

SECTION 21.071 (BP) BUSINESS PARK DISTRICT

(1) Intent.

(a) GENERAL.

The general intent of this Section is to set forth land uses or activities which are permitted in business park areas of the Village, to specify the uses and activities that will be permitted, with or without special conditions, or after a special permit has been granted, and to establish bulk regulations for lots within the district.

(b) (BP) BUSINESS PARK DISTRICT.

The intent of the (BP) Business Park District is to combine in one zoning district light industrial, office and commercial uses.

(2) General Provisions.

(a) SCHEDULE OF REGULATIONS.

Restrictions and controls for land uses or activities permitted in a (BP) Business Park District, or land uses or activities having special conditions attached to them, or requiring a special permit, are set forth in Schedule 21.071-A. Regulations for lot size, yards and similar bulk requirements for uses specified in Schedule 21.071-A are set forth in Schedule 21.071-B. Both said schedules are hereby adopted and made part of this Ordinance.

(b) EXCLUDED USES OR ACTIVITIES.

A land use or activity not set forth in Schedule 21.071-A is not permitted in the (BP) Business Park Districts in the Village except that uses and activities which are similar to those which are permitted in a district may be permitted by special use permit.

(c) ENCLOSURE OF OPERATION.

All operations in a (BP) District shall be conducted within completely enclosed buildings except:

(i) Off-street parking and off-street loading when conforming with regulations set forth in this Ordinance.

(ii) Establishments of the drive-in type offering goods and services to

customers waiting in parked automobiles.

(iii) Servicing, repairing, testing, cleaning and other operations customarily conducted out-of-doors.

(iv) Other uses customarily conducted in the out-of-doors such as open sales lots for retail sales and out-of-doors recreation facilities.

(v) Storage areas located not less than 50 feet from a Residential District. Storage areas, when located within 50 feet of a Residential District, shall be completely enclosed behind a solid wall or fence, or a fence faced with plantings of trees or shrubs that provide an effective visual screen.

(d) PERFORMANCE STANDARDS

Performance standards for noise, vibration, smoke and particulate matters, noxious odors, fire and explosion hazard, glare, lighting, heat and radiation shall be as established and enforced by the Village.

(e) SITE PLAN APPROVAL.

The Zoning Administrator may not issue building permit for the development or expansion of any building in a (BP) District until a final site plan has been approved by the Department of Public Works in accordance with Section 21.17 (5) (b).

(3) Special Conditions for Certain Land Uses or Activities in Business Districts.

Land use or activities listed in Schedule 21.071-A "Permitted with Special Conditions" shall not be considered permitted, and the Zoning Administrator shall not issue a zoning certificate for such uses or activities, until applicable conditions, as set forth below, have been complied with or a variance has been granted.

(a) BATTERY AND TIRE SALES AND SERVICE

(i) Permitted when all storage and servicing occurs within a building and vehicles are not parked outdoors overnight.

(ii) All outside storage is screened from public view.

(b) DRIVE-IN RESTAURANT INCLUDING DRIVE-THRU FACILITIES

Such facilities shall provide adequate parking and stacking space so that vehicles are not standing in any public street. The number, size and location of access and egress points shall be approved by the Director of Public Works.

(c) FEED STORE

Permitted when there is no outside storage of feed supplies or equipment.

(d) TEMPORARY GREENHOUSE

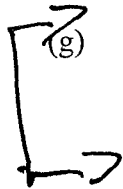
Temporary greenhouse construction shall conform to all appropriate setback requirements. Temporary greenhouse permits must be obtained from the Zoning Administrator. Temporary permits shall be in effect for a period not to exceed six months.

(e) MACHINE, SHEET METAL AND WELDING SHOP

Permitted when operations are within the enclosed building and glare from the welding operation is not visible from outside the building.

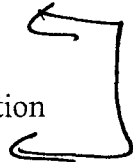
(f) PUBLIC UTILITY FOR TRANSMISSION OF LOCAL SERVICE.

Such utilities shall be placed underground whenever feasible or, when not so placed, shall be located along rear lot lines or in a manner which will cause the minimum adverse visual impact on the Village's streetscape. Approval of such utility lines shall be given by the Department of Public Works.



(g) SIGN *Removed Ordinance 2002-13 + recreated*

Permitted when they are in compliance with Section 21.071(3) below or Section 21.14 of this Ordinance.



(h) TEMPORARY BUILDING OR FENCE

Permitted for construction purposes for a period not to exceed such construction and when located on the same lot where such construction is being undertaken or a lot contiguous thereto.



(4) Special Sign District.

Removed Ordinance 2002-13

(a) PURPOSE

The purpose of this section is to established a review procedure for signs related to use in a (BP) Business Park District along U.S. Highway 41, and to establish reasonable standards regulating advertising appropriate to such development. Special regulations are established for this area due to its orientation to non-local traffic, a characteristic which makes such an area unique and different from all other areas in the Village, and therefore, requiring special regulations.

(b) BOUNDARIES

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To be included under the special provisions of this section is all (BP) zoned land within 1,000 feet either side of the center line of U.S. Highway 41 and within a circle with a radius of 1,800 feet centered upon the interchange of U.S. 41 - C.T.H. "00".

(c) SIGNS REGULATED

All signs within this district shall be regulated by the provisions of the Village's Sign Ordinance except that, other provisions to contrary notwithstanding.

- i. Freestanding signs in excess of the allowable area and height maximums are permissible subject to the standards contained in Subsection (d) below.
- ii. Roof signs may be allowed provided no freestanding sign is also proposed and such roof sign is authorized by special use permit issued by the Plan Commission.

(d) FREESTANDING SIGN STANDARDS.

- i. Lights from the signs illuminated with reflecting lights shall not project towards any right-of-way or cause glare to vehicles in the right-of-way or on any adjacent residential land.
- ii. Within this district the following signs heights are permitted for a maximum of one (1) sign per business.
 - A. Thirty-five (35) feet within the area 500 feet either side of the center line of U.S. 41 and not included in interchange zone.
 - B. Forty-five (45) feet within the area between 500 feet and 1,000 feet either side of the center line of U.S. 41 and not included in interchange zone.
 - C. Fifty-five (55) feet within a circle with a 1,800 foot radius centered on the interchange included in this district.
- iii. Signs in excess of the allowable height maximum may be allowed by special use permit issued by the Plan Commission provided that the following conditions are met.
 - A. Proper evidence supports the greater height needs.
 - B. Two (2) additional feet of setback from all right-of-way lines are provided for each additional foot of sign height over the maximum

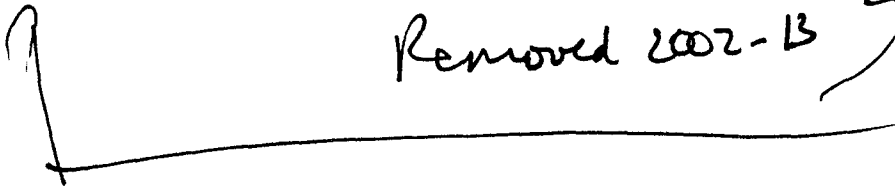
allowable up to a maximum height of 65 feet.

- C. Such sign is necessary due to natural features, i.e., trees, rock formation, hills, gradients, etc., or due to a highway structure which is a part of or attendant to U.S. 41. Such additional sign height may not be granted due to any other sighting problem, i.e. other signs, buildings, etc.

- iv. Freestanding Sign Standards. No freestanding sign in the Special Sign District shall exceed 100 square feet in area unless it is at least thirty-five (35) feet in height, in which case the sign may not exceed 200 square feet in area.

- v. Where a lot has multiple frontages (e.g., to Highway 41 and to a frontage road), a business shall be permitted to have one freestanding sign for each of a maximum of two frontages. The second sign may not, however, exceed 100 square feet in area.

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Bulk Requirements - (BP) Business Park District

DIST.	LAND OR USE ACTIVITY	MINIMUM LOT AREA (SQ. FT.)	MIN. LOT WIDTH (FT.)	FLOOR AREA RATIO	MIN. BUILD. SETBACK FRONT	MIN. BUILD. SETBACK SIDE	MIN. BUILD. SETBACK REAR	MAXIMUM BUILDING HEIGHT
BP	All permitted uses except when special conditions or Special Permit requirements state otherwise	None	None	0.8	30' (a)	20' (a)	25' (a)	75' (b)

(a) Side yards may be reduced to 0' when two sites are developed with recorded cross-easements and shared parking agreements as approved by the Plan Commission.

(b) Building height subject to Fire Chief approval if greater than 36'

Schedule 21.071-A - Land Uses or Activities (BP) Business Park Districts

- P = Permitted
 SC = Permitted with Special Conditions
 SP = Special Use Permit Required
 N = Prohibited

LAND USE OR ACTIVITY:	BP
1. Antique and craft shop	P
2. Antique and used furniture sales.	P
3. Automotive car wash.	SP
4. Automobile engine repair, service garage, and vehicle body shop.	SP
5. Automotive parts and accessories.	P
6. Automobile service station.	SP
7. Bakery.	P
8. Bank and financial institution, including branch bank and drive-in.	P
9. Battery and tire sales and service.	SC
10. Bicycle sales, rental and repair.	P
11. Blueprinting, photocopying, and Photostatting.	P
12. Boat sales and repair.	SP
13. Bottling and distribution.	SP
14. Bulk fuel and ice sales.	SP
15. Business machine and equipment sales and service.	P
16. Catering establishment.	P
17. Church, chapel, temple, convent, monastery, rectory.	N
18. Club or lodge.	N
19. Cocktail lounge; tavern.	P
20. Day care facility.	P
21. Drive-in restaurant including drive-thru facilities, i.e., bank, laundry, bakery, etc.	SC
22. Dry cleaning and laundry facility, including linen, towel or diaper service.	P
23. Eating and drinking establishments, including drive-in restaurants.	P
24. Feed store.	SC
25. Fraternal, philanthropic and eleemosynary institution.	N
26. Frozen food and locker facility.	P
27. Funeral and undertaking parlor.	SP
28. Furrier shop.	P
29. Governmental service.	P
30. Hobby shop.	P
31. Temporary Greenhouse	SC
32. Household appliance, radio, and TV sales and service.	P
33. Indoor amusement and recreation facility.	P
34. Indoor cinema or theater.	P
35. Interior decorating.	P
36. Landfill.	N
37. Library.	P

LAND USE OR ACTIVITY:	BP
38. Liquor store.	P
39. Loan office.	P
40. Machine, sheet metal and welding shop.	SC
41. Meat and fish market.	P
42. Medical, dental and optical clinic.	P
43. Meeting and exhibition hall.	SP
44. Motel and hotel; bed and breakfast establishment; extended stay hotel.	SP
45. New and used automobile sales.	SP
46. Newspaper office.	P
47. Newsstand.	P
48. Nursery school.	P
49. Outdoor amusement and recreation facility.	SP
50. Parcel delivery.	P
51. Personal service facility, i.e., barber and beauty shop, tailor shop, self-service Laundromat, shoe and clothing repair.	P
52. Pet shop.	P
53. Photography studio.	P
54. Planned unit development.	SP
55. Physical culture and health facility; spa.	P
56. Printing and publishing shop.	P
57. Private parking facility not accessory to another use.	SP
58. Public utility for transmission of local service.	SC
59. Professional or business office including optical and dental laboratory.	P
60. Radio and TV studio.	P
61. Rental service facility.	SP
62. Research laboratory.	P
63. Sale and display of art objects, art and school supplies, candy, ice cream; gift shop; picture framing shop.	P
64. Sales and service of plumbing, electrical or heating fixtures and appliances.	P
65. Sales and service of recreation vehicles, motorcycle and similar vehicles.	SP
66. Sales of building materials.	SP
67. Sale of convenience goods, such as groceries, pharmaceutical, sundries, photographic supplies, vanity.	P
68. Secondhand store and rummage sale.	P
69. Sign.	SC
70. Supermarket, department store, variety store; sale of clothes, shoes, furniture, hardware, flowers, jewelry, toys, china and glassware, carpet and floor coverings, luggage and leather goods; dry goods, paint and wallpaper, office supplies, sporting goods.	P
71. Tent and awning sales and production.	P
72. Ticket and travel agency.	P
73. Upholstering shop.	P
74. Utility transmission line and substation.	SP
75. Veterinary office and animal hospital or grooming shop.	SP
76. Wholesale and warehouse facilities, excluding mini-warehouse.	P

Schedule 21.071 - Land Uses or Activities Industrial Districts

- P = Permitted
- SC = Permitted with Special Conditions
- SP = Special Use Permit Required
- N = Prohibited

LAND USE OR ACTIVITY:	BP
77. Above ground storage of flammable liquids or materials.	SP
78. Ambulance service.	P
79. Asphalt, coal, or tar manufacture.	N
80. Archery range, golf driving range, ice skating rink.	SP
81. Bottling works.	P
82. Mini-warehouse	N
83. Cement, lime, gypsum manufacture.	N
84. Cemetery monument creation and sales.	SP
85. Contractor's facility, including material and equipment storage.	P
86. Express and parcel delivery.	P
87. Feed manufacture.	P
88. Fuel and ice retail sales.	P
89. Governmental service.	SP
90. Greenhouse and nursery.	P
91. Heliport.	SP
92. Knitting mills.	P
93. Labor hall and office.	P
94. Land filling.	N
95. Laundry.	P
96. Lumberyard, mill work.	P
97. Mail order house.	P
98. Manufacturing, fabricating, assembly, repair, storage, processing cleaning, servicing and testing establishment.	P
99. Milk distribution sales.	P
100. Miniature or par-3 golf, Go-cart track	SP
101. Mining, quarrying or extraction of sand, gravel, soil or other aggregate.	N
102. Motor freight terminal, air and rail freight terminal.	P
103. Offices with accessory research, testing, warehousing, fabricating or assembly.	P
104. Off-street parking.	N
105. Packing and crating.	P
106. Painting and enameling.	P
107. Planned unit development.	SP
108. Plumbing and heating shops.	P
109. Public or private park or playground.	SP
110. Public utility.	SP
111. Publishing and printing.	P
112. Railroad switching and repair facility.	N
113. Sheet metal working, tinsmithing, blacksmithing.	P
114. Slaughterhouse, stockyard.	N

LAND USE OR ACTIVITY:	BP
115. Smelting/foundry.	N
116. Swimming pool, tennis court, shuffleboard courts and similar facilities.	SP
117. Temporary building or fence.	SC
118. Trade school.	P
119. Vehicle repair including painting, body and motor work.	P
120. Warehouse.	SP
121. Wholesale or jobbing establishment.	P