in the following table may be permitted in the Institutional Buildings District as either 1) a conditional use, which is designated by a "C," and subject to additional standards set forth in this Part IV of this Article VIII set forth 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 Part IV of this Article VIII. 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.

INSTITUTIONAL BUILDINGS DISTRICT USE LIST		
VILLAGE SIC CODE	DESCRIPTIVE TEXT	IB
A.	<u>VACANT PROPERTY</u>	
0000.00	Vacant Unit/Building Intended For a Permitted, Conditional, or Special Permit Use	P

INSTITUTIONAL BUILDINGS DISTRICT USE LIST

VILLAGE SIC CODE	DESCRIPTIVE TEXT	IB
0001.00	Vacant Unit/Building Intended for a Permitted, Conditional or Special Permit Use	P
B.	<u>AGRICULTURAL SERVICES</u>	
0100.00	Agricultural Land Uses	P
C.	<u>TRANSPORTATION AND PUBLIC UTILITIES</u>	
4300.00	United States Postal Service	P
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
4810.02	Personal Wireless Services Antennas Located on Tower-Style Antenna Support Structures, and Related Electronic Equipment & Equipment Structures, Within or In Excess of District Height Limitations, Subject to Standards in Section 9-201	S
4900.02	Electrical Substations	S
D.	<u>RETAIL TRADE</u>	
5992.00	Florists	P
5993.00	Tobacco Stores and Stands	P
5994.00	News Dealers and Newsstands	P
E.	<u>FINANCE, INSURANCE AND REAL ESTATE</u>	
6000.03	Automatic Teller Machines Located within a Building, Other Than That of the Institution That Services Them, as a Principal Use	P
F.	<u>SERVICES</u>	
7212.00	Garment Pressing, And Agents For Laundries And Drycleaners	P
7521.01	Publicly Owned Or Operated Parking Lots	S
7521.02	Publicly Owned Or Operated Open Storage And Maintenance Yards	S
7997.00	Membership Sports And Recreation Clubs	S
8050.00	Nursing And Personal Care Facilities	S
8060.00	Hospitals	S
8210.00	Elementary And Secondary Schools	S
8210.01	Any District 27 Activity Conducted On Publicly Owned Or Leased Land	S
8210.02	Any District 28 Activity Conducted On Publicly Owned Or Leased Land	S

INSTITUTIONAL BUILDINGS DISTRICT USE LIST

VILLAGE SIC CODE	DESCRIPTIVE TEXT	IB
8210.03	Any District 30 Activity Conducted On Publicly Owned Or Leased Land	S
8210.04	Any District 31 Activity Conducted On Publicly Owned Or Leased Land	S
8210.05	Any District 225 Activity Conducted On Publicly Owned Or Leased Land	S
8210.06	Private Elementary And Secondary Schools	S
8220.00	Colleges, Universities, Professional Schools, And Junior Colleges	S
8230.00	Libraries (Private)	S
8322.01	Individual And Family Social Services	S
8330.00	Job Training And Vocational Rehabilitation Services	S
8351.00	Child Day Care Services	S
8360.00	Residential Care	S
8410.00	Museums And Art Galleries	S
8600.00	Membership Organizations	S
8660.00	Religious Organizations	S
8660.01	Religious Organizations with Associated Elementary and/or Secondary Schools	S
G.	<u>PUBLIC ADMINISTRATION</u>	
9100.01	Executive, Legislative, And General Government	P
9100.02	Village Activities Conducted On Publicly Owned Or Leased Property	P
9100.03	County Activities Conducted On Publicly Owned Or Leased Property	P
9100.04	State Activities Conducted On Publicly Owned Or Leased Property	P
9100.05	Federal Activities Conducted On Publicly Owned Or Leased Property	P
9100.06	Park District Activities Conducted On Publicly Owned Or Leased Property	P
9100.07	Other Governmental Activities	P
9100.08	Public Sports And Recreation Facilities	P
9100.10	Light Poles & Fixtures in Excess of Applicable Maximum Height Requirement	S
9221.00	Police Protection	P
9224.00	Fire Protection	P
9830.00	Landbanking Of Required Parking Subject To Subsection 9-104 E	S
9840.00	Required Retention/Detention Facilities	P
9870.00	Home Occupations Subject To Section 9-102	P
9880.00	More Than One Principal Structure On A Zoning Lot	P
9906.00	Portable Sign	S
9909.00	Temporary Sign	S
9920.00	Construction Sign	P
9921.00	Joint Identification Ground Sign	P
9922.00	Joint Identification Wall Sign	P
9923.00	Joint Identification Pylon Sign	P
9924.00	Joint Identification Window Sign	P
9925.00	Joint Identification Awning Or Canopy Sign	P

INSTITUTIONAL BUILDINGS DISTRICT USE LIST

VILLAGE SIC CODE	DESCRIPTIVE TEXT	IB
9926.00	Joint Identification Sign Over 20 Feet	S
9931.00	Identification Awning Or Canopy Sign	P
9932.00	Identification Window Sign	P
9933.00	Identification Ground Sign	P
9934.00	Identification Pylon Sign	P
9935.00	Identification Wall Sign	P
9936.00	Identification Sign Over 20 Feet	S
9940.00	Business Awning Or Canopy Sign	P
9941.00	Business Window Sign	P
9942.00	Business Ground Sign	P
9943.00	Business Pylon Sign	P
9944.00	Business Wall Sign	P
9945.00	Business Pylon Sign Over 20 Feet	S
9950.00	Institutional Bulletin Board Awning Or Canopy Sign	P
9951.00	Institutional Bulletin Board Window Sign	P
9952.00	Institutional Bulletin Board Ground Sign	P
9953.00	Institutional Bulletin Board Pylon Sign	P
9954.00	Institutional Bulletin Board Wall Sign	P
9955.00	Institutional Bulletin Board Pylon Sign Over 20 Feet	S
9960.00	Public Service Awning Or Canopy Sign	S
9961.00	Public Service Window Sign	S
9962.00	Public Service Ground Sign	S
9963.00	Public Service Pylon Sign	S
9964.00	Public Service Wall Sign	S
9965.00	Public Service Pylon Sign Over 20 Feet	S
9966.00	Signs In Excess Of Height Limits Provided In Paragraph 9-106 L5	S

8-403 ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in the Institutional Buildings District subject to the provisions of Section 9-101 of this Code.

8-404 TEMPORARY USES

Temporary uses are permitted in the Institutional Buildings District subject to the provisions of Section 9-103 of this Code.

8-405 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
A.	<u>SERVICES</u>
8600.00 8660.00 8660.01	<u>Membership Organizations, Religious Organizations and Religious Organizations with Associated Elementary and/or Secondary Schools</u> No for-profit use shall be located in a structure owned or occupied by a not-for-profit membership organization or religious organization. For the purposes of this section, "not-for-profit" uses shall mean any use operated by an organization that is entitled to exemption from income taxation under Section 501 of the Internal Revenue Code.

8-406 PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in the Institutional Buildings District are set forth in Sections 9-104 and 9-105 of this Code.

8-407 SIGN REGULATIONS

Sign regulations applicable in the Institutional Buildings District are set forth in Section 9-106 of this Code.

8-408 BUFFERS AND LANDSCAPING

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

8-409 BULK, SPACE AND YARD REQUIREMENTS

The building height, lot, yard and setback and floor area ratio requirements applicable in the Institutional Buildings District are set forth in the following Table. Footnote references appear in Subsection 8-409 E at the end of the Table.

BULK, SPACE AND YARD REQUIREMENTS		IB
A.	Maximum Height (1)(2)(3) (whichever is less of the following:)	
	1. Feet	45
	2. Stories	4
B.	Minimum Lot Area & Dimensions (1)(4)(5)(11)	
	1. <u>Total Lot Area</u> (square feet)	
	a. Libraries and Information Centers	85,000
	b. Museums and Art Galleries	85,000
	c. Other Public Buildings and Yards	85,000
	d. Nursing and Personal Care Facilities	100,000
	e. Membership Organizations	100,000
	f. Elementary Schools	150,000
	g. Hospitals	200,000
	h. Secondary Schools	350,000
	i. Colleges and Universities	500,000
	j. Personal Wireless Services Antennas (Village S.I.C. Code No. 4810.02)	50,000
	k. Fire Protection Uses	75,000
	l. All others	85,000
	2. <u>Lot Width</u> (feet)	
	All Uses	300
	3. <u>Lot Depth</u> (feet)	
	All Uses	200
C.	Minimum Yard and Setback Requirements (feet): (1)(6)(7)(8)(9)(11)	
	1. Front and Corner Side Yards and Setbacks (10)	35
	2. Other Yards and Setbacks	20
	3. Setback from any Single Family Residential District (4)	40
D.	Maximum Floor Area Ratio: (1)(4)	.35

8-409 E. Exceptions and Explanatory Notes:

1. Exception for Residential Structures. When any residential structure is located in an Institutional Buildings District, it shall be subject to the bulk, space and yard regulations of the Residential District to which it is nearest adjacent.
2. Height Exceptions. Church spires and minarets may extend to a height of 70 feet. Publicly owned antennae and antennae support structures may extend to such height as the Village Manager may approve as necessary to carry out the public function in question. Light poles and fixtures in excess of the applicable maximum height requirement may be approved by a special permit issued pursuant to Section 11-602 of this Code.

3. Increased Height in Areas Remote from Single Family Districts. Maximum height may be increased one additional foot, up to a maximum of ten additional feet, for every five feet by which the setback of the portion of the building in question from the nearest Single Family Residential District exceeds the setback required by Subparagraph 8-409 C3 of this Section.
4. No Application to Existing Structures. These standard parts apply only to structures erected after the effective date of this Code. A structure erected prior to the effective date of this Code shall not be considered to be a non-conformity by reason of its failure to comply with these standards, but shall be allowed to continue on its existing zoning lot or any expansion thereof zoned or rezoned for Institutional Buildings use. Provided, however, that no such structure, other than houses of worship of religious organizations, shall be expanded in violation of the minimum setback and maximum floor area ratio standards.
5. Nonconforming Lots. See Subsection 10-105 C for lot requirements with respect to nonconforming lots of record.
6. Yard Requirements for Uses Without Structures. On any lot occupied by a use without structures, the minimum front, side and rear yard requirements that would otherwise be required for such lot shall be provided and maintained.
7. Visibility Across Corners. Any other provisions of this Code to the contrary notwithstanding, in the Institutional Buildings District, on any corner lot, nothing shall be erected, placed, planted, maintained or allowed to grow 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.
8. Special Setbacks for Signs. Special setbacks are established for some signs by Subsections 9-106 F and 9-106 M of this Code; those setbacks shall control over the yards and setbacks established in the Table.
9. 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) Nonmechanical laundry drying equipment, except in front yards.

- i) Off-street parking and loading of vehicles, but only as expressly authorized and regulated in Sections 9-104 and 9-105 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.
10. Platted Building and Setback Lines. See Subsection 12-101 F of this Code.
11. Lot Dimensions and Yards for Electrical Substations
- 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 electrical substations.
 - b) Standards for Waiver. No such waiver shall be recommended or authorized except on the basis of need and impact on surrounding properties.