SECTION 7

INDUSTRIAL DISTRICTS

7.0 Purpose
7.1 I-1 Limited Industrial District
7.2 I-2 General Industrial District

7.0 PURPOSE. The Industrial District regulations are intended to govern the location, intensity, and method of development of the industrial areas of Bridgeview. The regulations are designed to provide for the grouping together of industries that are compatible to one another and that are not objectionable to the community as a whole. The regulations preserve lands for industrial and allied uses and prohibit the intrusion of residential and other noncompatible uses into the industrial area. The performance of the industrial uses is regulated by establishing standards for the external effects of noise, smoke, vibration and other potential nuisances. All industrial uses are contained in the following two industrial districts.

I-1 Limited Industrial District
I-2 General Industrial District

7.1 I-1 LIMITED INDUSTRIAL DISTRICT

7.11 Description of district. The I-1 Limited Industrial District is intended to provide lands for development by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses. The district regulations are designed to permit the operations of most manufacturing, wholesaling, and warehousing activities with adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another. Some retail uses are permitted that service the industrial uses within the industrial area or that do not depend upon the direct visits of retail customers. No outdoor storage is allowed in this district and all industrial operations must be in an enclosed building. For purposes of this section, operable licensed vehicles that are parked temporarily and are used by the business on the property are not outdoor storage.

7.12 Uses permitted. No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses (as described in the North American Industry Classification System, United States, 1997, as promulgated by the Executive Office of the President, Office of Management and Budget):

1. Construction (23).

2. Food Manufacturing (311) excluding Animal Slaughtering and Processing (3116) and Seafood Product Preparation and Packaging (3117).

3. Beverage and Tobacco Product Manufacturing (312).

4. Wood Product Manufacturing (321).

5. Printing and Related Support Activities (323).

6. Plastics and Rubber Products Manufacturing (326).

7. Nonmetallic Mineral Product Manufacturing (327).

8. Fabricated Metal Product Manufacturing (332).

9. Machinery Manufacturing (333).

10. Computer and Electronic Product Manufacturing (334).

11. Electrical Equipment, Appliance and Component Manufacturing (335).

12. Furniture and Related Product Manufacturing (337).

13. Miscellaneous Manufacturing (339).

14. Wholesale Trade, Durable Goods (421).

15. Whole Trade, Nondurable Goods (422).

16. Transit and Ground Passenger Transportation (485).

17. Postal Service (491).

18. Couriers and Messengers (492).

19. Warehousing and Storage (493).

20. Publishing Industries (511).

21. Motion Picture and Sound Recording Industries (512) excluding Motion Picture Theaters (512131) and Drive-In Motion Picture Theaters (512132).

22. Broadcasting and Telecommunications (513).

23. Information and Data Processing Services (514).

24. Real Estate (531).

25. Rental and Leasing Services (532).

26. Professional, Scientific and Technical Services (541).

27. Administrative and Support Services (561).

28. Hotels and Motels (721111).

29. Public Administration (92)

30. Retail sale of merchandise is permitted provided that the floor area devoted to retail use does not exceed 20% of the entire floor area and the retail use is in conjunction with a permitted use.

7.13 Special uses permitted. Any use which is not a permitted use may be allowed as a special use based upon the following criteria:

1. Esthetics.

2. Traffic generation, automobile and truck.

3. Compatibility with neighboring uses.

4. Water consumption.

5. Waste generation.

6. Need.

7. Performance standards set forth in Section 7.18

7.14 Temporary permit uses permitted. Upon application to and issuance by the Building and Zoning Commissioner of a permit therefore, the following uses may be operated as temporary uses:

1. Temporary building or yard for construction materials and/or equipment, both incidental and necessary to construction in the zoning district. Each permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than four (4) successive periods at the same location.

2. Temporary office, both incidental and necessary for the sale or rental of real property. Each permit shall specify the location of the office and the area of permitted operation. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than five (5) successive periods at the same location

DELETED 11-8-00

3. ~~Real estate subdivision sign, not to exceed one hundred (100) square feet for each face. Sign shall be non illuminated. Each permit shall specify the location of the sign. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than five (5) successive periods at the same location.~~

7.15 Accessory uses permitted. Accessory uses, buildings, or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the permitted use or special use.

7.16 Prohibited uses. Any use not specifically authorized in Section 7.12 is prohibited, including but not limited to the following:

1. Agricultural, Forestry, Fishing & Hunting (11).

2. Mining (21).

3. Utilities (22).

4. Retail Trade (44-45).

5. Truck Transportation (484).

6. Waste Manage and Remediation Services (562).

7. Educational Services (61).

8. Health Care and Social Assistance (62).

9. Arts, Entertainment and Recreation (71).

10. Automotive Repair and Maintenance (including trucks and trailers) (811).

11. Storage Container Facility, including repair or maintenance thereof..

12. Outdoor storage of materials, goods and products.

7.17 Site and structure requirements.

1. **Minimum lot area.** A separate ground area, of not less than twenty thousand (20,000) square feet, shall be designated, provided, and continuously maintained for each structure or land containing a permitted or special use.

2. **Minimum lot width.** A minimum lot width of one hundred feet (100') shall be provided for each lot used for a permitted or special use.

3. **Front yard.** All structures shall be set back at least fifty feet (50') from the front lot line.

4. **Side yard.** All structures shall be set in from the side lot line a distance of not less than ten feet (10') on the least side, with the sum of the two (2) sides not less than twenty-five feet (25').

5. Rear yard. All structures shall be set in a distance of not less than fifty feet (50') from the rear lot line.

6. Maximum height. No structure shall exceed one story or fifteen feet (15') in height, except as provided in section 8.5.

7. Floor area ratio. Not to exceed .4.

8. Maximum lot coverage. Not more than forty per cent (40%) of the lot area may be occupied by buildings and structures, including accessory buildings.

7.18 Special provisions.

1. Parking requirements. In accordance with the applicable regulations set forth in section 10.

~~2. Sign requirements. In accordance with the applicable regulations set forth in section 8.8.~~ DELETED 11-8-00

3. Performance standards. Any use established in this district after the effective date of this ordinance shall be so operated as to comply with the performance standards governing noise, vibration, smoke and particulate matter, toxic matter, odorous matter, fire and explosive hazards, glare and radiation hazards, as set forth.

Uses already established on the effective date of this ordinance shall be permitted to be altered, enlarged, expanded or modified, provided that the additions or changes comply with said performance standards.

a. Noise. For the purpose of measuring the intensity and frequency of sound, the sound level meter, the octave band analyzer, and the impact noise analyzer shall be employed.

The flat network and the fast meter response of the used. Sounds of very

short duration, as from forge hammers, punch presses, and metal shears, which cannot be measured accurately with the sound level meter, shall be measured with the impact noise analyzer. Octave band analyzers calibrated in the Preferred Frequencies (United States of America Standard S1, 6-1960, Preferred Frequencies for Acoustical Measurements) shall be used in the table headed "Octave Bank, Preferred Frequencies." Octave band analyzers calibrated with the pre-1960 octave bands (U.S.A. Z24, 10-1953, Octave Bank Filter Set) shall be used with the tables headed "Octave Band, Pre-1960."

The following uses and activities shall be exempt from the noise level regulations:

1) Noises not directly under the control of the property user.

2) Noises emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m. Such activities are those which are non-routine operations accessory to the primary activities and which are temporary in nature or conducted infrequently.

3) The noises of safety signals, warning devices, and emergency pressure relief valves.

4) Transient noises of moving sources, such as automobiles, trucks, airplanes and railroads.

The decibel values of noise when measured in adjacent residence districts shall be reduced by five (5) decibels between the hours of 7:00 p.m. and 7:00 a.m. for the following described decibel limits.

The generation of noise shall not exceed the decibel limits prescribed below:

Maximum Permitted Sound Levels

Octave Band Pre-1690 (Cycles per Second)	Decibels (Re.0002 Microbar) Property Line
20 - 75	72
75 - 150	67
150 - 300	59
300 - 600	52
600 - 1200	46
1200 - 2400	40
2400 - 4800	34
above 4800	32

Octave Band Pre-1690 (Cycles per Second)	Property Line
31.5	76
63	71
125	65
250	57
500	50
1000	45
2000	39
4000	34
8000	32

Impact noises measured on an impact noise analyzer shall not exceed the following peak intensities:

	Property Line
Overall peak	80

b. Vibration. In this district, no activity or operation shall cause or create earth-borne vibrations in excess of the displacement values given below.

Measurements shall be made at or beyond the adjacent lot line, as described below. Vibration displacements shall be measured with an instrument or complement of instruments capable of simultaneously measuring in three mutually perpendicular directions. The maximum vector shall be

less than the vibration displacement permitted.

The maximum permitted displacements shall be permitted in each district by the following formula:

D = K over f

D = displacement in inches
K = a constant to be determined by reference to the following tables
f = the frequency of the vibration transmitted through the ground, cycles per second.

The maximum earth displacement permitted at the points described below shall be determined by use of the formula in the preceding paragraph and the appropriate K constant shown as follows:

Value of K to be used in vibration formula

Location	K
In any neighboring lot	
a) continuous	0.003
b) impulsive	0.006
c) Less than 8 pulses 24-hour period	0.015

c. Smoke and particulate matter. For the purpose of grading the density or equivalent opacity of smoke, the Ringelmann Chart described in the U.S. Bureau of Mines Information Circular 8333 (May, 1967) shall be employed. The emission of smoke or particulate matter of a density or equivalent opacity equal to or greater than No. 2 on the Ringelmann Chart is prohibited at all times except as otherwise provided hereinafter.

Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, roads, and the like within lot boundaries shall be kept to a

minimum by appropriate landscaping, paving, oiling, fencing, wetting or other acceptable means.

No operation shall cause or allow to be emitted into the open air from any process or control equipment or to pass any convenient measuring point in a breeching or stack, particulate matter in the gases that exceeds 0.35 grains per standard cubic foot (70° F. and 14.7 psia) of gases during any one hour.

Particulate matter loadings in pounds per acre described below shall be determined by selecting a continuous four (4) hour period which will result in the highest average emission rate.

The emission of smoke having a density or equivalent opacity in excess of Ringelmann No. 1 is prohibited. However, for two (2) minutes in any four (4) hour period, smoke up to and including Ringelmann No. 2 shall be permitted.

The rate of emission of particulate matter from all vents and stacks within the boundaries of any lot shall not exceed 0.5 pounds per acre of lot area per hour.

d. **Toxic matter.** The release of airborne toxic matter shall not exceed 1/30th of the "Threshold Limit Values for 1967" as adopted by the American Conference of Governmental Industrial Hygienists, when measured at any point beyond the lot line, either at ground level or habitable elevation, whichever is more restrictive. Concentrations shall be measured and calculated as the highest average that will occur over a continuous twenty-four (24) hour period.

If a toxic substance is not listed, the applicant shall submit evidence that the proposed level will be safe and not det-

rimental to the public health or injurious to plant and animal life.

e. Odorous matter. When odorous matter is released from any operation, activity, or use, the concentration of such odorous materials shall not exceed the odor threshold when measured beyond the lot line, either at ground level or habitable elevation.

f. Fire and Explosion Hazards.

1) Detonatable materials. Activities involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be in accordance with the regulations of each industrial district.

Such materials shall include, but are not limited to all primary explosives, such as lead azide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, RDX, HMX, PETN, and picric acid.; propellants and components thereof, such as dry nitro-cellulose, black powder, boron hydrides, hydrazine and its derivatives, pyrotechnics and fireworks, such as magnesium powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable organic compounds such as acetylides, tetrazoles and ozonides; unstable oxidizing agents such as perchloric acid, perchlorates, and hydrogen peroxide in concentrations greater than thirty-five per cent (35%); and nuclear fuels, fissionable materials and products, and reactor elements such as uranium 235 and plutonium 239.

The storage, utilization or manufacture of materials or products which

decompose by detonation is limited to five (5) pounds.

2) Flammable solids. The storage, utilization, or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted only as a special use, with approval by the Chief of the Fire Department.

The storage, utilization, or manufacture of solid materials or products ranging from free or active burning to intensive burning is permitted only as a special use, with approval by the Chief of the Fire Department, and provided that the following conditions are met:

Said materials or products shall be stored, utilized, or manufactured within completely enclosed buildings having not less than two (2) hour fire resistant exterior walls and protected with an automatic fire extinguishing system.

3) Flammable liquids and gases. Storage of flammable liquids and gases shall not be permitted above ground except as a special use with the permission of the Chief of the Fire Department, with the following additional conditions and exceptions:

The storage, utilization or manufacture of flammable liquids shall be permitted in accordance with the following table, exclusive of storage of finished products in original sealed containers, which shall be unrestricted. Above ground flammable liquid and gas storage tanks shall not be less than one hundred feet (100') from all lot lines. Flammable liquids and gases in original sealed containers fifty-five

(55) gallons liquid capacity or less may be stored or utilized without restriction.

Total Capacity of Flammable Materials Permitted In Gallons

	Above Ground (Within enclosed building)	Underground
Materials having a closed cup flash point over 187°F., but less than 300°f.	20,000	100,000
From and including 105°F. to and including 187°F.	10,000	100,000
Materials having a closed cup flash point of less than 105°F.	3,000	100,000

When flammable gases are stored, utilized, or manufactured and measured in cubic feet, the quantity in cubic feet at standard temperature and pressure shall not exceed thirty (30) times the quantities listed above.

g. Glare. Any operation or activity producing glare at night shall be conducted so that direct and indirect illumination from the source of light on the lot shall not cause illumination in excess of one-half foot candle when measured in a residence district.

h. Radiation hazards; release outside property lines prohibited. The release of radioactive materials or the emission of ionizing radiation outside of property lines is prohibited.

Unsealed radioactive materials prohibited. The manufacture, utilization or storage of unsealed radioactive materials is prohibited.

4. **Outdoor sales.** All space used for the sale or lease of vehicles or other goods shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water.

5. **Outdoor storage.** No outdoor storage shall be permitted.

6. **Enclosure of use.** All industrial operations shall take place within completely enclosed buildings, unless otherwise specified

7. Where an industrial zoned building abuts or is across the street from a residential or commercial zoned building, a six foot (6') high privacy fence shall be provided at the rear and side lot lines in accordance with section 8.7

7.2 I-2 GENERAL INDUSTRIAL DISTRICT

7.21 Description of district. The I-2 General Industrial District is intended to provide lands for development by most types of industrial firms. The regulations are designed to permit operations in a clean and quiet manner and to protect adjacent district uses and industries within the district. Further development of residences is prohibited in this district to keep homes from absorbing any adverse effects of the industries and to conserve the supply of industrial land for industrial use.

7.22 Uses Permitted No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses (as defined in the North American Industry Classification System, United States, 1997, as promulgated by the Executive Office of the President, Office of Management and Budget):

1. Construction (23).

2. Food Manufacturing (311) excluding Animal Slaughtering and Processing (3116) and Seafood Product Preparation and Packaging (3117).

3. Beverage and Tobacco Product Manufacturing (312).

4. Textile Mills (313).

5. Textile Product Mills (314).

6. Apparel Manufacturing (315).

7. Leather and Allied Product Manufacturing (316).

8. Wood Product Manufacturing (321).

9. Paper Manufacturing (322).

10. Printing and Related Support Activities (323).

11. Chemical Manufacturing (325) excluding Explosives Manufacturing (32592).

12. Plastics and Rubber Products Manufacturing (326).

13. Nonmetallic Mineral Product Manufacturing (327).

14. Primary Metal Manufacturing (331).

15. Fabricated Metal Product Manufacturing (332).

16. Machinery Manufacturing (333).

17. Computer and Electronic Product Manufacturing (334).

18. Electrical Equipment, Appliance and Component Manufacturing (335).

19. Furniture and Related Product Manufacturing (337).

20. Miscellaneous Manufacturing (339).

21. Wholesale Trade, Durable Goods (421).

22. Whole Trade, Nondurable Goods (422).

23. Transit and Ground Passenger Transportation (485).

24. Postal Service (491).

25. Couriers and Messengers (492).

26. Warehousing and Storage (493).

ORDINANCE NO. 04-66

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE BRIDGEVIEW ZONING ORDINANCE PERTAINING TO ATHLETIC FIELDS, ARENAS AND STADIUMS

WHEREAS, legal notice of a public hearing to be conducted by the Zoning Board of Appeals concerning proposed amendments to the Bridgeview Zoning Ordinance was published in the Daily Southtown on October 23, 2004; and

WHEREAS, legal notice of a public hearing to be conducted by the Zoning Board of Appeals was posted at the Bridgeview Village Hall not less than 48 hours prior to the public hearing; and

WHEREAS, the Zoning Board of Appeals conducted a public hearing on November 8, 2004 at which time it considered the proposed amendments to the Bridgeview Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals has recommended that the Mayor and Board of Trustees pass an ordinance incorporating the proposed amendments into the Bridgeview Zoning Ordinance; and

WHEREAS, the Mayor and Board of Trustees have determined that incorporating the proposed amendments into the Bridgeview Zoning Ordinance will further the economic development of the Village; will promote the public health, safety, comfort, morals, convenience, and general welfare; and will enhance employment opportunities within the Village.

NOW THEREFORE BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Bridgeview, Cook County, Illinois:

Section 1

That Section 7.22, Uses permitted, in the I-2 General Industrial District of the Bridgeview Zoning Ordinance be amended by adding ¶38. to read as follows:

7.22 **Uses permitted.** No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses (as defined in the North American Industry Classification System, United States, 1997, as promulgated by the Executive Office of the President, Office of Management and Budget):

. . .

38. Athletic fields, arenas and stadiums, including for use in performing arts, theater, music, conventions, meetings and sports.

COPY

Section 2

That Section 7.25, Accessory uses, in the I-2 General Industrial District of the Bridgeview Zoning Ordinance be amended to read as follows:

7.22 **Uses permitted.** Accessory uses, buildings, or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership on the same parcel, and do not include structures or features inconsistent with the permitted use or special use. Accessory uses, buildings and structures may be located on any property under the same ownership which is contiguous (or separated only by a public street or public utility right-of-way) to property under the same ownership where the permitted use is located.

Section 3

That Section 7.26, Prohibited uses, in the I-2 General Industrial District of the Bridgeview Zoning Ordinance be amended by deleting the following language:

9. Arts, Entertainment and Recreation (71).

Section 4

That Section 8.5, Building Height, of the Bridgeview Zoning Ordinance be amended by adding the following language:

8.54 Athletic fields, arenas and stadiums shall not be greater than 80 feet above ground level provided that lighting towers may be erected above that height limit.

Section 5

That Section 10.03, Location, of the Bridgeview Zoning Ordinance be amended to read as follows:

10.03 **Location.** Off-street parking space shall be located on the same lot as the use for which provided, except as otherwise specifically provided. Off-street parking spaces may be located on any property under the same ownership which is contiguous (or separated only by a public street or public utility right-of-way) to the property where the permitted use is located, within or without the Village limits.

Section 6

That Section 10.08, Space required, of the Bridgeview Zoning Ordinance be amended by adding the following language:

4. **Industrial Uses.**

...

Athletic fields, arenas and stadiums shall provide one parking space for each four seats up to 400 seats, plus one parking space for each six seats over 400 seats.

Section 7

The penalty clause for this ordinance shall be Section 12.12 of the Bridgeview Zoning Ordinance which is incorporated herein by reference.

Section 8

If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

Section 9

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

Section 10

All statutes of the State of Illinois or any parts thereof which are in conflict with the provisions of this ordinance are hereby superseded by this ordinance enacted under the home rule power of the Village of Bridgeview. It is hereby expressly found that the procedure used in conjunction with the passage of this Ordinance, including the giving of notice and public hearing of the Zoning Board of Appeals, was legally sufficient to give notice to the public and to accept comments and testimony thereon.

Section 11

This ordinance shall be immediately in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Bridgeview this 17 day of November, 2004.

CLAUDETTE STRUZIK, Village Clerk

APPROVED by me this 17
day of Nov, 2004.

STEVEN M. LANDEK, Mayor

I DO HEREBY CERTIFY that this ordinance was, after its passage and approval, published in pamphlet form by authority of the Village of Bridgeview, in accordance with law, this ____ day of _____, 2004.

CLAUDETTE STRUZIK, Village Clerk

VILLAGE OF BRIDGEVIEW
CORPORATE
SEAL
ILLINOIS
COOK COUNTY

COPY

27. Publishing Industries (511).

28. Motion Picture and Sound Recording Industries (512) excluding Motion Picture Theaters (512131) and Drive-In Motion Picture Theaters (512132).

29. Broadcasting and Telecommunications (513).

30. Information and Data Processing Services (514).

31. Real Estate (531).

32. Rental and Leasing Services (532).

33. Professional, Scientific and Technical Services (541).

34. Administrative and Support Services (561).

35. Hotels and Motels (72111).

36. Public Administration (92).

37. Retail sale of merchandise is permitted provided that the floor area devoted to retail use does not exceed 20% of the entire floor area and the retail use is in conjunction with a permitted use.

38. ATHLETIC FIELDS

SEE ORD 04-66 ZONING ORD AMENDED PASSED 11-17-04 ORD. NO. 04-66 add — #38

7.23 Special uses permitted. Any use which is not a permitted use may be allowed as a special use based upon the following criteria:

1. Esthetics.

2. Traffic generation, automobile and truck.

3. Compatibility with neighboring uses.

4. Water consumption.

5. Waste generation.

6. Need.

7. Performance standards set forth in Section 7.18.

7.24 Temporary permit uses permitted. Upon application to and issuance by the Building and Zoning Commissioner of a permit therefore, the following uses may be operated as temporary uses:

1. Temporary permit uses permitted in the I-1 District.

7.25 Accessory uses. Accessory uses, buildings, or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the permitted use or special use. * Accessory uses, buildings and structures, (etc.)

ADD ADDTL. sentence - see ORD. 04.66 11-17-04

7.26 Prohibited uses. Any use not specifically authorized in Section 7.22 is prohibited, including but not limited to the following:

1. Agricultural, Forestry, Fishing & Hunting (11).
2. Mining (21).
3. Utilities (22).
4. Retail Trade (44-45).
5. Truck Transportation (484).
6. Waste Manage and Remediation Services (562).
7. Educational Services (61).
8. Health Care and Social Assistance (62).
9. ~~Arts, Entertainment and Recreation (71).~~

NGUAGE elete, per ORD 04.66

10. Automotive Repair and Maintenance (including trucks and trailers) (811).
11. Storage Container Facility, including repair or maintenance thereof.
12. Outdoor storage of uncontained bulk materials which have a tendency to become wind-borne.

13. Outdoor storage of materials, goods and products unless screened from public view.

7.27 **Site and structure requirements.**

1. **Minimum lot area.** A separate ground area, of not less than twenty thousand (20,000) square feet, shall be designated, provided, and continuously maintained for each structure or land containing a permitted or special use.

2. **Minimum lot width.** A minimum lot width of one hundred feet (100') shall be provided for each lot used for a permitted or special use.

3. **Front yard.** All structures shall be set back at least thirty feet (30') from the front lot line.

4. **Side yard.** All structures shall be set in from the side lot line a distance of not less than ten feet (10') on the least side, with the sum of the two (2) sides not less than twenty five feet (25').

5. **Rear yard.** None required, except when abutting a residential district, adjoining a residential district, a rear yard of fifty feet (50') shall be provided.

6. **Maximum height.** No structure shall exceed two and one half (2 ½) stories or thirty-five feet (35') in height when within two hundred feet (200') of any residential district. Beyond two hundred feet (200') from a residential district, one additional foot in

height may be added for each two feet (2') of horizontal distance beyond two hundred feet (200'), except as provided in section 8.5.

7. Floor area ratio. Not to exceed 1.5.

8. Maximum lot coverage. Not more than fifty per cent (50%) of the lot area may be occupied by buildings and structures, including accessory buildings.

7.28 Special provisions.

1. Parking requirements. In accordance with the applicable regulations set forth in section 10.

deleted 11-8-00

~~2. Sign requirements. In accordance with the applicable regulations set forth in section 8.8.~~

3. Performance standards. Any use established in this district after the effective date of this ordinance shall be so operated as to comply with the performance standards governing noise, vibration, smoke and particulate matter, toxic matter, odorous matter, fire and explosive hazards, glare and radiation hazards, as set forth.

Uses already established on the effective date of this ordinance shall be permitted to be altered, enlarged, expanded or modified, provided that the additions or changes comply with said performance standards.

a. Noise. For the purpose of measuring the intensity and frequency of sound, the sound level meter, the octave band analyzer, and the impact noise analyzer shall be employed.

The flat network and the fast meter response of the sound level meter shall be used. Sounds of very short duration, as from forge hammers, punch presses, and metal shears, which cannot be measured accurately with the sound level meter,

shall be measured with the impact noise analyzer. Octave band analyzers calibrated in the Preferred Frequencies (United States of America Standard S1, 6-1960, Preferred Frequencies for Acoustical Measurements) shall be used in the table headed "Octave Bank, Preferred Frequencies." Octave band analyzers calibrated with the pre-1960 octave bands (U.S.A. Z24, 10-1953, Octave Bank Filter Set) shall be used with the tables headed "Octave Band, Pre-1960."

The following uses and activities shall be exempt from the noise level regulations:

1) Noises not directly under the control of the property user.

2) Noises emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m. Such activities are those which are non-routine operations accessory to the primary activities and which are temporary in nature or conducted infrequently.

3) The noises of safety signals, warning devices, and emergency pressure relief valves.

4) Transient noises of moving sources, such as automobiles, trucks, airplanes and railroads.

The decibel values of noise when measured in adjacent residence districts shall be reduced by five (5) decibels between the hours of 7:00 p.m. and 7:00 a.m. for the following described decibel limits.

The generation of noise shall not exceed the decibel limits prescribed below:

Maximum Permitted Sound Levels

Octave Band Pre-1690 (Cycles per Second)	Decibels (Re.0002 Microbar) Residence District
20 - 75	72
75 - 150	67
150 - 300	59
300 - 600	52
600 - 1200	46
1200 - 2400	40
2400 - 4800	34
4800 - 10KC	32

Octave Band Pre-1690 (Cycles per Second)	Residence District
31.5	76
63	71
125	65
250	57
500	50
1000	45
2000	39
4000	34
8000	32

Impact noises measured on an impact noise analyzer shall not exceed the following peak intensities:

	Property Line
Overall peak	80

b. Vibration. In this district, no activity or operation shall cause or create earth-borne vibrations in excess of the displacement values given below.

Measurements shall be made at or beyond the adjacent lot line, as described below. Vibration displacements shall be measured with an instrument or complement of instruments capable of simultaneously measuring in three mutually perpendicular directions. The maximum vector shall be

less than the vibration displacement permitted.

The maximum permitted displacements shall be permitted in each district by the following formula:

D = K over f

D = displacement in inches
K = a constant to be determined by reference to the following tables
f = the frequency of the vibration transmitted through the ground, cycles per second.

The maximum earth displacement permitted at the points described below shall be determined by use of the formula in the preceding paragraph and the appropriate K constant shown as follows:

Value of K to be used in vibration formula

Location	K
In any neighboring lot	
a) continuous	0.003
b) impulsive	0.006
c) Less than 8 pulses 24-hour period	0.015

c. Smoke and particulate matter. For the purpose of grading the density or equivalent opacity of smoke, the Ringelmann Chart described in the U.S. Bureau of Mines Information Circular 8333 (May, 1967) shall be employed. The emission of smoke or particulate matter of a density or equivalent opacity equal to or greater than No. 2 on the Ringelmann Chart is prohibited at all times except as otherwise provided hereinafter.

Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, roads, and the like within lot boundaries shall be kept to a

minimum by appropriate landscaping, paving, oiling, fencing, wetting or other acceptable means.

No operation shall cause or allow to be emitted into the open air from any process or control equipment or to pass any convenient measuring point in a breeching or stack, particulate matter in the gases that exceeds 0.35 grains per standard cubic foot (70° F. and 14.7 psia) of gases during any one hour.

Particulate matter loadings in pounds per acre described below shall be determined by selecting a continuous four (4) hour period which will result in the highest average emission rate.

The emission of smoke having a density or equivalent opacity in excess of Ringelmann No. 2 is prohibited. However, for six (6) minutes in any one (1) hour period, when such density may be exceeded. The rate of emission of particulate matter from all stacks and vents within the boundaries of any lot shall not exceed three pounds per acre of lot area per hour.

d. Toxic matter. The release of airborne toxic matter shall not exceed 1/30th of the "Threshold Limit Values for 1967" as adopted by the American Conference of Governmental Industrial Hygienists, when measured at any point beyond the lot line, either at ground level or habitable elevation, whichever is more restrictive. Concentrations shall be measured and calculated as the highest average that will occur over a continuous twenty-four (24) hour period.

If a toxic substance is not listed, the applicant shall submit evidence that the proposed level will be safe and not detrimental to the public health or injurious to plant and animal life.

e. Odorous matter. When odorous matter is released from any operation, activity, or use, the concentration of such odorous materials shall not exceed five times the odor threshold when measured outside this district.

f. Fire and Explosion Hazards.

1) Detonatable materials. Activities involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be in accordance with the regulations of each industrial district.

Such materials shall include, but are not limited to all primary explosives, such as lead azide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, RDX, HMX, PETN, and picric acid.; propellants and components thereof, such as dry nitro-cellulose, black powder, boron hydrides, hydrazine and its derivatives, pyrotechnics and fireworks, such as magnesium powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable organic compounds such as acetylides, tetrazoles and ozonides; unstable oxidizing agents such as perchloric acid, perchlorates, and hydrogen peroxide in concentrations greater than thirty-five per cent (35%); and nuclear fuels, fissionable materials and products, and reactor elements such as uranium 235 and plutonium 239.

The storage, utilization or manufacture of materials or products which decompose by detonation is limited to five (5) pounds. Quantities in excess of five pounds of such materials may be <u>stored</u> or <u>utilized</u> but

not manufactured as a conditional use in accordance with State of Illinois Regulations on Explosives (House Bill No. 742, approved June 29, 1967.)

2) Flammable solids. Flammable materials or products shall be stored in a separate enclosure with three-hour fire resistant exterior walls and protected with an automatic fire extinguishing system. Flammable materials or products manufactured shall be in a separate enclosure (which may be connected to the storage area, but which must have three-hour fire resistant exterior walls separating it from the storage area.) The manufacturing area must also be protected by an automatic fire extinguishing system. The fire extinguishing system for both storage and manufacturing areas must be adequately designed for purposes of fire protection.

There shall be no outdoor storage of these materials.

3) Flammable liquids and gases. The storage, utilization, or manufacture of flammable liquids above ground is prohibited. Above ground flammable gas storage tanks shall be permitted only as a special use with permission of the Chief of the Fire Department.

The quantity of flammable liquids or materials stored below ground shall be unrestricted.

g. Glare. Any operation or activity producing glare at night shall be conducted so that direct and indirect illumination from the source of light on the lot shall not cause illumination in excess of one-half foot candle when measured in a resi-

dence district. Flickering or intense sources of light shall be controlled or shielded so as not to cause a nuisance across lot lines.

h. Radiation hazards; release outside property lines prohibited. The release of radioactive materials or the emission of ionizing radiation outside of property lines shall be prohibited.

Unsealed radioactive materials prohibited. The manufacture, utilization, or storage of unsealed radioactive materials is prohibited.

4. Outdoor sales. All space used for the sale or lease of vehicles or other goods shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water.

5. Outdoor storage. Outdoor storage shall be permitted.

6. Enclosure of use. All industrial operations shall take place within completely enclosed buildings, unless otherwise specified.

7. Where an industrial zoned building abuts or is across the street from a residential or commercial zoned building, a six foot (6') high privacy fence shall be provided at the rear and side lot lines in accordance with section 8.7.