

## ARTICLE VII. INDUSTRIAL DISTRICT

### 7-101: PURPOSE

The Industrial District is provided to accommodate a range of manufacturing, warehousing, transportation and wholesaling uses that are compatible with the suburban residential character of the City.

### 7-102: PERMITTED USES, CONDITIONAL USES, AND SPECIAL PERMIT USES

In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

### 7-103: ACCESSORY USES AND STRUCTURES

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

### 7-104: TEMPORARY USES

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

### 7-105: PARKING AND LOADING REQUIREMENTS

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

### 7-106: SIGN REGULATIONS

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

### 7-107: 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.

### 7-108: USE LIMITATIONS

- A. Noise. No noise (other than ordinary vehicular noise) from operations of any use in the Industrial District shall be detectable at any point off 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 Industrial District shall be detectable at any point off the zoning lot on which the use is located.
- C. Vibration. No earth-borne vibration from any operations of any use in the Industrial District shall be detectable at any point off the zoning lot on which the use is located.

- D. Electromagnetic Interference. Electromagnetic interference from any operations of any use in the Industrial District shall not adversely affect the operation of any equipment located off the zoning lot on which such interference originates.
- E. Fire and Explosive Hazards. Materials that present potential fire and explosive hazards shall be transported, stored and used only in conformance with applicable federal, state and local laws.
- 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.
- G. Safety Equipment. No research or development laboratory or commercial testing facility requiring a special permit 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 City codes for new construction.
- 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.

**7-109: BULK, SPACE AND YARD REQUIREMENTS**

The building height, lot, yard and setback requirements applicable in the Industrial District are set forth in the following table. Footnote references appear in Subsection 7-109 A at the end of the table.

	<b>11</b>
<b>A. <u>Maximum Height (whichever is less)(10)</u></b>	
1. Feet	50
2. Stories	3
<b>B. <u>Minimum Lot Area &amp; Dimensions (1)(5)(9)</u></b>	
1. Total Lot Area (square feet)	10,000
2. Lot Width (feet)	100
<b>C. <u>Minimum Yard &amp; Setbacks (2)(3)(4)(5)(6)(7)(8)(9)</u></b>	
1. Front and Corner Side (feet)	
a. Yard	10
b. Setback	10
2. Interior Side (feet)	
a. Yard	5
b. Setback	5
3. Rear (feet)	
a. Yard	20
b. Setback	20

A. Exceptions and Explanatory Notes

1. Nonconforming Lots. All such lots of record which have been subdivided prior to the effective date of this chapter shall provide a minimum lot area of 7,500 and minimum lot width of 60 feet. See Subsection 10-105 for additional 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 S 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 75 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 City Council 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 J 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 City Council 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. Height Restrictions. When such zoning lot abuts a residential zoning district, the height shall not exceed thirty-five (35) feet.

## ARTICLE VIII. SPECIAL DISTRICTS

### PART I - GATEWAY REDEVELOPMENT SUB-AREA

#### 8-101: PURPOSE

The regulations of the Gateway Redevelopment Sub-Area are intended to accommodate and promote redevelopment consistent with and in the vicinity of the Gateway Redevelopment, as adopted by the Corporate Authorities pursuant to Ordinance No. 2008-01-01470. Reference Appendix D for Sub-Area map.

- A. Special Character. To facilitate redevelopment activity consistent with the Gateway Redevelopment, promoting pedestrian scaled, mixed use redevelopment.
- B. Compatibility. To insure compatibility of redevelopment with the existing characteristics of the Gateway Redevelopment.
- C. Attractiveness. To protect and enhance the City's attractiveness to visitors and support and stimulate local business activity.
- D. Strong Economy. To strengthen the economy of the City.
- E. Promote Only Compatible Redevelopment. To promote the careful and considered redevelopment of areas within the vicinity of the Gateway Redevelopment.

#### 8-102: PERMITTED USES

- A. In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

#### Special Regulations Applicable to Outdoor Eating Areas.

1. City Council Approval. Outdoor eating areas shall not be permitted in the Gateway Redevelopment Sub-Area without approval of the City Council, by resolution duly adopted.
2. Alcoholic Beverage Service. Alcoholic beverages shall be served in outdoor eating areas only when such service is incidental and complementary to the sale and service to customers of complete meals that are served and eaten at tables, not at a bar or counter, in the outdoor eating area. "Meals," as used in this Subparagraph, shall mean a diversified selection of foods that are not susceptible to consumption in the absence of at least some articles of tableware and that cannot be conveniently consumed while standing or walking about. The service of pretzels, popcorn, candy, nuts, chips, and similar snack foods, without other food components, shall not be considered to be a "meal" under this Subparagraph.

3. Pedestrian Traffic. The location of all outdoor eating areas shall ensure the maintenance of adequate pedestrian circulation in and around the outdoor eating area.
4. Emergency Egress. Emergency egress gates shall be provided for all outdoor eating areas and shall be of a type and in locations approved in advance by the City Fire Chief.
5. General Health Standards. All outdoor eating areas and related service stations shall be maintained and kept in a clean, neat, and safe condition at all times and shall at all times comply with applicable City and Cook County Health Department requirements, standards, and regulations. All containers, including specifically, but without limitation, ice bins, beverage dispensers, and condiment jars, shall be covered or lidded when not in use. Perishable condiments shall not be stored at any time in the outdoor eating area, and when not in use shall be taken directly from the outdoor tables to the principal indoor eating place.
6. Restaurant Service. Restaurant service for any outdoor eating area shall be provided using the same china, tableware, and cloth napkins as are used in the principal indoor eating place unless the restaurant presents other food service items approved by the Community Development Director.
7. Trash and Laundry Handling. All trash containers shall be lidded at all times. Soiled linens, tablecloths, and napkins shall not be stored at any time in the outdoor eating area, but shall be taken immediately from the outdoor eating area to the principal indoor eating place.
8. Minimum Setback Required. The location of any outdoor seating area shall comply with all applicable setback requirements for accessory uses and structures.
9. Additional Regulations. In addition to the specific regulations set forth in this Subsection, outdoor eating areas shall be subject to such additional regulations as the City Council may deem necessary, including specifically, but without limitation, regulations regarding (i) the number and size of tables and seats, (ii) the duration and hours of operation, (iii) security for and removal of equipment, (iv) signage, (v) landscaping and pedestrian amenities, (vi) lighting, (vii) trash and refuse collection and location; and (viii) the materials, construction, cleaning, and maintenance of any awnings or other protective coverings. Additional regulations imposed pursuant to this Paragraph shall be specified in the resolution approving the outdoor eating area.”

### **8-103: ACCESSORY USES**

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

## **8-104: TEMPORARY USES**

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

## **8-105: PARKING REQUIREMENTS**

- A. Relief From Parking Requirements Governing New and Enlarged Uses. The off-street parking requirements set forth in Subsection 9-104 B of this Code shall apply in the Gateway Redevelopment Sub-Area, except as specifically modified in this Section:
1. Special Parking Areas. Each of the following areas shall be deemed “Special Parking Area”:
    - (a) The Gateway Development located at the northwest corner bordered by 159<sup>th</sup> Street to the south, Cicero Avenue to the east, and the Rock Island railroad to the northwest.
    - (b) The south side of 159<sup>th</sup> Street bordered by Oak Avenue to the west and Cicero Avenue to the east extending southerly on Cicero Avenue until 160<sup>th</sup> Street.
    - (c) The north and south sides of 159<sup>th</sup> Street bordered by Laramie Avenue to the west and LeClaire Avenue to the east.
    - (d) The area bordered by Cicero Avenue to the east, Lamon Avenue to the west, 156<sup>th</sup> Street to the north and the Rock Island railroad to the south.

## **8-106: SIGN REGULATIONS**

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

## **8-107: SPECIAL BULK, SPACE AND YARD REQUIREMENTS**

The following special bulk, space, and yard requirements shall apply in the Gateway Redevelopment Sub-Area:

- A. Building Height. The maximum permitted building height shall be 35 feet or 2 stories; provided, however, that, subject to the issuance of a special permit, the maximum permitted building height shall be 45 feet or 3 stories, whichever is less.
- B. F.A.R.: Additional Special Permit Standard. The floor area ratio shall be increased from .50 to 1.0 and may, subject to the issuance of a special permit, be increased to an amount in excess of 1.0. In addition to those standards for special permits established in Subsection 11-602 E of this Code, no special permit to allow a structure with a floor area ratio greater than 1.0 shall be authorized unless the applicant shall establish that the proposed structure and uses thereof will have sufficient parking to support the proposed use.

- C. Special Yard Standards. There shall be no minimum front yard requirement for any property in the Gateway Redevelopment Sub-Area.

**8-108: VARIATIONS**

Whenever an application for a variation concerning property located within the Gateway Redevelopment Sub-Area is filed pursuant to this Code or the Subdivision and Development Code (2010), the authority to hear and decide the application otherwise delegated to the Planning and Zoning Commission pursuant to Section 11-503 of this Code shall be reserved to the City Council. For such purposes, the City Council shall have all of the authority granted to, and shall be subject to all of the limitations imposed on, the Planning and Zoning Commission pursuant to Section 11-503 of this Code.