

* Includes parking garages.

- (5) *Multiple buildings on a lot.* As part of planning for the commercial parcels zone, it may be appropriate to consider proposals for multiple buildings on one (1) zoning lot in order to achieve a unified use, appearance and architectural style. "Unified use" shall mean that all uses on any one (1) zoning lot shall be limited to those uses grouped in the separate use categories contained in Subsections 10.5-3(C)(2)(a)—(d), together with and accessory uses and accessory structures. Multiple buildings may be permitted on a lot provided that each building conforms to all regulations set forth in this ordinance. Subject to the applicable building codes, the following distances shall be maintained between buildings, except for accessory uses, which shall comply with Section 10.5-6

Office, research and technology	40 feet
Light industrial	40 feet
Commercial	30 feet

10.5-4. - Architectural and development guidelines.

(A) *Parking, driveways and sidewalks.*

- (1) No on-street parking shall be allowed. Parking access shall be of sufficient size to serve the business use conducted on a lot. No parking area or driveway shall be located within ten (10) feet of any building except for drop off areas (to be consistent with Section 10.5-5(J)(1)).
- (2) All surfaces used as parking, driveways or walkways shall be minimally paved in accordance with City of West Chicago specifications.
- (3) Lessees shall install trails and pedestrian and bicycle paths where practical. Sidewalks shall be required pursuant to the City of West Chicago's Ordinances.
- (4) All parking shall be completed in compliance with section 10.5-7 of this airport zoning district ordinance.
- (5) Devices restricting access (i.e. gates, gate arms, fences, barricades or bollards) shall not be permitted at any driveway, curb cut, or ingress and/or egress; unless previously approved by the Authority and the City.

(B) *Loading and service areas.*

- (1) No loading or servicing shall be conducted between a building and any street.
- (2) Loading and servicing shall be designed so that the entire operation is conducted within the confines of the zoning lot. No loading vehicles may extend beyond the lot line.
- (3) Loading and servicing areas shall be either (i) screened from streets and building entrances by means of a landscape screening buffer, earthen berm, or combination of landscaping and berming, or (ii) shall be designed as an integral part of the building architecture.
- (4) All areas used for loading and servicing shall be paved in accordance with City Code.
- (5) All loading shall be in compliance with Section 10.5-8 of this Airport Zoning District Ordinance.

(C) *Outside storage and equipment.*

- (1) Accessory structures shall not be deemed to constitute outside storage. Parking of fleet vehicles shall not constitute outside storage. All outside storage shall be on a paved surface and shall only be permitted in the rear or interior side yards. Outside storage of fixed machinery shall be permitted on any zoning lot for which the principal use is light industrial, provided that the fixed machinery shall be either (i) screened from streets and building entrances by means of a landscape screening buffer, earthen berm, or combination of landscaping and berming, or (ii) shall be designed as an integral part of the building architecture. All other types of outside storage such as articles, goods, materials, equipment, stock in trade and similar items, shall be permitted by special use only and shall be screened with fencing or landscaping.
 - (2) Vehicles shall be stored in approved areas within the rear yard only (except that in the South Park Area, vehicles may be stored in rear or interior side yards). If vehicles are to be stored for more than seventy-two (72) hours, they shall be stored in an area screened from adjacent sites, streets and sidewalks and comply with all setback requirements.
 - (3) There shall be no outside production or assembly of products, material, equipment or other business operations.
- (D) *Fencing and walls.*
- (1) No fence or wall of any kind shall be constructed without a fence permit issued from the City.
 - (2) Materials and colors of fences and walls shall be compatible with building architecture.
 - (3) Barbed wire fences are prohibited, except as required by public utilities.
 - (4) Chain link fences shall be permitted in side and rear yards only in the South Park Area.
 - (5) Fences shall be a maximum of six (6) feet in height.
 - (6) Fences shall be permitted in the rear and side yards only, except that decorative fences shall be permitted (i) in front yards in the South Park Area and (ii) in front yards elsewhere in the Commercial Parcels Zone when site security is a requirement of the building occupant(s). Said fences shall not be located within the required front yard landscape setback.
- (E) *Waste and refuse.* All waste material and refuse shall be securely stored and maintained internally in (i) enclosed receptacles within the building until removed by a licensed scavenger service or (ii) exterior trash enclosures so long as they are fully screened by building materials or other opaque substances consistent with the principal building architecture. Design and materials of the waste enclosure shall be compatible with the building architecture/character and materials.
- (F) *Site lighting.*
- (1) Lights shall not be placed to cause glare or spillage on other adjacent sites or property. Intensity of lighting shall be no greater than required for vehicle and pedestrian safety.
 - (2) Lighting and photometric plans shall be designed in a manner so as not to interfere with the aviation operations of the DuPage Airport. All lighting shall be directed toward the ground and have no spillage above the light itself.
 - (3) All lighting plans shall comply with City Code. Light levels for all pedestrian and bike pathways, including emergency exit walkways, shall be illuminated at one half (1/2) foot candle when measured on the paved surface.
 - (4) All parking area and driveway lighting shall comply with City Code. Poles and fixtures shall be consistent among lighting type for each development site. All concrete foundations for poles shall be set at six (6) inches above adjacent grade. Concrete foundations shall be used for all poles located within a hardscape. Pole foundations, other than concrete may be considered for poles located within landscaped or lawn areas; these foundations are to be at grade.
 - (5) Building mounted lighting is restricted to (i) loading and storage locations or similar areas except as permitted in Section 10.5-9, (ii) building accent lighting, (iii) doorways of building ingress and egress including emergency exits, and (iv) parking areas, sidewalks or roadways within

seventy-five (75) feet of the building façade. Building mounted light fixtures shall be shielded and shall not project above the fascia or roofline. The shields and/or light fixtures, shall be selected to match the color of the surface to which they are attached or other pole mounted light fixtures. Building mounted fixtures visible from parking lots, streets or off-site areas shall be integral to the building architecture or visually similar to parking lot fixtures, as determined by the Authority.

(6) All low level lighting fixtures shall comply with City Code.

(G) *Utility installation.*

(1) All permanent utilities shall be located underground and in easements of sufficient width for utility operation, maintenance and repair. Where feasible, utilities shall be located immediately adjacent to the lot line.

(2) All utility appurtenances, including telephone pedestals, utility meters, transformers, etc. shall be screened.

(H) *Construction phase.*

(1) Development of any lot shall follow the soil erosion procedure of the City.

(2) Construction sites shall be maintained in a neat and orderly manner. All construction debris and other trash shall be kept in enclosed containers and frequently removed.

(3) Existing roads shall be kept free and clear of all dirt, soil construction material and/or debris on a daily basis.

(4) Construction fences shall be installed by the applicant to protect existing landscape materials, as well as lawns and underground landscape drainage systems.

(5) Portable toilet facilities shall be provided at all construction sites.

(I) *Architectural design standards.*

(1) Corrugated metal or pre-engineering metals installed with exposed fasteners are prohibited on any building exterior wall, except that, in the commercial parcels zone, architectural grade metal and metal products may be used on the exterior of buildings and structures, and for rooftop screening, if incorporated into an overall architectural scheme for such the building(s) or structure(s) on a zoning lot.

(2) All buildings on a lot shall be of similar, compatible design and materials.

(3) Rooftop equipment, vents and ducts shall be screened from adjacent street frontages of the subject zoning lot.

(4) All buildings shall be insulated to protect from noise by overhead and nearby air traffic.

(J) *Sight triangles.*

(1) In order to protect views, a sight triangle, measured thirty (30) feet from the intersection of any two (2) street rights-of-way or lot lines, whichever is greater, will be required.

(2) No parking, loading, signs or structures of any kind shall occur or be placed within this sight triangle.

10.5-5. - Landscape standards.

(A) *Purpose.* This section defines landscape performance standards and sets guidelines and specifications for the design of the Airport Zoning District. These standards are established to ensure a high quality of performance, construction, and aesthetic value that will benefit landowners, the general public, and the community as a whole while recognizing the Authority's responsibility for aviation safety. This section is intended to facilitate the following purposes:

- (1) To establish an aesthetically cohesive and functional design throughout the Airport Zoning District.
- (2) To promote the airport's wildlife management plan to minimize wildlife migration and enhance air traffic safety.
- (3) To enhance views and minimize the adverse visual and environmental impact of all large paved areas.
- (4) To protect and preserve the appearance and character of the community.
- (5) To consider the scale and nature of the landscaping material.
- (6) To incorporate lush vegetation and emulate a natural, park-type setting.
- (7) To encourage environmental sensitivity with regards to wetlands, trees and other existing desirable natural amenities.
- (8) To protect and promote the health, safety, and welfare of the residents of DuPage County, Kane County, the City of West Chicago, the surrounding communities and the Authority.

(B) *Plant palette.*

- (1) Plant materials, identified in item (3) below, have been selected to maintain a consistent landscape image. Materials have been chosen for their durability, disease resistance, low maintenance and character compatibility with the regional ecosystem. Most all plant materials listed are 'indigenous or native' to this region; however, some materials have been included because of successful performance, ability to perform specific functions, visual interest and expectations of similar business center development landscapes. Subsequently, plant materials not listed may be approved provided they meet the aforementioned criteria and are approved by the Authority.
- (2) All plants supplied shall conform to the "American Standard for Nursery Stock," latest edition, and shall be installed according to the current standards of the American Association of Nurserymen.
- (3) Plants shall be selected to minimize conflicts between the flight path of planes, bird, and small mammal habitats.
 - (a) The landscape within the Airport Zoning District shall be designed to minimize potential wildlife hazards of raptors, small mammals that may attract birds of prey and small birds that congregate into large flocks. Plant materials and planting design that provides food and or habitat shelter to these types of birds and mammals shall be avoided.
 - (b) Tree species shall be selected and located so that at maturity, tree crowns shall not overlap to minimize habitats that are potentially attractive to European starlings and other wildlife species of concern to airport operations. Trees shall be spaced to maintain a minimum of fifteen (15) feet between anticipated mature crown sizes for each tree species selected.
 - (c) Selected tree species should tend toward a vertical or ascending branching habit to minimize perching and nesting opportunities for birds. Densely branched and foliated tree species shall not be allowed. No more than twenty (20) percent of selected trees shall be evergreen.
 - (d) Trees, shrubs, forbs and grasses that provide fruit, seed or forage palatable to grazing animals shall be avoided.

The following is a suggested list of plants to achieve this purpose:

- (a) *Shade trees.*
 - Aesculus 'glabra'Ohio Buckeye

- *Acer x freemanii*Freeman Maple
- *Acer x freemanii* 'Crimson Sunset'.....Freeman Maple
- *Acer miyabei*State Street Maple
- *Acer platanoides*Norway Maple
- *Acer rubrum*Red Maple
- *Acer rubrum* 'Red Pointe'Red Pointe Maple
- *Acer saccharum*Sugar Maple**
- *Betula nigra*River Birch
- *Carya ovata*Shagbark Hickory
- *Celtis occidentalis* sppCommon Hackberry
- *Carya Cordiformis*Bitternut Hickory
- *Catalpa speciosa*Catalpa *
- *Gleditsia triacanthos* var. *inermis* 'Shademaster'Shademaster Honey locust
- *Gleditsia triacanthos* var. *inermis* 'Skyline'Skyline Honey locust
- *Gymnocladus dioica*Kentucky Coffee Tree***
- *Juglans nigra*Black Walnut *
- *Juniperus Virginiana*Red Cedar
- *Liriodendron Tulipifera*Tulip Tree
- *Nyssa sylvatica*Black Tupelo
- *Picea glauca* 'Densata'Black Hills Spruce
- *Picea abies*Norway Spruce
- *Picea pungens*Colorado Green Spruce
- *Pinus sylvestris*Scotch Pine
- *Pinus strobus*White Pine
- *Quercus bicolor*Swamp White Oak
- *Quercus Muehlenbergii*Chinkapin Oak
- *Quercus macrocarpa*Bur Oak
- *Quercus palustris*Pin Oak
- *Quercus robur*English Oak
- *Quercus rubra*Red Oak

- Ulmus x 'varieties'Elm****
- Ulmus americana 'American Liberty'American Liberty Elm
- Ulmus davidiana variety japonica 'Prospector'Prospector Elm
- Ulmus hollandica 'Pioneer'Pioneer Elm

* These species shall be planted in non-lawn areas and at a minimum of forty (40) feet from potential right-of-way in accordance with Section 4 (B) of the City Resolution 04-R-0060.

** Select varieties that will perform well in clay soils and are drought tolerant.

*** When proposed for planting within a roadway parkway or right-of-way, use the variety a fruitless variety (i.e. 'Espresso').

**** Cultivars more resistant to disease than early developed varieties should be used (i.e. New Horizon, Morton Plainsman, Morton Glossy, Homestead and Frontier).

(b) *Ornamental trees.*

- Acer campestreHedge Maple
- Amelanchier arboreaJuneberry
- Amelanchier canadensisServiceberry**
- Carpinus carolinianaAmerican Hornbeam
- Cornus alternifoliaPagoda Dogwood
- Cornus mas Cornelian Cherry Dogwood
- Cornus florida Flowering Dogwood
- Crataegus phaenopyrum 'inermis'Washington Hawthorn * (**)
- Magnolia stellataStar Magnolia
- Viburnum prunifoliumBlackhaw Viburnum

* Do not locate adjacent to pedestrian walkways or bicycle paths.

** To be used with caution given the potential to attract wildlife

(c) *Large deciduous shrubs.*

- Aesculus parvifloraBottlebrush Buckeye
- Cornus racemosaGrey Dogwood
- Cornus stoloniferaRedtwig Dogwood
- Hamamelis virginianaCommon Witchhazel
- Hamamelis vernalisVernal Witchhazel
- Ilex verticillataWinterberry*

- *Prunus x cistena*Purpleleaf Sand Cherry
- *Prunus virginiana*Chokecherry***
- *Rhus typhina* 'copallina'Flameleaf Sumac
- *Spiraea x vanhouttei*Vanhoutte Spirea
- *Syringa vulgaris*Common Lilac**
- *Viburnum x burkwoodii*Burkwood Viburnum
- *Viburnum carlesii*Koreanspice Viburnum
- *Viburnum d. 'Synnestvedt'*Arrowwood Viburnum
- *Viburnum lentago*Nannyberry
- *Viburnum x juddii*Judd Viburnum

* Winterberry shall be planted at the ratio of one male for every five female plant materials

**Locate adjacent to verticle structures and not freestanding as a specimen.

*** To be used with caution given the potential to attract wildlife

(d) *Small deciduous shrubs.*

- *Aronia melanocarpa*Black Chokeberry**
- *Aronia arbutifolia* 'Brilliantissima'Red Chokeberry**
- *Buxus x. microphylla* 'Glencoe' Chicagoland Green Boxwood*
- *Chaenomeles x superba speciosa* 'Texas Scarlet'Texas Scarlet Flowering Quince **
- *Clethra alnifolia* 'Hummingbird'Summersweet
- *Cornus sericea* 'Isanti'Isanti Redosier Dogwood
- *Corylus Americana*American Hazelnut
- *Euonymus fortunei* 'Sarcocoe'Sarcocoe Euonymus
- *Forsythia viridissima* 'Bronxensis'Bronx Greenstem Forsythia
- *Juniperus chinensis* 'sargentii'Sargent Juniper
- *Juniperus chinensis* 'Kallay's Compact'Kallay's Compact Pfitzer Juniper
- *Lindera benzoin*Spicebush
- *Potentilla fruticosa* 'Gold Drop'Gold Drop Cinquefoil
- *Potentilla fruticosa* 'McKay's White'McKay's White Cinquefoil
- *Rhododendron* 'PJM Compact'Compact PJM Azalea

- Ribes alpinum 'Green Mound'Green Mound Alpine Currant
- Rosa x bonica 'Bonica'Bonica Rose
- Rosa x 'Knock Out'Knock Out Rose
- Rosa x 'Nearly Wild'Nearly Wild Rose
- Rosa rugosa 'Pavement'Pink Pavement Rose
- Rosa rugosa 'varieties'Rugosa Rose
- Rosa x 'Scarlet Meidiland'Scarlet Meidiland Rose
- Spirea albaMeadowsweet
- Syringa patula 'Miss Kim'Miss Kim Lilac
- Spiraea x bumalda 'Anthony Waterer'Anthony Waterer Spirea
- Spiraea x bumalda 'Froebelii'Frobel's Spirea
- Spiraea x bumalda 'Goldflame'Goldflame Spirea
- Spiraea japonica 'Goldmound'Goldmound Spirea
- Spiraea japonica 'Little Princess'Little Princess Spirea
- Syringa meyeri 'Palibin'Dwarf Korean Lilac
- Viburnum trilobum 'Bailey Compact'American Cranberry Spicebush Viburnum**
- Viburnum dentatum 'KLM Seventeen' Little JoeLittle Joe Viburnum

* Utilize these varieties sparingly at focal points of visual interest and building ingress.

** To be used with caution given the potential to attract wildlife

(e) *Ornamental grasses (for use in detention and retention areas).*

- Andropogon gerardiiBig Blue Stem
- Schizachyrium scopariumLittle Blue Stem
- Bouteloua curtipendulaSide-Oats Grama
- Calamagrostis acutiflora 'Karl Foerster'Feather Reed Grass
- Carex sppSedge Grass*
- Molinia caerulea arundinacea 'Skyracer'Tall Moor Grass
- Miscanthus sinensis 'Purpurascens'Prairie Flame Grass
- Panicum virgatum. 'Shenandoah'Shenandoah Switch Grass
- Panicum virgatum 'Northwind'Northwind Switch Grass

- *Panicum virgatum* 'Heavy Metal'Heavy Metal Switch Grass
- *Sporobolus heterolepis*Prairie Dropseed

* Utilize Sedge Grass native sedge grass varieties.

(f) *Groundcovers (for use in foundation areas, front yards and parking islands).*

- *Coreopsis palmata*Prairie Coreopsis
- *Euonymus fortunei*Purpleleaf Wintercreeper
- *Fern* sppFern
- *Pachysandra terminalis*Pachysandra*
- *Rhus aromatica* 'Gro-Low'Gro-Low Fragrant Sumac
- *Vinca minor*Periwinkle

* Utilize these varieties sparingly at focal points of visual interest and building ingress.

(g) *Perennials (for use in foundation areas, front yards and parking islands).*

- *Achillea* sppYarrow
- *Allium* 'Summer Beauty'Summer Beauty Onion
- *Aster laevis*Smooth Aster
- *Baptisia leucantha*White Wild Indigo
- *Boltonia asteroides*False Aster
- *Chasmanthium latifolium*Northern Sea Oats
- *Coreopsis* sppCoreopsis
- *Echinacea purpurea*Purple Coneflower
- *Eutrochium purpureum*Joe-Pye Weed
- *Hemerocallis* sppDaylily
- *Hosta* sppHosta
- *Liatris* sppLiatris
- *Monarda didyma* 'Raspberry Wine'Beardtongue
- *Penstemon* spp.....Raspberry Wine Bee Balm
- *Ratibida pinnata*Yellow Coneflower
- *Rudbeckia fulgida* 'Goldsturm'Black-Eyed Susan

- Solidago rugosa 'Fireworks'Goldenrod
- Verbena 'hastata'Blue Vervain

(C) *General planting and design requirements.*

- (1) All shade trees shall be a minimum of three (3) inches in caliper, measured six (6) inches above the root flare, at time of installation.
- (2) All shade trees located in turf areas that require mowing or adjacent to intersections, roadways and driveways where there is a need for sight distance requirements shall have a minimum height of six (6) feet of clear trunk, free of branches and with a well-shaped canopy.
- (3) Large shrubs (shrub species with an anticipate growth height of thirty-six (36) inches or greater) shall be supplied in containers or balled and burlapped at a minimum height of twenty-four (24) inches and eighteen (18) inch spread.
- (4) Small shrubs (shrub species with an anticipate growth height of less than thirty-six (36) inches) shall be supplied in containers or balled and burlapped at a minimum height eighteen (18) inches and twelve (12) inch spread.
- (5) Perennials and ornamental grasses may be planted in lieu of small shrubs. Three (3) perennial plants or ornamental grasses shall equal one (1) small or large shrub.
- (6) All groundcovers shall be planted so that an effective covering is obtained within five (5) growing seasons, or at a maximum spacing of one (1) foot on center in all directions.
- (7) All lawn areas adjacent right-of-way shall be either seeded or sodded (see Subsection (T) Installation, for implementation of seed time period requirements).
- (8) Screening of transformers, above ground utilities, and loading docks shall consist of planting material or natural materials or a combination thereof.
- (9) Any area of the lot not used for structures or circulation elements shall be landscaped or otherwise improved in accordance with the landscape and architectural standards of the Airport Zoning District.
- (10) The following no planting zones shall apply around a utility structure, such as but not limited to, a fire hydrant, buffalo box, water shut off valve, valve vault, manhole, catch basin, or inlet:
 - (a) Fifteen (15) feet for shade, ornamental or evergreen trees.
 - (b) Ten (10) feet for large or small shrubs.
 - (c) Five (5) feet for perennials and ornamental grasses.

(D) *Berms.*

- (1) Berms shall be meandering and amorphous in character and may be utilized to screen parking lots from street views.
- (2) All slopes in landscaped areas shall be no greater than 3:1.

(E) *Landscaping for parkways.* One (1) shade tree shall be provided for every fifty (50) feet of frontage, excluding curb cuts and utility structures and shall be centered within the parkway area between the curb and sidewalk or as necessary to avoid underground utility locations. Species selection shall conform to the minimum spacing requirements specified in Section 10.5-5(B)(2)(b).

(F) *Landscaping for parking areas.*

- (1) Parking lots shall be a minimum of fifteen (15) feet from a front yard building facade. All other parking lots shall be a minimum of ten (10) feet from building façade.

- (2) A minimum of one hundred and sixty-two (162) square feet of landscaped islands shall be provided for every twenty (20) parking stalls provided by end, intermediate and/or center landscape islands.
- (3) Landscaped islands shall be a minimum of nine (9) feet in width and eighteen (18) feet in length from back of curb to back of curb and required at the ends of parking rows.
- (4) All plants installed in parking lot islands shall be planted at a minimum of three (3) feet from the back of curb.
- (5) Nine (9) feet wide intermediate islands shall require one (1) shade tree and either lawn or plant materials at a maximum of two feet in height.
- (6) Eighteen (18) feet wide intermediate islands shall require one (1) shade tree and either lawn or plant materials at a maximum of two (2) feet in height.
- (7) Nine (9) feet wide end islands shall require two (2) shade trees and either lawn or plant materials at a maximum of two (2) feet in height.
- (8) Nine (9) feet wide center islands shall require either lawn or plant materials at a maximum of two (2) feet in height.

(G) *Landscaping for front and exterior side yards.*

- (1) A minimum of each of the following landscape material shall be provided:
 - (a) One (1) shade tree per one hundred (100) linear feet or portion thereof excluding curb cuts of the yard to be landscaped; and
 - (b) One (1) ornamental and/or evergreen tree per one hundred (100) linear feet or portion thereof excluding curb cuts of the yard to be landscaped; and
 - (c) Ten (10) shrubs per twenty-five (25) linear feet or portion thereof excluding curb cuts of the yard to be landscaped.
- (2) The landscape design shall include the use of groupings of landscape materials and shall conform to the minimum spacing requirements described in Section 10.5-5(B)(2)(b).

(H) *Landscaping for side yards and rear yards.*

- (1) A minimum of each of the following landscape materials shall be provided:
 - (a) One (1) shade, ornamental or evergreen tree per every one hundred (100) linear feet or portion thereof of the yard to be landscaped.
- (2) Tree locations shall not conflict with underground utility locations.

(I) *Landscaping for detention and retention areas.*

- (1) A minimum of each of the following landscape materials shall be provided:
 - (a) One (1) shade or ornamental tree per every one hundred (100) linear feet of detention and retention perimeter or portion thereof, measured at the high water level; and
 - (b) Trees planted in the perimeters of retention and detention areas shall be of a natural and non-linear design and shall be clustered into groups rather than planted evenly around the pond.
- (2) Only plants adaptable to temporary flooding (water standing for less than seventy-two (72) hours) shall be planted below the high water line.
- (3) Ornamental grasses, if proposed, shall be planted in groupings of no less than three (3) to seven (7) to minimize the potential for bird or animal nesting areas.

(J) *Foundation landscaped areas.*

- (1) Landscaped areas at the perimeters of buildings, walls and enclosures, shall a minimum of ten (10) feet in width except for areas identified in item (2) below and as referenced in Section 10.5-4(A)(1), planned building or vehicular use area expansion, exit doors, sidewalks, plazas, loading docks and spaces and driveways to building doors and openings. Landscaping adjacent to foundation areas shall consist of a combination of plant materials and lawn. A minimum of thirty (30) percent of the required ten (10) foot width shall consist of plant material other than lawn. Food supply and distribution facilities which require a rodent strip shall provide an eighteen (18) inch wide strip with clean washed gravel and a metal edge adjacent to the entire strip perimeter.
- (2) Particular attention shall be paid toward softening large expanses of building walls and accenting building entrances and architectural features.

(K) *Landscaping within right-of-way medians.*

- (1) All plantings shall not be less than two (2) feet from the back of curbs.
- (2) All plantings that reach a mature height of more than eighteen (18) inches shall not be less than seven (7) feet from the back of curbs or at such other locations where sight distance requirements exist.
- (3) All ornamental, evergreen or shade trees shall be naturally spaced within the median allowing the maximum growth spread without compromising the growth of the adjacent material.
- (4) Only shrubs or groundcovers that reach a mature height of no more than eighteen (18) inches shall be planted within the median, unless such plantings are located not less than seven (7) feet from the back of curbs, in which case such plantings may exceed eighteen (18) inches in height so long as they do not obstruct sight distance requirements.
- (5) Landscaping shall conform with the City Code.

(L) *Landscaping for ground signs.*

- (1) For every one (1) square foot of sign surface area, there shall be provided one and one-half (1½) square feet of landscape area. Sodded or seeded areas shall not qualify as such a landscaped area.
- (2) The required landscaped areas shall be improved with such plantings as shrubs, ornamental trees, perennials, annual beds, etc., of a size and in a quantity proportionate to the size and height of the sign.
- (3) No plantings shall cover or obstruct any views of the sign surface area.

(M) *Site grading.*

- (1) All site grading shall be done to enhance and preserve natural, rolling topographic features.
- (2) All changes in slopes shall be gradual and shall provide a smooth and even transition between existing and proposed grades.
- (3) All grading shall provide positive drainage away from all buildings and into swales, ditches, storm sewers, detention areas and retention areas.
- (4) Grading for parking lots shall provide positive drainage away from parked cars and sidewalks into inlets and catch basins.
- (5) Landscaping improvements shall be installed in a manner consistent with an approved mass grading plan.
- (6) Grading shall comply with City Code.

(N) *Preliminary landscape plan.*

- (1) Hardcopy full scale copies of the landscape plan shall be submitted to the City for preliminary review.
- (2) The landscape plans shall be of a scale of 1" = 50'- 0" or larger and on standard size cut sheets (24 x 36 inches).
- (3) Landscape plans shall include a table of Landscape Calculations indicating the requirements as stated within these General Regulations and those proposed for the following:
 - Parkway
 - Parking Areas
 - Front + Exterior Side Yards
 - Rear + Side Yards
 - Detention + Retention Areas (if applicable)
 - Foundation
 - Right-of-Way Medians (if applicable)
 - Ground Signs (if applicable)
- (4) The preliminary landscape plan shall be prepared by a licensed landscape architect, registered within the State of Illinois, and include the following:
 - Name of project and client
 - Title block including the name, phone number, and street address of the landscape architect
 - Name, address, and phone number of civil engineer
 - Date of plan
 - Location map indicating particular area being addressed
 - Drawing scale
 - Drawing orientation (indicated by conventional north arrow)
 - Property lines, easements, and rights-of-way frontages, streets
 - Labels of wetland areas, detention, and retention ponds
 - Labels of buildings and other structures, including parking lots, sidewalks, and other paved areas
 - Location of all proposed areas to be seeded and/or sodded
 - Location of all plant material
 - Lot topography
 - Size, height and type of all plant material
 - Location and labels of all signage

- Plant key identifying particular key symbols. All plant materials shall be coded using USDA plant codes.
- Existing plant materials to remain (if any)
- All preliminary plans shall be denoted as "For Review Only-Do Not Use for Construction"

(O) *Final landscape plan.*

- (1) Hardcopy full scale copies of the landscape plan shall be submitted to the City for final approval.
- (2) The final landscape plan shall be of a scale of 1" = 50'- 0" or larger and on standard size cut sheets (24 x 36 inches).
- (3) Landscape plans shall include a table of Landscape Calculations indicating the requirements as stated within these General Regulations and those proposed for the following:
 - Parkway
 - Parking Areas
 - Front + Exterior Side Yards
 - Rear + Side Yards
 - Detention + Retention Areas (if applicable)
 - Foundation
 - Right-of-Way Medians (if applicable)
 - Ground Signs (if applicable)
- (4) The final landscape plan shall be prepared by a licensed landscape architect, registered within the State of Illinois, and include the following:
 - Name of project and client
 - Title block including the name, phone number, and street address of the landscape architect
 - Name, address, and phone number of civil engineer
 - Date of plan
 - Location map indicating particular area being addressed
 - Drawing scale
 - Drawing orientation (indicated by conventional north arrow)
 - Property lines, easements, and rights-of-way frontages, streets
 - Labels of wetland areas, detention, and retention ponds
 - Labels of buildings and other structures, including parking lots, sidewalks, and other paved areas
 - Location and keyed labels of all proposed plants
 - Location of all proposed areas to be seeded and/or sodded
 - Location and labels of all signage

- Plant list or schedule to include key symbols, quantity, correct botanical and common names, size and condition of all proposed plants. All plant materials shall be coded using USDA plant codes.
- General and specific notes and details to indicate or explain the design and construction procedures to be used
- Elevations, cross-sections, and any other graphic details that will help explain the design more thoroughly
- Location of all utilities and utility structures
- Location of all light or flag poles
- Existing plant materials to remain (if any)

(P) *Mulch.*

- (1) All planting beds shall be mulched with a minimum depth of three (3) inches of finely shredded hardwood or bark mulch.
- (2) Perennial, groundcover and annual flowerbeds shall be mulched with two (2) inches of mushroom compost.
- (3) All trees, three (3) inch caliper and greater, shall require a five (5) foot mulch ring with a minimum of three (3) inches of mulch depth.

(Q) Mowed Lawn areas (sodded)

- (1) Shall be topsoil sod (versus peat), four bluegrass variety minimum and be grown by a sod farm within the same USDA Plant Hardiness Zone 5a or colder Zone 4b.

(R) No-Mow Lawn areas (short grass prairie and or no-mowed lawn)

- (1) Short grass prairie and no-mowed are permitted as an alternative to mowed lawn area providing it is an acceptable application as determined during the development review process.
- (2) Short grass prairie and or no-mowed areas shall be used in combination with mowed lawn areas and the interface between the materials articulated as meandering and amorphic/non-geometric. No greater than seventy-five (75) percent of all landscaped area (excluding planting beds) shall be non-mowed lawn areas.
- (3) Short grass prairie areas shall be a seed mix providing a diverse assemblage of shorter (four (4) feet or less) prairie grass and wildflower species, blooming from early spring to fall, creating a diverse habitat for birds, butterflies, moths and other pollinators. Seed mix shall be suitable for medium-to-dry sites. The seed mix shall include five (5) of six (6) native permanent grass and sedge species and twenty-nine (29) of thirty-four (34) native forb species, Low-Prairie Seed mix as produced by Cardo Native Plant Nursery or equal. Additionally, this mix shall be supplemented by seed mix including quick-blooming annuals, biennials, and perennials to provide initial color during native prairie establishment. This seed mix shall include eight (8) to eleven (11) native forb species. Annual and Perennial Forbs Seed Mix as produced by Cardo Native Plant Nursery or equal.
- (4) No-Mow Lawn areas seed mix shall have six (6) Fescue and one (1) Annual Rye grasses equal to No Mow Lawn Mix with Annual Rye, produced by Prairie Nursery, Inc. or equal.

(S) Landscape Bed Edging

- (1) The perimeter of Landscape Planting Beds, adjacent to Mowed Lawn and/or No-Mow Lawn areas, shall be 'shovel cut'. No other edging material (i.e. metal, plastic, stone or wood) shall be permitted with the exception of metal edging for perimeter rodent strips at food supply and distribution facilities (see Section (J) (1) Foundation).

(T) *Installation.*

- (1) All landscaping materials shall be installed in accordance with the current planting procedures established by the American Association of Nurserymen.
- (2) Landscape plant materials shall be properly guyed and staked in accordance with current industry standards.
- (3) Install mowed lawn sod in rolls, versus cut pieces, in all areas in excess of twenty-five (25) contiguous square feet.
- (4) Low-Prairie Seed mix applied at 38.67 PLS pounds per acre.
- (5) Annual and Perennial Forbs Seed Mix applied at 4.56 PLS pounds per acre.
- (6) No Mow Seed Mix applied at 5.0 PLS pounds per acre.
- (7) All seed mix shall be installed prior to May 1st (providing no late frost dates occur after that date) and after September 1st (providing no late frost dates occur after that date).

(U) *Irrigation System.*

- (1) All landscaped areas are required to have temporary irrigation until such time all plant material and lawn areas are established. Temporary systems can consist of:
 - A subsurface irrigation system remaining for the life of the project.
 - An on grade or below grade system installed and maintained until the establishment of plant materials and lawn areas. On grade systems shall be removed after plant material establishment.
 - Temporary watering from water tank supply truck.
- (2) Permanent irrigation systems are not required; however, during drought periods plant materials must be watered as required to maintain them in a healthy, thriving condition.
- (3) Irrigation systems must be designed so as not to spray water on any paved surface.
- (4) Water sources, other than potable water are encouraged.
- (5) Spray or drip systems are permitted provided both are inspected on a regular basis and maintained in full operation,

(V) *Landscape Maintenance.*

- (1) All required landscaping shall be the responsibility of the property owner and shall be maintained by the lot owner.
- (2) Any damaged or dead trees, shrubs or groundcover shall be promptly replaced.
- (3) Maintenance of landscaped areas includes, but is not limited to, weeding, mowing, trimming, pruning, edging, cultivation, seeding, fertilization, watering, pest control and anything else necessary to ensure healthy, vigorous plant growth.
- (4) Landscape plant material overhanging sidewalks, pedestrian paths and seating areas shall be pruned to a minimum of eight (8) feet in height.
- (5) Landscape plant material overhanging streets and vehicular traffic areas shall be pruned to a minimum of fifteen (15) feet in height.
- (6) If the developments and buildings are not maintained in accordance with the approved landscape plan, the occupant of the property shall be notified by the City.

- (7) If the required maintenance is not improved within thirty (30) days from date of notice, the City may perform the required maintenance and charge the occupant of the property all related costs or issue citations in violation of this section.
- (8) All parkway trees within a dedicated right-of-way shall be the responsibility of the City upon acceptance.
- (9) All plant materials shall be maintained in a plumb and upright condition; trees shall be staked as required until established (maintain a true and upright position without staking assistance).
- (10) All mowed lawn areas shall be mowed as required so that grass height does not exceed three (3) inches.
- (11) Weed control in lawn areas shall be eco-friendly and comply with applicable codes for application. Control program shall be as required so that no less than ninety-five (95) percent of the total lawn area is grass varieties.
- (12) Short grass prairie shall be 'burned', annually, between February 15th and April 15th, weather permitting in accordance with industry standards, unless prohibited by local ordinance. Mowing once annually in October to height of six (6) inches shall be an alternate if burning is prohibited by the Authority or the City. Mowed material shall be properly disposed of off-site.
- (13) All short grass prairie, adjacent to curb, and paved areas shall be mowed from the curb and paved areas a distance of three (3) feet to a height of six (6) inches. Mowing of the short grass prairie shall occur simultaneously with the mowing of the mowed lawn area.
- (14) Short grass prairie shall be maintained during the establishment period and afterward by industry standards. Seeding shall occur, weather permitting, prior to May 15th and after September 15th but prior the October 15th.

(V) *Irrigation System Maintenance.*

- (1) All required maintenance shall be the responsibility of the property owner and shall be maintained by the lot owner.
- (2) Temporary and/or permanent irrigation systems will be professionally maintained to a fully operational system. Repairs to any leaking/damaged lines or heads shall occur within the next system cycle or twenty-four (24) hours, whichever occurs first. The zone in which the leakage and/or damage occurs shall be immediately shut down upon discovery.

10.5-6. - Accessory structures and uses.

- (A) *Authorization.* Subject to the limitations of this Section 10.5-6, accessory structures and accessory uses are permitted in connection with any principal use lawfully existing within such District.
- (B) *Definition.* An accessory structure or an accessory use is a structure or use that:
 - (1) Is subordinate in extent and purpose to, and serves, a principal structure or use; and
 - (2) Is customarily found as an incidental use to such principal structure or use; and
 - (3) Contributes to the comfort, convenience or necessity of those occupying, working at or being served by such principal structure or use; and
 - (4) Is, except as otherwise expressly authorized by the provision of this Airport Zoning District Ordinance, located on the same zoning lot as such principal structure or use; and
 - (5) Is under the same ownership and control as the principal structure or use.
- (C) *Special regulations applicable to particular accessory structures and uses.*
 - (1) *Storage.* Except as otherwise expressly permitted by this Code, outdoor storage shall not be allowed as an accessory use.

- (2) *Storage structures.* Accessory storage structures, other than garages and permitted outside storage, shall not exceed ten (10) percent of either the floor area or the volume, whichever is less of the principal structure, if accessory to any other type of principal structure.
- (3) *Storage of inoperable vehicles.* No vehicle, other than a vehicle waiting timely repair at an automotive repair shop, gasoline station or new or used car dealer, incapable of being driven or used for the purpose or use for which it was designed shall be stored in any parking lot or parking area. Vehicles awaiting timely repair shall not be stored for longer than two (2) business days.
- (4) Antenna with surface areas of ten (10) square feet or less. Antenna and antenna support structures having no single dimension exceeding twelve (12) feet shall be permitted as an accessory use.
- (5) Antenna, other than amateur radio facilities with a single dimension exceeding twelve (12) feet shall comply with the regulations set forth in Article VII.
- (6) *Accessory day care centers.* Day care centers shall be considered permitted accessory uses in accordance with Section 10.5-3(C)(2) subject to the following limitations:
 - (a) The accessory day care center shall be for the exclusive use of employees of the principal use. Day care operations serving those not employed on the premises shall be deemed a separate principal use, and so regulated in accordance with this Airport Zoning District Ordinance;
 - (b) All requisite state and local licenses and permits regarding day care facilities shall be required for such operations;
 - (c) All regular day care activities, including any outdoor play areas, shall be located within the building setbacks for the district in which the principal use is located; and
 - (d) The persons or organization operating the accessory day care center need not be employed by the operators of the principal use.

(D) *Special bulk, yard and space regulations.*

- (1) *General rule.* Except as otherwise provided, all accessory structures and uses shall comply with, and be included in calculating compliance with, all bulk, yard and space requirements applicable in this Airport Zoning District.
- (2) *Distance from principal structures.* No detached accessory structure, except an air conditioning unit, antenna or antenna support structure, or exterior trash enclosures, shall be located within ten (10) feet of any principal structure unless such accessory structure is protected by a fire separation wall in compliance with the City's applicable building code.
- (3) Any accessory structure must compliment the architecture of the principal structure.

10.5-7. - Off-street parking.

- (A) *Authorization.* Subject to the limitations of Section 10.5-6, off-street parking is permitted as an accessory use in all districts. Nothing herein shall be construed to limit the right of any person to provide off-street parking in excess of the requirements herein established but all such parking shall comply with the standards of this section.
- (B) *General requirements.*
 - (1) *Applicability to existing, new and expanded uses.*
 - (a) *General applicability.* Except as provided otherwise in this Section 10.5-7, the provisions of this Section shall apply to all new uses.
 - (b) *Change in existing use.* Whenever a use lawfully existing on the effective date of the Airport Zoning District Ordinance is changed thereafter to a new use, parking facilities shall

be provided as required herein for such new use; provided, however, that when any such new use is required to have no more than the same number of parking spaces required of such existing lawful use, then such new use may be established with a deficiency in required parking spaces equal in number to not more than the number of spaces such existing lawful use was deficient on the effective date of the Airport Zoning District Ordinance.

- (c) *Increase in use intensity.* Whenever the intensity of use of any structure or use is increased through the lawful addition of units, floor area, seating capacity or other units of measurement specified herein for required parking spaces, parking spaces as required herein shall be provided for such increase in intensity of use.
 - (d) *Exception for non-conforming locations and design.* Nothing in this Section 10.5-7 shall be construed to prohibit the continued utilization of any parking space as an accessory use to any structure or use for parking a vehicle that may lawfully be parked in such space solely because such space does not satisfy the location or design requirements of this Airport Zoning District Ordinance, or any amendment to it, if such space was legally in use as an accessory use to such structure or use on the effective date of the Airport Zoning District Ordinance or such amendment.
- (2) *Location of required parking spaces.*
 - (a) *General rule.* Parking spaces required by this Section 10.5-7 shall be located on the same lot as the use to which they are accessory.
- (C) *Design and maintenance.* Every parking lot and garage shall be designed, constructed and maintained in accordance with the standards and requirements herein set forth:
 - (1) *Location on lot.* Off-street parking facilities shall be located on the same zoning lot as the principal use and may be provided on surface lots, underground, building or in parking structures, but shall comply with the yard requirements applicable in the district in which they are located.
 - (2) *Screening and landscaping.* All parking lots and garages shall comply with the screening and landscaping requirements set forth in Section 10.5-5.
 - (3) *Design.*
 - (a) *Access to street.* All parking lots, areas and garages shall be so located and designed as to provide access to adjacent streets with least interference with through traffic movements.
 - (b) *Turnaround area.* Every parking lot or garage shall be provided with a turnaround area or other means to permit cars to exit the parking lot or garage without backing onto any street or sidewalk. No street shall be used as a turnaround.
 - (c) *Lighting.* Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. All lighting shall comply with Section 10.5-4(f) and shall be reduced to security levels at all times of non-use.
 - (d) *Landscaping islands.* All islands shall be bordered by a B-6-12 type concrete barrier curb and shall be located and constructed in accordance with City Code.
 - (e) *Curbs.* Every parking lot and garage shall be bordered by a six (6) inch high concrete curb and shall be provided with curbs, barrier fences, or other suitable devices designed and located to protect required screening devices, landscaping and structures from damage by vehicles using such lot or garage.
 - (f) *Circulation aisles.* Each parking space shall be accessed by a circulation aisle of a width, in feet, as specified below:

Parking Angle	One-Way Aisle Width	Two-Way Aisle Width
Parallel	14	24
45°	14	24
60°	16	24
75°	20	24
90°	24	24

- (g) *Back-up area.* Each parking space shall be provided with a sufficient back-up area to permit egress in one (1) maneuver, consisting of one (1) backward and one (1) forward movement.
- (h) *Space dimensions.* Each off-street parking space, excluding its associated circulation aisle, shall have the following minimum dimensions, in feet:

Parking Angle	Stall Width	Stall Length	Stall Height
Parallel	9.0	23	8
30°	8.5	18	8
45°	8.5	18	8
60°	8.5	18	8
90°	9.0	18	8

The above-stated stall width dimensions shall be increased to sixteen (16) feet or to the width required by State law, whichever is greater, for handicapped parking spaces.

Ninety (90) degree parking stalls that abut a landscape area a minimum of twenty (20) feet in width may be reduced to seventeen (17) feet in length, with a one (1) foot overhang.

- (i) *Landbanking to reduce long term parking dimensions.* Except for parallel parking spaces, the above-stated dimensions may be reduced in order to increase the amount of landscaped open space to seventeen and one-half (17½) feet in length and eight and one-

half (8½) feet in width in parking lots and structures in accordance with the procedures of Section 10.5-7 (E).

- (j) *Maintenance.* All tree planting areas, landscaped islands, parking lots, garages and areas shall be properly maintained at all times so as to be free of weeds, pot holes, broken curbs and other damaged or neglected features.
- (D) *Off-street parking use.* No off-street parking lot or area shall be used for any purpose other than parking of fleet vehicles, and temporary storage of other motor vehicles related to the premises.
- (E) *Landbanking of required parking.*
 - (1) *Landbanking authorized.* Notwithstanding any other provision of this Section, the total number of off-street parking spaces required to be paved pursuant to Section 10.5-7(F) may be reduced subject to acceptance by the owner or its successors or assignees of the conditions set forth in the following three (3) subparagraphs.
 - (2) *Termination of landbanking.* The City, upon consultation with the owner of the property, shall have the right to require the occupant of the property to increase the stall length and width to the dimensions required by Section 10.5-7(C) or to increase the number of parking spaces provided to serve said zoning lot up to the maximum required by Section 10.5-7(F) for the property in question if the required parking becomes necessary to serve the development.
 - (3) *Alternate plans required.* Every application to allow landbanking of required parking spaces shall be accomplished by alternate detailed parking plans. One (1) plan shall show the full stall length and width required and the full number of parking spaces required pursuant to this section; the other plan shall show the reduced stall length and width or the reduced number of parking spaces, or both, as the case may be, proposed to be provided pursuant to the special permit being sought and shall also show the landscaping treatment of areas proposed to be reserved for future parking requirements. Both such plans shall show the location on the lot of all parking areas, the exact number of parking spaces to be provided and complete details for:
 - (a) Markings,
 - (b) Curbing,
 - (c) Surfacing,
 - (d) Screening and landscaping,
 - (e) Lighting,
 - (f) Grading,
 - (g) Stormwater calculations demonstrating compliance with City Code,
 - (h) Signage, and
 - (i) Access.The design plans for such parking areas shall be subject to the approval of the Authority and the City.
 - (4) *Open space covenant.* The applicant shall file with the City an unconditional agreement and covenant in form and substance satisfactory to the City that areas reserved for future parking shall be maintained as landscaped open space until and unless required to be used for off-street parking.
- (F) *Required spaces (Commercial Parcels Zone).* Within the Commercial Parcels Zone, all of the off-street parking regulations of Article XIII of the City Zoning Code, shall be applicable.

10.5-8. - Off-street loading.

- (A) *Authorization.* Subject to the limitations of Section 10.5-8 and Section 10.5-4, off-street loading shall be permitted as an accessory use. Nothing herein shall be construed to limit the right of any person to provide off-street loading in excess of the requirements herein established.
- (B) *General requirements.*
- (1) *Applicability to existing, new and expanded uses.*
 - (a) *General applicability.* Except as provided in this Section 10.5-8(B), off-street loading spaces sufficient to satisfy the requirements of this section shall be provided for all existing and new uses.
 - (b) *Change in existing use.* Whenever a use lawfully existing on the effective date of this Airport Zoning District Ordinance is changed thereafter to a new use, loading facilities shall be provided as required herein for such new use; provided, however, that when any such new use is required to have no more than the same number of loading spaces required of such existing lawful use, then such new use may be established with a deficiency in required loading spaces equal in number to not more than the number of spaces such existing use was deficient on the date of this Airport Zoning District Ordinance.
 - (c) *Increase in use intensity.* Whenever the intensity of use of any structure or use is increased through the lawful addition of floor area, seating capacity or other units of measurement specified herein for required loading spaces, loading spaces as required herein shall be provided for such increase in intensity of use.
 - (d) *Exception.* Notwithstanding the foregoing provisions of this Section 10.5-8(B), no building or use lawfully existing on the effective date of this Airport Zoning District Ordinance, or any amendment to it establishing loading requirements with respect to such structure or use, shall be required to provide any additional loading spaces pursuant to this Section 10.5-8(B) unless and until the aggregate increase in units of measurement shall equal the full number of units for which one (1) additional loading space would be required pursuant to Section 10.5-8(D), in which event loading spaces as required herein shall be provided for the total aggregate increase.
 - (2) *Location of required loading spaces.* All areas utilized for loading shall be located on the same lot as the use they serve. Loading docks shall be an integral part of the building.
- (C) *Design and maintenance.* All areas utilized for loading shall be designed, constructed and maintained in accordance with Section 10.5-4(B):
- (1) *Location on lot.* There shall be no loading in the required minimum yards. No loading space shall be located closer to any public right-of-way than the facade of the building facing such right-of-way. All loading spaces shall be located and arranged to provide logical and convenient access thereto from the use they serve.
 - (2) *Loading-screening.* All areas utilized for loading shall comply with the screening requirements set forth in Section 10.5-4.(B)
 - (3) *Design.*
 - (a) *Access to a street.* All areas utilized for loading shall be designed and arranged to provide access to a street or alley in a manner that will create the least possible interference with through traffic movements. No curb cut across public property shall exceed thirty (30) feet in width without the written approval of the City.
 - (b) *Maneuvering space.* All areas utilized for loading shall be provided with sufficient maneuvering space on the zoning lot where it is located to allow vehicles to access and exit the space without having to make any backing movement on or into any public or private street.
 - (c) *Surface, drainage and markings.* All areas utilized for loading shall be paved in accordance with City Code.

- (d) *Space dimensions.* Each loading space, excluding required maneuvering areas, shall have the following minimum dimensions, in feet:

Standard	10W x 25L x 14H
Tractor-trailer	12W x 50L x 15H

(D) *Required spaces.*

- (1) *General requirements.* All areas utilized for loading or receiving areas shall be provided in sufficient number, of sufficient size and so located that no loading and unloading operations infringe upon any street or sidewalk.
- (2) *Minimum requirements.* For the following uses, the following minimum number of loading spaces shall be provided:

Required loading spaces by land use:

Use		Required spaces
(a)	Hotels	1 for 10,000 to 150,000 square feet of gross floor area PLUS 1 for each additional 200,000 square feet of floor area or fraction thereof.
(b)	Other uses	1 for the first 150,000 square feet of gross floor area or fraction thereof PLUS 1 for each additional 200,000 square feet of gross floor area or fraction thereof.

The first space required for any building having in excess of ten thousand (10,000) square feet shall be sized to accommodate a tractor-trailer, and all other spaces may be standard sized.

10.5-9. - Signs.

All signs shall comply with Article XIII of the City's Zoning Code.

10.5-10. - Variance procedure.

- (A) *Zoning Board of Appeals (ZBA).* The membership, appointment, compensation, term of office, meetings, quorum and voting for the ZBA is set forth in Section 5.3 of the City's Zoning Code.
- (B) *Authority.* A variance may be recommended only in those specific instances enumerated in Section 10.5-10(F), and then only when the ZBA has made findings of fact, based upon the standards set out in Section 10.5-10(G), that owing to special conditions a literal enforcement of the provisions of this Airport Zoning District Ordinance in an individual case, results in practical difficulties or particular hardship for the owner, lessee or occupant of land or a structure.
- (C) *Application for a variance.* An application for a variance shall be filed with the City. The application shall contain the following information as well as such additional information as may be prescribed by rule of the ZBA:

- (1) The particular requirements of this district which prevent the proposed use or construction.
 - (2) The characteristics of the subject property which prevent compliance with said requirements of this district.
 - (3) The reduction of the minimum requirements of this district which would be necessary to permit the proposed use or construction.
 - (4) The practical difficulty or particular hardship which would result if said particular requirements of this district were applied to the subject property.
- (D) *Public hearing notice.* The ZBA shall hold a public hearing on each variance request within forty-five (45) days after the variance application is submitted to the City. At the hearing any interested party may appear and testify, either in person or by authorized agent. Notice indicating the location of property, the time, date and place of the hearing and the nature of the proposed variance shall be given not more than thirty (30) days nor less than fifteen (15) days before the hearing:
- (1) By certified mail return receipt requested of all persons residing within two hundred fifty (250) feet of property; and a certified mailing sent to all persons at the addresses appearing on a roll prepared by the County Clerks of DuPage and Kane Counties, listing to whom the tax bills are sent concerning parcel(s) of property which are within two hundred fifty (250) feet of the subject property will satisfy this requirement.
 - (2) By publication in a newspaper of general circulation within the municipality.
- (E) *Jurisdiction.* The ZBA is hereby vested with the following jurisdiction and authority and it shall be its duty:
- (1) To hear and make recommendation on all applications for variances from the regulations and restrictions imposed by this district.
 - (2) To hear and report to the mayor and city council on such matters as may be referred to it by the mayor and city council subject to the provisions of this district.
 - (3) To hear and decide all other matters upon which it is authorized or required to pass under this district or applicable Illinois statutes.
- (F) *Limitations on variations.* Variations from the regulations of this district shall be considered by the ZBA only in accordance with the standards set forth in this section and may be considered in the following instances and no others:
- (1) To permit any yard of less dimension than required by the applicable regulations.
 - (2) To permit any building or structure to exceed the floor area ratio, height, yard and bulk limitations imposed by this district.
 - (3) To reduce the applicable off-street parking or loading facilities required by not more than twenty (20) percent of the required number.
 - (4) To permit the same off-street parking facilities to qualify as a required facility for two (2) or more uses, provided the substantial use of such facility by each user does not take place at approximately the same hours of the same days of the week.
 - (5) To permit any fence, wall or hedge of less or greater dimension than required by the applicable regulations.
 - (6) To permit any signage to exceed height and area limitations by not more than twenty (20) percent.
 - (7) Variations in flood prone areas.
 - (8) To permit loading or servicing to be conducted between a building and any street.
 - (9) To permit loading spaces to be located closer to any public right-of-way than the façade of the building facing such right-of-way.

- (10) To permit the storage of vehicles within the exterior side yards in the South Park Area.
- (G) *Standards for variances.* The ZBA shall not recommend and the City Council shall not grant variances from the regulations of this District unless affirmative findings of fact shall be made as to all of the standards hereinafter set forth, which findings of fact shall be based upon evidence adduced upon the hearing held thereon that:
- (1) The physical condition of the premises is unique and does not apply to neighboring premises in the same district.
 - (2) The aforesaid unique conditions are not the result of actions taken after the adoption of the City's Zoning Code or relevant amendment thereof by any person personally having an interest in the property.
 - (3) Strict application of the regulations of the Airport Zoning District would deprive the owner of the reasonable use of his premises equivalent to the use of neighboring premises within the District.
 - (4) Granting of the variance will be in harmony with the intent of the City's Zoning Code and will not be detrimental to any neighboring premises.
- (H) *Decisions on variations.* The concurring vote of four (4) members of the ZBA shall be necessary to recommend the grant of a variation to the City Council. Any recommendation that a variation be granted shall be accompanied by a conclusion or statement of the relief to be granted, supported by findings of fact, which statement and findings shall be transmitted to the City Council. The City Council shall make a final determination as to whether or not any variation requested shall be granted. The decision of the City Council shall occur by ordinance supported by a statement containing specific findings of fact, which findings shall specify the reason or reasons for making the variation and shall refer to any exhibits containing plans and specifications for the proposed variation which have been made part of the application or which were introduced at the public hearing as evidence. Such exhibits shall remain part of the permanent record of the ZBA. The terms of relief granted shall be specifically set forth from the findings of fact. All variations granted pursuant to this authority shall be granted in conformance with the Statutes of the State of Illinois.

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Final Development Plan Approval & Variances
2500 Enterprise Circle
DS Container

Final Plan Resolution No. 16-R-0003
Variance Ordinance No. 16-O-0002

AGENDA ITEM NUMBER: 4. B & C.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Jan. 11, 2016**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE** JDS**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** _____**ITEM SUMMARY:**

CenterPoint Properties, the contract developer of the DuPage Business Center (DBC), is proposing variances for phase II of the DS Container industrial development located within the inner circle of Enterprise Circle in the South Park Area of the DBC. Specifically, the proposed variances are as follows:

1. To permit loading or servicing on the subject property to be conducted between the south façade of the building and Enterprise Circle.
2. To permit loading spaces on the subject property to be located closer to the Enterprise Circle right-of-way than the south façade of the building facing said right-of-way.
3. To permit the storage of vehicles within the south exterior side yard of the subject property.
4. To increase the maximum allowable height for rooftop equipment from ten (10) feet above the overall height of the building to fifteen (15) feet above the overall height of the building, as regulated in the definition of "building height" within the Airport zoning district.

The 10.5 acre subject property, as well as the entire DBC and all other property (the DuPage Airport and Prairie Landing Golf Course) owned by the DuPage Airport Authority, is zoned Airport zoning district. Variances 1, 2, and 3, as identified above, were approved for the 14.5 acre phase I portion of the development, which is located on the east half of the inner circle of Enterprise Circle in the South Park Area of the DBC, by the City Council in January of 2015. Variance 4 is only associated with the phase II portion of the building. Phase I, which is currently under construction, was approved with twenty (20) loading docks on the south façade of the building and thirty-seven (37) semi-trailer parking (storage) spaces located south of the building, thus necessitating the three (3) previously approved variances.

Phase II of the development is located on the west half of the inner circle of Enterprise Circle and has right-of-way frontage on three sides (north, south, and west). The entire subject property consisting of phase I and phase II occupies the entire inner circle of Enterprise Circle. This means that the entire subject property not only has a front yard (east), but also has two exterior side yards (north and south) and a rear yard (west), which are, for all intent and purpose, regulated the same as a front yard with respect to setbacks and use restrictions. The City's Airport Zoning District regulations limits the types of site uses, such as vehicle loading and storage areas, that may be conducted within a front yard or

CITY OF WEST CHICAGO

exterior side yard. The intent of these regulations is to aesthetically enhance and maintain the street appearance of a site by requiring the more intensive site uses to be located in the rear and interior side yards of a site where they are typically visually screened from the right-of-way. Phase II is proposed to have four (4) loading docks, which will be used for access to dumpsters, and twenty-nine (29) semi-trailer parking (storage) spaces on the south side of the building, thus necessitating the loading and storage variances 1, 2, and 3 identified above.

Conformance with the City's existing loading dock and vehicle storage regulations is not feasible because the entire development (phases I and II) is surrounded on all sides by right-of-way. City staff, Dupage Airport Authority staff, and CenterPoint Properties staff all feel the most appropriate location of the loading docks and semi-trailer parking spaces is on the south side of the development as proposed. To help mitigate these site design aspects CenterPoint Properties is proposing a larger than required by Code landscape buffer along the south property line where a berm and additional landscaping will be installed to act as a buffer/screen for the parking and dock areas.

The requested variance to increase the maximum allowable height for rooftop equipment from ten (10) feet above the overall height of the building to fifteen (15) feet above the overall height of the building is required to accommodate specific equipment needed for DS Container's site operations. The maximum allowable building height in this portion of the DBC is fifty (50) feet. The maximum allowable height of the rooftop equipment is ten (10) feet above the overall height of the building. If the proposed building were constructed accordingly to these established maximums, then the overall combined height would be sixty (60) feet tall. However, the proposed building is only forty (40) feet tall and the proposed rooftop equipment is fifteen (15) feet tall, thus making the overall combined height only fifty-five (55) feet tall, which is collectively five (5) feet shorter than the combined permitted maximum height. City staff, Dupage Airport Authority staff, and CenterPoint Properties staff all feel the requested variance to increase the maximum allowable height of the rooftop equipment is acceptable because the proposed overall combined height is less than the combined permitted maximum height.

In accordance with the Intergovernmental Agreement (IGA) with the DAA both the DAA and City shall approve any development proposal within the DBC. The DAA has approved the proposed final development plan and Centerpoint is now requesting City approval. The attached Resolution includes specific plans and elevations for phase II of the proposed DS Container site development. The terms of the IGA require the City Council to approve the final development plan if it is in conformance with all of the controlling documents (the City's Airport Zoning District regulations and the DAA's Minimum Design Standards). City staff acknowledges that the proposed phase II plans do comply, subject to approval of the aforementioned four site usage variances.

At its December 5, 2016 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of the four requested variances by a (4-0) vote. Their recommendation is included as Exhibit B to the attached variance ordinance. The Plan Commission did not consider the final development plan for the phase II of the development because it is not part of the Commission's established purview.

ACTION PROPOSED:

Consideration of a final development plan and four variances for phase II of the DS Container industrial development located at 2500 Enterprise Circle.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 16-R-0003

A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR PHASE II OF THE DS CONTAINER DEVELOPMENT 2500 ENTERPRISE CIRCLE - DUPAGE BUSINESS CENTER

WHEREAS, the City Council of the City of West Chicago shall consider proposed development within the DuPage Business Center to determine compliance with the applicable codes and ordinances of the City of West Chicago; and,

WHEREAS, the City Council approved the final development plan for phase I of the DS Container development by Resolution 14-R-0084 on January 5, 2015; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Final Development Plan for phase II of the DS Container development does comply with the applicable codes and ordinances of the City of West Chicago.

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled as follows:

Section 1. That the Final Development Plan for phase II of the DS Container development prepared by CenterPoint Properties attached hereto as Exhibit "A" is hereby approved.

Section 2. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this ____ day of _____ 2016.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith



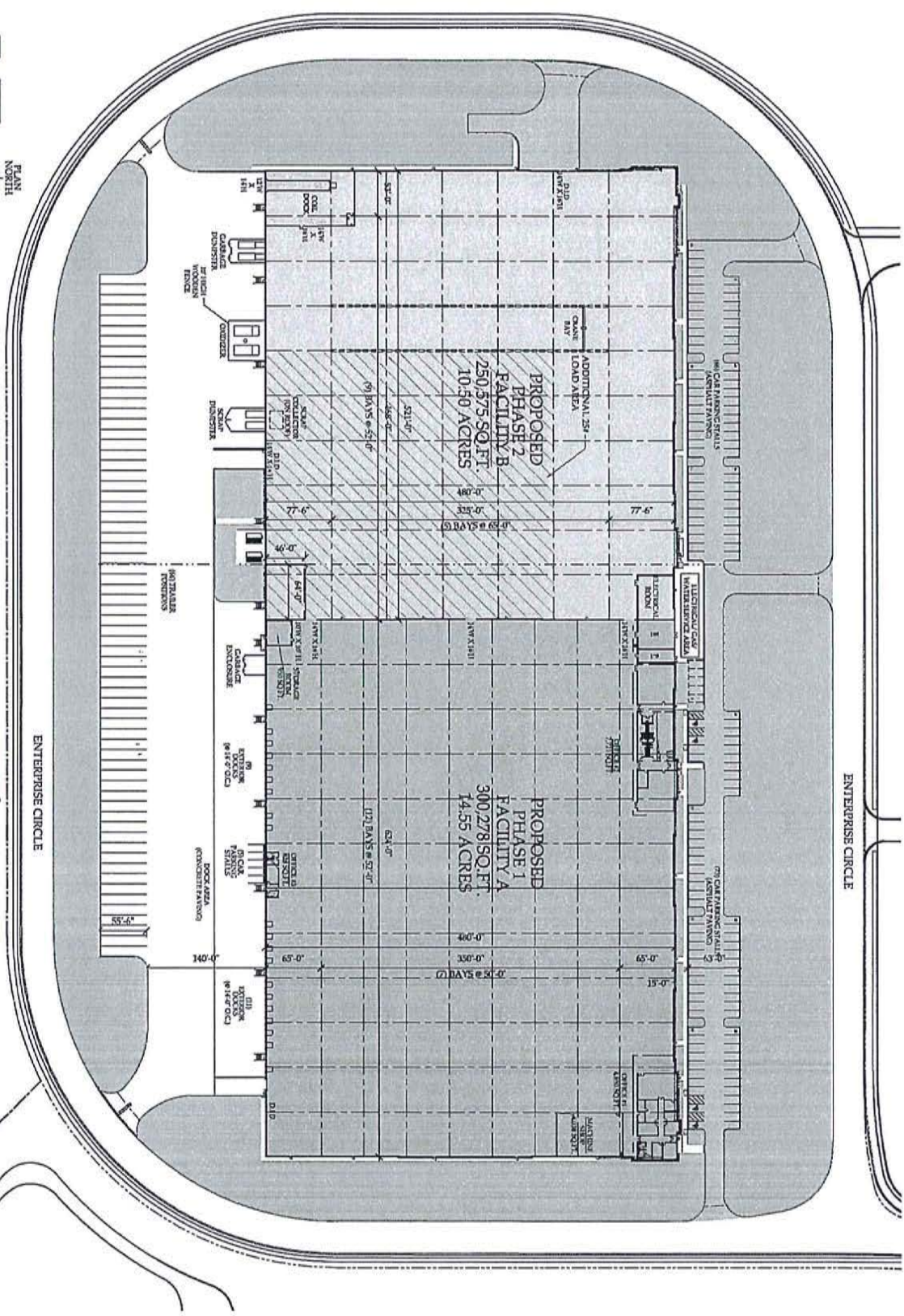
2500 ENTERPRISE CIRCLE

DUPAGE BUSINESS CENTER — WEST CHICAGO, ILLINOIS



CenterPoint Properties

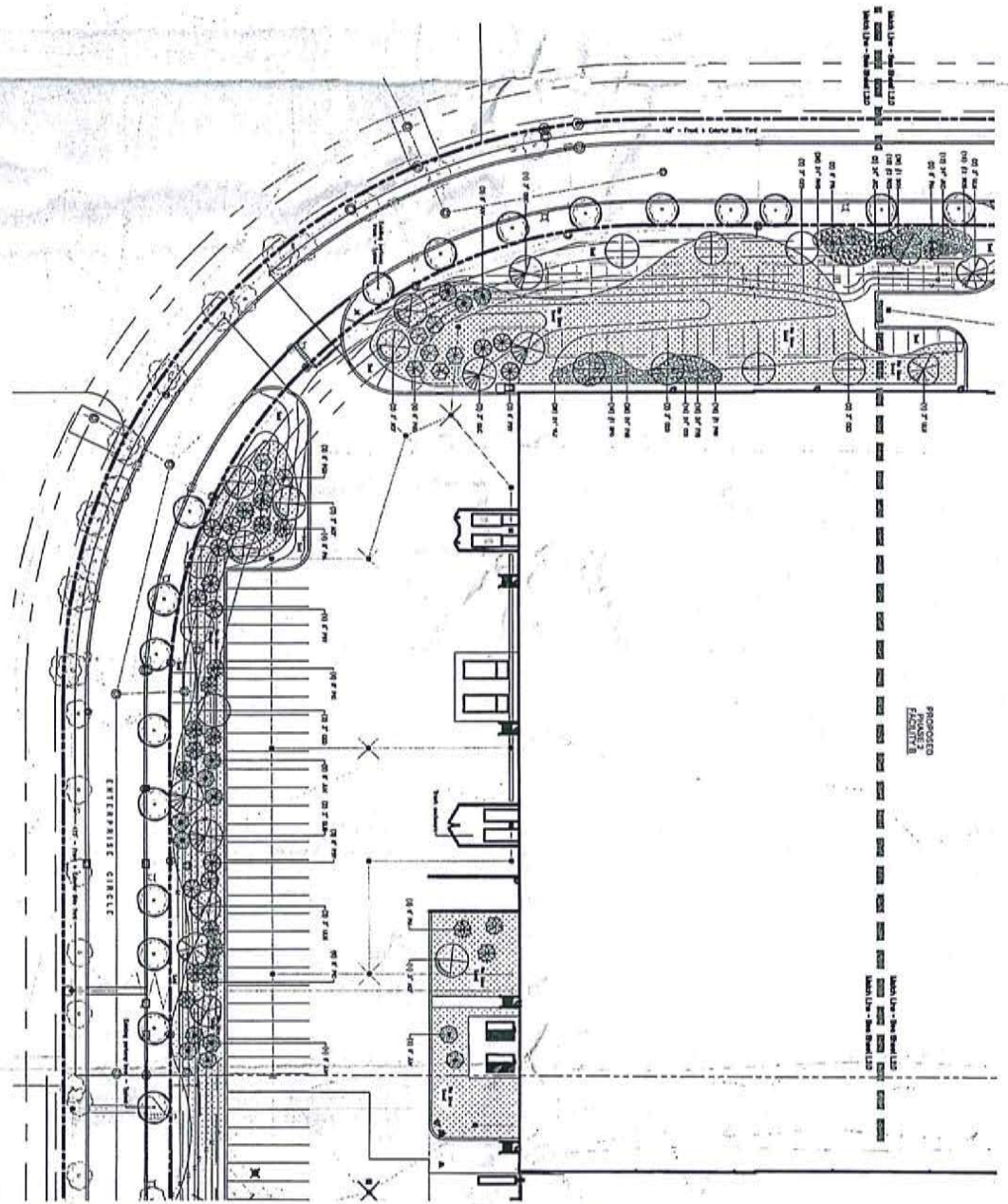
NOVEMBER 6, 2015 #14140



PROPOSED
PHASE 2
EXHIBIT 8

Station 12+ - New Street L&D

Station 12+ - New Street L&D
Station 12+ - New Street L&D
Station 12+ - New Street L&D



2500
Enterprise Circle
Phase 2
Site Plan
New Street View

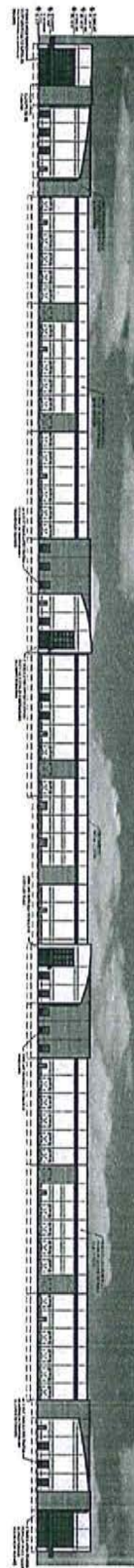
DRIVE & LANDSCAPE ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
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Landscape Plan

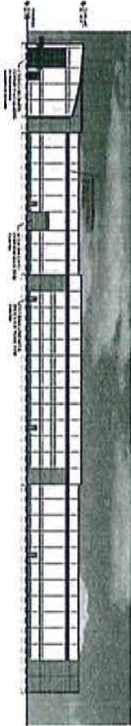
DATE	10/10/00
BY	DLA
CHECKED	DLA
APPROVED	DLA
SCALE	AS SHOWN
PROJECT	2500 Enterprise Circle Phase 2
SHEET	120



NORTH ELEVATION
0 20 40 80 FEET



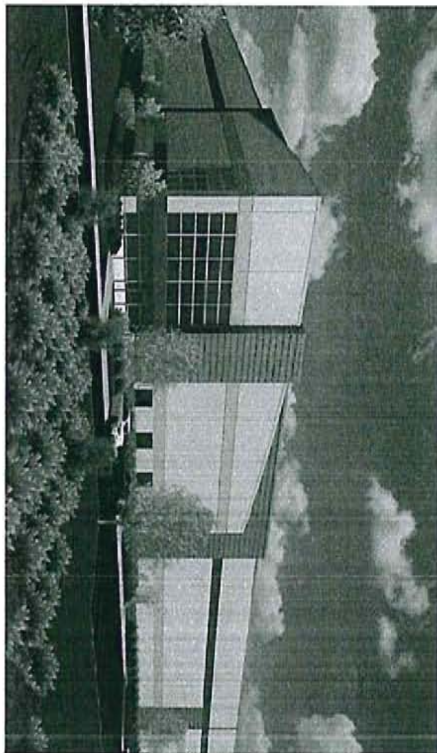
SOUTH ELEVATION
0 20 40 80 FEET



WEST ELEVATION
0 20 40 80 FEET



EAST ELEVATION
0 20 40 80 FEET



CenterPoint Properties

OCTOBER 6, 2015 #14140

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Cornerstone
Architects Ltd.

10 ENTERPRISE CIRCLE
38 BUSINESS CENTER — WEST CHICAGO, ILLINOIS

ORDINANCE NO. 16-O-0002

AN ORDINANCE GRANTING CERTAIN VARIANCES FOR PHASE II OF THE DS CONTAINER DEVELOPMENT 2500 ENTERPRISE CIRCLE

WHEREAS, on or about November 12, 2015, CenterPoint Properties Trust, (the "APPLICANT"), filed an application for certain variances, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about December 21, 2015, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on January 5, 2015, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 16-RC-0004, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, Du Page County, Illinois, in regular session assembled, as follows:

Section 1. That a variance from Section 10.5-10(F)(8) to permit loading or servicing to be conducted between the south façade of the building and the southern portion of Enterprise Circle is hereby granted in conformance with Section 10.5-10 of the Zoning Ordinance for the SUBJECT REALTY.

Section 2. That a variance from Section 10.5-10(F)(9) to permit loading spaces to be located closer to the southern portion of the Enterprise Circle right-of-way than the south façade of the building is hereby granted in conformance with Section 10.5-10 of the Zoning Ordinance for the SUBJECT REALTY.

Section 3. That a variance from Section 10.5-10(F)(10) to permit the storage of vehicles within the south exterior side yard is hereby granted in conformance with Section 10.5-10 of the Zoning Ordinance for the SUBJECT REALTY.

Section 4. That a variance from Section 10.5-10(F)(2) to increase the maximum allowable height for rooftop equipment from ten (10) feet above the overall height of the building to fifteen (15) feet above the overall height of the building, as regulated in the definition of “building height” within the Airport zoning district, is hereby granted in conformance with Section 10.5-10 of the Zoning Ordinance for the SUBJECT REALTY.

Section 5. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 6. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2016.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Ferguson	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2016.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 2 in the DuPage National Technology Park 2500 Enterprise Drive Assessment Plat, being a plat of part of the Northwest Quarter of Section, Township 39 North, Range 9, East of the Third Principal Meridian, accordingly to the plat thereof recorded April 17, 2015 as Document R2015-39922, in DuPage County, Illinois.

Part of P.I.N.: 04-18-101-001.

EXHIBIT "B"

RECOMMENDATION # 16-RC-0004

TO: The Honorable Mayor and City Council

SUBJECT: PC 16-01: variances
2500 Enterprise Circle
DS Container

DATE: January 5, 2016

DECISION: A motion to approve the requested variances passed unanimously by a (4-0) vote.

RECOMMENDATION

After review of the requested variances, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact:

- (1) The physical condition of the premises is unique and does not apply to neighboring premises in the same district.

The subject property is unique in that it has right-of-way on three (3) of its four (4) sides for phase II and all for sides collectively for the entire site (phases I and II combined). This feature would only be applicable to a small number of parcels within the DBC, depending on how those parcels would be developed.

- (2) The aforesaid unique conditions are not the result of actions taken after the adoption of the zoning ordinance or relevant amendment thereof by any person personally having an interest in the property.

The aforementioned unique conditions are a result of the overall layout of the DBC, which was not designed or constructed by CenterPoint Properties.

- (3) Strict application of the regulations of the zoning district would deprive the owner of the reasonable use of his premises equivalent to the use of neighboring premises within the district.

CenterPoint Properties would most likely not be able to reasonably develop the land located within the inner circle of Enterprise Circle with the allowable industrial uses due to its relatively small area.

- (4) Granting of the variances will be in harmony with the intent of the zoning ordinance and will not be detrimental to any neighboring premises.

Granting of the requested variances will be in harmony with the intent of the zoning ordinance and will not be detrimental to any neighboring premises. To help mitigate any potential negative impacts from these site design aspects CenterPoint Properties will be providing a larger landscape buffer along the south property line where a berm and additional landscaping will be installed to act as a visual screen for the parking and dock areas.

Respectfully submitted,

Christine Dettmann
Commissioner

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
C. Dettmann			R. Mireault
D. Kasprak			B. Laimins
M. Schafer			D. Faught
S. Hale			