

Article 13 - Office Park

Section 13.1 Intent

This is a professional office district intended to accommodate a demonstrated need for the development of such uses together with necessary landscaping and off-street parking facilities in locations served by primary access, yet inappropriate for commercial or high-employment office centers because of close proximity to purely residential uses. It is intended that the professional and administrative uses established in this district shall be designed and landscaped with large setbacks and greenbelts so as to be in harmony with such adjacent residential uses.

The Office Park District is intended to provide for the development of small office structures that can be located proximate to residential areas. Buildings located in this district are generally small one- or two-story structures and can accommodate most professional office functions that require modest physical space. Also permitted are structures originally constructed for residential purposes that are suitable for use as small offices and which are--from land use and zoning perspectives--justified to be put to such use. These structures may either remain in residential usage or be adapted for use as small offices. Retail uses are severely limited and consist only of uses that directly supplement an office use (i.e., a pharmacy supplements a medical clinic). The district is normally located on primary or secondary thoroughfares, is relatively small in size, and requires intensive protective measures to make the uses permitted more compatible with adjacent land uses.

Section 13.2 – Uses Permitted by Right

Permitted uses of land or buildings, as hereinafter enumerated, shall be permitted in the Office Park District only in accordance with conditions specified. Only those uses specifically listed hereunder shall be considered permitted uses, and no building or lot shall be devoted to any use other than a use permitted hereunder, with the exception of: a) uses lawfully established prior to the effective date of this Ordinance, or b) special uses in compliance with the provisions of Section 13.3. The following uses, itemized under "Major Category Groupings," constitute the only permitted uses in the district.

- (1) Office Uses:
 - (a) Accountant Offices.
 - (b) Advertising Agency Offices.
 - (c) Architect Offices.
 - (d) Attorney and Law Offices.
 - (e) Auditor Offices.
 - (f) Bookkeeping Services.
 - (g) Business and Professional Offices; miscellaneous.
 - (h) Real Estate Offices.
 - (i) Chiropractor Offices.
 - (j) Dental and/or Medical Clinics.

- (k) Dentist Offices.
 - (l) Political Organization Offices.
 - (m) Doctor, Surgeon, Physician Offices.
 - (n) Employment Agency Offices.
 - (o) Engineer Offices.
 - (p) Insurance Offices.
 - (q) Interior Decorator Offices.
 - (r) Investment Companies.
 - (s) Labor Union Offices.
 - (t) Land Surveyor Offices.
 - (u) Landscape Architect Offices.
 - (v) Merchants Association Offices.
 - (w) Newspaper Offices.
 - (x) Optician Offices.
 - (y) Orthodontist Offices.
 - (z) Osteopath Offices.
 - (aa) Secretarial and Stenographic Services.
 - (ab) Security and Commodity Brokers.
 - (ac) Title Company Offices.
- (2) Public, Education and Utility Uses:
- (a) Forest Preserves.
 - (b) Office Buildings; public.
 - (c) Parks and Playgrounds.
- (3) Residential uses:
- (a) Single-Family Detached Dwellings.

Section 13.3 – Special Land Uses and Activities Eligible for Approval

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions laid out elsewhere in the ordinance. Special uses may be required to meet more restrictive site and structure provisions if the Village Council, acting upon the recommendation of the Planning Commission, determines that such requirements are necessary to the public health, safety and general welfare.

The following uses, itemized under "Major Category Groupings," constitute the only special uses in the district:

- (1) Retail Business Uses:
None
- (2) Service Uses:
- (a) Artist Studios.
 - (b) Automobile Parking Lots or Garages; commercial.
 - (c) Banks; with or without drive-in facilities.
 - (d) Barber Shops.

- (e) Beauty Parlors and Shops.
 - (f) Credit Unions.
 - (g) Dental and/or Medical Laboratories.
 - (h) Financial Institutions.
 - (i) Funeral Parlors.
 - (j) Loan Companies.
 - (k) Photographic Studios.
 - (l) Savings and Loan Associations, with or without drive-in facilities.
 - (m) Ticket Agency Offices.
 - (n) Travel Agency Offices.
- (3) Office Uses:
- (a) Animal Hospitals/Veterinary Clinics.
- (4) Public, Education, and Utility Uses:
- (a) Business Colleges/Commercial Schools.
 - (b) Electric Substations, Gas Regulator Stations and Telephone Exchanges.
 - (c) Fire Stations.
 - (d) Garages or Parking Lots; public.
 - (e) Police Stations.
 - (f) Pumping Stations, Water Towers, Water Works, or Wells; public.
 - (g) Swim and/or tennis clubs
- (5) Residential Uses:
- (a) Residence of the proprietor, caretaker, or watchman of a commercial use.
 - (b) Duplexes, which shall have a minimum square footage of 935 square feet per unit.
- (6) Health, Medical and Care Facilities:
- (a) Child Care Centers, Children's Day Schools, Day Care Centers, Day Nurseries, and Nursery Schools.
- (7) Similar and Compatible Uses: to those allowed as "permitted uses" in this district. Determination of "similar and compatible" shall be made in accordance with the procedures for special land uses and site plan review.

Section 13.4 – Dimensional Requirements

See Table 1, Page 56. In addition, the following requirements apply to developments in this zone.

- (1) It is required that all access to developments in this zone be from State Highways or Primary County Roads. Therefore, access points may be situated no closer than 250 feet to each other. A shared access point between adjacent parcels is encouraged (see (2) below).
- (2) The Minimum Lot Area will be reduced to 1 acre if a complete development (for

site plan review purposes) is 5 acres or larger in size and has only 1 roadway access point.

- (3) No developed area (i.e. building or parking lot associated with it) shall be closer than 40' to any residential zone, if directly abutting that zone.
- (4) Setbacks shall maintain not less than 80% of its area as natural vegetation and forest cover.

Section 13.5 – Other Provisions

- (1) Sign Requirements - All uses shall conform to the applicable requirements for signs set forth in Section 19.8, and 19.13.
- (2) Trucks - The parking of trucks, accessory to a permitted use, when used in the operation of said permitted business listed in the district regulations, shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity when located within one hundred fifty (150) feet of a residence district boundary line, or stored, parked, or otherwise confined to the premises over night.
- (3) Exterior Lighting - All exterior lighting for EACH zoning lot shall be shaded or inwardly directed so that no direct lighting is cast upon adjacent zoning lots. Furthermore, no upwardly directed lighting is permitted, even if shaded.
- (4) Restriction on Sales and Services Involving Parked Motor Vehicles - Except for drive-in bank and savings and loan association facilities, when authorized as special uses no business establishment shall offer goods or services directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parking motor vehicles.
- (5) No outside storage of materials
- (6) No accessory buildings shall be larger than 24 feet by 24 feet, one story, one per parcel.
- (7) All dumpsters to be enclosed by a 6-foot high fence.

This page is For Table 1

Zoning District	Minimum lot area in Square Feet	Maximum density in Dwelling Units	Minimum Dwelling Square Footage	Minimum Width	Minimum Depth	Minimum Front Yard	Maximum Front Setback	Minimum Side Yard	Minimum Rear Yard	Maximum Height	Maximum Lot Coverage	Requires Site Plan Review
Village Residential	8,000	5 du/acr	935	50 ft.	160 ft.	25 ft.	N/A	10 ft.	50 ft.	35 ft.	40%	No
Suburban Residential	25,600	2 du/acr	1,250	150 ft.	150 ft.	35 ft.	N/A	20 ft.	20 ft.	35 ft.	20%	No
Multi-Family Residential	15,000	3.5 du/acr	See Note (1)	100 ft.	150 ft.	40 ft.	N/A	20 ft.	20 ft.	35 ft.	30%	Yes, all cases
Scenic Resource	87,120	0.5 du/acr	1,250	300 ft.	260 ft.	35 ft.	N/A	20 ft.	50 ft.	35 ft.	10%	Bonus is chosen
Central Business District	8,000	8 du/acr	N/A	40 ft.	75 ft.	0 ft. (3)	5 ft. (3)	0 ft.	25 ft. (3)	35 ft.	60%	Yes, all cases
Highway Commercial	30,000	N/A	N/A	250 ft.	150 ft.	N/A	N/A	N/A	N/A	35 ft.	N/A	Yes, all cases
Industrial	43,560	N/A	N/A	200 ft.	200 ft.	N/A	N/A	N/A	N/A	35 ft.	N/A	Yes, all cases
Office Park	65,340	1 du/acr	935	225 ft.	225 ft.	75 ft.	N/A	20 ft.	20 ft. (2)	35 ft.	30%	Yes, all cases

Notes:

* du/acre = Dwelling Units per acre

* N/A = Not Applicable

1) Square footage shall be as follows:

One Bedroom Apartment 500 Sq. Ft.

Two Bedroom Apt. 750 Sq. Ft.

Three bedroom Apt. 900 Sq. Ft.

150 additional Sq. Ft. for each additional bedroom.

2) 40' setback when the property directly abuts a residential district

3) Front and Rear Yard Setbacks for Central Business District apply

only to the East side of US 31 and West side of Milton Street;

Elsewhere see Highway commercial for setback requirements.