

**Section 6-211**  
**ORI Mixed Use District**

**SECTION 6-211. ORI Mixed Use District.**

- A. **Purpose.** The ORI Mixed Use District is established to provide locations for a wide range of employment-generating office, institutional, research and light manufacturing uses along I-80, as indicated on the Village Zoning District Map. The standards of this district are designed to ensure that such uses are developed in a manner that is compatible with the use and enjoyment of nearby properties, and to minimize potential nuisances or damage to the environment. In addition, this district is intended to accommodate a variety of uses, whereby the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by the Village to protect adjacent land uses and the natural environment.
- B. **Permitted Uses.** The following uses may be established as permitted uses in the ORI Mixed Use District **in buildings up to 50,000 square feet unless otherwise limited below** in accordance with the procedures set forth in Sections 5-101 through 5-104, provided that all other applicable regulations are met:
  - 1. Accessory uses, as provided in Section 6-302;
    - a. Accessory garages for more than three (3) vehicles;
  - 2. Bus stop shelters owned and maintained by the Village, provided that:
    - a. No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and
    - b. The design of the bus shelter is compatible with development of nearby properties.
  - 3. Clinics and medical or dental offices;
  - 4. Convenience stores with a floor area of less than 5,000 square feet;
  - 5. Day care centers and day care homes, provided that the use is licensed by or registered with the Illinois Department of Children and Family Services in accordance with the Child Care Act of 1969. (Ill. Rev. Stat. ch. 23, par. 2211, *et seq.*)
  - 6. Financial institutions; (Ord. 3281 - 8/16/99)
  - 7. Food concession associated with a primary use;
  - 8. Governmental uses;
  - 9. Light industry and assembly;
  - 10. Medical rehabilitation centers;
  - 11. Offices;

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12. Outside Storage, when the storage area does not exceed 25% of the area of the lot, is located at the rear of the principal building, is screened on all sides, and the height of the stored materials, equipment or vehicles does not exceed the height of the screening. (See Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses) (Ord. 3837 – 12/1/03)

13. Overnight accommodations, provided that rooms are not rented for a period of more than thirty (30) days;

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14. Personal service establishments ~~up to 5,000 square feet;~~  
~~(Ord. 2959-11/18/96) up to 10,000 square feet;~~

15. Printing, publishing or photography plants;

16. ~~Public utility structures, provided that:~~

a. ~~No building is located within twenty-five (25) feet of a side lot line;~~

b. ~~The facility is constructed and operated to comply with all applicable local, state and federal regulations; and~~

c. ~~No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling.~~

16. Restaurants and outdoor seating for restaurants, greater than 330 feet from a residential parcel. Outdoor seating will have aisle widths of three (3) feet or more, and service of liquor will require fencing, temporary or permanent. (Ord. 4044 – 7/5/05)

17. Retail, as an ancillary use, whose primary purpose is to serve the work force within the district;

18. Schools - arts or vocational;

19. Warehouses or distribution establishments, or self-storage facilities, provided the door openings for rental units shall face the interior of the site. (Ord. 3837 – 12/1/03)

20. Wholesale establishments.

C. ~~**Minor Special Uses.** The following uses may be established as minor special uses in the ORI District in accordance with the procedures and standards set forth in Section 5-105:~~

1. ~~Accessory garages for more than three (3) vehicles;~~

2. ~~Bus stop shelters maintained by the Village, provided that:~~

a. ~~No bus stop shelter is located within thirty-five (35) feet of a street~~

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~~intersection or within a clear sight triangle identified in Section 6-301(E); and~~

~~b. The design of the bus shelter is compatible with development of nearby properties.~~

~~3. Drive-in service windows, provided that:~~

~~a. The principal use is an office, retail establishment, financial institution or restaurant located on the same lot;~~

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~~b. There are at least five (5) stacking spaces per four (4) or more windows, or if fewer than four (4) windows, at least eight (8) stacking spaces; and~~

~~c. The amount of stacking space and circulation patterns on the lot is adequate to keep traffic from backing up into the street.~~

~~4. Food Concession. (Ord. 2586-6/6/94)~~

~~5. Outside, open markets; and~~

~~6. Personal Service establishments over 5,000 square feet. (Ord. 2959-11/18/96)~~

~~7. Utility substations, provided that:~~

~~a. No building is located within twenty-five (25) feet of a side lot line;~~

~~b. The facility is constructed according to design guidelines and is operated to comply with all applicable local, state and federal regulations; and~~

~~c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling.~~

**C. Major Special Uses.** The following uses may be established as major special uses in accordance with the procedures and standards set forth in Section 5-105:

1. Animal hospitals, pounds, shelters and other overnight animal boarding;

2. Automobile service stations;

3. Car washes;

4. Drive-in service windows, provided that:

a. The principal use is an office, retail establishment, financial institution or restaurant located on the same lot;

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b. There are at least five (5) stacking spaces per four (4) or more windows, or

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if fewer than four (4) windows, at least seven (7) stacking spaces; and

d. The amount of stacking space and circulation patterns on the lot is adequate to keep traffic from backing up into the street.

5. Food processing plants;

6. Hospitals;

7. Outside Storage, for a storage area that does not meet the requirements of Section 6-208.B. (See Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses) (Ord. 3837 – 12/1/03)

8. Outside, open markets;

9. Parks and recreational areas;

10. Places of worship ~~with which may include~~ overnight shelter for up to eight (8) adults;

11. Public transportation facilities;

(7/05) 12. Restaurants and outdoor seating for restaurants, within 330 feet from a residential parcel. Outdoor seating, if approved, will have aisle widths of three (3) feet or more, and service of liquor will require fencing, temporary or permanent with a minimum height of 3.5 feet. (Ord. 3354 – 4/17/00; Amd. Ord. 4044 – 7/5/05))

13. Sites or site plans with total building area greater than 50,000 square feet. This special use is in conjunction with any other special use;

14. Stadia, auditoria and arenas.

15. Public utility structures and utility substations, provided that:

a. No building is located within twenty-five (25) feet of a side lot line;

b. The facility is constructed according to design guidelines and is operated to comply with all applicable local, state and federal regulations; and

c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling.

d. The standards of Section 6-311 are met for the applicable structures/ utilities.

16. Wireless communication facilities. (Ord. 3672 - 8/5/02)

D. **Floor Area Ratio.** The nonresidential density allowed in this district shall not exceed a floor

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area ratio of 2.0.

**E.** **Lot Area**. The minimum lot area for industrial uses shall not be less than 20,000 square feet with a minimum lot width (see definition) of one hundred (100) feet. The minimum lot area for commercial, office and mixed uses shall not be less than 10,000 square feet with a minimum lot width (see definition) of eighty (80) feet.

**F.** **Setbacks**. The following setback standards shall apply in the ORI District with the first set of standards applying to areas west of Wolf Road and the second set of standards applying to areas east of Wolf Road.

1. **Building Setbacks for areas west of Wolf Road**. The following setback standards shall apply to property in the ORI District west of Wolf Road. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "side" setback.

**A. Industrial**

- (1) **Front. All streets**: Fifty (50) feet from the property line.
- (2) **Side. All streets**: Twenty (20) feet from the property line.
- (3) **Corner Side.**
  - (a) **Major or Minor Arterial**: Fifty (50) feet from the property line.
  - (b) **Collectors**: Forty (40) feet from the property line.
  - (c) **All other streets**: Thirty (30) feet from the property line.
- (4) **Rear. All streets**: Twenty (20) feet from the property line.

**B. Commercial, Office and Mixed Use**

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- (1) **Front. All streets**: Eighty (80) feet from the property line.
- (2) **Side. All streets**: No minimum setback. The maximum setback shall be fifty (50) feet from the property line.
- (3) **Corner Side.**
  - (a) **Major or minor arterial**: Fifty (50) feet from the property line.
  - (b) **Collectors**: Forty (40) feet from the property line.
  - (c) **All other streets**: Thirty (30) feet from the property line.
- (4) **Rear. All streets**: Forty (40) feet form the property line.

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2. **Building Setbacks for areas east of Wolf Road.** The following setback standards shall apply to property in the ORI District east of Wolf Road. Setbacks between the street right-of-way and the building facade facing the street shall follow the minimum requirements set in Table 6-211.G.2 (A) (below). The setback width is related to the width and character of the street.

**TABLE 6-211.G.2(A) TABLE 6-211.F.2(A)**

STREET NAME	MINIMUM BUILDING SETBACK FROM STREET	PURPOSE OF THE SETBACK AREA
All streets, except as below	25 feet	For streets carrying moderate to high regional and local traffic, a setback area of 25 feet will be required. This will allow commercial buildings to maintain high visibility from the streets, and also provide a significant landscaped area along the street.
Exceptions:		
LaGrange Road	35 feet	LaGrange Road is proposed to be widened to a six lane arterial with a landscaped median. A larger setback area is being proposed for this street to distinguish it from other arterials. The wider setback will allow substantial landscaping that will add a sense of scale, safety and enclosure to this high speed corridor, and help create a unique look for the street.
147 <sup>th</sup> Street Ravinia Avenue West Avenue 144 <sup>th</sup> Place 149 <sup>th</sup> Street	15 feet	For pedestrian oriented streets that also carry moderate local traffic, a setback area of 15 feet is required. This will encourage building entrances to connect directly to the sidewalk, while allowing landscaping with low plantings along the street.

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157 <sup>th</sup> Street	0 to 15 feet	These special pedestrian oriented streets shall be defined by buildings with active street fronts, multiple entrances and well articulated street facades, and by parkway trees along the sidewalk. Buildings shall be allowed to be placed at the lot line or set back up to 15 feet to strengthen the pedestrian character of the street.
142 <sup>nd</sup> Street		
Ravinia extension (north of 143 <sup>rd</sup> Street and south of 159 <sup>th</sup> Street)		
161 <sup>st</sup> Street		
160 <sup>th</sup> Street		
95 <sup>th</sup> Avenue		

3. **Building Setbacks from rear and side lot lines that do not abut a street.** All buildings must maintain a minimum of 30 feet of setback area from the rear lot line and a minimum of 15 feet of setback area from the side lot lines that do not abut a street.
4. **Permitted Uses in Building Setback Areas along Streets.** Setback areas will be primarily used for landscaping and other pedestrian oriented uses including:
  - a. Widened sidewalks and entranceways
  - b. Plazas, outdoor gardens, patios and outdoor seating areas
  - c. Water features, including bioswales or other stormwater management elements
  - d. Public art or outdoor architectural features like clock towers, pergolas etc.
 The setback area can be expanded to accommodate the above pedestrian oriented uses if needed. Architectural features that help to create a stronger pedestrian scale can extend into the setback area up to 10 feet, including:
  - e. Canopies, marquees and other projections that create shaded and protected entrances
  - f. Extended roofs and eaves
  - g. Awnings and canopies over windows
  - h. Projecting blade signs that comply with the Village's sign ordinance.
5. **USES NOT PERMITTED IN BUILDING SETBACKS ALONG STREETS.** Parking lots or structures, drive-through facilities, loading facilities or trash enclosures are not allowed within the setback area between the building facade and the street.
 

Drop off areas or drive aisles in the setback area are strongly discouraged, and shall be allowed within the setback area with a *Variance* only when there are no reasonable alternatives. The following conditions shall be met if these uses are proposed in the setback area:

  - a. That these do not obstruct any direct connections between the sidewalk along the street and the entrances to the building; and

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- b. That these are designed with special paving to appear to be extensions of the sidewalk and instead of curbs, the drive aisle is differentiated with bollards, pavers etc.
  
- 6. **Parking Lot Setbacks**. A minimum of a 10-foot landscaped setback must be provided between the parking lot and the primary street right-of-way.

(Ord. 4015 – 5/2/05)

- G. **Lot Coverage**. No more than seventy-five (75) percent of the area of the parcel proposed for development, including any retention areas, shall be impervious. ~~Retention and detention areas are considered impervious up to the normal water mark. (Ord. 3672 – 8/5/02)~~ For the purposes of lot coverage determination, with regard to detention/ retention areas, lot coverage:
  - 1. For dry bottom and wetland bottom detention/ retention areas shall be considered impervious below the level of the invert of the outlet;
  - 2. For wet bottom detention/ retention areas shall be considered impervious below the normal water line.
  
- H. **Height**. No building or structure may exceed six (6) stories or seventy-five (75) feet, whichever is lower, except as provided as follows: Where a building is located within two hundred (200) feet of a residential zoning district, the height of the building shall not exceed 1 1/2 times the average height of all buildings within the residential zoning district which are located within two hundred (200) feet of the building. Where a building is located more than six hundred (600) feet from a residential zoning district, the height of a building or structure may be increased up to twelve (12) stories through approval of a special use, upon consideration of the impact on adjacent residential lots due to factors that include sunlight, shade and privacy.

(8/02)