

ARTICLE VI. OFFICE DISTRICT

6-101: PURPOSE

One zoning district is provided for office development. This office district provides a broad range of opportunities for the development and preservation of office space responsive to diverse demands.

In the office district, the use regulations and bulk and yard regulations is intended to perpetuate the existing high quality character of the City by preserving established office use areas while encouraging beneficial new office development in a variety of suburban settings consistent with the overall character and land use patterns of the existing City;

6-102: PERMITTED 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.

6-103: ACCESSORY USES AND STRUCTURES

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

6-104: TEMPORARY USES

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

6-105: PARKING AND LOADING REQUIREMENTS

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

6-106: SIGN REGULATIONS

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

6-107: BUFFERS & LANDSCAPING

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

6-108: USE LIMITATIONS

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

- B. Glare and Heat. No excessive glare or heat from any operations of any use in the Office District shall be detectable at any point off the zoning lot on which the use is located or detectable from any adjacent use on a multi-use lot.
- C. Vibration. No earth-borne vibration from any operations of any use in the Office District shall be detectable at any point off the zoning lot on which the use is located or detectable from any adjacent use on a multi-use lot.
- D. Air Pollution. No air pollution, including smoke or gas, odors and particulate matter, from any operations of any use in the Office District shall be detectable at any point off the zoning lot on which the use is located or detectable from any adjacent use on a multi-use lot, 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 Office District shall not adversely affect the operation of any equipment located off the zoning lot on which such interference originates or any equipment located in any adjacent use on a multi-use lot.
- 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, development, or testing facility classified as a "high-hazard use" by the City Building Code shall be established after March 6, 2004 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.
- I. 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.
- J. Laboratories. Any laboratory activities shall comply with the applicable biosafety level precautions as defined by the Centers for Disease Control and Prevention.

6-109: BULK, SPACE & YARD REQUIREMENTS

The building height, lot, yard, and setback requirements applicable in the Office District are set forth in the following table. Footnote references appear in Section 6-109 D at the end of the table.

(See Table on next page)

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A. <u>Maximum Height (whichever is less)</u>	
1. Feet	65
2. Stories	4
B. <u>Minimum Lot Area & Dimensions (9)</u>	
1. Total Lot Area (square feet)	20,000
2. Lot Width (feet)	50
C. <u>Minimum Setbacks (2)(3)(4)(5)(6)(7)(8)(9)</u>	
1. Front and Corner Side (feet)	
a. Yard	30
b. Setback	30
2. Interior Side (feet)	
a. Yard	5
b. Setback	5
3. Rear (feet)	
a. Yard	30
b. Setback	30

D. Exceptions and Explanatory Notes.

1. Nonconforming Lots. See Subsection 10-105 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 front, side and rear yard requirements that would otherwise be required for such lot shall be provided and maintained.
3. Visibility Across Corners. Any other provision of this Code to the contrary notwithstanding, in all Office Districts, on any corner lot, nothing shall be erected, placed, planted, allowed to grow or be maintained 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 provisions of this Section, every portion of a building in an Office District that exceeds 35 feet in height shall be set back from the nearest residential property line a distance equal to at least 50 feet plus an additional five feet for every foot of height of such building, or the table requirement, whichever is greater.
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 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 and such requirements shall not under any circumstances be waived.
 - (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 for some signs are established by Subsection 9-106 I 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 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.
- 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 special permits or 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 Exceptions. Structures housing religious organizations may extend to a height of 55 feet and may include spires and minarets that extend to a height of 70 feet.