**Board of Commissioners of Cook County**

118 North Clark Street
Chicago, IL

**Journal of Proceedings**

**Thursday, April 10, 2025**

**10:00 AM**

**Cook County Building, Board Room,**
**118 North Clark Street, Chicago, Illinois**

FRANK J. AGUILAR
ALMA E. ANAYA
SCOTT R. BRITTON
JOHN P. DALEY
BRIDGET DEGNEN
BRIDGET GAINER
BILL LOWRY
KISHA E. MCCASKILL
DONNA MILLER
STANLEY MOORE
JOSINA MORITA
KEVIN B. MORRISON
SEAN M. MORRISON
MICHAEL SCOTT JR.
TARA S. STAMPS
MAGGIE TREVOR

**MONICA GORDON**
**COUNTY CLERK**

Board met pursuant to law and pursuant to Resolution 24-5720.

## OFFICIAL RECORD

President Preckwinkle in the chair.

## CALL TO ORDER

At 10:00 A.M., being the hour appointed for the meeting, the President called the Board to order.

## QUORUM

County Clerk Monica Gordon called the roll of members and there was found to be a quorum present.

## ATTENDANCE

**Present:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps and Trevor (13)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

## PUBLIC TESTIMONY

Authorization as a virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers shall be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at: https://www.cookcountyil.gov/service/watch-live-board-proceedings or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room D, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting but will be posted on the meeting page and made a part of the meeting record.

1. Judge William Haddad, M.E.N.A
2. Rev. James Phipps, SEIU Chicago
3. Sheila Regan, Acclivus Inc Chicago
4. Dr. Alvin Tillary, Northwestern University

## PRESIDENT

### 25-1895

**Presented by:** TONI PRECKWINKLE, President, Cook County Board of Commissioners

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Office of the President

**Vendor:** Language Line Solutions, Monterey, California

**Request:** Authorization for the Chief Procurement Officer to increase contract

**Good(s) or Service(s):** Services - Foreign language interpretation and translation.

**Original Contract Period:** 9/29/2023 - 12/31/2024, with two (2), one (1) year renewal options.

**Proposed Amendment Type:** Increase

**Proposed Contract Period:** N/A

**Total Current Contract Amount Authority:** $369,000.00

**Original Approval (Board or Procurement):** Board, 9/21/2023, $244,000.00

**Increase Requested:** $199,500.00

**Previous Board Increase(s):** N/A

**Previous Chief Procurement Officer Increase(s):** 1/21/2025, $125,000.00

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** 1/21/2025, 1/1/2025 - 12/31/2025

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Contract Utilization:** The Contract specific goal set on this contract is zero.

**Potential Fiscal Impact:** FY 2025 $199,500.00

**Accounts:** 11000.1490.16895.520830

**Contract Number(s):** 2327-07170

**Summary:** The Office of the President requests authorization for the Chief Procurement Officer to increase a contract with Language Line Solutions for Foreign Language Interpretation and Translation Services. This contract will allow for OUP to access high quality interpretation and translation services. OUP has found the services previously provided by Language Line Services to be excellent and effective in meeting the strategy of scaling enterprise-wide services and account management regardless of volume, while providing the infrastructure to increase volume as needed.

The contract was a Comparable Government Procurement pursuant Section 34-140 of the Procurement Code. Language Line Solutions was previously awarded a contract through a Request for Proposal

process through OMNIA Partners, a national government purchasing cooperative in cooperation with Region 4 Education Service Center ("Region 4"). OMNIA Partners is a group purchasing organization which services public agencies, and its procurements are led by public procurement agencies.

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, that the Contract Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2199**

**Presented by:** TONI PRECKWINKLE, President, Cook County Board of Commissioners, DONNA MILLER, County Commissioner

**PROPOSED APPOINTMENT**

**Appointee(s):** Carl Smits

**Position:** Trustee

**Department/Board/Commission:** Lincoln Lansing Drainage District

**Effective date:** 4/10/2025

**Expiration date:** 4/10/2028

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, that the Proposed Appointment be referred to the Legislation and Intergovernmental Relations Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2201**

**Presented by:** TONI PRECKWINKLE, President, Cook County Board of Commissioners

**PROPOSED REAPPOINTMENT**

**Appointee(s):** David F. Merriman

**Position:** Member

**Department/Board/Commission: Independent** Revenue Forecasting Commission

**Effective date:** 5/17/2025

**Expiration date:** 5/17/2028

**Summary:**

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, that the Reappointment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2308**

**Presented by:** TONI PRECKWINKLE, President, Cook County Board of Commissioners

**PROPOSED APPOINTMENT**

**Appointee(s):** Dr. Kiran Joshi

**Position:** Chief Operating Officer

**Department/Board/Commission:** Cook County Department of Public Health

**Effective date:** Effective upon approval; The Cook County Board hereby authorizes said appointmentand approves the Compensation Package negotiated by Cook County Health for Dr. Joshi. See Exhibit A Compensation Package

**Expiration date:** Not Applicable; At-Will Employment

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, that the Proposed Appointment be referred to the Legislation and Intergovernmental Relations Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1822**

**Sponsored by:** KEVIN B. MORRISON, DR. KISHA E. McCASKILL, MAGGIE TREVOR and BRIDGET DEGNEN, Cook County Board of Commissioners

**PROPOSED ORDINANCE AMENDMENT**

**AN AMENDMENT TO CHAPTER 2, ARTICLE I, SECTION 2-9, GENDER INCLUSIVE DOCUMENTS AND FORMS**

**BE IT ORDAINED,** by the Cook County Board of Commissioners, that Chapter 2 - Administration, Article I, Section 2-9 - Gender Inclusive Documents and Forms, of the Cook County Code is hereby amended as Follows:

**Sec. 2-9. Gender Inclusive Documents and Forms.**

(a) Instead of sex, forms and documents issued by the county shall ask for an individual's gender. ~~No form issued by the County shall ask an individual's sex unless it is necessary for medical reasons, legitimate government data collection, or required by another law.~~

(b) Where selection of gender from predetermined options is required by design of any County form, the gender options on said forms shall include at least multi-select options for "man", "woman", "non-binary", "cisgender", "transgender",, "a gender not listed here", and "decline to answer" and may include additional genders. ~~Any time the County asks for an individual's sex, the form or document shall ask for an individual's "sex assigned at birth".~~

(c) Where honorifics or titles are made available on any County form, the County shall recognize and make available in any list of predetermined options the gender-neutral honorific "Mx." and an option for an individual to choose to not use an honorific. ~~The County shall also ask for the gender identity of an individual any time that a form or document asks for an individual's sex assigned at birth.~~

(d) Where templates are used to create identification cards, business cards, stationery, letterheads, or other personalized documentation, said templates shall include designated space for pronouns. Where selection of pronouns from predetermined options is required by design of any form or template, the pronoun options on said form or template shall include "he/him", "she/her", "they/them", and an option for an individual to fill in their pronouns. ~~The County shall provide a written explanation on any County form or document that requires an individual's sex assigned at birth and gender identity including:~~

~~(1) Why this data needs to be collected.~~
~~(2) How the data will be used.~~
~~(3) How this data will be kept confidential.~~

(e) No form issued by the County shall ask an individual's sex unless it is necessary for medical reasons, legitimate government data collection, or required by another law. ~~Where selection of~~

~~gender identity from predetermined options is required by design of any County form, the gender identity options on said forms shall include at least "man", "woman", "transgender woman/transfeminine", "transgender man/transmasculine", "nonbinary/gender nonconforming", an option to fill in, and "decline to answer" and may include additional gender identities.~~

(f) The County shall provide a written explanation on any County form or document that requires an individual's sex including:

(1) Why this data needs to be collected.
(2) How the data will be used.
(3) How this data will be kept confidential.

~~Where honorifics or titles are made available on any County form, the County shall recognize and make available in any list of predetermined options the gender neutral honorific "Mx." and an option for an individual to choose to not use an honorific.~~

(g) Nothing in this ordinance prevents medical providers from asking medically necessary questions about patients' physical attributes. Asking or collecting information about "sex" or "sex at birth," however, shall not be used as a substitute for obtaining information about specific reproductive organs, whether external or internal. ~~Where templates are used to create identification cards, business cards, stationery, letterheads, or other personalized documentation, said templates shall include designated space for pronouns. Where selection of pronouns from predetermined options is required by design of any form or template, the pronoun options on said form or template shall include "he/him", "she/her", "they/them", and an option for an individual to fill in their pronouns.~~

(h) Exemptions:

(1) All forms and other documents that are already printed may continue to be used until the stock is exhausted or until June 1, 2025, ~~January 1, 2023,~~ -Whichever comes first.

(2) All online forms and documents that do not have the technological capacity to make the updates by the effective date in this section shall detail an explanation in the Implementation Timeline Report and implement these updates as soon as is feasible and no later than June 1, 2025, ~~January 1, 2023~~.

(3) The Cook County Bureau of Technology shall compile an Implementation Timeline Report to present to the Cook County Technology and Innovation Committee within three months of passage of the Ordinance that will determine when online documents and forms can feasibly be updated to comply with this Section. The report should detail an explanation of the forms or documents that cannot be updated by the effective date of this Ordinance and the steps needed to meet the June 1, 2025, ~~January 1, 2023~~, deadline.

**Effective date:** This ordinance shall be in effect immediately upon adoption.

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, that the Proposed Ordinance Amendment be referred to the Legislation and Intergovernmental Relations Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## OFFICE OF THE COUNTY AUDITOR

**25-1960**

**Presented by:** MARY MODELSKI, County Auditor

**REPORT**

**Department**: Office of the County Auditor

**Report Title**: ARPA - Healing Hurt People Chicago Program (NT075) Review

**Report Period**: March 1, 2023 to February 14, 2025

**Summary**: The Office of the County Auditor report on the ARPA Healing Hurt People Chicago Program (NT075).

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, that the Report be referred to the Audit Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2074**

**Presented by:** MARY MODELSKI, County Auditor

**REPORT**

**Department**: Office of the County Auditor

**Report Title**: OCA - FY24 4th Quarter Open Recommendations

**Report Period**: November - December 2024

**Summary**: This audit was designed to communicate the status of Open Recommendations from previous reports issued by the Office of the County Auditor.

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, that the Report be referred to the Audit Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**BUREAU OF FINANCE**
**OFFICE OF THE CHIEF FINANCIAL OFFICER**

**25-1910**

**Presented by:** TANYA S. ANTHONY, Chief Financial Officer, Bureau of Finance

**REPORT**

**Department**: Bureau of Finance

**Report Title**: COVID-19 Financial Response Report

**Report Period**: 3/1/2020-3/7/2025

**Summary**: This report serves as an update on Cook County's Coronavirus Relief Fund (CRF), FEMA PA and ERA fund use for COVID-19 efforts. It covers activity for the period from March 1, 2020, through March 7, 2025. This report includes updates on the County's FEMA PA, Emergency Rental Assistance and American Rescue Plan Act grant allocations.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**BUREAU OF FINANCE**
**DEPARTMENT OF BUDGET AND MANAGEMENT SERVICES**

**25-1926**

**Presented by:** KANAKO ISHIDA, Budget Director

**PROPOSED CONTRACT**

**Department(s):** Budget and Management Services

**Vendor:** Maximus US Services, Inc., Springfield, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** To provide assistance and development of the County's annual Cost Allocation Plan (CAP) and associated indirect Cost Rate Proposals (ICRP) for utilization by departments who receive grant awards from federal, state and other funding entities.

**Contract Value:** $213,015.00

**Contract period:** 5/1/2025 - 4/30/2028 with two (2) one-year renewal options

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation.

**Potential Fiscal Year Budget Impact:** FY 2025, FY2026, and FY2027 $71,005.00 annually.

**Accounts:** 11000.1490.11030.520830.00000.00000

**Contract Number(s):** 2413-06250

**Summary:** The Department of Budget & Management Services is requesting authorization for the Chief Procurement Officer to enter into and execute a contract with Maximus US Services, Inc. Under the proposed contract, Maximus will provide technical assistance and expertise in developing the Cost Allocation Plan and Indirect Cost Rate Proposals for the County, which will help the County with recovering the administrative cost from federal and state grant awards.

This contract is awarded through Request for Proposals (RFP) procedures in accordance with Cook County Procurement Code. Maximus was selected based on established evaluation criteria.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Contract be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**BUREAU OF FINANCE**
**OFFICE OF THE COUNTY COMPTROLLER**

**25-2165**

**Presented by:** SYRIL THOMAS, County Comptroller

**REPORT**

**Department**: Comptroller's Office

**Report Title**: Bills and Claims Report

**Report Period**: 2/19/2025 - 3/17/2025

**Summary**: This report to be received and filed is to comply with the Amended Procurement Code Chapter 34-125 (k).

The Comptroller shall provide to the Board of Commissioners a report of all payments made pursuant to contracts for supplies, materials and equipment and for professional and managerial services for Cook County, including the separately elected Officials, which involve an expenditure of $150,000.00 or more, within two (2) weeks of being made. Such reports shall include:

1. The name of the Vendor;
2. A brief description of the product or service provided;
3. The name of the Using Department and budgetary account from which the funds are being drawn; and
4. The contract number under which the payment is being made.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## BUREAU OF ADMINISTRATION
## DEPARTMENT OF TRANSPORTATION AND HIGHWAYS

**25-1283**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**PROPOSED CONTRACT AMENDMENT (TRANSPORTATION AND HIGHWAYS)**

**Department(s):** Transportation and Highways

**Vendor:** Lorig Construction Company, Des Plaines, Illinois

**Action:** Refer to Transportation Committee

**Request:** Authorization for the Chief Procurement Officer to increase contract

**Good(s) or Service(s):** Construction Services

**Location:** 87th Street over B&OCT Railroad; South 78th Avenue to South Oketo Avenue

**County Board District(s):** 6

**Original Contract Period:** 11/18/2021 - 6/2/2023

**Section:** 19-B4224-00-BR

**Proposed Contract Period Extension:** N/A

**Section:** 19-B4224-00-BR

**Total Current Contract Amount Authority:** $4,655,035.28

**Original Board Approval:** 11/4/2021, $3,466,845.15

**Previous Board Increase(s) or Extension(s):** 6/16/2022 $993,136.00; 9/19/2024, $123,161.26 and extension 6/3/2024 - 06/02/2025)

**Previous Chief Procurement Officer Increase(s) or Extension(s):** 2/2/2024, $71,892.87 and extension 6/3/2023 - 6/2/2024

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation and partial MWBE waiver.

**This Increase Requested:** $424,945.67

**Potential Fiscal Impact:** FY 2025 $424,945.67

**Accounts:** Rebuild Illinois: 11300.1500.29152.560019

**Contract Number(s):** 2144-06292

**IDOT Contract Number(s):** N/A

**Federal Project Number(s):** N/A

**Federal Job Number(s):** N/A

**Summary:** The Department of Transportation and Highways respectfully requests the approval of the proposed contract amendment between Cook County and Lorig Construction Company, Des Plaines, Illinois.

This contract was approved by the board on November 4, 2021, for 87th Street Bridge over B&OCT Railroad (South 78th Avenue to South Oketo Avenue) located within the Cook County Board Districts 6 in accordance with the plans and specifications.

The quantities as shown on the contract documents were estimated for bidding purposes only. This

change represents the difference between the estimated quantities and actual field quantities of work performed.

New items were added to install railroad ballast protection for the duration of construction at the Railroad request and project acceleration to open the roadway to traffic before the end of construction season.

This contract was awarded pursuant to a publicly advertised Invitation for Bid (IFB) in accordance with the Cook County Procurement Code. Lorig Construction Company was the lowest, responsive, and responsible bidder.

**A motion was made by Commissioner Anaya, seconded by Commissioner Britton, that the Proposed Contract Amendment be referred to the Transportation Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1538**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**PROPOSED CONTRACT (TRANSPORTATION AND HIGHWAYS)**

**Department(s):** Transportation and Highways

**Vendor:** Brackenbox, Inc., Markham, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute contract.

**Good(s) or Service(s):** Spoil Removal Services

**Location:** District 1-Schaumburg, District 2-DesPlaines, District 4-Orland Park, District 5-Riverdale

**Section:** N/A

**Contract Value:** $486,000.00

**Contract period:** 6/1/2025 - 5/31/2027 with one (1), two (2) year renewal option

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation.

**Potential Fiscal Year Budget Impact:** FY2025 $162,000.00, FY2026 $243,000.00, FY2027 $81,000.00

**Accounts:** Motor Fuel Tax: 11300.1500.29150.540370

**Contract Number(s):** 2406-09112

**Summary:** This contract will allow the Department of Transportation and Highways to receive Spoil Removal Services which are utilized for the removal and proper disposal of waste materials (termed "spoils") from road maintenance activities Countywide.

The vendor was selected pursuant to a publicly advertised Invitation for Bids (IFB) in accordance with the Cook County Procurement Code. Brackenbox, Inc., was the lowest, responsive and responsible bidder.

**A motion was made by Commissioner Anaya, seconded by Commissioner Britton, that the Proposed Contract be referred to the Transportation Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1603**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**PROPOSED CONTRACT (TRANSPORTATION AND HIGHWAYS)**

**Department(s):** Transportation and Highways

**Vendor:** Roadsafe Traffic Systems, Woodridge, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute contract.

**Good(s) or Service(s):** Signage Maintenance Countywide

**Location:** Countywide

**Section:** 28-8SIGN-01-GM

**Contract Value:** $2,971,980.00

**Contract period:** 6/1/2025 - 5/31/2028

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation**.**

**Potential Fiscal Year Budget Impact:**
FY2025 $700,000.00; FY2026 $950,000.00; FY2027 $950,000.00; FY2028 $371,980.00

**Accounts:** Maintenance of Facilities (MFT): 11300.1500.29150.540370

**Contract Number(s):** 2457-10012

**Summary:** This contract will allow the Department of Transportation and Highways to receive the furnishing, installation, relocation, and removal of signs, sign supports, object markers, barricades, and changeable message signs countywide.

The purpose of this new maintenance contract is to protect the public investment in the transportation system, provide safe, efficient, and sustainable highways, and support development of the regional economy in accordance with the Department's mission statement. This maintenance contract also promotes the STAR initiative goals of ensuring safe and smooth travel and reducing congestion on County roadways

The vendor was selected pursuant to a publicly advertised Invitation for Bids (IFB) in accordance with the Cook County Procurement Code. Roadsafe Traffic Systems was the lowest, responsive and responsible bidder.

**A motion was made by Commissioner Anaya, seconded by Commissioner Britton, that the Proposed Contract be referred to the Transportation Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1604**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**PROPOSED CONTRACT (TRANSPORTATION AND HIGHWAYS)**

**Department(s):** Transportation and Highways

**Vendor:** Preform Traffic Control Systems, Ltd., Elk Grove Village, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute contract.

**Good(s) or Service(s):** Pavement Marking Maintenance Countywide

**Location:** Countywide

**Section:** 28-8MARK-01-GM

**Contract Value:** $7,754,590.00

**Contract period:** 6/1/2025 - 5/31/2028

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation.

**Potential Fiscal Year Budget Impact:**
FY2025 $2,400,000.00; FY2026 $2,400,000.00; FY2027 $2,400,000.00, FY2028 $554,590.00

**Accounts:** Maintenance of Facilities (MFT): 11300.1500.29150.540370

**Contract Number(s):** 2457-10010

**Summary:** This contract will allow the Department of Transportation and Highways to receive services for the furnishing and installation of pavement markings and reflective pavement markers to maintain center lines, edge lines, lane lines, crosswalks, and stop bars countywide.

The purpose of this new maintenance contract is to protect the public investment in the transportation system, provide safe, efficient, and sustainable highways, and support the development of the regional economy in accordance with the Department's mission statement. Further, this maintenance contract promotes the STAR initiative goals of ensuring safe and smooth travel and reducing congestion on County roadways.

The vendor was selected pursuant to a publicly advertised Invitation for Bids (IFB) in accordance with the Cook County Procurement Code. Preform Traffic Control Systems, Ltd., was the lowest, responsive and responsible bidder.

**A motion was made by Commissioner Anaya, seconded by Commissioner Britton, that the Proposed Contract be referred to the Transportation Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1626**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**PROPOSED CONTRACT AMENDMENT (TRANSPORTATION AND HIGHWAYS)**

**Department(s):** Transportation and Highways

**Vendor:** TranSystems Corporation, Schaumburg, Illinois (formerly Omega and Associates. Inc., Lisle, Illinois)

**Request:** Authorization for the Chief Procurement Officer to increase contract

**Good(s) or Service(s):** Construction Management Services

**Location:** County Line Road

**County Board District(s):** 17

**Original Contract Period:** 8/1/2018 - 7/31/2023

**Section:** 16-W7331-00-RP

**Proposed Contract Period Extension:** N/A

**Section:** N/A

**Total Current Contract Amount Authority:** $8,090.725.79

**Original Board Approval:** 6/27/2018, $3,798,644.00

**Previous Board Increase(s) or Extension(s):** (11/19/2020, $2,101,908.79); (5/25/2023, assign and extension 8/1-2023 - 11/30/2027); (7/5/2024, $2,190,173.00)

**Previous Chief Procurement Officer Increase(s) or Extension(s):** N/A

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation**..**

**This Increase Requested:** $785,757.00

**Potential Fiscal Impact:** FY 2025 $707,182.00, FY 2026 $78,575.00

**Accounts:** Motor Fuel Tax: 11300.1500.29150.560019, 11300.1500.29150.521536

| Account | FY2025 | FY2026 | Total |
|---|---|---|---|
| 11300.1500.29150.560019 | $176,796.00 | $19,644.00 | $196,440.00 |
| 11300.1500.29150.521536 | $530,386.00 | $58,931.00 | $589,317.00 |

**Contract Number(s):** 1628-15568

**IDOT Contract Number(s):** N/A

**Federal Project Number(s):** V02M(043)

**Federal Job Number(s):** C-91-200-17

**Summary:** The Department of Transportation and Highways respectfully requests approval of the proposed Amendment between the County and TranSystems Corporation, Schaumburg, Illinois (formerly Omega and Associates, Inc., Lisle, Illinois).

This contract provides for construction management services in accordance with the Illinois Department of Transportation (IDOT) requirements. The Services include oversight in construction supervision,

inspection and documentation in pre-construction, construction and post construction phases. The Consultant will provide qualified individuals who will work under the direction and guidance of the Department's Bureau of Construction in various roles.

The amendment accounts for additional professional services needed for the extended duration of the County Line Road South construction project, additional efforts needed to resolve different site conditions, and additional coordination with Illinois Department of Transportation (IDOT), Illinois Tollway, City of Elmhurst, and the City of Northlake.

This contract was awarded pursuant to a publicly advertised Request for Qualifications (RFQ) process in accordance with Cook County Procurement Code. TranSystems Corporation, Schaumburg, Illinois (formerly Omega and Associates, Inc., Lisle, Illinois) was selected based on established evaluation criteria.

**A motion was made by Commissioner Anaya, seconded by Commissioner Britton, that the Proposed Contract Amendment be referred to the Transportation Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1686**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**REPORT**

**Department**: Transportation and Highways

**Report Title**: Bureau of Construction Status Report

**Report Period**: 2/1/2025 - 2/28/2025

**Action:** Receive and File

**Summary**: The Department of Transportation and Highways respectfully requests that the status report be received and filed for Construction for the month of February 2025.

**A motion was made by Commissioner Anaya, seconded by Commissioner Britton, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**BUREAU OF ASSET MANAGEMENT**
**OFFICE OF ASSET MANAGEMENT**

**25-1896**

**Presented by:** ELIZABETH GRANATO, Chief, Bureau of Asset Management

**REPORT**

**Department**: Bureau of Asset Management

**Report Title**: 2024 Build Up Cook Program Annual Report

**Report Period**: FY 2024

**Summary**: Build Up Cook, led by the Bureau of Asset Management, leverages $30.5 million in federal recovery funding from ARPA to improve infrastructure and public facilities across Cook County. Through Build Up Cook, Cook County lends technical expertise and available state and federal funding to provide resilient infrastructure improvements in under-resourced communities. This report captures program highlights for FY 2024.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Report be referred to the Asset Management Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**BUREAU OF ASSET MANAGEMENT**
**FACILITIES MANAGEMENT**

**25-1679**

**Presented by:** BILQIS JACOBS-EL, Director, Department of Facilities Management

**PROPOSED CONTRACT**

**Department(s):** Department of Facilities Management, Department of Transportation and Highways and Emergency Management and Regional Security

**Vendor:** Altorfer Industries, Inc., Addison, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Repair of Emergency Generators

**Contract Value:** $607,500.00

**Contract period:** 5/1/2025 - 4/30/2028, with two (2), one (1) year renewal options

**Contract Utilization:** The contract-specific goal set on this contract was zero.

**Potential Fiscal Year Budget Impact:**
EMRS - FY 2025-(UASI FY2023)-$ 68,750.00; FY 2026-(UASI FY2024)-$ 68,750.00,DOTH - FY 2025 - $ 3,888.93; FY 2026 - $6,666.66; FY 2027 -$6,666.66; FY 2028- $2,777.75, DFM - FY 2025 $87,500.00; FY 2026-$150,00.00; FY 2027-$150,000.00; FY 2028 $62,500.00

**Accounts:**
EMRS-UASI 23-11900.1265.54319.540250,
EMRS-UASI 24-11900.1265.54497.540250,
DOTH-11856.1500.15675.540370,
DFM-11100.1200.12355.540350

**Contract Number(s):** 2502-12061

**Summary:** This contract will allow the Department of Facilities Management, Department of Transportation and Highways and Emergency Management Regional Security to receive maintenance and repair of Emergency generators at various Cook County Facilities.

The vendor was selected pursuant to a publicly advertised Invitation for Bids (IFB) in accordance with the Cook County Procurement Code. Altorfer Industries, Inc., was the lowest, responsive and responsible bidder.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Contract be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1862**

**Presented by:** BILQIS JACOBS-EL, Director, Department of Facilities Management

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Facilities Management

**Vendor:** Johnson Control Fire Protection LP, Arlington Heights, Illinois

**Request:** Authorization for the Chief Procurement Officer to renew and increase contract

**Good(s) or Service(s):** Annual Fire Pump Testing and Maintenance Services

**Original Contract Period:** 6/1/2023 - 5/31/2025, with one (1), two (2) year renewal

**Proposed Amendment Type:** Renewal and Increase

**Proposed Contract Period:** 6/1/2025 - 5/31/2027

**Total Current Contract Amount Authority:** $258,122.56

**Original Approval (Board or Procurement):** Board, 4/27/2023, $208,122.56

**Increase Requested:** $172,000.00

**Previous Board Increase(s):** N/A

**Previous Chief Procurement Officer Increase(s):** 9/8/2023, $50,000.00

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Contract Utilization:** The Contract specific goal set on this Contract is Zero.

**Potential Fiscal Impact:** FY 2025 $43,000.00, FY 2026 $86,000.00, FY 2027 $43,000.00

**Accounts:** 11100.1200.12355.540350

**Contract Number(s):** 2245-10050

**Summary:** This increase and final renewal will allow the Department of Facilities Management to Continue to receive annual fire pump testing and maintenance services.

This contract was awarded through a publicly advertised competitive bidding process in accordance with the Cook County Procurement Code. Johnson Control Fire Protection LP was the lowest, responsive and responsible bidder.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Contract Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1893**

**Presented by:** BILQIS JACOBS-EL, Director, Department of Facilities Management

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Department of Facilities Management, Cook County Sheriff's Department, Juvenile Detention Center, Department of Transportation and Highways

**Vendor:** Valdes, LLC, Wheeling, Illinois

**Request:** Authorization for the Chief Procurement Officer to renew, and increase contract

**Good(s) or Service(s):** Paper Towels and Toilet Tissue

**Original Contract Period:** 6/1/2021 - 5/31/2024 with two (2), one (1) year renewal options

**Proposed Amendment Type:** Renewal and Increase

**Proposed Contract Period:** Renewal period 6/1/2025 - 5/31/2026

**Total Current Contract Amount Authority:** $1,744,439.84

**Original Approval (Board or Procurement):** Board, 5/13/2021, $749,232.00,

**Increase Requested:** $614,000.00

**Previous Board Increase(s):** 11/17/2022 - $435,207.84; 4/18/2024 - $560,000.00

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** 4/18/2024, 6/1/2024 - 5/31/2025

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation. The prime vendor is a certified MBE.

**Potential Fiscal Impact:**
DFM: FY2025 $75,000.00, FY2026 $75,000.00,

CCSO: FY 2025 $150,000.00, FY 2026 $150,000.00,
JTDC: FY 2025 $75,000.00 FY 2026 $75,000.00,
DOTH: FY2025 $7,000.00, FY2026 $7,000.00

**Accounts:**
DFM:11100.1200.12355.530175,
CCSO:11100.1239.16875.530188,
JTDC: 11100.1440.35225.530175,
DOTH:11856.1500.15675.530188

**Contract Number(s):** 2002-18436

**Summary:** This final renewal and increase will allow the Department of Facilities Management, Cook County Sheriff's Department, Juvenile Detention Center and the Department of Transportation and Highways to continue to receive paper towels and toilet paper supplies county-wide.

This contract was awarded through a publicly advertised competitive bidding process in accordance with the Cook County Procurement Code. Valdez LLC was the lowest, responsive and responsible bidder.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Contract Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## BUREAU OF ASSET MANAGEMENT
## REAL ESTATE

**25-2123**

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Renew Lease Agreement

**Landlord:** The Salvation Army, an Illinois Corporation

**Tenant:** County of Cook

**Location:** 55550 Prairie Stone Pkwy, Hoffman Estates, Illinois 60192

**Term/Extension Period:** 2/1/2025 - 1/31/2030

**Space Occupied:** 5,941 sq. ft. within the building

**Monthly Rent:**

| Term | Annual Rent | Monthly Rent |
|---|---|---|
| 2/1/2025 - 1/31/2026 | $92,250.00 | $7,687.50 |
| 2/1/2026 - 1/31/2027 | $92,250.00 | $7,687.50 |
| 2/1/2027 - 1/31/2028 | $92,250.00 | $7,687.50 |
| 2/1/2028 - 1/31/2029 | $92,250.00 | $7,687.50 |
| 2/1/2029 - 1/31/2030 | $92,250.00 | $7,687.50 |

Total Fiscal Impact $461,250.00

**Fiscal Impact:** $461,250.00 (Term of Lease)

**Accounts:**
11100.1280.10155.550130
11100.1300.14185.550130

**Option to Renew:** One (1), Five (5) Year Renewal Option

**Termination:** N/A

**Utilities Included:** Yes

**Summary:** Requesting approval to renew the lease agreement between the County of Cook and the Salvation Army for use of approximately 5,941 sq. ft. of building area in the property located at 55550 Prairie Stone Parkway in Hoffman Estates.

The Office of the Chief Judge seeks to renew this lease in order to operate Cook County's Adult Probation Department and the department's partnerships with community providers.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Proposed Contract be referred to the Asset Management Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2252**

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED MISCELLANEOUS ITEM OF BUSINESS**

**Department:** Department of Real Estate Management

**Summary:** The Department of Real Estate Management is requesting approval of a Temporary Construction Easement between the County of Cook (Grantor) and Illinois Department of Transportation (Grantee). The easement permits IDOT to utilize the area described in the easement document for construction and other highway-related purposes (e.g., vehicle and equipment storage) while undertaking improvements on the Devon Avenue bridge and pavement.

The easement is pursuant to the provisions of 55ILCS 5/5-1005.

Easement Amount: $19,800.00
Easement Duration: Five (5) years from execution, or upon completion of the project.
**Fiscal Impact:** **Revenue Generating**

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Miscellaneous Item of Business be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## BUREAU OF ECONOMIC DEVELOPMENT
## OFFICE OF ECONOMIC DEVELOPMENT

**25-1106**

**Presented by:** XOCHITL FLORES, Chief, Bureau of Economic Development

**PROPOSED CONTRACT**

**Department(s):** Bureau of Economic Development

**Vendor:** AidKit Inc., Denver, Colorado

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Program Administrator- Homeowner Relief Fund

**Contract Value:** $15,000,000.00

**Contract period:** 4/14/2025 - 12/31/2025

**Contract Utilization:** The contract specific goal set on this contract was zero.

**Potential Fiscal Year Budget Impact:** FY 2025 $15,000,000.00

**Accounts:** 11293.1027.10155.580170

**Contract Number(s):** 2525-03111

**Summary:** The Bureau of Economic Development requests authorization for the Chief Procurement Officer to enter into and execute a contract with AidKit, Inc., as a Program Administrator for the Cook County Homeowner Relief Fund.

In October 2024, the Cook County Board of Commissioners passed Resolution 24-5414, creating a Homeowner Relief Fund and associated Special Purpose Fund to provide property tax relief to the most vulnerable homeowners. Cook County has allocated fifteen (15) million dollars to launch and operate a program of one-time, unrestricted cash payments to qualified Cook County homeowners who are experiencing financial hardship as a result of significant property tax increases.

The Cook County Bureau of Economic Development will use the funds to establish and administer the Cook County Homeowner Relief Fund. The funds will be available to Cook County residents who have been impacted by a substantial property tax increase and meet eligibility criteria. Eligible Cook County homeowners can apply for a $1,000 property tax relief payment. Of the total contract value, $13,600,000 is expected to be used for homeowner relief payments and $1,400,000 for the costs of administering the program.

The Bureau of Economic Development does not currently have the expertise or capacity to administer a cash assistance program and has identified AidKit Inc., to serve as the Program Administrator for this program at the direction of the Bureau of Economic Development. AidKit Inc.'s responsibilities will include the following:

Build a custom application and associated website to host the application

Manage application reviews, including custom eligibility verification and fraud prevention workflows

Provide applicant assistance via a support line for call and text and a support email address, and coordinate with partner organizations to provide outreach and assistance to applicants

Design and implement a lottery system, if needed, to support applicant selection

Issue one-time payments to selected applicants with payment options including direct deposit and physical or virtual debit cards

Provide user support throughout the program, reporting and dashboards to support programmatic decision-making

This is a Sole Source Procurement pursuant to Section 34-139 of the Cook County Procurement Code.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Contract be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1117**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE, PRESIDENT, BRIDGET GAINER, ALMA E. ANAYA, SCOTT R. BRITTON, JOHN P. DALEY, BILL LOWRY, DR. KISHA E. McCASKILL, DONNA MILLER, JOSINA MORITA, KEVIN B. MORRISON, SEAN M. MORRISON, MICHAEL SCOTT JR., TARA S. STAMPS AND MAGGIE TREVOR, COUNTY COMMISSIONERS**

**PROPOSED RESOLUTION FOR THE COOK COUNTY HOMEOWNER RELIEF FUND**

**WHEREAS,** an analysis conducted by the Cook County Treasurer's Office found that median tax bills for the Tax Year 2023 (billed in 2024) increased by 19.9%, the largest increase in 29 years; and

**WHEREAS,** pursuant to Resolution 24-4325, a hearing on the creation of a property tax relief fund was held in September 2024 in the Workforce, Housing and Community Development Committee; and

**WHEREAS,** many Cook County homeowners now face financial challenges due to an unexpected and substantial increase in their property tax bills; and

**WHEREAS,** in October 2024, the Cook County Board of Commissioners approved Resolution 24-5414 creating the Cook County Homeowner Relief Fund to provide relief to the most vulnerable homeowners; and

**WHEREAS,** Resolution 24-5414 authorized the creation of a Special Purpose Fund for the Cook County Homeowner Relief Fund and allocated $15,000,000.00 in the FY25 Budget for the Homeowner Relief Fund; and

**WHEREAS,** Resolution 24-5414 further directed the Bureau of Economic Development to use the Homeowner Relief Fund to award one-time, unrestricted cash payments to qualified Cook County residents who are experiencing financial hardship as a result of property taxes and meet eligibility criteria.

**NOW, THEREFORE, BE IT RESOLVED,** that the Cook County Board of Commissioners hereby approves the Bureau of Economic Development to implement the Cook County Homeowner Relief Fund as described below.

**NOW, THEREFORE, BE IT RESOLVED,** that the Cook County Board of Commissioners hereby approves the Bureau of Economic Development to implement the Cook County Homeowner Relief Fund as described below.

The Bureau of Economic Development will enter into a contract with Aidkit to be the Program Administrator for the Cook County Homeowner Relief Fund, pursuant to Proposed Contract Item 25-1106. Under the direction of the Bureau of Economic Development, Aidkit will develop the application and website, provide applicant support, review applications, and select applicants to receive a one-time payment of $1,000 guided by the following eligibility criteria:

- Applicant household income is at or below 100% of the Area Median Income for the applicant's household size
- Applicant property tax bill has increased by 50% or more in any year since Tax Year 2021

The Bureau of Economic Development will seek to achieve an equitable distribution of participants across Cook County's geography. Aidkit will design and implement a lottery system, if needed, to support applicant selection. Of the total proposed contract amount of $15,000,000, $13,600,000 is expected to be used for homeowner relief payments and $1,400,000 for the costs of administering the program. Any reduction in administrative costs achieved will be used to provide additional homeowner relief payments.

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

**25-1900**

**Presented by:** XOCHITL FLORES, Chief, Bureau of Economic Development

**PROPOSED GRANT AWARD**

**Department**: Office of Economic Development

**Grantee**: Bureau of Economic Development, Cook County

**Grantor**: State of Illinois, Department of Human Services

**Request**: Authorization to accept an Illinois Department of Human Services Grant

**Purpose**: The Illinois Department of Human Services has awarded the Bureau of Economic

Development (BED) a $1,577,048 grant for Court Based Legal Assistance. The funding will support the eviction component of the County's Legal Aid for Housing and Debt program, including legal consultations, mediation, settlements, and referrals to rental assistance and extended legal representation, where applicable.

**Grant Amount**: $1,577,048.00

**Grant Period**: 3/1/2025 - 6/30/2025

**Fiscal Impact**: $1,577,048 in FY25

**Accounts**: Cash match of $788,524 from 11286.1027.60317.580170.

**Concurrences**:
The Budget Department has received all requisite documents and determined the fiscal impact on Cook County, if any

**Summary**: In January 2025, the Bureau of Economic Development (BED), applied for an award of $1,577,048, the maximum allowable amount, through the Illinois Department of Human Services (IDHS) Court Based Legal Assistance grant program. On March 7, 2025, BED received the attached Notice of State Award, awarding the full amount, and expects to receive approval of funds by April 2025.

These funds will support the ongoing Early Resolution Program (ERP) services provided by The Chicago Bar Foundation (CBF) as a part of Cook County's Legal Aid for Housing and Debt program (CCLAHD). The ERP provides Cook County tenants and small landlords robust court-based eviction early resolution services. Through ERP, residents can access legal advice and brief legal services, including document drafting and settlement negotiation, mediation, settlement review, connections to rental assistance, and referrals to extended legal representation.

BED respectfully requests approval to accept the IDHS Court Based Legal Assistance grant, and that the Bureau Chief of Economic Development or his/her designee be authorized to execute, on behalf of the County of Cook, any and all documents necessary to further the approval herein, including but not limited to, the grant agreement with IDHS.

$1,540,276 of the IDHS funding will support subrecipient The CBF's costs to implement the ERP program. The remaining budget of $36,772 will be utilized for BED personnel and indirect costs associated with managing the grant. This grant requires a 50% match by Cook County. American Rescue Plan Act (ARPA) funds previously authorized by the Board of Commissioners, sub-awarded to The CBF, and spent on CCLAHD ERP will serve as the match. The awarded funds will be expended during the IDHS grant term of March 1 through June 30, 2025.

BED's Office of Economic Development has previously received approval for the funding of the Early Resolution Program as a component of Cook County Legal Aid for Housing and Debt program (CCLAHD). Resolution 22-2807 authorized the Bureau of Economic Development to enter into a Subrecipient Agreement with the Chicago Bar Foundation to implement the CCLAHD program using American Rescue Plan Act (ARPA) funds. Resolutions 24-2131, 24-5102, and 25-0523 each authorized BED to amend the subrecipient agreement with The Chicago Bar Foundation to increase the total funding to continue their implementation of CCLAHD. Through board resolution 25-1901, BED is simultaneously requesting authorization to amend The CBF's subrecipient agreement to add $1,540,276 in state funds.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Grant**

**Award be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1901**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE,**

**PRESIDENT OF THE COOK COUNTY BOARD OF COMMISSIONERS**

**PROPOSED RESOLUTION FOR COOK COUNTY LEGAL AID FOR HOUSING AND DEBT, A VITAL COMMUNITIES PROGRAM IMPLEMENTED BY THE BUREAU OF ECONOMIC DEVELOPMENT**

**WHEREAS,** on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 ("ARPA") which includes $1.9 trillion in federal stimulus funds to hasten the United States' recovery from the economic and health effects caused by the COVID-19 pandemic; and

**WHEREAS,** specifically, the federal government has authorized and allocated a federal award of approximately $1,000,372,385B of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

**WHEREAS,** on June 24, 2021, the Cook County American Rescue Plan Act Framework (the "ARPA Framework") was presented to the Cook County Board of Commissioners; and

**WHEREAS,** to effectuate the approach outlined in the ARPA Framework, the Cook County Board of Commissioners authorized the Chief Financial Officer and the Budget Director to expend a limited amount of ARPA funding via Resolution 21-3657 for the purpose of continuing and expanding existing County programs and initiatives, including any created under CRF, as well as for the purpose of building operational support capacity within County departments and offices to assist with managing the ARPA funded initiatives; and

**WHEREAS,** Resolution 22-0637 authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable using agencies to issue grants, contracts and agreements for up to $100M in ARPA funding for Vital Community programs approved via Resolution 22-0637; and

**WHEREAS,** to further the Policy Roadmap Goal to pursue inclusive economic and community growth by supporting residents, growing businesses, attracting investment and nurturing talent, the Bureau of Economic Development (BED) has developed a menu of Vital Community programs and initiatives, including the Cook County Legal Aid for Housing and Debt Program, which have undergone review and

approval through the Project Management Office process to utilize ARPA funding for such programs and initiatives pursuant to the issuance of grants, contracts and agreements; and

**WHEREAS,** Resolution 22-0637 provided that any grants issued in regard to ARPA programs in an amount over $1M shall require the approval of the Cook County Board of Commissioners; and

**WHEREAS,** Resolution 22-2807 authorized the Bureau of Economic Development to enter into a Subrecipient Agreement with the Chicago Bar Foundation in an aggregate amount of up to $13,929,400 to implement the Cook County Legal Aid for Housing and Debt Program; and

**WHEREAS,** Resolutions 24-2131, 24-5102, and 25-0523 authorized the Bureau of Economic Development to amend the Subrecipient agreement with the Chicago Bar Foundation to increase the total funding to a revised aggregate amount of up to $30,363,083 to continue their implementation of the Cook County Legal Aid for Housing and Debt Program through fiscal year 2026; and

**WHEREAS,** Resolution 21-5542 authorized the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for equity and inclusion (the "Equity Fund") to address historical disparities and disinvestment in Black and Latinx communities as well as other communities that are marginalized or have experienced other social and economic disparities; and

**WHEREAS,** the County Board of Commissioners authorized $600,000 in Equity Funds for the Cook County Legal Aid for Housing and Debt (CCLAHD) Program as part of the Fiscal Year 2025 budget appropriation; and

**WHEREAS,** the Bureau of Economic Development received an award of $1,577,048 from the Illinois Department of Human Services (IDHS) Court Based Legal Assistance grant program, to support ongoing Early Resolution Program (ERP) services provided by The Chicago Board Foundation as part of CCLAHD; and

**WHEREAS,** $1,540,276 of the IDHS Court Based Legal Assistance grant is allocated for a subaward to The Chicago Bar Foundation for the period of March 1 to June 30, 2025; and

**WHEREAS,** the Bureau of Economic Development desires to provide additional funding to the Chicago Bar Foundation to support their continued implementation of the Cook County Legal Aid for Housing and Debt Program.

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners hereby approves the issuance of the following agreement amendment by the BED, subject to satisfactory performance of the program by the subrecipient and subject to annual appropriation by the Board:

Amend the Subrecipient Agreement with the Chicago Bar Foundation to increase the total funding by

- **a.** $600,000.00 in County Equity Funds and
- **b.** $1,540,276.00 in Illinois Department of Human Services Court Based Legal Assistance funds,

or a cumulative increase of $2,140,276.00 from the previously approved amount of $30,363,083.06 to a revised aggregate amount of up to $32,503,359.06 to continue their implementation of the Cook County Legal Aid for Housing and Debt Program. The program helps Cook County residents resolve eviction, foreclosure, consumer debt, and tax deed issues prior to court and during the court process; and

**BE IT FURTHER RESOLVED**, that the Cook County Board of Commissioners hereby authorizes the Bureau Chief of BED or its designee to modify the agreements and funding allocations to all BED selected organizations based upon need and utilization; and

**BE IT FURTHER RESOLVED,** that funding for the CCLAHD Program shall be subject to availability of funds from the Illinois Department of Human Services and appropriation of funding by the Cook County Board of Commissioners.

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

**BUREAU OF ECONOMIC DEVELOPMENT**
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

**25-2050**

**Sponsored by:** TONI PRECKWINKLE (President) and SCOTT R. BRITTON, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**IV 5 Logistics Acquisitions LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** IV 5 Logistics Acquisitions LLC

**Address:** 1175 Wheeling Road, Wheeling, Illinois

**Municipality or Unincorporated Township:** Village of Wheeling

**Cook County District:** 14th District

**Permanent Index Number:** 03-14-102-015-0000

**Municipal Resolution Number:** Village of Wheeling, Resolution Number 23-087

**Number of month property vacant/abandoned:** Five (5) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, manufacturing, and/or distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 12 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 12 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Proposed Resolution be referred to the Business and Economic Development Committee. The vote of the yeas**

**and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2052**

**Sponsored by:** TONI PRECKWINKLE (President) and FRANK J. AGUILAR, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**VK 1111 30th, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** VK 1111 30th, LLC

**Address:** 1111 N 30th Avenue, Melrose Park, Illinois

**Municipality or Unincorporated Township:** Village of Melrose Park

**Cook County District:** 16th District

**Permanent Index Number:** 15-04-404-084-0000

**Municipal Resolution Number:** Village of Melrose Park Resolution No. 79-23

**Number of month property vacant/abandoned:** Three (3) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, manufacturing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes or No

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 12 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 12 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Proposed Resolution be referred to the Business and Economic Development Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2053**

**Sponsored by:** TONI PRECKWINKLE (President) and JOHN P. DALEY, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**Tiger Auto Parts of Illinois, Inc. 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Tiger Auto Parts of Illinois, Inc.

**Address:** 6709 W. 73rd Street, Bedford Park, Illinois

**Municipality or Unincorporated Township:** Village of Bedford Park

**Cook County District:** 11th District

**Permanent Index Number:** 19-30-200-048-0000

**Municipal Resolution Number:** Village of Bedford Park Resolution No. 23-004

**Number of month property vacant/abandoned:** Five (5) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, manufacturing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 12 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 12 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from

the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Proposed Resolution be referred to the Business and Economic Development Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## BUREAU OF HUMAN RESOURCES

**25-1939**

**Presented by:** VELISHA HADDOX, Chief, Bureau of Human Resources

**REPORT**

**Department**: Bureau of Human Resources

**Report Title**: Human Resources Bi-weekly Activity Reports

**Report Period**:
Pay Period 05: February 9, 2025 - February 22, 2025
Pay Period 06: February 23, 2025 - March 8, 2025

**Summary**: This report lists all new hires and terminations of employees in executive, administrative or professional positions, Grades 17 through 24, and employees in such positions who have transferred positions, received salary adjustments, whose positions have been transferred or reclassified, or employees who are hired into positions as Seasonal Work Employees, Extra Employees, Extra Employees for Special Activities and Employees per Court Order.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## HUMAN RIGHTS AND ETHICS

**25-2124**

**Presented by:** JENNIFER KING, Executive Director, Department of Human Rights and Ethics

**REPORT**

**Department**: Department of Human Rights & Ethics

**Report Title**: First Quarter FY2025 - Complaints with the Commission on Human Rights Pursuant to Section 42-34(9)

**Report Period**: December 1, 2024 - February 28, 2025

**Summary**: This report highlights human rights complaints that were filed and closed during the first quarter of 2025.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Report be referred to the Human Relations Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## BUREAU OF TECHNOLOGY
## CHIEF INFORMATION OFFICER

**25-1883**

**Presented by:** F. THOMAS LYNCH, Chief Information Officer, Bureau of Technology

**PROPOSED CONTRACT (TECHNOLOGY)**

**Department(s):** Bureau of Technology

**Vendor:** CDW-Government (CDW-G), Vernon Hills, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute contract

**Good(s) or Service(s):** Data Center and Network Communication Projects and Related Services

**Contract Value:** $163,250,906.00

**Contract period:** 6/1/2025 - 5/31/2030 with three (3) one-year renewal options

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation.

**Potential Fiscal Year Budget Impact:** FY 2025: $13,259,503.00, FY2026: $28,444,205.00, FY 2027: $32,706,455.00, FY 2028 $35,099,512.00, FY 2029: $40, 481,729.00, FY 2030: $13,259,503.00

**Accounts:** Each agency procures items using funds from its annual budget

**Contract Number(s):** 2410-06131

**Concurrence:**

N/A

**Summary:** The Bureau of Technology is requesting authorization for the Chief Procurement Officer to execute and enter into a contract with CDW-G for Data Center and Network Communication Projects and Related Services. The products covered by this contract are required to maintain IT infrastructure countywide such as servers, storage area networks, data center equipment, data back-up and recovery solutions, network and security equipment. Each agency provides their forecasted spending amount and utilizes funds from its annual budget. This spending authorization is not a spending commitment. The contract provides 35% MBE/WBE direct participation on the professional services.

This contract is awarded through Request for Proposals (RFP) procedures in accordance with the Cook County Procurement Code. CDW-G was selected based on established evaluation criteria.

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Proposed Contract be referred to the Technology and Innovation Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## VETERANS ASSISTANCE COMMISSION

**25-1824**

**Presented by:** ELIZABETH D. SOTO, Superintendent, Veterans Assistance Commission of Cook County

**REPORT**

**Department**: Veterans Assistance Commission of Cook County

**Report Title**: VACCC FY24 4th Quarter Report & FY25 1st Quarter Report

**Report Period**: 9/1/2024 - 11/30/2024 and 12/1/2024 - 2/28/2025

**Summary**: VACCC Financial Report

**A motion was made by Commissioner Gainer, seconded by Commissioner Miller, that the Report be referred to the Veterans Assistance Commission. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**OFFICE OF THE CHIEF JUDGE**
**JUDICIARY**

**25-1619**

**Presented by:** TIMOTHY C. EVANS, Chief Judge, Circuit Court of Cook County

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Office of the Chief Judge

**Vendor:** The Chicago Bar Foundation, Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to extend and increase contract

**Good(s) or Service(s):** Legal Advice Services

**Original Contract Period:** 5/1/2020 - 4/30/2023 with two (2), one (1) year renewal options

**Proposed Amendment Type:** Extension and Increase

**Proposed Contract Period:** Extension period 5/1/2025 - 4/30/2026

**Total Current Contract Amount Authority:** $1,374,650.50

**Original Approval (Board or Procurement):** Board, 3/26/2020, $790,345.50

**Increase Requested:** $516,417.00

**Previous Board Increase(s):** 3/16/2023, $279,555.00; 1/25/2024, $304,750.00

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** 3/16/2023, 5/1/2023 - 4/30/2024; 1/25/2024, 5/1/204 - 4/30/2025

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Contract Utilization:** The Contract specific goal set on this contract is Zero.

**Potential Fiscal Impact:** FY 2025 $301,243.25, FY 2026 $215,173.75

**Accounts:** 11100.1310.33790.520830.00000.00000

**Contract Number(s):** 1944-17845

**Summary:** This is a request to extend and increase the contract to continue needed services. The Chicago Bar Foundation (CBF) provides no-cost legal advice and assistance to *pro-se* litigants involved in eviction matters in the First Municipal District (Chicago) or for those who seek guardianship of minors in the Court's Probate Division. Services include staffing and volunteer coordination for The Legal Advice Desk for Eviction Court Defendants and for the Guardianship Assistance Help Desk for Minors.

The role of the CBF is to oversee and coordinate volunteer lawyers who, in conjunction with court staff, work to ensure litigants receive legal assistance. The CBF works with two local legal aid organizations, Coordinated Advice & Referral Programs for Legal Services and Chicago Legal Clinic, Inc., to link *pro-se* litigants to attorneys who provide *pro bono* legal assistance. Assistance may include in-court representation in appropriate matters. Thousands of *pro-se* litigants with pending eviction cases receive free legal assistance from the help desk to better prepare them for their court appearances, contributing to the fair, impartial and efficient administration of justice.

The CBF also manages off-site legal services and coordinates volunteer attorneys for the Court's Guardianship Assistance Help Desk for Minors. Every year, the desk provides free legal assistance to thousands of *pro-se* litigants who are seeking to obtain guardianship of minors in the Court's Probate Division. The CBF partners with Chicago Volunteer Legal Services (CVLS) to coordinate more than 200 volunteer lawyers. The CBF also conducts trainings for all volunteers.

This contract was awarded through publicly advertised Request for Proposals (RFP) process in accordance with the Cook County Procurement Code. The Chicago Bar Foundation was selected based on established evaluation criteria.

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Contract Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## OFFICE OF THE COUNTY CLERK

**25-2084**

**Presented by:** MONICA GORDON, County Clerk

**PROPOSED GRANT AWARD**

**Department**: Cook County Clerk

**Grantee**: Cook County Clerk, Election Authority-Election Division

**Grantor**: Illinois State Board of Elections

**Request**: Authorization to accept grant

**Purpose**: To be used for assisting in the maintenance and other costs associated with Cook County voter registration system and some election and physical security related expenses

**Grant Amount**: $2,584,930.07

**Grant Period**: 7/1/2024 - 6/30/2025

**Fiscal Impact**: ~~N/A~~ None

**Accounts**: ~~11900.1110.54526.XXXXXX.00000.00000~~ N/A

**Concurrences**:
The Budget Department has received all requisite documents and determined the fiscal impact on Cook County, if any

**Summary**: The purpose of the grant is to assist in the maintenance and other costs associated with the Cook County voter registration system and some election and physical security related expenses.

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Grant Award be approved as amended in the errata. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## PUBLIC DEFENDER

**25-2056**

**Presented by:** SHARONE R. MITCHELL, JR, Cook County Public Defender

**PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** The Law Office of the Cook County Public Defender

**Other Part(ies):** Illinois Department of Children and Family Services

**Request:** Approval of proposed Intergovernmental Agreement.

**Goods or Services:** Title IV-E Claiming & Reimbursement

**Agreement Number:** 4618970015 / IGA4310065

**Agreement Period:** This Agreement becomes effective 1/1/2025 - 6/30/2027.

**Fiscal Impact:** TBD, Attorneys who spend 100% of their time representing DCFS cases qualify the County to be reimbursed up to 50% of those costs.

**Accounts:** 11100.1260.35312.580420

**Summary:** DCFS administers the Federal Title IV-E Reimbursement Program within the State of Illinois. The Title IV-E Reimbursement Program allows qualifying counties to recoup federal funds for allowable attorney and administrative costs in the legal representation of families involved with DCFS. The purpose of this Agreement is to set out the process for DCFS claiming and reimbursement to the Law Office of the Cook County Public Defender. The Law Office's Family Defense Division's attorneys are 100% dedicated to representing parents in DCFS cases. Claiming Title IV-E funds for this representation would allow for reimbursement of up to 50% of the County's costs. The Law Office hopes to use reimbursed funds to enhance our advocacy for parents by hiring parent advocates and additional attorneys.

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Intergovernmental Agreement be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## OFFICE OF THE SHERIFF
## FISCAL ADMINISTRATION AND SUPPORT SERVICES

**25-0900**

**Presented by:** THOMAS J. DART, Sheriff of Cook County

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Cook County Sheriff's Office

**Vendor:** Remi Holdings, LLC, Charlotte, North Carolina

**Request:** Authorization for the Chief Procurement Officer to renew and increase contract

**Good(s) or Service(s):** Security Machines Maintenance and Repairs

**Original Contract Period:** 6/1/2022 - 5/31/2025, with one (1), two (2) year renewal option

**Proposed Amendment Type:** Renewal and Increase

**Proposed Contract Period:** Renewal period, 6/1/2025 - 5/31/2027

**Total Current Contract Amount Authority:** $832,387.20

**Original Approval (Board or Procurement):** Board, 5/12/2022, $832,387.20

**Increase Requested:** $500,000.00

**Previous Board Increase(s):** N/A

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Contract Utilization:** The Contract specific goal set on this contract is Zero.

**Potential Fiscal Impact:** FY 2025 $125,000.00, FY 2026 $250,000.00; FY 2027 $125,000.00

**Accounts:** 11100.1230.16876.540130 (Maintenance and Subscription Services; 11100.1239.16875.520390
(Contract Maintenance Service)

**Contract Number(s):** 2106-18685R

**Summary:** The Cook County Sheriff's Office requests authorization for the Chief Procurement Officer to renew and increase the contract with Remi Holdings, LLC. This renewal and increase will allow the Sheriff's Office to continue to receive repair and maintenance services for security machines located in the Department of Corrections and in Court locations throughout Cook County.

This contract was awarded through a publicly advertised Invitation for Bids process in accordance with the Cook County Procurement Code. Remi was the lowest, responsive and responsible bidder.

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Contract Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1857**

**Presented by:** THOMAS J. DART, Sheriff of Cook County

**PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** Cook County Sheriff's Office

**Other Part(ies):** Metropolitan Water Reclamation District of Greater Chicago, Chicago, Illinois

**Request:** Authorization to enter into and execute Seventh Amendment to an Intergovernmental Agreement between the Cook County Sheriff's Office and the Metropolitan Water Reclamation District of Greater Chicago

**Goods or Services:** The Sheriff's Office seeks to expand and maintain the Prescription Drug Take-Back Program, which pharmaceutical drugs are prevented from entering the Chicago Area Waterway System.

**Agreement Number(s):** N/A

**Agreement Period:** Original Start Date: 1/1/2018 - 12/31/20218. First Renewal Period: 1/1/2019 - 12/31/2019. Second Renewal Period: 1/1/2020 -12/31/2020. Third Renewal Period: 1/1/2021 - 12/31/2021. Fourth Renewal Period: 1/1/2022 - 12/31/2022. Fifth Renewal Period: 1/1/2023 - 12/31/2023. Sixth Renewal Period: 1/1/2024 - 12/31/2024. This Renewal Period: 1/1/2025-12/31/2025.

**Fiscal Impact:** None - Revenue Neutral

**Accounts:** 11277.1210.10150.404065 (Revenue)

**Summary:** Authorization for the County of Cook on behalf of the Sheriff's Office to enter into and execute a Seventh Amendment to an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago, to provide funding to allow agencies to expand participation in the Prescription Drug Take-Back Program as follows:

Up to $76,406.62 annually for the personnel and administrative costs associated with operating the program.

Up to $3,593.38 annually for the reimbursement of the purchase and installation of collection receptacles

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Intergovernmental Agreement be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1863**

**Presented by:** THOMAS J. DART, Sheriff of Cook County

**PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** Cook County Sheriff's Police Department

**Other Part(ies):** The Islamic Community Center of Des Plaines, Des Plaines, Illinois

**Request:** Authorization to enter into an Intergovernmental Agreement

**Goods or Services:** Hireback Police Services provided by the Cook County Sheriff's Police Department ("CCSPD") and The Islamic Community Center of Des Plaines ("ICCD")

**Agreement Number(s):** N/A

**Agreement Period:** Upon execution and continue for one (1) year

**Fiscal Impact:** None. Revenue Neutral

**Accounts:** 11100.1231.13355.501211-OT; 11100.1499.13355.540250-Vehicles

**Summary:** As part of this agreement, the Cook County Sheriff's Office assigned one (1) off duty Cook County Sheriff's Police Department Officer (CCSPD) and one (1) police car to provide Extra Duty police services to The Islamic Community Center of Des Plaines located at 480 Potter Rd, Des Plaines, Illinois. These services will be ongoing and continue for a period of one (1) year upon execution of this agreement.

Under this agreement, ICCD agrees to pay the CCSPD a rate of $55.00 per hour for police services rendered by the CCSPD Extra Duty Officers. Said payment shall be used by the CCSPD to pay stipend of $50.00 per hour, with no additional benefits or compensation, to assigned Extra Duty Officer's and $5.00 per hour to reimburse CCSPD for the cost of police administration and the use of CCSPD Vehicle.

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Intergovernmental Agreement be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1864**

**Presented by:** THOMAS J. DART, Sheriff of Cook County

**PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** Cook County Sheriff's Office

**Other Part(ies):** Village of Riverdale, Riverdale, Illinois

**Request:** Enter into an Intergovernmental Agreement between the Cook County Sheriff's Office and the Village of Riverdale

**Goods or Services:** The Cook County Sheriff's Office will provide 911 System dispatching/radio monitoring/call taking services for the Village of Riverdale, twenty-four hours a day, seven days a week.

**Agreement Number(s):** N/A

**Agreement Period:** Upon full execution and shall continue for five (5) years

**Fiscal Impact:** None - Revenue Neutral

**Accounts:** 11324.1210.11948.580380

**Summary:** Authorization for the County of Cook on behalf of the Sheriff's Office to enter into and execute an Intergovernmental Agreement for 911 System dispatch/radio monitoring/call taking services for the Village of Riverdale, twenty-four hours a day, seven days a week. The Village of Riverdale dispatch will transmit on a Cook County 800 mhz frequency.

The Village of Riverdale agrees to reimburse the Cook County Sheriff's Office monthly for all personnel and operational costs associated with this IGA, including but not limited to cost associated with any additional positions necessary for performance services ("Sheriff's Reimbursement"). Reimbursements shall take place in accordance with the following schedule, with any partial year prorated based on the number of days the IGA has been in effect for that year:

1st year of service - $221,719.00
2nd year of service - $230,537.00
3rd year of service - $238,290.00
4th year of service - $246,336.00
5th year of service - $254,798.00

The Sheriff's Office will send the Village of Riverdale an invoice monthly. Payment to the Sheriff's Office be due within thirty (30) days if receipt of the invoice.

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Intergovernmental Agreement be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2119**

**Presented by:** THOMAS J. DART, Sheriff of Cook County

**PROPOSED REAPPOINTMENT**

**Appointee(s):** Marla M. Kaiden

**Position:** Member

**Department/Board/Commission:** Cook County Sheriff's Merit Board

**Effective date:** Immediate

**Expiration date:** Third Monday in March 2031, or until reappointed or successor is appointed.

**Summary:** This is a re-appointment for Appointee Kaiden whose current appointment expires on March 17, 2025. The re-appointment is being made pursuant to 55ILCS 5/3-7002 and shall be effective immediately. Pursuant to 55 ILCS 5/3-7002, as amended by the 100th General Assembly, "[s]uccessors or reappointments shall be appointed to hold office for a term ending the third Monday in March, six (6) years following the preceding term expiration. Each member of the Board shall hold office until their successor is appointed and qualified or the member is reappointed."

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Reappointment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2120**

**Presented by:** THOMAS J. DART, Sheriff of Cook County

**PROPOSED REAPPOINTMENT**

**Appointee(s):** Wade Ingram

**Position:** Member

**Department/Board/Commission:** Cook County Sheriff's Merit Board

**Effective date:** Immediate

**Expiration date:** Third Monday in March 2031, or until reappointed or successor is appointed.

**Summary:** This is a re-appointment for Appointee Ingram whose current appointment expires on March 17, 2025. The re-appointment is being made pursuant to 55ILCS 5/3-7002 and shall be effective immediately. Pursuant to 55 ILCS 5/3-7002, as amended by the 100th General Assembly, "[s]uccessors or reappointments shall be appointed to hold office for a term ending the third Monday in March, six (6) years following the preceding term expiration. Each member of the Board shall hold office until their successor is appointed and qualified or the member is reappointed."

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Reappointment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2121**

**Presented by:** THOMAS J. DART, Sheriff of Cook County

**PROPOSED REAPPOINTMENT**

**Appointee(s):** Kimberly Pate Godden

**Position:** Member

**Department/Board/Commission:** Cook County Sheriff's Merit Board

**Effective date:** Immediate

**Expiration date:** Third Monday in March 2031, or until reappointed or successor is appointed.

**Summary:** This is a re-appointment for Appointee Godden whose current appointment expires on March

17, 2025. The re-appointment is being made pursuant to 55ILCS 5/3-7002 and shall be effective immediately. Pursuant to 55 ILCS 5/3-7002, as amended by the 100th General Assembly, "[s]uccessors or reappointments shall be appointed to hold office for a term ending the third Monday in March, six (6) years following the preceding term expiration. Each member of the Board shall hold office until their successor is appointed and qualified or the member is reappointed."

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Reappointment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## OFFICE OF THE STATE'S ATTORNEY

**25-1835**

**Presented by:** EILEEN O'NEILL BURKE, Cook County State's Attorney

**PROPOSED GRANT AWARD**

**Department**: Cook County State's Attorney

**Grantee**: Cook County State's Attorney

**Grantor**: Administrative Office of the Illinois Courts

**Request**: Authorization to accept grant

**Purpose**: The grant will provide Substance Abuse and Mental Health Services Administration (SAMHSA) funding for one part-time assistant state's attorney (ASA) to be 100% dedicated to the program.

**Grant Amount**: $327,248.60

**Grant Period**: 2/1/2025 - 9/29/2028

**Fiscal Impact**: None

**Accounts**: TBD

**Concurrences**:
The Budget Department has received all requisite documents and determined the fiscal impact on Cook County, if any.

**Summary**: The ASA will litigate both involuntary and voluntary outpatient treatment orders on behalf of

the People of the State of Illinois and work in conjunction with the other stakeholders in the AOT program to monitor a participant's progress and provide assistance to the participant when necessary.

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, that the Grant Award be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## COMMITTEE ITEMS REQUIRING BOARD ACTION

## BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE MEETING OF APRIL 8, 2025

**25-1481**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE, PRESIDENT AND SCOTT R. BRITTON, COUNTY COMMISSIONER**

### 25 W. Waltz LLC 6B PROPERTY TAX INCENTIVE REQUEST

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** 25 W. Waltz LLC

**Address:** 25 W. Waltz, Wheeling, Illinois

**Municipality or Unincorporated Township:** Village of Wheeling

**Cook County District:** 14th District

**Permanent Index Number:** 03-11-406-003-0000

**Municipal Resolution Number:** Village of Wheeling, Resolution No. 23-048

**Number of month property vacant/abandoned:** Five (5) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, manufacturing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 12 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 12 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner Gainer, seconded by Commissioner Anaya, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

**25-1482**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE, PRESIDENT AND STANLEY S. MOORE, COUNTY COMMISSIONER**

**17550, LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** 17550, LLC

**Address:** 17550 Chicago Avenue, Lansing, Illinois

**Municipality or Unincorporated Township:** Village of Lansing

**Cook County District:** 4th District

**Permanent Index Number:** 30-30-406-031-0000

**Municipal Resolution Number:** Village of Lansing Resolution Number 1361

**Number of month property vacant/abandoned:** Six (6) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Commercial use – auto repair and maintenance

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS,** in the case of abandonment of less than 12 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 12 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner Gainer, seconded by Commissioner Anaya, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

**25-1483**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE, PRESIDENT AND KEVIN B. MORRISON, COUNTY COMMISSIONER**

**DN Solutions America 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** DN Solutions America

**Address:** 360 E. State Parkway, Schaumburg, Illinois

**Municipality or Unincorporated Township:** Village of Schaumburg

**Cook County District:** 15th District

**Permanent Index Number:** 07-10-401-027-0000

**Municipal Resolution Number:** Village of Schaumburg, Resolution No. R24-059

**Number of month property vacant/abandoned:** Three (3) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - manufacturing training center

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 12 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 12 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner Gainer, seconded by Commissioner Anaya, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

**25-1484**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE, PRESIDENT AND DONNA MILLER, COUNTY COMMISSIONER**

**Oak Ridge Development, LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** Oak Ridge Development, LLC

**Address:** 3045 Holeman Avenue, Steger, Illinois

**Municipality or Unincorporated Township:** Village of Steger

**Cook County District:** 6th District

**Permanent Index Number:** 32-33-400-021-0000, 32-33-400-022-0000, 32-33-400-023-0000

**Municipal Resolution Number:** Village of Steger, Ordinance No. 1284

**Number of month property vacant/abandoned:** Nine (9) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, manufacturing, and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS,** in the case of abandonment of less than 12 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 12 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner Gainer, seconded by Commissioner Anaya, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

**25-1485**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE, PRESIDENT AND FRANK J. AGUILAR, COUNTY COMMISSIONER**

**Pumbaa 1985, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Pumbaa 1985, LLC

**Address:** 1985 Anson Drive, Melrose Park, Illinois

**Municipality or Unincorporated Township:** Village of Melrose Park

**Cook County District:** 16th District

**Permanent Index Number:** 12-32-403-004-0000

**Municipal Resolution Number:** Village of Melrose Park, Resolution No. 28-24

**Number of month property vacant/abandoned:** Six (6) months vacant

**Special circumstances justification requested:** Yes

**Proposed use of property:** Industrial use - warehousing, manufacturing and distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 12 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 12 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 12 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner Gainer, seconded by Commissioner Anaya, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

**ENVIRONMENT AND SUSTAINABILITY COMMITTEE**
**MEETING OF APRIL 8, 2025**

**25-1767**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE STANLEY S. MOORE, COUNTY COMMISSIONER**

**SUPPORTING THE FEASIBILITY STUDY OF THE UTILIZATION OF RENEWABLE HYDROKINETIC CLEAN WATERPOWER AND HYDROPOWER ENERGY**

**WHEREAS**, Cook County acknowledges the need for renewable energy to combat climate change, improve energy security, and promote economic sustainability; and

**WHEREAS**, hydrokinetic power and hydropower is a reliable renewable energy source, accounting for 27% of U.S. renewable electricity generation and offering scalable solutions from large dams to smaller run-of-river systems; and

**WHEREAS**, hydropower provides energy storage and grid reliability benefits, with over 24 GW of firm capacity, surpassing current U.S. energy storage capacity; and

**WHEREAS**, hydropower is used in 48 states, with states like Washington sourcing up to 60% of their electricity from hydropower; and

**WHEREAS**, Cook County, the City of Chicago, and the State of Illinois have opportunities to expand hydropower generation using existing infrastructure, such as dams and water treatment facilities; and

**WHEREAS**, investing in hydropower creates jobs, boosts economic growth, and reduces reliance on fossil fuels, while modern technologies minimize environmental impact; and

**WHEREAS**, Cook County is committed to advancing policies for renewable energy, reducing emissions, and ensuring energy resilience.

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners supports the expansion and implementation of hydropower in Illinois and urges state and federal agencies to prioritize funding and regulatory support; and

**BE IT FURTHER RESOLVED**, that Cook County will explore opportunities for small-scale hydropower generation through feasibility studies; and

**BE IT FURTHER RESOLVED**, that Cook County encourages collaboration among local governments, businesses, and energy providers to facilitate the growth of hydropower for a sustainable energy future.

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner Morita, seconded by Commissioner Britton, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

## HEALTH AND HOSPITALS COMMITTEE
## MEETING OF APRIL 8, 2025

**Sponsored by:** DONNA MILLER, DENNIS DEER, JOHN P. DALEY and ALMA E. ANAYA, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**REQUESTING A MEETING OF THE COOK COUNTY HEALTH AND HOSPITALS COMMITTEE TO RECEIVE AN UPDATE FROM COOK COUNTY HEALTH AND THE COOK COUNTY DEPARTMENT OF PUBLIC HEALTH ON THEIR COVID-19 AND OTHER DISEASES OF CONCERN IMMUNIZATION and MITIGATION PLANS IN SUBURBAN COOK COUNTY**

**WHEREAS,** on January 27, 2020, the United States Secretary of Health and Human Services declared that COVID-19, a respiratory illness spread by close contact through respiratory droplets, presents a public health emergency, and the World Health Organization characterized the COVID-19 outbreak as a pandemic on March 11, 2020; and

**WHEREAS,** despite advances in treatment protocols and the availability of vaccines, COVID-19 continues to be a serious disease across the U.S. and Cook County, and

**WHEREAS,** as of November 30, 2022, there have been 655,646 confirmed cases of SARS-CoV-2 in Suburban Cook County under the jurisdiction of the Cook County Department of Public Health with 7,309 reported deaths; and

**WHEREAS,** on August 31, 2022, the FDA amended the emergency use authorizations (EUAs) of the Moderna COVID-19 Vaccine and the Pfizer-BioNTech COVID-19 Vaccine to authorize bivalent formulations of the vaccines (in individuals in individuals 18 years of age and older for Moderna and 12 years of age and older for Pfizer-BioNTech) for use as a single booster dose at least two months following primary OR at least two months following monovalent booster vaccination; and

**WHEREAS,** the FDA has also revised the EUA of the Moderna COVID-19 Vaccine and the Pfizer-BioNTech COVID-19 Vaccine to remove the use of the monovalent Moderna and Pfizer-BioNTech COVID-19 vaccines for booster administration for individuals 18 years of age and older and 12 years of age and older, respectively; however, they continue to be authorized for use for administration of a primary series for individuals 6 months of age and; and

**WHEREAS,** the Novavax COVID-19 vaccine is currently approved for individuals 12 and up; and

**WHEREAS,** the ever-changing nature of this virus has necessitated routine updates for the benefit of Commissioners and the public to stay abreast of the latest mitigation and vaccine protocols, proving essential to combatting the pandemic and to building back better; and

**WHEREAS,** the Cook County Department of Public Health (CCDPH) is the Illinois certified local health department for suburban Cook County, Illinois, with the exception of Evanston, Skokie, Oak Park, and Stickney Township, serving 127 municipalities; and

**WHEREAS,** the Cook County Department of Public Health (CCDPH) working alongside the Cook County Department of Emergency Management and Regional Security is charged with making the COVID-19 vaccines available to people in CCDPH's jurisdiction of suburban Cook County; and

**WHEREAS,** CCDPH is continuing to work with partners at all levels, including hospitals, health care providers and community leaders, to develop flexible and responsive COVID-19 vaccination programs that can accommodate different vaccines and increase uptake of boosters by informing the public and advertising about the vaccines importance with the Boost Up Cook County COVID and flu vaccination campaign, which is particularly important due to the possibility of a 'Tripledemic' of COVID, Flu and RSV this winter; and

**WHEREAS,** equally important has been to ensure the vaccines are distributed in an equitable fashion, prioritizing those areas and residents of the county that have been most impacted by COVID-19 as a result of longstanding disparities in healthcare system access and delivery; and

**WHEREAS,** as of November 30, 2022, CCH and CCDPH have administered 1,625,108 million complete vaccine series to suburban residents or 71% of the total population; however, only 14.8% of the population is up to date on recommended vaccines to include boosters.

**NOW, THEREFORE, BE IT RESOLVED,** that the Cook County Health and Hospitals Committee convene a meeting to discuss the Cook County Department of Public Health's COVID-19 mitigation and vaccination efforts for Suburban Cook County; and

**BE IT FURTHER RESOLVED,** that the Cook County Department of Public Health and any other identified Cook County entity involved in Cook County's COVID-19 response will provide quarterly COVID-19 updates to the Cook County Health and Hospitals Committee starting in September of 2023. This will include but not be limited to their COVID-19 vaccine plans, contract tracing and mitigation plans and any other pertinent information regarding COVID-19 or any other infectious diseases of concern for Suburban Cook County including analyses of the latest data on age, geographic, racial, and other pertinent category impacts.

**A motion was made by Commissioner Lowry, seconded by Commissioner Anaya, that the Proposed Resolution be deferred. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## RULES AND ADMINISTRATION COMMITTEE
## MEETING OF APRIL 9, 2025

**25-2283**

**Presented by:** MONICA GORDON, County Clerk

**JOURNAL OF PROCEEDINGS**

COOK COUNTY CLERK, Monica Gordon, presented in printed form a record of the Journal of Proceedings of the regular meeting held on March 13, 2025.

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, that the Journal of Proceedings be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2284**

**Presented by:** MONICA GORDON, County Clerk

**JOURNAL OF PROCEEDINGS**

COOK COUNTY CLERK, Monica Gordon, presented in printed form a record of the Journal of

Proceedings of the consent calendar meeting held on March 13, 2025.

**A motion was made by Commissioner Lowry, seconded by Commissioner Britton, that the Journal of Proceedings be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**ZONING AND BUILDING COMMITTEE**
**MEETING OF APRIL 9, 2025**

**25-0036**
**ORDINANCE AMENDMENT**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE,**

**PRESIDENT OF THE COOK COUNTY BOARD OF COMMISSIONERS**

**PROPOSED ORDINANCE AMENDMENT**

**BE IT ORDAINED,** by the Cook County Board of Commissioners, that Appendix A - Zoning to Part II - Land Development Ordinances of the Cook County Code is hereby amended as Follows:

**ARTICLE 1. TITLE**

**1.1. Title.**

This comprehensive amendment shall be known and cited as: Cook County Zoning Ordinance of 2001.

**ARTICLE 2. PURPOSE**

**2.0. Purpose.**

This comprehensive amendment to the Cook County zoning ordinance is adopted pursuant to the County of Cook's home rule powers for the following purposes:

A. Promote and protect public health, safety, morals, comfort, convenience and general welfare.

B. Zone property to reflect its best use and conserve and enhance its value.

C. Reduce existing, and prevent future, congestion by limiting development of land consistent with Cook County's ability to furnish adequate public services.

D. Guard against over development of land to insure good living and working conditions and to prevent blight and slums.

E. Protect residential, commercial and industrial areas from harmful encroachment by incompatible uses.

F. Prevent additions or alterations to existing buildings or structures that do not comply with the standards imposed by this ordinance.

G. Eliminate nonconforming uses of land, buildings and structures which are incompatible and adversely affect permitted development.

H. Encourage use of light, air and open space in areas where people live and work.

I. Establish convenient access to properties.

J. Reduce street congestion and improve aesthetics through off-street parking and loading requirements.

K. Isolate or control unavoidable nuisance-producing uses.

L. Protect against fire, explosion, noxious fumes and other hazards.

M. Prevent hazards to persons and damage to property resulting from accumulation or runoff of storm[waters] and floodwaters.

N. Preserve natural resources, aesthetic amenities and natural features.
O. Establish authority and duties of Cook County administrative agencies and personnel.
P. Establish penalties for violations of this ordinance.
Q. Accomplish the goals, objectives and policies of the Cook County Comprehensive Land Use and Policies Plan.

## ARTICLE 3. ZONING DISTRICTS

### 3.1. Establishment of districts.

The unincorporated area of Cook County is divided into the following districts:

*3.1.1. Residential districts.*

A. R-1 Single-Family Residence District

B. R-2 Single-Family Residence District

C. R-3 Single-Family Residence District

D. R-4 Single-Family Residence District

E. R-5 Single-Family Residence District

F. R-5A Residential Transition District

G. R-6 General Residence District

H. R-7 General Residence District

I. R-8 General Residence District

*3.1.2. Commercial districts.*

A. C-1 Restricted Business District

B. C-2 Restricted Office District

C. C-3 General Service District

D. C-4 General Commercial District

E. C-5 Commercial Transition District

F. C-6 Automotive Service District

G. C-7 Office/Research Park District

H. C-8 Intensive Commercial District

*3.1.3. Industrial Districts.*

A. I-1 Restricted Industrial District

B. I-2 General Industrial District

C. I-3 Intensive Industrial District

D. I-4 Motor Freight Terminal District

*3.1.4. Public and Open Land Districts.*

A. P-1 Public Land District

B. P-2 Open Land District

**3.2. Zoning maps.**

*3.2.1. Authorization.* The location and boundaries of the districts established by this ordinance are indicated on maps entitled, "Official Zoning Maps, Cook County, Illinois," which, together with all amendments and explanatory matter, are adopted by reference as part of this ordinance.

*3.2.2. Location of Official Zoning Maps*. The Official Zoning Maps shall be located in the Department of Building and Zoning and shall be the final authority for the current zoning status of land and buildings, subject to any authorized amendments.

*3.2.3. Interpretation of boundaries*. The boundaries of districts shown on the Official Zoning Maps shall be interpreted as follows:

A. Boundaries are the centerlines of highways, toll roads, expressways, streets or alleys, unless otherwise indicated.

B. Boundaries are section lines, divisions of sections, tracts and platted lot lines, unless otherwise indicated.

C. Boundaries indicated as approximately following municipal boundary limits shall be construed to follow municipal boundary limits.

D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

E. Boundaries indicated as following shorelines shall be construed to follow the shorelines, and any change in a shoreline shall be construed as moving with the actual shoreline.

F. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.

G. Boundaries indicated as parallel to or extensions of features indicated in Subsections A through F, shall be so construed. Distances not specifically indicated on the Official Zoning Maps shall be determined by dimensions shown on the maps or, in the absence of dimensions, by the scale of the maps.

H. Boundaries in particular circumstances.

1. Where an area is not subdivided into lots and blocks and a boundary is indicated as a line adjacent to and paralleling a street or highway, the depth of the line shall be in accordance with dimensions shown on the maps measured at right angles from the centerline of the street or highway. The length of frontage shall be in accordance with dimensions shown on the map from section, quarter-section or division lines, or centerlines of streets and highways or railroad rights-of-way, unless otherwise indicated.

2. Where a boundary line divides a lot in single ownership at the effective date of this ordinance, the regulations of this ordinance for either portion of such lot may, at the owner's discretion, apply to the entire area of the lot or 25 feet beyond the boundary line, whichever is the lesser distance.

3. Whenever a street, alley, public way and railroad right-of-way is not otherwise specifically designated, it shall be deemed to be in the same zone as the property immediately abutting the street, alley, public way and railroad right-of-way. If the land abutting each side of the street, alley, public way or railroad right-of-way is located in different districts, the center of a street, alley, public way or railroad right-of-way shall be deemed to be the district boundary, unless otherwise specifically designated.

4. Whenever a street or alley shown on the zoning maps has been vacated, it shall be deemed to be in the same district as the land abutting both sides of the street or alley involved. If the land abutting each side of the street or alley was located in different districts before the street or alley was vacated, the centerline of the vacated street or alley shall be the district boundary line of the respective zoning districts.

I. Boundaries which are at variance with those shown on the official zoning maps, or other circumstances not covered by Subsection[s] A through H above shall be interpreted in the following manner:

1. By the Zoning Administrator;

2. By the Zoning Board of Appeals on appeal from the Zoning Administrator's decision;

3. By the Cook County Board of Commissioners on appeal from the Zoning Board of Appeals.

*3.2.4. Changes*. A change in the Official Zoning Map shall be indicated on the map. The date[s] of all changes shall be shown on the map.

*3.2.5. Availability*. The Official Zoning Map shall be available for public reference, and certified copies shall be available for sale, in the office of the Zoning Board of Appeals.

**3.3. Area included.**

*3.3.1. Entire area zoned*. The entire area of unincorporated Cook County, including all land and water areas, rivers, streets, alleys and railroad and other rights-of-way, is included in the districts established by this ordinance. If any area is not shown on the Official Zoning Maps as being included in any district, it shall be classified R-1 Single-Family Residence District until otherwise reclassified by amendment.

*3.3.2. Exclusions and inclusions*. The area within the corporate limits of cities, villages and towns that have zoning ordinances shall be excluded from the provisions of this ordinance. The area within the corporate limits of cities, villages and towns that do not have zoning ordinances shall be subject to the provisions

of this ordinance. Any unincorporated land which is not classified on the Official Zoning Maps of Cook County shall be classified R-1 Single-Family Residence District.

*3.3.3. Disconnections and dissolutions.* An addition to unincorporated Cook County resulting from disconnection by a municipality or dissolution of a municipality shall be automatically classified R-1 Single-Family Residence District until otherwise reclassified by amendment.

## ARTICLE 4. - RESIDENTIAL DISTRICTS

### 4.0. - Purpose.

The residential district regulations are intended to govern the location, intensity and method of development of residential areas of Cook County. Regulations provide for and encourage construction of a full range of housing types to meet the varying needs of individuals and families and protect existing developments while allowing new growth in conformity with current design standards and density objectives. Residential uses are contained in the following eight [nine] residential districts:

R-1 Single-Family Residence District R-

2 Single-Family Residence District R-3

Single-Family Residence District R-4

Single-Family Residence District R-5

Single-Family Residence District R-5A

Residential Transition District R-6

General Residence District

R-7 General Residence District R-

8 General Residence District

For purposes of determining the restrictiveness of the eight [nine] residential zoning districts, R-1 shall be considered the most restrictive residential district.

*4.0.1. Definitions.* The following definitions shall apply to Article 4:

A. *Camper trailer (pop-up).* A partially collapsible structure designed to provide temporary living quarters primarily for recreational use, constructed with integral wheels to make it mobile and/or towable by motor vehicle.

B. *Motor vehicle repair, major.* "Major motor vehicle repair" includes: engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles.

C. *Travel trailer.* A rigid, noncollapsible structure designed to provide temporary Living quarters primarily for recreational use, constructed with integral wheels to make it mobile and/or towable by a motor vehicle.

D. *Vehicle, commercial.* Any type of vehicle used or maintained for commercial purposes, primarily to transport material or operate a power attachment or tool, such as a snowplow or any vehicle containing cargo for commercial purposes. For purposes of this article, any vehicle with advertising or a business designation affixed to it shall be considered a commercial vehicle.

E. *Vehicle, recreational (RV).* An RV shall include, but not be limited to, camper trailer

(pop- up), motor home, off-road vehicle, open trailer, pickup camper, snowmobile, travel trailer and watercraft.

F. *Vehicle, trailer.* Any motorized or nonmotorized vehicle intended to carry or store a recreational vehicle. An open trailer or a trailer not carrying or storing an RV shall be considered an RV for the purposes of this Code.

**4.1. - R-1 Single-Family Residence District.**

*4.1.1. Description of district.* The R-1 Single-Family Residence District is intended to provide for estate-type single-family residential development on lot sizes adequate to allow individual wells and sewage disposal systems. This district is intended to create an environment that allows a mixture of agricultural uses and homes on lots larger than typical urban-type residential areas. The permitted uses, lot areas, setbacks and other requirements are designed to encourage a quality residential area in a rural setting. This district is located where rural-type development presently exists and where similar residential development appears likely in the future. All commercial activities are prohibited, except for selected recreation and sanitary uses.

*4.1.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 4.1.3 through 4.1.9.

*4.1.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to [the provisions of] Article 10.

The following uses are permitted in the R-1 District:

A. Residential.

1. Single-family detached dwellings.

2. Group homes.

B. Educational institutions.

1. Public pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

2. ~~Public high schools, nonboarding.~~

~~3.~~2. Private pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

C. Recreation and social facilities.

1. Country clubs, including nonilluminated golf courses and driving ranges, tennis buildings, tennis courts, swimming pools and other recreation facilities.

2. Grounds of recreation clubs, noncommercial, but not including gun clubs and skeet and trap shooting ranges.

3. Golf courses are non-illuminated, and driving ranges accessory to golf courses, but not including commercially operated driving ranges or miniature golf courses.

4. Polo clubs and fields.

D. Public and governmental land and buildings.

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Libraries, in conjunction with schools.

4. Museums.

5. Parks and playgrounds.

6. Public libraries.

E. Religious institutions.

1. Places of worship.

2. Convents, seminaries, monasteries and nunneries.

3. Rectories, parsonages and parish houses.

4. Religious retreats.

F. Agricultural land and buildings.

1. Agricultural uses.

2. Greenhouses, no retail sales.

3. Nurseries, no retail sales.

G. Miscellaneous.

1. Cemeteries.

*4.1.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the R[-]1 District:

A. Residential.

1. Clustering of residences as regulated by this ordinance.

2. Dormitories and housing accommodations and facilities necessary to the operation of a college or university.

3. ~~Earth sheltered homes.~~

4.3. Fraternity and sorority houses.

4. Short-term Rental, Non-Supervised.

5. Transitional residence.

B. Educational institutions.

1. Colleges, junior colleges and universities, but not business colleges or trade schools.

2. Parochial pre-kindergarten, kindergarten, elementary and high schools, boarding.

3. Private elementary and high schools, boarding.

4. ~~Private high schools, boarding.~~

C. Recreation and social activities.

1. Athletic fields including stadiums and grandstands, noncommercial.

2. Community center buildings, clubhouses, recreation buildings, swimming pools and indoor pools and indoor tennis courts, noncommercial and not-for-profit.

3. Golf courses, illuminated.

4. Gun clubs, including skeet and trap shooting.

5. Recreation clubs and structures.

6. Stables, commercial and noncommercial.

7. Youth camps.

8. Zoos.

D. Health, medical and care institutions.

1. Intermediate, extended and long-term care facilities.

2. Hospitals, but not including institutions for the care or treatment of mental illness, drug or alcohol addiction.

3. Nursery schools, children's day schools, and day care centers.

E. Public utility and services.

1. Electric substations, gas regulator stations and telephone exchanges and other essential public utility and services.

2. Fire stations.

3. Police stations.

4. Post offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.

8. Sewage treatment plants, not including individual sewage disposal units.

9. Waterworks, reservoirs, pumping stations, wells and filtration plants, not including individual wells.

10. Ground-mounted solar arrays.

F. Planned unit developments.

G. Unique uses as regulated by this ordinance.

H. Miscellaneous.

1. Airports and heliports, private, including aircraft landing fields, runways, flight strips and flying schools together with hangars, terminal buildings and other auxiliary facilities.

2. Artificial lakes.

3. Kennels.

4. Pet cemeteries.

5. Philanthropic and eleemosynary institutions, not including businesses sponsored by such institutions unless necessary or incidental to, and located in the same building as the institution.

6. Radio and television stations, both transmitting and receiving.

I. Uses similar and compatible to those allowed in this district.

*4.1.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *Real estate signs.* Temporary real estate signs as regulated by Article 12.

D. *Temporary construction trailers.* Permits shall terminate upon completion of the permitted work.

E. *Garage sales.* Garage sales shall be limited to two sales per household per year. Garage sales shall be held for no more than three consecutive days, and only between the hours of 8:00 a.m. and 6:00 p.m. A garage sale shall not require a permit.

F. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*4.1.6. Accessory uses.* A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

A. Agricultural buildings and structures.

B. Boathouses, private.

C. Conservatories or greenhouses, private.

D. Electric vehicle charging stations. For the exclusive use of residents, occupants and guests of the premises.

~~D.~~E. Fallout shelters as regulated by this ordinance.

E.F. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.

F.G. Gardens.

G.H. Guesthouses, private.

H.I. Home occupations.

~~I.~~J. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

~~J.~~K. Mausoleums, crematories and columbaria in cemeteries.

L. Photovoltaic solar panels, only when attached to the roof of the principal structure.

~~K.~~M. Playhouses and summerhouses.

~~L.~~N. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

~~M.~~O. Sale of equipment, food or beverages incidental to the operation of a permitted use.

P. Short-term Rental, Supervised.

~~N.~~Q. Sewage disposal units and water systems, individual, as regulated by this ordinance.

~~O.~~R. Signs as regulated by Article 12.

~~P.~~S. Stables, private. No more than one horse shall be allowed per acre.

~~Q.~~T. *Structures and enclosures for pets.* For the exclusive use or personal enjoyment of residents of the premises, not for commercial purposes.

U. Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks

~~R.~~V. Swimming pools and tennis, paddle and basketball courts. For the exclusive use of the residents and their guests.

~~S.~~W. Tool houses, sheds and other similar buildings. For storage of domestic supplies and equipment.

~~T.~~X. Water retention and detention areas.

*4.1.7. Prohibited uses.* All uses not expressly authorized in Sections 4.1.3 through 4.1.6 are prohibited.

*4.1.8. Site and structure provisions*. The uses in the R-1 Single-Family Residence District shall conform to the following requirements:

A. *Minimum lot area.*

1. Minimum lot area of five acres is required for each permitted or special use. Uses listed below shall meet additional requirements:

   a. Cemeteries shall have a minimum lot area of 20 acres.

2. Special uses may require lot areas greater than five acres.

3. Commercial and noncommercial stables shall have a minimum lot area of three acres.

4. Private stables shall have a minimum lot area of one acre.

B. *Minimum lot width.*

1. Minimum lot width of 300 feet shall be provided for each lot used for a permitted or special use.

Uses listed below shall meet additional requirements:

   a. Cemeteries shall have a minimum lot width of 500 feet.

2. Special uses may require a minimum lot width greater than 300 feet.

C. *Front yard.*

1. Building and structures shall be set back from the front lot line at least 50 feet or 20 percent of the lot depth, whichever is less.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

b. Radio and television stations shall be set back from the front lot line at least 50 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

2. Special uses may require a front yard setback greater than 50 feet.

D. *Interior side yard (adjacent to a zoning lot).*

1. Buildings and structures shall be set back from the side lot line at least 30

feet. Uses listed below shall meet additional requirements:

a. Educational institutions; public, quasi-public and governmental buildings; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; and community center buildings, clubhouses, recreation buildings and tennis buildings and radio and television stations shall be set back from the side lot line at least 30 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

b. Roadside stands shall be set back from the side lot line at least 75 feet.

2. Special uses may require an interior side yard setback greater than 30 feet.

E. *Corner side yard (adjacent to a street).*

1. Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 50 feet.

Uses listed below shall meet additional requirements:

a. Educational institutions; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; radio and television stations shall be set back from the side lot line adjacent to the street right-of- way at least 50 feet, plus one foot for each two feet by which the height exceeds 15 feet.

2. Special uses may require a corner yard setback greater than 50 feet.

F. *Rear yard.*

1. Buildings and structures shall be set back from the rear lot line at least 100

feet. Uses listed below shall meet additional requirements:

a. Community center buildings and recreation buildings shall be set back from the rear lot line at least one 100 feet or ten percent of the lot depth, whichever is less.

b. Radio and television stations shall be set back from the rear lot line at least 100 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

2. Special uses may require a rear yard setback greater than 100 feet.

G. *Distance from a residential use.* Buildings, structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap or other shooting activities, commercial stables, kennels and zoos.

2. Mausoleums, crematories and columbaria in cemeteries.

3. Stadiums and grandstands.

H. *Floor area ratio.*

I. *Maximum floor area ratio.* Maximum floor area ratio for the following uses shall be:

Single-family detached dwellings including rectories, parsonages, and parish houses …..0.10

Educational institutions, nonboarding …..0.50 Recreation and social

facilities …..0.20

Religious institutions, except rectories, parsonages, and parish houses …..0.20 Educational institutions,

boarding …..0.50

Health, medical and care institutions …..0.75 Philanthropic and

eleemosynary institutions …..0.20 Radio and television stations

…..0.20

All other uses …..0.20

1. Floor area ratio shall be provided in the special use permit.

2. Floor area ratio of accessory buildings shall be included in the total allowable floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

J. *Minimum size of dwelling.* Single-family detached dwellings and other structures occupied in whole or in part for residential purposes shall contain at least 1,000 square feet of livable floor area, exclusive of basement or garage space.

K. ~~[~~*Maximum impervious surface.*~~]~~ The maximum impervious surface shall not exceed 20 percent of the gross lot area.

*4.1.9. Special provisions.* The uses in the R-1 Single-Family District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.

C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*

    a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. *Side yard.*

    a. No more than two RVs may be parked in a side yard.

    b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to- end, may not exceed a total combined length of 20 feet.

    c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.

    d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.

    e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

3. *Rear yard.*

    a. No more than two RVs shall be parked in a rear yard.

    b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to- end, shall not exceed a total combined length of 32 feet.

    c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.

    d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.

    e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

4. *Exterior side yards and rear yards adjacent to a street or roadway.*

    a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

5. *Additional requirements.*

    a. Not more than two RVs may be parked on any residential zoning lot.

b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.

c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.

d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.

f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

g. RVs shall not be used as accessory structures in any zoning district.

h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.

i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. Size/weight limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the license class designation of "D". All other class "D" vehicles are prohibited.

2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:

   a. The vehicle has no signage.

   b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.

3. The parking of commercial vehicles on residential lots shall be limited to one.

4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

E. *Sewer and water*. Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The systems used shall be approved by the Cook County Health Department.

**4.2. - R-2 Single-Family Residence District.**

*4.2.1. Description of district*. The R-2 Single-Family Residence District is intended to provide a semi- rural environment of single-family homes on large residential lots. This district creates lot sizes adequate to accommodate individual wells and sewage disposal systems. Schools, recreation and social facilities, religious facilities and certain public facilities which serve the residents living in the district are allowed. All commercial activities are prohibited, except for selected recreation and sanitary uses.

*4.2.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 4.2.3 through 4.2.9.

*4.2.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the R-2 District:

A. Residential.

1. ~~Any use permitted in Section 4.1.3(A).~~

1. Single-family detached dwellings.

2. Group homes.

B. Educational institutions.

1. ~~Any use permitted in Section 4.1.3(B).~~

1. Public pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

2. Private pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

C. Recreation and social facilities.

1. ~~Any use permitted in Section 4.1.3(C)~~

1. Country clubs, including nonilluminated golf courses and driving ranges, tennis buildings, tennis courts, swimming pools and other recreation facilities.

2. Grounds of recreation clubs, noncommercial, but not including gun clubs and skeet and trap shooting ranges.

3. Golf courses nonilluminated, and driving ranges accessory to golf courses, but not including commercially operated driving ranges or miniature golf courses.

4. Polo clubs and fields.

D. Public and governmental land and buildings.

1. ~~Any use permitted in Section 4.1.3(D).~~

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Libraries, in conjunction with schools.

4. Museums.

5. Parks and playgrounds.

6. Public libraries.

E. Religious institutions.

1. ~~Any use permitted in Section 4.1.3(E).~~

1. Places of worship.

2. Convents, seminaries, monasteries and nunneries.

3. Rectories, parsonages and parish houses.

4. Religious retreats.

F. Agricultural land and buildings.

1. ~~Any use permitted in Section 4.1.3(F).~~

1. Agricultural uses.

2. Greenhouses, no retail sales.

3. Nurseries, no retail sales.

G. Miscellaneous.

1. ~~Any use permitted in Section 4.1.3(G).~~

1. Cemeteries.

*4.2.4. Special uses*. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the R-2 District:

A. Residential.

1. ~~Any use permitted in Section 4.1.4(A).~~

1. Clustering of residences as regulated by this ordinance.

2. Dormitories and housing accommodations and facilities necessary to the operation of a college or university.

3. Fraternity and sorority houses.

4. Short-term Rental, Non-Supervised

5. Transitional residence.

B. Educational institutions.

1. ~~Any use permitted in Section 4.1.4(B).~~

1. Colleges, junior colleges and universities, but not business colleges or trade schools.

2. Parochial pre-kindergarten, kindergarten, elementary and high schools, boarding.

3. Private elementary and high schools, boarding.

C. Recreation and social facilities.

1. Noncommercial athletic fields including stadium[s] and grandstands.

2. Community center buildings, clubhouses, recreation buildings, swimming pools and indoor pools, and tennis courts and buildings for indoor tennis, noncommercial and not-for-profit.

3. Recreation clubs and structures.

4. Stables, commercial and noncommercial.

5. Youth camps.

D. Health, medical and care institutions.

1. ~~Any use permitted in Section 4.1.4(D).~~

1. Intermediate, extended and long-term care facilities.

2. Hospitals, but not including institutions for the care or treatment of mental illness, drug or alcohol addiction.

3. Nursery schools, children's day schools, and day care centers.

E. Public utility and service uses.

1. ~~Any use permitted in Section 4.1.4(E).~~

1. Electric substations, gas regulator stations and telephone exchanges and other essential public utility and services.

2. Fire stations.

3. Police stations.

4. Post offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.

8. Sewage treatment plants, not including individual sewage disposal units.

9. Waterworks, reservoirs, pumping stations, wells and filtration plants, not including individual wells.

10. Ground-mounted solar arrays.

F. Planned unit developments.

G. Unique uses as regulated by this ordinance.

H. Miscellaneous.

1. Airports and heliports, private, including aircraft landing fields, runways, flight strips and flying schools together with hangars, terminal buildings and other auxiliary facilities.

2. Artificial lakes.

3. Pet cemeteries.

4. Philanthropic and eleemosynary institutions, not including businesses sponsored by such institutions unless necessary or incidental to, and located in the same building, as the institution.

5. Radio and television stations, both transmitting and receiving.

I. Uses similar and compatible to those allowed in this district.

*4.2.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

1. ~~Any use permitted in Section 4.1.5(A).~~

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

1. ~~Any use permitted in Section 4.1.5(B).~~

C. *Real estate signs.* Temporary real estate signs as regulated by Article 12.

1. ~~Any use permitted in Section 4.1.5(C).~~

D. *Temporary construction trailers.* Permits shall terminate upon completion of the permitted work.

1. ~~Any use permitted in Section 4.1.5(D).~~

E. *Garage sales.* Garage sales shall be limited to two sales per household per year. Garage sales shall be held for no more than three consecutive days, and only between the hours of 8:00 a.m. and 6:00 p.m. A garage sale shall not require a permit.

~~E.~~F. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*4.2.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following, and similar uses:

A. ~~Any use permitted in Section 4.1.6.~~

A. Agricultural buildings and structures.

B. Boathouses, private.

C. Conservatories or greenhouses, private.

D. Electric vehicle charging stations. For the exclusive use of residents, occupants and guests of the premises.

E. Fallout shelters as regulated by this ordinance.

F. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.

G. Gardens.

H. Guesthouses, private.

I. Home occupations.

J. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

K. Mausoleums, crematories and columbaria in cemeteries.

L. Photovoltaic solar panels, only when attached to the roof of the principal structure.

M. Playhouses and summerhouses.

N. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

O. Sale of equipment, food, or beverages incidental to the operation of a permitted use.

P. Short-term Rental, Supervised.

Q. Sewage disposal units and water systems, individual, as regulated by this ordinance.

R. Signs as regulated by Article 12.

S. Stables, private. No more than one horse shall be allowed per acre.

T. Structures and enclosures for pets. For the exclusive use or personal enjoyment of residents of the premises, not for commercial purposes.

U. Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks

V. Swimming pools and tennis, paddle and basketball courts. For the exclusive use of the residents and their guests.

W. Tool houses, sheds, and other similar buildings. For storage of domestic supplies and equipment.

X. Water retention and detention areas.

*4.2.7. Prohibited uses*. All uses not expressly authorized in Sections 4.2.3 through 4.2.6 are prohibited.

*4.2.8. Site and structure provisions*. The uses in the R-2 Single-Family Residence District shall conform to the following requirements:

A. *Minimum lot area.*

1. Minimum lot area of two acres is required for each permitted or special use. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot area of at least five acres, except where the agricultural buildings and structures are accessory uses.

b. Cemeteries shall have a minimum lot area of 20 acres.

c. Educational institutions (boarding) recreation and social facilities; and airports and heliports (private) shall have a minimum lot area of five acres.

d. Commercial and noncommercial stables shall have a minimum lot area of three acres.

e. Private stables shall have a minimum lot area of one acre.

2. Special uses may require lot areas greater than two acres.

B. *Minimum lot width.*

1. Minimum lot width of 200 feet shall be provided for each lot used for a permitted or special use.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot width of 300 feet.

b. Cemeteries shall have a minimum lot width of 500 feet.

c. Educational institutions (boarding) and recreational and social facilities shall have a minimum lot width of 300 feet.

2. Special uses may require a minimum lot width greater than 200 feet.

C. *Front yard.*

1. Building and structures shall be set back from the front lot line at least 50 feet or 20 percent of the lot depth, whichever is less.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

b. Radio and television stations shall be set back from the front lot line at least 50 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

2. Special uses may require a front yard setback greater than 50 feet.

D. *Interior side yard (adjacent to a zoning lot).*

1. Buildings and structures shall be set back from the side lot line at least 20

feet. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures and private stables shall be set back from the side lot line at least 30 feet.

b. Educational institutions; public, quasi-public and governmental buildings; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; community center buildings, clubhouses, recreational buildings and tennis buildings; and radio and television stations shall be set back from the side lot line at least 20 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

c. Roadside stands shall be set back from the side lot line at least 75 feet.

2. Special uses may require an interior side yard setback greater than 20 feet.

E. *Corner side yard (adjacent to a street).*

1. Building and structures shall be set back from the side lot line adjacent to the street right-of-way at least 35 feet.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures, airports and heliports (private) and private stables shall be set back from the side lot line adjacent to the street right-of-way at least 50 feet.

b. Educational institutions; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; radio and television stations shall be set back from the side lot line adjacent to the street right-of- way at least 35 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

2. Special uses may require a corner side yard setback greater than 35 feet.

F. *Rear yard.*

1. Building and structures shall be set back from the rear lot line at least 75 feet.

Uses listed below shall meet additional requirements:

a. Buildings accessory to single-family dwellings, except those uses specifically itemized in this section, may be located up to five feet from the rear lot line.

b. Community center buildings and recreation buildings shall be set back from the rear lot line at least 75 feet or ten percent of the lot depth, whichever is less.

c. Educational institutions (boarding); agricultural buildings and structures; heliports (private); and stables (private) shall be set back from the rear lot line at least 100 feet.

d. Radio and television stations shall be set back from the rear lot line at least 75 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

2. Special uses may require a rear yard setback greater than 75 feet.

G. *Distance from a residential use.* Buildings, structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap or other shooting activities, commercial stables, kennels and zoos.

2. Mausoleums, crematories and columbaria in cemeteries.

3. Stadiums and grandstands.

H. *Floor area ratio.*

1. Maximum floor area ratio for the following uses shall be:

Single-family detached dwellings, including rectories, parsonages and parish houses …..0.10

Educational institutions, nonboarding ….0.50 Recreation and social

facilities …..0.20

Religious institutions, except rectories, parsonages and parish houses …..0.20 Educational institutions, boarding …..0.50

Health, medical and care institutions …..0.75 Philanthropic and eleemosynary institutions …..0.20 Radio and television stations …..0.20

All other uses …..0.20

2. Floor area ratio shall be provided in the special use permit.

3. Floor area ratio of accessory buildings shall be included in the total allowable floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

I. *Minimum size of dwelling.* Single-family detached dwellings and other structures occupied in whole or in part for residential purposes shall contain at least 1,000 square feet of livable floor area, exclusive of basement or garage space.

J. ~~[~~*Maximum impervious surface.*~~]~~ The maximum impervious surface shall not exceed 20 percent of the gross lot area.

*4.2.9. Special provisions*. The uses in the R-2 Single-Family Residence District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.

C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*

a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. *Side yard.*

a. No more than two RVs may be parked in a side yard.

b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to- end, may not exceed a total combined length of 20 feet.

c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.

d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.

e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

3. *Rear yard.*

a. No more than two RVs shall be parked in a rear yard.

b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to- end, shall not exceed a total combined length of 32 feet.

c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.

d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.

e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

4. *Exterior side yards and rear yards adjacent to a street or roadway.*

a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

5. *Additional requirements.*

a. Not more than two RVs may be parked on any residential zoning lot.

b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.

c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.

d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.

f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

g. RVs shall not be used as accessory structures in any zoning district.

h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.

i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed

structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. Size/weight limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the license class designation of "D". All other class "D" vehicles are prohibited.

2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:

    a. The vehicle has no signage.

    b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.

3. The parking of commercial vehicles on residential lots shall be limited to one.

4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

E. *Sewer and water*. Uses requiring sanitary facilities shall be served by either a municipal or, a private community sewer and water system, or a private individual sewage disposal and water supply system. The systems used shall be approved by the Cook County Health Department.

**4.3. - R-3 Single-Family Residence District.**

*4.3.1. Description of district*. The R-3 Single-Family Residence District is intended to provide a semi- urban environment of single-family homes on relatively large lots. This district creates for lot sizes adequate to accommodate individual wells and sewage disposal systems. Schools, recreation and social facilities, religious facilities and public facilities which serve the residents living in the district are allowed. All commercial activities are prohibited, except for selected recreation and sanitary uses.

*4.3.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 4.3.3 through 4.3.9.

*4.3.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use. Uses lawfully established on the effective date of this Ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the R-3 District:

A. Residential.

1. ~~Any use permitted in Section 4.2.3(A).~~

1. Single-family detached dwellings.

2. Group homes.

B. Educational institutions.

1. ~~Any use permitted in Section 4.2.3(B).~~

1. Public pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

2. Private pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

C. Noncommercial, not-for-profit recreation and social facilities.

1. ~~Any use permitted in Section 4.2.3(C).~~

1. Country clubs, including nonilluminated golf courses and driving ranges, tennis buildings, tennis courts, swimming pools and other recreation facilities.

2. Grounds of recreation clubs, noncommercial, but not including gun clubs and skeet and trap shooting ranges.

3. Golf courses nonilluminated, and driving ranges accessory to golf courses, but not including commercially operated driving ranges or miniature golf courses.

4. Polo clubs and fields.

D. Public and governmental land and buildings.

1. ~~Any use permitted in Section 4.2.3(D).~~

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Libraries, in conjunction with schools.

4. Museums.

5. Parks and playgrounds.

6. Public libraries.

E. Religious institutions.

1. ~~Any use permitted in Section 4.2.3(E).~~

1. Electric substations, gas regulator stations and telephone exchanges and other essential public utility and services.

2. Fire stations.

3. Police stations.

4. Post offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.

8. Sewage treatment plants, not including individual sewage disposal units.

9. Waterworks, reservoirs, pumping stations, wells and filtration plants, not including individual wells.

F. Agricultural land and buildings.

1. ~~Any use permitted in Section 4.2.3(F).~~

1. Agricultural uses.

2. Greenhouses, no retail sales.

3. Nurseries, no retail sales.

G. Miscellaneous.

1. ~~Any use permitted in Section 4.2.3(G).~~

1. Cemeteries.

*4.3.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses are permitted in the R-3 District:

A. Residential.

1. ~~Any use permitted in Section 4.2.4(A).~~

1. Clustering of residences as regulated by this ordinance.

2. Dormitories and housing accommodations and facilities necessary to the operation of a college or university.

3. Fraternity and sorority houses.

4. Short-term Rental, Non-Supervised

5. Transitional residence.

B. Educational institutions.

1. ~~Any use permitted in Section 4.2.4(B).~~

1. Colleges, junior colleges and universities, but not business colleges or trade schools.

2. Parochial pre-kindergarten, kindergarten, elementary and high schools, boarding.

3. Private elementary and high schools, boarding.

C. Recreation and social facilities.

1. ~~Any use permitted in Section 4.2.4(C).~~

1. Noncommercial athletic fields including stadium[s] and grandstands.

2. Community center buildings, clubhouses, recreation buildings, swimming pools and indoor pools, and tennis courts and buildings for indoor tennis, noncommercial and not-for-profit.

3. Recreation clubs and structures.

4. Stables, commercial and noncommercial.

5. Youth camps.

D. Health, medical and care institutions.

1. ~~Any use permitted in Section 4.2.4(D).~~

1. Intermediate, extended and long-term care facilities.

2. Hospitals, but not including institutions for the care or treatment of mental illness, drug or alcohol addiction.

3. Nursery schools, children's day schools, and day care centers.

E. Public utility and services.

1. ~~Any use permitted in Section 4.2.4(E).~~

1. Electric substations, gas regulator stations and telephone exchanges and other essential public utility and services.

2. Fire stations.

3. Police stations.

4. Post offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.

8. Sewage treatment plants, not including individual sewage disposal units.

9. Waterworks, reservoirs, pumping stations, wells and filtration plants, not including individual wells.

10. Ground-mounted solar arrays.

F. Planned unit developments.

G. Unique uses as regulated by this ordinance.

H. Miscellaneous.

1. ~~Any use permitted in Section 4.2.4(H).~~

1. Airports and heliports, private, including aircraft landing fields, runways, flight strips and flying schools together with hangars, terminal buildings and other auxiliary facilities.

2. Artificial lakes.

3. Pet cemeteries.

4. Philanthropic and eleemosynary institutions, not including businesses sponsored by such institutions unless necessary or incidental to, and located in the same building, as the institution.

5. Radio and television stations, both transmitting and receiving.

I. Uses similar and compatible to those allowed in this district.

*4.3.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. Temporary buildings or yards. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

1. ~~Any use permitted in Section 4.2.5(A).~~

B. Temporary sales offices. Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

1. ~~Any use permitted in Section 4.2.5(B).~~

C. Real estate signs. Temporary real estate signs as regulated by Article 12.

1. ~~Any use permitted in Section 4.2.5(C).~~

D. Temporary construction trailers. Permits shall terminate upon completion of the permitted work.

1. ~~Any use permitted in Section 4.2.5(D).~~

E. Garage sales. Garage sales shall be limited to two sales per household per year. Garage sales shall be held for no more than three consecutive days, and only between the hours of 8:00 a.m. and 6:00 p.m. A garage sale shall not require a permit.

~~E.~~F. Portable storage containers. Portable storage containers as regulated by Article 8.

*4.3.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

A. ~~Any use permitted in Section 4.2.6.~~

A. Agricultural buildings and structures.

B. Boathouses, private.

C. Conservatories or greenhouses, private.

D. Electric vehicle charging stations. For the exclusive use of residents, occupants and guests of the premises.

E. Fallout shelters as regulated by this ordinance.

F. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.

G. Gardens.

H. Guesthouses, private.

I. Home occupations.

J. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

K. Mausoleums, crematories and columbaria in cemeteries.

L. Photovoltaic solar panels, only when attached to the roof of the principal structure.

M. Playhouses and summerhouses.

N. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

O. Sale of equipment, food or beverages incidental to the operation of a permitted use.

P. Short-term Rental, Supervised.

Q. Sewage disposal units and water systems, individual, as regulated by this ordinance.

R. Signs as regulated by Article 12.

S. Stables, private. No more than one horse shall be allowed per acre.

T. Structures and enclosures for pets. For the exclusive use or personal enjoyment of residents of the premises, not for commercial purposes.

U. Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks

V. Swimming pools and tennis, paddle and basketball courts. For the exclusive use of the residents and their guests.

W. Tool houses, sheds and other similar buildings. For storage of domestic supplies and equipment.

X. Water retention and detention areas.

*4.3.7. Prohibited uses*. All uses not expressly authorized in Sections 4.3.3 through 4.3.6 are prohibited.

*4.3.8. Site and structure provisions.* The uses in the R-3 Single-Family Residence District shall conform to the following requirements:

A. *Minimum lot area.*

1. Minimum lot area of 40,000 square feet is required for each permitted or special use. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot area of five acres, except where agricultural buildings and structures are accessory uses.

b. Cemeteries shall have a minimum lot area of ten acres.

c. Educational institutions (boarding) recreation and social facilities; and airports and heliports (private) shall have a minimum lot area of five acres.

d. Commercial and noncommercial stables shall have a minimum lot area of three acres.

e. Private stables shall have a minimum lot area of one acre.

2. Special uses may require lot areas greater than 40,000 square feet.

B. *Minimum lot width.*

1. Minimum lot width of 150 feet shall be provided for each lot used for a permitted or special use.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot width of 300 feet.

b. Cemeteries shall have a minimum lot width of 250 feet.

c. Educational institutions (boarding) and recreational and social facilities shall have a minimum lot width of 300 feet.

2. Special uses may require a minimum lot width greater than 150 feet.

C. *Front yard.*

1. Buildings and structures shall be set back from the front lot line at least 50 feet or 20 percent of the lot depth, whichever is less.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

b. Radio and television stations shall be set back from the front lot line at least 50 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

2. Special uses may require a front yard setback greater than 50 feet.

D. *Interior side yard (adjacent to a zoning lot).*

1. Buildings and structures shall be set back from the side lot line at least 15

feet. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures and stables (private) shall be set back from the side lot line at least 30 feet.

b. Educational institutions; public, quasi-public and governmental buildings; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; community center buildings, clubhouses, recreation buildings and tennis buildings and radio and television stations shall be set back from the side lot line at least 15 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

c. Roadside stands shall be set back from the side lot line of at least 75 feet.

2. Special uses may require an interior side yard setback greater than 15 feet.

E. *Corner side yard (adjacent to a street).*

1. Buildings and structures shall be set back from a side lot line adjacent to the street right-of-way at least 25 feet.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures, heliports (private) and stables (private), shall be set back from the side lot lines adjacent to the street right-of-way at least 50 feet.

b. Educational institutions; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions and radio and television stations shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet, plus one foot for each two feet by which

the building or structure height exceeds 15 feet.

2. Special uses may require a corner side yard setback greater than 25 feet.

F. *Rear yard.*

1. Buildings and structures shall be set back from the rear lot line at least 50 feet. Uses listed below shall meet additional requirements:

a. Buildings accessory to single-family dwellings, except those uses specifically itemized in this section, may be located up to five feet from the rear lot line.

b. Community center buildings and recreation buildings shall be set back from the rear lot line at least 50 feet or ten percent of the lot depth, whichever is less.

c. Educational institutions (boarding); agricultural buildings and structures; heliports (private); and stables (private) shall be set back from the rear lot line at least 100 feet.

d. Radio and television stations shall be set back from the rear lot line at least 50 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

2. Special uses may require a rear yard setback greater than 50 feet.

G. *Distance from a residential use.* Buildings and structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap and other shooting activities, commercial stables, kennels and zoos.

2. Mausoleums, crematories and columbaria in cemeteries.

3. Stadiums and grandstands.

H. *Floor area ratio.*

1. The Maximum floor area ratio for the following uses shall be:

Single-family detached dwellings, including rectories, parsonages and parish houses ..... 0.15

Educational institutions, nonboarding ..... 0.50

Recreation and social facilities ..... 0.20

Religious institutions, except rectories, parsonages and parish houses ..... 0.20

Educational institutions, boarding ..... 0.50

Health, medical and care institutions ..... 0.75

Philanthropic and eleemosynary institutions ..... 0.20

Radio and television stations ..... 0.20

All other uses..... 0.20

2. Floor area ratio shall be provided in the special use permit.

3. Floor area ratio of accessory buildings shall be included in the total allowable floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

I. *Minimum size of dwelling.* Single-family detached dwellings and other structures occupied in whole or in part for residential purposes shall contain at least 1,000 square feet of livable floor area, exclusive of basement or garage space.

J. *Maximum impervious surface.* The maximum impervious surface shall not exceed 25 percent of the gross lot area.

*4.3.9. Special provisions.* The uses in the R-3 Single-Family Residence District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.

C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*

a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. *Side yard.*

a. No more than two RVs may be parked in a side yard.

b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to- end, may not exceed a total combined length of 20 feet.

c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.

d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.

e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

3. *Rear yard.*

a. No more than two RVs shall be parked in a rear yard.

b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-

to- end, shall not exceed a total combined length of 32 feet.

c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.

d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.

e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

4. *Exterior side yards and rear yards adjacent to a street or roadway.*

a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

5. *Additional requirements.*

a. Not more than two RVs may be parked on any residential zoning lot.

b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.

c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.

d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.

f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

g. RVs shall not be used as accessory structures in any zoning district.

h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.

i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. Size/weight limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the

license class designation of "D". All other class "D" vehicles are prohibited.

2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:

   a. The vehicle has no signage.

   b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.

3. The parking of commercial vehicles on residential lots shall be limited to one.

4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The systems used shall be approved by the Cook County Health Department.

**4.4. - R-4 Single-Family Residence Districts.**

*4.4.1. Description of district.* The R-4 Single-Family Residence District is intended to provide an urban environment of single-family homes on a lot size that may not accommodate individual sewage disposal systems. Uses compatible to the residential character of the district are allowed. All commercial activities are prohibited, except for selected recreation and sanitary uses.

*4.4.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 4.4.3 through 4.4.9.

*4.4.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use. Uses lawfully established the effective date of this ordinance, rendered nonconforming by it shall be subject to Article 10.

The following uses are permitted in the R-4 District:

A. Residential.

   1. ~~Any use permitted in Section 4.3.3(A).~~

   1. Single-family detached dwellings.

   2. Group homes.

B. Educational institutions.

   1. ~~Any use permitted in Section 4.3.3(B).~~

   1. Public pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

   2. Private pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

C. Recreation and social facilities.

1. ~~Any use permitted in Section 4.3.3(C).~~

1. Country clubs, including nonilluminated golf courses and driving ranges, tennis buildings, tennis courts, swimming pools and other recreation facilities.

2. Grounds of recreation clubs, noncommercial, but not including gun clubs and skeet and trap shooting ranges.

3. Golf courses nonilluminated, and driving ranges accessory to golf courses, but not including commercially operated driving ranges or miniature golf courses.

4. Polo clubs and fields.

D. Public and governmental land and buildings.

1. ~~Any use permitted in Section 4.3.3(D).~~

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Libraries, in conjunction with schools.

4. Museums.

5. Parks and playgrounds.

6. Public libraries.

E. Religious institutions.

1. ~~Any use permitted in Section 4.3.3(E).~~

1. Places of worship.

2. Convents, seminaries, monasteries and nunneries.

3. Rectories, parsonages and parish houses.

4. Religious retreats.

F. Agricultural land and buildings.

1. ~~Any use permitted in Section 4.3.3(F).~~

1. Agricultural uses.

2. Greenhouses, no retail sales.

3. Nurseries, no retail sales.

G. Miscellaneous.

1. ~~Any use permitted in Section 4.3.3(G).~~

1. Cemeteries.

*4.4.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses are permitted in the R-4 District:

A. Residential.

1. ~~Any use permitted in Section 4.3.4(A).~~

1. Clustering of residences as regulated by this ordinance.

2. Dormitories and housing accommodations and facilities necessary to the operation of a college or university.

3. Fraternity and sorority houses.

4. Short-term Rental, Non-Supervised

5. Transitional residence.

B. Educational institutions.

1. ~~Any use permitted in Section 4.3.4(B).~~

1. Colleges, junior colleges and universities, but not business colleges or trade schools.

2. Parochial pre-kindergarten, kindergarten, elementary and high schools, boarding.

3. Private elementary and high schools, boarding.

C. Recreation and social facilities.

1. Athletic fields including stadiums and grandstands, noncommercial.

2. Community center buildings, clubhouses, recreation buildings, swimming, indoor pools, and tennis courts and buildings for indoor tennis noncommercial and not-for- profit.

3. Recreation clubs and structures.

4. Stables, commercial and noncommercial.

D. Health, medical and care institutions.

1. ~~Any use permitted in Section 4.3.4(D).~~

1. Intermediate, extended and long-term care facilities.

2. Hospitals, but not including institutions for the care or treatment of mental illness, drug or alcohol addiction.

3. Nursery schools, children's day schools, and day care centers.

E. Public utility and services.

1. ~~Any use permitted in Section 4.3.4(E).~~

1. Electric substations, gas regulator stations and telephone exchanges and other essential public utility and services.

2. Fire stations.

3. Police stations.

4. Post offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.

8. Sewage treatment plants, not including individual sewage disposal units.

9. Waterworks, reservoirs, pumping stations, wells and filtration plants, not including individual wells.

10. Ground-mounted solar arrays.

F. Planned unit developments.

G. Unique uses as regulated by this ordinance.

H. Miscellaneous.

1. Artificial lakes.

2. Philanthropic and eleemosynary institutions, not including businesses sponsored by such institutions, unless necessary or incidental to, and located in the same building, as the institution.

3. Pet cemeteries.

I. Uses similar and compatible to those allowed in this district.

*4.4.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* ~~Any use permitted in Section 4.3.5(A).~~ Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* ~~Any use permitted in Section 4.3.5(B).~~ Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six- month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *Real estate signs.* ~~Any use permitted in Section 4.3.5(C).~~ Temporary real estate signs as regulated by Article 12.

D. *Temporary construction trailers.* ~~Any use permitted in Section 4.3.5(D).~~ Permits shall terminate upon completion of the permitted work.

E. *Garage sales.* Garage sales shall be limited to two sales per household per year. Garage sales shall be held for no more than three consecutive days, and only between the hours of 8:00 a.m. and 6:00 p.m. A garage sale shall not require a permit.

~~E.~~F. [*Portable storage containers.*~~]~~ Portable storage containers as regulated by Article 8.

*4.4.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

A. ~~Any use permitted in Section 4.3.6.~~

A. Agricultural buildings and structures.

B. Boathouses, private.

C. Conservatories or greenhouses, private.

D. Electric vehicle charging stations. For the exclusive use of residents, occupants and guests of the premises.

E. Fallout shelters as regulated by this ordinance.

F. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.

G. Gardens.

H. Guesthouses, private.

I. Home occupations.

J. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

K. Mausoleums, crematories and columbaria in cemeteries.

L. Photovoltaic solar panels, only when attached to the roof of the principal structure.

M. Playhouses and summerhouses.

N. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

O. Sale of equipment, food or beverages incidental to the operation of a permitted use.

P. Short-term Rental, Supervised.

Q. Sewage disposal units and water systems, individual, as regulated by this ordinance.

R. Signs as regulated by Article 12.

S. Stables, private. No more than one horse shall be allowed per acre.

T. *Structures and enclosures for pets.* For the exclusive use or personal enjoyment of residents of the premises, not for commercial purposes.

U Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks.

V. Swimming pools and tennis, paddle and basketball courts courts. For the exclusive use of the residents and their guests.

W. Tool houses, sheds and other similar buildings. For storage of domestic supplies and equipment.

X. Water retention and detention areas.

*4.4.7. Prohibited uses*. All uses not expressly authorized in Sections 4.4.3 through 4.4.6 are prohibited.

*4.4.8. Site and structure provisions*. The uses in the R-4 Single-Family Residence District shall conform to the following requirements:

A. *Minimum lot area.*

1. Minimum lot area of not less than 20,000 square feet is required for each permitted or special use.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot area of five acres, except where agricultural buildings and structures are accessory uses.

b. Cemeteries shall have a minimum lot area of five acres.

c. Educational institutions (boarding); recreation and social facilities; and airports and heliports (private) shall have a minimum lot area of five acres.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages, and parish houses); health, medical and care institutions; philanthropic and eleemosynary institutions; boat-houses (private); guesthouse (private); lots with individual water systems (wells) which also utilize individual sewage disposal systems; and detached living quarters (for persons employed on the premises) shall have a minimum lot area of 40,000 square feet.

e. Commercial and noncommercial stables shall have a minimum lot area of three acres.

f. Private stables shall have a minimum lot area of one acre.

2. Special uses may require lot areas greater than 20,000 square feet.

B. *Minimum lot width.*

1. Minimum lot width of 100 feet shall be provided for each lot used for a permitted or special use.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot width of 300 feet.

b. Cemeteries shall have a minimum lot width of 125 feet.

c. Educational institutions (boarding); recreation and social facilities; airports and heliports (private); and stables (private) shall have a minimum lot width of 300 feet.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); health, medical and care noncommercial institutions; philanthropic and eleemosynary institutions; boathouses (private); guesthouses (private); detached living quarters (for persons employed on the premises); and lots with water systems (individual) utilizing individual sewage disposal units shall have a minimum lot width of 150 feet.

2. Special uses may require a minimum lot width greater than 100 feet.

C. *Front yard.*

1. Buildings and structures shall be set back from the front lot line at least 40 feet or 20 percent of the lot depth, whichever is less.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

b. Educational institutions; religious institutions (except rectories, parsonages

and parish houses); health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the front lot line at least 50 feet or 20 percent of the lot depth, whichever is less.

2. Special uses may require a front yard setback greater than 40 feet.

D. *Interior side yard (adjacent to a zoning lot).*

1. Buildings and structures shall be set back the side lot line at least 15

feet. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures and stables (private) shall be set back from the side lot line at least 30 feet.

b. Educational institutions; public, quasi-public and governmental buildings; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; community center buildings, clubhouses, recreation buildings and tennis buildings shall be set back from the side lot line at least 15 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

c. Roadside stands shall be set back from the side lot line at least 75 feet.

2. Special uses may require an interior side yard greater than 15 feet.

E. *Corner side yard (adjacent to a street).*

1. Structures shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures and stables (private) shall be set back from the side lot line adjacent to the street right-of-way at least 50 feet.

b. Educational institutions; religious institutions; health, medical and care institutions; and philanthropic and eleemosynary institutions; shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

2. Special uses may require a corner side yard greater than 25 feet.

F. *Rear yard.*

1. Buildings and structures shall be set back from the rear lot line at least 50

feet. Uses listed below shall meet additional requirements:

a. Buildings accessory to single-family dwellings, except those uses specifically itemized in this section, ~~may~~shall be located ~~up to three~~no less than five feet from the rear lot line.

b. Community center buildings and recreation buildings shall be set back from the rear lot line at least 50 feet or ten percent of the lot depth, whichever is less.

c. Educational institutions (boarding); agricultural buildings and structures; and stables (private) shall be set back from the rear lot line at least 100 feet.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the rear lot line at least 50 feet.

2. Special uses may require a rear yard setback greater than 50 feet.

G. *Distance from a residential use.* Buildings and structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap or other shooting activities, commercial stables, kennels and zoos.

2. Mausoleums, crematories and columbaria in cemeteries.

3. Stadiums and grandstands.

H. *Floor area ratio.*

1. Maximum floor area ratio for the following uses shall be:

Single-family detached dwellings including rectories, parsonages and parish houses ..... 0.25

Educational institutions, nonboarding ..... 0.50

Recreation and social facilities ..... 0.20

Religious institutions, except rectories, parsonages and parish houses ..... 0.20

Educational institutions, boarding ..... 0.50

Health, medical and care institutions ..... 0.75

Philanthropic and eleemosynary institutions ..... 0.20

All other uses ..... 0.20

2. Floor area ratio shall be provided in the special use permit. Floor area ratio of accessory buildings shall be included in the total allowable floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

I. *Minimum size of dwelling*. Single-family detached dwellings and other structures occupied in whole or in part for residential purposes shall contain at least 900 square feet of livable floor area, exclusive of basement or garage space.

J. The maximum impervious surface shall not exceed 35 percent of the gross lot area.

*4.4.9. Special provisions*. The uses in the R-4 Single-Family Residence District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.

C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*

    a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. *Side yard.*

    a. No more than two RVs may be parked in a side yard.

    b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to- end, may not exceed a total combined length of 20 feet.

    c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.

    d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.

    e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

3. *Rear yard.*

    a. No more than two RVs shall be parked in a rear yard.

    b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to- end, shall not exceed a total combined length of 32 feet.

    c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.

    d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.

    e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

4. *Exterior side yards and rear yards adjacent to a street or roadway.*

    a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

5. *Additional requirements.*

    a. Not more than two RVs may be parked on any residential zoning lot.

    b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.

c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.

d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.

f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

g. RVs shall not be used as accessory structures in any zoning district.

h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.

i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. Size/weight limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the license class designation of "D". All other class "D" vehicles are prohibited.

2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:

   a. The vehicle has no signage.

   b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.

3. The parking of commercial vehicles on residential lots shall be limited to one.

4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

5. *Sewer and water*. Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system or a private individual

sewage disposal and water supply system. The systems shall be approved by the Cook County Health

Department. If both an individual sewage disposal system and an individual water supply system are used to serve the same lot, a minimum lot area of 40,000 square feet shall be required.

**4.5. - R-5 Single-Family Residence District.**

*4.5.1. Description of district*. The R-5 Single-Family Residence District is intended to provide an urban environment of single-family homes served by public or community utility systems and other urban services. This district is intended to create an orderly expansion of existing single-family neighborhoods and new urbanized growth in appropriate areas. Uses compatible to the residential character of the district are allowed. All commercial activities are prohibited, except for selected recreation uses.

*4.5.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 4.5.3 through 4.5.9.

*4.5.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the R-5 District:

A. Residential.

~~1. Any use permitted in Section 4.4.3(A).~~

1. Single-family detached dwellings.

2. Group homes.

B. Educational institutions.

~~1. Any use permitted in Section 4.4.3(B).~~

1. Public pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

2. Private pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

C. Recreation and social facilities.

~~1. Any use permitted in Section 4.4.3(C).~~

1. Country clubs, including nonilluminated golf courses and driving ranges, tennis buildings, tennis courts, swimming pools and other recreation facilities.

2. Grounds of recreation clubs, noncommercial, but not including gun clubs and skeet and trap shooting ranges.

3. Golf courses nonilluminated, and driving ranges accessory to golf courses, but not including commercially operated driving ranges or miniature golf courses.

4. Polo clubs and fields.

D. Public and governmental land and buildings.

~~1. Any use permitted in Section 4.4.3(D).~~

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Libraries, in conjunction with schools.

4. Museums.

5. Parks and playgrounds.

6. Public libraries.

E. Religious institutions.

1. ~~Any use permitted in Section 4.4.3(E).~~

1. Places of worship.

2. Convents, seminaries, monasteries and nunneries.

3. Rectories, parsonages and parish houses.

4. Religious retreats.

F. Agricultural land and buildings.

1. ~~Any use permitted in Section 4.4.3(F).~~

1. Agricultural uses.

2. Greenhouses, no retail sales.

3. Nurseries, no retail sales.

G. Miscellaneous.

1. ~~Any use permitted in Section 4.4.3(G).~~

1. Cemeteries.

*4.5.4. Special uses*. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the R-5 District:

A. Residential.

1. ~~Any use permitted in Section 4.4.4(A).~~

1. Clustering of residences as regulated by this ordinance.

2. Dormitories and housing accommodations and facilities necessary to the operation of a college or university.

3. Fraternity and sorority houses.

4. Short-term Rental, Non-Supervised

5. Transitional residence.

B. Educational institutions.

1. ~~Any use permitted in Section 4.4.4(B).~~

1. Colleges, junior colleges and universities, but not business colleges or trade schools.

2. Parochial pre-kindergarten, kindergarten, elementary and high schools, boarding.

3. Private elementary and high schools, boarding.

C. Recreation and social facilities.

~~1. Any use permitted in Section 4.4.4(C).~~

1. Athletic fields including stadiums and grandstands, noncommercial.

2. Community center buildings, clubhouses, recreation buildings, swimming, indoor pools, and tennis courts and buildings for indoor tennis noncommercial and not-for- profit.

~~2.~~3. Lodges and Fraternal Organizations

4. Recreation clubs and structures.

5. Stables, commercial and noncommercial.

D. Health, medical and care institutions.

~~1. Any use permitted in Section 4.4.4(D).~~

1. Intermediate, extended and long-term care facilities.

2. Hospitals, but not including institutions for the care or treatment of mental illness, drug or alcohol addiction.

3. Nursery schools, children's day schools, and day care centers.

E. Public utility and services.

~~1. Any use permitted in Section 4.4.4(E).~~

1. Electric substations, gas regulator stations and telephone exchanges and other essential public utility and services.

2. Fire stations.

3. Police stations.

4. Post offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.

8. Sewage treatment plants, not including individual sewage disposal units.

9. Waterworks, reservoirs, pumping stations, wells and filtration plants, not including individual wells.

10. Ground-mounted solar arrays.

F. Planned unit developments.

G. Unique uses as regulated by this ordinance.

H. Miscellaneous.

1. Artificial lakes.

2. Philanthropic and eleemosynary institutions, not including businesses sponsored by such institutions, unless necessary or incidental to, and located in the same building, as the institution.

3. Pet cemeteries.

I. Uses similar and compatible to those allowed in this district.

J. *Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

K. Temporary buildings or yards. ~~Any use permitted in Section 4.4.5(A).~~ Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

L. Temporary sales offices. ~~Any use permitted in Section 4.4.5(B).~~ Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six- month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

M. Real estate signs. ~~Any use permitted in Section 4.4.5(C).~~ Temporary real estate signs as regulated by Article 12.

N. Temporary construction trailers. ~~Any use permitted in Section 4.4.5(D).~~ Permits shall terminate upon completion of the permitted work.

F. Garage sales. Garage sales shall be limited to two sales per household per year. Garage sales shall be held for no more than three consecutive days, and only between the hours of 8:00 a.m. and 6:00 p.m. A garage sale shall not require a permit.

O.F. Portable storage containers. Portable storage containers as regulated by Article 8.

*4.5.5. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

A. ~~Any use permitted in Section 4.4.6.~~

A. Agricultural buildings and structures.

B. Boathouses, private.

C. Conservatories or greenhouses, private.

D. Electric vehicle charging stations. For the exclusive use of residents, occupants and guests of the premises.

E. Fallout shelters as regulated by this ordinance.

F. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.

G. Gardens.

H. Guesthouses, private.

I. Home occupations.

J. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

K. Mausoleums, crematories and columbaria in cemeteries.

L. Photovoltaic solar panels, only when attached to the roof of the principal structure.

M. Playhouses and summerhouses.

N. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

O. Sale of equipment, food or beverages incidental to the operation of a permitted use.

P. Short-term Rental, Supervised.

Q. Sewage disposal units and water systems, individual, as regulated by this ordinance.

R. Signs as regulated by Article 12.

S. Stables, private. No more than one horse shall be allowed per acre.

T. Structures and enclosures for pets. For the exclusive use or personal enjoyment of residents of the premises, not for commercial purposes.

U. Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks

V. Swimming pools and tennis, paddle, and basketball courts. For the exclusive use of the residents and their guests.

W. Tool houses, sheds and other similar buildings. For storage of domestic supplies and equipment.

X. Water retention and detention areas.

*4.5.6. Prohibited uses.* All uses not expressly authorized in Sections 4.5.3 through 4.5.6 are prohibited.

*4.5.7. Site and structure provisions.* The uses in the R-5 Single-Family Residence District shall conform to the following requirements:

A. *Minimum lot area.*

1. Minimum lot area of 10,000 square feet is required for each permitted or special use. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot area of five acres, except where agricultural buildings and structures are accessory uses.

b. Boathouses (private), guesthouses (private), lots with individual water systems (wells) which also utilize individual sewage systems and detached living quarters for persons employed on the premises shall have a minimum lot area of 40,000 square feet.

c. Cemeteries shall have a minimum lot area of two acres.

d. Educational institutions (boarding) and recreation and social facilities shall have a minimum lot area of five acres.

e. Educational institutions (nonboarding); religious institutions (except rectories, parsonages, and parish houses); health, medical and care institutions and philanthropic and eleemosynary institutions shall have a minimum lot area of 20,000 square feet.

f. Commercial and noncommercial stables shall have a minimum lot area of three acres.

g. Private stables shall have a minimum lot area of one acre.

1. Special uses may require lot areas greater than 10,000 square feet.

B. *Minimum lot width.*

1. Minimum lot width of 60 feet shall be provided for each lot used for a permitted or special use.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot width of 300 feet. Boathouses (private), guesthouses (private), detached living quarters for persons employed on the premises and lots with individual water systems (wells) which also utilize individual sewage disposal units shall have a minimum lot width of 150 feet.

b. Cemeteries shall have a minimum lot width of 100 feet.

c. Educational institutions (boarding); recreation and social facilities; and stables (private) shall have a minimum lot width of 300 feet.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); health, medical and care institutions; philanthropic and eleemosynary institutions; and lots with individual sewage systems which do not utilize individual water systems (wells) shall have a minimum lot width of 100 feet.

2. Special uses may require a minimum lot width greater than 60 feet.

C. *Front yard.*

1. Buildings and structures shall be set back from the front lot line at least 30 feet or 20 percent of the lot depth, whichever is less.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

b. Educational institutions; religious institutions (except rectories, parsonages and parish houses); health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the front lot line at least 40 feet or 20 percent of the lot depth, whichever is less.

2. Special uses may require a front yard setback greater than 30.

D. *Interior side yard (adjacent to a zoning lot).*

1. Building and structures shall be set back the side lot line at least ten

feet. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures and stables (private) shall be set in from the side lot line at least 30 feet.

b. Educational institutions; public, quasi-public and governmental buildings; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; community center buildings; clubhouses, recreation buildings and tennis buildings shall be set back from the side lot line at least 15 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

c. Roadside stands shall be set back from the side lot line at least 75 feet.

E. *Corner side yard (adjacent to a street).*

1. Building and structures shall be set back from the side lot line adjacent to the street right-of-way at least 15 feet.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures and stables (private) shall be set back from the side lot line adjacent to the street right-of-way at least 50 feet.

b. Educational institutions; religious institutions; health; medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

2. Special uses may require a corner side yard setback greater than 15 feet.

F. *Rear yard.*

1. Building and structures shall be set back from the rear lot line at least 40 feet. Uses listed below shall meet additional requirements:

a. Buildings accessory to single-family dwellings, except those uses specifically itemized in this section, may be located up to five feet from the rear lot line.

b. Community center buildings and recreation buildings shall be set back from the rear lot line at least 50 feet or ten percent of the lot depth, whichever is less.

c. Educational institutions (boarding); agricultural buildings and structures; and stables (private) shall be set back from the rear lot line at least 100 feet.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the rear lot line at least 50 feet.

2. Special uses may require a rear yard setback greater than 40 feet.

G. *Distance from a residential use.* Structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes.

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap and other shooting activities, commercial stables, kennels and zoos.

2. Mausoleums, crematories and columbaria in cemeteries.

3. Stadiums and grandstands.

H. *Floor area ratio.*

1. Maximum floor area ratio for the following uses shall be:

Single-family detached dwellings including rectories, parsonages and parish houses ..... 0.40

Educational institutions, nonboarding ..... 0.50

Recreation and social facilities ..... 0.20

Religious institutions, except rectories, parsonages and parish houses ..... 0.20

Educational institutions, boarding ..... 0.50

Health, medical and care institutions ..... 0.75

Philanthropic and eleemosynary institutions ..... 0.20

All other uses..... 0.20

2. Floor area ratio shall be provided in the special use permit.

I. *Minimum size of dwelling*. Single-family detached dwellings and other structures occupied in whole or in part for residential purposes shall contain at least 720 square feet of livable floor area, exclusive of basement or garage space.

J. ~~[~~*Maximum impervious surface.*~~]~~ The maximum impervious surface shall not exceed 50 percent of the gross lot area.

*4.5.8. Special provisions*. The uses in the R-5 Single-Family Residence District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.

C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*

   a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. *Side yard.*

   a. No more than two RVs may be parked in a side yard.

   b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to- end, may not exceed a total combined length of 20 feet.

   c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.

   d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.

   e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

3. *Rear yard.*

   a. No more than two RVs shall be parked in a rear yard.

   b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to- end, shall not exceed a total combined length of 32 feet.

   c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.

   d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.

   e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open

wood fence five feet high.

4. *Exterior side yards and rear yards adjacent to a street or roadway.*

   a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

5. *Additional requirements.*

   a. Not more than two RVs may be parked on any residential zoning lot.

   b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.

   c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.

   d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

   e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.

   f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

   g. RVs shall not be used as accessory structures in any zoning district.

   h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.

   i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. Size/weight limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the license class designation of "D". All other class "D" vehicles are prohibited.

2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:

   a. The vehicle has no signage.

b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.

3. The parking of commercial vehicles on residential lots shall be limited to one.

4. Nothing in the provisions of this ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this ordinance.

E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or sewer and water system, a private community sewer and water system or an individual water system. Individual sewage disposal units may be used for single-family detached dwellings located on zoning lots with at least 20,000 square feet of area. Individual sewage disposal systems and individual water supply systems must be approved by the Cook County Health Department. If both an individual sewage disposal system and an individual water system are used to serve the same lot, a minimum lot area of 40,000 square feet is required.

F. *Lots of record.* A single-family residence, on a lot of record on the effective date of this comprehensive ordinance, may be established regardless of the area of the lot or the lot width, provided there shall always be sufficient ground area left unoccupied by a structure or paving for a proper system of sewage disposal and water supply conforming with the standards and requirements of the Cook County Plumbing Code and all amendments relative thereto, the Cook County Health Department, the Metropolitan Water Reclamation District, and the Health Department of the State of Illinois. Approved sewer and water connection permits and/or an approved private sewage system permit and an approved individual well permit must be submitted in conjunction with a building permit application.

**4.5A. - R-5A Residential Transition District.**

*4.5A.1. Description of district.* The R-5A Residential Transition District is intended to provide an urban environment of medium density residential development limited to single-family detached dwellings, two-family dwellings and townhomes. This district is intended to protect the quality and ambience of single-family neighborhoods and create an appropriate urban environment in Bremen, Calumet, Leyden, Norwood Park, Proviso, River Forest, Stickney and Worth Townships. This district shall only be located in areas of transition between existing or planned single-family detached developments and multifamily, commercial or industrial districts where the lot size and density of single-family development is consistent with the provisions of the district.

*4.5A.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 4.5A.3 through 4.5A.9.

*4.5A.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use. Uses unlawfully established on the effectiveness of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the R-5A Residential Transition District:

A. Residential.

1. Single-family detached dwellings.
2. Two-family dwellings.
3. Townhomes.
4. Group homes.

B. Public.

1. Parks and playgrounds.
2. Forest preserves.
3. Historical buildings and landmarks preserved for the public.
4. Public libraries.

C. Religious institutions.

1. Places of worship.
2. Convents, seminaries, monasteries and nunneries.
3. Rectories, parsonages and parish houses.

D. Miscellaneous.

1. Cemeteries.

*4.5A.4. Special uses*. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the R-5A District:

A. Residential uses.

1. Clustering of residences as regulated by this ordinance.
2. ~~Earth sheltered homes.~~

~~3.~~2. Fraternity and sorority house<u>s</u>.

3. <u>Short-term Rental, Non-Supervised</u>
4. Transitional residence.

B. Educational uses.

1. Public <u>pre-kindergarten, kindergarten,</u> elementary <u>and high</u> schools, boarding and nonboarding.
2. ~~Public high schools, boarding and nonboarding.~~

~~3.~~2. Parochial <u>pre-kindergarten, kindergarten, elementary and high</u> schools, boarding and nonboarding.

~~4.~~3. Private <u>pre-kindergarten, kindergarten, elementary and high</u> schools, boarding and nonboarding.

~~5.~~4. Colleges, junior colleges and universities, but not business colleges or trade schools.

C. Recreation and social facilities.

1. Country clubs, including nonilluminated golf courses and driving ranges, tennis

buildings, tennis courts, swimming pools and other recreation facilities.

2. Health and physical fitness clubs.

3. Community center buildings, clubhouses, recreation buildings, swimming pools and indoor pools, and tennis courts and buildings for indoor tennis, noncommercial and not-for-profit.

4. Stables, commercial and noncommercial.

D. Health, medical and care institutions.

1. Intermediate, extended or long-term care facilities.

2. Nursing schools, children's day schools and childcare centers.

E. Public utility and service uses.

1. Electric substations, gas regulator stations, telephone exchanges, cellular telephone towers and other essential public utilities and services.

2. Fire stations.

3. Police stations.

4. Post offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.

8. Ground-mounted solar arrays.

F. Professional offices and limited commercial uses.

1. Accountants and bookkeepers.

2. Architects, landscape architects and urban designers and planners.

3. Attorneys.

4. Doctors, physicians and dentists offices and clinics.

5. Engineers.

6. ~~Landscape architects.~~

6. Landscaping and groundskeeping companies.

7. Limited commercial uses when considered as part of a planned unit development and where the planned commercial area does not exceed 35 percent of the total gross floor area of the development.

G. Planned unit developments.

H. Unique uses as regulated by this ordinance.

I. Uses similar and compatible to those allowed in this district.

*4.5A.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* ~~Any use permitted in Section 4.5.5(A).~~ Permits shall

specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* ~~Any use permitted in Section 4.5.5(B).~~ Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six- month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *Real estate signs.* ~~Any use permitted in Section 4.5.5(C).~~ Temporary real estate signs as regulated by Article 12.

D. *Temporary construction trailers.* ~~Any use permitted in Section 4.5.5(D).~~ Permits shall terminate upon completion of the permitted work.

E. *Garage sales.* Garage sales shall be limited to two sales per household per year. Garage sales shall be held for no more than three consecutive days, and only between the hours of 8:00 a.m. and 6:00 p.m. A garage sale shall not require a permit.

E.F. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*4.5A.6. Accessory uses.* A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following:

A. Agricultural buildings and structures.

~~A.~~B. Boathouses, private.

B.C. Conservatories or greenhouses, private.

D. Electric vehicle charging stations. For the exclusive use of residents, occupants and guests of the premises.

C.E. Fallout shelters as regulated by this ordinance.

D.F. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.

E.G. Gardens.

F.H. Guesthouses, private.

G.I. Home occupations.

J. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

H.K. Mausoleums, crematories and columbaria in cemeteries.

L. Photovoltaic solar panels, only when attached to the roof of the principal structure.

~~I.~~M. Playhouses and summerhouses.

N. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

~~J.~~O. Sale of equipment, food or beverages incidental to the operation of a permitted use.

P. Short-term Rental, Supervised.

Q. Sewage disposal units and water systems, individual, as regulated by this ordinance.

~~K.~~R. Signs as regulated by Article 12.

~~L.~~S. Stables, private. No more than one horse shall be allowed per acre.

~~M.~~T. Structures and enclosures for pets. For the exclusive use or personal enjoyment of residents of the premises, not for commercial purposes.

U. Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks

~~N.~~V. Swimming pools and tennis, paddle and basketball courts. For the exclusive use of the residents and their guests.

~~O.~~W. Tool houses, sheds and other similar buildings. For storage of domestic supplies and equipment.

~~P.~~X. Water retention and detention areas.

*4.5A.7. Prohibited uses.* All uses not expressly authorized in Sections 4.5A.3 through 4.5A.6 are prohibited.

*4.5A.8. Site and structure provisions.* The uses in the R-5A Single-Family Residence District shall conform to the following requirements:

A. *Minimum lot area.*

1. Minimum lot area of 5,000 square feet is required for each single-family detached dwelling.

2. Minimum lot area of three 3,000 square feet per unit is required for each two-family residential dwelling.

3. Minimum lot area of one gross acre is required per five town homes.

4. Minimum lot area of 5,000 square feet is required for each remaining permitted or special use. Uses listed below shall meet additional requirements:

    a. Boathouses (private) and guesthouses (private) shall have a minimum lot area of 40,000 square feet.

    b. Cemeteries shall have a minimum lot area of two acres.

    c. Educational institutions (boarding) and recreation and social facilities shall have a minimum lot area of five acres.

    d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); health, medical and care institutions and public uses shall have a minimum lot area of 20,000 square feet.

    e. Noncommercial stables shall have a minimum lot area of three acres.

    f. Professional offices shall have a minimum lot area of three acres.

    g. Private stables shall have a minimum lot area of one acre.

5. Special uses may require lot areas greater than 5,000 square feet.

B. *Minimum lot width.*

1. Minimum lot width of 40 feet shall be provided for each single family detached dwelling. Single-family detached dwellings located on corner lots shall have a minimum lot width of 50 feet.

2. Minimum lot width of 50 feet shall be provided for each two-family dwelling. Two- family dwellings located on corner lots shall have a minimum lot width of 60 feet.

3. Minimum lot width 50 feet shall be provided for each remaining permitted or special use.

Uses listed below shall meet additional requirements:

    a. Boathouses (private); guesthouses (private); detached living quarters for persons employed on the premises; town homes; professional offices and public uses shall have a minimum lot width of 150 feet.

    b. Cemeteries shall have a minimum lot width of 100 feet.

    c. Educational institutions (boarding); recreation and social facilities and stables (private) shall have a minimum lot width of 300 feet.

    d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); and health, medical and care institutions shall have a minimum lot width of 100 feet.

4. Special uses may require a minimum lot width greater than 50 feet.

C. *Front yard.*

1. Single-family detached dwellings and two-family residential dwellings shall be

set back from the front lot line at least 20 feet or 20 percent of the lot depth, whichever is greater.

2. Other buildings and structures shall be setback from the front lot line at least 25 feet or 20 percent of the lot depth, whichever is greater.

3. Special uses may require a front yard greater than 25 feet.

D. *Interior side yard (adjacent to a zoning lot).*

1. Single-family detached dwellings shall be set back from the side lot line at least two feet or ten percent of lot width, whichever is greater.

2. Two-family residential dwellings shall be set back from the side lot line at least 2½ feet or ten percent of lot width, whichever is greater.

3. Town homes shall be set back from the side lot line at least 15 feet.

4. Other buildings and structures shall be set back from the side lot line at least ten feet.

5. Special uses may require an interior side yard greater than ten feet; however, no special use shall have an interior side yard less than ten percent of the lot width.

E. *Corner side yard (adjacent to a street).*

1. Single-family detached dwellings and two-family residential dwellings shall be set back from the side lot line adjacent to the street right-of-way at least ten feet.

2. Other buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 15 feet.

3. Special uses may require a corner side yard greater than 15 feet.

F. *Rear yard.* Building and structures shall be set back from the rear lot line at least 20 feet.

1. Uses listed below shall meet the following requirements:

a. Accessory buildings, except those uses specifically itemized in this section, may be located up to two feet from the rear lot line.

b. Recreation and social facility structures shall be set back from the rear lot line at least 50 feet or ten percent of the lot depth, whichever is greater.

c. Educational institutions (boarding) and stables (private) shall be set back from the rear lot line at least 100 feet.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); add health, medical and care institutions shall be set back from the rear lot line at least 50 feet.

2. Special uses may require a rear yard set back greater than 20 feet.

G. *Floor area ratio.*

1. Maximum floor area ratio for specific uses shall be as follows:

Single-family detached dwelling including rectories, parsonages and parish houses ..... 0.50

Two-family residential dwellings ..... 0.50

Town homes .....0.40

All other uses..... 0.40

2. Floor area ratio shall be provided in the special use permit.

3. Floor area ratio of accessory buildings shall be included in the total allowable floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

H. *Minimum size of dwelling.* Single-family detached dwellings and other structures occupied in whole or in part for residential purposes shall contain at least 720 square feet of livable floor area, exclusive of basement or garage space.

I. The maximum impervious surface shall not exceed 50 percent of the gross lot area.

*4.5A.9. Special provisions.* The uses in the R-5A Residential Transition District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.

C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*

a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. *Side yard.*

a. No more than two RVs may be parked in a side yard.

b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to- end, may not exceed a total combined length of 20 feet.

c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.

d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.

e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

3. *Rear yard.*

a. No more than two RVs shall be parked in a rear yard.

b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to- end, shall not exceed a total combined length of 32 feet.

c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.

d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.

e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

4. *Exterior side yards and rear yards adjacent to a street or roadway.*

a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

5. *Additional requirements.*

a. Not more than two RVs may be parked on any residential zoning lot.

b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.

c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.

d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.

f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

g. RVs shall not be used as accessory structures in any zoning district.

h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.

i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. Size/weight limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the license class designation of "D". All other class "D" vehicles are prohibited.

2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria

is met:

a. The vehicle has no signage.

b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.

3. The parking of commercial vehicles on residential lots shall be limited to one.

4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

E. *Sewer and water*. Uses requiring water and sewer facilities shall be served by a municipal sewer and water system.

**4.6. - R-6 General Residence District.**

*4.6.1. Description*. The R-6 General Residence District is intended to provide for residential developments that can utilize a variety of modern building and development techniques on slightly higher density lots than exist in single-family developments. This district is intended to create an environment that allows a mixture of uses, including single-family detached dwellings, town homes and low-rise apartments which are compatible with and single-family development and serve as a transition with multifamily zoning districts. Only nonresidential uses which are compatible with the residential character of the district are allowed. Public or community utilities are required to service uses in this district.

*4.6.2. Use, lot and bulk regulations*. The applicable use, lot, and bulk regulations are set forth in Sections 4.6.3 through 4.6.9.

*4.6.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use in the zoning district in which the use is located. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the R-6 District:

A. Residential.

1. Single-family detached dwellings.

2. Two-family dwellings.

3. Multiple-family dwellings.

4. Group homes.

B. Educational institutions.

1. Public pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

2. ~~Public high schools, nonboarding.~~

~~3.~~2. Parochial pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

~~4.~~3. Private pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

C. Recreation and social facilities.

1. Athletic fields, including stadiums and grandstands, noncommercial.

2. Country clubs, including nonilluminated golf courses and driving ranges, tennis buildings, tennis courts, swimming pools, and other recreational facilities.

3. Grounds of recreational clubs, noncommercial, but not including gun clubs and skeet and trap shooting ranges.

4. Golf courses, nonilluminated, and driving ranges accessory to golf courses, but not including commercially operated driving ranges, or miniature golf courses.

D. Public and governmental land and buildings.

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Libraries, in conjunction with schools.

4. Parks and playgrounds.

5. Public libraries.

E. Religious institutions.

1. Places of worship.

2. Convents, seminaries, monasteries and nunneries.

3. Rectories, parsonages, and parish houses.

F. Agricultural land and buildings.

1. Agricultural uses.

G. Miscellaneous.

1. Cemeteries.

*4.6.4. Special uses*. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses are permitted in the R-6 District:

A. Residential.

1. Clustering of residences as regulated by this ordinance.

2. Dormitories and housing accommodations and facilities necessary to the operation of a college or university.

3. ~~Earth sheltered homes.~~

4.3. Fraternity and sorority houses.

~~5.~~4. Mobile home parks.

5. Short-term Rental, Non-Supervised.

6. Transitional residence.

B. Educational institutions.

1. Colleges, junior colleges and universities~~, but not business colleges or trade schools~~.
2. Parochial elementary and high schools, boarding.
3. Private elementary and high schools, boarding.

C. Recreation and social facilities.

1. Community center buildings, clubhouses, recreation buildings, swimming pools and indoor pools, and tennis courts and buildings for indoor tennis, noncommercial and not-for-profit.
2. Lodges and fraternal organizations.
3. Recreation clubs and structures.
4. Stables, commercial and noncommercial.

D. Health, medical and care institutions.

1. Intermediate, extended and long-term care facilities.
2. Hospitals.
3. Institutions for the care and treatment of mental illness, drug or alcohol addiction.
4. Nursery schools, children's day schools and childcare centers.

E. Public utility and services.

1. Electric substations, gas regulator stations and telephone exchanges, cellular telephone towers and other essential public utility and service uses.
2. Police stations.
3. Post offices.
4. Public office buildings.
5. Railroad passenger stations.
6. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.
7. Sewage treatment plants, not including individual sewage disposal units.
8. Waterworks, reservoirs, pumping stations, wells and filtration plants not including individual wells.
9. Waterworks, reservoirs, pumping stations, wells and filtration plants, not including individual wells.
10. Ground-mounted solar arrays.

F. Planned unit developments.

G. Unique uses as regulated by this ordinance.

H. Miscellaneous.

1. Artificial lakes.
2. Pet cemeteries.
3. Philanthropic and eleemosynary institutions, not including businesses sponsored by such institutions unless or incidental to, and located in, the same building as

such institution.

I. Uses similar and compatible to those allowed in this district.

*4.6.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* Any use permitted in Section 4.5.5(A).

B. *Temporary sales offices.* Any use permitted in ~~[~~Section~~]~~ 4.5.5(B).

C. *Temporary real estate signs.* Any use permitted in Section 4.5.5(C).

D. *Temporary construction trailers.* Any use permitted in Section 4.5.5(D).

E. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*4.6.6. Accessory uses.* A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

A. Agricultural buildings and structures. Buildings and structures shall be located on a zoning lot at least five acres in size and the principal use must be agriculture.

B. Boathouses, private. Not accessory to dwelling units other than single-family.

C. Conservatories or greenhouses, private. Not accessory to dwellings having less than 5,000 square feet of lot area per dwelling unit.

D. Fallout shelters as regulated by this ordinance.

E. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.

F. Gardens.

G. Guesthouses, private.

H. Home occupations.

I. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

J. Mausoleums, crematories and columbaria in cemeteries.

K. Photovoltaic solar panels, only when attached to the roof of the principal structure.

~~K.~~L. Playhouses and summerhouses.

L.M. Roadside stands. For the display and sale of agricultural products only where the principal use is agriculture.

M.N. Sale of equipment, food or beverages incidental to the operation of a permitted use.

O. Short-term Rental, Supervised.

N.P. Signs as regulated by Article 12.

O.Q. Stables, private. No more than one horse shall be allowed per acre.

P.R. Structures and enclosures for pets. For the exclusive use or personal enjoyment of

residents of the premises, not for commercial purposes and limited to not more than three pets.

S. Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks.

Q.T. Swimming pools ~~and~~, tennis, paddle and basketball courts. For the exclusive use of the residents and their guests.

R.U. Tool houses, sheds and other similar buildings. For storage of domestic supplies and equipment.

S.V. Vending machines.

T.W. Water retention and detention areas.

U.X. Water systems, individual, as regulated by this ordinance.

*4.6.7. Prohibited uses.* All uses not expressly authorized in Sections 4.6.3 through 4.6.6 are prohibited.

*4.6.8. Site and structure provisions.* The uses in the R-6 General Residence District shall conform to the following requirements:

A. *Minimum lot area.* Uses listed below shall meet additional requirements:

1. Minimum lot area of 10,000 square feet is required for each permitted or special use.

a. Agricultural buildings and structures shall provide a minimum lot area of five acres, except where agricultural buildings and structures are accessory.

b. Boathouses (private), guesthouses (private) and detached living quarters for persons employed on the premises shall have a minimum lot area of 40,000 square feet.

c. Cemeteries shall have a minimum lot area of two acres.

d. Educational institutions (boarding) and recreation and social facilities shall have a minimum lot area of five acres.

e. Educational institutions (nonboarding); religious institutions (except rectories, parsonages, and parish houses); health, medical, and care institutions; and philanthropic and eleemosynary institutions shall have a minimum lot area of 20,000 square feet.

f. Mobile home parks shall have a minimum lot area as provided in the Cook County Mobile Home Park Ordinance ~~[~~Chapter 110, Article II of the Code~~]~~.

g. Multiple-family dwellings and two-family dwellings shall have a minimum lot area of 5,000 square feet.

h. Commercial and noncommercial stables shall have a minimum lot area of three acres.

i. Private stables shall have a minimum lot area of one acre.

2. Special uses may require lot areas greater than 10,000 square feet.

B. *Minimum lot width.*

1. Minimum lot width of 60 feet shall be provided for each lot used for a permitted or special use.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall provide a minimum lot width of 300 feet.

b. Boathouses (private), guesthouses (private) and detached living quarters for persons employed on the premises shall have a minimum lot width of 150 feet.

c. Educational institutions (boarding); recreational facilities; and stables (private) shall have a minimum lot width of 300 feet.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); health, medical, and care institutions; and philanthropic and eleemosynary institutions shall have a minimum lot width of 100 feet.

2. Special uses may require a minimum lot width greater than 60 feet.

C. *Front yard.*

1. Buildings and structures shall be set back from the front line at least 30 feet or 20 percent of the lot depth, whichever is less.

Uses listed below shall meet additional requirements:

a. Agricultural structures and buildings shall be set back from the front lot line at least 100 feet.

b. Educational institutions; religious institutions; (except rectories, parsonages and parish houses); health, medical, and care institutions; and philanthropic and eleemosynary institutions shall be set back from the front lot line at least 40 feet or 20 percent of the lot depth, whichever is less.

c. Roadside stands shall be set back from the front lot line at least 60 feet.

d. Two-family dwellings and multiple-family dwellings shall be set back from the front lot line at least 20 feet, plus one foot for each three feet by which the building or structure height exceeds 40 feet.

2. Special uses may require a front yard setback greater than 30 feet.

D. *Interior side yard (adjacent to a zoning lot).*

1. Buildings and structures shall be set back from the side lot line at least ten

feet. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures, stables (private), and riding clubs (noncommercial) shall be set back from the side lot line at least 30 feet.

b. Educational institutions; public, quasi-public, and governmental buildings; religious institutions; health, medical, and care institutions; philanthropic and eleemosynary institutions and community center buildings, clubhouses, recreation buildings, and tennis buildings shall be set back from the side lot line at least 15 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

c. Mobile home parks shall provide for a minimum spacing as provided in the Cook County Mobile Home Park Ordinance [Chapter 110, Article II of the Code].

d. Roadside stands shall be set back from the side lot line at least 75 feet.

2. Special uses may require an interior side yard setback greater than ten feet.

E. *Corner side yard (adjacent to a street).*

1. Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 15 feet. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures, stables (private) and riding academies, noncommercial, shall be set back from the side lot line adjacent to the street right-of-way at least 50 feet.

b. Educational institutions; religious institutions; health, medical, and care institutions; and philanthropic and eleemosynary institutions shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet, plus one foot for each two feet by which the building height exceeds 15 feet.

c. Roadside stands shall be set back from the side lot line adjacent to the street right-of-way at least 75 feet.

d. Single-family detached dwellings shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet.

e. Two-family and multiple-family dwellings shall be setback from the side lot line adjacent to the street right-of-way at least ten feet. Buildings 50 or more feet wide in front shall have corner side yards at least 15 percent of the building width or 30 percent of the building or structure height, whichever is greater.

2. Special uses may require a corner side yard setback greater than 15 feet.

F. *Rear yard.*

1. Buildings and structures shall be set back from the rear lot line at least 40

feet. Uses listed below shall meet additional requirements:

a. Buildings accessory to single-family dwellings, two-family dwellings and multiple-family dwellings, except those uses specifically itemized in this section, may be located up to three feet from the rear lot line.

b. Community center buildings and recreation buildings shall be set back from the rear lot line at least 50 feet or ten percent of the lot depth, whichever is less.

c. Education institutions (boarding) and agricultural buildings and structures and stables (private) shall be set back from the rear lot line at least 100 feet.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); health, medical, and care institutions and philanthropic and eleemosynary institutions shall be set back from the rear lot line at least 50 feet.

2. Special uses may require a rear yard setback greater than 40 feet.

G. *Distance from a residential use.*

1. Buildings and structures and uses listed below shall be located at least 300 feet

from a zoning lot used for residential purposes.

a. Golf course clubhouses, tennis buildings and indoor pools.

b. Mausoleums, crematories and columbaria in cemeteries.

c. Stadiums and grandstands.

H. *Floor area ratio.*

1. Maximum floor area ratio for the following uses shall be:

Single-family detached dwellings, including rectories, parsonages, and parish houses ..... 0.40

Two-family dwellings ..... 0.50

Multiple-family dwellings ..... 0.60

Educational institutions, nonboarding ..... 0.50

Recreation and social facilities ..... 0.20

Religious institutions, except rectories, parsonages, and parish houses ..... 0.50

Philanthropic and eleemosynary institutions ..... 0.20

All other uses ..... 0.20

2. Floor area ratio shall be provided in the special use permit.

3. Floor area of accessory buildings shall be included in the total allowable floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

I. *Minimum size of dwelling.* Structures occupied in whole or in part for residential purposes shall contain at least the following square feet of livable floor area, exclusive of basement or garage space:

| | Square Feet |
|---|---|

Single-family detached dwelling ..... 720

Two-family dwelling ..... 600

Multiple-family dwelling ..... 600

*4.6.9. Special provisions.* The uses in the R-6 General Residence District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to in Article 11.

B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles or other equipment.

C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*
    a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.
2. *Side yard.*
    a. No more than two RVs may be parked in a side yard.
    b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to- end, may not exceed a total combined length of 20 feet.
    c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
    d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
    e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.
3. *Rear yard.*
    a. No more than two RVs shall be parked in a rear yard.
    b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to- end, shall not exceed a total combined length of 32 feet.
    c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
    d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
    e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.
4. *Exterior side yards and rear yards adjacent to a street or roadway.*
    a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.
5. *Additional requirements.*
    a. Not more than two RVs may be parked on any residential zoning lot.

b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.

c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.

d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.

f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

g. RVs shall not be used as accessory structures in any zoning district.

h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.

i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not be visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. Size/weight limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the license class designation of "D". All other class "D" vehicles are prohibited.

2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:

   a. The vehicle has no signage.

   b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.

3. The parking of commercial vehicles on residential lots shall be limited to one.

4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or an individual water system. Individual

sewage disposal units are not permitted. Individual water supply systems must be approved by the Cook County Health Department.

**4.7. - R-7 General Residence District.**

*4.7.1. Description*. The R-7 General Residence District is intended to provide for medium-density residential developments. This district is intended to create an environment that allows a mixture of uses, including single-family, two-family and multiple family dwellings, open areas, schools, parks, ~~churches~~ and religious institutions which serve the residents living in the district. This district is utilized as a buffer

or transition zone along highways, major streets and bordering shopping centers. Public or community utilities are required to service uses in this district.

*4.7.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 4.7.3 through 4.7.9.

*4.7.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the R-7 District:

A. Residential.

1. ~~Any use permitted in Section 4.6.3(A).~~

1. Single-family detached dwellings.

2. Two-family dwellings.

3. Multiple-family dwellings.

4. Group homes.

B. Educational institutions.

1. ~~Any use permitted in Section 4.6.3(B).~~

1. Public pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

2. Parochial pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

3. Private pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

C. Recreation and social facilities.

1. ~~Any use permitted in Section 4.6.3(C).~~

1. Athletic fields, including stadiums and grandstands, noncommercial.

2. Country clubs, including nonilluminated golf courses and driving ranges, tennis buildings, tennis courts, swimming pools, and other recreational facilities.

3. Grounds of recreational clubs, noncommercial, but not including gun clubs and skeet and trap shooting ranges.

4. Golf courses, nonilluminated, and driving ranges accessory to golf courses, but not including commercially operated driving ranges, or miniature golf courses.

D. Public and governmental land and buildings.

1. ~~Any use permitted in Section 4.6.3(D).~~

    1. Forest preserves.
    2. Historical buildings and landmarks preserved for the public.
    3. Libraries, in conjunction with schools.
    4. Parks and playgrounds.

5. Public libraries.

E. Religious institutions.

    1. ~~Any use permitted in Section 4.6.3(E).~~
    1. Places of worship.
    2. Convents, seminaries, monasteries and nunneries.
    3. Rectories, parsonages, and parish houses.

F. Health, medical and care institutions.

    1. Hospitals.
    2. Nursery schools, children's day schools and day care centers.

G. Agricultural land and buildings.

    1. ~~Any use permitted in Section 4.6.3(F).~~
    1. Agricultural uses.

*4.7.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the R-7 District:

A. Residential.

    1. ~~Any use permitted in Section 4.6.4(A).~~
    1. Clustering of residences as regulated by this ordinance.
    2. Dormitories and housing accommodations and facilities necessary to the operation of a college or university.
    3. Fraternity and sorority houses.
    4. Mobile home parks.
    5. Transitional residence.
    6. Short-term rental, non-supervised.

B. Educational institutions.

    1. ~~Any use permitted in Section 4.6.4(B).~~
    1. Colleges, junior colleges and universities.
    2. Parochial elementary and high schools, boarding.
    3. Private elementary and high schools, boarding.

C. Recreation and social facilities.

~~1. Any use permitted in Section 4.6.4(C).~~

1. Community center buildings, clubhouses, recreation buildings, swimming pools and indoor pools, and tennis courts and buildings for indoor tennis, noncommercial and not-for-profit.

2. Lodges and fraternal organizations.

3. Recreation clubs and structures.

4. Stables, commercial and noncommercial.

D. Health, medical and care institutions.

1. Intermediate, extended and long-term care facilities.

2. Institutions for the care and treatment of mental illness, drug or alcohol addiction.

E. Public utility and services.

1. Electric substations, gas regulator stations and telephone exchanges, cellular telephone towers and other essential public utility and service uses.

2. Fire stations.

3. Police stations.

4. Post Offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.

8. Sewage treatment plants, not including individual sewage disposal units.

9. Waterworks, reservoirs, pumping stations, wells and filtration plants.

10. Ground-mounted solar arrays.

F. Planned unit developments.

G. Unique uses as regulated by this ordinance.

H. Miscellaneous.

1. Artificial lakes.

I. Uses similar and compatible to those allowed in this district.

*4.7.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* ~~Any use permitted in Section 4.6.5(A).~~Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* ~~Any use permitted in Section 4.6.5(B).~~Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in

six- month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *Real estate signs.* ~~Any use permitted in Section 4.6.5(C).~~Temporary real estate signs as regulated by Article 12.

D. *Temporary construction trailers.* ~~Any use permitted in Section 4.6.5(D).~~Permits shall terminate upon completion of the permitted work.

E. *Portable storage containers.* Portable storage containers as regulated by Article 8.

F. *Garage sales.* Garage sales shall be limited to two sales per household per year. Garage sales shall be held for no more than three consecutive days, and only between the hours of 8:00 a.m. and 6:00 p.m. A garage sale shall not require a permit.

*4.7.6. Accessory uses.* A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

A. Agricultural buildings and structures. Buildings and structures shall be located on a zoning lot at least five acres in size and the principal use must ~~be~~ agriculture. or landscaping and groundskeeping.

B. Boathouses, private. Not accessory to dwelling units other than single-family.

C. Conservatories or greenhouses, private. Not accessory to dwellings having less than 5,000 square feet of lot area per dwelling unit.

D. Fallout shelters as regulated by this ordinance.

E. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.

F. Gardens.

G. Guesthouses, private. Not accessory to dwelling units other than single-family.

H. Home occupations.

I. Launderettes, self-service only.

J. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

K. Photovoltaic solar panels, only when attached to the roof of the principal structure.

~~K.~~L. Playhouses and summer houses.

L.M. Roadside stands. For the display and sale of agricultural products on lots where the principal use is agriculture.

M.N. Sale of equipment, food or beverages incidental to the operation of a permitted use.

O. Short-term rental, supervised.

N.P. Signs as regulated by Article 12.

O.Q. *Structures and enclosures for pets.* For the exclusive use or personal enjoyment of residents of the premises, not for commercial purposes and limited to not more than

three pets.

R. Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks.

P.S. Swimming pools and tennis, paddle and basketball courts. For the exclusive use of residents and their guests.

Q.T. Tool houses, sheds and other similar buildings. For storage of domestic supplies and equipment.

R.U. Vending machines.

S.V. Water retention and detention areas.

T.W. Water systems, individual, as regulated by this ordinance.

*4.7.7. Prohibited uses.* All uses not expressly authorized in Sections 4.7.3 through 4.7.6 are prohibited.

*4.7.8. Site and structure provisions.* The uses in the R-7 General Residence District shall conform to the following requirements:

A. *Minimum lot area.*

1. Minimum lot area of 10,000 square feet is required for each permitted or special use. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall provide a minimum lot area of five acres, except where the agricultural building and structure is an accessory use.

b. Boathouses (private), guesthouses (private) and detached living quarters for persons employed on the premises shall have a minimum lot area of 40,000 square feet.

c. Educational institutions (boarding) and recreation and social facilities shall have a minimum lot area of five acres.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); and health, medical and care institutions shall have a minimum lot area of 20,000 square feet.

e. Mobile home parks shall have a minimum lot area as provided in the Cook County Mobile Home Park Ordinance [Chapter 110, Article II of the Code].

f. Multiple-family dwellings shall have a minimum lot area of 4,000 square feet for every four-bedroom dwelling unit, 3,000 square feet for every three- bedroom dwelling unit, 2,500 square feet for every dwelling unit containing two bedrooms or less.

g. Two-family dwellings shall have a minimum lot area for each dwelling unit of 5,000 square feet.

h. Commercial and noncommercial stables shall have a minimum lot area of three acres.

2. Special uses may require lot areas greater than 10,000 square feet.

B. *Minimum lot width.*

1. Minimum lot width of 60 feet shall be provided for each lot used for a permitted

or special use.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall provide a minimum width of 300 feet.

b. Boathouses (private), guesthouses (private) and detached living quarters for persons employed on the premises shall have a minimum lot width of 150 feet.

c. Educational institutions (boarding) shall have a minimum lot width of 300 feet.

d. Educational institutions (nonboarding), religious institutions (except rectories, parsonages and parish houses) and health, medical and care institutions shall have a minimum lot width of 100 feet.

e. Recreation and social facilities shall have a minimum lot width of 200 feet.

2. Special uses may require a minimum lot width greater than 60 feet.

C. *Front yard.*

1. Buildings and structures shall be set back from the front lot line at least 20 feet or 20 percent of the lot depth, whichever is less.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

b. Educational institutions; religious institutions (except rectories, parsonages and parish houses); and health, medical and care institutions shall be set back from the front lot line at least 40 feet or 20 percent of the lot depth, whichever is less.

c. Roadside stands shall be set back from the front lot line at least 60 feet.

d. Two-family and multiple-family dwellings shall be set back from the front lot line at least 20 feet, plus one foot for each three feet by which the building or structure height exceeds 40 feet.

2. Special uses may require a front yard setback greater than 20 feet.

D. *Interior side yard (adjacent to a zoning lot).*

1. Buildings and structures shall be set back from the side lot at least five

feet. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures, stables (private) and riding clubs noncommercial, shall be set back from the side lot line at least 30 feet.

b. Educational institutions; and public, quasi-public and governmental buildings; religious institutions; health, medical and care institutions; community center buildings, clubhouses, recreation buildings and tennis buildings shall be set back from the side lot line at least 15 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

c. Mobile home parks shall provide for a minimum spacing as provided in the

Cook County Mobile Home Park Ordinance [Chapter 110, Article II of the Code].

d. Roadside stands shall be set back from the side lot at least 75 feet.

e. Single-family detached dwellings shall provide a minimum side yard of ten feet.

f. Two-family and multiple-family dwellings shall be set back from the side lot line at least five feet, unless the building height exceeds 25 feet, in which case the interior side yards shall be equal to one-fifth the building height. Buildings 50 or more feet wide along the front shall have side yards at least ten percent of the building or structure width or 20 percent of the building height, whichever is greater.

2. Special uses may require an interior side yard setback greater than five feet.

E. *Corner side yard (adjacent to a street).*

1. Buildings and structures shall be set in from the side lot line adjacent to the street right-of-way at least ten feet.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures, stables (private) and riding clubs, noncommercial shall be set back from the side lot line adjacent to the street right-of-way at least 50 feet.

b. Educational institutions; religious institutions; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

c. Roadside stands shall be set back from the side lot line adjacent to the street right-of-way at least 75 feet.

d. Single-family detached dwellings shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet.

e. Two-family and multiple-family dwellings shall be set back from the side lot line adjacent to the street right-of-way at least ten feet. Buildings 50 or more feet wide in front shall have corner side yards not less than 15 percent of the building or structure width or 30 percent of the building height, whichever is greater.

2. Special uses may require a corner side yard greater than ten feet.

F. *Rear yard.*

1. Buildings and structures shall be set back from the rear lot line at least zero feet. Uses listed below shall meet additional requirements:

a. Buildings accessory to single-family dwellings, two-family dwellings and multiple-family dwellings, except those uses specifically itemized in this section, may be located up to three feet from the rear lot line.

b. Community center buildings and recreation buildings shall be set back from the rear lot line at least 50 feet or ten percent of the lot depth, whichever is less.

c. Educational institutions (boarding) and agricultural buildings and structures, stables (private) and riding clubs, noncommercial, shall be set back from the rear lot line at least 100 feet.

d. Educational institutions (non nonboarding); religious institutions (except rectories, parsonages and parish houses); and health, medical and care institutions shall be set back from the rear lot line at least 50 feet.

e. Two-family and multiple-family dwellings shall be set back from the rear lot line at least 30 feet.

2. Special uses may require a rear yard setback greater than zero feet.

G. *Distance from a residential use.* Buildings, structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Golf course clubhouses, tennis buildings and indoor pools.

2. Stadiums and grandstands.

H. *Floor area ratio.*

1. The floor area ratio for specific uses shall be as follows:

Single-family detached dwellings, including rectories, parsonages and parish houses ..... 0.40

Two-family dwellings ..... 0.70

Multiple-family dwellings ..... 0.80

Educational institutions, nonboarding ..... 0.50

Recreation and social facilities ..... 0.30

Religious institutions, except rectories, parsonages and parish houses ..... 0.50

Educational institutions, boarding ..... 0.50

Health, medical and care institutions..... 1.00

All other uses..... 0.20

2. Special uses shall have the floor area ratio provided in the special use permit.

3. Floor area ratio of accessory buildings shall be included in the total allowable floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

I. *Minimum size of dwelling.* Structures occupied in whole or in part for residential purposes shall contain at least the following square feet of livable floor area, exclusive of basement or garage space:

| | Square Feet |
|---|---|

Single-family detached dwelling..... 720

Two-family dwelling..... 500

Multiple-family dwelling..... 500

*4.7.9. Special provisions.* The uses in the R-7 General Residence District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles or other equipment.

C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*

a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. *Side yard.*

a. No more than two RVs may be parked in a side yard.

b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to- end, may not exceed a total combined length of 20 feet.

c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.

d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.

e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

3. *Rear yard.*

a. No more than two RVs shall be parked in a rear yard.A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to- end, shall not exceed a total combined length of 32 feet.

b. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.

c. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.

d. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

4. *Exterior side yards and rear yards adjacent to a street or roadway.*

a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

5. *Additional requirements.*

a. Not more than two RVs may be parked on any residential zoning lot.

b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.

c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.

d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.

f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

g. RVs shall not be used as accessory structures in any zoning district.

h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.

i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive

days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. Size/weight limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the license class designation of "D". All other class "D" vehicles are prohibited.

2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:

   a. The vehicle has no signage.

   b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.

3. The parking of commercial vehicles on residential lots shall be limited to one.

4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system.

**4.8. - R-8 General Residence District.**

*4.8.1. Description.* The R-8 General Residence District is intended to provide for high density residential developments. This district is intended to create a predominantly residential environment consisting of all types of residential structures, as well as schools, parks, ~~churches~~ religious institutions and public facilities which serve the residents of the district. General commercial or industrial uses, except those enumerated, are prohibited. This district normally abuts major thoroughfares and expressways that provide direct access to the site and is typically located in or near high intensity areas of the County. Public or community utilities are required to service uses in this district.

*4.8.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 4.8.3 through 4.8.9.

*4.8.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by, shall be subject to Article 10.

The following uses are permitted in the R-8 District:

~~1. Any use permitted in Section 4.7.3(A).~~

1. Single-family detached dwellings.

2. Two-family dwellings.

3. Multiple-family dwellings.

4. Group homes.

B. Educational institutions.

~~1. Any use permitted in Section 4.7.3(B).~~

1. Public pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

2. Parochial pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

3. Private pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

C. Recreation and social facilities.

~~1. Any use permitted in Section 4.7.3(C).~~

1. Athletic fields, including stadiums and grandstands, noncommercial.

2. Country clubs, including nonilluminated golf courses and driving ranges, tennis buildings, tennis courts, swimming pools, and other recreational facilities.

3. Grounds of recreational clubs, noncommercial, but not including gun clubs and skeet and trap shooting ranges.

4. Golf courses, nonilluminated, and driving ranges accessory to golf courses, but not including commercially operated driving ranges, or miniature golf courses.

D. Public and governmental land and buildings.

~~1. Any use permitted in Section 4.7.3(D).~~

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Libraries, in conjunction with schools.

4. Parks and playgrounds.

5. Public libraries.

E. Religious institutions.

~~1. Any use permitted in Section 4.7.3(E).~~

1. Places of worship.

2. Convents, seminaries, monasteries and nunneries.

3. Rectories, parsonages, and parish houses.

F. Health, medical and care institutions.

1. Hospitals.

2. Nursery schools, children's day schools and childcare centers.

G. Agricultural land and buildings.

*4.8.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses are permitted in the R-8 District:

A. Residential.

1. Any use permitted in Section 4.7.4(A).

2. Apartment hotels.

3. Short-term rental, supervised.

3. Commercial uses located in multiple-family dwellings containing 50 or more dwelling units, provided that such uses are allowed under the C-1 Restricted Business District requirements, do not involve the sale or consumption of alcohol beverages and are accessible only through a lobby in a multiple-family structure. No advertising or display shall be visible from outside building.

B. Educational institutions.

1. ~~Any use permitted in Section 4.7.4(B).~~

1. Colleges, junior colleges and universities.

2. Parochial elementary and high schools, boarding.

3. Private elementary and high schools, boarding.

C. Recreation and social facilities.

1. ~~Any use permitted in Section 4.7.4(C).~~

1. Community center buildings, clubhouses, recreation buildings, swimming pools and indoor pools, and tennis courts and buildings for indoor tennis, noncommercial and not-for-profit.

2. Lodges and fraternal organizations.

3. Recreation clubs and structures.

4. Stables, commercial and noncommercial.

D. Health, medical and care institutions.

1. ~~Any use permitted in Section 4.7.4(D).~~

1. Intermediate, extended and long-term care facilities.

2. Institutions for the care and treatment of mental illness, drug or alcohol addiction.

E. Public utility and services.

1. ~~Any use permitted in Section 4.7.4(E).~~

1. Electric substations, gas regulator stations and telephone exchanges, cellular telephone towers and other essential public utility and service uses.

2. Fire stations.

3. Police stations.

4. Post Offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.

8. Sewage treatment plants, not including individual sewage disposal units.

9. Waterworks, reservoirs, pumping stations, wells and filtration plants.

10. Ground-mounted solar arrays.

F. Planned unit developments.

G. Unique uses as regulated by this ordinance.

H. Miscellaneous.

1. ~~Any use permitted in Section 4.7.4(H).~~

1. Artificial lakes.

I. Uses similar and compatible to those allowed in this district.

*4.8.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* ~~Any use permitted in Section 4.7.5(A).~~Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* ~~Any use permitted in Section 4.7.5(B).~~Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six- month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *Real estate signs.* ~~Any use permitted in Section 4.7.5(C).~~Temporary real estate signs as regulated by Article 12.

D. *Temporary construction trailers.* ~~Any use permitted in Section 4.7.5(D).~~Permits shall terminate upon completion of the permitted work.

E. *Portable storage containers.* Portable storage containers as regulated by Article 8.

F. *Garage sales.* Garage sales shall be limited to two sales per household per year. Garage sales shall be held for no more than three consecutive days, and only between the hours of 8:00 a.m. and 6:00 p.m. A garage sale shall not require a permit.

*4.8.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

A. ~~Any use permitted in Section 4.7.6.~~Agricultural buildings and structures. Buildings and structures shall be located on a zoning lot at least five acres in size and the principal use must be agriculture. or landscaping and groundskeeping.

B. Boathouses, private. Not accessory to dwelling units other than single-family.

C. Conservatories or greenhouses, private. Not accessory to dwellings having less than 5,000 square feet of lot area per dwelling unit.

D. Fallout shelters as regulated by this ordinance.

E. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.

F. Gardens.

G. Guesthouses, private. Not accessory to dwelling units other than single-family.

H. Home occupations.

I. Launderettes, self-service only.

J. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

K. Photovoltaic solar panels, only when attached to the roof of the principal structure.

L. Playhouses and summer houses.

M. Roadside stands. For the display and sale of agricultural products on lots where the principal use is agriculture.

N. Sale of equipment, food or beverages incidental to the operation of a permitted use.

O. Short-term rental, non-supervised.

P. Signs as regulated by Article 12.

Q. *Structures and enclosures for pets.* For the exclusive use or personal enjoyment of residents of the premises, not for commercial purposes and limited to not more than three pets.

R. Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks.

S. Swimming pools and tennis, paddle and basketball courts. For the exclusive use of residents and their guests.

T. Tool houses, sheds and other similar buildings. For storage of domestic supplies and equipment.

U. Vending machines.

V. Water retention and detention areas.

W. Water systems, individual, as regulated by this ordinance.

*4.8.7. Prohibited uses*. All uses not expressly authorized in Sections 4.8.3 through 4.8.6 are prohibited.

*4.8.8. Site and structure provisions*. The uses in the R-8 General Residence District shall conform to the following requirements:

A. *Minimum lot area.*

1. Minimum lot area of 10,000 square feet is required for each permitted or special use. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot area of five acres, except where agricultural buildings and structures are accessory uses.

b. Apartment hotels and lodginghouses shall have a minimum lot area for each dwelling unit or lodging room of 1,500 square feet. In no instance shall minimum lot area be less than 10,000 square feet.

c. Boathouses (private), guesthouses (private) and detached living quarters for persons employed on the premises, shall have a minimum lot area of 40,000 square feet.

d. Educational institutions (boarding) and recreational and social facilities shall have a minimum lot area of five acres.

e. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); and health, medical and care institutions shall have a minimum lot area of 20,000 square feet.

f. Mobile home parks shall have a minimum lot area as provided in the Cook County Mobile Home Park Ordinance ~~[~~Chapter 110, Article II of the Code~~]~~.

g. Multiple-family dwellings shall have a minimum lot area of 4,000 square feet for every four-bedroom dwelling unit; 2,500 square feet for every three- bedroom dwelling unit; 1,500 square feet for every two- or one-bedroom dwelling unit; 1,000 square feet for every efficiency dwelling unit. In no instance shall the total minimum lot area for a multiple-family structure be less than 10,000 square feet.

h. Two-family dwellings shall have a minimum lot area for each dwelling unit

of 5,000 square feet.

i. Commercial and noncommercial stables shall have a minimum lot area of three acres.

2. Special uses may require lot areas greater than 10,000 square feet.

B. *Minimum lot width.*

1. Minimum lot width of 60 feet shall be provided for each lot used for a permitted or special use.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall have a minimum lot width of 300 feet.

b. Boathouses (private), guesthouses (private) and detached living quarters for persons employed on the premises shall have a minimum lot width of 150 feet.

c. Educational institutions (boarding) shall have a minimum lot width of 300 feet.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); and health, medical and care institutions shall have a minimum lot width of 100 feet.

e. Recreation and social facilities shall have a minimum lot width of 200 feet.

2. Special uses may require a minimum lot width greater than 60 feet.

C. *Front yard.*

1. Buildings and structures shall be set back from the front lot line at least 20 feet or 20 percent of the lot depth, whichever is less.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

b. Educational institutions; religious institutions (except rectories, parsonages and parish houses); and health, medical and care institutions shall be set back from the front lot line at least 40 feet or 20 percent of the lot depth, whichever is less.

c. Roadside stands shall be set back from the front lot line at least 60 feet.

d. Two-family dwellings, multiple-family dwellings, apartment hotels and lodging rooms shall be set back from the front lot line at least 20 feet, plus one foot for each three feet by which the building or structure height exceeds 40 feet.

2. Special uses may require a front yard setback greater than 20 feet.

D. *Interior side yard (adjacent to a zoning lot).*

1. Buildings and structures shall be set back from the side lot line at least five feet. Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures, stables (private) and riding clubs,

noncommercial shall be set back from the side lot line at least 30 feet.

b. Educational institutions; public, quasi-public and governmental buildings; religious institutions; health, medical and care institutions; and community center buildings, clubhouses, recreation buildings and tennis buildings shall be set back from the side lot line at least 15 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

c. Mobile home parks shall provide for a minimum spacing as provided in the Cook County Mobile Home Park Ordinance [Chapter 110, Article II of the Code].

d. Roadside stands shall be set back from the side lot line at least 75 feet.

e. Single-family detached dwellings shall provide a minimum side yard of ten feet.

f. Two-family and multiple-family dwellings, apartment hotels and lodginghouses shall be set back from the side lot line at least five feet, unless the building height exceeds 25 feet, in which buildings 50 or more feet wide in front shall have side yards at least ten percent of the building or structure width or 20 percent of the building height, whichever is greater.

2. Special uses may require an interior side yard setback greater than five feet.

E. *Corner side yard (adjacent to a street).*

1. Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least ten feet.

Uses listed below shall meet additional requirements:

a. Agricultural buildings and structures, stables (private) and riding clubs, noncommercial shall be set back from the side lot line adjacent to the street right-of-way at least 50 feet.

b. Educational institutions; religious institutions; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.

c. Roadside stands shall be set back from the side lot line adjacent to the street right-of-way at least 75 feet.

d. Single-family detached dwellings shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet.

e. Two-family and multiple-family dwellings shall be set back from the side lot line adjacent to the street right-of-way at least ten feet. Buildings 50 or more feet wide along the front lot line shall have corner side yards at least 15 percent of the building width or 30 percent of the building or structure height, whichever is greater.

2. Special uses may require a corner side yard setback greater than ten feet.

F. *Rear yard.*

1. Buildings and structures shall be set back from the rear lot line at least 40

feet. Uses listed below shall meet additional requirements:

a. Buildings accessory to single-family dwellings, two-family dwellings, multiple-family dwellings, apartment hotels and lodginghouses, except those uses specifically itemized in this section, may be located up to three feet from the rear lot line.

b. Community center buildings and recreation buildings shall be set back from the rear lot line at least 50 feet or ten percent of the lot depth, whichever is less.

c. Educational institutions (boarding) and agricultural buildings and structures, stables (private) and riding clubs, noncommercial, shall be set back from the rear lot line at least 100 feet.

d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); and health, medical and care institutions shall be set back from the rear lot line at least 50 feet.

e. Two-family dwellings, multiple-family dwellings, apartment hotels and lodginghouses shall be set back from the rear lot line at least 30 feet.

2. Special uses may require a rear yard setback greater than 40 feet.

G. *Distance from a residential use.* Buildings, structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes.

1. Golf course clubhouses, tennis buildings and indoor pools.

2. Stadiums and grandstands.

H. *Floor area ratio.*

1. Maximum floor area ratio for specific uses shall be:

Single-family detached dwellings, including rectories, parsonages and parish houses ..... 0.40

Two-family dwellings ..... 0.70

Multiple-family dwellings ..... 1.00

Apartment hotels and lodginghouses ..... 1.00

Educational institutions, nonboarding ..... 0.50

Recreation and social facilities ..... 0.30

Religious institutions, except rectories, parsonages and parish houses ..... 0.50

Educational institutions, boarding ..... 0.50

Health, medical and care institutions ..... 1.00

All other uses ..... 0.20

2. Floor area ratio shall be provided by the special use permit.

3. Floor area ratio of accessory buildings shall be included in the total allowable

floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

I. *Minimum size of dwelling.* Structures occupied in whole or in part for residential purposes shall contain at least the following square feet of livable floor area, exclusive of basement or garage space:

| | Square Feet |
|---|---|
| Single-family detached dwelling | 720 |
| Two-family dwelling | 600 |
| Multiple-family dwelling | 600 |

*4.8.9. Special provisions*. The uses in the R-8 General Residence District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles or other equipment.

C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers, and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*

   a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. *Side yard.*

   a. No more than two RVs may be parked in a side yard.

   b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to- end, may not exceed a total combined length of 20 feet.

   c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.

   d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.

   e. Any RV located in an interior side yard shall be screened with a single row

of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

3. *Rear yard.*

   a. No more than two RVs shall be parked in a rear yard.

   b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to- end, shall not exceed a total combined length of 32 feet.

   c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.

   d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.

   e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

4. *Exterior side yards and rear yards adjacent to a street or roadway.*

   a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

5. *Additional requirements.*

   a. Not more than two RVs may be parked on any residential zoning lot.

   b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.

   c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.

   d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

   e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.

   f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

   g. RVs shall not be used as accessory structures in any zoning district.

   h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.

   i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally

controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. Size/weight limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the license class designation of "D". All other class "D" vehicles are prohibited.
2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:
    a. The vehicle has no signage.
    b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
3. The parking of commercial vehicles on residential lots shall be limited to one.
4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

E. *Sewer and water*. Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system.

## ARTICLE 5. - COMMERCIAL DISTRICTS

### 5.0. - Purpose.

The commercial district regulations are intended to govern the location, intensity and method of development for business and commercial uses within Cook County. Regulations provide for groupings of business and commercial uses that are compatible with the type of commodity sold, the scope of services provided and the method of operations. All business and commercial uses are contained in the following eight commercial districts:

C-1 Restricted Business District C-

2 Restricted Office District

C-3 General Service District

C-4 General Commercial District

C-5 Commercial Transition District

C-6 Automotive Service District

C-7 Office/Research Park District C-

8 Intensive Commercial District

For purposes of determining the restrictiveness of the eight commercial zoning districts, each of the districts shall be deemed independently and equally restrictive.

**5.1. - C-1 Restricted Business District.**

*5.1.1. Description of district*. The C-1 Restricted Business District is intended to provide for convenient shopping necessary to satisfy most basic shopping needs. This district is designed to encourage the development of small neighborhood shopping centers with off-street parking and loading and includes existing individual shops or small groups of local stores. Permitted uses in this district are relatively low intensity to be compatible with nearby residential areas. This district is normally located on primary or secondary thoroughfares, relatively small in size and has bulk standards that provide for compatibility with residential uses.

*5.1.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 5.1.3 through 5.1.9.

*5.1.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-1 District:

A. Retail businesses.

1. Antique shops.
2. Apparel, clothing, shoe, jewelry, and accessory shops.
3. Art and school supplies.
4. ~~Bakeries, provided that the manufacture of goods is limited to those retailed on the premises.~~

~~5.~~4. Bicycle sales and service (nonmotorized).

~~6.~~5. Book and stationery stores.

~~7. Camera and photographic supply.~~

~~8. Candy and confectionery stores.~~

~~9. China and glassware stores.~~

~~10. Coin, stamp, trading card and numismatic stores.~~

~~11.~~6. Computer, electronics, and photographic sales and service.

~~12. Delicatessens.~~

~~13.~~7. Drug stores and pharmacies.

~~14. Electronic sales and service.~~

~~15.~~8. Florist shops.

~~16.~~9. Food and grocery stores, candy and confectionary stores, delicatessens, ice cream stores, and bakeries, provided that the manufacture of goods is limited to those retailed on the premises.

~~17.~~10.Gift shops.

~~18.~~11.Housewares and hardware stores.

~~19. Ice cream stores.~~

~~20. Jewelry stores.~~

~~21.~~12.Restaurants. Live entertainment~~,~~ and dancing requiring entry fees, and serving of alcohol, are prohibited.

~~22. Shoe stores.~~

~~23.~~13.Sporting goods stores.

B. Services.

1. Barber and beauty shops.

2. Currency exchanges.

3. ~~Dry cleaners, laundries, launderettes and clothes pressing establishments. Dry cleaning and laundry plants serving more than one retail outlet are prohibited.~~

4.3. Locksmith shops.

~~5.~~4. Photographic studios.

~~6.~~5. Shoe, clothing, hat and accessory repair shops.

~~7.~~6. Signs, as regulated by Article 12.

~~8.~~7. Tailor, dress-making and alteration shops. Employment of more than five persons on premises is prohibited.

C. Public and governmental land and buildings.

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Public libraries.

4. Public office buildings.

D. Religious institutions.

1. Places of worship.

2. Religious reading rooms.

E. Agricultural land and buildings.

1. Agricultural uses.

*5.1.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-1 District:

A. Retail businesses.

1. Fish and meat markets.

2. Newsstands.

3. Pet sales and supplies.

4. Roadside stands.

5. Tobacco shops.

B. Services.

1. Automobile, gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations, and electric vehicle charging stations.

2. Banks and savings and loans.

3. Dry cleaners, laundries, launderettes and clothes pressing establishments. Dry cleaning and laundry plants serving more than one retail outlet are prohibited.

~~3.~~4. Fix-it shops for general, minor repair.

~~4.~~5. Funeral homes and undertaking establishments.

~~5.~~6. Travel agencies or bureaus and transportation ticket offices.

C. Professional offices.

1. Doctors, physicians and dentists offices and clinics.

2. Insurance agencies.

3. Real estate agencies.

4. Security and commodity brokers.

D. Residential.

1. Residence of the proprietor.

E. Recreation and social facilities.

1. Clubs.

2. Community center buildings, clubhouses, recreation buildings, swimming pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not for profit.

3. Lodges and fraternal organizations.

F. Public and governmental land and buildings.

1. Parks and playgrounds.

G. Health, medical and care institutions.

1. Intermediate, extended and long-term care facilities.

2. Hospitals~~, but not including institutions for the care and treatment of mental illness, drug or alcohol addiction~~.

3. Nursery schools, children's day schools, nurseries, and day care centers.

H. Public utilities and services.

1. Electric substations, gas regulator stations, telephone exchanges, cellular phone towers, and other essential public utilities and services.

2. Fire stations.

3. Police stations.

4. Post offices and substations.

5. Railroad passenger stations.

6. Railroad rights-of-way. Railroad yards and shops for other than passenger service are prohibited.

7. Waterworks, reservoirs, pumping stations, wells and filtration plants.

I. Planned unit developments.

J. Unique uses as regulated by this ordinance.

K. Uses similar and compatible to those allowed in this district.

*5.1.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* For storage of construction materials and equipment both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. ~~[~~*Real estate signs.*~~]~~ Temporary real estate signs as regulated by Article 12.

D. *Bazaars and dances.* Permits shall be valid for not more than seven days. No permit shall be issued for the same location within 90 days of the expiration of a bazaar or dance permit.

E. *Christmas tree sales.* Permits shall be valid for not more than 60 days.

F. *Parking lots for special events.* Permits shall be valid only for the duration of the event.

G. ~~[~~*Portable signs.*~~]~~ Portable signs as regulated by Article 12.

H. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*5.1.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

A. Agricultural buildings and structures.

B. Fallout shelters as regulated by this ordinance.

C. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

D. Gardens.

E. Roadside stands. For the display and sale of agricultural products only, where the

principal use is agriculture.

F. Sewage disposal units and water systems, individual, as regulated by this ordinance.

G. Signs as regulated by Article 12.

H. Tool houses, sheds and other similar buildings. For the storage of supplies and equipment.

I. Vending machines.

J. Water retention and detention areas.

*5.1.7. Prohibited uses*. All uses not expressly authorized in Sections 5.1.3 through 5.1.6 are prohibited.

*5.1.8. Site and structure provisions*. The uses in the C-1 Restricted Business District shall conform to the following requirements:

A. *Minimum lot area*. Minimum lot area is not required, except for agricultural buildings and structures which require a minimum lot area of five acres.

B. *Minimum lot width*. Minimum lot width is not required.

C. *Front yard.* Buildings and structures, except agricultural buildings and structures, shall be set back from the front lot line at least 30 feet. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to a street right-of-way at least 30 feet.

F. *Rear yard.* Rear yard is not required, except for buildings in which a residential use is located above the first floor. Such yard shall be at least 30 feet in depth and shall be measured from the finished floor of the lowest residential unit.

G. *Transitional yard.* Minimum transitional yard requirements for all buildings and structures shall be not less than those specified below:

1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot in a residence district shall provide a yard at least the minimum front yard required by this ordinance on such adjacent residential lot along the front or side lot line.

5. Land used for agricultural buildings and structures shall provide a transitional yard of at least 50 feet in depth along all lot lines that abut a lot line in an adjacent residence district.

H. *Floor area ratio.* Maximum floor area ratio shall be 1.2.

I. *Minimum size of dwelling.* Buildings and structures occupied in whole or in part for residential purposes shall contain at least 500 square feet of livable floor area, exclusive

of basement and garage space.

*5.1.9. Special provisions*. The uses in the C-1 Restricted Business District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.

D. *Sewers and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The system used must be approved by the Cook County Health Department. Lodging houses and multiple-family dwellings must be served by either a municipal or private community sewer system, not by a private individual sewage disposal system.

E. *Businesses.*

1. Business uses and residential uses are not allowed on the same floor of the same building.

2. Business uses are not allowed above the second floor in buildings containing residential dwelling units. A mezzanine may be provided by a business as an intermediate, fractional story between the floor and the ceiling of the first story.

3. Business uses shall be retail or service establishments dealing directly with consumers. All goods produced on premises shall be sold at retail there.

4. Business uses shall be conducted within enclosed buildings except for off-street parking and loading and automobile gasoline and service station operations.

5. Business uses offering goods or services to customers waiting in parked motor vehicles are prohibited, except automobile gasoline and service stations.

6. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot in which such activities take place.

**5.2. - C-2 Restricted Office District.**

*5.2.1. Description of district*. The C-2 Restricted Office District is intended to provide for development of small office structures located near residential areas. This district is designed to encourage the development of one- to three-story office structures which can accommodate most professional offices. Retail uses are severely restricted and are allowed only when they supplement an office use. This district is normally located on primary or secondary thoroughfares, is relatively small in size and requires protective measures to make permitted uses compatible with adjacent land uses.

*5.2.2. aaa Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 5.2.3 through 5.2.9.

*5.2.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than

a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-2 District:

A. Retail businesses.

1. Drug stores and pharmacies.

2. Newsstands.

3~~2~~. Restaurants. Alcohol may be served for consumption on premises only if incidental to serving food. Live entertainment and dancing requiring entry fees are prohibited.

B. Services.

1. Artist studios.

2. Barber and beauty shops.

3. Financial institutions, including banks, investment and loan companies and savings and loans. Drive in facilities are prohibited.

4. Interior decorating studios.

5. Parking lots, other than accessory, subject to Article 11.

6. Photographic studios.

7. Signs as regulated by Article 12.

8. Telecommunications offices.

9. Travel agencies or bureaus and transportation ticket offices.

C. Professional offices.

1. Accountants and bookkeepers.

2. Architects, landscape architects, and urban designers and planners.

3. Attorneys.

4. Chambers of commerce.

5. Detective agencies.

6. Doctors, physicians and dentists offices and clinics.

7. Employment agencies.

8. Engineers.

9. Insurance agencies.

10. Labor union and organizations.

~~10. Landscape architects.~~

~~11.~~ Land surveyors.

~~12.~~ Merchant associations.

~~13. Miscellaneous business and professional offices.~~

13~~14~~. Newspaper, media, and web design and publishing agencies. 14~~15~~. Political organizations.

15~~16~~. Real estate agencies. 16~~17~~.Regional sales facilities. 17~~17~~. Secretarial agencies.

18~~18~~. Security and commodity brokers.

D. Public and governmental land and buildings.

1. Forest preserves.
2. Historical buildings and landmarks preserved for the public.
3. Public libraries.
4. Public office buildings.

E. Religious institutions.

1. Religious reading rooms.

F. Agricultural land and buildings.

1. Agricultural uses.

*5.2.4. Special uses*. A special use may be allowed subject to issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-2 District:

A. ~~Retail businesses.~~

1. ~~Newsstands.~~

A~~B~~. Services.

1. Banks and savings and loans with drive-in facilities.

~~C. Professional offices.~~

~~1. Labor union and organizations.~~

~~2. Regional sales facilities.~~ B~~D~~. Residential.

1. Residence of the proprietor. C~~E~~.Recreation and social facilities.

1. Clubs.
2. Community center buildings, clubhouses, recreation buildings, swimming pools, and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.
3. Gymnasiums.
4. Health and physical fitness clubs.

F. Public and governmental land and buildings.

1. Parks and playgrounds.

2. Public office buildings.

G. Health, medical, and care institutions.

1. Intermediate, extended and long-term care facilities.

2. Nursery schools, children's day schools, nurseries, and day care centers.

H. Educational institutions.

1. Business colleges and commercial schools.

I. Public utilities and services.

1. Electric substations, gas regulator stations, telephone exchanges, cellular phone towers, and other essential public utility and services.

2. Fire stations.

3. Police stations.

4. Post offices.

5. Railroad passenger stations.

6. Railroad rights-of-way. Railroad yards and shops for other than Passenger service are prohibited.

7. Waterworks, reservoirs, pumping stations, wells and filtration plants.

J. Planned unit developments.

K. Unique uses, as regulated by this ordinance.

L. Excavations.

1. Artificial lakes.

M. Uses similar and compatible to those allowed in this district.

*5.2.5. Temporary uses*. A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning.

~~A. Any use permitted in Section 5.1.5.~~

A. *Temporary buildings or yards.* For storage of construction materials and equipment both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *[Real estate signs.]* Temporary real estate signs as regulated by Article 12.

D. *Bazaars and dances.* Permits shall be valid for not more than seven days. No permit shall be issued for the same location within 90 days of the expiration of a bazaar or dance permit.

E. *Christmas tree sales.* Permits shall be valid for not more than 60 days.

F. *Parking lots for special events.* Permits shall be valid only for the duration of the event.

G. *[Portable signs.]* Portable signs as regulated by Article 12.

H. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*5.2.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided that it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

A. ~~Any use permitted in Section 5.1.6.~~

A. Agricultural buildings and structures.

B. Fallout shelters as regulated by this ordinance.

C. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

D. Gardens.

E. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

F. Sewage disposal units and water systems, individual, as regulated by this ordinance.

G. Signs as regulated by Article 12.

H. Tool houses, sheds and other similar buildings. For the storage of supplies and equipment.

I. Vending machines.

J. Water retention and detention areas.

*5.2.7. Prohibited uses*. All uses not expressly authorized in Sections 5.2.3 through 5.2.6 are prohibited.

A. *Site and structure provisions*. The use in the C-2 Restricted Office District shall conform to the following requirements:

B. *Minimum lot area.* Minimum lot area is not required, except for agricultural buildings and structures which require a minimum lot area of five acres.

C. *Minimum lot width.* Minimum lot width is not required.

D. *Front yard.* Buildings and structures, except agricultural buildings and structures, shall be set back from the front lot line at least 30 feet. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

E. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

F. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to a street right-of-way at least 30 feet.

G. *Rear yard.* Rear yard is not required, except for buildings in which a residential use is located above the first floor. Such yard shall be at least 30 feet in depth and shall be measured from the finished floor of the lowest residential unit.

H. *Transitional yard.* Minimum transitional yard requirements for all buildings and

structures shall be not less than those specified below:

1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot in a residence district shall provide a yard at least the minimum front yard required by this ordinance on such adjacent residential lot along the front or side lot line.

5. Land used for agricultural buildings and structures shall provide a transitional yard of at least 50 feet in depth along all lot lines that abut a lot line in an adjacent residence district.

I. *Floor area ratio.* Maximum floor area ratio shall be 1:2.

J. *Minimum size of dwelling.* Buildings and structures occupied in whole or in part for residential purposes shall contain at least 500 square feet of livable floor area, exclusive of basement and garage space.

*5.2.8. Special provisions*. The uses in the C-2 Restricted Office District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.

D. *Sewers and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The system used must be approved by the Cook County Health Department. Lodginghouses and multiple-family dwellings must be served by either a municipal or private community sewer system, not by a private individual sewage disposal system.

E. *Businesses.*

1. Business uses and residential uses are not allowed on the same floor of the same building.

2. Business uses are not allowed above the second floor in buildings containing residential dwelling units. A mezzanine may be provided by a business as an intermediate, fractional story between the floor and ceiling of the first story.

3. Business uses shall be retail or service establishments dealing directly with consumers. All goods produced on premises shall be sold at retail there.

4. Business uses shall be conducted within enclosed buildings except for off-street parking, loading and automobile gasoline and service station operations.

5. Business uses offering goods or services to customers waiting in parked motor vehicles are prohibited, except for banks and savings and loans, for which special use permit approval is required.

6. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 Industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot on which such activities take place.

**5.3. - C-3 General Service District.**

*5.3.1. Description of district*. The C-3 General Service District is intended to provide locations for services and small businesses. This district is more intensive than either of the preceding commercial districts. This district is normally located at intersections of or along major thoroughfares.

*5.3.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 5.3.3 through 5.3.9.

*5.3.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-3 District:

A. Retail businesses.

1. Apparel, clothing, ~~and~~ accessory, jewelry, and shoe stores ~~shops~~.

2. ~~Art supply stores.~~

2~~3~~. Bakeries, provided that the manufacture of goods is limited to those retailed on the premises.

3~~4~~. Bicycle sales and services.

4~~5~~. Book, ~~and~~ stationery, art, and office supply stores.

~~6. Camera and photographic supply stores.~~

5~~7~~. Catering establishments.

6~~8~~. Computer sales and services.

~~9. Delicatessens.~~

~~10.~~ Drapery stores.

7~~11~~. Drug stores and pharmacies.

8~~12~~. Electronics sales and services, including but not limited to cellular and land-line phones, computers, televisions, radios, camera and photographic supplies, and household appliances.

9~~13~~. Florist shops, conservatories, ~~and~~ greenhouses, and nurseries.

10~~14~~. Food, grocery and dairy stores. 11~~15~~. Garden

supply and seed stores. 12~~16~~. Homewares and hardware

stores. 13~~17~~. Hearing aid sales and services.

14~~18~~. Gift and ~~H~~hobby shops.

~~19. Ice and milk sales.~~

~~20. Ice cream stores.~~

~~21. Jewelry stores.~~

15~~22~~. Musical instrument sales and repairs. 16~~23~~.

Newsstands.

~~24. Office supply stores.~~

17~~25~~. Optical sales.

18~~26~~. Paint and wallpaper stores.

19~~27~~. Pet sales and supplies.

20~~28~~. Picture framing, when conducted for on-premises retail trade.

21~~29~~. Restaurants. Alcohol may be served for consumption on premise, only if incidental to serving food. Live entertainment and dancing requiring entry fees are prohibited.

22~~30~~. School supply stores.

~~31. Shoe stores.~~

23~~32~~. Sporting goods

stores. 24~~33~~. Tobacco shops.

B. Services.

1. Artist studios.

2. Automobile, gasoline and service stations, including minor accessories, supplies, and services customarily incidental to gasoline and service stations, and electric vehicle charging stations. Facilities for service and washing shall be limited to not more than four vehicles, and enclosed in a building.

3. Barber and beauty shops.

4. ~~Blueprinting, photostating and copying establishments.~~

4~~5~~. Clothing rental agencies and formal wear shops.

5~~6~~. Currency exchanges.

~~7. Dry cleaners, laundries, launderettes and clothes pressing establishments. Dry cleaning and laundry plants serving more than one retail outlet are prohibited.~~

6~~8~~. Electronics service and repair shops.

7~~9~~. Financial institutions, including banks and savings and loans. ~~Drive-in facilities are prohibited.~~

8~~10~~. Fix-it shops, for general, minor repairs.

9~~11~~. Funeral homes and undertaking establishments. 10~~12~~.

Locksmith shops.

11~~13~~. News syndicates and newspaper distribution agencies.

12. Photocopying establishments.

13~~14~~. Photographic studios.

14~~15~~. Shoe, clothing and hat repair shops.

15~~16~~. Signs as regulated by Article

12. 16~~17~~. Tailor and dress-making shops.

~~18. Telegraph offices.~~

17~~19~~. Ticket agencies, amusement.

18~~20~~. Travel agencies or bureaus and transportation ticket offices.

C. Professional offices.

1. Accountants and bookkeepers.
2. Animal hospitals and veterinary clinics for care and treatment of domestic pets and animals.
3. Architects.
4. Detective agencies.
5. Doctors, physicians, and dentists offices and clinics.
6. Employment agencies.
7. Engineers.
8. Insurance agencies.
9. Land surveyors.
10. Landscape architects.
11. ~~Miscellaneous professional offices.~~

11~~12~~. Newspaper, media, and web design and publishing agencies.

D. Recreation and social facilities.

1. Clubs.
2. Community center buildings, clubhouses, recreation buildings, swimming pools and buildings for indoor swimming pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.
3. Lodges and fraternal organizations.
4. Theaters, indoor.

E. Public and governmental land and buildings.

1. Forest preserves.
2. Historical buildings and landmarks preserved for the public.
3. Public libraries.

4. Public office buildings.

F. Public utilities and services.

1. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.

2. Post offices.

G. Agricultural land and buildings.

1. Agricultural uses.

*5.3.4. Special uses*. A special use may be allowed subject to issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-3 District:

A. Retail businesses.

1. Building material supplies, sales and service.

2. Furniture stores.

3. Roadside stands.

B. Services.

1. Automobile repair shops.

2. Dry cleaners~~, drive-in~~laundries, launderettes and clothes pressing establishments. Dry cleaning and laundry plants serving more than one retail outlet are prohibited.

3. Parking lots other than accessory, subject to Article 11.

C. Residential.

1. Hotels and motels.

2. Residence of the proprietor.

D. Public and governmental land and buildings.

1. Parks and playgrounds.

E. Health, medical and care institutions.

1. Nursery schools, children's day schools, nurseries, and day care centers.

2. Medical cannabis dispensing organization, as regulated by 410 ILCS 130/1 et seq.

F. Public utilities and services.

1. Bus terminals, turnarounds and lots.

2. Fire stations.

3. Police stations.

4. Railroad passenger stations.

5. Railroad rights-of-way. Railroad yards and shops for other than passenger service are prohibited.

6. Waterworks, reservoirs, pumping stations, wells and filtration plants.

G. Planned unit developments.

H. Recreation and social facilities.

1. Video gaming.

I. Unique uses as regulated by this ordinance.

JI. – Uses similar and compatible to those allowed in this district.

*5.3.5. Temporary uses*. The following temporary uses may be allowed upon issuance of a permit by the Department of Building and Zoning:

~~A. Any use permitted in Section 5.1.5.~~

A. *Temporary buildings or yards*. For storage of construction materials and equipment both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *[Real estate signs.]* Temporary real estate signs as regulated by Article 12.

D. *Bazaars and dances.* Permits shall be valid for not more than seven days. No permit shall be issued for the same location within 90 days of the expiration of a bazaar or dance permit.

E. *Christmas tree sales.* Permits shall be valid for not more than 60 days.

F. *Parking lots for special events.* Permits shall be valid only for the duration of the event.

G. *[Portable signs.]* Portable signs as regulated by Article 12.

*5.3.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided that it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

~~A Any use permitted in Section 5.1.6.~~

A. Agricultural buildings and structures.

B. Fallout shelters as regulated by this ordinance.

C. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

D. Gardens.

E. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

F. Sewage disposal units and water systems, individual, as regulated by this ordinance.

G. Signs as regulated by Article 12.

H. Tool houses, sheds and other similar buildings. For the storage of supplies and equipment.

I. Vending machines.

J. Water retention and detention areas.

*5.3.7. Prohibited uses*. All uses not expressly authorized in Sections 5.3.3 through 5.3.6 are prohibited.

*5.3.8. Site and structure provisions*. The uses in the C-3 General Service District shall conform to the following requirements:

A. *Minimum lot area.* Minimum lot area is not required, except for those uses specified below:

1. Hotels and motels shall have not less than 500 square feet of lot area per unit or suite.

2. Agricultural buildings and structures shall have a minimum lot area of five acres.

B. *Minimum lot width.* Minimum lot width is not required.

C. *Front yard.* Buildings and structures, except agricultural buildings and structures, shall be set back from the front lot line at least 30 feet. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot adjacent to a street right-of-way at least 30 feet.

F. *Rear yard.* Rear yard is not required, except for buildings in which a residential use is located above the first floor. Such yard shall be at least 30 feet in depth and shall be measured from the finished floor of the lowest residential unit.

G. *Transitional yard.* Minimum transitional yard requirements for all buildings and structures shall be not less than those specified below:

1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot in a residence district shall provide a yard at least the minimum front yard required by this ordinance on such adjacent residential lot along the front or side lot line.

5. Land used for agricultural buildings and structures shall provide a transitional yard of at least 50 feet in depth along all lot lines that abut a lot line in an adjacent residence district.

H. *Floor area ratio.* Maximum floor area ratio shall be 1:2.

I. *Minimum size of dwelling.* Buildings and structures occupied in whole or in part for residential purposes shall contain at least 500 square feet of livable floor area, exclusive of basement and garage space.

*5.3.9 . Special provisions*. The uses in the C-3 Restricted Business District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.

D. *Sewers and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system or a private individual sewage disposal

system and water supply system. The system used must be approved by the Cook County Health Department. Lodging houses and multiple-family dwellings must be served by either a municipal or private community sewer system, not by a private individual sewage disposal system.

E. *Businesses.*

1. Business uses and residential uses are not allowed on the same floor of the same building.

2. Business uses are not allowed above the second floor in buildings containing residential dwelling units. A mezzanine may be provided by a business as an intermediate, fractional story between the floor and the ceiling of the first story.

3. Business uses shall be retail or service establishments dealing directly with consumers. All goods produced on premises shall be sold at retail there.

4. Business uses offering goods or services to customers waiting in parked motor vehicles are prohibited, except automobile gasoline and service stations.

5. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot in which such activities take place.

**5.4. - C-4 General Commercial District.**

*5.4.1. Description of district*. The C-4 General Commercial District is intended to provide locations for primary shopping areas. This district is designed to encourage the development of a variety of structures from freestanding buildings to larger, neighborhood or community shopping centers. Permitted uses in this district include diverse commercial activities, businesses, services and offices. This district is normally located at the intersection of primary thoroughfares.

*5.4.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 5.4.3 through 5.4.9.

*5.4.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no building or structure shall be erected, altered, enlarged, or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-4 District:

A. Retail businesses.

1. Antique shops.

2. Apparel, clothing, notions, shoe, jewelry, and accessory shops.

3. ~~Appliance stores.~~

3~~4~~. Art galleries ~~and art supply stores~~.

~~5. Auction rooms.~~

4~~6~~. Audio and video recording sales.

5~~7~~. Bakeries, provided that the manufacture of goods is limited to those retailed on the premises.

6~~8~~. Bars, taverns, and cocktail lounges. Live entertainment and dancing are permitted.

~~9. Bicycle sales and services.~~

7~~10~~. Book ~~and~~, stationery, art, office, and school supply stores.

811. Camera and photographic supply stores.

9~~12~~. Candy and confectionery stores.

10~~13~~. Catering establishments.

11~~14~~. China and glassware stores.

~~15. Coin, stamp, trading card and numismatic stores.~~ 12~~16~~. Computer sales and services.

~~17. Delicatessens.~~

1318. Department stores.

~~19. Drapery stores.~~

14~~20~~. Drug store~~s~~, ~~and~~ pharmacies, hearing aid sales and services, and orthopedic and medical appliance sales and services, including brace and limb fitting..

15~~21~~. Electronic sales and services.

16~~22~~. Florist shops, conservatories, ~~and~~ greenhouses, nurseries, and garden supply and seed stores.

~~23. Floor covering stores.~~

17~~24~~. Food, grocery and dairy stores, and meat and fish markets.

~~25. Frozen food stores, including locker rental in conjunction with the purchase of food.~~

~~26. Furniture stores, including upholstering when conducted as part of the retail operations and incidental to the principal use.~~

18~~27~~. Furrier shops, including incidental storage and conditioning.

~~28. Garden supply and seed stores.~~ 19~~29~~. Gift and hobby shops.

20~~30~~. Homewares, appliance, floor covering, furniture and upholstering (when conducted as part of the retail operations, paint and wallpaper, and hardware stores.

~~31. Hearing aid sales and services.~~

~~32. Hobby shops.~~

~~33. Ice and milk sales.~~

~~34. Ice cream shops.~~

~~35. Jewelry stores.~~

21~~36~~. Leather goods and luggage stores.

22~~37~~. Musical instrument sales and

repairs.

2338. Newsstands.

~~39. Notions stores.~~

~~40. Office supply stores.~~

2441. Optical sales.

~~42. Orthopedic and medical appliance sales and services, including brace and limb fitting.~~

2543. Package liquor stores.

~~44. Paint and wallpaper stores.~~

2645. Pet sales and supplies.

2746. Picture framing, when conducted for on-premises retail trade.

2847. Restaurants. Live entertainment, dancing and serving alcohol are permitted.

2948. Roadside stands.

~~49. School supply stores.~~ 3050. Secondhand stores.

~~51. Shoe stores.~~

3152. Sporting good stores, including bicycle sales and services.

~~53. Taxidermist shops.~~

3254. Tobacco shops.

3355. Toy stores.

B. Services.

1. Artist studios.
2. Automobile repair garages, not including body repair, painting or engine rebuilding.
3. Automobile gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations, and electric vehicle charging stations. Facilities for service and washing shall be limited to not more than four vehicles, and enclosed in a building.
4. Barber and beauty shops.
5. ~~Blueprinting, photostating and~~ Photocopying establishments.
6. Clothing rental agencies and formal wear stores.
7. Currency exchanges.
8. Dry cleaners, laundries, launderettes and clothes pressing establishments. Dry cleaning and laundry plants serving more then one retail outlet are prohibited.
9. Electronic service and repair shops.
10. Financial institutions, including banks, investment and loan companies and savings and loans. Drive-in facilities are prohibited.

11. Fix-it shops, for general, minor repairs.
12. Funeral homes and undertaking establishments.
13. Interior decorating studios, including upholstering, draperies, slip covers and other similar articles, incidental to the principal use.
14. Landscape business.

~~14~~15. Locksmith shops.

~~15~~16. News syndicates and newspaper distribution agencies.

~~16~~17. Parking lots for commercial use, other than accessory, subject to the provisions of this ordinance.

~~17~~18. Photographic studios.

19. Restaurants with drive-in facilities. ~~18~~20. Recording studios.

~~19. Shoe, clothing and hat repair shops.~~ ~~20~~21. Signs as regulated by Article 12.

~~21~~22. Tailor, dress-making, ~~and~~ alteration, and shoe, clothing and hat repair shops.

~~22. Telegraph offices.~~
~~23.~~ Ticket agencies, amusement.
~~24.~~ Travel agencies or bureaus and transportation ticket offices.

C. Professional offices.

1. Accountants and bookkeepers.
2. Animal hospitals and veterinary clinics for care and treatment of domestic pets and animals.
3. Architects, landscape architects, and urban designers and planners.
4. Attorneys.
5. Chambers of commerce and merchant associations.
6. Detective agencies.
7. Doctors, physicians and dentists offices, clinics and laboratories.
8. Employment agencies.
9. Engineers.
10. Insurance agencies.
11. Labor unions and organizations.
12. Land surveyors.
13. ~~Landscape architects.~~
14. ~~Merchant associations.~~

13~~15~~. Miscellaneous business and professional offices.

14~~16~~. Newspaper, media, and web publishing and design agencies. 15~~17~~. Political

organizations.

16~~18~~. Real estate agencies. 17~~19~~. Secretarial agencies.

18~~20~~. Security and commodity brokers.

D. Residential.

1. Hotels and motels.

E. Recreation and social facilities.

1. Billiard and pool halls.

2. Bowling alleys.

3. Clubs.

4. Community center buildings, clubhouses, recreation buildings, swimming pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.

5. Dance halls.

6. Gymnasiums.

7. Health and physical fitness clubs.

8. Skating rinks, indoor.

9. Lodges and fraternal organizations.

10. Theaters, indoor.

F. Public and governmental land and buildings.

1. Forest preserve

2. Historical buildings and landmarks preserved for the public.

3. Public libraries.

4. Public office buildings.

G. Public utilities and services.

1. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.

2. Post offices and substations.

H. Educational institutions.

1. Business colleges and commercial schools.

2. Dance schools and studios.

3. Music schools.

4. Trade and vocational schools.

I. Religious institutions.

1. Religious reading rooms.

J. Agricultural land and buildings.

1. Agricultural uses.

K. Miscellaneous.

1. Philanthropic and eleemosynary institutions.

2. Radio and television studios, stations and tower, transmitting and receiving.

*5.4.4. Special uses*. A special use may be allowed subject to issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-4 District:

A. Retail businesses.

1. Automobile sales and leasing.

2. Building material supplies, sales and service establishments.

3. ~~Catalog stores.~~

3~~4~~. Farm supply stores.

4~~5~~. Mail order houses.

5~~6~~. Pawn shops.

B. Services.

1. ~~Banks and savings and loans with drive-in facilities.~~

1~~2~~. Dry cleaners.

2~~3~~. Garages and parking lots.

3. Landscape business with bulk storage.

4. Water softener services.

C. Residential.

1. Residence of the proprietor.

D. Public and governmental land and buildings.

1. Parks and playgrounds.

E. Health, medical and care institutions.

1. Nursery schools, children's day schools, nurseries and day care centers.

2. Medical cannabis dispensing organization, as regulated by 410 ILCS 130/1 et seq.

F. Public utilities and services.

1. Bus terminals, turnarounds (off-street) and lots.

2. Fire stations.

3. Police stations.

4. Railroad passenger stations.

5. Railroad rights-of-way. Railroad yards and shops for other than passenger service

are prohibited.

6. Waterworks, reservoirs, pumping stations, wells and filtration plants.

G. Agricultural land and buildings.

1. Greenhouses and nurseries, wholesale.

H. Planned unit developments.

I. Unique uses as regulated by this ordinance.

J. Miscellaneous.

1. Convention halls and centers.

2. Exhibition and meeting halls.

3. Heliports.

K. Uses similar and compatible to those allowed in this district.

*5.4.5. Temporary uses*. The following temporary uses may be allowed upon issuance of a permit by the Department of Building and Zoning:

~~A. Any use permitted in Section 5.1.5.~~

A. *Temporary buildings or yards.* For storage of construction materials and equipment both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *[Real estate signs.]* Temporary real estate signs as regulated by Article 12.

D. *Bazaars and dances.* Permits shall be valid for not more than seven days. No permit shall be issued for the same location within 90 days of the expiration of a bazaar or dance permit.

E. *Christmas tree sales.* Permits shall be valid for not more than 60 days.

F. *Parking lots for special events.* Permits shall be valid only for the duration of the event.

G. *[Portable signs.]* Portable signs as regulated by Article 12.

*5.4.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use, or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

~~A. Any use permitted in Section 5.1.6.~~ Agricultural buildings and structures.

B. Fallout shelters as regulated by this ordinance.

C. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

D. Gardens.

E. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

F. Sewage disposal units and water systems, individual, as regulated by this ordinance.

G. Signs as regulated by Article 12.

H. Tool houses, sheds and other similar buildings. For the storage of supplies and equipment.

I. Vending machines.

J. Water retention and detention areas.

*5.4.7. Prohibited uses*. All uses not expressly authorized in Sections 5.4.3 through 5.4.6 are prohibited.

*5.4.8. Site and structure provisions*. The uses in the C-4 General Commercial District shall conform to the following requirements:

A. *Minimum lot area.* Minimum lot area is not required, except for those uses specified below.

1. Hotels and motels shall have not less than 500 square feet of lot per unit or suite.

2. Agricultural buildings and structures shall have a minimum lot area of five acres.

B. *Minimum lot width.* Minimum lot width is not required.

C. *Front yard.* Buildings and structures, except agricultural buildings and structures, shall be set back from the front lot line at least 30 feet. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 30 feet.

F. *Rear yard.* Rear yard is not required, except for buildings in which a residential use is located above the first floor. Such yard shall not be less than 30 feet in depth and shall be measured from the finished floor of the lowest residential unit.

G. *Transitional yard.* Minimum transitional yard requirements for all buildings and structures shall not be less than those specified below.

1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot in a residence district shall provide a yard at least the minimum front yard required by this ordinance on such adjacent residential lot along the front or side lot line.

5. Land used for agricultural buildings and structures shall provide a transitional yard of at least 50 feet in depth along all lot lines that abut a lot line in an adjacent residence district.

H. *Floor area ratio.* Maximum floor area shall be 1.2.

I. *Minimum size of dwelling.* Buildings and structures occupied in whole or part for residential purposes shall contain at least 500 square feet of livable floor area, exclusive of basement and garage space.

*5.4.9. Special provisions.* The uses in the C-4 General Commercial District shall conform to the following requirements:

A. *Parking and loading.* All uses shall conform to Article 11.

B. *Signs.* Uses shall conform to in Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.

D. *Sewers and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal system and water supply system. The system used must be approved by the Cook County Health Department. Lodginghouses and multiple-family dwellings must be served by either a municipal or private community sewer system, not by a private individual sewage disposal system.

E. *Businesses.*

1. Business uses and residential uses are not allowed on the same floor of the same building.

2. Business uses are not allowed above the second floor in buildings containing residential dwelling units. A mezzanine may be provided by a business as an intermediate, fractional story between the floor and the ceiling of the first story.

3. Business uses shall be retail or service establishments dealing directly with consumers. All goods produced on premises shall be sold at retail there.

4. Business uses offering goods or services to customers waiting in parked motor vehicles are prohibited, except automobile gasoline and service stations.

5. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot in which such activities take place.

**5.5. - C-5 Commercial Transition District.**

*5.5.1. Description of district.* The C-5 Commercial Transition District is intended to provide locations for residential structures which are suitable for use as small businesses or offices. This district is designed to encourage the development of structures which architecturally blend with neighboring residential buildings and often serves as a buffer between residential and commercial areas. The district is normally located on primary and secondary thoroughfares where single-family structures are being converted to low intensity commercial uses, while remaining compatible with the contiguous single-family neighborhood.

*5.5.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 5.5.3 through 5.5.9.

*5.5.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named

as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-5 District:

A. Retail businesses.

1. Antique shops.
2. Art galleries. Auction rooms are prohibited.
3. Book and stationery stores.
4. China and glassware stores.
5. Coin, stamp, trading card and numismatic stores.
6. Drug stores and pharmacies.
7. Florist shops.
8. Gift, hobby and jewelry shops.
9. ~~Ice cream shops.~~
10. ~~Jewelry stores.~~

9~~11~~. Picture framing, when conducted for on-premises retail trade.

10~~12~~. Restaurants. Live entertainment, and dancing -requiring entry fees and serving of alcohol are prohibited.

B. Services.

1. Artist studios.
2. Barber and beauty shops.
3. Clothes, hat and shoe repair, tailor, and dressmaking shops.
4. Currency exchanges.
5. Fix-it shops, for general, minor repairs.
6. Interior decorating studios, including upholstering, draperies, slip covers and other similar articles, incidental to the principal use.
7. Photographic studios.
8. Signs as regulated by Article 12.
9. ~~Tailor and dressmaking shops.~~

9~~10~~. Travel agencies or bureaus and transportation ticket offices.

C. Professional offices.

1. Accountants and bookkeepers.
2. Architects, landscape architects, and urban designers and planners.
3. Attorneys.

4. Chambers of commerce and merchant associations.
5. Detective agencies.
6. Doctors, physicians and dentists offices and clinics.
7. Employment agencies.
8. Engineers.
9. Insurance agencies.
10. Land surveyors.
11. ~~Landscape architects.~~
12. ~~Merchant associations.~~

11~~13~~. Miscellaneous business and professional offices.
12~~14~~. Newspaper, media, and web publishing and design agencies.
13~~15~~. Political organizations.
14~~16~~. Real estate agencies.
15~~17~~. Secretarial service agencies.
16~~18~~. Security and commodity brokers.

D. Public and governmental land and buildings.
1. Forest preserves.
2. Historical buildings and landmarks preserved for the public.
3. Parks and playgrounds.
4. Public libraries.
5. Public office buildings.

E. Religious institutions.
1. Places of worship.
2. Religious reading rooms.

F. Educational institutions.
1. Dance schools and studios.
2. Music schools.

*5.5.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-5 District:

A. Retail businesses.

1. Newsstands.

B. Residential.
1. Lodging houses.

2. Residence of the proprietor.

C. Health, medical and care institutions.

1. Intermediate, extended and long-term care facilities.

2. Hospitals, but not including institutions for the care or treatment of mental illness, drug or alcohol addiction.

3. Nursery schools, children's day schools, nurseries, and day care centers.

D. Educational institutions.

1. Parochial pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

2. Private pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

3. Public pre-kindergarten, kindergarten, elementary and high schools, nonboarding.

E. Public utilities and services.

1. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.

2. Fire stations.

3. Police stations.

4. Post offices.

5. Public office buildings.

6. Railroad passenger stations.

7. Railroad rights-of-way. Railroad yards and shops for other than passenger service are prohibited.

8. Waterworks, reservoirs, pumping stations, wells and filtration plants.

F. Recreational and social facilities.

1. Video gaming.

GF. Planned unit developments.

HG. Unique uses as regulated by this ordinance.

IH. Excavations.

1. Artificial lakes.

JI. Uses similar and compatible to those allowed in this district.

*5.5.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* Any use permitted in Section 5.1.5(A).

B. *Temporary sales offices.* Any use permitted in Section 5.1.5(B).

C. *[Real estate signs.]* Temporary real estate signs as regulated by Article 12.

D. *Christmas tree sales.* Permits shall be valid for not more than 60 days.

E. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*5.5.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly

associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use, or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

A. Fallout shelters as regulated by this ordinance.

B. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

C. Gardens.

D. Sewage disposal units and water systems, individual, as regulated by this ordinance.

E. Signs as regulated by Article 12.

F. Tool houses, sheds and other similar buildings. For storage of supplies and equipment.

G. Vending machines.

H. Water retention and detention areas.

*5.5.7. Prohibited uses*. All uses not expressly authorized in Sections 5.5.3 through 5.5.6 are prohibited.

*5.5.8. Site and structure provisions*. The uses in the C-5 Commercial Transition District shall conform to the following requirements:

A. *Maximum lot area.* Maximum lot areas in excess of 25,000 square feet is prohibited.

B. *Minimum lot area*. Minimum lot area is not required, except for lodginghouses which require a minimum lot area of 1,250 square feet per lodging room.

C. *Maximum lot coverage.* No more than 40 percent of the lot area of a lot may be occupied by buildings, structures, or parking areas.

D. *Minimum lot width.* Minimum lot width of 60 feet is required.

E. *Front yard.* Buildings and structures shall be set back from the front lot line at least 30 feet.

F. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

G. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way a distance of not less than 30 feet.

H. *Rear yard.* Rear yard is not required.

I. *Transitional yard.* Minimum transitional yard requirements for all buildings and structures shall be not less than those specified below:

1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot in a residence district shall provide a yard at least the minimum front yard required by this ordinance on such

adjacent residential lot along the front or side lot line.

J. *Floor area ratio.* Maximum floor area ratio shall be 0.4.

*5.5.9. Special provisions.* The uses in the C-5 Commercial Transition District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.

D. *Sewers and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal system and water supply system. The system used must be approved by the Cook County Health Department. Lodginghouses and multiple-family dwellings must be served by either a municipal or private community sewer system, not by a private individual sewage disposal system.

E. *Business requirements.*

1. Business uses and residential uses are not allowed on the same floor of the same building.

2. Business uses are not allowed above the second floor in buildings containing residential dwelling units. A mezzanine may be provided by a business as an intermediate, fractional story between the floor and the ceiling of the first story.

3. Business uses shall be retail or service establishments dealing directly with consumers. All goods produced on premises shall be sold at retail there.

4. Business uses shall be conducted within enclosed buildings except for off-street parking and loading.

5. Business uses offering goods or services to customers waiting in parked motor vehicles are prohibited.

6. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 Industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot in which such activities take place.

F. *Screening and landscaping.* Business uses abutting or across the street from a residence district shall be provided with screening and landscaping. The entire site shall be adequately and attractively landscaped in accord with plans prepared by a state licensed landscape architect.

**5.6. - C-6 Automotive Service District.**

*5.6.1. Description of district.* The C-6 Automotive Service District is intended to provide locations for automotive oriented uses, including services offered in conjunction with motor vehicles. This district serves a relatively large trade area and draws its business, in part, from passing traffic. The district is normally located on primary thoroughfares which contain adequately sized parcels of land for sufficient setbacks, clear vision and safe ingress and egress.

*5.6.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections

5.6.3 through 5.6.9.*Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no building or structure shall be erected, altered, enlarged, or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-6 District:

A. Retail businesses.

1. Automobile accessory stores.

2. ~~Automobile sales and leasing.~~

3. ~~Boat and marine sales.~~

4. ~~Camper and recreational vehicle sales.~~

2~~5~~. Food~~,~~ ~~and~~ grocery, ice, and milk stores.

3~~6~~. Greenhouses and nurseries.

4~~7~~. Hardware stores.

~~8. Ice and milk sales.~~

~~9. Mobile home sales.~~

~~10. Motorcycle sales.~~

5~~11.~~ Restaurants. Live entertainment, dancing and serving alcohol are permitted. 6~~12~~. Restaurants, drive-in.

7~~13~~. Roadside stands.

~~14. Snowmobile sales.~~

8~~15~~. Swimming pool sales and service facilities.

~~16. Trailer sales and rentals.~~

9. Vehicle sales, services, and leasing, including automobiles, boats and marine vehicles, campers and recreational vehicles, mobile homes, motorcycles, snowmobiles, and trailers.

B. Services.

1. Automobile and motorcycle diagnostic centers or clinics.

2. Automobile and motorcycle driving schools.

3. Automobile and motorcycle paint shops.

4. Automobile and motorcycle rentals.

5. Automobile and motorcycle repair shops.

6. Automobile and gasoline service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations, and electric vehicle charging stations.

7. Automobile and motorcycle undercoating and rustproofing shops.

8. Car washes.

98. Dry cleaners, drive-~~in~~thru.

109. Equipment rental and leasing.

1110. Financial institutions, including banks, loan companies and savings and loans. ~~Drive- in facilities are permitted.~~

~~11. Motorcycle service and repair shops.~~

~~12.~~ Parking lots and garages, other than accessory, for private passenger automobiles, subject to Article 11.

~~13.~~ Signs as regulated by Article 12.

~~14.~~ Tire retreading and repair shops.

~~15.~~ Towing services.

C. Public and governmental land and buildings.

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Public libraries.

4. Public office buildings.

D. Residential uses.

1. Hotels and motels.

E. Public utilities and services.

1. Bus terminals, turnarounds and lots.

2. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.

3. Post offices and substations.

4. Public or municipal garages.

*5.6.3. Special uses*. A special use may be allowed subject to issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-6 District:

A. Retail businesses.

1. Truck sales and services.

B. Services.

1. ~~Car washes.~~

12. Cartage and express facilities.

2. Truck dispatch.

3. Truck repair and maintenance.

4. Truck parking.

C. Residential.

1. Residence of the proprietor.

D. Public utilities and services.

1. Fire stations.

2. Police stations.

3. Railroad passenger stations.

4. Railroad rights-of-way. Railroad yards and shops for other than passenger service are prohibited.

5. Waterworks, reservoirs, pumping stations, wells and filtration plants.

E. Recreation and social facilities.

1. Automobile and motor-sport race tracks, raceways and speedways. Racing from 6:00 p.m. to 11:00 a.m. is prohibited.

2. Bowling alleys.

3. Skating rinks, indoor.

4. Theaters, drive-in.

F. Planned unit developments.

G. Unique uses as regulated by this ordinance.

H. Warehouses.

I. Uses similar and compatible to those allowed in this district.

*5.6.4. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* Any use permitted in Section 5.1.5(A).

B. *[Real estate signs.]* Temporary real estate signs as regulated by Article 12.

C. *Christmas tree sales.* Permits shall be valid for not more than 60 days.

D. *Parking lots for special events.* Permits shall be valid only for the duration of the event.

E. *[Portable signs.]* Portable signs as regulated by Article 12.

F. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*5.6.5. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

A. Fallout shelters as regulated by this ordinance.

B. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than one and 1½-ton capacity when located within 150 feet of a residence district.

C. Sewage disposal units and water systems, individual, as regulated by this ordinance.

D. Signs as regulated by Article 12.

E. Tool houses, sheds and other similar buildings. For storage of supplies and equipment.

F. Vending machines.

G. Water retention and detention areas.

*5.6.6. Prohibited uses*. All uses not expressly authorized in Section 5.6.3 through 5.6.6 are prohibited.

*5.6.7. Site and structure provisions.* The uses in the C-6 Automotive Service District shall conform to the following requirements:

A. *Minimum lot area.* Minimum lot area is not required, except that each hotel and motel is required to provide not less than 500 square feet of lot area per suite.

B. *Minimum lot width.* Minimum lot width is not required.

C. *Front yard.* Buildings and structures shall be set back from the front lot line at least 30 feet.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 30 feet.

F. *Rear yard.* Rear yard is not required.

G. *Transitional yard.* Minimum transitional yard requirements for all buildings and structures shall be not less than those specified below:

1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot in a residence district shall provide a yard at least the minimum front yard required by this ordinance on such adjacent residential lot along the front or side lot line.

H. *Floor area ratio.* Maximum floor area ratio shall be 1.2.

*5.6.8. Special provisions*. The uses in the C-6 Automotive Service District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.

D. *Sewers and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The system used must be approved by the Cook County Health Department. Hotels and motels must be served by either a municipal or private

community sewer system, not by a private individual sewage disposal system.

E. *Businesses.*

1. Business uses shall be retail or service establishments dealing directly with consumers. All goods produced on premises shall be sold at retail there.

2. Outdoor sales space shall be provided with a permanent, durable and dustless surface and shall be graded and drained of all surface water.

3. Outdoor storage facilities for fuel, raw materials and products shall be enclosed by a fence, wall or vegetation adequate to conceal the products from adjacent properties and the public right-of-way.

4. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot in which such activities take place.

**5.7. - C-7 Office/Research Park District.**

*5.7.1. Description of district*. The C-7 Office/Research Park District is intended to provide locations for large office structures and/or clean and light industries. This district is designed to encourage development of large, accessible parcels with architecturally coordinated office and industrial structures in a park-like atmosphere. Retail and service uses are generally prohibited from the district. This district is normally located on primary thoroughfares and requires at least 20 acres for each district.

*5.7.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 5.7.3 through 5.7.9.

*5.7.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no building or structure shall be erected, altered, enlarged, or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-7 District:

A. Services.

1. Signs as regulated by Article 12.

B. Professional offices.

1. Accountants and bookkeepers.

2. Architects, landscape architects, and urban designers and planners.

3. Attorneys.

4. Business headquarters.

5. Engineers.

6. Insurance agencies.

7. Land surveyors.

8. Labor unions and organizations.

~~8. Landscape architects.~~

99. Medical and dental laboratories.

~~10. Medical research facilities.~~

10~~11~~. Miscellaneous business and professional offices. 11~~12~~. Regional sales facilities.

12~~13~~. Security and commodity brokers.

C. Industrial.

1. Pharmaceuticals.

2. Research and development laboratory facilities, including medical research facilities.

D. Public and governmental land and buildings.

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Parks and playgrounds.

4. Public office buildings.

E. Recreation and social facilities.

1. Clubs.

2. Community center buildings, clubhouses, recreation buildings, swimming pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.

F. Health, medical and care institutions. Hospitals, but not including institutions for the care or treatment of mental illness, drug or alcohol addiction.

*5.7.4. Special uses*. A special use may be allowed subject to issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-7 District:

A. Retail businesses.

1. Book and stationery stores.

2. Office supply stores.

3. Restaurants. Live entertainment, dancing and serving alcohol are permitted.

B. Services.

1. Financial institutions, including banks, investment and loan companies and savings and loans.

2. Parking lots and garages, other than accessory, subject to Article 11.

3. Personnel training centers.

C. ~~Offices.~~

1. ~~Labor unions and organizations.~~

D. Residential.

1. Dormitories and housing accommodations necessary to the operation of colleges, universities and personnel training centers.
2. Fraternity and sorority houses.
3. Hotels and motels.
4. Residence of the proprietor.

E. Public utilities and services.

1. Bus terminals, turnarounds and lots.
2. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.
3. Fire stations.
4. Police stations.
5. Post offices and substations.
6. Public or municipal garages.
7. Railroad passenger stations.
8. Railroad rights-of-way. Railroad yards and shops for other than passenger service are prohibited.
9. Sewage treatment plants.
10. Waterworks, reservoirs, pumping stations, wells and filtration plants.

F. Educational institutions.

1. Business colleges and commercial schools.
2. Colleges, junior colleges and universities.
3. Trade and vocational schools.

G. Excavations.

1. Artificial lakes.

H. Recreation and social facilities.

1. Golf courses.
2. Gymnasiums.
3. Health and physical fitness clubs.
4. Polo clubs and fields.

I. Agricultural land and buildings.

1. Agricultural uses.

J. Planned unit developments.

K. Unique uses as regulated by this ordinance.

L. Miscellaneous.

1. Convention halls and centers.

2. Exhibition and meeting halls.
3. Heliports.
4. Philanthropic and eleemosynary institutions.
5. Stadiums, auditoriums and arenas.

M. Uses similar and compatible to those allowed in this district.

*5.7.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* Any use permitted in Section 5.1.5(A).

B. *Temporary sales offices.* Any use permitted in Section 5.1.5(B).

C. *[Real estate signs.]* Temporary real estate signs as regulated by Article 12.

D. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*5.7.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with principal, a permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use, or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

A. Agricultural buildings and structures.

B. Fallout shelters as regulated by this ordinance.

C. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

D. Gardens.

E. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.

F. Sewage disposal units and water systems, individual, as regulated by this ordinance.

G. Signs as regulated by and Article 12.

H. Tool houses, sheds and other similar buildings. For storage of supplies and equipment.

I. Vending machines.

J. Water retention and detention areas.

*5.7.7. Prohibited uses*. All uses not expressly authorized in Sections 5.7.3 through 5.7.6 are prohibited.

*5.7.8. Site and structure provisions*. The uses in the C-7 Office/Research Park District shall conform to the following requirements:

A. *Minimum lot area.* Minimum lot area of five acres is required for each permitted or special use. This provision is intended to facilitate the construction of office buildings and office parks. There shall be provided not less than 500 square feet of lot area per suite for hotels and motels, with a minimum of ten acres being provided for the hotel or motel.

B. *Minimum lot width.* Minimum lot width of 300 feet shall be provided for each lot used for a permitted or special use.

C. *Front yard.* Buildings and structures shall be set back from the front lot line at least 100 feet.

D. *Interior side yard (adjacent to a zoning lot).* Buildings and structures shall be set back from the side lot line at least 50 feet.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 100 feet.

F. *Rear yard.* Buildings and structures shall be set back from the rear lot line at least 50 feet.

G. *Transitional yard.* Minimum transitional yard requirements for all buildings and structures shall be not less than those specified below:

1. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

H. *Floor area ratio.* Maximum floor area ratio shall be 1.0. In addition, the floor area of accessory buildings and structures, excluding floor area devoted to off-street parking and loading facilities, shall be counted as floor area used to determine floor area ratio.

I. *Maximum lot coverage.* Buildings and structures may occupy no more than 30 percent of the area of a lot.

*5.7.9. Special provisions*. Uses in the C-7 Office/Research Park District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.

D. *Sewers and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal system and water supply system. The system used must be approved by the Cook County Health Department. Hotels and motels must be served by either a municipal or private community sewer system, not by a private individual sewage disposal system.

E. *Businesses and industries.*

1. Business uses shall be retail or service establishments dealing directly with consumers. All goods produced on premises shall be sold at retail there.

2. Business uses shall be conducted within enclosed buildings except for off-street parking and loading.

3. Business uses offering goods or services to customers waiting in parked motor vehicles are prohibited.

4. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot in which such activities take place.

F. *Screening and landscaping.* Business uses that abut or are across the street from a residence district shall provide screening and landscaping. The entire site shall be adequately and attractively landscaped in accord with plans prepared by a State licensed

landscape architect.

**5.8. - C-8 Intensive Commercial District.**

*5.8.1. Description of district*. The C-8 Intensive Commercial District is intended to provide locations for uses that serve large segments of the population with a wide variety of business and commercial uses. This district is designed to encourage development of large commercial uses, regional shopping centers, certain wholesale and warehouse uses and limited industrial activities that are normally associated with commercial uses. The district is normally located on primary thoroughfares and contains parcels that are relatively large in size.

*5.8.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 5.8.3 through 5.8.9.

*5.8.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged, or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-8 District:

A. Retail businesses.

1. Antique shops.

2. ~~Appeal~~Apparel, clothing, furrier, jewelry, notions, shoe, formal wear and accessory shops.

3. ~~Appliance stores.~~

3~~4~~. Art galleries ~~and art supply stores~~.

4~~5~~. Auction rooms.

~~6. Audio, video and recordings sales.~~

5~~7~~. Automobile accessory stores.

~~8. Automobile sales and leasing.~~

69. Bakeries, provided that the manufacturing of goods is limited to those retailed on the premises.

7~~10~~. Bars, taverns and cocktail lounges. Live entertainment and dancing are permitted.

~~11. Bicycle sale and service.~~

~~12. Boat and marine sales.~~

8~~13~~. Book, ~~and~~ stationery, art and office supply stores.

~~9.~~ Building material supplies, sales and services, including lumber companies and yards.

~~15. Camera and photographic supply stores.~~

~~16. Camper and recreational vehicle sales.~~

~~17. Candy and confectionery stores.~~

~~18. Catalog showrooms and sales.~~

10~~19~~. Catering establishments.

11~~20~~. China and glassware stores.

~~21. Coin, stamp, trading card and numismatic stores.~~

~~22. Computer sales and services.~~

~~23. Delicatessens.~~

12~~24~~. Department stores.

~~25. Drapery stores.~~

13~~26~~. Drug stores and pharmacies.

14~~27~~. Electronics sales and services, including audio, video and recording sales, camera and photographic supply stores, and computer sales and services.

15~~28~~. Farm supply stores.

16~~29~~. Florist shops, greenhouses, ~~and~~ nurseries, and garden supply and seed stores.

~~30. Floor covering stores.~~

17~~31~~. Food, ~~and~~ grocery and dairy stores, meat and fish markets.

~~32. Frozen food and dairy stores, including locker rental and food processing in conjunction with the purchase of food.~~

18~~33~~. Furniture stores, including upholstering, repair and cleaning.

~~34. Furrier shops, including the incidental storage and conditioning of furs.~~

~~35. Garden supply and seed stores.~~

19~~36~~. Gift and hobby shops.

20~~37~~. Grave markers and monument sales.

21~~38~~. Hardware stores, home supply centers, drapery, floor covering, paint and wallpaper, and appliance stores.

22~~39~~. Hearing aid sales and services.

~~40. Hobby shops.~~

~~41. Home supply centers.~~

~~42. Ice and milk sales.~~

~~43. Ice cream sales.~~

~~44. Jewelry stores.~~

23~~45~~. Leather goods and luggage stores. 24~~46~~. Live bait stores.

~~47. Lumber companies and yards.~~ 25~~48~~. Machinery sales.

~~49. Mail order houses.~~

~~50. Mobile home sales.~~

26~~51~~. Model homes, garages and accessory building sales.

~~52. Motorcycle sales.~~

27~~53~~. Musical instrument sales and repairs. 28~~54~~. Newsstands.

~~55. Notions stores.~~

~~56. Office supply stores.~~

29~~57~~. Optical sales.

30~~58~~. Orthopedic and medical appliance sales and service, including brace and limb fitting, assembly and manufacture.

31~~59~~. Package liquor stores.

~~60. Paint and wallpaper stores.~~ 32~~61~~. Pawn shops.

33~~62~~. Pet sales and supplies. 34~~63~~. Picture framing.

35~~64~~. Plumbing and heating sales and service.

36~~65~~. Restaurants. Live entertainment, dancing and serving alcohol are permitted. 37~~66~~. Restaurants, drive-in.

38~~67~~. Roadside stands.

39~~68~~. Roofing sales and services. 40~~69~~. Secondhand stores.

70. ~~Shoe stores.~~

71. ~~Snowmobile sales and services.~~

41~~72~~. Sporting goods stores.

42~~73~~. Swimming pool sales and services.

~~74. Taxidermists shops.~~

43~~75~~. Tobacco shops.

44~~76~~. Toy stores.

~~77. Trailer sales and rentals.~~

~~45.~~ Vehicle sales, services, and leasing, including automobiles, boats and marine vehicles, campers and recreational vehicles, mobile homes, motorcycles, snowmobiles, and trailers

B. Services.

1. Artist studios.

2. Automobile diagnostic centers and clinics.

3. Automobile driving schools.

4. Automobile rentals.

5. Automobile repair shops.

6. Automobile gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations, and electric vehicle charging stations.

7. Barber and beauty shops.

8. ~~Blueprinting, photostating and~~ Photocopying establishments.

9. Clothes rental agencies ~~and formal wear stores~~.

10. Credit unions.

11. Currency exchanges.

12. ~~Dry cleaners, drive-in.~~

12~~13~~. Dry cleaners, laundries, launderettes and clothes pressing establishments, including drive-thru facilities. Dry cleaning and laundry plants serving more than one retail outlet are prohibited.

13~~14~~. Electronics service and repair shops. 14~~15~~.

Equipment rental and leasing.

15~~16~~. Financial institutions, including banks, investment and loan companies and savings and loans. Drive-thru facilities permitted.

16~~17~~. Fix-it shops, for general, minor repairs.

17~~18~~. Funeral homes and undertaking establishments. 18~~19~~. Furnace

supplies and services.

19~~20~~. Furniture cleaning, repair and upholstering services. 20~~21~~. Interior

decorating studios.

21~~22~~. Lawnmower sales and repairs.

22~~23~~. Linen, towel, diaper and other similar supply services. 23~~24~~. Locksmith

shops.

24~~25~~. Motorcycle service and repair shops.

25~~26~~. News syndicates and newspaper distribution agencies.

26~~27~~. Parking lots and garages, other than accessory, for private passenger automobiles, subject to Article 11.

27~~28~~. Photographic studios.

28~~29~~. Recording studios.

~~30. Shoe, clothing and hat repair~~

~~shops.~~ 29~~31~~. Signs as regulated by Article 12.

30~~32~~. Tailor, ~~and~~ dressmaking, shoe, clothing and hat repair shops.

~~33. Telegraph offices.~~

3134. Ticket agencies, amusement. 3235. Tire retreading and repair shops.

3336. Towing services.

3437. Travel agencies or bureaus and transportation ticket offices. 3538. Water softener services.

3639. Window cleaning services.

C. Professional offices.

1. Accountants and bookkeepers.
2. Animal hospitals and veterinary clinics, for care and treatment of domestic pets and animals.
3. Architects, landscape architects, and urban designers and planners.
4. Attorneys.
5. Business headquarters.
6. Chambers of commerce and merchant associations.
7. Detective agencies.
8. Doctors, physicians and dentists offices and clinics.
9. Employment agencies.
10. Engineers.
11. Insurance agencies.
12. Labor unions and organizations.
13. Land surveyors.
14. ~~Landscape architects.~~

1415. Medical and dental laboratories. 1516. ~~Merchant association.~~

1617. Miscellaneous business and professional offices.

1718. Newspaper agencies, media, and web design and publishing offices.

1819. Political organizations.

1920. Real estate agencies.

2021. Regional sales facilities.

2122. Secretarial agencies.

2223. Security and commodity brokers.

D. Warehouses.

1. Automobile storage facilities for vehicles in operating condition.
2. Warehouses.

E. Industries.

1. Fuel oil dealers.
2. Printing, publishing or lithography establishments.

F. Residential.

1. Hotels and motels.

G. Recreation and social facilities.

1. Amusement establishments, including archery ranges, shooting galleries and other similar amusements.
2. Amusement parks including permanent carnivals, kiddie parks, golf driving ranges, pitch and putt or miniature golf courses and other similar outdoor amusements.
3. Billiard and pool halls.
4. Bowling alleys.
5. Clubs.
6. Community center buildings, clubhouses, recreation buildings, swimming pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.
7. Dance halls.
8. Gymnasiums.
9. Health and physical fitness clubs.
10. Skating rinks, indoor.
11. Lodges and fraternal organizations.
12. Theaters, indoor.

H. Public utilities and services.

1. Bus terminals, turnarounds and lots.
2. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.
3. Post offices and substations.
4. Public or municipal garages.

I. Public and governmental land and buildings.

1. Forest preserves.
2. Historical buildings and landmarks preserved for the public.
3. Public libraries.
4. Public office buildings.

J. Educational institutions.

1. Business colleges and commercial schools.
2. Dancing schools and studios.
3. Music schools.

4. Trade and vocational schools.

K. Agricultural land and buildings.

1. Greenhouses and nurseries, wholesale.

L. Religious institutions.

1. Religious reading rooms.

M. Miscellaneous.

1. Convention halls and centers.
2. Exhibition and meeting halls.
3. Philanthropic and eleemosynary institutions.
4. Radio and television stations.

*5.8.4. Special uses*. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-8 District:

A. Retail businesses.

1. Truck sales and service.

B. Services.

1. Automobile paint shops.
2. Automobile undercoating and rustproofing services.
3. Car washes.
4. Flea markets.
5. Kennels.
6. Landscape business with bulk storage.

~~6~~7. Packing and crating services.

~~7~~8. Parcel delivery and pickup services.

9. Truck dispatch.

10. Truck repair and maintenance.

11. Truck parking.

C. Residential.

1. Apartment hotels.
2. Residence of the proprietor.

D. Recreation and social facilities.

1. Automobile and motor-sport race tracks, raceways and speedways. Racing activity between 6:00 p.m. and 11:00 a.m. is prohibited.
2. Racetracks, excluding automobile and motor-sport race tracks, raceways and speedways.

3. Stables, commercial.

4. Theaters, drive-thru.

E. Public and governmental land and buildings.

1. Parks and playgrounds.

F. Health, medical and care institutions.

1. Nursery schools, children's day schools, nurseries, and day care centers.

G. Public utilities and services.

1. Fire stations.

2. Police stations.

3. Railroad passenger stations.

4. Railroad rights-of-way. Railroad yards and shops for other than passenger service are prohibited.

5. Waterworks, reservoirs, pumping stations, wells and filtration plants.

H. Planned unit developments.

I. Unique uses as regulated by this ordinance.

J. Miscellaneous.

1. Fairgrounds.

2. Heliports.

3. Landfills, solid waste.

4. Stadiums, auditoriums, and arenas.

K. Uses similar and compatible to those allowed in this district.

*5.8.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* Any use permitted in Section 5.1.5(A).

B. *Temporary sales offices.* Any use permitted in Section 5.1.5(B).

C. *Temporary real estate signs as regulated by Article 12.* Any use permitted in Sections 5.1.5(B).

D. *Bazaars and dances.* Permits shall be valid for not more than seven days. No permit shall be issued for the same location within 90 days of the expiration of a bazaar or dance permit.

E. *Christmas tree sales.* Permits shall be valid for not more than 60 days.

F. *Parking lots for special events.* Permits shall be valid only for the duration of the event.

G. *[Portable signs.]* Portable signs as regulated by Article 12.

H. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*5.8.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory

uses shall not include structures or features inconsistent with the permitted use, or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

A. Fallout shelters as regulated by this ordinance.

B. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

C. Sewage disposal units and water systems, individual, as regulated by this ordinance.

D. Signs as regulated by and Article 12.

E. Tool houses, sheds and other similar buildings. For the storage of supplies and equipment.

F. Vending machines.

G. Water retention and detention areas.

*5.8.7. Prohibited uses*. All uses not expressly authorized in Sections 5.8.3 through 5.8.6 are prohibited.

*5.8.8. Site and structure provisions*. The uses in the C-8 Intensive Commercial District shall conform to the following requirements:

A. *Minimum lot area.* Minimum lot area is not required, except that apartment hotels shall have at least 750 square feet of lot area per room and hotels and motels shall have not less than 500 square feet of lot area per suite.

B. *Minimum lot width.* Minimum lot width is not required.

C. *Front yard.* Buildings and structures shall be set back from the front lot line at least 30 feet.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set in back from the side lot line adjacent to the street right-of-way at least 30 feet.

F. *Rear yard.* Rear yard is not required.

G. *Transitional yard.* Minimum transitional yard requirements for all structures shall be not less than those specified below:

1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot in a residence district shall provide a yard at least the minimum front yard required by this ordinance on such adjacent residential lot along the front or side lot line.

H. *Floor area ratio.* Maximum floor area ratio shall be 1:2.

*5.8.9. Special provisions*. The uses in the C-8 Intensive Commercial District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.

D. *Sewers and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The system used must be approved by the Cook County Health Department. Apartment hotels, hotels and motels, must be served by either a municipal or private community sewer system, not by a private individual sewage disposal system.

E. *Businesses.*

1. Outdoor sales space shall be provided with a permanent, durable and dustless surface and shall be graded and drained of all surface water.

2. Outdoor storage facilities for fuel, raw materials and products shall be enclosed by a fence, wall or vegetation adequate to conceal the products from adjacent properties and the public right-of-way.

3. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot in which such activities take place.

## ARTICLE 6. - INDUSTRIAL DISTRICTS

### 6.0. - Purpose.

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

I-1 Restricted Industrial District I-

2 General Industrial District

I-3 Intensive Industrial District

I-4 Motor Freight Terminal District

For purposes of determining the restrictiveness of the four industrial zoning districts, the I-1 District shall be considered as the most restrictive industrial district and the I-3 District as the least restrictive industrial district. The I-2 and I-4 Districts shall be viewed as being equally restrictive and between the I-1 and I-3 Districts in degree of restrictiveness.

### 6.1. - I-1 Restricted Industrial District.

*6.1.1. Description of district.* The I-1 Restricted Industrial District is intended to control the

development of lands to be used by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses without creating nuisances. District regulations are designed to permit the operations of most manufacturing, wholesaling and warehousing activities while providing adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another. Some retail uses are permitted that service the industrial uses within the industrial district or that do not depend upon intensive visits of retail customers.

*6.1.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 6.1.3 through 6.1.9.

*6.1.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the I-1 District:

A. Industrial.

1. Assembly firms for assembly of completely fabricated parts.
2. Bakeries, production of goods.
3. Bottling works.
4. Contractor and construction offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.
5. Dairy products manufacturing.
6. Dry cleaning and laundry establishments. Plants serving more than one retail outlet are permitted.
7. Industrial launderers.
8. Machine shops.
9. Manufacturing and industrial activities, including fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging and storage of materials, and products and goods that can be conducted wholly within enclosed buildings. Uses must conform with the performance standards of this section and shall not be injurious to the occupants of adjacent premises.
10. Packing and crating services.
11. Pharmaceutical industries.
12. Printing, publishing or lithography establishments.
13. Stone companies.

B. Wholesale and warehouse.

1. Automotive storage facilities for vehicles in operating condition.
2. Beverage distributors.

3. Frozen food stores, including locker rental and food processing.

4. Greenhouses and nurseries, wholesale.

5. Storage facilities, including self-storage and mini-warehouse facilities.

6. Wholesale establishments.

C. Retail business.

1. Auction rooms.

2. Automobile accessory stores.

3. Automobile vehicle sales, new and used.

4. Bars, taverns and cocktail lounges. Live entertainment and dancing are permitted.

5. Boat and marine sales.

6. Bottled gas dealers.

7. Building material supplies, sales and service.

8. Business machine sales and service.

9. Camper and recreational vehicle sales.

10. Carpet and rug stores.

11. ~~Catalog stores.~~

11~~12~~. Drug stores and pharmacies. 12~~13~~.
Extermination shops.
13~~14~~. Farm supply and feed stores. 14~~15~~. Furrier
shops, including storage. 15~~16~~. Garden supply and
seed stores. 16~~17~~. Gravestone and monument sales.
17~~18~~. Greenhouses and nurseries, retail. 18~~19~~. Ice and
milk machine sales.

19. Landscaping services, including bulk storage of materials.

20. Lumber companies and yards.

21. Machinery sales.

22. ~~Mail order houses.~~

22~~23~~. Mobile home
sales.

23~~24~~. Model home and garage displays and sales. 24~~25~~. Motorcycle
sales.
25~~26~~. Plumbing and heating showrooms and sales.
26~~27~~. Retail outlet stores, accessory to a manufacturing or wholesale establishment. 27~~28~~.
Restaurants. Live entertainment, dancing and serving alcohol are permitted. 28~~29~~. Roadside stands.
29~~30~~. Roofing sales and service. 30~~31~~.

Snowmobile sales and service.

31~~32~~. Swimming pool sales and service.

32~~33~~. Tire, battery and accessory sales. 33~~34~~. Trailer sales and service.

34~~35~~. Truck sales and service.

D. Services.

1. Automobile diagnostic centers and clinics.
2. Automobile driving schools.
3. Automobile paint shops.
4. Automobile rentals.
5. Automobile repair shops.
6. Automobile gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations. Oil and lubrication services are permitted only if enclosed in a building.
7. Automobile undercoating services.
8. Banks and savings and loan institutions, with or without drive-thru facilities.
9. ~~Blueprinting, photostating and copying establishments.~~

9.~~10~~. Cartage and express facilities for trucks not over 1½-ton capacity. 10~~11~~. Credit unions.

11~~12~~. Currency exchanges.

12~~13~~. Electrical shops.

13~~14~~. Equipment rental and leasing services. 14~~15~~. Fix-it shops, for general, minor repairs. 15~~16~~. Furnace supplies and services.

16~~17~~. Furniture cleaning, repair and upholstering service shops. 17~~18~~. Glazing shops.

18~~19~~. Lawnmower sales and repair shops.

19~~20~~. Linen, towel, diaper and other similar supply services. 20~~21~~. Locksmith shops.

21~~22~~. Motorcycle service and repair shops. 22~~23~~. Newspaper distribution agencies.

23~~24~~. Parcel delivery services.

24~~25~~. Parking lots and garages, other than accessory, subject to Article 11. 25~~26~~. Personnel training centers.

26~~27~~. Photocopying establishments.

27. Radio and television service and repair shops.
28. Radio and television stations.
29. Refrigeration shops.
30. Sewer and septic tank cleaning and rodding services.
31. Sheet metal shops.
32. Sign contractors.
33. Signs as regulated by Article 12.
34. ~~Taxidermist shops.~~

34~~35~~. Tire retreading and repair shops. 35~~36~~. Towing services.

36. Truck dispatch.
37. Truck repair and maintenance.
38. Truck parking.

39~~37~~. Water softener services. 40~~38~~. Welding shops.

41~~39~~. Window cleaning services.

E. Professional offices.

1. Animal hospitals and veterinary clinics.
2. Architects, landscape architects, and urban designers and planners.
3. Engineers.
4. Labor unions and organizations.
5. Land surveyors.
6. ~~Landscape architectural services.~~

6~~7~~. Medical and dental laboratories.

7~~8~~. Medical research facilities.

F. Recreation and social facilities.

1. Clubs.
2. Community center buildings, clubhouses, recreation buildings, for indoor pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.
3. Dance halls.
4. Gymnasiums.
5. Health and physical fitness clubs.
6. Lodges and fraternal organizations.
7. Theaters, indoor.

G. Public and governmental land and buildings.

1. Forest preserves.
2. Historical buildings and landmarks preserved for the public.
3. Public office buildings.

H. Public utilities and services.

1. Bus terminals, turnarounds, garages and lots.
2. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.
3. Fire stations.
4. Highway maintenance shops and yards.
5. Parking lots and garages.
6. Police stations.
7. Post office substations.
8. Railroad passenger stations.
9. Waterworks, reservoirs, pumping stations, wells and filtration plants.
10. Weight stations operated by the State of Illinois.
11. <u>Private and Public Solar Arrays.</u>

I. Educational institutions.

1. Business colleges and commercial schools.
2. Trade and vocational schools.

J. Agricultural land and buildings.

1. Agricultural uses.

K. Miscellaneous.

1. Convention halls and centers.
2. Exhibition and meeting halls.
3. Kennels.
4. Radar installations and towers.
5. Stadiums, auditoriums and arenas.

*6.1.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the I-1 District:

A. Industrial.

1. Chemical processing and production.
2. Electroplating.

3. Paper products manufacturing.
4. Plastics manufacturing.
5. Research and development laboratory facilities.
6. Soap manufacturing.
7. Woodworking and wood products.
8. Medical cannabis cultivation center, as regulated by 410 ILCS 130/1 et seq.

B. Services.

1. Automobile testing grounds, excluding competitive racing.
2. Banks and savings and loans.
3. Car washes.
4. Restaurants, drive-in.
5. Cannabis transportation business

C. Residential uses.

1. Hotels and motels.
2. Residence of the proprietor.

D. Recreation and social facilities.

1. Racetracks. Racing activity between 6:00 p.m. and 11:00 a.m. is prohibited in automobile and motor-sport race tracks, raceways and speedways.
2. Theaters, drive-thru.
3. Video gaming.

E. Public and governmental land and buildings.

1. Parks and playgrounds.
2. Penal and correctional institutions.

F. Public utilities and services.

1. Air, railroad and water freight terminals, railroad switching and classification yards, repair shops and roundhouses.
2. Railroad rights-of-way.
3. Sewage treatment plants.
4. Wind turbines and wind turbine farms.

G. Planned unit developments.

H. Unique uses as regulated by this ordinance.

I. Miscellaneous.

1. Airports and heliports, including aircraft landing fields, runways, flight strips and flying schools together with hangers, terminal buildings and other auxiliary facilities.
2. Artificial lakes.

3. Landfills, sanitary or solid waste.

4. Waste transfer facilities.

5. Medical cannabis dispensing organization, as regulated by 410 ILCS 130/1 et seq.

J. Uses similar and compatible to those allowed in this district.

*6.1.5. Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Cook County Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A. *Temporary buildings or yards.* For construction materials and equipment, both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *[Real estate signs.]* Temporary real estate signs as regulated by Article 12.

D. *[Portable signs.]* Portable signs as regulated by Article 12.

E. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*6.1.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

A. Agricultural buildings and structures.

B. Fallout shelters as regulated by this ordinance.

C. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

D. Gardens.

E. Retail outlet stores, accessory to a manufacturing or wholesale establishment.

F. Roadside stands. For the display and sale of agricultural products only, on lots where the principal use is agriculture.

G. Sewage disposal units and water systems as regulated by this ordinance.

H. Signs as regulated by Article 12.

I. Tool houses, sheds and other similar buildings. For storage of supplies and equipment.

J. Vending machines.

K. Water retention and detention areas.

*6.1.7. Prohibited uses*. All uses not expressly authorized in Sections 6.1.3 through 6.1.6 are prohibited.

*6.1.8. Site and structure provisions*. The uses in the I-1 Restricted Industrial District shall conform to the following requirements:

A. *Minimum lot area.* Minimum area of 10,000 square feet is required for each permitted or special use, except that agricultural buildings and structures require a minimum lot area of five acres and hotels and motels require a minimum of 500 square feet of lot area per suite.

B. *Minimum lot width.* Minimum lot width of 60 feet shall be provided for each lot used for a permitted or special use, except that agricultural buildings and structures require a minimum lot width of 300 feet.

C. *Front yard.* Buildings and structures shall be set back from the front lot line at least 30 feet.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 30 feet.

F. *Rear yard.* Buildings and structures shall be set back from the rear lot line at least ten feet, except that agricultural buildings and structures require a minimum rear yard setback of 75 feet.

G. *Transitional yard.* Minimum transitional yard requirements for all buildings and structures shall be not less than those specified below:

1. Side lot lines that abut a side or rear lot line in a commercial or residence district shall provide a yard along the side lot line. The yard shall be at least than 30 feet in width.

2. Rear lot lines that abut a side lot line in a commercial or residence district shall provide a yard along the rear lot line. The yard shall be at least 30 feet in depth.

3. Rear lot lines that abut a rear lot line in a commercial or residence district shall provide a yard along the rear lot line. The yard shall be at least 30 feet in depth.

H. *Floor area ratio.* Maximum floor area ratio shall be 1:2.

*6.1.9. Special provisions*. The uses in the I-1 Restricted Industrial District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The system used must be approved by the Cook County Health Department. Hotels and motels must be served by either a municipal or private sewage disposal system.

D. *Businesses.*

1. *Enclosure of use.* Uses shall be conducted within enclosed buildings, unless otherwise provided.

2. *Outdoor storage.* Outdoor storage of fuel, raw materials and products shall be screened and enclosed by a fence, wall or plant materials adequate to conceal the storage from adjacent properties and public rights-of-way. Outdoor storage of uncontained bulk material is prohibited.

3. *Surfacing.* Outdoor sales space shall have a permanent, durable, dustless surface and shall be graded and drained to dispose of all surface water.

4. *Spacing.* Uses located across the street from a commercial or residence district having any point on the structure surface greater than 35 feet above curb level shall be located at least 1½ times its height above curb level from the commercial or residence district boundary line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers, shall be exempt from such limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the street for any 100 feet of street frontage. Parapets not exceeding three feet in height shall also be exempt from this spacing limitation.Uses located adjacent to a side or rear property line in a commercial or residence district having any point on the structure surface greater than 35 feet above curb level shall be located at least a distance equal to its height above curb level from the commercial or residence district lot line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers shall be exempt from this limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the commercial or residence district lot line for any 100-foot lot line. Parapets not exceeding three feet in height shall also be exempt from this spacing limitation.

E. *Performance standards.*

1. *Purpose.*

a. Permit industrial nuisances to be measured factually and objectively.

b. Ensure that all industries will provide methods to protect the community from hazards which can be prevented by processes of control and nuisance elimination.

c. Protect industries from arbitrary exclusion based upon past nuisance protection of a particular type of industry.

2. *Application.*

a. Any use established, any building or structure constructed or tract of land developed for any permitted, special or accessory use shall comply with all performance standards with the exception of airports, heliports and automobile or motorcycle race tracks for which compliance with noise performance standards may be waived by the Cook County Board of Commissioners.

b. The performance standards shall apply to any existing use or structure that is extended, enlarged, moved, altered or reconstructed.

3. *Procedure.*

a. *Initiation.* Where there may be substantial doubt as to whether an existing or proposed land use complies with the standards of this ordinance, a report shall be filed with the Cook County Department of Environment and Sustainability by an authorized enforcement officer of the State of Illinois, Cook County or any municipality within Cook County, stating that there may be noncompliance.

b. *Investigation.* Subsequent to a study of an existing or proposed use, the Cook County Department of Environment and Sustainability, upon receipt of information concerning the use from the Cook County Department of

Building and Zoning, may determine that there are reasonable grounds to believe that the use may violate the standards of this section and may initiate an investigation.

c. *Required data.* Following the initiation of an investigation, the Cook County Department of Building and Zoning, upon request from the Cook County Department of Environment and Sustainability, may require the owner or operator of any existing or proposed use to submit data and evidence needed to make an objective determination. Evidence may include, but is not limited to, the following:

   i. Plans of the existing or proposed construction and development.

   ii. Description of the existing or proposed machinery, processes and products.

   iii. Specifications for mechanisms and techniques used or proposed in restricting the possible emission of dangerous or objectionable elements.

   iv. Measurements of the amounts or rates of emission of dangerous or objectionable elements.

d. *Failure to submit data.* The failure to provide data requested by the Cook County Department of Building and Zoning shall constitute grounds for denying a permit. All data shall be submitted to the Cook County Department of Environment and Sustainability.

e. *Consultant reports.* The Cook County Department of Building and Zoning and/or the Cook County Department of Environment and Sustainability may require any person, firm or corporation to retain expert consultants to study and report as to compliance with performance standards. Consultants shall be qualified and mutually agreed upon by the Cook County Department of Building and Zoning, Cook County Department of Environment and Sustainability and the owner or operator of the use in question. In the event the parties are unable to select mutually agreeable consultants, the Cook County Zoning Board of Appeals shall make the selection. The cost of consultant services shall be borne by the property owner or operator.

f. *Cook County Department of Environment and Sustainability action.* Within 30 days following the receipt of the required evidence, or receipt of the reports of expert consultants, the Cook County Department of Environment and Sustainability shall make a determination as to compliance with performance standards. If the Cook County Department of Environment and Sustainability determines the existing or proposed use is in compliance, it shall authorize the Cook County Department of Building and Zoning to issue any permits which may have been withheld pending the determination.

g. *Issuance or denial of permits.* Within 15 days of receiving the Cook County Department of Environment and Sustainability's report summarizing its determination, the Cook County Department of Building and Zoning shall issue or deny permits based on the report.

h. *Required alterations.* Upon request of the Cook County Department of

Environment and Sustainability, the Cook County Department of Building and Zoning may require alterations of the existing or proposed construction or the operational procedures to ensure that compliance with performance standards will be maintained. The operator shall be given a reasonable length of time to implement changes prescribed by the Department of Building and Zoning for purposes of securing compliance with the performance standards.

i. *Appeal.* Within 30 days following action by the Cook County Department of Building and Zoning with respect to the performance standards procedure, an appeal may be taken to the Cook County Zoning Board of Appeals. In the absence of an appeal, the Cook County Department of Building and Zoning's determination shall be final.

j. *Continued enforcement.* The Cook County Department of Environment and Sustainability shall investigate any purported violation of performance standards. The Cook County Department of Environment and Sustainability may employ qualified experts to investigate. The Cook County Department of Environment and Sustainability shall conduct a hearing, with notice to the owner or operator, on the alleged violation. If the Department of Environment and Sustainability finds that a violation occurred or exists, a copy of the Department's findings shall be forwarded to the owner or operator with instructions to correct the violation. Services of qualified experts who are employed by the Cook County Department of Environment and Sustainability shall be paid by the violator if a violation is established. If no violation is established, Cook County shall be responsible for payment of expert fees.

k. *Cancellation of permits.* If the owner or operator fails to implement changes within the time allotted for compliance with performance standards, any permits previously issued shall be void and the operator shall cease operation until the violation is remedied.

4. *Industrial performance standards.* Uses shall comply with the following standards:

a. *Noise.* For purposes of measuring the intensity and frequency of sound, the sound level meter, the octave band analyzer and the impact noise analyzer shall be employed. The flat network and the fast meter response of the sound level meter shall be used. Sounds of short duration, which cannot be measured accurately with the sound level meter, shall be measured with the impact noise analyzer. Octave band analyzers calibrated in the preferred frequencies (using American Standards Association Preferred Frequencies for Acoustical Measurements) shall be used with the following tables:

At no point along the boundary of a residential district or along an adjacent lot shall the sound pressure level of any operation or plant exceed the decibel limits in the octave bands designated below.

| MAXIMUM PERMITTED SOUND LEVEL TABLES<br>(In Decibels) |
|---|
| TABLE I |

| DAYTIME HOURS - 7:00 A.M.—10:00 P.M. LOCAL TIME | | |
|---|---|---|
| *Octave Band* Preferred Center Frequency *(Hertz)* | *Along Residence District Boundaries* | *Along Adjacent Lot Boundaries* |
| 31.5 | 76 | 79 |
| 63 | 71 | 74 |
| 125 | 65 | 69 |
| 250 | 57 | 64 |
| 500 | 51 | 58 |
| 1000 | 45 | 52 |
| 2000 | 39 | 47 |
| 4000 | 34 | 43 |
| 8000 | 32 | 40 |

| TABLE II |
|---|
| NIGHTTIME HOURS - 10:00 P.M.—7:00 A.M. LOCAL TIME |

| *Octave Band Preferred Center Frequency (Hertz)* | *Along Residence District Boundaries* | *Along Adjacent Lot Boundaries* |
|---|---|---|
| 31.5 | 72 | 79 |
| 63 | 67 | 74 |
| 125 | 61 | 68 |

| | | |
|---|---|---|
| 250 | 53 | 60 |
| 500 | 47 | 53 |
| 1000 | 41 | 47 |
| 2000 | 35 | 41 |
| 4000 | 30 | 36 |
| 8000 | 28 | 34 |

| TABLE III |
|---|

| Impact noises shall not exceed the following peak intensities: | | |
|---|---|---|
| | *Along Residence District Boundaries* | *Along Adjacent Lot Boundaries* |
| Overall Peak | 80 | 86 |

_____

The following uses and activities shall be exempt from noise level regulations in the I-1 District:

i. Noises not directly under the property user's control.

ii. Noises emanating from construction and maintenance activities between 7:00 a.m., and 10:00 p.m., Activities are those which are nonroutine operations accessory to primary activities and which are temporary in nature or conducted infrequently.

iii. Noises of safety signals, warning devices and emergency pressure relief valves.

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

b. *Vibration.* Any industrial operation or activity which causes earth borne vibrations at any point along the nearest adjacent lot line in excess of the limits set forth in Column I is prohibited.

In addition, any industrial operation or activity which causes earth borne vibrations at any point along a

residence district boundary line in excess of the limits set forth in Column II is prohibited.

Vibrations shall be expressed as displacement in inches and shall be measured with a three-component measuring system approved by the Cook County Department of Building and Zoning.

———

| | I* | II* |
|---|---|---|
| *Frequency*<br>(Cycles Per Second) | Displacement<br>(Inches) | Displacement<br>(Inches) |
| 0 to 10 | .0008 | .0004 |
| 10 to 20 | .0005 | .0002 |
| 20 to 30 | .0002 | .0001 |
| 30 to 40 | .0002 | .0001 |
| 40 and over | .0001 | .0001 |
| *Steady-state vibrations, for purposes of this ordinance, are vibrations which are continuous or vibrations in discrete impulses more frequent than 100 per minute. Discrete impulses which do not exceed 100 per minute shall be considered impact vibrations and shall not cause in excess of twice the displacements stipulated. | | |

———

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

i. Vibrations not directly under the property user's control.

ii. Vibrations emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m. Such activities are those which are nonroutine operations accessory to the primary activities and which are temporary in nature or conducted infrequently.

iii. Transient vibrations of moving sources such as automobiles, trucks, airplanes and railroads.

c. *Smoke and particulate matter.* Dust and other types of air pollution borne

by the wind from such sources as storage areas, yards and roads shall be kept to a minimum by appropriate landscaping, paving, oiling or other acceptable means.

For the purpose of grading the density equivalent opacity of smoke, the Ringelmann Chart, published by the United States Bureau of Mines, shall be employed.

The emission of more than 20 smoke units per hour stack is prohibited, including smoke of a density in excess of Ringelmann No. 2. However, once during any six-hour period each stack may emit up to 35 smoke units, not to exceed Ringelmann No. 2, when blowing soot or cleaning fires. Only during fire-cleaning periods, however, shall smoke of Ringelmann No. 3 be permitted, and then for not more than four minutes per period.

The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of one pound per acre of lot area during any one hour, after deducting from the gross hourly emission per acre the correction factor set forth in the following table:

ALLOWANCE FOR HEIGHT OF EMISSION
(Interpolate for intermediate values not shown in table)

| Height of Emission Above Grade *(Feet)* | *Correction* Pounds Per Hour (Per Acre) |
|---|---|
| 50 | 0.01 |
| 100 | 0.06 |
| 150 | 0.10 |
| 200 | 0.16 |
| 300 | 0.30 |
| 400 | 0.50 |

Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as follows:

i. To obtain the gross hourly rate of emission in pounds per acre, determine the maximum emission in pounds per hour from each source of emission and divide by the number of acres of lot area.

ii. To obtain the net rate of emission in pounds per acre per hour from each source of emission, deduct the correction factor (interpolating as required) for height of emission set forth in the table from each gross hourly rate of emission derived in [Subsection i.] (i) above.

iii. To obtain the total net rate of emission from all sources of emission within the boundaries of the lot, add together the individual net rates of emission derived in [Subsection ii.] (ii) above. The total shall not exceed one pound per acre of lot area during any one hour.

d. *Toxic matter.* The measurement of toxic matter shall be made at ground level or habitable elevation and shall be the average of any 24-hour sampling period. The release of any airborne toxic matter shall not exceed the fractional quantities permitted of those toxic matters currently listed in the Threshold Limit Values adopted by the American Conference of Governmental Industrial Hygienists. If a toxic substance is not contained in this listing, the applicant shall satisfy Cook County that the proposed levels will be safe and not detrimental to general population nor injurious to plant or animal life.

In the I-1 District, the release of airborne toxic matter shall not exceed 1/30 of the threshold limit values across lot lines.

e. *Noxious and odorous matter.* In the I-1 District, no activity or operation shall cause the discharge of matter across lot lines in such concentration as to be noxious. The emission of matter in such quantities as to be readily detectable as an odor at any point along lot lines is prohibited.

f. *Fire and explosive hazards.*

i. *Flammable solids.* Storage, utilization or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted. Storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning are permitted only within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

ii. *Flammable liquids and gases.* Storage, utilization or manufacture of flammable liquids or materials* which produce flammable or explosive vapors or gases are permitted in accordance with the following table, except that storage of finished products in original sealed containers is unrestricted:

_____

| TOTAL CAPACITY OF FLAMMABLE MATERIALS PERMITTED (In Gallons) |
|---|

| *Industries Engaged in Storage Only* | *Above Ground* | *Under Ground* |
|---|---|---|
| Materials having a closed cup flash point of 187° F. | Prohibited | 100,000 |
| From and including 105° F. to and including 187° F. | Prohibited | 100,000 |
| Materials having a closed cup flash point of less than 105° F. | Prohibited | 100,000 |

| *Industries Engaged In Utilization and Manufacture of Flammable Materials* | Above Ground | Under Ground |
|---|---|---|
| Materials having a closed cup flash point over 187° F. | 50,000 | 100,000 |
| From and including 105° F. to and including 187° F. | 20,000 | 100,000 |
| Materials having a closed cup flash point of less than 105° F.* | 5,000 | 100,000 |

———

When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet (at S.T.P.) permitted shall not exceed 300 times the quantities as listed above.

The manufacture of liquid or gaseous oxygen is prohibited. Liquid or gaseous oxygen may be stored or utilized in accordance with National Fire Protection Association Standard No. 566 in force and effect, adopted herein by reference, and the total quantity of gaseous or liquid oxygen stored shall not exceed 550,000 standard cubic feet.

iii. Detonable materials. Activities involving the storage, utilization or manufacture of materials or products which decompose by denotation are prohibited.

g. *Glare and heat.* Any operation or activity producing glare shall be conducted within a completely enclosed building so that direct and indirect illumination

from the source of light does not cause illumination in excess of one-half footcandle measured at the lot line. Exposed sources of light shall be shielded and flickering or intense sources of light shall be controlled so as not to cause a nuisance across lot lines.

Any operation producing intense heat shall be performed within a completely enclosed building in such a manner as not to create a public nuisance or hazard along lot lines.

h. *Radiation hazards-release outside property lines.* Release of radioactive materials or emission of ionizing radiation outside of property lines shall be

in accordance with the rules and regulations of the State of Illinois.

Unsealed radioactive materials shall not be manufactured, utilized or stored (except when such materials are stored in a fireproof container at or below ground level) in excess of the quantities appearing in the following table:

QUANTITIES OF RADIOACTIVE MATERIALS

| *Unsealed, Radioactive Material* | *Curies* |
|---|---|
| Antimony ($Sb^{124}$) | 1 |
| Arsenic 76 ($As^{76}$) | 10 |
| Arsenic 77 ($As^{77}$) | 10 |
| Barium-Lanthanum 140 ($BaLa^{140}$) | 1 |
| Beryllium ($Be^{7}$) | 50 |
| Cadmium-silver 109 ($CdAg^{109}$) | 10 |
| Calcium 45 ($Ca^{45}$) | 10 |
| Carbon 14 ($C^{14}$) | 50 |
| Cerium-praseodymium 144 ($CePr^{144}$) | 1 |
| Cesium-barium 137 ($CsBa^{137}$) | 1 |
| Chlorine 36 ($Cr^{36}$) | 1 |
| Chromium 51 ($Cr^{51}$) | 50 |

| | |
|---|---|
| Cobalt 60 ($Co^{60}$) | 1 |
| Copper 64 ($Cu^{64}$) | 50 |
| Europium 154 ($Eu^{154}$) | 1 |
| Fluorine 18 ($F^{18}$) | 50 |
| Gallium 72 ($Ga^{72}$) | 10 |
| Germanium 71 ($Ge^{71}$) | 50 |
| Gold 198 ($Au^{198}$) | 10 |
| Gold 199 ($Au^{199}$) | 10 |
| Hydrogen 3 (tritium) ($H^{3}$) | 250 |
| Indium 114 ($In^{114}$) | 1 |
| Iodine 131 ($I1^{31}$) | 10 |
| Iridium 192 ($Ir^{192}$) | 10 |
| Iron 55 ($Fe^{55}$) | 50 |
| Iron 59 ($Fe^{59}$) | 1 |
| Lanthanum 140 ($La^{140}$) | 10 |
| Manganese 52 ($Mn^{52}$) | 1 |
| Manganese 56 ($Mn^{56}$) | 50 |
| Molybdenum 99 ($Mo^{99}$) | 10 |
| Nickel 59 ($Ni^{59}$) | 1 |
| Nickel 63 ($Ni^{63}$) | 1 |
| Niobium 95 ($Nb^{95}$) | 10 |

| | |
|---|---|
| Palladium 109 ($Pd^{109}$) | 10 |
| Palladium-rhodium 103 ($PdRh^{103}$) | 50 |
| Phosphorus 32 ($P^{32}$) | 10 |
| Polonium 210 ($Po^{210}$) | 0.1 |
| Potassium 42 ($K^{42}$) | 10 |
| Praseodymium 143 ($Pr^{143}$) | 10 |
| Promethium 147 ($Pm^{147}$) | 10 |
| Radium 226 ($Ra^{226}$) | 0.1 |
| Rhenium 186 ($Re^{186}$) | 10 |
| Rhodium 105 ($Rh^{105}$) | 10 |
| Rubidium 86 ($Rb^{86}$) | 10 |
| Ruthenium-rhodium 106 ($RuRh^{106}$) | 1 |
| Samarium 153 ($Sm^{153}$) | 10 |
| Scandium 46 ($Sc^{46}$) | 1 |
| Silver 105 ($Ag^{105}$) | 1 |
| Silver 111 ($Ag^{110}$) | 10 |
| Sodium 22 ($Na^{22}$) | 10 |
| Sodium 24 ($Na^{24}$) | 10 |
| Strontium 89 ($Sr^{89}$) | 1 |
| Strontium-yttrium 90($SrY^{90}$) | 0.1 |
| Sulfur 35 ($S^{35}$) | 50 |

| | |
|---|---|
| Tantalum 182 ($Ta^{182}$) | 10 |
| Technetium 96 ($Tc^{96}$) | 1 |
| Technetium 99 ($Tc^{99}$) | 1 |
| Tellurium 127 ($Te^{127}$) | 10 |
| Tellurium 129 ($Te^{129}$) | 1 |
| Thallium 204 ($Tl^{204}$) | 50 |
| Tin 113 ($Sn^{113}$) | 10 |
| Tungsten 185 ($W^{185}$) | 10 |
| Vanadium 48 ($V^{48}$) | 1 |
| Yttrium 90 ($Y^{90}$) | 1 |
| Yttrium 91 ($Y^{91}$) | 1 |
| Zinc 65 ($Zn^{65}$) | 10 |
| Beta and/or gamma emitting radioactive material not listed above | 1 |

**6.2. - I-2 General Industrial District.**

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

*6.2.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 6.2.3 through 6.2.9.

*6.2.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use.

Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the I-2 District:

A. Industrial.

1. Assembly firms for assembly of completely fabricated parts.~~Any use permitted in Section 6.1.3(A).~~

2. Bakeries, production of goods.

3. Bottling works.

4. Contractor and construction offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.

5. Dairy products manufacturing.

6. Dry cleaning and laundry establishments. Plants serving more than one retail outlet are permitted.

7. Industrial launderers.

8. Machine shops.

9. Manufacturing and industrial activities, including fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging and storage of materials, and products and goods that can be conducted wholly within enclosed buildings. Uses must conform with the performance standards of this section and shall not be injurious to the occupants of adjacent premises.

10. Packing and crating services.

11. Pharmaceutical industries.

12. Printing, publishing or lithography establishments.

13. Stone companies.

14. Chemical processing and manufacturing.

15. Electroplating.

16. Paper products manufacturing.

17. Plastics manufacturing.

18. Woodworking and wood products manufacturing.

B. Wholesale and warehouse.

1. Automotive storage facilities for vehicles in operating condition.~~Any use permitted in Section 6.1.3(B).~~

2. Beverage distributors.~~Recreational cannabis dispensing organizations, as regulated by 410 ILCS 705/1 et seq.~~

3. Frozen food stores, including locker rental and food processing.

4. Greenhouses and nurseries, wholesale

5. Recreational cannabis dispensing organizations, as regulated by 410 ILCS 705/1 et seq.

6. Storage facilities, including self-storage and mini-warehouse facilities.

7. Wholesale establishments.

C. Retail businesses.

1. Adult stores.

2. Automobile accessory stores.

3. Automobile vehicle sales, new and used.

4. Bars, taverns and cocktail lounges. Live entertainment and dancing are permitted.

5. Boat and marine sales.

6. Bottled gas dealers.

7. Building material supplies, sales and service.

8. Camper and recreational vehicle sales.

9. ~~Catalog stores.~~

910. Extermination and pest control shops.

1011. Farm supply and feed stores.

1112. Flea markets.

1213. Fuel oil dealers.

1314. Garden supply and seed stores.

1415. Gravestone and monument sales.

1516. Ice and milk machine sales.

1617. Lumber companies and yards.

1718. Machinery sales.

~~19. Mail order houses.~~

1820. Mobile home sales.

1921. Model home and garage displays and sales.

2022. Motorcycle sales.

2123. Plumbing and heating showrooms and sales.

2224. Retail outlet stores, accessory to a manufacturing establishment.

2325. Restaurants. Live entertainment, dancing and serving alcohol beverages are permitted.

2426. Roofing sales and service.

2527. Snowmobile sales and service.

2628. Swimming pool sales and service.

2729. Tire, battery and accessory sales.

2830. Trailer sales and rentals.

2931. Truck sales and service.

D. Services.

1. Automobile diagnostic centers and clinics.
2. Automobile driving schools.
3. Automobile paint shops.
4. Automobile rentals.
5. Automobile repair shops.
6. Automobile gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations, and electric vehicle charging stations. Oil and lubrication services are permitted only if enclosed in a building.
7. Automobile undercoating services.
8. Banks and savings and loan institutions.
9. Banks and savings and loans, including drive-thru facilities.
10. Car washes.

~~9. Blueprinting, photostating and copying establishments.~~

11~~10~~. Cartage and express facilities for trucks not over 1½-ton capacity. 12~~11~~. Credit unions.

13~~12~~. Crematories.

14~~13~~. Electrical shops.

15. Equipment rental and leasing. 16~~14~~. Furnace supplies and service.

17~~15~~. Furniture cleaning, repair and upholstering service shops. 18~~16~~. Glazing shops.

19~~17~~. Lawnmower sales and repair shops.

20~~18~~. Linen, towel, diaper and other similar supply services. 21~~19~~. Motorcycle, service and repair shops.

22~~20~~. Parcel delivery services.

23~~21~~. Parking lots and garages, other than accessory, subject to Article 11.

24. Photocopying establishments. 25~~22~~. Radio and television stations. 26~~23~~. Refrigeration shops.

27~~24~~. Sewer and septic tank cleaning and rodding services. 28~~25~~. Sheet metal shops.

29~~26~~. Sign contractors.

30~~27~~. Signs as regulated by Article 12. 31~~28~~. Tire retreading and repair shops. 32~~29~~. Towing services.

33. Truck dispatch.
34. Truck repair and maintenance.

350. Truck parking.

3630. Water softener services. 3731. Welding shops.

3832. Window cleaning services.

E. Offices.

1. Animal hospitals and veterinary clinics.
2. Labor unions and organizations.

F. Public and governmental land and buildings.

1. Forest preserves ~~Any use permitted in Section 6.1.3(G).~~.
2. Historical buildings and landmarks preserved for the public.
3. Public office buildings.

G. Public Utilities and Services

1. ~~Any use permitted in Section 6.1.3(H).~~

H. Private and Public Solar Arrays

I. Recreation and Social Facilities.

1. Clubs.
2. Community center buildings, clubhouses, recreation buildings, for indoor pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.
3. Dance halls.
4. Gymnasiums.
5. Health and physical fitness clubs.
6. Lodges and fraternal organizations.
7. Theaters, indoor.

J~~H~~. Miscellaneous.

1. Adult booths.
2. Adult entertainment cabarets.
3. Adult mini motion picture theaters.
4. Adult motion picture theaters.
5. Animal pounds and shelters.
6. Kennels.
7. Massage parlors.
8. Massage schools.
9. Radar installations and towers.
10. Stadiums, auditoriums and arenas.

*6.2.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the I-2 District:

A. Industrial.

1. Incinerators.
2. Outdoor storage of uncontained bulk materials.
3. Research and development laboratory facilities.
4. Soap manufacturing.
5. Storage, utilization or manufacture of materials or products which decompose by detonation as enumerated in this article.
6. Medical cannabis cultivation center, as regulated by 410 ILCS 130/1, et seq.

B. Retail businesses.

1. Greenhouses and nurseries, retail.

C. Services.

1. Automobile testing grounds, excluding competitive racing.
2. ~~Banks and savings and loans, including drive-in facilities.~~
3. ~~Car washes.~~
4. ~~Equipment rental and leasing.~~

2~~5~~. Salvage material yards.

3. Cannabis transportation business.

D. Residential.

1. Residence of the proprietor.

E. Recreation and social facilities.

1. Racetracks.
2. Theaters, drive-in.

F. Public and governmental land and buildings.

1. ~~Any use permitted in Section 6.1.4(E).~~

1. Parks and playgrounds.
2. Penal and correctional institutions.

G. Public utilities and services.

1. ~~Any use permitted in Section 6.1.4(F).~~

1. Air, railroad and water freight terminals, railroad switching and classification yards, repair shops and roundhouses.
2. Railroad rights-of-way.
3. Sewage treatment plants.

4. Wind turbines and wind turbine farms.

H. Planned unit developments.

I. Unique uses as regulated by this ordinance.

J. Miscellaneous.

1. Airports and heliports including aircraft landing fields, runways, flight strips and flying schools together with hangars, terminal buildings and other auxiliary facilities.

2. Landfills, sanitary or solid waste.

3. Mining and extraction of minerals, sand, gravel, topsoil or other aggregates, including equipment, buildings or structures for screening, crushing, mixing, washing or storage provided that the following criteria are met:

a. No open pit or shaft shall be less than 200 feet from any public road.

b. Buildings or structures shall be located not less than 200 feet from any property line.

c. Borders of the property shall be fenced with a solid fence or wall at least six feet in height when the property is adjacent to or across the street from any district other than an industrial district.

d. Plan of development for the reclamation of the land shall be provided as part of the application for special use. The plan of development shall be accompanied by a written agreement between the owner or his agent and the County, and a performance bond in an amount equal to the cost of the reclamation of the land as set forth in the Development Plan.

4. Refuse reduction plants and incinerators.

5. Rock crushing, washing and grading.

6. Waste transfer facilities.

7. Medical cannabis dispensing organization, as regulated by 410 ILCS 130/1 et seq.

K. Uses similar and compatible to those allowed in this district.

*6.2.5. Temporary uses*. A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning.

~~A. Any use permitted in Section 6.1.5.~~

A. *Temporary buildings or yards.* For construction materials and equipment, both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *Real estate signs.* Temporary real estate signs as regulated by Article 12.

D. *Portable signs.* Portable signs as regulated by Article 12.

E. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*6.2.6. Accessory uses*. A use, building or structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

A. Fallout shelters as regulated by this ordinance.

B. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

C. Retail outlet stores, accessory to a manufacturing or wholesale establishment.

D. Sewage disposal units and water systems as regulated by this ordinance.

E. Signs as regulated by Article 12.

F. Tool houses, sheds and other similar buildings. For storage of supplies and equipment.

G. Vending machines.

H. Water retention and detention areas.

*6.2.7. Prohibited uses*. All uses not expressly authorized in Sections 6.2.3 through 6.2.6 are prohibited.

*6.2.8. Site and structure provisions*. The uses in the I-2 General Industrial District shall conform to the following requirements:

A. *Minimum lot area.* Minimum area of 10,000 square feet is required for each permitted or special use.

B. *Minimum lot width.* Minimum lot width of 60 feet shall be provided for each lot used for a permitted or special use.

C. *Front yard.* Buildings and structures shall be set back from the front lot line at least 30 feet.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 30 feet.

F. *Rear yard.* Buildings and structures shall be set back from the rear lot line at least ten feet.

G. *Transitional yards.* Minimum transitional yard requirements for all buildings and structures shall be not less than those specified below.

1. Side lot lines that abut a side or rear lot line in a commercial or residence district shall provide a yard along the side lot line. The yard shall be at least 30 feet in width.

2. Rear lot lines that abut a side lot line in a commercial or residence district shall provide a yard along the rear lot line. The yard shall be at least 30 feet in depth.

3. Rear lot lines that abut a rear lot line in a commercial or residence district

shall provide a yard along the rear lot line. The yard shall be at least 30 feet in depth.

H. *Floor area ratio.* Maximum floor area ratio shall be 1:2.

*6.2.9. Special provisions*. The uses in the I-2 General Industrial District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Sewer and water*. Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The system used must be approved by the Cook County Health Department.

D. *Businesses.*

1. *Enclosure of use.* Uses within 500 feet of a residence district, except off-street parking and loading or establishments having outdoor sales space, shall be conducted within enclosed buildings, unless otherwise provided.

2. *Outdoor storage.* Outdoor storage of fuel, raw materials and products within 500 feet of a residence district shall be screened and enclosed by a fence, wall or plant materials adequate to conceal the storage from adjacent properties and the public rights-of-way. Outdoor storage of uncontained bulk material is prohibited, except as a special use.

3. *Surfacing*. Outdoor sales space shall have a permanent, durable, dustless surface and shall be graded and drained as to dispose of all surface water.

4. *Spacing.* Uses located across the street from a commercial or residence district having any point on the structure surface greater than 35 feet above curb level shall be located at least 1½ times its height above curb level from the commercial or residence district boundary line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers, shall be exempt from such limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the street for any 100 feet of street frontage. Parapets not exceeding three feet in height shall also be exempt from this spacing limitation.

Uses located adjacent to a side or rear property line in a commercial or residence district, having any point on the structure surface greater than 35 feet above curb level shall be located at least a distance equal to its height above curb level from the commercial or residence district lot line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers shall be exempt from this limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the commercial or residence district lot line for any 100 feet lot line. Parapets not exceeding three feet in height shall also be exempt from this spacing limitation.

E. *Performance standards.*

1. *Purpose.*

a. Permit industrial nuisances to be measured factually and objectively.

b. Ensure that all industries will provide methods to protect the community from hazards which can be prevented by processes of control and nuisance elimination.

c. Protect industries from arbitrary exclusion based upon past nuisance protection of a particular type of industry.

2. *Application.*

a. Any use established, any building or structure constructed or tract of land developed for any permitted, special or accessory use shall comply with all performance standards with the exception of airports, heliports and automobile or motorcycle race tracks for which compliance with noise performance standards may be waived by the Cook County Board of Commissioners.

b. The performance standards shall apply to any existing use or structure that is extended, moved, enlarged, altered or reconstructed.

3. *Procedure.*

a. *Initiation.* Where there may be substantial doubt as to whether an existing or proposed land use complies with the standards of this ordinance, a report shall be filed with the Cook County Department of Environment and Sustainability by an authorized enforcement officer of the State of Illinois, Cook County or any municipality within Cook County, stating that there may be noncompliance.

b. *Investigation.* Subsequent to a study of an existing or proposed use, the Cook County Department of Environment and Sustainability, upon receipt of information concerning the use from the Cook County Department of Building and Zoning, may determine that there are reasonable grounds to believe that the use may violate the standards of this section and may initiate an investigation.

c. *Required data.* Following the initiation of an investigation, the Cook County Department of Building and Zoning, upon request from the Cook County Department of Environment and Sustainability, may require the owner or operator of any existing or proposed use to submit data and evidence needed to make an objective determination. Evidence may include, but is not limited to, the following:

i. Plans of the existing or proposed construction and development.

ii. Description of the existing or proposed machinery, processes and products.

iii. Specifications for the mechanisms and techniques used or proposed in restricting the possible emission of dangerous or objectionable elements.

iv. Measurements of the amount or rate of emission of dangerous or objectionable elements.

d. *Failure to submit data.* The failure to provide data requested by the Cook County Department of Building and Zoning shall constitute grounds for denying a permit. All data shall be submitted to the Cook County Department of Environment and Sustainability.

e. *Consultant reports.* The Cook County Department of Building and Zoning and/or the Cook County Department of Environment and Sustainability may require any person, firm or corporation to retain expert consultants to

study and report as to compliance with the performance standards. Consultants shall be qualified and mutually agreed upon by the Cook County Department of Building and Zoning, Cook County Department of Environment and Sustainability and the owner or operator of the use in question. In the event the parties are unable to select mutually agreeable consultants, the Cook County Zoning Board of Appeals shall make the selection. The cost of consultant services shall be borne by the property owner or operator.

f. *Cook County Department of Environment and Sustainability.* Within 30 days following the receipt of the required evidence, or receipt of the reports of expert consultants, the Cook County Department of Environment and Sustainability shall make a determination as to compliance with performance standards. If the Cook County Department of Environment and Sustainability determines the existing or proposed use is in compliance, it shall authorize the Cook County Department of Building and Zoning to issue any permits which may have been withheld pending the determination.

g. *Department of Building and Zoning Action.* Issuance or denial of permits. Within 15 days of receiving the Department of Environment and Sustainability's report summarizing its determination the Cook County Department of Building and Zoning shall issue or deny permits based on the report.

h. *Required alterations.* Upon request of the Cook County Department of Environment and Sustainability, the Cook County Department of Building and Zoning may require alterations of the existing or proposed construction or the operational procedures to ensure that compliance with performance standards will be maintained. The operator shall be given a reasonable length of time to implement changes prescribed by the Department of Building and Zoning for purposes of securing compliance with performance standards.

i. *Appeal.* Within 30 days following action by the Cook County Department of Building and Zoning with respect to the performance standards procedure, an appeal may be taken to the Cook County Zoning Board of Appeals. In the absence of an appeal, the Cook County Department of Building and Zoning's determination shall be final.

j. *Continued enforcement.* The Cook County Department of Environment and Sustainability shall investigate any purported violation of performance standards. The Cook County Department of Environment and Sustainability may employ qualified experts to investigate. The Cook County Department of Environment and Sustainability shall conduct a hearing, with notice to the owner or operator, on the alleged violation. If the Cook County Department of Environment and Sustainability finds that a violation occurred or exists, a copy of the Department's findings shall be forwarded to the owner or operator with instructions to correct the violation. Services of qualified experts, who are employed by the Cook County Department of Environment and Sustainability shall be paid by the violator if a violation is established. If no violation is established, Cook County shall be responsible for payment of expert fees.

k. *Cancellation of permits.* If the owner or operator fails to implement changes within the time allotted for compliance with performance standards, any permits previously issued shall be void and the operator shall cease operation until the violation is remedied.

4. *Industrial performance standards.* Uses shall comply with the following standards:

a. *Noise.* For purposes of measuring the intensity and frequency of sound, the sound level meter, the octave band analyzer and the impact noise analyzer shall be employed. The flat network and the fast meter response of the sound level

meter shall be used. Sounds of short duration which cannot be measured accurately with the sound level meter shall be measured with the impact noise analyzer. Octave band analyzers calibrated in the preferred frequencies (using American Standards Association Preferred Frequencies for Acoustical Measurements) shall be used with the following tables. At no point along the boundary of a residential district or along an adjacent lot shall the sound pressure level of any operation or plant exceed the decibel limits in the octave bands designated below:

———

| MAXIMUM PERMITTED SOUND LEVEL TABLES (In Decibels) |
|---|
| TABLE I |
| DAYTIME HOURS - 7:00 a.m.—10:00 p.m. LOCAL TIME |

| Octave Band Preferred Center Frequency (Hertz) | Along Residence District Boundaries | Along Adjacent Lot Boundaries |
|---|---|---|
| 31.5 | 79 | 86 |
| 63 | 74 | 81 |
| 125 | 68 | 75 |
| 250 | 60 | 67 |
| 500 | 54 | 60 |
| 1000 | 48 | 54 |

| | | |
|---|---|---|
| 2000 | 43 | 49 |
| 4000 | 38 | 44 |
| 8000 | 36 | 41 |

TABLE II

NIGHTTIME HOURS - 10:00 p.m.—7:00 a.m. LOCAL TIME

| *Octave Band Preferred Center Frequency (Hertz)* | *Along Residence District Boundaries* | *Along Adjacent Lot Boundaries* |
|---|---|---|
| 31.5 | 75 | 82 |
| 63 | 70 | 77 |
| 125 | 64 | 71 |
| 250 | 56 | 63 |
| 500 | 50 | 56 |
| 1000 | 44 | 50 |
| 2000 | 39 | 45 |
| 4000 | 34 | 40 |
| 8000 | 32 | 37 |

TABLE III

Impact noises shall not exceed the following peak intensities:

| | *Along Residence District Boundaries* | *Along Adjacent Lot Boundaries* |
|---|---|---|

| | | |
|---|---|---|
| Overall Peak | 84 | 90 |

_____

The following uses and activities shall be exempt from the noise level regulations in the I-2 District:

i. Noises not directly under the property user's control.

ii. Noises emanating from construction and maintenance activities between 7:00 a.m. and 10:00 p.m. Such activities are those which are nonroutine operations accessory to the primary activities and which are temporary in nature, or conducted infrequently.

iii. Noises of safety signals, warning devices and emergency pressure relief valves.

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

b. *Vibration.* Any industrial operation or activity which causes earth borne vibrations at any point along the nearest adjacent lot line in excess of the limits set forth in Column I and Column II is prohibited. In addition, any industrial operation or activity which causes earth borne vibrations at any point along a residence district boundary line in excess of the limits set forth in Column III is prohibited. Vibrations shall be expressed as displacement in inches and shall be measured with a three-component measuring system approved by the Department of Building and Zoning.

_____

| | I* | II** | III* |
|---|---|---|---|
| Frequency *(Cycles Per Second)* | *Displacement (Inches)* | *Displacement* (Inches) | Displacement (Inches) |
| 0 to 10 | .0020 | .0100 | .0004 |
| 10 to 20 | .0010 | .0050 | .0002 |
| 20 to 30 | .0006 | .0030 | .0001 |
| 30 to 40 | .0004 | .0020 | .0001 |
| 40 to 50 | .0003 | .0015 | .0001 |
| 50 and over | .0002 | .0010 | .0001 |

| |
|---|
| *Steady-state vibrations, for purposes of this ordinance, are vibrations which are continuous or vibrations in discrete impulses more frequent than 100 per minute. Discrete impulses which do not exceed 100 per |
| minute shall be considered impact vibrations and shall not cause in excess of twice the displacements stipulated. |

Impacts no more often than eight times per 24-hour period and vibrations occurring in discrete pulses separated by an interval of at least one minute and numbering no more than eight in any 24-hour period.

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

i. Vibrations not directly under the property user's control.

ii. Vibrations emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m. Activities are those which are nonroutine operations accessory to the primary activities and which are temporary in nature, or conducted infrequently.

iii. Transient vibrations of moving sources such as automobiles, trucks, airplanes and railroads.

c. *Smoke and particulate matter.*

Dust and other types of air pollution borne by the wind from such sources as storage areas, yards and roads shall be kept to a minimum by appropriate landscaping, paving, oiling or other acceptable means.

For the purpose of calculating the density equivalent capacity of smoke, the Ringlemann Chart, published by the United States Bureau of Mines, shall be employed.

The emission of more than 50 smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringelmann No. 2. However, once during any three-hour period each stack may emit up to 62 smoke units, not to exceed Ringlemann No. 2, when blowing soot or cleaning fires. Only during fire cleaning periods, however, shall smoke of Ringelmann No. 3 be permitted, and then not for more than four minutes per period.

The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of three pounds per acre of lot area during any one hour, after deducting from the gross hourly emission per acre the correction factor set forth in the following table:

| |
|---|
| ALLOWANCE FOR HEIGHT OF EMISSION (Interpolate for intermediate values not shown in table) |

| Height of Emission Above Grade *(Feet)* | *Correction* Pounds Per Hour (Per Acre) |
|---|---|
| 50 | 0.0 |
| 100 | 0.5 |
| 150 | 0.8 |
| 200 | 1.2 |
| 300 | 2.0 |
| 400 | 4.0 |

Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as follows:

i. To obtain the gross hourly rate of emission in pounds per acre, determine the maximum emission in pounds per hour from each source of emission and divide by the number of acres of lot area.

ii. To obtain the net rate of emission in pounds per acre per hour from each source of emission, deduct the correction factor (interpolating as required) for height of emission set forth in the table from each gross hourly rate of emission derived in [Subsection i.] (i) above.

iii. To obtain the total net rate of emission from all sources of emission within the boundaries of the lot, add together the individual net rates of emission derived in [Subsection ii.] (ii) above. The total shall not exceed three pounds per acre of lot area during any one hour.

d. *Toxic matter*. The measurement of toxic matter shall be made at ground level or habitable elevation and shall be the average of any 24-hour sampling period. The release of any airborne toxic matter shall not exceed the fractional quantities permitted of those toxic matters currently listed in the Threshold Limit Values adopted by the American Conference or Governmental Industrial Hygienists. If a toxic substance is not contained in this listing, the applicant shall satisfy Cook County that the proposed levels will be safe and not detrimental to the general population nor injurious to plant and animal life. In the I-2 District, the release of airborne toxic matter shall not exceed 1/30 of the threshold limit values across lot lines.

e. *Noxious and odorous matter*. In the I-2 District, no activity or operation shall cause the discharge of matter across lot lines in such concentration as to be noxious. The emission of matter in such quantities as to be readily detectable as an odor at any point along district boundary lines when diluted

in ratio of one volume of odorous air to four volumes of clean air, is prohibited.

f. *Fire and explosive hazards.*

i. *Flammable solids.*

Storage, utilization or manufacture of solid materials or products ranging from incombustible to moderate burning are permitted.

Storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning are permitted only within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system. Materials may be stored outdoors in conformance with the regulations of the State of Illinois, Department of Public Safety, and all storage shall have at least 50 feet clearance from property lines.

ii. *Flammable liquids and gases.* Storage, utilization or manufacture of flammable liquids or materials* which produce flammable or explosive vapors or gases are permitted in accordance with the following table, except that storage of finished products in original sealed containers is unrestricted:

_____

| TOTAL CAPACITY OF FLAMMABLE MATERIALS PERMITTED (In Gallons) |
|---|

| *Industries Engaged In Storage Only* | *Above Ground* | *Under Ground* |
|---|---|---|
| Materials having a closed cup flash point over 187° F. | 400,000 | Unrestricted |
| From and including 105° F. to and including 87° F. | 200,000 | Unrestricted |
| Materials having a closed cup flash point of less than 105° F.* | 100,000 | Unrestricted |

| Industries Engaged In Utilization and Manufacture of Flammable Materials | Above Ground | Under Ground |
|---|---|---|
| Materials having a closed cup flash point over 187° F. | 200,000 | Unrestricted |
| From and including 105° F. to and including 187° F. | 100,000 | Unrestricted |
| Materials having a closed cup flash point of less than 105° F.* | 50,000 | Unrestricted |

*When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet (at S.T.P.) permitted shall not exceed 300 times the quantities as listed above.

The manufacture of liquid or gaseous oxygen is prohibited. Liquid or gaseous oxygen may be stored or utilized in accordance with National Fire Protection Association Standard No. 566 in force and effect, adopted herein by reference, and the total quantity of gaseous or liquid oxygen stored shall not exceed 900,000 standard cubic feet.

iii. Detonable materials. Activities involving the storage, utilization or manufacture of materials or products which decompose by detonation are allowed only as a special use.

Materials or products shall not be stored, utilized or manufactured within 200 feet of any lawful structure in a Residence, Commercial or I-1 District. This prohibition shall not apply to any structure which was constructed after the lawful commencement of storage, utilization or manufacture of materials or products. Detonable materials include, but are not limited to, all primary explosives such as lead azide, lead sytphnate, fulminates, and tentracene; all high explosives such as TNT, ROX, HMX, PETN, and picric acid; propellants and components thereof, such as nitrocellulose, black powder, boron hydries, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium power, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable organic compounds, such as acetylides, tetrazoles, and ozonides; unstable oxidizing agents such asperchloric acid, perchlorates, chlorates and hydrogen peroxide in concentrations greater than 35 percent; and nuclear fuels, fissionable materials and products and reactor elements such as Uranium 235 and Plutonium 239.

g. *Glare and heat.*

Any operation or activity producing glare shall be conducted within a completely enclosed building so that direct and indirect illumination from the source of light does not cause illumination in excess of one-half footcandle

when measured at the lot line. Exposed sources of light shall be shielded and flickering or intense sources of light shall be controlled so as not to cause a nuisance across lot lines.

Any operation producing intense heat shall be performed within a completely enclosed building in such a manner as not to create a public nuisance or hazard along lot lines.

h. *Radiation hazards-release outside property lines.*

Release of radioactive materials or emission of ionizing radiation outside of property lines shall be in accordance with the rules and regulations of the State of Illinois.

Unsealed radioactive materials shall not be manufactured, utilized or stored (except when such materials are stored in a fireproof container at or below ground level) in excess of ten times the quantities of radioactive materials allowed in the I-1 District as set forth in Section 6.1.9(E)(4)(h).

**6.3. - I-3 Intensive Industrial District.**

*6.3.1. Description of district*. The I-3 Intensive Industrial District is intended to provide land for use by heavy or intense industries. The district is designed primarily for manufacturing, assembling and fabricating activities including large scale or specialized operations which may have some detrimental effects on surrounding districts. Less restriction is placed upon outdoor use and storage, although such

uses must conform to the performance standards of the district. Certain uses, with established functions in the economy but having a well-known nuisance potential, are permitted only in this district and generally only by special use permit.

*6.3.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 6.3.3 through 6.3.9.

*6.3.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the I-3 District:

A. Industrial.

1. Assembly firms for assembly of completely fabricated parts~~Any use permitted in Section 6.2.3(A)~~.
2. Bakeries, production of goods.
3. Bottling works.
4. Contractor and construction offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.
5. Dairy products manufacturing.
6. Dry cleaning and laundry establishments. Plants serving more than one retail outlet are permitted.
7. Industrial launderers.
8. Machine shops.
9. Manufacturing and industrial activities, including fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging and storage of materials, and products and goods that can be conducted wholly within enclosed buildings. Uses must conform with the performance standards of this section and shall not be injurious to the occupants of adjacent premises.
10. Packing and crating services.
11. Pharmaceutical industries.
12. Printing, publishing or lithography establishments.
13. Stone companies.
14. Chemical processing and manufacturing.
15. Electroplating.
16. Paper products manufacturing.
17. Plastics manufacturing.
18. Woodworking and wood products manufacturing.

19.~~2.~~ Asphalt products manufacturing.

20.~~3~~. Brick and clay products manufacturing.

21.~~4.~~ Cement block manufacturing.

22.~~5~~. Concrete mixing plants.

23.~~6~~. Drop forging.

24.~~7~~. Foundries.

24.~~8~~. Heavy machinery production.

25.~~9~~. Industrial farms and/or feed yards. 26.~~10~~.Leather tanning or processing.

27.~~11~~.Meat packing, but not stockyards or slaughterhouses, except as a special use. 28.~~12.~~Paint products manufacturing.

29.~~13~~.Research and development laboratory facilities. 30.~~14~~.Rolling mills.

31.~~15~~.Rubber processing.

32.~~16~~.Soap manufacturing. 33.~~17~~.Stamping mills.

34.~~18~~.Steel production and fabrication.

B. Wholesale and warehouse.

1. Automotive storage facilities for vehicles in operating condition.
2. Beverage distributors.
3. Concrete products storage.
4. Grain storage.
5. Storage facilities, including self-storage and mini-warehouse facilities.
6. Warehouses.
7. Wholesale establishments.

C. Retail businesses.

1. Adult stores.
2. Bars, taverns and cocktail lounges. Live entertainment and dancing are permitted.
3. Bottled gas dealers.
4. Coal sales.
5. Extermination and pest control shops.
6. Fuel oil dealers.
7. Fuel sales.
8. Lumber companies and/or yards.
9. Plumbing and heating showrooms and sales.
10. ~~Retail outlet stores, accessory to a manufacturing or wholesale establishment.~~

10~~11~~. Restaurants. Live entertainment, dancing and serving alcohol are permitted.

D. Services.

1. Automobile paint shops.
2. Automobile rentals.
3. Automobile repair shops.
4. Automobile gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations, and electric vehicle charging stations. Oil and lubrication services are permitted only if enclosed in a building.
5. Automobile undercoating services.
6. Cartage and express facilities for trucks not over 1½-ton capacity.
7. Credit unions.
8. Crematories.
9. Electrical shops.
10. Glazing shops.
11. Parcel delivery services.
12. Parking lots and garages, other than accessory, subject to Article 11.
13. Radio and television stations.
14. Refrigeration shops.
15. Sewer and septic tank cleaning and rodding services.
16. Sheet metal shops.
17. Sign contractors.
18. Signs as regulated by Article 12.
19. Truck dispatch.
20. Truck repair and maintenance.
21. Truck parking.

22~~19~~. Water softener services. 23~~20~~. Welding shops.

24~~21~~. Window cleaning services.

25. Cannabis transportation business.

E. Offices.

1. Labor unions and organizations.

F. Public and governmental land and buildings.

1. ~~Any use permitted in Section 6.2.3(F).~~

1. Clubs.

2. Community center buildings, clubhouses, recreation buildings, for indoor pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.

3. Dance halls.

4. Gymnasiums.

5. Health and physical fitness clubs.

6. Lodges and fraternal organizations.

7. Theaters, indoor.

G. Public utilities and services.

1. ~~Any use permitted in Section 6.2.3(G).~~

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

3. Public office buildings.

4.~~2~~. Air, railroad and water freight terminals, railroad switching and classification yards, repair shops and round houses.

5.~~3~~ Power plants.

6. Public and Private solar arrays.

H. Miscellaneous.

1. Adult booths.
2. Adult entertainment cabarets.
3. Adult mini motion picture theaters.
4. Adult motion picture theaters.
5. Animal pounds and shelters.
6. Kennels.
7. Massage parlors.
8. Massage schools.
9. Radar installations and towers.

*6.3.4. Special uses*. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the I-3 District:

A. Industrial.

1. Automotive salvage yards, including wrecking and dismantling, provided that all operations are conducted within an area enclosed on all sides with a solid wall or fence not less than eight feet high so that such operation is not visible from the street. The operation shall be properly maintained and kept in acceptable appearance.

2. Incinerators.

3. Outdoor storage of uncontained bulk materials.

4. Production, refining and storage of petroleum or flammable liquids.

5. Sawmills.

6. Stockyards or slaughterhouses.

7. Storage of any material or product which produces flammable or explosive vapors or gases, as determined by a closed cup flash point of less than 105 degrees Fahrenheit.

8. Storage, utilization or manufacture of materials or products which decompose by detonation as enumerated in Section 6.3.9(E)(4)(f)(iv).

B. Services.

1. Automobile testing grounds, excluding competitive racing.

2. Car washes.

3. Motor freight and truck terminals.

4. Salvage material yards.

C. Residential.

1. Residence of the proprietor.

D. Recreation and social facilities.

1. Racetracks.

E. Public and governmental land and buildings.

1. Parks and playgrounds.

F. Public utilities and services.

1. Railroad rights-of-way.

2. Sewage treatment plants.

3. <u>Wind Turbines and Wind Turbine farms.</u>

G. Planned unit developments.

H. Unique uses as regulated by this ordinance.

I. Miscellaneous.

1. Airports and heliports, including aircraft landing fields, runways, flight strips and flying schools together with hangars, terminal buildings and other auxiliary facilities.

2. Landfills, sanitary or solid waste.

3. Mining and extraction of minerals, sand, gravel, topsoil or other aggregates, including equipment, buildings or structures for screening, crushing, mixing, washing or storage provided that the following criteria are met:

a. No open pit or shaft shall be less than 200 feet from any public road.

b. Buildings or structures shall be located not less than 200 feet from

any property line.

c. Borders of the property shall be fenced with a solid fence or wall at least six feet in height when the property is adjacent to or across the street from any district other than an industrial district.

d. Plan of development for the reclamation of the land shall be provided as part of the application for special use. The plan of development shall be accompanied by a written agreement between the owner or his agent and the County, and a performance bond in an amount equal to the cost of the reclamation of the land as set forth in the Development Plan.

4. Refuse reduction plants and incinerators.

5. Rock crushing, washing and grading.

6. Waste transfer facilities.

J. Uses similar and compatible to those allowed in this district.

*6.3.5. Temporary uses*. A temporary use may be allowed upon issuance of a permit by the Cook County Department of Building and Zoning.

~~A. Any use permitted in Section 6.2.5.~~

A. *Temporary buildings or yards.* For construction materials and equipment, both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *Real estate signs.* Temporary real estate signs as regulated by Article 12.

D. *Portable signs.* Portable signs as regulated by Article 12.

E. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*6.3.6. Accessory uses*. A use, building or structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

~~A. Any use permitted in Section 6.2.6.~~

A. Fallout shelters as regulated by this ordinance.

B. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

C. Retail outlet stores, accessory to a manufacturing or wholesale establishment.

D. Sewage disposal units and water systems as regulated by this ordinance.

E. Signs as regulated by Article 12.

F. Tool houses, sheds and other similar buildings. For storage of supplies and equipment.

G. Vending machines.

H. Water retention and detention areas.

*6.3.7. Prohibited uses*. All uses not expressly authorized in Sections 6.3.3 through 6.3.6 are prohibited.

*6.3.8. Site and structure provisions*. The uses in the I-3 Intensive District shall conform to the following requirements:

A. *Minimum lot area.* Minimum area of 20,000 square feet is required for each permitted or special use.

B. *Minimum lot width.* Minimum lot width of 100 feet shall be provided for each lot used for a permitted or special use.

C. *Front yard.* Buildings and structures shall be set back from the front lot line at least 30 feet.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 30 feet.

F. *Rear yard.* Buildings and structures shall be set back from the rear lot line at least ten feet.

G. *Transitional yards.* No building, structure or portion thereof shall be located within 125 feet of the boundary of a residence district unless such building, structure or portion thereof is used for, or is accessory to, a use which is permitted in an I-1 or I-2 District, in which case the regulations for transitional yards in the I-1 District shall apply.

H. *Floor area ratio.* Maximum floor area ratio shall be 1.5.

*6.3.9. Special provisions*. The uses in the I-3 Intensive Industrial District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Sewer and water*. Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The system used must be approved by the Cook County Health Department.

D. *Businesses.*

1. *Enclosure of use.* Uses within 500 feet of a residence district, except off-street parking and loading or establishments having outdoor sales space, shall be conducted within enclosed buildings, unless otherwise provided.

2. *Outdoor storage.* Outdoor storage of fuel, raw materials and products within 500 feet of a residence district shall be screened and enclosed by a fence, wall or plant materials adequate to conceal the storage from adjacent properties and the public right-of-way. Outdoor storage of uncontained bulk material is prohibited, except as a special use.

3. *Surfacing.* Outdoor sales space shall have a permanent, durable, dustless surface and shall be graded and drained as to dispose of all surface water.

4. *Spacing.*

Uses located across the street from a commercial or residence district having any point on the structure surface greater than 35 feet above curb level shall be located at least 1½ times its height above curb level from the commercial or residence district boundary line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers shall be exempt from such limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the street for any 100 feet of street frontage. Parapets not exceeding three feet in height shall also be exempt from this spacing limitation.

Uses located adjacent to a side or rear property line in a commercial or residence district, having any point on the structure surface greater than 35 feet above curb level shall be located at least a distance equal to its height above curb level from the commercial or residence district lot line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers shall be exempt from this limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the commercial or residence district lot line for any 100 feet lot line. Parapets not exceeding three feet in height shall also be exempt from this spacing limitation.

E. *Performance standards.*

1. *Purpose.*

a. Permit industrial nuisances to be measured factually and objectively.

b. Ensure that all industries will provide methods to protect the community from hazards which can be prevented by processes of control and nuisance elimination.

c. Protect industries from arbitrary exclusion based upon past nuisance protection of a particular type of industry.

2. *Application.*

a. Any use established, any building or structure constructed or tract of land developed for any permitted, special or accessory use shall comply with all performance standards with the exception of airports, heliports and automobile or motorcycle race tracks for which compliance with noise performance standards may be waived by the Cook County Board of Commissioners.

b. The performance standards shall apply to any existing use or structure that is extended, enlarged, moved, altered or reconstructed.

3. *Procedure.*

a. *Initiation.* Where there may be substantial doubt as to whether an existing or proposed land use complies with the standards of this ordinance, a report shall be filed with the Cook County Department of Environment and Sustainability by an authorized enforcement officer of the State of Illinois, Cook County, or any municipality within Cook County stating that there may be noncompliance.

b. *Investigation.* Subsequent to a study of an existing or proposed use, the Cook County Department of Environment and Sustainability, upon receipt of information concerning the use from the Cook County Department of Building and Zoning, may determine that there are reasonable grounds to

believe that the use may violate the standards of this section and may initiate an investigation.

c. *Required data.* Following the initiation of an investigation, the Cook County Department of Building and Zoning, upon request from the Cook County Department of Environment and Sustainability, may require the owner or operator of any existing or proposed use to submit data and evidence needed to make an objective determination. Evidence may include, but is not limited to, the following:

   i. Plans of the existing or proposed construction and development.

   ii. Description of the existing or proposed machinery, processes and products.

   iii. Specifications for the mechanisms and techniques used or proposed in restricting the possible emission of dangerous or objectionable elements.

   iv. Measurements of the amount or rate of emission of dangerous or objectionable elements.

d. *Failure to submit data.* The failure to provide data requested by the Cook County Department of Building and Zoning shall constitute grounds for denying a permit. All data shall be submitted to the Cook County Department of Environment and Sustainability.

e. *Consultant reports.* The Cook County Department of Building and Zoning and/or the Cook County Department of Environment and Sustainability may require any person, firm or corporation to retain expert consultants to study and report as to compliance with the performance standards. Consultants shall be qualified and mutually agreed upon by the Cook County Department of Building and Zoning, Cook County Department of Environment and Sustainability and the owner or operator of the use in question. In the event the parties are unable to select mutually agreeable consultants, the Cook County Zoning Board of Appeals shall make the selection. The cost of the consultant services shall be borne by the property owner or operator.

f. *Cook County Department of Environment and Sustainability.* Within 30 days following the receipt of the required evidence, or receipt of the reports of expert consultants, the Cook County Department of Environment and Sustainability shall make a determination as to compliance with performance standards. If the Cook County Department of Environment and Sustainability determines the existing or proposed use is in compliance, it shall authorize the Cook County Department of Building and Zoning to issue any permits which may have been withheld pending the determination.

g. *Issuance or denial of permits.* Within 15 days of receiving the Department of Environment and Sustainability's report summarizing its determination the Cook County Department of Building and Zoning shall issue or deny permits based on the report.

h. *Required alterations.* Upon request of the Cook County Department of Environment and Sustainability, the Cook County Department of Building

and Zoning may require alterations of the existing or proposed construction or the operational procedures to ensure that compliance with performance standards will be maintained. The operator shall be given a reasonable length of time to implement changes prescribed by the Department of Building and Zoning for purposes of securing compliance with performance standards.

i. *Appeal.* Within 30 days following action by the Cook County Department of Building and Zoning with respect to the performance standards procedure, an appeal may be taken to the Cook County Zoning Board of Appeals. In the absence of an appeal, the Cook County Department of Building and Zoning's determination shall be final.

j. *Continued enforcement.* The Cook County Department of Environment and Sustainability shall investigate any purported violation of performance standards. The Cook County Department of Environment and Sustainability may employ qualified experts to investigate. If the Department of Environmental control finds that a violation occurred or exists, a copy of the Department's findings shall be forwarded to the owner or operator with instructions to correct the violation. Services of qualified experts, who are employed by the Cook County Department of Environment and Sustainability shall be paid by the violator if a violation is established. If no violation is established, Cook County shall be responsible for payment of expert fees.

k. *Cancellation of permits.* If the owner or operator fails to implement changes within the time allotted for compliance with performance standards, any permits previously issued shall be void and the operator shall cease operation until the violation is remedied.

4. *Industrial performance standards.* Uses shall comply with the following standards:

a. *Noise.*

For the purposes of measuring the intensity and frequency of sound, the sound level meter, the octave and analyzer and the impact noise analyzer shall be employed. The flat network and the fast meter response of the sound level meter shall be used. Sounds of short duration which cannot be measured accurately with the sound level meter shall be measured with the impact noise analyzer. Octave band analyzers calibrated in the preferred frequencies (using

American Standards Association Preferred Frequencies for Acoustical Measurements) shall be used with the following tables.

At no point along the boundary of a residential district or along an adjacent lot shall the sound pressure level of any operation or plant exceed the decibel limits in the octave bands designated below:

_____

| MAXIMUM PERMITTED SOUND LEVEL TABLES (In Decibels) |
|---|

| TABLE I |
|---|
| DAYTIME HOURS - 7:00 A.M.—10:00 P.M. LOCAL TIME |

| *Octave Band Preferred* Center Frequency *(Hertz)* | *Residence Along District Boundaries* |
|---|---|
| 31.5 | 81 |
| 63 | 76 |
| 125 | 70 |
| 250 | 63 |
| 500 | 57 |
| 1000 | 51 |
| 2000 | 46 |
| 4000 | 42 |
| 8000 | 40 |

| TABLE II |
|---|
| NIGHTTIME HOURS - 10:00 P.M.—7:00 A.M. LOCAL TIME |

| *Octave Band Preferred Center Frequency (Hertz)* | *Residence Along District Boundaries* |
|---|---|
| 31.5 | 77 |
| 63 | 72 |

| | |
|---|---|
| 125 | 66 |
| 250 | 59 |
| 500 | 53 |
| 1000 | 47 |
| 2000 | 42 |
| 4000 | 38 |
| 8000 | 36 |

| TABLE III |
|---|

| Impact Noises Shall Not Exceed The Following Peak Intensities: | |
|---|---|
| | *Along Residence District Boundaries* |
| Overall Peak | 84 |

———

The following uses and activities shall be exempt from the noise level regulations in the I-2 District:

i. Noises not directly under the property user's control.

ii. Noises emanating from construction and maintenance activities between 7:00 a.m. and 10:00 p.m. Such activities are those which are nonroutine operations accessory to the primary activities and which are temporary in nature, or conducted infrequently.

iii. Noises of safety signals, warning devices and emergency pressure relief valves.

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

b. *Vibration.* Any industrial operation or activity which causes earth borne vibrations at any point along the nearest adjacent lot line in excess of the limits set forth in Column I and Column II is prohibited. In addition, any industrial operation or activity which causes earth borne vibrations at any point along a residence district boundary line in excess of the limits set forth

in Column III is prohibited. Vibrations shall be expressed as displacement in inches and shall be measured with a three-component measuring system approved by the Department of Building and Zoning.

———

| | I* | II** | III* |
|---|---|---|---|
| Frequency (Cycles Per Second) | Displacement (Inches) | Displacement (Inches) | Displacement (Inches) |
| 0 to 10 | .0039 | .0195 | .0004 |
| 10 to 20 | .0022 | .0110 | .0002 |
| 20 to 30 | .0011 | .0055 | .0001 |
| 30 to 40 | .0007 | .0035 | .0001 |
| 40 to 50 | .0005 | .0025 | .0001 |
| 50 and over | .0004 | .0020 | .0001 |
| *Steady-state vibrations, for purposes of this ordinance, are vibrations which are continuous or vibrations in discrete impulses more frequent than 100 per minute. Discrete impulses which do not exceed 100 per minute shall be considered impact vibrations and shall not cause in excess of twice the displacements stipulated. | | | |

———

Impacts no more often than eight times per 24-hour period and vibrations occurring in discrete pulses separated by an interval of at least one minute and numbering no more than eight in any 24-hour period.

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

i. Vibrations not directly under the property user's control.

ii. Vibrations emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m. Such activities are those which are nonroutine operations accessory to the primary activities and which are temporary in nature, or conducted infrequently.

iii. Transient vibrations of moving sources such as automobiles, trucks, airplanes and railroads.

c. *Smoke and particulate matter.*

Dust and other types of air pollution borne by the wind from such sources as storage areas, yards and roads shall be kept to a minimum by appropriate landscaping, paving, oiling or other acceptable means.

For the purpose of calculating the density equivalent opacity of smoke, the Ringelmann Chart, published by the United States Bureau of Mines, shall be employed.

The emission of more than 76 smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringelmann No. 2. However, once during any two-hour period each stack may emit up to 92 smoke units, not to exceed Ringelmann No. 2, when blowing soot or cleaning fires. Only during fire-cleaning periods, however, shall smoke of Ringelmann No. 3 be permitted, and then for not more than six minutes per period.

The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of eight pounds per acre of lot area during any one hour, after deducting from the gross hourly emission per acre the correction factor set forth in the following table:

ALLOWANCE FOR HEIGHT OF EMISSION
(Interpolate for intermediate values not shown in table.)

| Height of Emission Above Grade *(Feet)* | *Correction* Pounds Per Hour (Per Acre) |
|---|---|
| 50 | 0.0 |
| 100 | 0.5 |
| 150 | 1.5 |
| 200 | 2.4 |
| 300 | 4.0 |
| 400 | 8.0 |

Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as follows:

i. To obtain the gross hourly rate of emission in pounds per acre, determine the maximum emission in pounds per hour from each source of emission and divide by the number of acres of lot area.

ii. To obtain the net rate of emission in pounds per acre per hour from each source of emission, deduct the correction factor (interpolating as required) for height of emission set forth in the table from each

gross hourly rate of emission derived in [Subsection i.] (i) above.

iii. To obtain the total net rate of emission from all sources of emission within the boundaries of the lot, add together the individual net rates of emission derived in [Subsection ii.] (ii) above. The total shall not exceed eight pounds per acre of lot area during any one hour.

d. *Toxic matter*. The measurement of toxic matter shall be made at ground level or habitable elevation and shall be the average of any 24-hour sampling period. The release of any airborne toxic matter shall not exceed the fractional quantities permitted of those toxic matters currently listed in the Threshold Limit Values adopted by the American Conference of Governmental Industrial Hygienists. If a toxic substance is not contained in this listing, the applicant shall satisfy Cook County that the proposed levels will be safe and not detrimental to the general population nor injurious to plant and animal life.

In the I-3 District, the release of airborne toxic matter shall not exceed 1/30 of the threshold limit values across lot lines.

e. *Noxious and odorous matter*. In the I-3 District, no activity or operation shall cause the discharge of matter across lot lines in such concentration as to be noxious. The emission of matter in such quantities as to be readily detectable as an odor at any point along district boundary lines when diluted in ratio of one volume of odorous air to 20 volumes of clean air, is prohibited.

f. *Fire and explosive hazards.*

i. *Flammable solids.* Storage, utilization or manufacture of solid materials or products ranging from incombustible to moderate burning are permitted, subject to the rules and regulations promulgated by the State of Illinois, Department of Fire Protection.

ii. *Flammable liquids and gases.* Storage, utilization or manufacture of flammable liquids or materials which produce flammable or explosive vapors or gases, are permitted in accordance with the following table, except that storage of finished products in original sealed containers, is unrestricted:

_____

| TOTAL CAPACITY OF FLAMMABLE MATERIALS PERMITTED (In Gallons) | | |
|---|---|---|
| Industries Engaged In Storage Only | Above Ground | Under Ground |

| | | |
|---|---|---|
| Materials having a closed cup flash point over 187° F. | Unrestricted | Unrestricted |
| From and including 105° F. to and including 187° F. | Unrestricted | Unrestricted |
| Materials having a closed cup flash point of less than 105° F. | Unrestricted except that within 300 feet of an I-3 District Boundary, no more than 50,000 gallons* per linear 100 feet running along the district boundary shall be permitted. | Unrestricted |
| Materials having a closed cup flash point over 187° F. | 200,000 | Unrestricted |
| From and including 105° F. to and including 187° F. | 100,000 | Unrestricted |
| Materials having a closed cup flash point of less than 105° F.* | 50,000 | Unrestricted |
| | | |
| When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet (at S.T.P.) permitted shall not exceed 300 times the quantities as listed above. | | |

| *Industries Engaged In Utilization and Manufacture of Flammable Materials* | Above Ground | Under Ground |
|---|---|---|
| Materials having a closed cup flash point over 187° F. | Unrestricted | Unrestricted |
| From and including 105° F. to and including 187° F. | Unrestricted | Unrestricted materials having a closed cup flash point of less than 105° F. |

| | | |
|---|---|---|
| | Unrestricted except that within 300 feet of an I-3 District Boundary, no more than 50,000 gallons* per linear 100 feet running along the district boundary shall be permitted. | Unrestricted |
| When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet (at S.T.P.) permitted shall not exceed 300 times the quantities as listed above. | | |

_____

The manufacture of liquid or gaseous oxygen is permitted only when specifically authorized by the Cook County Board of Commissioners. Storage and utilization of liquid or gaseous oxygen is permitted in accordance with the standards of good practice of the National Fire Protection Association.

iii. *Detonable materials.* ~~Detonable materials.~~ Activities involving the storage, utilization or manufacture of materials or products which decompose by detonation are allowed only as a special use. Materials or products shall not be stored, utilized or manufactured within 200 feet of any lawful structure in a Residence, Commercial or I-1 District. This prohibition shall not apply to any structure which was constructed after the lawful commencement of storage, utilization or manufacture of such materials or products. Detonable materials include, but are not be limited to, all primary explosives such as lead azide, lead sytphnate, fulminates, and tentracene; all high explosives such as TNT, ROX, HMX, PETN, and picric acid; propellants and components thereof, such as nitrocellulose, black powder, boron hydries, hydranzine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable organic compounds, such as acetylides, tetrazoles, and ozonides; unstable oxidizing agents such as perchloric acid, pechlorates, chlorates and hydrogen peroxide in concentrations greater than 35 percent; and nuclear fuels, fissionable materials and products and reactor elements such as Uranium 235 and Plutonium 239.

g. *Glare and heat.*

Any operation or activity producing glare shall be conducted within a completely enclosed building so that direct and indirect illumination from the source of light does not cause illumination in excess of one-half footcandle when measured at the lot line. Exposed sources of light shall be shielded and flickering or intense sources of light shall be controlled so as not to cause a nuisance across lot lines.

Any operation producing intense heat shall be performed within a completely enclosed building in such a manner as not to create a public nuisance or hazard along lot lines.

h. *Radiation hazards - release outside property lines.*

Release of radioactive materials or the emission of ionizing radiation outside of property lines shall be in accordance with the rules and regulations of the State of Illinois.

Unsealed radioactive materials shall not be manufactured, utilized or stored (except when such materials

are stored in a fireproof container at or below ground level) in excess of ten times the quantities of radioactive materials allowed in the I-1 District as set forth in Section 6.1.9(E)(4)(h).

**6.4. - I-4 Motor Freight Terminal District.**

*6.4.1.; Description of district*. The I-4 Motor Freight Terminal District is intended to control the location, intensity and method of development of property for motor freight terminals and other associated trucking and automotive-oriented uses. This district is intended to be located along major thoroughfares that have convenient access to expressway systems.

*6.4.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 6.4.3 through 6.4.9.

*6.4.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the I-4 District:

A. Industrial.

1. Bottling works.
2. Contractor and construction offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.
3. Stone companies.

B. Wholesale and warehouse.

1. Automotive storage facilities for vehicles in operating condition.
2. Beverage distributors.
3. Concrete products storage.
4. Fuels, solid-for storage and wholesale distribution.
5. Grain storage.
6. Storage facilities, including self-storage and mini-warehouse facilities.
7. Warehouses.

C. Retail businesses.

1. Adult stores.
2. Fuel oil dealers.
3. Restaurants. Live entertainment, dancing and serving alcohol are permitted.

D. Services.

1. Air, railroad and water freight terminals.
2. Automobile paint shops.

3. Automobile rentals.

4. Automobile repair shops.

5. Automobile gasoline and service stations, including minor accessories, supplies and services customarily incidental to gasoline and service stations, and electric vehicle charging stations. Oil, lubrication and car wash facilities shall be limited to not more than two vehicles and enclosed in a building.

6. Automobile undercoating services.

7. Cartage and express facilities.

8. Credit unions.

9. Motor freight terminals.

10. Packing and crating services.

11. Parcel delivery services.

12. Parking lots and garages, other than accessory, subject to Article 11.

13. Signs as regulated by Article 12.

14. Truck dispatch~~terminals~~.

15. Truck repair and maintenance.

16. Truck parking.

E. Offices.

1. Labor unions and organizations.

F. Public and governmental land and buildings.

1. ~~Any use permitted in Section 6.3.3(F).~~

1. Clubs.

2. Community center buildings, clubhouses, recreation buildings, for indoor pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.

3. Dance halls.

4. Gymnasiums.

5. Health and physical fitness clubs.

6. Lodges and fraternal organizations.

7. Theaters, indoor.

G. Public utilities and services.

1. Bus, terminals, turn-arounds and lots.

2. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.

3. Fire stations.

4. Highway maintenance shops and yards.

5. Parking lots and garages.

6. Police stations.

7. Railroad passenger stations.

8. Railroad switching and classification yards, repair and roundhouses.

9. Waterworks, reservoirs, pumping stations, wells and filtration plants.

10. Weigh stations operated by the State of Illinois.

H. Miscellaneous.

1. ~~Any use permitted in Section 6.3.3(H).~~

1. Adult booths.

2. Adult entertainment cabarets.

3. Adult mini motion picture theaters.

4. Adult motion picture theaters.

5. Animal pounds and shelters.

6. Kennels.

7. Massage parlors.

8. Massage schools.

9. Radar installations and towers.

*6.4.4. Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the I-4 District:

A. Similar and compatible uses to those allowed in Section 6.4.3.

1. Automotive salvage yards, including wrecking and dismantling, provided that all operations are conducted within an area enclosed on all sides with a solid wall or fence not less than eight feet high so that such operation is not visible from the street. The operation shall be properly maintained and kept in acceptable appearance.

2. Incinerators.

3. Outdoor storage of uncontained bulk materials.

4. Production, refining and storage of petroleum or flammable liquids.

5. Sawmills.

6. Stockyards or slaughterhouses.

7. Storage of any material or product which produces flammable or explosive vapors or gases, as determined by a closed cup flash point of less than 105 degrees Fahrenheit.

8. Storage, utilization or manufacture of materials or products which decompose by detonation as enumerated in Section 6.3.9(E)(4)(f)(iv).

B. Industrial.

1. Outdoor storage of uncontained bulk materials.

2. Storage, utilization or manufacture of materials or products which decompose by detention as enumerated in Section 6.4.9(E)(4)(f)(iii).

3. Wholesale distribution and storage of petroleum, flammable liquids, fats or oils.

C. Services.

1. Car washes.

2. Restaurants, drive-in.

D. Residential.

1. Residence of proprietor.

E. Recreation and social facilities.

1. Theaters, drive-thru.

F. Public and governmental land and buildings.

1. ~~Any use permitted in [Section] 6.3.3(F).~~

1. Parks and playgrounds.

2. Penal and correctional institutions.

G. Public utilities and services.

1. Railroad rights-of-way.

2. Sewage treatment plants.

H. Planned unit developments.

I. Unique uses as regulated by this ordinance.

J. Miscellaneous.

1. Airports and heliports including aircraft landing fields, runways, flight strips and flying schools together with hangars, terminal buildings and other auxiliary facilities.

2. Landfills, sanitary.

3. Rock crushing, washing and grading.

4. Waste transfer facilities.

K. Uses similar and compatible to those allowed in this district.

*6.4.5. Temporary uses*. A temporary use may be allowed upon issuance of a permit by the Cook County Department of Building and Zoning.

A. ~~Any use permitted in Section 6.3.5.~~

A. *Temporary buildings or yards.* For construction materials and equipment, both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

B. *Temporary sales offices.* Permits shall specify the location of the office and the area of

permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.

C. *Real estate signs.* Temporary real estate signs as regulated by Article 12.

D. *Portable signs.* Portable signs as regulated by Article 12.

E. *Portable storage containers.* Portable storage containers as regulated by Article 8.

*6.4.6. Accessory uses*. A use, building or structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

A. Fallout shelters as regulated by this ordinance.

B. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.

C. Sewage disposal units and water systems as regulated by this ordinance.

D. Signs as regulated by Article 12.

E. Tool houses, sheds and other similar buildings. For storage of supplies and equipment.

F. Vending machines.

G. Water retention and detention areas.

*6.4.7. Prohibited uses*. All uses not expressly authorized in Sections 6.4.3 through 6.4.6 are prohibited.

*6.4.8. Site and structure provisions*. The uses in the I-4 Motor Freight Terminal District shall conform to the following requirements:

A. *Minimum lot area.* Minimum area of 20,000 square feet is required for each permitted or special use.

B. *Minimum lot width.* Minimum lot width of 100 feet shall be provided for each lot used for a permitted or special use.

C. *Front yard.* Buildings and structures shall be set back from the front lot line at least 30 feet.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to the street right-of-way at least 30 feet.

F. *Rear yard.* Buildings and structures shall be set back from the rear lot line at least ten feet.

G. *Transitional yards.* Minimum transitional yard requirements for all structures shall be not less than those specified below:

1. Side lot lines that abut a side or rear lot line in a Commercial, Residence or Industrial I-1 District, shall provide a yard along the side lot line. The yard shall be at least 100 feet in width when abutting a residence district. The yard shall be at least 50 feet in width when abutting a permitted or a special use which is not a

motor freight, railroad or water freight terminal, in which case the transitional yard requirements in the I-1 District shall apply. No off-street loading or unloading is permitted within space provided for yards.

2. Rear lot lines that abut a side lot line in an adjacent Commercial, Residence or Industrial I-1 District shall provide a yard along the rear lot line. The yard shall be at least 100 feet in depth when abutting a residence district. The yard shall be at least 50 feet in depth when abutting a Commercial or I-1 District, unless the structure or use is a permitted or special use which is not a motor freight, railroad or water freight terminal, in which case the transitional yard requirements in the I-1 District shall apply. No off-street loading or unloading is permitted within space provided for yards.

3. Rear lots that abut a rear lot line in an adjacent Commercial, Residence or I-1 District shall provide a yard along the rear lot line. The yard shall be at least 100 feet in depth when abutting a residence district. The yard shall be at least 50 feet in depth when adjacent to a Commercial or I-1 District, unless the structure or use is a permitted or special use which is not a motor freight, railroad or water freight terminal, in which case the transitional yard requirements in the I-1 District shall apply. No off-street loading or unloading is permitted within space provided for yards.

H. *Floor area ratio.* Maximum floor area ratio shall be 1.0.

*6.4.9. Special provisions*. The uses in the I-4 Motor Freight Terminal District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Sewer and water.* All uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The system used must be approved by the Cook County Health Department.

D. *Businesses.*

1. *Enclosure of use.* Uses within 500 feet of a residence district, except off-street parking and loading or establishments having outdoor sales space, shall be conducted within enclosed buildings, unless otherwise provided.

2. *Outdoor storage.* Outdoor storage of fuel, raw materials and products within 500 feet of a residence district shall be screened and enclosed by a fence, wall or plant materials adequate to conceal the storage from adjacent properties and the public rights-of-way. Outdoor storage of uncontained bulk material is prohibited, except as a special use.

3. *Surfacing.* Outdoor sales space shall have a permanent, durable, dustless surface and shall be graded and drained to dispose of all surface water.

4. *Spacing.*

Uses located across the street from a commercial or residence district having any point on the structure surface greater than 35 feet above curb level shall be located at least 1½ times its height above curb level from the commercial or residence district boundary line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers shall be exempt from such limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the street for any 100 feet of street frontage. Parapets not

exceeding three feet in height shall also be exempt from this spacing limitation.

Uses located adjacent to a side or rear property line in a commercial or residence district, having any point on the structure surface greater than 35 feet above curb level shall be located at least a distance equal to its height above curb level from the commercial or residence district lot line. However, stacks, tanks, bulkheads or ventilating equipment, including enclosing towers shall be exempt from this limitation if not exceeding in the aggregate 25 feet in linear dimension parallel to the commercial or residence district lot line for any 100 feet lot line. Parapets not exceeding three feet in height shall also be exempt from this spacing limitation.

E. *Performance standards.*

1. *Purpose.*

a. Permit industrial nuisances to be measured factually and objectively.

b. Ensure that all industries will provide methods to protect the community from hazards which can be prevented by processes of control and nuisance elimination.

c. Protect industries from arbitrary exclusion or persecution based upon past nuisance protection of a particular type of industry.

2. *Application.*

a. Any use established, any building or structure constructed or tract of land developed for any permitted, special or accessory use shall comply with all performance standards with the exception of airports and heliports for which compliance with noise performance standards may be waived by the Cook County Board of Commissioners.

b. The performance standards shall apply to any existing use or structure that is extended, enlarged, moved, altered or reconstructed.

3. *Procedure.*

a. *Initiation.* Where there may be substantial doubt as to whether an existing or proposed land use complies with the standards of this ordinance, a report shall be filed with the Cook County Department of Environment and Sustainability by an authorized enforcement officer of the State of Illinois, Cook County or any municipality within Cook County, stating that there may be no noncompliance.

b. *Investigation.* Subsequent to a study of an existing or proposed use, the Cook County Department of Environment and Sustainability, upon receipt of information concerning the use from the Cook County Department of Building and Zoning, may determine that there are reasonable grounds to believe that the use may violate the standards of this section and may initiate an investigation.

c. *Required data.* Following the initiation of an investigation, the Cook County Department of Building and Zoning, upon request from the Cook County Department of Environment and Sustainability, may require the owner or operator of any existing or proposed use to submit data and evidence needed to make an objective determination. Evidence may include, but is not limited to, the following:

i. Plans of the existing or proposed construction and development.

ii. Description of the existing or proposed machinery, processes and products.

iii. Specifications for the mechanisms and techniques used or proposed in restricting the possible emission of dangerous or objectionable elements.

iv. Measurements of the amounts or rates of emission of dangerous or objectionable elements.

d. *Failure to submit data.* The failure to provide data requested by the Cook County Department of Building and Zoning shall constitute grounds for denying a permit. All data shall be submitted to the Cook County Department of Environment and Sustainability.

e. *Consultant reports.* The Cook County Department of Building and Zoning and/or the Cook County Department of Environment and Sustainability may require any person, firm or corporation to retain expert consultants to study and report as to compliance with the performance standards. Consultants shall be qualified and mutually agreed upon by the Cook County Department of Building and Zoning, Cook County Department of Environment and Sustainability and the owner or operator of the use in question. In the event the parties are unable to select mutually agreeable consultants, the Cook County Zoning Board of Appeals shall make the selection. The cost of the consultant services shall be borne by the property owner or operator.

f. *Cook County Department of Environment and Sustainability.* Within 30 days following the receipt of the required evidence, or receipt of the reports of expert consultants, the Cook County Department of Environment and Sustainability shall make a determination as to compliance with performance standards. If the Cook County Department of Environment and Sustainability determines the existing or proposed use is in compliance, it shall authorize the Cook County Department of Building and Zoning to issue any permits which may have been withheld pending the determination.

g. *Issuance or denial of permits.* Within 15 days of receiving the Department of Environment and Sustainability's report summarizing its determination the Cook County Department of Building and Zoning shall issue or deny permits based on the report.

h. *Required alterations.* Upon request of the Cook County Department of Environment and Sustainability, the Cook County Department of Building and Zoning may require alterations of the existing or proposed construction or the operational procedures to ensure that compliance with performance standards will be maintained. The operator shall be given a reasonable length of time to implement changes prescribed by the Department of Building and Zoning for purposes of securing compliance with performance standards.

i. *Appeal.* Within days following action by the Cook County Department of Building and Zoning with respect to the performance standards procedure, an appeal may be taken to the Cook County Zoning Board of Appeals. In the absence of an appeal, the Cook County Department of Building and Zoning's determination shall be final.

j. *Continued enforcement.* The Cook County Department of Environment and Sustainability shall investigate any purported violation of performance standards. The Cook County Department of Environment and Sustainability may employ qualified experts to investigate. The Cook County Department of Environment and Sustainability shall conduct a hearing, with notice to the owner or operator, on the alleged violation. If the Department of Environmental Control finds that a violation occurred or

exists, a copy of the Department's findings shall be forwarded to the owner or operator with instructions to correct the violation. Services of qualified experts, who are employed by the Cook County Department of Environment and Sustainability shall be paid by the violator if a violation is established. If no violation is established, Cook County shall be responsible for payment of expert fees.

k. *Cancellation of permits.* If the owner or operator fails to implement changes within the time allotted for compliance with performance standards, any permits previously issued shall be void and the operator shall cease operation until the violation is remedied.

4. *Industrial performance standards.* Uses shall comply with the following standards:

a. *Noise.* For purposes of measuring the intensity and frequency of sound, the sound level meter, the octave band analyzer and the impact noise analyzer shall be employed. The flat network and the fast meter response of the sound level meter shall be used. Sounds of short duration, which cannot be measured accurately with the sound level meter, shall be measured with the impact noise analyzer. Octave band analyzers calibrated in the preferred frequencies (using American Standards Association Preferred Frequencies for Acoustical Measurements) shall be used with the following tables.

b. *[Decibel limits.]* At no point along the boundary of a residential district or along an adjacent lot shall the sound pressure level of any operation or plant exceed the decibel limits in the octave bands designated below:

_____

| MAXIMUM PERMITTED SOUND LEVEL TABLES (In Decibels) |
|---|
| TABLE I |
| DAYTIME HOURS - 7:00 A.M.—10:00 P.M. LOCAL TIME |

| Octave Band Preferred Center Frequency (Hertz) | *Along Residence District Boundaries* | *Along Adjacent Lot Boundaries* |
|---|---|---|
| 31.5 | 79 | 86 |
| 63 | 74 | 81 |
| 125 | 68 | 75 |

| | | |
|---|---|---|
| 250 | 60 | 67 |
| 500 | 54 | 60 |
| 1000 | 48 | 54 |
| 2000 | 43 | 49 |
| 4000 | 38 | 44 |
| 8000 | 36 | 41 |

| TABLE II |
|---|
| NIGHTTIME HOURS - 10:00 P.M.—7:00 A.M. LOCAL TIME |

| Octave Band Preferred Center Frequency (Hertz) | *Along Residence District Boundaries* | *Along Adjacent Lot Boundaries* |
|---|---|---|
| 31.5 | 75 | 82 |
| 63 | 70 | 77 |
| 125 | 64 | 71 |
| 250 | 56 | 63 |
| 500 | 50 | 56 |
| 1000 | 44 | 50 |
| 2000 | 39 | 45 |
| 4000 | 34 | 40 |
| 8000 | 32 | 37 |
| TABLE III | | |

| Impact noises shall not exceed the following peak intensities: | | |
|---|---|---|
| | *Along Residence District Boundaries* | *Along Adjacent Lot Boundaries* |
| Overall Peak | 84 | 90 |

_____

The following uses and activities shall be exempt from the noise level regulations in the I-4 District:

i. Noises not directly under the property user's control.

ii. Noises emanating from construction and maintenance activities between 7:00 a.m. and 10:00 p.m. Activities are those which are nonroutine operations accessory to primary activities and which are temporary in nature or conducted infrequently.

iii. Noises of safety signals, warning devices and emergency pressure relief valves.

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

c. *Vibration.*

Any industrial operation or activity which causes earth borne vibrations at any point along the nearest adjacent lot line in excess of the limits set forth in Column I and Column II is prohibited.

In addition, any industrial operation or activity which causes earth borne vibrations at any point along a residence district boundary line in excess of the limits set forth in Column III is prohibited. Vibrations shall be expressed as displacement in inches and shall be measured with a three-component measuring system approved by the Cook County Department of Building and Zoning.

_____

| | I* | II* | III* |
|---|---|---|---|
| *Frequency* (Cycles Per Second) | Displacement (Inches) | Displacement (Inches) | Displacement *(Inches)* |
| 0 to 10 | .0020 | .0100 | .0004 |
| 10 to 20 | .0010 | .0050 | .0002 |
| 20 to 30 | .0006 | .0030 | .0001 |

| | | | |
|---|---|---|---|
| 30 to 40 | .0004 | .0020 | .0001 |
| 40 to 50 | .0003 | .0015 | .0001 |
| 50 and over | .0002 | .0010 | .0001 |

*Steady-state vibrations, for purposes of this ordinance, are vibrations which are continuous or vibrations in discrete impulses more frequent than 100 per minute. Discrete impulses which do not exceed 100 per minute shall be considered impact vibrations and shall not cause in excess of twice the displacements stipulated.

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Impacts no more often than eight times per 24-hour period and vibrations occurring in discrete pulses separated by an interval of at least one minute and numbering no more than eight in any 24-hour period.

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

i. Vibrations not directly under the property user's control.

ii. Vibrations emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m. Activities are those which are nonroutine operations accessory to primary activities and which are temporary in nature or conducted infrequently.

iii. Transient vibrations of moving sources such as automobiles, trucks, airplanes and railroads.

d. *Smoke and particulate matter.*

Dust and other types of air pollution borne by the wind from such sources as storage areas, yards and roads shall be kept to a minimum by appropriate landscaping, paving, oiling or other acceptable means.

For the purpose of calculating the density equivalent opacity of smoke, the Ringelmann Chart, published by the United States Bureau of Mines, shall be employed.

The emission of more than 50 smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringelmann No. 2. However, once during any three-hour period each stack may emit up to 62 smoke units, not to exceed Ringelmann No. 2, when blowing soot or cleaning fires. Only during fire-cleaning periods, however, shall smoke of Ringelmann No. 3 be permitted, and then for not more than four minutes per period.

The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of three pounds per acre of lot area during any one hour, after deducting from the gross hourly emission per acre the correction factor set forth in the following table:

| ALLOWANCE FOR HEIGHT OF EMISSION (Interpolate for intermediate values not shown in table.) |
|---|

| Height of Emission Above Grade *(Feet)* | *Correction* Pounds Per Hour (Per Acre) |
|---|---|
| 50 | 0.0 |
| 100 | 0.5 |
| 150 | 0.8 |
| 200 | 1.2 |
| 300 | 2.0 |
| 400 | 4.0 |

Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as follows:

i. To obtain the gross hourly rate of emission in pounds per acre, determine the maximum emission in pounds per hour from each source of emission and divide by the number of acres of lot area.

ii. To obtain the net rate of emission in pounds per hour from each source of emission, deduct the correction factor (interpolating as required) for height of emission set forth in the table from each gross hourly rate of emission derived in [Subsection i.] (i) above.

iii. To obtain the total net rate of emission from all sources of emission within the boundaries of the lot, add together the individual net rates of emission derived in [Subsection ii.] (ii) above. The total shall not exceed three pounds per acre of lot area during any one hour.

e. *Toxic matter.*

The measurement of toxic matter shall be made at ground level or habitable elevation and shall be the average of any 24-hour sampling period. The release of any airborne toxic matter shall not exceed the fractional quantities permitted of those toxic matters currently listed in the Threshold Limit Values adopted by the American Conference of Governmental Industrial Hygienists. If a toxic substance is not contained in this listing, the applicant shall satisfy Cook County that the proposed levels will be safe and not detrimental to the general population nor injurious to plant or animal life.

In the I-4 District, the release of airborne toxic matter shall not exceed 1/30 of the threshold limit values across lot lines.

f. *Noxious and odorous matter.* In the I-4 District, no activity or operation shall cause the discharge of matter across lot lines in such concentration as

to be noxious. The emission of matter in such quantities as to be readily detectable as an odor at any point along district boundary lines when diluted in ratio of one volume of odorous air to four volumes of clean air, is prohibited.

g. *Fire and explosive hazards.*

i. *Flammable solids.*

Storage, utilization or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted.

Storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning are permitted only within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system. Materials may be stored outdoors in conformance with the regulations of the State of Illinois, Department of Public Safety, and all storage shall have at least 50 feet clearance from property lines.

ii. *Flammable liquids and gases.* Storage, utilization or manufacture of flammable liquids or materials* which produce flammable or explosive vapors or gases are permitted in accordance with the following table, except that storage of finished products in original sealed containers is unrestricted:

_____

| TOTAL CAPACITY OF FLAMMABLE MATERIALS PERMITTED (In Gallons) | | |
|---|---|---|
| *Industries Engaged In Storage Only* | *Above Ground* | *Under Ground* |
| Materials having a closed cup flash point over 187° F. | 400,000 | Unrestricted |
| From and including 105° F. to and including 187° F. | 200,000 | Unrestricted |
| Materials having a closed cup flash point of less than 105° F.* | 100,000 | Unrestricted |
| *Industries Engaged In Utilization and Manufacturing of Flammable Materials* | | |
| Materials having a closed cup flash point over 187° F. | 200,000 | Unrestricted |
| From and including 105° F. to and including 187° F. | 100,000 | Unrestricted |

| | | |
|---|---|---|
| Materials having a closed cup flash point of less than 105° F.* | 50,000 | Unrestricted |

_____

When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet (at S.T.P.) permitted shall not exceed 300 times the quantities as listed above.

The manufacture of liquid or gaseous oxygen is prohibited. Liquid or gaseous oxygen may be stored or utilized in accordance with National Fire Protection Association Standard No. 566 in force and effect, adopted herein by reference, and the total quantity of gaseous or liquid oxygen stored shall not exceed 900,000 standard cubic feet.

iii. *Detonable materials.* Activities involving the storage, utilization or manufacture of materials or products which decompose by detonation are allowed only as a special use.

Materials or products shall not be stored, utilized or manufactured within 200 feet of any lawful structure in a Residence, Commercial or I-1 District. This prohibition shall not apply to any structure which was constructed after the lawful commencement of storage, utilization or manufacture of materials or products. Detonable materials include, but are not limited to, all primary explosives such as lead aside, lead sytphnate, fulminates, and tentracene; all high explosives such as TNT, ROX, HMX, PETN, and picric acid; propellants and components thereof, such as nitrocellulose, black powder, boron hydries, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium power, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable organic compounds, such as acetylides, tetrazoles, and ozonides; unstable oxidizing agents such as perchloric acid, perchlorates, chlorates and hydrogen peroxide in concentrations greater than 35 percent; and nuclear fuels, fissionable materials and products and reactor elements such as Uranium 235 and Plutonium 239.

h. *Glare and heat.*

Any operation or activity producing glare shall be conducted within a completely enclosed building so that direct and indirect illumination from the source of light does not cause illumination in excess of one-half footcandle when measured at the lot line. Exposed sources of light shall be shielded and flickering or intense sources of light shall be controlled so as not to cause a nuisance across lot lines.

Any operation producing intense heat shall be performed within a completely enclosed building in such a manner as not to create a public nuisance or hazard along lot lines.

i. *Radiation hazards release outside property lines*. ~~Radiation hazards release outside property lines.~~

Release of radioactive materials or emission of ionizing radiation outside of property lines shall be in accordance with the rules and regulations of the State of Illinois.

Unsealed radioactive materials shall not be manufactured, utilized or stored (except when such materials are stored in a fireproof container at or below ground level) in excess of ten times the quantities of radioactive materials allowed in the I-1 District as set forth in Section 6.1.9(E)(4)(h).

## ARTICLE 7. - PUBLIC AND OPEN LAND DISTRICTS

### 7.0. - Purpose.

The Public and Open Land District regulations are intended to govern location, intensity and method of

development for publicly owned land and open and undeveloped land. Public and open land uses are contained in the following two classifications:

P-1 Public Land District P-

2 Open Land District

**7.1. - P-1 Public Land District.**

*7.1.1. Description of district.* The P-1 Public Land District is intended to provide for publicly owned land. Some public land, however, may not be zoned P-1 depending on the use. No privately owned property or structures are allowed in the P-1 Public Land District.

*7.1.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 7.1.3 through 7.1.9.

*7.1.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this Ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10. The following uses are permitted in the P-1 District:

A. *Educational institutions.*

1. Public colleges and universities, boarding and nonboarding.
2. Public elementary schools, boarding and nonboarding.
3. Public high schools, boarding and nonboarding.

B. *Recreation and social facilities.*

1. Public conservatories and greenhouses.
2. Public golf courses.
3. Public park, and playgrounds.
4. Public community center buildings, clubhouses, recreation buildings, swimming pools and buildings for indoor pools, for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.

C. *Public and governmental land and buildings.*

1. Aquariums.
2. Art galleries.
3. Fire stations.
4. Forest Preserves.
5. Historical buildings and landmarks preserved for the public.
6. Police stations.
7. Post offices.
8. Public libraries.
9. Public museums.

10. Public office buildings.

*7.1.4. Special uses.* A special use may be allowed subject to issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses. The following special uses may be permitted in the P-1 District:

A. *Recreation and social facilities.*

1. Public athletic fields and stadiums.

B. *Public and governmental land and buildings.*

1. Airports and heliports.
2. Animal shelters and pounds.
3. Convention halls and centers.
4. Hospitals.
5. Institutions for the care or treatment of mental illness, drug or alcohol addiction.
6. Landfills, sanitary or solid waste.
7. Highway maintenance facilities or storage yards.
8. Prisons and correctional facilities.
9. Radar installations and towers.
10 Waste transfer facilities.
11. Transitional residences.
12. Sewage treatment plants.
13. Water towers.
14. Camps.
15. Zoos.

C. *Miscellaneous.*

1. Publicly owned property and structures used for public purposes.

*7.1.5. Temporary uses.* The P-1 Public Land District does not allow temporary uses.

*7.1.6. Accessory uses.* A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use provided it is operated and maintained under the same ownership or an agent thereof and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry except as authorized as a special use in section 7.1.4. Accessory uses may include the following and similar uses:

A. Athletic fields and stadiums accessory to educational institutions.

B. Commercial sale of food, supplies or nonalcohol beverages incidental to public structures or facilities or rental of equipment incidental to such structures or facilities.

C. Fallout shelters as regulated by this ordinance.

D. Gardens.

E. Public garages and parking lots.

F. Signs as regulated by Article 12.

G. Vending machines.

H. Water retention and detention areas.

*7.1.7. Prohibited uses*. All uses not expressly authorized in Sections 7.1.3 through 7.1.6 are prohibited.

*7.1.8. Site and structure provisions*. The uses in the P-1 Public Land District shall conform to the following requirements:

A. *Minimum lot area.* Minimum lot area is not required, except that each residential use accessory to an educational institution shall have a lot area of not less than 500 square feet for each room used as living or sleeping quarters.

B. *Minimum lot width.* Minimum lot width is not required.

C. *Front yard.* Buildings and structures shall be set back from the front lot line at least the required front yard setback of the adjacent zoning district. If a property classified as P-1 is adjacent to more than one zoning district, all structures shall be set back from the front lot line at least the required front yard setback of the adjacent zoning district requiring the greatest setback.

D. *Interior side yard (adjacent to a zoning lot).* Interior side yard is not required.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back in from the side lot line adjacent to a street right-of-way at least 25 feet.

F. *Rear yard.* Rear yard is not required, except for structures containing residential uses incidental to an educational institution. A rear yard shall be at least 25 feet in depth.

G. *Transitional yard.* Minimum transitional yard requirements for all structures shall be at least those specified below:

1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot located in a residence district shall provide a yard at least the minimum front yard required by this ordinance on the adjacent residential lot along the front or side lot line.

H. *Floor area ratio.* Maximum floor area ratio shall be 1:2. Floor area ratio of accessory buildings shall be included in the total allowable floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor areas used to determine floor area ratio.

*7.1.9. Special provisions*. The uses in the P-1 Public Land District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to the applicable requirements for off-street parking and loading set forth in Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles of less than three-ton capacity.

D. *Sewer and water.* Dwellings and uses requiring sanitary facilities shall be served by a municipal sewer and water system, a private community sewer and water system, or a private individual sewage disposal and water supply system. Systems shall be approved by the Cook County Health Department.

**7.2. - P-2 Open Land District.**

*7.2.1. Description of district*. The P-2 Open Land District is intended to provide for privately owned undeveloped or open land which is anticipated to remain undeveloped for at least five years. The P-2 Open Land District is used principally on request of the property owner, and then only if the Cook County Board of Commissioners determines that the land is of value to the general public. This value may be in the form of providing scenic vistas and views to the public; play, recreation, or open amusement space; agricultural lands for development of crops or livestock; and voluntarily delaying development of land because it is out of the general pattern of Cook County development or cannot be economically served by appropriate urban systems until a later date. This district is characterized by open uses of land, such as golf courses or agricultural uses. Only structures and improvements which supplement and are incidental to the principal open use are permitted, such as residences incidental and accessory to farms. Land classified P-2 must contain at least ten acres, exclusive of any land devoted to accessory or incidental structures. The P-2 zoning district restricts potential development for five years.

*7.2.2. Use, lot and bulk regulations*. The applicable use, lot and bulk regulations are set forth in Sections 7.2.3 through 7.2.9.

*7.2.3. Permitted uses*. A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to the regulations of Article 10.

The following uses are permitted in the P-2 District:

A. Agricultural land and buildings.

1. Agricultural uses, excluding any structures which are not incidental to the operation of the principal agricultural use.

2. Botanical and flower gardens.

3. Orchards.

B. Recreation and social facilities.

1. Public or private campgrounds.

2. Public or private country clubs.

3. Public or private golf courses.

4. Wildlife and game preserves.

5. Zoos.

C. Public and governmental land and buildings.

1. Forest preserves.

2. Historical buildings and landmarks preserved for the public.

D. Miscellaneous

1. Cemeteries.

*7.2.4. Special uses*. A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the P-2 District:

A. Miscellaneous.

1. Artificial lakes.

2. Landfills, sanitary or solid waste. As a condition of granting a special use for a landfill, the landowner shall stipulate that when the site is filled, an open space use will remain on the property for at least ten years.

3. Pet cemeteries.

*7.2.5. Temporary uses*. The P-2 Open Land District does not allow temporary uses.

*7.2.6. Accessory uses*. A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use, or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

A. Agricultural structures incidental to a principal agricultural use.

B. Commercial sale of food and beverages incidental to a country club.

C. Fallout shelters as regulated by this ordinance.

D. Mausoleums, crematories and columbaria in cemeteries.

E. Roadside stands, for the display and sale of agricultural products on lots where the principal use is agriculture.

F. Sewage disposal units and water systems, individual, as regulated by this ordinance.

G. Stables, private.

H. Tool houses, sheds and other similar buildings. For the storage of supplies and equipment.

I. Water retention and detention areas.

*7.2.7. Prohibited uses*. All uses not expressly authorized in Sections 7.2.3 through 7.2.6 are prohibited.

*7.2.8. Site and structure provisions*. The uses in the P-2 Open Land District shall conform to the following requirements:

A. *Minimum lot area.* Minimum lot area of ten acres shall [be] provided for each permitted or special use.

B. *Minimum lot width.* Minimum lot width is not required.

C. *Front yard.* Buildings and structures shall be set back from the front lot line at least the required front yard setback of the adjacent zoning district. If a property classified as P-2 is adjacent to more than one zoning district, all structures shall be set back from the front lot line at least the required front yard setback of the adjacent zoning district requiring the greatest setback.

D. *Interior side yard (adjacent to a zoning lot).* Buildings and structures shall be set back from the side lot line at least 30 feet.

E. *Corner side yard (adjacent to a street).* Buildings and structures shall be set back from the side lot line adjacent to a street right-of-way at least 50 feet.

F. *Rear yard.* Buildings and structures shall be set back from the rear lot line at least the required rear yard setback of the adjacent zoning district. If a property classified as P-2 is adjacent to more than one zoning district, all structures shall be set back from the rear lot line at least the required rear yard setback of the adjacent zoning district requiring the greatest setback.

G. *Transitional yard.* Minimum transitional yard requirements for all structures shall be at least those specified below:

1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.

4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot located in a residence district shall provide a yard at least the minimum front yard required by this ordinance on the adjacent residential lot along the front or side lot line.

H. *Floor area ratio.* Maximum floor area ratio shall be 0:01. Floor area ratio of accessory buildings shall be included in the total allowable floor area ratio permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

*7.2.9. Special provisions*. The uses in the P-2 Open Land District shall conform to the following requirements:

A. *Parking and loading.* Uses shall conform to requirements for off-street parking and loading set forth in Article 11.

B. *Signs.* Uses shall conform to Article 12.

C. *Trucks.* Parking of trucks as an accessory use, when used in the conduct of a permitted

use located within 150 feet of a residence district boundary line, shall be limited to vehicles of less than three-ton capacity.

D. *Sewer and water.*

Dwellings and uses requiring sanitary facilities shall be served by a municipal sewer and water system, a private community sewer and water system or a private individual sewage disposal and water supply system.

Systems shall be approved by the Cook County Health Department.

## ARTICLE 8. - GENERAL PROVISIONS

### 8.1. - Interpretation.

*8.1.1. Minimum requirements*. The provisions of this ordinance establish minimum requirements intended to promote the public health, safety, morals and welfare.

*8.1.2. Conflicting Laws and existing agreements*. The most restrictive regulation shall govern when a requirement imposed by this ordinance conflicts with other sections of this ordinance or with any law, ordinance, resolution, rule or other governmental regulation, or with any easement, covenant or private agreement.

*8.1.3. Ordinance contents not a permit*. The contents of this ordinance shall not be deemed a permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity.

*8.1.4. Cumulative regulations*. The provisions of this ordinance are cumulative with other laws and ordinances applying to the same subject matters.

*8.1.5. Index*. The index appended to this ordinance is solely a reference guide, and shall not be construed as part of this ordinance.

### 8.2. - Severability.

The provisions of this ordinance are severable as set forth below:

*8.2.1. Judicial determinations*. A judicial determination that any provision of this ordinance is invalid shall not affect any other provision of this ordinance not specifically included in the judicial determination.

*8.2.2. Declaration of invalidity*. A judicial determination that any provision of this ordinance is declared invalid as applied to a particular property, use or structure shall not affect the application of the same provision to any other property, use or structure not specifically included in the judicial determination.

### 8.3. - Scope of regulations.

The provisions of this ordinance shall apply to all uses and structures as set forth below:

8.3.1.*; New uses*. A new structure or use shall not be constructed nor shall land be used, designed or occupied, and no excavating or grading shall be conducted except as permitted by this ordinance.

*8.3.2. Existing uses*. A structural alteration or relocation of an existing structure or an increase to an existing use shall be subject to the regulations of this ordinance.

*8.3.3. Building permits*. A building permit issued prior to the effective date of this ordinance shall remain valid provided that construction has begun within 12 months from the date the construction is completed in a timely fashion. Upon completion, the structure may be occupied under a certificate of

occupancy for the use designated in the permit and in accordance with Article 10. This section shall also control building permits lawfully issued prior to future amendments to this ordinance.

*8.3.4. Special uses.*

A lawful structure or use existing on the effective date of this ordinance which is classified as a special use shall be considered a lawful special use. A special use permit shall be required only for expansion or major alteration of an existing lawful special use.

A use which is not allowed as a special or permitted use in the district in which it is zoned, but exists as a special use under the provisions of a prior ordinance, shall be considered a nonconforming use subject to Article 10.

A special use which ceases for a period of more than one year shall be void.

A special use permit may authorize one or more special uses in accordance with the terms of the special use permit.

*8.3.5. Number of buildings on a zoning lot.*

A zoning lot shall not have more than one principal detached residential building. A principal attached single-family residential building shall not be located on the same zoning lot with another principal building, except in planned unit developments and other special uses.

More than one principal detached building, other than residential buildings, may be located on a zoning lot provided the ordinance requirements are met separately for each individual use. Lot area and other criteria used to satisfy one use cannot be used to satisfy a separate use, except in planned unit developments.

*8.3.6. Open use on vacant lots*. Side and front yard setbacks are required on vacant lots used for a permitted use, unless otherwise provided in this ordinance. Side yards are not required on vacant lots used for gardening nor on lots used for public recreation areas.

*8.3.7. Access across residential property*. A property located in a residence district shall not be used for driveway, walkway or access purposes to property located in a commercial or industrial district, or used for any nonpermitted purpose except in planned unit developments.

**8.4. - Bulk regulations.**

*8.4.1. Continued conformity with bulk regulations*. The maintenance provisions for yards, open space, minimum lot area and buildings shall be the continuing obligation of the owner for as long as the building exists. A required yard, open space or minimum lot area allocated to any building shall not, by virtue of change of ownership or for any other reason, be used to satisfy yard, open space or minimum lot area requirements for any other building.

*8.4.2. Two uses on a lot*. When the use of two or more permitted or special uses, each requiring a minimum lot area, are provided in the same building or on the same lot, the required lot area shall be the sum of the areas required for each use individually.

*8.4.3. Division of zoning lots.*

An improved zoning lot shall not be divided into two or more zoning lots unless all improved zoning lots resulting from the division conform with the applicable bulk regulations of the zoning district in which the property is located.

A lot shall not be divided unless each lot resulting from the division is platted as a lot of record and conforms to this ordinance and the Cook County subdivision regulations.

*8.4.4. Location of required yards*. The required yard and open space shall be located on the same zoning lot as the building.

*8.4.5. Required yards.*

A. *Front yards.*

Front yards shall be unobstructed from ground level to the sky, except as allowed in Section 8.4.6.

An accessory building attached to a principal building, such as an attached garage, shall comply with the yard requirements of the principal building.

B. *Interior side yards.* Interior side yards shall be unobstructed from ground level to the sky, except as allowed in Section 8.4.6. An accessory building attached to a principal building, such as an attached garage, shall comply with the yard requirements of the principal building.

C. *Corner side yards.* Corner side yards shall be unobstructed from the ground level to the sky, except as allowed in Section 8.4.6. An accessory building attached to a principal building, such as an attached garage, shall comply with the yard requirements of the principal building.

D. *Rear yards.* Rear yards shall be unobstructed from the ground level to the sky, except as allowed in Section 8.4.6. An accessory building attached to a principal building, such as an attached garage, shall comply with the yard requirements of the principal building.

E. *Street widening.*

1. *Existing lots.* Yards adjoining a street may be reduced below the required minimum on existing lots occupied by a building to provide right-of-way for street widening.

2. *Setbacks for street widening.* Buildings and structures shall not be erected, constructed, altered or enlarged closer to the centerline of an existing or proposed street than provided for by the minimum setback plus one-half the established right- of-way width designated by the Official Map or Comprehensive Plan of Cook County. Minimum setbacks on lots abutting a street or thoroughfare shall be the distance required for a front or side yard adjoining a street measured from the existing right-of-way line of the street or thoroughfare, or from the proposed right- of-way line as established by other ordinances, Cook County or State highway authorities. The greatest right-of-way width requirement from these sources shall control.

F. *Exceptions.*

1. Whenever more than 30 percent of frontage on one side of a recorded subdivided block is occupied by residences on the effective date of this ordinance, the average setback from the front lot line of the existing residences shall be maintained for all new or relocated structures. The setback from the front lot line, however, shall not be less than 20 feet.

2. Whenever more than 49 percent of the frontage on one side of a street between two intersecting streets is developed with buildings that have maintained (within a variation of ten feet or less) a front yard greater in depth than required, new buildings shall not be erected closer to the street than the average front yard established by the existing buildings.

3. Whenever more than 49 percent of the frontage on one side of a street between two intersecting streets is developed with buildings that have been legally constructed and have not maintained the required front yard, the following shall

apply:

a. Interior lots.

i. Minimum front yard for lots within 100 feet of buildings on both sides of the lot shall be a line drawn between the closest front corners of the two existing buildings.

ii. Minimum front yard for lots within 100 feet of a building on one side only shall be the distance the closest building is to the street.

b. Corner lots. Depth of the setback shall be as required in the district where the lot is located.

G. *Sight vision clearance on corner lots.*

Structures or plant materials on corner lots shall not obstruct a clear path of motorist sight vision within a triangular area determined by a diagonal line connecting two points measured 35 feet equidistant from the street corner of the two intersecting street lines.

Distance in commercial districts may be reduced to ten feet and shall only apply to the first floor of a building.

H. *Structures on lots of record.* Existing structures, buildings and uses that conform to 1940, 1960 and 1976 Cook County zoning ordinances may be expanded, altered, or improved provided that all additions, improvements and uses conform to the district requirements of this ordinance.

*8.4.6. Permitted obstructions in required yards*. The following structures are permitted obstructions when located in required yards:

A. *All yards.*

1. Open terraces not over four feet above average grade level of adjoining properties, but not including permanently roofed terraces or porches. Railing and guardrails necessary for safety are excluded.

2. Awnings and canopies.

3. Above grade steps not exceeding four feet in height which are necessary for access to a permitted building or to a zoning lot from a street or alley.

4. Chimneys projecting no more than 18 inches into the yard.

5. Recreational and laundry poles.

6. Arbors and trellises.

7. Flag poles.

8. Fences and walls no more than six feet in height above natural grade level.

9. Open fences exceeding six feet in height, provided that visibility at right angles to any surface of the fence is not reduced by more than 50 percent, and subject to applicable height restrictions and zoning districts in this ordinance.

B. *Front yards.*

1. One-story bay windows projecting no more than three feet into the yard.

2. Overhanging eaves and gutters projecting no more than three feet into the yard.

3. Fuel pumps and air and water service provided they are set back at least 15 feet from the front lot line.

C. *Rear yards.*

1. Enclosed, open, attached or detached off-street parking spaces.
2. Accessory sheds, tool rooms and similar structures for domestic or agricultural storage.
3. Fallout shelters.
4. Balconies.
5. Breezeways and open porches.
6. One-story bay windows projecting no more than three feet into the yard.
7. Overhanging eaves and gutters projecting no more than three feet into the yard.
8. HVAC, pool and generator equipment, at least 5' from the rear lot line.

D. *Side yards.*

1. Overhanging eaves and gutters projecting no more than 18 inches into the yard.
2. Fuel pumps and air and water service provided they are set back at least 15 feet from the side lot line.
3. HVAC, pool and generator equipment, at least 5' from the side lot line.

*8.4.7. Front lot lines.*

A. *Corner lots.* Front lot lines on a corner lot shall be the lot line having the shortest dimension along the street line.

B. *Through lots.* Front lot lines on vacant through lots shall be along the street designated by the Department of Building and Zoning. Permitted obstructions in front yards shall be located in that part of a rear yard adjoining a street that is equivalent in depth to a required front yard, except lots backing to thoroughfares in subdivisions where no access has been provided on the recorded plats.

*8.4.8. Right-of-way dedication*. The land area that was voluntarily dedicated for a right-of-way without compensation can be used for computing allowable density. This provision shall not apply to land dedicated in a plat of subdivision.

**8.5. - Accessory building and structure regulations.**

*8.5.1. Location*. An accessory building shall not be located closer than three feet to a required side lot line. An accessory building shall not be located closer than three feet to a required rear lot line or to a side lot line abutting the required rear yard. A detached accessory building in a residential district shall not be closer than ten feet to the principal building. This distance shall be increased by an additional one foot for every foot over 20 feet in length that the wall of an accessory building parallels the principal building.

*8.5.2. Construction of an accessory building*. An accessory building shall not be constructed on any lot prior to construction of the principal building.

*8.5.3. Percentage of required yard occupied*. A detached accessory building shall not occupy more than 50 percent of a required yard area.

*8.5.4. Height in required rear yard*. A detached accessory building located in a required rear yard

shall not exceed the height of the principal building or 15 feet, whichever is less.

*8.5.5. Reversed corner lot*. An accessory building shall not be located on a residential reversed corner lot within 15 feet of a rear lot line unless it is set back from the side lot line abutting the street at least two- thirds of the front yard setback of the rear property. An accessory building shall not be located within three feet of a rear lot line which abuts the side lot line of residential property. An accessory building shall not encroach upon a required side yard of a corner lot which is adjacent to the street, nor upon a required side yard of a reversed corner lot which is adjacent to the street.

**8.6. - Structure height.**

The following requirements qualify or supplement district regulations in this ordinance:

*8.6.1 District height regulations.* Except as otherwise provided by Cook County ordinance, the following height regulations shall apply:

A. *R-1 to R-5 Residential District.* Structures located in the R-1, R-2, R-3, R-4 and R-5 zoning districts shall conform to the following height restrictions:

1. Detached single-family residential dwelling units shall not exceed 2½ stories and a height of 35 feet.
2. Nonresidential structures shall not exceed a height of 40 feet.
3. Accessory structures shall not exceed a height of 15 feet or exceed the height of the principal structure, whichever is less.

B. *R-5A to R-8 Residential District.* Structures located in the R-5A, R-6, R-7, and R-8 zoning districts shall conform to the following height restrictions:

1. Detached Single-family residential dwelling units shall not exceed 2½ stories and a height of 35 feet.
2. Townhomes shall not exceed 2½ stories and a height of 35 feet.
3. Multifamily residential dwelling units shall not exceed a height of 45 feet.
4. Nonresidential structures shall not exceed three stories and a height of 45 feet.
5. Accessory structures shall not exceed a height of 15 feet.

C. *C-1 and C-2 Commercial Districts.* Structures located in the C-1 and C-2 zoning districts shall conform to the following height restrictions:

1. Nonresidential structures shall not exceed three stories and a height of 45 feet.
2. Accessory structures shall not exceed a height of 20 feet.

D. *C-3 to C-5 ~~C-6~~ Commercial Districts.* Building and structures located in the C-3, C-4, and C-5, ~~and C-6~~ zoning districts shall conform to the following height restrictions:

1. Nonresidential structures shall not exceed five stories and a height of 60 feet, provided the structure is set back from the front, rear and side lot lines at a ratio of three feet for every five feet of structure height greater than 45 feet. This height requirement shall apply in addition to rear and side yard requirements set forth in this ordinance.
2. Accessory structures shall not exceed a height of 20 feet.

E. *C-6 to ~~C-7~~ C-8 Commercial Districts.* Structures located in the C-6, C-7, and C-8 zoning districts shall conform to the following height restrictions:

1. Nonresidential structures shall not exceed a height of 100 feet, provided the structure is set back from the front, rear and side lot lines at a ratio of three feet for every five feet of structure height greater than 60 feet. This height requirement shall apply in addition to rear and side yard requirements set forth in this ordinance.

2. Accessory structures shall not exceed a height of 20 feet.

F. *I-1 to I-4 Industrial Districts.* Structures located in the I-1, I-2, I-3, and I-4 zoning districts shall conform to the following height restrictions:

1. Nonresidential structures shall not exceed a height of 75 feet, provided the structure is set back from the front, rear and side lot lines at a ratio of three feet for every five feet of structure height greater than 50 feet. This height requirement shall apply in addition to rear and side yard requirements set forth in this ordinance.

2. Accessory structures shall not exceed a height of 20 feet.

G. *Planned Unit Developments.* The structures in a planned unit development may exceed the height limits established for the district in which the structures are located in accordance with an approved planned unit development.

H. *Miscellaneous.*

1. Plans to construct a structure exceeding 160 feet in height shall be forwarded to the Federal Aviation Administration for review and comment.

*8.6.2. Public buildings.* A public hospital or institution, a public or parochial school and a public utility or public service building shall not exceed a height of 60 feet, provided the building is set back from the front, rear and side lot lines a ratio of two feet for every ten feet of building height greater than 40 feet. This height requirement shall apply in addition to rear and side yard requirements set forth in this ordinance.

*8.6.3. Building appurtenances.* Appurtenances shall not extend more than 15 feet above the height of the principal structure, except that towers or steeples of a religious institutional use may be constructed to a height of no more than 75 feet when measured from grade.

*8.6.4. Airports.* Structures subject to notice under Federal Aviation Regulations shall not be constructed until it is determined by the Federal Aviation Administration that a structure will not be a hazard to aerial navigation. Applications for zoning amendments, special uses, unique uses, variances or planned unit developments which involve property located within two miles of an airport shall be forwarded by the Department of Building and Zoning to the Federal Aviation Administration for review and comment.

**8.7. - Regulations for specific uses.**

*8.7.1. Fences, walls, hedges and shrubbery.*

A. Fences, walls, hedges and shrubbery may be erected, placed, maintained or grown within ten feet of a lot line on property abutting or located in a residential district unless otherwise provided in Section 8.4. The height of a fence, wall, hedge or shrubbery shall not exceed six feet above ground level and, if located in a required front or corner side yard, shall not exceed a height of three feet.

B. Fences, walls, hedges and shrubbery shall not be erected, placed, maintained or grown within five feet of a lot line on any nonresidential zoned property in excess of ten feet in height.

C. Fences, walls, hedges and shrubbery shall not be erected, constructed, maintained or grown to a height exceeding three feet above the street grade when located within 35 feet of the right-of-way line.

D. Fences shall be constructed so that the poles, support[s] and braces are on the side of the fence of the owner of the property placing the fence so that the side of the fence without poles, support[s] and braces is facing neighboring property (unless otherwise approved by the Building Commissioner).

E. Fence(s) shall not be erected using barbed wire, razor wire, iron spike or other sharp-pointed materials provided, however, this section shall not prohibit the use of such materials when used entirely on private property and when:

1. Located in a commercial or industrial zoning district, or used for governmental/quasigovernmental use, or used to secure hazardous equipment or installations, such as, but not limited to, high voltage equipment, electrical transformers, cellular towers, etc., subject to the approval of the Building Commissioner;

2. Securely attached along the top of a soundly constructed fence or structural barrier starting at a height of not less than six feet, extending no more than two feet and angled inward as to not extend beyond the property line; and

3. Setback not less than three feet from the side and rear lot lines when abutting a residential zoning lot, provided that landscaping shall be used within the required three-foot setback and shall include a minimum of a three-foot high barrier using shrubbery or trees distributed across the entire perimeter of the fence or structure, excluding driveways. Barbed wire, razor wire, iron spike or other sharp-pointed materials may also be used for the security of hazardous equipment or installations, such as but not limited to, high voltage equipment, electrical transformers, cellular towers, etc., regardless of the zoning district, subject to the approval of the Building Commissioner or their authorized designee.

*8.7.2. Mobile homes.* The following regulations shall apply to mobile homes:

A. *Accessory building.* Mobile homes or trailers shall not be permissible as an accessory building.

B. *Mobile home or trailer park.* Mobile homes shall be regulated as set forth in the Cook County Mobile Home Park Ordinance [Chapter 110, Article II of the Code].

C. *Temporary residence.* Mobile homes trailer may be used as a temporary residence during construction of a residence located on the same zoning lot for a period not to exceed one year.

*8.7.3. Tents.*

A. Tents shall not be erected, used or maintained for living quarters.

B. Tent permits shall not exceed ten days and uses shall not be detrimental to public health, safety, morals, comfort, convenience or general welfare.

C. Tents and tent operations shall conform with all other ordinances and codes of Cook County and the State of Illinois.

*8.7.4. Fallout shelters.*

A. *Fallout shelters shall be used for the purpose defined in Article 14.*

B. *Fallout shelters may be constructed only in the following locations:*

1. *Inside any new or existing principal structure.*

2. *Attached to any new or existing principal structure with direct access from the structure.*

3. *Wholly underground.*

*8.7.5. Inoperable vehicles*. An inoperable vehicle shall be kept in a fully enclosed structure unless the vehicle is actively being repaired or is in an automobile salvage yard. Repairs to inoperable vehicles must be completed within six months.

*8.7.6. Temporary highway contractor's yards*. A highway contractor may be permitted to operate from a temporary contractor's yard in any zoning district during highway construction. The yard shall be located at least 800 feet from any residence, excluding the residence on the subject property, and 400 feet from any commercial, I-1 or I-2 District. The site shall be returned to its original condition before the yard was constructed. Application for a temporary contractor's yard shall be filed with and authorized by the Department of Building and Zoning.

*8.7.7. Animals.* In addition to the regulations below, the keeping of animals is subject to all applicable provisions of the Cook County Code of Ordinances, including, but not limited to, those contained within Chapter 10, Animals, and Chapter 38, Health and Human Services. For purposes of this ordinance, an animal shall be considered an adult when it reaches four months of age.

A. *Pets.* Pets may be kept on any lot of residential use, provided that no more than three adult pets shall be kept at any one residential unit and when kept outdoors, pets shall be housed in an adequate enclosure suitable for the confinement of such animals.

B. *Livestock.* The keeping of livestock shall be limited to a minimum lot area of five acres; livestock shall be kept in an adequate enclosure suitable for the confinement of such animals. For the purposes of this section, fowls shall not be considered livestock.

C. *Horses.* Horses shall be kept in an adequate enclosure suitable for the confinement of such animals.

D. *Fowl.* Fowls shall be kept in an adequate enclosure suitable for the confinement of such animals.

E. *Beekeeping.* Bee colonies may be kept on residential and commercial zoning lots, provided they comply with the following regulations:

1. Colonies must be registered with the Illinois Department of Agriculture.

2. An adequate water source shall be provided between March and November.

3. Apiaries shall be located in the rear of a zoning lot.

4. Apiaries shall be setback no less than ten feet from an abutting lot line.

5. Apiaries shall be elevated a minimum of one foot above grade.

6. When kept on zoning lots of less than ½ acre apiaries shall be enclosed by a barrier of a minimum of six feet in height.

7. When located on zoning lots of less than ½ acre the keeping of bees shall be limited to a maximum of four bee colonies.

F. *Animal enclosures.* Enclosures must meet the following requirements:

1. Enclosures shall comply with the setback requirements of the zoning district in

which it is located.

2. Enclosures shall be structurally sound and kept in a state of good repair.

G. *Exemptions.* This section shall not apply to farms, veterinary clinics, animal hospitals, kennels, zoos, or animal shelters.

*8.7.8. Portable storage containers.* The purpose of this section is to provide standards to ensure that portable storage containers, as defined herein, are used for the short-term, temporary storage and transport of personal property; are not used as an accessory building; and do not impede vehicle access, traffic flow, pedestrian or bicycle traffic or circulation or create public safety hazards.

A. Portable storage containers may be located on privately owned property, provided the portable storage container shall be placed only on a paved or gravel surface in a driveway or parking space. At no time will the placement of any portable storage container be permitted on a public way.

B. No portable storage container shall have storage capacity greater than 900 cubic feet. The Building Commissioner may make exceptions to storage capacity requirements when deemed necessary.

C. A portable storage container shall have no signage except for the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the portable storage container at the location and the signage must be permanently adhered to, or painted on, the portable storage container.

D. The exterior of the portable storage container shall be constructed of weatherproof material and, at all times while the portable storage container is located at the site, be maintained in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing or other holes or breaks. When not in immediate use all portable storage containers shall be locked. It is the responsibility of the owner and renter to provide for the maintenance of the portable storage container.

E. No portable storage container shall be used to store solid waste, construction debris, demolition debris, recyclable materials, goods or property other than that of the property where the portable storage container is located or any other illegal or hazardous material. Upon reasonable notice to the renter and upon reasonable cause to believe the portable storage container is being used in violation of the provisions of this section, the Building Commissioner, or his designee, may inspect the contents of any portable storage container at any reasonable time.

F. A portable storage container may remain at the location for a period not to exceed 30 consecutive days, unless otherwise authorized by the Building Commissioner, upon a showing of good cause.

G. A portable storage container may be removed at the direction of the Building Commissioner or his designee, by the company that owns or provides that portable storage container or any other authoritative body.

H. The use of a portable storage container shall not require a permit.

*8.7.9. Medical cannabis dispensing organization.* The operation of Medical Cannabis Dispensing Organizations shall comply with all regulations provided in the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/1 et seq.), as enacted by the State of Illinois, effective January 1, 2014, as may be amended from time to time and subject to any conditions or restrictions imposed by the Cook County Board of Commissioners.

*8.7.10. Medical cannabis cultivation centers.* The operation of Medical Cannabis Cultivation

Centers shall comply with all regulations provided in the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/1 et seq.), as enacted by the State of Illinois, effective January 1, 2014, as may be amended from time to time and subject to any conditions or restrictions imposed by the Cook County Board of Commissioners.

8.7.11. *Short-Term Rentals*.

A. Length of Stay. The length of stay for a Short-term Rental Guest shall be at least twenty-four (24) hours but shall not exceed 30 consecutive calendar days.

B. Short-term Rental Types.

*a.* *Supervised*. A dwelling unit that is used as a Short-term Rental where the host is present during a Short-term Rental Guest's length of stay.

i. Business Occupancy. Supervised Short-term Rentals shall obtain and conform to all other regulations for a home-based business occupancy. A special use will not be required unless the use exceeds the definition of a Supervised Short-term Rental.

ii. Parking. No additional parking is required unless the existing parking ancillary to the dwelling is non-conforming. In this case, the parking shall be improved to comply with the zoning ordinance.

iii. Guest Capacity.

1. A Supervised Short-term Rental shall not utilize more than twenty-five (25) percent of the total floor area of any one story within a dwelling unit to house Guests.

2. One (1) bathroom shall be available within the dwelling unit for each bedroom intended to house Guests.

3. A maximum of two (2) Guests are allowed per bedroom.

iv. Meals and Food. Meals shall not be provided or sold to Short-term Rental Guests. Only prepackaged foods, not subject to heath inspections, are permitted to be provided to Guests. Use of kitchen facilities for the cooking of food by Guests is permitted.

*b.* *Non-Supervised*. A dwelling unit that is used as a Short-term Rental where the host is not present during a Short-term Rental Guest's length of stay.

i. Non-Supervised Short-term Rentals shall obtain a special use in accordance with the Codes of Ordinances of Cook County, Illinois, in addition to a business occupancy.

ii. Parking. No additional parking is required unless the existing parking ancillary to the dwelling is non-conforming. In this case, the parking shall be improved to comply with the zoning ordinance. Additional parking improvements may be required as a condition of special use approval on a case by case basis.

iii. Guest Capacity.

1. A Non-Supervised Short-term Rental shall not utilize more than six (6) bedrooms within a dwelling unit to house Guests.

2. One (1) bathroom shall be available within the dwelling unit for each bedroom intended to house Guests.

3. A maximum of two (2) Guests are allowed per bedroom.

iv. Meals and Food. A Non-Supervised Short-term Rental may prepare and sell food as part of its operation in accordance to the required business occupancy procedures and approvals, including, but not limited to, approvals and inspections from the Cook County Public Health Department.

v. Private Events. The intended use of a Non-Supervised Short-term rental is for temporary lodging and not a venue for events or assembly. However, private events may take place at Non-Owner Supervised Short-term Rentals and shall adhere to the following conditions:

1. Events are prohibited to occur outside the hours of 11:00 PM and 8:00 AM.

2. Event attendees to Short-term Rental Guest ratio shall not exceed 2:1. No more than twenty-four (24) event attendees are permitted, not including Short-term Rental Guest.

3. The Short-term Rental shall not host more than four private events per calendar year. Each event shall not exceed a 48-hour period.

4. The Short-term Rental shall be serviced by a public sewer connection to provide capacity for assembly-type uses.

vi. Ownership Change. In the event a Special Use is issued for a Non-Supervised Short-term Rental and the dwelling unit's ownership changes by ten percent (10%) or greater, the granted Special Use will be void and a new Special Use must be reissued to continue operation of the Non-Supervised Short-term Renal.

C. Signs: Signs advertising the Short-term Rental shall be prohibited. Please see Article 12. – Signs.

D. Simultaneous Reservations: A short-term rental shall not host more than one (1) reservation simultaneously.

*8.7.12. Solar, photovoltaic (PV) systems.*

A. Solar collectors shall be installed to avoid solar glare directed to adjacent properties or roadways. Solar collectors must be made of a non-reflective surface. If the solar PV installation creates an adverse impact to the public or neighboring properties, the property owner will be required to take measures to mitigate the impact. Such measures may include screening provisions such as vegetation, or to remove the solar collectors entirely.

B. A solar PV system shall not be used to display any advertising or signage, including streamers, pennants, spinners, flags, reflectors, ribbons, balloons, banners, or other similar materials.

C. All solar PV systems shall be installed using an engineered mounting structure whether ground or roof mounted. No solar PV system shall be installed to a building façade, mechanical appurtenances, smokestacks or chimneys, or fences with the exception of BIPV systems where components are integrated within architectural materials that provide roof covering, screening or enclosure as part of the building envelope.

D. Where feasible, solar collector units shall be consolidated into array groupings, while allowing suitable access for maintenance or life safety and firefighting access.

E. Residential Districts: No part of the solar PV system may extend beyond the exterior perimeter of the principal or accessory structure.

F. Commercial, Industrial, Forest Preserve and Public Land Districts: Solar PV systems shall conform to district setback requirements if a ground installation. And may not extend beyond the exterior perimeter of the principal or accessory structure if a roof installation.

G. Height above ground or above the roof surface shall comply to the following requirements:

1. Flat Roof collectors shall not exceed 9 feet in overall height or extend more than 5 feet above the building parapet, whichever results in less height.

2. Sloped Roof Installations. Solar PV collectors shall not extend above the ridge of the roof section that are installed on.

**8.8. - Exemptions.**

*8.8.1. Public utilities*. The following public utility equipment is permitted in any district subject to the provisions of this ordinance: poles, towers, wires, cables, conduits, vaults, pipelines, laterals or any other similar distributing equipment of a public utility.

*8.8.2. Underground installations*. A pipeline or other similar underground installation which is completely buried beneath the ground surface is exempt from the requirements of this ordinance. However, the pipeline installation, maintenance and operation shall comply with all applicable state and federal regulations. A structure or equipment associated or used in connection with pipelines or other underground installations which protrudes or extends above the ground surface, excluding markers indicating the location of underground pipelines, shall be subject to the provisions of this ordinance.

**8.9. - Miscellaneous.**

*8.9.1. Zoning of disconnected and unclassified land*. An addition to unincorporated Cook County resulting from disconnection by a municipality or dissolution of a municipality shall be automatically classified as a R-1 Single-Family Residence District. Any unincorporated land which is not classified on the official zoning maps of Cook County shall be classified as a R-1 Single-Family Residence District.

*8.9.2. Municipal boundary lines*. The boundary lines of incorporated villages, cities and municipalities shall be the lines determined by due process of law and made a matter of record in the office of the Cook County Recorder.

*8.9.3. Sewage disposal and water supply*. The ground area for every use of land shall provide for an approved sewage disposal and water supply system. Sewage disposal and water supply systems shall conform to the standards and requirements of the Cook County Plumbing Code, as amended, the Cook County Health Department, the Metropolitan Water Reclamation District of Greater Chicago and the Health Department of the State of Illinois. Site development plans, signed and sealed by an Illinois licensed professional engineer, accompanying building permit applications shall clearly show the proposed sewage disposal system and any well location. This provision is required regardless of any other provision of this ordinance.

*8.9.4. Stormwater detention*. The storm water detention procedures adopted, and as amended, by the Metropolitan Water Reclamation District of Greater Chicago are hereby adopted as part of this ordinance except to the extent that such procedures involve administrative responsibilities or duties not within the

authority of the Department of Building and Zoning or the Zoning Board of Appeals.

*8.9.5. Sediment and erosion control*. An applicant for a zoning amendment, variation, special use, planned unit development or unique use shall submit a sediment and erosion control plan to the Department of Building and Zoning for approval when the proposed development involves tilling, clearing, filling or grading of land. Engineering criteria for areas involving wetlands, floodways and floodplains shall be reviewed and approved by the Cook County Highway Department.

*8.9.6. Compensatory development rights*.

A. *Purpose.* Compensatory development rights are intended to encourage preservation of lands and amenities that benefit the general public, while not destroying or diminishing the rights of the private property owner. This is accomplished by providing for the transfer of the development rights from one property to one or more other properties. An owner of two or more properties in unincorporated Cook County may request to transfer development rights from one property to another, provided there is a resulting benefit to the general public in the use and enjoyment of the property from which development rights are to be transferred. This purpose shall be accomplished without harming public health, safety or general welfare.

Compensatory development rights used for the purpose of preserving land for the public benefit may include the following situations:

1. Property from which development rights are to be transferred containing a structure which has been cited as a national, state or local historic or architectural landmark.
2. Property from which development rights are to be transferred containing recreation or open space assets, especially in areas deficient in recreational land.
3. Property from which development rights are to be transferred containing natural features which warrant leaving the property undeveloped.
4. Property from which development rights are to be transferred are adaptable to public use.

B. *Procedure.* Compensatory development rights shall be processed as follows:

1. A person owning or having an interest in property may file an application for compensatory development rights.
2. Applications for compensatory development rights shall be filed with the Department of Building and Zoning on a form prescribed by the Department. Applications shall contain plans and supporting documents prescribed by the Department of Building and Zoning, and shall include a statement in writing and supporting evidence that the proposed compensatory development rights will conform to the standards set forth in this section.
3. Hearing on application. Applications and supporting documents shall be forwarded by the Department of Building and Zoning to the Zoning Board of Appeals. Upon receipt of an application, the Zoning Board of Appeals shall hold at least one public hearing in the township in which the subject property is located. At least 15 days in advance of each hearing, notice of the time and place of the hearing shall be published in a newspaper of general circulation in Cook County, shall be posted on the street frontage of the subject property and shall be mailed to each municipality within 1½ miles of the property. In addition, notice of all hearings shall be sent to each civic or property owners' organization requesting notices of such hearings. Failure to notify a civic or property owners' organization, however, shall not invalidate the hearing.
4. Authorization. Findings and recommendations from the Zoning Board of Appeals shall be presented to the Cook County Board of Commissioners on every application for a compensatory development right. Findings and recommendations shall contain a statement regarding each standard established in this section. The Cook County Board of Commissioners may grant or deny an

application for a compensatory development right. If a written protest against a proposed compensatory development right has been received in accordance with Article 13, an application shall not be granted except by a favorable vote of three-fourths of all the members of the Cook County Board of Commissioners.

C. *Standards.* Compensatory development rights applications shall conform to the following standards:

1. Property from which development rights are to be transferred shall be publicly dedicated. In lieu of direct dedication to a public body, the Cook County Board of Commissioners may hold title to property from which development rights are to be transferred for future allocation to an appropriate public agency or to hold in a public trust. The Cook County Board of Commissioners shall decide which public agency is to receive title to property from which development rights are to be transferred. A public dedication or development agreement shall be irrevocable for the property from which development rights are to be transferred.

2. Property included in the development rights transfer application must be located in unincorporated Cook County.

3. Property involved in the compensatory development rights application shall all be located within the same township.

4. Property involved in the compensatory development rights application must be owned by the applicant.

5. Property from which development rights are to be transferred must possess unique characteristics or desirable attributes that render it important to retain for the public benefit.

6. Property receiving compensatory development rights shall not create conditions that are detrimental to the character of a community or neighborhood.

7. Establishment of compensatory development rights shall not impede the normal and orderly development of surrounding property for uses permitted in the district.

8. Utilities, access roads, ingress and egress, drainage and other necessary facilities shall be provided and approved by the Cook County Highway Department.

9. Compensatory development rights shall in all other respects conform to the regulations of this ordinance and other applicable County regulations, except as such regulations may be modified by the Cook County Board of Commissioners.

D. *Conditions and guarantees.* The Zoning Board of Appeals may recommend, and the Cook County Board of Commissioners may adopt, conditions and restrictions on compensatory development rights to assure compliance with the standards and requirements of this ordinance. The Cook County Board of Commissioners may require evidence and guarantees to ensure that the applicant complies with the conditions of the compensatory developments rights. Failure of the applicant to comply with conditions or restrictions shall constitute a violation of this ordinance.

*8.9.7. Clustering of residences.*

A. *Purpose.* Clustering of residences is allowed as a special use on property less than 20 acres in size. The purpose of clustering residential structures in residential zoning districts is to preserve existing site amenities such as lakes, natural vegetation, rolling terrain and scenic vistas. Innovative design of residential properties is encouraged using

this method of development.

B. *Procedure.* Clustering of residences are designated as a special use within each residential district, and are subject to compliance with all special use provisions, standards and procedures of this ordinance. In addition to the special use standards, the Cook County Board of Commissioners may vary normal setback, yard, lot area and lot width requirements for a cluster residential development, provided that the maximum net density allowed within the zoning district is not exceeded.

C. *General requirements.* Property required for a cluster residential development shall not be less than three nor more than 20 acres in size. Any portion of the development not occupied by cluster residences and required facilities must be utilized as open or recreation space.

*8.9.8. Unique uses.*

A. *Purpose.* Applications for a unique use of property may be granted in accordance with this section for a use which is not expressly enumerated as a permitted, special, temporary or accessory use or not provided for, considered or contemplated at the adoption of this ordinance.

B. *Procedure.* Applicants may request a unique use subject to the following:

1. Proof of conformance with each special use standard as specified in Article 13.

2. Proof of a special and extraordinary need for the unique use including proof of unique characteristics of the subject property, proposed use and surrounding neighborhood.

3. Proof that the unique use will be an affirmative benefit to the surrounding properties and neighborhood from a land use and economic standpoint.

C. *Evidence.* Applicants shall have the burden of presenting clear and convincing evidence that the unique use satisfies the standards and criteria enumerated in this section. The special use procedure of this ordinance shall be employed in applying for and granting or denying a unique use.

*8.9.9. Right-of-way acquisitions*. Cook County may require an applicant for zoning relief to dedicate land where a development creates a need for off-site improvements such as roadways, utilities and bike paths.

*8.9.10. Siting Approval of a New Pollution Control Facility.* Approval of a "new pollution control facility", as defined in Chapter 30, Article VII, Division 6 of this Code, or expansion of an existing pollution control facility in unincorporated Cook County shall be subject to the requirements of Chapter 30, Article VII, Division 6 of this Code, and zoning requirements found in Part II, Land Development Ordinance, Appendix A, Article 13 of this Code, and shall be conditional pending approval by the State of Illinois.

*8.9.11. Scavenger operations.* The actual contact hours involved in the pickup of refuse and all other solid waste, and all related commercial and municipal scavenger operations in unincorporated Cook County shall be from 7:00 a.m. to 8:00 p.m. These hours are not intended to include or confine such functions as start up and shut down operations at the central operating point (transfer station, sanitary landfill, incinerator, etc.), or the transit time of the first trip to and the last trip from the defined collection areas, A variance may be requested from the Department of Building and Zoning when it can be shown to the satisfaction of the Commissioner that scavenger operations outside these hours is in the overall public interest or operationally essential, and for a limited time period.

*8.9.12. Approval of New Utility-Scale Wind Turbine(s), Farm(s), or Energy Project(s).* Approval of

a new "utility-scale wind turbine", as defined by the United States Department of Energy, in unincorporated Cook County shall be subject to the building and zoning requirements found in this Part II, Land Development Ordinance, Appendix A, Article 13 of this Code.

**8.10. - Environmentally Sensitive Areas.**

8.10.1. *Environmentally sensitive.* An Environmental Mitigation Plan is required for any development proposed on residential zoning lots of less than 20,000 square feet which contains environmentally sensitive areas, floodways, floodplain or wetlands as depicted in official maps adopted by Cook County and FEMA Flood Insurance Rate Map (FIRM).

## ARTICLE 9. - PLANNED UNIT DEVELOPMENT

**9.0. - Purpose.**

The primary purpose of a planned unit development is to insure that developments are consistent with the intent and purpose and policies of the Cook County Comprehensive Land Use and Policies Plan. It is intended that the PUD will encourage innovative land planning, architecture, landscape architecture and site amenities beyond that which would be possible through strict application of the Cook County Zoning Ordinance of 2001. The PUD shall work in conjunction with the Cook County Building and Environmental Ordinance (Chapter 30 of the code), the Cook County Subdivision Manual the Cook County Flood Prevention Ordinance and the Cook County Comprehensive Land Use and Policies Plan.

The PUD shall provide for preservation of natural site amenities such as vegetation, of which 75 percent or more shall to [be] comprised of native plants, topography and other unique physical site characteristics, the creation of urban amenities, the creation of additional open space and generally the design and development of unique, high quality projects.

The PUD provides for projects with either a single type of land use or a variety of land uses development as a unified project.

**9.1. - Objectives.**

*9.1.1. PUD objectives*. The flexibility available in a PUD is intended to achieve the following objectives:

A. Insure development consistent with the intent, purpose and policies of the Cook County Land Use and Policies Plan.

B. Encourage innovation and creativity in land use planning and development.

C. Promote and enhance housing for the public.

D. Encourage the availability of open space and promote the development of recreational land uses.

E. Provide and promote coordinated, flexible and comprehensive planning and development of land for the benefit of property owners and to serve the public interest.

F. Preserve natural vegetation, topographic and geological features and environmentally sensitive areas.

G. Prevent and control soil erosion and surface flooding.

H. Create a method of preservation of common open space for the continued use and enjoyment of residents within the development.

I. Promote efficient use of land resulting in an economic network of utilities, streets and

other improvements.

J. Provide for efficient location of schools and other necessary facilities.

**9.2. - Location.**

A PUD may be approved as a special use in each zoning district in Cook County in accordance with the procedures of this ordinance.

**9.3. - General requirements.**

*9.3.1. Ownership*. The site of a proposed PUD must be under single ownership or unified control at the time of the application.

*9.3.2. Map amendment in conjunction with PUD.* The density of a proposed PUD shall correspond to the density regulations imposed by the underlying zoning district. If the density of a proposed PUD exceeds the density permitted in the underlying zoning district, the applicant shall also apply for a map amendment in conjunction with the PUD. The map amendment application shall be processed in accordance with Article 13. Map amendment and PUD applications shall be consolidated for purposes of review and hearing.

*9.3.3. Access*. The proposed PUD shall be designed with ingress and egress to minimize traffic congestion. The Cook County Board of Commissioners may require public dedication of any street located in the PUD.

*9.3.4. Utilities*. The applicant shall submit a resolution or ordinance from the local municipality authorizing sewer and water extensions, connections and service when a PUD is intended to use municipal utilities.

*9.3.5. Maintenance*. The applicant shall provide for a Property Owners' Association or some other vehicle for funding the perpetual maintenance, operation, improvements and repair of PUD common areas, streets, parking areas and other common facilities.

*9.3.6. Required PUDs.* The PUD regulations contained in this article shall be applicable to any proposed development, in excess of 20 acres in size, to any proposed development which contains environmentally sensitive areas or wetlands as depicted on the official maps adopted by Cook County, and to any proposed development located within a floodplain as depicted in a FEMA Flood Insurance Rate Map (FIRM). This provision shall not apply to residential zoning lots with a lot area of 20,000 square feet or less, except where water and sewage is provided by well and septic.

**9.4. - Procedures.**

The process for obtaining approval of a proposed PUD shall be subject to the following procedures:

**9.5. - Application for preliminary plan approval.**

*9.5.1. Notice of application.* An applicant shall, not less than 15 days nor more than 30 days before filing an application, serve written notice of intent to apply for a PUD by certified mail with return receipt requested, to property owners within 250 feet of the lot lines of the proposed PUD. The property owners receiving notice shall be those persons or entities whose names appear on the Cook County tax records. For condominium developments that are located within 250 feet of the lot lines of the proposed PUD, only the condominium association shall be served with notice. The number of feet occupied by public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement. Notice need not be sent to owners more than 400 feet from the subject property when public streets, alleys and other public ways are included in the computation. In addition, the applicant shall serve notice to the clerk of each municipality within 1½ miles of the subject property, the superintendent of each local

school district serving the PUD, the fire chief of each local fire protection district serving the PUD, the township clerk and the township highway commissioner for the district serving the PUD. Notice shall contain the address of the subject property, a brief statement of the nature of the application, the name and address of the applicant and a statement of the approximate date when the applicant intends to apply. If the property owner on which notice is served cannot be found or the mailed notice is returned, the notice requirements of this provision shall be deemed satisfied provided the applicant made a bona fide effort to determine the owner's address.

*9.5.2. Application and supporting documents.*

A. An application for a PUD shall be submitted to the Department of Building and Zoning in such form and accompanied by such information as required by the Department of Building and Zoning. The applicant shall file one original and one electronic copy of the application and all supporting documents. The applicant shall disclose, and the Department of Building and Zoning shall independently verify, whether a judicial proceeding for a violation of any Cook County ordinance is pending pertaining to the subject property.

B. Applicants shall file with the Department of Building and Zoning a sworn affidavit containing a complete list of the names and last known addresses of the persons served with notice pursuant to Section 9.5.1.

C. Applications shall be accompanied by the following documentation:

1. Statement describing the character of the PUD and the manner in which it has been designed to take advantage of the flexibility of PUD regulations and the benefits that will accrue to the public as a result of the PUD.
2. Statement of planning objectives to be achieved by the PUD.
3. Statement of present and proposed ownership of all land within the proposed PUD, with supporting documentation, and an affidavit certifying that there are no delinquent taxes on the whole or any part of the property.
4. Development schedule indicating stages in which the proposed PUD will be built and approximate dates for beginning and completion of each construction stage.
5. Proposed agreements, provisions or covenants which will govern the use, maintenance, operation and improvement of the proposed PUD and any of its common open space.
6. Statement indicating the density of uses including total number of dwelling units per acre, number of units by type, number of buildings by type and number of bedrooms in each building and dwelling unit type.
7. Statement detailing the type and amount of nonresidential uses including the total amount of common open space and net amount (open space which is not located in required yards or stormwater management areas) of open space.
8. Statement identifying the type and location of service facilities and off-street parking facilities, including total number of parking spaces and parking spaces per sub-area.
9. Architectural plans for all primary buildings which reveal the style of the development and the building design, floor area of building types and total ground coverage of buildings.
10. Landscape plan prepared by a registered landscape architect depicting trees, plant

materials, grading, excavating, berming and aesthetic features.

11. School impact study estimating the number of additional students and the financial burden the proposed PUD will have on local school districts.

12. Appraisal report prepared by an MAI appraiser demonstrating the value of the property as zoned and the value as zoned with the proposed PUD.

13. Tax impact study estimating the tax revenue to be generated by the proposed PUD and the estimated cost to various taxing bodies of providing necessary services to the PUD.

14. Traffic analysis demonstrating the adequacy of the local transportation system to handle anticipated traffic volumes generated by the proposed PUD and an analysis of the adequacy of the PUD's internal vehicular circulation system.

15. Economic feasibility study of the proposed PUD showing the need and feasibility of the proposed development.

16. Sediment and erosion control plan.

17. Report indicating the subsurface conditions on the proposed PUD land, including location and result of tests made to ascertain subsurface soil, rock and ground water conditions, depth to ground water and location and results of soil percolation tests if individual sewage disposal systems are proposed.

18. Schedule for phased development of the proposed PUD if the PUD is not intended to be established within one year. Upon approval, the development plan or schedule shall be considered as a limitation and condition on the PUD.

19. Preliminary lighting plan.

20. Survey prepared by a registered landscape architect or arborist of all trees over six inches in diameter, as measured six inches above the established grade, indicating location, species and quality.

21. Report indicating the existing and proposed pedestrian circulation system, including bicycle paths.

22. Site plan to scale depicting the following information:

    a. Boundary lines of adjoining property within 1,000 feet of the subject property identifying parcels by PIN number, existing land use, existing zoning classification and comprehensive plan recommendation.

    b. Location, width and purpose of easements.

    c. Streets on and adjacent to the proposed PUD including street names, right-of- way widths, parking areas, existing or proposed centerline elevations, pavement types, sidewalks, curbs, gutters, culverts, paths and bike trials.

    d. Utilities on and adjacent to the proposed PUD including location, size and invert elevation of sanitary, storm and combined sewers, location and size of water mains and location of gas lines, fire hydrants, electric and telephone lines and streetlights.

    e. Ground elevations on the proposed PUD at one-foot contours with spot elevations at all breaks in grades, along all drainage channels or swales and at points of special significance.

f. Water courses, floodplains, floodways, wetlands, marshes, rock outcrops, wooded areas, trees six inches or more in diameter, houses, accessory buildings and other significant features.

g. Direction and gradient of ground slope of land within 1,000 feet of the proposed PUD including embankments or retaining walls, character and location of major buildings, railroads, power lines, towers, and other nonresidential land uses or adverse influences, platted lands with percentage of buildup, lot sizes and dwelling types.

h. Proposed public improvements within 1,000 feet of the proposed PUD including highways and other major improvements planned by public authorities for future construction on or near the tract.

i. Open space and recreational areas and facilities for public use or reserved for the use of all property owners.

j. Location, purpose and height of all buildings and structures.

k. Name of development, site planner, north point, scale, acreage of site and date of preparation.

l. Additional information as may be required by Cook County.

D. Applications shall be accompanied by proposed findings of fact addressing each of the standards in Section 9.5.10(A).

E. Applications which fail to comply with this section shall be returned by the Zoning Administrator to applicant, and the accompanying application fee will be reimbursed. The Zoning Administrator may retain one copy of the application and supporting documents.

*9.5.3. Fee.* The application shall be accompanied by a fee as established by the Cook County Board of Commissioners in order to be deemed complete.

*9.5.4. Verification.* The Department of Building and Zoning shall verify that the application for preliminary plan approval is complete and that all required documentation has been submitted prior to forwarding the application to the Zoning Board of Appeals, County Commissioner in whose district the property is located, and reviewing departments.

*9.5.5. Disclosure.* Applicants shall make the following disclosures by sworn affidavit, filed at the time of the application.

A. *Property.*

1. Applicants of property held in a land trust shall disclose the identity of each beneficiary of the trust including the name, address and percentage of interest of each beneficiary.

2. Applicants of property owned by a partnership or association of two or more persons holding a common interest, shall disclose the name and address of each partner or associate.

3. Applicants property owned by a corporation, shall disclose the name, address and percentage of ownership interest of shareholders owing five percent or more of the corporation.

B. *Applicant.*

1. Applicants acting as agents or nominees shall disclose their agency relationship

and the name and address of the principals, and their interest in the subject property. If the principals are not individuals, the identity of the principals shall be disclosed in accordance with paragraph 2 below.

2. Applicants who are a partnership or association of two or more persons holding a common interest shall disclose the name, address and percentage of ownership interest of each partner or associate having more than a five-percent interest shall be disclosed.

3. Applicants who are corporations shall disclose the name, address and percentage of ownership interest of shareholders owning five percent or more of the corporation.

*9.5.6. Setting hearing date.* The Department of Building and Zoning shall forward the complete application and supporting documentation to the Zoning Board of Appeals which shall thereafter set a date for public hearing. The date for public hearing shall be set to permit sufficient time for review required in Section 9.5.7.

*9.5.7. Processing applications.* Upon receipt of a complete application for preliminary plan approval, and at least 15 days before a scheduled hearing date, the Department of Building and Zoning shall forward a copy of the application, including the applicant's proposed findings of fact and all supporting documentation, to the Cook County Commissioner in whose district the property is located, and shall notify the Cook County Department of Planning and Development, the Cook County Department of Transportation and Highways, the Cook County Forest Preserve, the Cook County Department of Public Health and the Cook County Department of Environment and Sustainability that a complete application, including the applicant's proposed findings of fact and all supporting documentation has been submitted and is ready for review. Each reviewing department shall submit recommendations and comments at least seven days before the scheduled hearing date.

Each reviewing department shall examine the application and supporting documentation based upon the following, as well as similar criteria:

A. *Department of Planning and Development.*

1. Economic impact.

2. Community need.

3. Trend of development.

4. Demographics.

5. Property values.

6. Landscape plan.

B. *Department of Building and Zoning.*

1. Site plan review.

2. Land use and permit review of properties in the vicinity of the proposed use.

3. Lot size.

4. Subdivision regulations.

C. *Department of Transportation and Highways.*

1. Wetland mitigation and compensation.

2. Floodway and floodplain capacity and storage.

3. Drainage and detention requirements.

4. Roads, bridges, culverts, driveways, sidewalks, ingress, egress and access control.

5. Subdivision regulations.

6. Drainage, utilities, road easements and dedications.

7. Criteria from other regulatory agencies such as the Metropolitan Water Reclamation District, Illinois Department of Transportation, Illinois Department of Natural Resources, United States Army Corps of Engineers, local fire protection agencies, and townships.

8. Erosion and sediment control requirements.

D. *Forest Preserve District.*

1. Compatibility of the proposed use with Forest Preserve holdings.

2. Impact on value of Forest Preserve holdings.

3. Future Forest Preserve acquisitions.

E. *Department of Public Health.*

1. Lot sizes for private septic systems and wells.

2. Subdivision regulations.

3. Swimming pools.

4. Public or community well and septic or sewage systems.

5. Health and safety concerns.

F. *Department of Environment and Sustainability.*

1. Noise and odor regulations.

2. Soil geology and composition.

3. Wetland mitigation and compensation.

4. Discharges of effluent and particulate into the air, land and water.

5. Criteria from other regulatory agencies such as the Metropolitan Water Reclamation District, Illinois Environmental Protection Agency, Illinois Department of Natural Resources, United States Army Corps of Engineers and United States Environmental Protection Agency.

The Cook County Departments' recommendations and comments shall be available to the applicant or its representative, upon request, for review and/or reproduction prior to the hearing date.

*9.5.8. Notice of public hearing.*

A. Time and place of a public hearing shall be published in a newspaper of general circulation in Cook County not less than 15 days before the hearing. In addition, at least 15 days before the hearing, notice of the hearing shall be posted on the property for which an application for preliminary plan approval has been filed in such a way as to be plainly visible from the street or right-of-way passing the frontage of the property. Notice posted on the property shall be maintained until the date of hearing on a weatherproof sign that is at least three feet by four feet in size. The sign shall have a white background and contain the word "NOTICE" in red capital letters at least six

inches high. The remaining lettering shall be in black capital letters a minimum of three inches in height. Notice shall contain at least the following language: "This property is the subject of a special use hearing for a PUD before the Cook County Zoning Board of Appeals on (date) at (time) at (location)."

B. Written notice shall be served by regular mail and also by certified mail with return receipt requested, at least 15 days before the hearing, by the applicant to the clerk of each municipality within 1½ miles of the property for which the PUD application has been filed to the clerk of the township, the superintendent of each school district, the township highway commissioner, and the fire chief of the local fire protection district in which the property is located. The applicant shall also serve written notice, by certified mail with return receipt requested, to property owners within 250 feet of the lot lines of the proposed PUD, whose names appear on the Cook County tax records, as to the date, time and location of the public hearing. For condominium developments that are located within 250 feet of the lot lines of the proposed PUD, only the condominium association shall be served with notice. The notices shall contain the same information as the posted notice and shall also contain the legal description of the property, the common address of the property, the name of the applicant, the applicant's representative and a brief description of the requested PUD. Applicant shall submit proof of mailing for all required notices.

C. The applicant shall be responsible for the preparation of both posted and mailed notices and shall be solely responsible for adequacy and accuracy of the information. The applicant shall also be responsible for placing and maintaining posted notice and for mailing and maintaining records of written notices. The Secretary of the Zoning Board of Appeals shall be responsible for assuring that notice by newspaper publication is given. Supplemental or additional notices shall be published or distributed as prescribed by Zoning Board of Appeals' rules. Applicants shall also file a sworn affidavit with the Department of Building and Zoning certifying compliance with the notice requirements of this section. All required notices shall be provided at the expense of the applicant.

*9.5.9. Hearing.* The Zoning Board of Appeals shall hold a public hearing for a proposed PUD. The hearing shall be conducted in accordance with Article 13 of this ordinance and the Zoning Board of Appeals' rules. An authorized representative of any Cook County department that provided comments on the application shall testify at the hearing if requested by the Zoning Board of Appeals. The hearing shall take place at the Cook County Administration Building unless the Secretary of the Zoning Board of Appeals determines that the County Building has more adequate facilities for such hearing. A record of proceedings, examinations, and other official actions shall be preserved in the manner prescribed by Zoning Board of Appeals' rules. If there is a judicial proceeding for a violation of any Cook County ordinance involving the subject property, the applicant shall not be entitled to seek, and the Zoning Board of Appeals shall not grant, more than one continuance. Unless the Zoning Board of Appeals provides otherwise, the hearing shall be transcribed by a court reporter. The court reporter shall be of the applicant's choosing. Failure of the applicant to provide a transcript of the hearing(s) within 30 days following the hearing shall void the application. The deadline to submit a transcript may be extended by the Zoning Board of Appeals once, for a maximum of 30 additional days.

*9.5.10. Standards and findings of fact and recommendation of the Zoning Board of Appeals.*

A. Applicants for PUD approval shall satisfy the following standards:

1. PUD conforms with the planning objectives, policies and maps of the County as specified in the Cook County Comprehensive Land Use and Policies Plan.

2. PUD is of a type and character and contains uses that are needed in the area.

3. PUD is designed and laid out to preserve environmentally sensitive areas, natural resources, habitat and topographic features to the fullest extent possible.

4. PUD is designed in conformity with the provisions of the Cook County Subdivision Manual or any successor subdivision document.

5. PUD is designed to provide horizontal spacing between buildings which takes into consideration the purpose and objectives of this article.

6. PUD complies with the industrial performance standards enumerated in Article 6 of this ordinance if the PUD contains industrial uses.

7. PUD complies with the parking requirements enumerated in Article 11 of this ordinance.

8. PUD provides appropriate yards, setbacks and buffers between the PUD and adjacent zoning lots. The applicant shall specifically request, in writing, any variance from the required setbacks.

9. PUD has adequate utilities, access roads, drainage and other necessary facilities.

10. PUD has ingress and egress designed to minimize traffic congestion in public streets.

11. PUD and its maintenance and operation will not be detrimental to or endanger public health, safety or general welfare.

12. PUD and its maintenance and operation will not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses already permitted, nor diminish and impair property values within the surrounding area.

13. PUD and its maintenance and operation will not impede the normal and orderly development and improvement of surrounding property.

14. PUD shall provide more open space than would be required in a standard subdivision.

15. PUD shall be designed to connect to existing or planned pedestrian and bicycle systems in the vicinity.

B. Written findings of fact and recommendations to approve or deny the application shall be made by the Zoning Board of Appeals within 60 days after the hearing and shall be submitted to the Cook County Board of Commissioners. Recommendations and comments of the Cook County Department of Planning and Development, the Cook County Department of Building and Zoning, the Cook County Department of Transportation and Highways, Cook County Forest Preserve District, the Cook County Health Department, the Cook County Department of Environment and Sustainability, municipalities located within 1½ miles of the subject property and local school and fire protection districts shall be considered and addressed in writing by the Zoning Board of Appeals in its findings and recommendations. The findings and recommendations shall include a statement indicating the extent to which the proposed PUD departs from zoning, subdivision and other regulations applicable to the property and the reasons why a departure is or is not in the public interest. The 60-day period may be extended by the Zoning Board of Appeals once, for a maximum of 30 additional days if the Zoning Board of Appeals granted an extension pursuant to this article.

C. Recommendation for approval of the preliminary PUD plan shall not be made by the Zoning Board of Appeals unless it makes written findings of fact that the proposed use satisfies each of the PUD standards and is in the best interest of the public.

D. The Zoning Board of Appeals may recommend the imposition of conditions and restrictions upon preliminary plan approval; departure from the general provisions, regulations and standards of this article; and/or departure from any of the applicable district regulations when it deems a departure is in the public interest. In all cases, the Zoning Board of Appeals' recommendations to the Cook County Board of Commissioners are advisory only.

*9.5.11. Action by the Cook County Board of Commissioners.*

A. The Cook County Board of Commissioners may approve or deny, by motion, an application for preliminary plan approval. The Cook County Board of Commissioners shall take action within 60 days of receiving the Zoning Board of Appeals' findings and recommendations.

B. The Cook County Board of Commissioners has the authority to impose conditions and restrictions upon preliminary plan approval; depart from the general provisions, regulations and standards of this article; and/or depart from any of the applicable district regulations when it deems a departure is in the public interest.

C. Applications for preliminary plan approval shall be approved by a favorable vote of three- quarters of all members of the Cook County Board of Commissioners in cases where the Zoning Board of Appeals has not recommended adoption at a proposed PUD or when a written protest against the proposed PUD has been received in accordance with Article 13.

D. Approval of the preliminary plan and satisfaction of any conditions and restrictions imposed by the Cook County Board of Commissioners shall be conditions precedent to submission of an application for PUD ordinance.

**9.6. - Final Plan Approval.**

*9.6.1. Application and supporting documents.* The applicant shall, within one year from the date of preliminary plan approval, submit an application for PUD ordinance to the Department of Building and Zoning. The applicant shall submit one original application and the following supporting documents:

A. Final PUD plat, suitable for recording with the Cook County Recorder of Deeds, which includes the following information:

1. Designation of lots and the division of all other property, including common open areas and building sites. If property within a final plat is to be subdivided, a subdivision plat is also required.

2. Final site plans including legal description of all lots and each separate, unsubdivided area, including common open space, within the PUD.

3. Exact location of all buildings, structures, streets, drives, parking lots, sidewalks, drainage and utility easements, detention easements and conservation easements, landscaping and other proposed site improvements.

4. Final architectural plans setting forth the type and style of construction and materials to be used in proposed buildings, including the height and area of each building.

5. Certificates, seals and signatures necessary for dedicating property and recording the final plat.

6. Tabulation of separate unsubdivided use area, land area, number of buildings, number of dwelling units and dwelling units per acre.

7. Final landscape architectural plans and specifications.

8. Final lighting plans and specifications.

9. Signage plans.

B. Common open space documents which verify that common open space will be permanently preserved and streets, walkways and common spaces will be maintained and repaired in perpetuity. Common open space shall be either conveyed to a municipal or public corporation, to a not-for-profit corporation or entity established for the purpose of benefiting the owners and residents or retained by the applicant with legally binding guarantees providing for perpetual maintenance, operation, improvements and repairs. All property conveyed to a not-for-profit corporation, or like entity, shall be subject to the right of the corporation or entity to impose a legally enforceable lien on all property within the PUD for maintenance and improvement of the common open space.

C. Final construction engineering plans, signed and sealed by an Illinois licensed professional engineer, for public facilities and improvements approved by the Cook County Highway Department. Public facilities and improvements shall be constructed upon approval of the PUD ordinance and a construction performance bond shall be posted to guarantee construction of required infrastructure. The performance bond shall be payable to Cook County and be sufficient to cover the full cost of the facilities and improvements plus 15 percent.

D. Detailed plans signed and sealed by an Illinois licensed professional engineer for the construction and installation of site amenities, including buildings, lakes and other site improvements.

E. Final construction schedule which shall include the projected completion date of the entire project and completion dates of any intermediate phases of the development.

F. Statement indicating current ownership of the property and information regarding intent to sell all or portions of the development.

G. Detailed plans depicting the size and location of dedicated parkland and school sites or the amount of any cash contribution to the local park and school district.

H. Proof from the Cook County Clerk's Office in the [event] that no delinquent taxes exist on any portion of the property.

I. Final agreements, provisions or covenants which will govern the perpetual maintenance, operation and improvements of the PUD. These documents shall be recorded at the same time as the final PUD plat.

*9.6.2. Fee.* An application for PUD ordinance shall be accompanied by a fee established by the Cook County Board of Commissioners.

*9.6.3. Department reviews.* The Zoning Board of Appeals shall forward one copy of the application for PUD ordinance, plat and supporting documents to the Cook County Commissioner in whose district the property is located, the Cook County Department of Planning and Development, the Cook County Zoning Board of Appeals, the Cook County Department of Transportation and Highways, the Forest Preserve District, the Cook County Department of Public Health, the Cook County Department of Environment and Sustainability and the Cook County Plat Officer for certification that the PUD, plat and supporting documents are in substantial conformance with the approved preliminary plan and other sections of this ordinance. The departments shall have seven days from receipt of the application for PUD ordinance to furnish the Zoning Board of Appeals with their comments. Upon receipt of the

comments from the departments, the Bureau of Zoning Board of Appeals shall make them available to the applicant or its representative upon request, and allow the applicant or its representative to submit a response within 15 days. The Zoning Board of Appeals shall certify whether the application for final plan approval and supporting documents are in substantial compliance with the approved preliminary plans and shall provide a recommendation to approve or deny the application to the Zoning Committee of the Cook County Board of Commissioners within 30 days after receiving the comments from the departments.

*9.6.4. Preparation of ordinance.* The Zoning Board of Appeals shall, when all conditions and procedures have been satisfied, prepare the PUD ordinance which shall address the standards of this article and any conditions imposed on the PUD. If a map amendment is recommended in connection with the PUD, the Zoning Board of Appeals shall include a separate section in the PUD ordinance which shall address the map amendment standards contained in Article 13 and any conditions to be imposed on the map amendment. The Zoning Board of Appeals shall forward the proposed PUD ordinance to the Zoning Committee of the Cook County Board of Commissioners.

*9.6.5. Action by the Cook County Board of Commissioners.* The Cook County Board of Commissioners may approve or deny the proposed PUD ordinance. The Cook County Board shall take action within 60 days of receiving the proposed ordinance from the Zoning Board of Appeals. A favorable vote of three- quarters of all members of the Cook County Board of Commissioners shall be required when a written protest to the application for preliminary plan was filed pursuant to Article 13.

*9.6.6. Conditions and restrictions.* The Cook County Board of Commissioners may, by ordinance, impose conditions and restrictions on a PUD to assure compliance with the standards and requirements of this ordinance. In addition, the Cook County Board may require evidence and guarantees to ensure that the applicant complies with the conditions of the PUD. Failure of the applicant to comply with conditions or restrictions shall constitute a violation of this ordinance.

*9.6.7. Recordation.* The applicant, upon adoption of a PUD ordinance, shall record the PUD plat, common open space documents, dedications, agreements, provisions or covenants with the Cook County Recorder of Deeds. Recording the PUD plat and supporting documents shall constitute notice of the restrictions placed upon the property and act as a zoning control device.

*9.6.8. Building permits.* The Department of Building and Zoning may not issue building permits until the PUD plat and supporting documents have been recorded with the County Recorder of Deeds. The applicant shall present proof of recording to the Cook County Department of Building and Zoning. Construction authorized by a building permit shall be in full conformance with the recorded PUD plat. Failure of the applicant to develop and construct the PUD according to the PUD ordinance shall constitute a violation of the zoning ordinance.

**9.7. - Changes in an approved PUD.**

A change to an approved PUD shall be made as follows:

*9.7.1. Major and minor changes.*

A. Changes to the PUD which alter the concept, intent, standards or conditions of the PUD established by the preliminary plan, and/or the PUD ordinance, shall be construed by the Zoning Board of Appeals as a major modification necessitating reconsideration of the PUD. Where a major modification is sought, the applicant shall make application to the Department of Building and Zoning for an amendment to the preliminary plan and/or PUD ordinance. The application shall be processed in accordance with the procedures established for review and approval of the preliminary plan. The documentation required to be submitted by the applicant shall be sufficient to provide for review of the proposed amendment. The Department of Building and Zoning shall be authorized to

determine the sufficiency of the documentation submitted in support of the proposed amendment and to require such additional documentation deemed necessary to review the application for amendment. The amendment to the preliminary plan and/or PUD ordinance shall otherwise be processed as an original application subject to all notices, reviews, hearings and approvals required by this article.

1. A major change to an approved PUD is a change to the approved site plan and supporting maps and materials that results in any of the following:
    a. An increase in density for any phase of the development or for the entire development;
    b. An increase in the approved floor area ratio;
    c. A reduction in the approved landscape material in quantity or in size of material;
    d. An increase in building height;
    e. A change in the type of dwelling unit;
    f. A reduction in the amount of open space or a change in the location of the open space; or
    g. Any change in the approved site plan which results in moving a building more than 20 feet.
2. All other changes shall be construed as minor changes and shall be reviewed and approved by the Department of Building and Zoning.

B. The Zoning Board of Appeals shall make a recommendation to the Zoning and Building Committee of the County Board regarding whether a plan with a major change shall be approved or denied, with final approval by the Board of Commissioners.

C. Changes to the approved phasing schedule:

1. In the event the petitioner/developer anticipates a time delay in meeting the completion date for any or all of the phases of the planned unit development, the applicant may file a written request to the Chairman of the Committee on Zoning and Building of the Cook County Board of Commissioners at least 20 days prior to the expiration of said completion date.
2. The Zoning and Building Committee will review and may recommend to the President and Board of Commissioners an extension of said completion date for any length of time as deemed justifiable by the President and Board of Commissioners.
3. Should an approved PUD fail to meet any portion of its improvement/phasing schedule, the Department of Building and Zoning shall review the circumstances and recommend one of the following actions to the Committee on Zoning and Building of the Cook County Board of Commissioners, with final approval by the Board of Commissioners:
    a. That the use for the entire area be continued with a revised time schedule;
    b. That the PUD be revoked and the property be appropriately rezoned; or
    c. That a new public hearing by the Zoning Board of Appeals be scheduled on the PUD in accordance with the procedures for preliminary PUD approval.

**9.8. - Reversion and extension.**

*9.8.1. Reversion.* For purposes of this section, issuance of a building permit for any phase of development shall establish the PUD. The applicant's failure to apply for a building permit within one year of adoption of the PUD ordinance shall, without further action, cause the PUD ordinance to be null and void. With respect to a map amendment approved in conjunction with a PUD ordinance, the applicant's failure to apply for a building permit within one year of adoption of the PUD ordinance shall, without further action, cause the the map amendment to be null and void and the property to revert to its zoning classification immediately prior to the PUD application.

*9.8.2. Extension.* The applicant may apply for an extension of the one-year application period prescribed in Sections 9.6.1 and 9.8.1. The applicant is limited to one 12-month extension under each section. An application for extension shall be filed with the Department of Building and Zoning before the expiration of the applicable time period and shall be accompanied by a fee established by the Cook County Board of Commissioners. The Department of Building and Zoning may recommend, and the Cook County Board of Commissioners may approve, the application for an extension for good cause shown. Failure to apply for an extension in the time prescribed shall render the application null and void.

## ARTICLE 10. - NONCONFORMING STRUCTURES, LOTS AND USES

**10.0. - Purpose.**

The purpose of this article is to provide circumstances and conditions under which nonconforming structures, lots and uses shall be permitted to continue. Unless otherwise provided in this ordinance, the requirements of this article shall apply to all legal nonconforming uses.

**10.1. - Nonconforming structure occupied by a conforming use.**

A structure which existed lawfully prior to the adoption of the Cook County Zoning Ordinance of 2001 and which has become a nonconforming structure occupied, in whole or in part, by a conforming use may be continued only in accordance with the regulations which follow:

*10.1.1. Repairs and alterations.* The ordinary repair to a nonconforming structure may be made provided that no structural alteration shall be made in or to the nonconforming structure, except those required by law, unless such alteration would make the structure conform to all the regulations of the district in which it is located.

*10.1.2. Additions and enlargements.* A nonconforming structure shall not be added to or enlarged in any manner unless the nonconforming structure, including all additions and enlargements, is made to conform to all the regulations of the district in which it is located.

*10.1.3. Restoration of damaged structure.* A nonconforming structure which is destroyed or damaged by fire or other casualty or act of God by more than 50 percent shall not be restored, repaired or rebuilt, except as required by law, unless the structure and use are made to conform to all the regulations of the district in which it is located. If damage or destruction to a structure is less than 50 percent, no repairs or reconstruction shall be made unless such restoration is started within six months from the date of the partial destruction and is diligently completed.

*10.1.4. Discontinuance of use of nonconforming structure.* A nonconforming structure which has been vacant, unoccupied and not used for a continuous period of six months prior to the effective date of the Cook County Zoning Ordinance of 2001, or thereafter becomes vacant and remains unoccupied or is not used for a continuous period of six months, shall not thereafter be occupied or used unless the nonconforming structure is made to conform to all the regulations of the district in which it is located.

**10.2. - Nonconforming structures occupied by a nonconforming use.**

A structure and a use which existed lawfully prior to the time of the adoption of the Cook County Zoning Ordinance of 2001 and which has become a nonconforming structure occupied by a nonconforming use, may be continued only in accordance with the regulations which follow:

*10.2.1. Repairs and alterations*. The ordinary repair to a nonconforming structure may be made provided that no structural alteration shall be made in or to the nonconforming structure, except those required by law, unless such alteration would make the structure conform to all the regulations of the district in which the structure is located.

*10.2.2. Additions and enlargements*. A nonconforming structure shall not be added to or enlarged in any manner unless the nonconforming structure, including all additions and enlargements, and the use, are made to conform to all the regulations of the district in which the structure is located.

*10.2.3. Restoration of damaged structure*. A nonconforming structure which is destroyed or damaged by fire or other casualty or act of God by more than 50 percent shall not be restored, repaired or rebuilt, except as required by law, unless the structure and the use are made to conform to all the regulations of the district in which the structure is located. If the damage or destruction is less than 50 percent, no repairs or reconstruction shall be made unless such restoration is started within six months from the date of the partial destruction and is diligently completed.

*10.2.4. Discontinuance of use of nonconforming structure*. A nonconforming structure which has been vacant, unoccupied and not used for a continuous period of six months prior to the effective date of the Cook County Zoning Ordinance of 2001, or thereafter becomes vacant and remains unoccupied or is not used for a continuous period of six months, shall not thereafter be occupied or used unless the nonconforming structure is made to conform to all the regulations of the district in which the structure is located.

*10.2.5. Expansion of use in nonconforming structure*. A nonconforming use in a nonconforming structure may not be expanded.

*10.2.6. Change of a nonconforming use in nonconforming structure*. A nonconforming use which occupies a nonconforming structure may be changed to any permitted use in the district. Whenever all or any part of a nonconforming structure occupied by a nonconforming use is converted in whole or in part to a conforming use, that portion of the structure shall not thereafter be used for any nonconforming use.

**10.3. - Conforming structures occupied by a nonconforming use.**

A conforming structure occupied in whole or in part by a nonconforming use which existed lawfully prior to the time of the adoption of the Cook County Zoning Ordinance of 2001 and which has become a nonconforming use in a zoning district, may be continued subject to the following provisions:

*10.3.1. Repair and alterations*. The ordinary repair to a conforming structure occupied by a nonconforming use may be made provided the repairs are not to accommodate the expansion of the nonconforming use.

*10.3.2. Additions and enlargements*. A conforming structure occupied by a nonconforming use shall not be added to or enlarged in any manner unless the use is made to conform to all the regulations of the district in which the structure is located.

*10.3.3. Restoration of damaged structure*. A conforming structure, which is occupied in whole or in part by a nonconforming use which is destroyed or damaged by fire or other casualty or act of God by more than 50 percent, may be restored, repaired or rebuilt provided that the use shall conform to all the regulations of the district in which it is located. If the damage or destruction is less than 50 percent, no repairs or reconstruction shall be made unless the repair or reconstruction is started within six months from the date of the partial destruction and is diligently completed.

*10.3.4. Discontinuance of nonconforming use*. A nonconforming use of a conforming structure which has been vacant, unoccupied or not used for a continuous period of six months shall not thereafter be reestablished and any subsequent use of the structure shall conform to all the use regulations of the district in which the structure is located.

*10.3.5. Expansion of nonconforming use*. A nonconforming use of the whole or a part of a conforming structure shall not be expanded or extended into any other portion of a conforming structure.

*10.3.6. Change of a nonconforming use*. A nonconforming use shall not be changed to another nonconforming use.

*10.3.7. Change to a conforming use*. A structure which is occupied in whole or in part by a

nonconforming use and is subsequently changed to or replaced by a use conforming to all the provisions of this ordinance shall not thereafter be used or occupied by a nonconforming use.

**10.4. - Nonconforming use of land.**

A nonconforming use of land not involving a structure, or a no nonconforming use in connection with a structure which is incidental or accessory to the principal use of the land, may be continued subject to the following provisions:

*10.4.1. Discontinuance of a nonconforming use*. A nonconforming use of land which is discontinued for a continuous period of six months shall not thereafter be reestablished and any subsequent use of the land shall conform to all the use regulations of the district in which the land is located.

*10.4.2. Expansion of a nonconforming use*. A nonconforming use of land shall not be expanded.

*10.4.3. Changes of a nonconforming use*. A nonconforming use of land shall not be changed to another nonconforming use.

*10.4.4. Change to a conforming use*. A nonconforming use of land which is subsequently changed to or replaced by a use conforming to all the provisions of this ordinance shall not thereafter be used or occupied by a nonconforming use.

**10.5. - Nonconforming lot.**

*10.5.1. Vacant nonconforming lot*. A vacant lot existing and platted at the time of the adoption of the Cook County Zoning Ordinance of 2001, including a lot of record recorded before August 20, 1940, may not be utilized or developed unless it is made to conform to all the regulations of the district in which the lot is located.

*10.5.2. Developed nonconforming lot*. A nonconforming lot which is developed or has a conforming structure occupied by a conforming use may be used for any permitted, special, temporary or accessory use allowed in the district in which the lot is located.

*10.5.3. Contiguous nonconforming lot.*

A group of two or more contiguous nonconforming lots under single ownership at the time of the passage of the Cook County Zoning Ordinance of 2001 may be subdivided, resubdivided or otherwise combined into a new lot or lots which conform to all the regulations of the district in which the lots are located. Subdivision, resubdivision or combination of lots shall not cause, create or result in the existence of any nonconforming lot or lots.

This conversion may occur only when it is shown that the nonconforming building, structure, or use is providing a particular service to the residents of Cook County, and that the use is not detrimental to the County as a whole or to adjacent properties.

**ARTICLE 11. - OFF-STREET PARKING AND LOADING SPACE**

**11.1. - General requirements.**

*11.1.1. Authority*. The Cook County Department of Building and Zoning, the Cook County Zoning Board of Appeals and the Cook County Department of Highways shall have the authority to independently evaluate and determine the following:

A. Amount of off-street parking and loading space requirements for uses not otherwise provided for in this ordinance.

B. Modification, reduction or waiver of off-street parking and loading requirements.

C. Location of off-street loading spaces on front or side yards adjacent to streets.

D. Screening requirements for off-street parking and loading spaces. If the Department of Building and Zoning, the Zoning Board of Appeals and the Department of Highways differ in their determinations, the greatest number of spaces or the most stringent requirements shall control. This section supersedes other provisions of this ordinance.

*11.1.2. Definitions*. The following definitions shall apply to Article 11:

A. *Floor area*. Floor area of offices, merchandising or service type of uses shall mean the gross floor area used, or intended to be used by tenants, owners, customers, clients or patients. Floor area includes areas occupied by fixtures and equipment used for display or sale of merchandise. Floor area shall not include areas used principally for storage, incidental repair, processing, packaging, storage of merchandise, show windows, offices incidental to the management or maintenance of stores or buildings, rest rooms, utilities, dressing, fitting and alteration rooms.

B. *Dwelling unit.* Dwelling unit shall mean one room or a suite of two or more rooms designed for or used by one family for living and sleeping purposes with only one kitchen or kitchenette.

C. *Seat or bench.* Seat or bench shall mean space intended for use by one individual. In places where patrons or spectators occupy benches, pews or other similar seating, every 20 inches of seating space shall be counted as one seat.

D. *Employee.*

1. Employee shall mean a person employed to work on the premises.

2. Parking space required for employees shall be based on the maximum number of employees on the premises at any given time.

E. *Fraction.* Calculations which result in a fractional parking space shall require a full parking space.

**11.2. - Off-Street Parking Space.**

*11.2.1. Scope*. The provisions of Article 11 shall apply in all zoning districts.

*11.2.2. General requirements.*

A. Buildings and structures shall provide and maintain off-street parking space.

B. Provision and maintenance of off-street parking space shall be the responsibility of the owner of the land and the operator of the use.

C. Land, structures or uses lawfully established or operated on the effective date of this ordinance may continue to provide off-street parking as required by previous ordinance regulations. If existing land, structures or uses are enlarged, modified or changed after the effective date of this ordinance, off-street parking space shall be in accordance with the provisions in this ordinance.

D. Land, structures or uses established after the effective date of this ordinance shall provide off-street parking in accordance with the provisions of this ordinance.

E. Off-street parking space, whether provided in accordance with the provisions of this ordinance or any former ordinance, shall be maintained as set forth in this ordinance.

*11.2.3. Location*. Off-street parking shall be located on the same lot where use is conducted, unless otherwise provided.

A. *Requirements.*

1. Residential district parking space shall be located on the same lot or lots as the use served.

2. Commercial district parking space shall be located within 300 feet of the use served.

3. Industrial district off-street parking space shall be located within 600 feet of the use served.

4. Uses which share off-street parking space shall not use the same off-street parking space at the same time of day.

5. Enclosed buildings and carports containing off-street parking shall be subject to applicable setback requirements.

6. Vehicles shall not be parked in the front yard of a residential or industrial district except upon a permitted driveway. Parking lots may be allowed in the front yard of a commercial district when authorized by the Department of Building and Zoning, provided that district regulations do not require a front yard to be landscaped or devoted to any other use and if parking is allowed in accordance with all other provisions of this ordinance.

7. Off-street parking space may be located in a required side or rear yard setback if an unobstructed space of at least three feet remains along the lot line. If specific district regulations are more permissive, the more permissive requirements shall apply. When a rear yard setback abuts a residential district, no off-street parking shall be permitted within 20 feet of the residential district.

8. Off-street parking is not permitted in the right-of-way or along main circulation aisles.

B. *Special location plan.*

1. Special location plans shall be provided for off-street parking on a different lot than the use.

2. Applications for approval of a special location plan shall be filed in triplicate with the Department of Building and Zoning by the owners of the land and structures and all others holding a legal interest in the land included in the special location plan. Applications shall contain sufficient legal evidence to establish the interests of the applicants as well as plans showing the following details:

   a. Location of uses or structures for which off-street parking space is required.

   b. Location of existing and proposed off-street parking spaces.

3. Applications shall be reviewed and approved by the Department of Building and Zoning, which may impose conditions and limitations on the special location plan.

4. Approved special location plans shall be recorded by the applicants with the Cook County Recorder of Deeds.

5. Recorded special location plans shall be binding upon the applicants and their successors and assigns. Special location plans shall limit the issuance and validity of new and existing zoning permits and zoning certificates.

6. Special location plans may be amended using the same procedures and subject to the same limitations and requirements by which the plans were initially approved.

7. Special location plans may be withdrawn, either partially or completely, upon

application to the Department of Building and Zoning. Remaining land, structures and uses shall comply with all regulations established by this ordinance as if unrelated to any special location plan.

*11.2.4. Separate or combined space*. The off-street parking space required by two or more uses located on the same lot may be combined and used jointly provided the following conditions are met:

A. Off-street parking space which is combined and used jointly by two or more uses on the same lot having different standards for determining the amount of parking space required shall be adequate in area to provide the sum total of off-street parking required for all uses.

B. Off-street parking space which is combined and used jointly by two or more uses on the same lot having the same standards for determining the amount of required parking space shall be considered as a single unit for purposes of calculating the amount of required off- street parking. The gross floor area or number of employees of all uses in all structures on the same lot, as set forth in the applicable standard, shall be combined and taken as a single total for purposes of determining the amount of required off-street parking.

*11.2.5. Design, development and maintenance*. The arrangement, character, extent, width and grade of all off-street parking areas shall be considered in relation to: existing and planned streets; traffic circulation within and adjacent to parking areas; topographical conditions; storm water runoff; public convenience and safety; and the proposed uses to be served. All traffic intersections and confluences must encourage safe and efficient traffic flow. The plans and land area used for public, private and commercial off-street parking space, including commercial parking lots and automobile and mobile home sales lots, shall be designed, developed and maintained as follows:

A. Off-street parking space shall not be used for the sale, repair, dismantling or servicing of any vehicles or equipment, or for storage of materials or supplies.

B. Off-street parking space shall be graded for proper drainage and have an all-weather surface maintained in such a manner as to be free of dust and debris.

C. Off-street parking space for more than four vehicles that adjoins property zoned residential, or is across the street from property zoned residential, shall have a dense evergreen planting, fence, masonry wall or such other screening as may be determined by the Zoning Board of Appeals and the Department of Highways.

D. Off-street parking space shall be provided with wheel or bumper guards located so that no part of parked vehicles extended beyond a parking space.

E. Off-street parking space shall be adequately lighted. The Department of Building and Zoning may require lighting to maximize public safety and security. Lighting facilities shall be located and operated so that they do not unreasonably disturb occupants of adjacent properties nor interfere with traffic.

F. Off-street parking space may have one attendant's structure which conforms to all setback requirements for structures in the district.

G. Off-street parking space which provides 100 or more outdoor automobile parking spaces shall be referred to the Cook County Highway Department for approval of grading plans and drainage structures related to storm water run-off. No permits shall issue until the Department of Highways has approved the grading and drainage plans.

H. Off-street parking shall be designed according to the following requirements and approved by the Cook County Highway Department:

1. Each off-street parking space shall have direct and unrestricted access to an aisle or driveway of such width and design as approved by the Department of Highways.
2. Off-street parking circulation aisles shall align with one another.
3. Off-street parking aisles shall not exceed 650 feet.
4. Off-street parking shall provide shared interconnects and driveways to adjoining properties wherever feasible.
5. Off-street parking space shall provide an appropriate means of access to a street or alley so as to minimize interference with traffic movement.
6. Off-street parking space shall provide entrances and exits at least 12 feet wide.
7. Off-street parking lots and spaces shall have a minimum vertical clearance of seven feet, six inches. Where handicapped parking spaces are provided, an eight-foot vertical clearance must be provided for 50 percent of the total number of handicapped parking spaces.
8. Off-street parking shall be at least 8½ feet wide and at least 19 feet deep.
9. Off-street parking space shall specifically designate at least two percent of all required parking spaces for the handicapped. In no case shall less than one parking space for the handicapped be provided. If a fraction of a parking space results from the two percent calculation, the required number of handicapped spaces shall be the next highest whole parking space. All handicapped parking spaces shall be at least 16 feet wide including a designated access aisle at least eight feet wide located on the right side of every parking space.
10. Off-street parking spaces shall be striped with a four-inch wide parallel line, painted yellow or white, running the length of the space. Handicapped spaces shall be striped in yellow. Thermoplastic pavement markings may be substituted for painted lines.
11. Off-street parking shall contain a concrete curb and gutter or a concrete barrier curb around the perimeter of all parking lots greater than four spaces and around all islands. Where alternatives to concrete curb and gutter are demonstrated to be more appropriate, alternatives may be approved by the Department of Highways.
12. Off-street parking lots shall be landscaped in conformity with all applicable requirements of this ordinance and all other applicable Cook County ordinances.
13. Off-street parking shall contain segregated drop-off/pick-up areas for uses as determined by the Cook County Highway Department.

I. Off-street parking lots shall be properly maintained by the owner to repair pot holes, broken curbing and other irregularities.

*11.2.6. Space requirements.* All off-street parking space shall meet the following minimum requirements:

A. *Residential uses.*

1. *One-family dwellings and two-family dwellings.* Two off-street parking spaces shall be provided for every dwelling unit.
2. *Multiple-family dwellings.* One and one-half off-street parking spaces shall be provided for every efficiency or studio dwelling unit and two off-street parking

spaces shall be provided for every dwelling unit with one or more bedrooms.

3. *Hotels, motels, inns, and apartment hotels.* One parking space shall be provided for every guest room, dwelling unit and lodging room. One parkin space shall additionally be provided for every 40 square feet of exhibition, conference and banquet space.

4. *Lodging, rooming and boarding houses.*

5. *Mobile home parks.* Off-street parking shall meet the requirement of the Mobile Home Park Ordinance of Cook County [Chapter 110, Article II of the Code].

6. *Fraternities, sororities and dormitories.* Off-street parking space requirements shall be provided as determined by the Department of Highways.

7. *Senior housing.* One off-street parking space shall be provided for every three dwelling units.

B. *Commercial uses.*

1. *Animal hospitals and veterinary clinics.* Four off-street parking spaces shall be provided for every doctor and one additional off-street parking space for every employee.

2. *Automobile car washes.* Stack off-street parking spaces shall be provided for waiting automobiles equal to five times the maximum capacity of every wash stall, plus one additional off-street parking space for every two employees. Maximum capacity shall mean the greatest number of automobiles capable of being washed at any given time.

3. *Automobile service facilities.* One off-street parking space shall be provided for every two pumps, plus two off-street parking spaces for every service stall and one additional off-street parking space for every two employees.

4. *Barber shops.* Two off-street parking spaces shall be provided for every barber chair, plus one additional off-street parking space for every employee.

5. *Beauty shops.* One off-street parking space shall be provided for every 150 square feet of floor area.

6. *Bowling alleys.* Five off-street parking spaces shall be provided for every alley. Additional off-street spaces for accessory uses, such as bars and restaurants, shall be provided as if the accessory use was a principal use.

7. *Cartage and shipping facilities.* One off-street parking space shall be provided for every vehicle stored on the premises, plus one additional off-street parking space for every two employees.

8. *Catering establishments.* One off-street parking space shall be provided for every 250 square feet of floor area.

9. *Clothing and costume rental shops.* One off-street parking space shall be provided for every 250 square feet of floor area.

10. *Commercial stadiums, grandstands and racetracks.* One parking space shall be provided for every four seats.

11. *Computer sales and services.* One off-street parking space shall be provided for every 250 square feet of floor area.

12. *Dance halls and skating rinks.* Ten off-street parking spaces shall be provided for every 1,000 square feet of floor area.

13. *Drive-in theaters.* Off-street parking spaces other than for viewing movies shall be provided equal to ten percent of the vehicle capacity of the theater.

14. *Fairgrounds, golf driving ranges, miniature golf, go-cart tracks and all similar uses involving large tracts of land.* Off-street parking spaces shall be provided as determined by the Department of Highways.

15. *Fuel and ice companies.* One off-street parking space shall be provided for every two employees.

16. *Funeral homes.* Six off-street parking spaces shall be provided for every chapel or parlor or one off-street parking space for every 50 square feet of floor area used for services, whichever is greater. One additional off-street parking space shall be provided for every funeral vehicle stored on the premises.

17. *Glass products, production facilities and sales.* One off-street parking space shall be provided for every two employees.

18. *Golf courses.* One hundred off-street parking spaces shall be provided for every nine holes of regular golf. Fifty off-street parking spaces shall be provided for every nine holes of Par 3 or pitch and putt golf.

19. *Health and fitness clubs and gymnasiums.* One off-street parking space shall be provided for every 250 square feet of floor area.

20. *Heliports and airports.* Off-street parking space shall be provided as determined by the Department of Highways.

21. *Mail order houses.* One off-street parking space shall be provided for every one employee.

22. *Motor vehicle, motorcycle, bicycle and other outdoor recreational vehicle sales, rentals and services.* One off-street parking space shall be provided for every 200 square feet of floor area, plus one additional off-street parking space for every 3,000 square feet of gross land area.

23. *Newspaper distribution agencies.* One off-street parking space shall be provided for every 250 square feet of floor area.

24. *Outdoor rifle, trap and skeet shooting ranges.* One off-street parking space shall be provided for every 2,000 square feet of gross land area.

25. *Photostatting, copying and blueprinting establishments.* One off-street parking space shall be provided for every 250 square feet of floor area.

26. *Pool and billiard halls, amusement parks and indoor amusements.* Three off-street parking spaces shall be provided for every 1,000 square feet of floor area, plus three additional off-street parking spaces for every 1,000 square feet of gross land area.

27. *Plumbing and electrical equipment showrooms and shops.* Two off-street parking spaces shall be provided for every one employee.

28. *Printing and publishing establishments.* One off-street parking space shall be provided for every two employees.

29. *Radio, recording and television studios.* One off-street parking space shall

be provided for every 250 square feet of floor area.

30. *Recreation and community center buildings.* One off-street parking space shall be provided for every 250 square feet of floor area.

31. *Restaurants and establishments dispensing food or beverages for consumption on the premises.* One off-street parking space shall be provided for every 100 square feet of floor area, or one off-street parking space for every three seats plus one additional off-street parking space for every three employees, whichever is greater.

32. *Restaurants and establishments dispensing food or beverages for carry-out only.* One off-street parking space shall be provided for every 50 square feet of floor area.

33. *Restaurants and establishments dispensing food or beverage to be purchased from a motor vehicle.* One off-street parking space shall be provided for every 20 square feet of floor area, but in no case shall less than ten off-street parking spaces be provided. Stack off-street parking space shall be provided for waiting vehicles as determined by the Department of Highways.

34. *Retail stores not previously listed in this article.* One off-street parking space shall be provided for every 200 square feet of floor area.

35. *Roadside stands.* Off-street parking spaces shall be provided as determined by the Department of Highways, but in no case shall less than six off-street spaces be provided. Off-street parking space shall not be allowed in the right-of-way.

36. *Shoes, clothing, hat and accessory repair shops.* One off-street parking space shall be provided for every 250 square feet of floor space.

37. *Stables, commercial and noncommercial.* Off-street parking spaces shall be provided as determined by the Department of Highways.

38. *Tailor, alteration and dress making shops.* One off-street parking space shall be provided for every 250 square feet of floor area.

39. *Taverns, cocktail lounges and nightclubs.* One off-street parking space shall be provided for every 100 square feet of floor area or off-street parking space shall be provided at least equal to 30 percent of the maximum capacity of the facility, whichever is greater.

40. *Taxidermist shops.* One off-street parking space shall be provided for every one employee.

41. *Telegraph offices.* One off-street parking space shall be provided for every 500 square feet of floor area.

42. *Telephone exchange and equipment facilities.* One off-street parking space shall be provided for every one employee on the premises, plus one additional off-street parking space for every 5,000 square feet of floor area not devoted to electrical or transmission equipment.

43. *Tennis courts and clubs, and swimming pools.* One off-street parking space shall be provided for every 5,000 square feet of gross land area.

44. *Theaters.* One off-street parking space shall be provided for every four seats up to 400 seats, plus one additional off-street parking space for every six seats over 400 seats.

45. *Travel bureaus and transportation ticket agencies.* One off-street parking space shall be provided for every 250 square feet of floor area.

46. *Video Gaming.* One off-street parking space shall be provided for every two gaming terminals, additionally one off-street parking space for every three seats designated for food and beverage consumption only, plus one additional off-street parking space for every three employees, whichever is greater.

C. *Office uses.*

1. *Banks, savings and loans and financial institutions.* One off-street parking space shall be provided for every 200 square feet of floor area. Drive-in establishments shall provide six stack off-street parking spaces per teller.

2. *Business or professional offices.* One off-street parking space shall be provided for every 300 square feet of floor area.

3. *Laboratories.* One off-street parking space shall be provided for every 250 square feet of floor area.

4. *Medical, dental and health clinics.* Two off-street parking spaces shall be provided for every office, examination room or treatment room, plus one additional parking space for every employee.

D. *Industrial uses.*

1. *Junk yards.* One off-street parking space shall be provided for every two employees, plus one additional off-street parking space for every 10,000 square feet of gross land area.

2. *Manufacturing, production, processing, cleaning, servicing, testing and industrial facilities.* One off-street parking space shall be provided for every two employees, plus one additional off-street parking space for every vehicle used in conducting the business.

3. *Penal and correctional institutions.* One off-street parking space shall be provided for every two employees, plus additional off-street spaces as determined by the Department of Highways.

4. *Public utility and service uses.* One off-street parking space shall be provided for every two employees, plus additional off-street spaces as determined by the Department of Highways.

5. *Railroad terminals, switching and classification yards, repair shops and roundhouses.* One off-street parking space shall be provided for every two employees.

6. *Temporary buildings for construction and real estate offices.* One off-street parking space shall be provided for every 250 square feet of floor area.

7. *Truck terminals.* One off-street parking space shall be provided for every two employees, plus one additional off-street parking space for every truck stored on the property. Driveways and parking shall be improved with a continuous surface of chip seal, concrete, blacktop, paving block or paving stone.

8. *Warehouse and storage buildings.* One off-street parking space shall be provided for every two employees, plus one additional off-street parking space for every vehicle used in conducting the business. Truck parking ancillary to warehouse operations shall provide a designated space for every truck and shall be improved

with a continuous surface of chip seal, concrete, blacktop, paving block or paving stone.

9. *Water freight terminals.* One off-street parking space shall be provided for every two employees.

10. *Wholesale establishments, not including warehouse and storage structures other than as accessory structures.* One off-street parking space shall be provided for every two employees, plus one additional off-street parking space for every 800 square feet of floor area in excess of 4,000 square feet.

E. *Schools, institutions and assembly uses.*

1. *Auditoriums, convention halls and other places of assembly.* Off-street parking spaces shall be provided at least 30 percent of maximum capacity of the facility.

2. *Places of worship.* One off-street parking space shall be provided for every four seats in the assembly room.

3. *Colleges, universities and trade schools.* One off-street parking space shall be provided for every five students based upon the maximum occupancy of the school, plus one additional off-street parking space for every two employees.

4. *Elementary and junior high schools.* Two off-street parking spaces shall be provided for every classroom. This provision shall not apply if a place of assembly is also provided in the school and the off-street parking spaces provided for the place of assembly exceeds the requirement for classrooms.

5. *High schools.* One off-street parking space shall be provided for every eight students based upon the maximum occupancy of the school, plus two additional off-street parking spaces for every classroom. This provision shall not apply if a place of assembly is also provided in the school and the off-street parking spaces provided for the place of assembly exceeds the requirement for classrooms.

6. *Hospitals.* One off-street parking space shall be provided for every two beds, plus one additional off-street parking space for every two employees and staff doctors.

7. *Nursery schools.* One off-street parking space shall be provided for every one employee.

8. *Intermediate, extended and long-term care facilities and similar establishments.* One off-street parking space shall be provided for every five beds, plus one additional off-street parking space for every two employees and one additional off-street parking space for every staff doctor.

9. *Libraries, art galleries, museums, and aquariums.* One off-street parking space shall be provided for every 800 square feet of floor area.

10. *Parishes, parsonages, rectories, convents, monasteries, nunneries and religious retreats.* One off-street parking space shall be provided for every 1,000 square feet of floor area.

11. *Philanthropic and eleemosynary institutions.* One off-street parking space shall be provided for every 500 square feet of floor area.

12. *Private clubs and lodges.* Off-street parking spaces shall be provided at least equal to 30 percent of the maximum occupancy of the facility.

13. *Public parks, playgrounds, athletic fields and nonconforming recreation clubs.*

One parking space shall be provided for every 5,000 square feet of gross land area.

F. *Planned unit developments.* Off-street parking facilities shall be provided in accordance with the planned unit development ordinance.

G. *Other uses.* Uses not specifically listed in this article shall provide parking spaces as determined by the Cook County Department of Highways.

*11.2.7. Modifications*. The Cook County Department of Highways may authorize a modification, reduction or waiver of off-street parking requirements if it finds that the nature of the residence, business, industry or use, or an exceptional condition, would justify a modification.

**11.3. - Off-street loading space.**

*11.3.1. Scope*. The provisions of Article 11 shall apply in all zoning districts.

*11.3.2. General requirements.*

A. Buildings and structures erected or altered after the effective date of this ordinance which are occupied by uses requiring receipt or distribution of materials or merchandise shall provide and maintain off-street loading space in accordance with the provisions of this ordinance.

B. Provision and maintenance of off-street loading space shall be the responsibility of the owner of the land and the operator of the use.

C. Land, structures or uses lawfully established or operated on the effective date of this ordinance may continue to provide off-street loading as required by previous ordinance regulations. If existing land, structures or uses are enlarged, modified or changed after the effective date of this ordinance, off-street loading space shall be in accordance with the provisions of this ordinance.

D. Land, structures or uses established after the effective date of this ordinance shall provide off-street loading in accordance with the provisions of this ordinance.

E. Off-street loading space, whether provided in accordance with the provisions of this ordinance or any former ordinance, shall be maintained as set forth in this ordinance.

*11.3.3. Location.*

A. Off-street loading space shall be located on the same lot where the use is conducted.

B. Off-street loading space may occupy all or any part of any required yard setback except the front or side yard adjacent to a street. The Department of Highways may authorize off- street loading in the front or side yard adjacent to a street if such authorization would not result in traffic hazards.

C. Off-street loading space shall not be located within 30 feet of the nearest point of an intersection of any two streets.

*11.3.4. Separate or combined space*. The off-street loading space required by two or more uses located on the same lot may be combined and used jointly provided the following conditions are met:

A. Off-street loading space which is combined and used jointly by two or more uses on the same lot having different standards for determining the amount of required loading space shall be adequate in area to provide the sum total of off-street loading required for all uses.

B. Off-street loading space which is combined and used jointly by two or more uses on the

same lot having the same standards for determining the amount of required loading space shall be considered as a single unit for purposes of calculating the amount of off-street loading space. The gross floor area or number of employees of all uses in all structures on the same lot, as set forth in the applicable standards, shall be combined and taken as a single total for purposes of determining the amount of required off-street loading space.

*11.3.5. Design, development and maintenance*. The land area used for off-street loading space shall be designed, developed and maintained in accordance with the following:

A. Off-street loading space shall not be used for the sale, repair, dismantling or servicing of any vehicles or equipment, or for storage of materials or supplies if located within 500 feet of a residence or commercial district.

B. Off-street loading space shall be graded for proper drainage and have an all-weather surface material capable of bearing a line load of 200 pounds per square foot. Off-street loading space shall be maintained in such a manner as to be free of dust and debris.

C. Off-street loading space adjacent to or across the street from property zoned for any residential use shall have a dense evergreen planting, fence, masonry wall or such other screening as may be determined by the Department of Highways. The Department of Highways shall determine the height and location of required screening.

D. Off-street loading space shall have entrances and exits not less than 12 feet in width and not more than the width recommended by the Cook County Highway Department. Entrances and exits shall be designed and located so as to minimize both traffic congestion and interference with traffic movement.

E. Off-street loading space shall be designed so that no portion of a vehicle projects into a street, alley or public right-of-way while being loaded or unloaded.

F. Off-street loading space not otherwise provided for shall be at least ten feet in width and at least 25 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 14 feet.

G. Off-street loading space shall not be used to satisfy off-street parking space requirements.

H. Uses requiring off-street loading space which are located in structures having less floor area than the minimum amount specified to calculate the number of spaces required shall provide off-street loading space as determined by the Department of Highways.

*11.3.6. Space requirements*. All off-street loading space shall meet the following minimum requirements:

A. *Residential uses.* Hotels, motels, lodginghouses, apartment hotels and multifamily dwellings. One off-street loading space shall be provided for structures containing 10,000 to 200,000 square feet of floor area, plus one additional loading space for every additional 200,000 square feet of floor area.

B. *Commercial uses.*

1. *Funeral homes.* One off-street loading space shall be provided for structures containing 8,000 to 100,000 square feet of floor area, plus one additional off-street loading space for every additional 100,000 square feet of floor area.

2. *Airports and commercial heliports, amusement establishments, bowling alleys, dance halls, gymnasiums, pool and billiard halls, skating rinks and swimming pools.* One off-street loading space shall be provided for structures containing

10,000 to 100,000 square feet of floor area, plus one additional off-street loading space for every additional 100,000 square feet of floor area.

3. *Radio and television stations and studios, recording studios; hotels and motels and not for profit clubs and lodges which contain retail shops, convention and exhibition halls, auditoriums and business or professional offices (other than accessory).* One off-street loading space shall be provided for structures containing 10,000 to 150,000 square feet of floor area, plus one additional off-street loading space for every additional 150,000 square feet of floor area. Off-street loading space for structures in excess of 20,000 square feet of floor area shall not be less than 12 feet wide and 65 feet long.

4. *Music, dance, business and trade schools and indoor theaters.* One off-street loading space shall be provided for structures containing 10,000 to 200,000 square feet of floor area, plus one additional off-street loading space for every additional 200,000 square feet of floor area.

5. *Cartage, shipping and express facilities, mail order houses, newspaper distribution agencies and printing and publishing companies.* One off-street loading space shall be provided for structures containing 5,000 to 40,000 square feet of floor area. Two off-street loading spaces shall be provided for structures containing 40,000 to 100,000 square feet of floor area, plus one additional off-street loading space for every additional 100,000 square feet of floor area. Off-street loading space for structures in excess of 10,000 square feet of floor area shall not be less than 12 feet wide and 65 feet long.

C. *Office uses.* Banks and financial institutions, medical and dental clinics, and professional and business offices. One off-street loading space shall be provided for structures containing 10,000 to 100,000 square feet of floor area, plus one additional off-street loading space for every additional 100,000 square feet of floor area up to 500,000 square feet, and one additional off-street loading space for every additional 500,000 square feet of floor area.

D. *Industrial uses.*

1. *Production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products.* Storage and wholesale distribution of fuels, petroleum, flammable liquids, fats or oils. Motor freight terminals and warehousing. One off- street loading space shall be provided for structures containing 5,000 to 40,000 square feet of floor area. Two off-street loading spaces shall be provided for structures containing 40,000 to 100,000 square feet of floor area, plus one additional off-street loading space for every additional 100,000 square feet of floor area. Off- street loading space for structures in excess of 10,000 square feet of floor area shall not be less than 12 feet wide and 65 feet long.

2. *Air, railroad and water freight terminals, railroad switching and classification yards, repair shops and roundhouses and community sewage treatment plants.* One off-street loading space shall be provided for structures containing 10,000 to 100,000 square feet of floor area, plus one additional off-street loading space for every additional 100,000 square feet of floor area. Off-street loading space for structures in excess of 20,000 square feet of floor area shall not be less than 12 feet wide and 65 feet long.

E. *Schools, institutions and assembly uses.*

1. *Areas, auditoriums, health, medical and care institutions, nursery schools, penal and correctional institutions, places of assembly and racetracks and stadiums.* One off- street loading space shall be provided for structures containing 10,000 to 100,000 square feet of floor area, plus one additional off-street loading space for every additional 100,000 square feet of floor area. Off-street loading space for structures in excess of 20,000 square feet of floor area shall not be less than 12 feet wide and 65 feet long.

2. *Banquet, convention and exhibition halls.* One off-street loading space shall be provided for structures containing 10,000 to 150,000 square feet of floor area, plus one additional off-street loading space for every additional 150,000 square feet of floor area. Off-street loading space for structures in excess of 20,000 square feet of floor area shall not be less than 12 feet wide and 65 feet long.

3. *Educational and cultural institutions, meeting halls, philanthropic, eleemosynary and religious institutions.* One off-street loading space shall be provided for structures containing 10,000 to 200,000 square feet of floor area, plus one additional off-street loading space for every additional 200,000 square feet of floor area.

4. *Nonconforming recreation buildings and community centers.* One off-street loading space shall be provided for structures containing 10,000 to 100,000 square feet of floor area, plus one additional off-street loading space for every additional 100,000 square feet of floor area up to 500,000 square feet and one additional off-street loading space for every additional 500,000 square feet of floor area.

F. *Planned unit developments.* Off-street loading spaces shall be provided in accordance with Article 9.

G. *Other uses.* Uses not specifically listed in this article shall provide off-street loading spaces in accordance with the following:

| Floor Area of Establishment in Thousands of Square Feet | Required Number and Size of Loading Spaces |
|---|---|
| 5 to 10 | 1 - (10 ft. × 25 ft.) |
| 10 to 25 | 2 - (10 ft. × 25 ft. ea.) |
| 25 to 40 | 2 - (12 ft. × 65 ft. ea.) |
| 40 to 100 | 3 - (12 ft. × 65 ft. ea.) |

One additional off-street loading space shall be provided for every additional 200,000 square feet of floor area. Additional off-street space shall be at least 12 feet wide and 65 feet long.

*11.3.7. Modifications*. The Cook County Department of Highways may authorize a modification, reduction or waiver of off-street loading requirements if it finds that the nature of the business, industry or use, or an exceptional condition, would justify a modification.

**ARTICLE 12. - SIGNS**[2]

Footnotes:

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**Note—** Requirements for off-premises advertising signs and billboards are set forth in the Outdoor Advertising and Billboard Ordinance of Cook County.

**- Purpose.**

Provisions of Article 12 are intended to address public safety concerns and to promote aesthetic values. Article 12 establishes regulations for on-premises signs and provides locations for billboards and off-premises advertising signs and billboards. Regulations for off-premises advertising signs are set forth in the Outdoor Advertising and Billboard Ordinance of Cook County [Article II of Chapter 114 of the Code].

**12.0. - Sign permits for on-premises signs.**

*12.0.1. Permit requirements*. A sign permit issued by the Department of Building and Zoning is required for all signs except as otherwise provided this article. No new or existing signs or other advertising structures shall be maintained, erected, altered, or relocated without first obtaining a sign permit.

*12.0.2. Permit application and procedures.*

A. Applications for sign permits shall be made, to the Department of Building and Zoning on forms furnished by the Department. All applications shall be accompanied by a fee as established by the Cook County Board of Commissioners.

B. Applications shall include information required to assure compliance with regulations for signs and with all other applicable ordinances and regulations of the County of Cook.

C. Applicants shall provide a bond, in a form acceptable to the Department of Building and Zoning, to insure that signs will be constructed, maintained and removed in accordance with this ordinance.

D. Sign permits shall be issued by the Commissioner of Building and Zoning if signs comply with the provisions of this ordinance. Permits are valid for a period of two years. However, any permit may be revoked at any time by the Department of Building and Zoning upon a finding that a sign violates any provision of this ordinance, of any other applicable Cook County ordinance, or when a permit holder has made false representations in securing a sign permit.

*12.0.3. General requirements applicable to signs.*

A. Signs shall not be erected so as to prevent free ingress or egress from any door, window, or building roof.

B. Signs shall not be attached to trees or utility poles.

C. Signs shall not be painted, erected or constructed on the walls or roof of buildings or structures except as otherwise provided in this ordinance or other applicable Cook County ordinances.

D. Signs shall not use strobe lights.

E. Signs which are indirectly illuminated shall be illuminated by a steady, stationary, shielded or shaded light source and shall be directed solely at the sign so that the light intensity or brightness does not shine on adjacent properties or create hazards for pedestrians, motorists or aircraft.

F. Signs shall be designed and constructed to withstand wind pressure of 30 pounds per square foot, and shall be constructed to receive dead loads as required by the Cook County Building and Environmental Ordinance [Chapter 30 of the Code].

G. Signs made of metal shall have faces or backgrounds constructed of metal not thinner than No. 28 B & S gauge.

H. Signs containing glass shall use safety glass.

I. Signs containing letters and characters shall be legible, cleanly defined and unfaded.

J. Sign parts and supports shall be painted and maintained to prevent rusting, rotting, illegibility or other deterioration. All broken or missing parts of signs shall be promptly replaced.

K. Signs which are freestanding shall be designed and engineered by an engineer licensed in the State of Illinois. Stamped design drawings shall be submitted to the Department of Building and Zoning, along with a permit application, which certify that signs are in compliance with all applicable Cook County ordinances.

L. Signs shall not contain any fluttering, undulating, swinging, rotating or other moving parts.

M. Signs requiring a permit shall display the name of the permit holder.

N. Signs for which a permit has expired, which are unsafe, poorly maintained, insecure or which have been maintained, constructed or erected in violation of the provisions of any applicable Cook County ordinance may be removed or caused to be removed by the Commissioner of Building and Zoning.

O. Signs shall not be located within 100 feet of each other when displayed in connection with the same business, trade, profession or use.

*12.0.4. Signs not requiring a permit.* The following signs shall not require a permit provided that the signs comply with all other regulations of this ordinance:

A. Signs in residential districts as provided in this article.

B. Signs affixed to buildings which bear the name of the occupant, business or occupation on the premises, provided that the sign face does not exceed five square feet in area and contains no advertising.

C. Signs containing legal notices.

D. Traffic and parking signs located on private property which do not have a sign face exceeding five square feet in area and are not closer than ten feet to any other zoning lot.

E. Official highway directional signs and markers.

F. Temporary signs for the sale or rental of real estate, personal celebrations, political campaigns, noncommercial special events or garage sales, subject to the following:

1. One sign shall be permitted on a zoning lot, except that on corner lots two signs, one facing each street, shall be permitted. Signs shall not have a sign face exceeding 12 square feet in area nor be closer than ten feet to other zoning lots.

2. Signs shall not be illuminated.

3. Signs shall not project beyond the property line into or over the right-of-way.

4. Signs shall not project higher than ten feet above ground level at the base of the sign.

5. Temporary signs shall be promptly removed following the events to which such signs pertain.

6. Temporary signs shall not be erected in connection with rummage sales or garage sales for a period longer than three days, nor shall signs be erected on the same zoning lot for a total of more than three days in any 30-day period.

G. Novelty signs which do not have a sign face exceeding 20 square feet in area and are not closer than ten feet to any other zoning lot.

**12.1. - Amortization of legal nonconforming on-premises signs.**

A sign that does not conform to the provisions of this ordinance, as amended, and that was lawfully erected and maintained prior to the effective date of this ordinance, as amended, may remain in use as a legal nonconforming sign subject to the following:

A. Sign permits shall be obtained conditioned upon provisions of this article.

B. Nonconforming signs shall be removed no later than two years from the date of the adoption of this ordinance. Nonconforming signs must be maintained in good repair and must comply with all other provisions of this ordinance.

C. Nonconforming signs shall not be altered or expanded other than to perform normal and necessary repairs or to change sign copy.

**12.2. - Permitted signs.**

The following signs shall be permitted. Regulations for off-premises advertising signs and billboards are set forth under separate ordinance.

*12.2.1. Permitted signs—Residential districts.*

A. On-premises signs which are exempt from permit requirements under this article.

B. On-premises identification signs subject to the following:

1. One identification sign, not having a sign face exceeding three square feet in area, for residential buildings containing one or two dwelling units indicating the name and/or address of the occupant and/or permitted occupation. One identification sign, not having a sign face exceeding 15 square feet in area, for residential buildings containing between three and ten dwelling units. One identification sign, not having a sign face exceeding 32 square feet in area, for residential buildings containing between 11 and 25 dwelling units. One identification sign, not having a sign face exceeding 48 square feet in area, for residential buildings containing more than 25 dwelling units. Only the name and address of a building and the name of the building management may be contained on identification signs. On corner lots, two identification signs may be displayed, one sign facing each street.

2. One non-advertising sign, including community information messages and schedules of events, not having a sign face exceeding 32 square feet in area. On corner lots, two such signs may be displayed, one sign facing each street.

3. One identification sign for nonresidential buildings not having a sign face exceeding 32 square feet in area. On corner lots, two such signs may be displayed, one sign facing each street.

4. One sign containing the name of the contractor or builder, in connection with the construction or remodeling of a building, not having a sign face exceeding 32 square feet in area. On corner lots, two such signs may be displayed, one sign facing each street. Signs shall be removed within two weeks after completion of the construction or remodeling.

5. Signs shall not project higher than one story or ten feet above curb level, whichever is lower.

6. Signs shall not project beyond the property line into or over the right-of-way.

C. On-premises signs accessory to parking areas subject to the following:

1. Signs designating parking area entrances or exits shall be limited to a maximum size of two square feet. One sign designating conditions of use or identity of a parking area is permitted, limited to a maximum sign face of nine square feet. On corner lots, two such signs may be displayed.

2. Signs shall not project beyond the property line into or over the right-of-way.

3. Signs shall not project higher than seven feet above the established average grade of a parking area.

D. On-premises subdivision and other development identification signs subject to the following:

1. Two identification signs shall be allowed for each residential subdivision or other development.

2. Signs shall not have a sign face exceeding 48 square feet in area nor be closer than ten feet to other zoning lots.

3. Signs shall not project beyond the property line into or over the right-of-way.

4. Signs shall not project higher than one story or ten feet above the established average grade of a zoning lot, whichever is lower.

*12.2.2. Permitted signs—Commercial districts.*

A. On premises signs which are exempt from permit requirements under this article.

B. On-premises signs permitted in residential districts subject to obtaining a sign permit.

C. On-premises portable signs subject to the following:

1. Signs shall not be closer than 15 feet from the property lines.

2. Signs shall not have a total height greater than ten feet above the level of the street upon which the sign faces.

3. Signs shall not have a sign face exceeding 50 square feet.

4. Signs shall meet all requirements contained in the Building and Environmental Ordinance [Chapter 30 of the Code].

D. On-premises novelty signs subject to the following:

1. Signs, including sign structures, shall not project higher than 30 feet above established average grade of a zoning lot.

2. Signs shall be required to be set back from the right-of-way line a distance of the minimum setback requirement of the zoning district.

3. Signs may be erected on the roof of a building provided that the sign complies with all regulations in the Cook County Building and Environmental Ordinance [Chapter 30 of the Code].

E. On-premises identification and advertising signs, affixed to buildings, subject to the following:

1. Signs located on the front or rear walls of a principal building shall not have a sign face area exceeding 20 percent of the area of the wall (including doors and

windows) to which the sign is affixed. Signs located on side walls of a principal building shall not have a sign face area exceeding ten percent of the area of a side wall (including doors and windows). In no case shall a sign face area exceed 100 square feet.

2. Signs suspended from buildings shall not project more than four feet from the front of a building, and the bottom of such signs shall not be less than ten feet above the finished grade of the sidewalk or ground elevation and shall not exceed 30 feet in height. Sign locations shall be subject to approval by the Department of Building and Zoning. Signs shall not project into or over the right-of-way.

3. One sign face per facade may be allowed. In no case shall signs project higher than four feet above a roofline.

F. On-premises freestanding signs subject to the following:

1. Signs shall not be closer than 15 feet from the property lines.

2. Signs shall not have a total height greater than 20 feet above the level of the street upon which a sign faces.

3. Signs shall not have a sign face area exceeding 200 square feet.

*12.2.3. Permitted signs—Industrial Districts.*

A. On-premises signs which are exempt from permit requirements under this article.

B. Signs permitted in commercial districts subject to obtaining a permit.

C. Billboards and off- premises advertising signs subject to the requirements set forth under separate ordinance.

*12.3.4 Permitted signs – Public Land.*

A. On-premises signs which are exempt from permit requirements under this article.

B. Signs permitted in commercial districts subject to obtaining a permit.

**12.3. - *Dynamic Image Display Signs*.**

Dynamic image display signs shall comply with the following regulations:

*12.3.1. Luminance.* The following brightness limits shall apply:

A. 5,000 nits between sunrise and sunset; and

B. 250 nits between sunset and sunrise.

C. No sign shall be illuminated between the hours of 11:00 p.m. and 5:00 a.m., provided that an entity may keep its on-premises sign illuminated to no greater than 250 nits between the hours of 11:00 p.m. and 5:00 a.m., when the entity is open for business. For purposes of this subsection, "open for business" means an entity that is conducting its normal business or occupation and admits clients, customers or patrons during such time. This subsection shall not apply to any sign that is part of an emergency response network while such sign is displaying emergency information from any federal, state, or unit of local government.

*12.3.2. Dwell time.* The text, image or display on the face of the sign shall not change more than once every ten seconds. Twirl time shall not exceed 0.25 seconds.

A. All motion is prohibited on the sign;

B. During the message transition, the sign shall not display any visible effects, including, but not limited to, action, motion fading, dissolving, blinking, or the illusion of such effects; and

C. No message shall transition from one face to another face.

*12.4.4. Control/testing.*

A. All signs shall be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's luminance in compliance with this section. In instances where the sign malfunctions, the sign shall either automatically shut off or turn to a black screen.

B. Prior to the issuance of any permit for a sign, the applicant shall submit an affidavit attesting that the sign has been tested and complies with the dwell time, luminance, motion and other requirements of this section, and that the luminance intensity, motion, and dwell time requirements are protected from manipulation by password-protected software or other method satisfactory to the Building Commissioner.

C. The test of the luminance levels required by this section shall be made when the sign is set to full white.

D. An affidavit shall be submitted at the time of the annual renewal attesting that the sign has been tested, within 30 days of the renewal, and complies with all the requirements of this section.

## ARTICLE 13. - ADMINISTRATION AND ENFORCEMENT

### 13.1. - Organization.

The administration and enforcement of this ordinance is vested in the Department of Building and Zoning and the Zoning Board of Appeals.

### 13.2. - Department of Building and Zoning and the Zoning Administrator.

*13.2.1. Duties of the Department of Building and Zoning.*

A. *Duties.* In general, the duties or function of the Department of Building and Zoning shall be:

1. To inspect buildings, structures and land uses to determine compliance with this ordinance.

2. To issue and maintain records of sign permits.

3. To issue and maintain records of certificates of occupancy.

4. To authorize illumination of parking lots between the hours of 10:00 p.m. and 7:00

a.m. in residential districts when necessary for public safety and welfare.

5. To issue permits regulating erection and use of tents for specific purposes, such as temporary carnivals, charity or eleemosynary uses, and churches and revival meetings not to exceed ten days; and,

6. Duties as the Cook County Board of Commissioners shall by ordinance, resolution or direction provide.

B. *Inspections.*

1. Inspections will take place during regular County business hours, Monday through Friday, excluding County holidays, provided that there is no emergency that poses an immediate, direct, and serious threat to health, safety, or the environment.

2. If consent is denied or withheld, the Department shall have the authority to seek an Order of Inspection from a tribunal with jurisdiction to enter such an Order.

C. *Badge of Office.* The Department shall adopt a badge of office which shall be displayed by representatives of the Department for the purpose of identification while conducting County business.

D. *Assistance from other officers.* The Department is authorized to request assistance from health, police, legal, and other officers, and to request the State's Attorney to make application on behalf of the county to any court of competent jurisdiction for such order as the court may deem necessary or appropriate, to secure compliance with any provision of this chapter.

*13.2.2. Duties of the Zoning Administrator.*

A. Administration of this ordinance shall be exercised through a person in the Department of Building and Zoning designated as the Zoning Administrator. The Zoning Administrator shall be appointed by the President of the Cook County Board of Commissioners.

B. Duties of the Zoning Administrator shall be as follows:

1. Issue, upon request, a letter verifying the zoning classification of property to a person who is entitled to initiate a zoning amendment including interpretations giving the meaning and intent of provisions of this ordinance.

2. Maintain permanent and current records of this ordinance including, but not limited to, all maps, map amendments, special uses, planned unit developments, variances, appeals and related applications.

3. Provide and maintain a source of public information for all matters arising out of this ordinance.

4. Receive, file and forward to the Zoning Committee of the Cook County Board of Commissioners, applications for map amendments. The Zoning Administrator shall not forward applications which fail to comply with this ordinance.

5. Receive, file and forward to the Zoning Board of Appeals applications for variances, special uses, appeals and other matters which the Zoning Board of Appeals is required to act upon as provided in this ordinance. The Zoning Administrator shall reject applications which are not authorized by this ordinance.

6. Review properties subject to legal action which have resulted in the invalidation of zoning under this ordinance and change official zoning maps to reflect court decrees.

7. Review properties which have been disconnected from a municipality, or which have come within the jurisdiction of Cook County as the result of the dissolution of a municipality, and recommend to the Zoning Board of Appeals amendments for reclassification of properties.

8. Determine use, lot and bulk requirements provided in this ordinance.

9. Forward plans to the Cook County Superintendent of Highways for proposed uses which provide 100 parking spaces for Highway Department review, comment and approval pursuant to this article.

10. Duties as the Cook County Board of Commissioners shall by ordinance, resolution or direction provide.

*13.2.3. Permit applications and certificates of occupancy*. All permits for use of land or buildings and certificates of occupancy, except as otherwise provided by this ordinance, shall be reviewed and approved by the Department of Building and Zoning. The Zoning Administrator shall affix a certificate to the permit indicating that the proposed building or structure complies with all the provisions of this ordinance. No officer, department or employee of Cook County shall issue a permit until a permit application has been reviewed and approved by the Department of Building and Zoning. Any permit or certificate of occupancy which is in conflict with the provisions of this ordinance shall be null and void.

*13.2.4. Promoting Intergovernmental Agreements.* The President and Cook County Board of Commissioners establish a program of promoting intergovernmental agreements with local townships, which express an interest by local resolution or ordinance, to assist the County in enforcement of certain provisions of the Cook County building ordinance and the Cook County zoning ordinance, as defined in each particular agreement;

The President and Board of Commissioners authorize the intergovernmental agreements to provide any or all of the following acts provided in the building and zoning code administration and enforcement:

1. The township shall be permitted to take applications for and issue building permits pursuant to, and under the procedures provided by the county building code for the construction, alteration, or similar activities done to buildings within that township's unincorporated area.

2. The township, through its authorized representatives, officials or employees, shall be permitted to report violations of the provisions of the county building and zoning codes.

3. The township through its representatives, officials or employees, shall be permitted to take complaints from residents or businesses of the unincorporated area of that township relating to allegations of violations of the county building and zoning codes, on forms and through procedures approved by the Cook County Department of Building and Zoning.

4. The township, through its representatives, officials or employees, shall be permitted to complete certain types of inspections, as provided in the final agreement with the County, and shall be permitted to assist in other types of inspections, also provided in the final agreement with the County.

5. The township shall forward reports of such complaints and inspections to the proper administrator or employee of the Cook County Department of Building and Zoning to take the appropriate further action, as allowed by law.

The President and Board of Commissioners shall require the township to perform the listed powers, pursuant to the procedures defined by the county's building and zoning ordinances, and in a manner consistent with county practices and policies.

Nothing in the intergovernmental agreements between the County of Cook and local townships shall be construed to exercise any control or authority upon the county or township to exercise any control or management over the other government, the acquisition, operation or maintenance of the other government's equipment or apparatus, or the hiring and firing of staff of the other government.

The agreement shall be submitted to the President and Board of Commissioners, referred to and reviewed by the Committee on Zoning and Building, and subject to final approval of the President and Board of Commissioners

The County Board of Commissioners authorizes the negotiation, drafting and review of an intergovernmental agreement with Leyden Township to perform defined intake and other code enforcement matters as a two-year pilot project, commencing with the execution date of the intergovernmental agreement.

**13.3. - Zoning Board of Appeals.**

*13.3.1. Membership.* The Zoning Board of Appeals shall be composed of seven ~~nine~~ members**:** five ~~seven~~ voting members who shall be appointed by the President of the Cook County Board of Commissioners with the advice and consent of the Cook County Board of Commissioners; and two ex-officio, nonvoting members, consisting of the Chairman of the Zoning and Building Committee of the Cook County Board of Commissioners and the Chief of the Bureau of Economic Development of Cook County. Ex-officio members may be represented by a designee at any hearing or meeting of the Zoning Board of Appeals. As of June 1, 2013, voting members shall receive compensation of $500.00 per official meeting of the Zoning Board of Appeals where the member participates in person or by viewing a record of proceeding where action is required not to exceed $12,000.00, with no other fringe or pension benefits, and an allowance for expenses as provided by the Cook County Board of Commissioners in its annual appropriation Ordinance. The Zoning Board of Appeals shall report the number of official meetings it has conducted on a quarterly basis to the Cook County Board of Commissioners. Members of the Zoning Board of Appeals serving at the time of adoption of this ordinance shall serve for the remaining term of their appointments, or until their respective successors are appointed. All new and renewed terms of office for Zoning Board of Appeals members shall be for five years.

One of the members of the Zoning Board of Appeals shall be designated by the President of the Cook County Board of Commissioners with the advice and consent of the Cook County Board of Commissioners as Chairman of the Zoning Board of Appeals, and shall hold office until a successor is appointed. The President of the Cook County Board of Commissioners with the advice and consent of the Cook County Board of Commissioners shall have the power to remove for cause any member of the Zoning Board of Appeals. Vacancies on the Zoning Board of Appeals shall be filled by appointment of the President of the Cook County Board of Commissioners with the advice and consent of the Cook County Board of Commissioners for the unexpired term of the member whose position has become vacant.

*13.3.2. Jurisdiction.* The Zoning Board of Appeals is vested with the following jurisdiction and authority:

A. Hear and decide appeals from any order, requirement, decision or determination made by the Department of Building and Zoning under this ordinance.

B. Hear and make decisions or recommendations on applications for authorized variances referred by the Department of Building and Zoning or the Cook County Board of Commissioners.

C. Hear applications for special uses, planned unit developments, map amendments and unique uses as set forth in this ordinance. The Zoning Board of Appeals shall report its findings and recommendations to the Cook County Board of Commissioners.

D. Conduct hearings at the request of the Cook County Board of Commissioners for map amendments to this ordinance and make recommendations to the Board of Commissioners.

E. Conduct hearings at the request of the Cook County Board of Commissioners for text

amendments to this ordinance and make recommendations to the Board of Commissioners.

F. Conduct hearings at the request of the Cook County Board of Commissioners for amendments to the Cook County Comprehensive Land Use and Policies Plan and make recommendations to the Board of Commissioners.

G. Initiate, direct and review studies of this ordinance and make recommendations to the Zoning and Building Committee of the Cook County Board of Commissioners.

H. Hear and decide matters as set forth in this ordinance and matters referred to it by the Cook County Board of Commissioners.

I. Duties as the Cook County Board of Commissioners shall by ordinance, resolution or direction provide.

*13.3.3. Meetings and rules.* The meetings of the Zoning Board of Appeals shall be held at the call of the Chairman at such times as the Zoning Board of Appeals may determine. Hearings conducted by the Zoning Board of Appeals shall be considered public meetings under the Illinois Open Meetings Act and shall be held in conformance with the Illinois Open Meetings Act. Ex-officio members, or their designees, may fully participate in meetings, but shall not vote on any matters before the Zoning Board of Appeals. For purposes of conducting a public meeting, a quorum of five members shall be present in person at the meeting, and two of the five members present may be ex-officio members or their designees. For purposes of conducting a vote at a public meeting, four voting members must be present in person at the meeting and the affirmative vote of the majority of voting members is necessary to adopt any motion or decision for approval. Any person may appear and testify at a hearing. The Chairman or Acting Chairman may administer oaths and subpoena witnesses. The Zoning Board of Appeals shall keep minutes of its proceedings showing the vote of each member upon each question. If any voting member is absent or fails to vote, that shall be reflected in the minutes. Zoning Board of Appeals voting members may not vote by proxy. Records shall be kept of all hearings and other official actions of the Zoning Board of Appeals. Applications, exhibits and all documents filed by applicants, as well as transcripts of hearings if provided, meetings, testimony and deliberations, shall constitute the record of the Zoning Board of Appeals. The Secretary of the Zoning Board of Appeals shall be the keeper of the records. The Zoning Board of Appeals shall adopt its own rules and procedures, not in conflict with this ordinance or with applicable State of Illinois Statutes, and may select or appoint such officers as it deems necessary. A copy of every rule, regulation, amendment, order, requirement, decision or determination of the Zoning Board of Appeals shall be filed immediately with the Department of Building and Zoning and shall be a public record.

*13.3.4. Reserved.*

*13.3.5.* Appeals from decisions of the Zoning Administrator.

The Zoning Board of Appeals shall hear and decide appeals from an administrative order, requirement or determination of the Department of Building and Zoning under this ordinance.

An appeal may be taken to the Zoning Board of Appeals by any person or entity or by any officer, department, board or bureau aggrieved by a decision of the Department of Building and Zoning under this ordinance. An appeal shall be taken within 35 days after the date of the Department of Building and Zoning's decision by filing with the Zoning Administrator and the Zoning Board of Appeals a notice of appeal specifying the grounds for the appeal. Notice of appeal shall be given to all persons or entities entitled to receive notice as provided by Section 13.7.3.

The Zoning Board of Appeals shall select a reasonable time and place for hearing an appeal and give notice to the aggrieved person or entity and the Department of Building and Zoning. The hearing shall take place within 30 days after the Zoning Board of Appeals receives notice of appeal.

The Zoning Board of Appeals shall render a written decision on the appeal within 30 days after the hearing. The Zoning Board of Appeals shall forward its decision to all parties of record. The Zoning Board of Appeals may affirm, reverse, wholly or in part, or modify a decision of the Department of Building and Zoning. A written decision of the Zoning Board of Appeals shall contain findings of fact which support its decision. If the Zoning Board of Appeals affirms the decision of the Department of Building and Zoning, the decision of the Zoning Board of Appeals is a final administrative determination and shall be subject to review as provided by law.

If the Zoning Board of Appeals reverses the decision of the Department of Building and Zoning, the Department of Building and Zoning has the right to appeal the Zoning Board of Appeals' decision to the Cook County Board of Commissioners. The matter shall be heard upon the record of the Zoning and Building Committee, or a subcommittee, ("Committee") of the Cook County Board of Commissioners. No additional testimony shall be taken and no additional documents shall be filed. The Committee shall provide notice of its hearing of an appeal as provided in this section. The Committee may affirm, reverse, wholly or in part, or modify the decision of the Zoning Board of Appeals.

If the Committee reverses the Zoning Board of Appeals, the decision of the Committee shall be a final administrative determination and shall be subject to review as provided by law. The Secretary of the Zoning Board of Appeals shall maintain complete records of all actions relative to appeals.

*13.3.6. Secretary of the Zoning Board of Appeals.*

A. The Secretary of the Zoning Board of Appeals shall be appointed by the President of the Cook County Board of Commissioners.

B. Duties of the Secretary of the Zoning Board of Appeals shall be as follows:

1. Maintain records of the Zoning Board of Appeals.

2. Forward to the County Board of Commissioners final findings of fact and recommendations of the Zoning Board of Appeals for map amendments and special uses and such other matters under this ordinance which require consideration or action by the Cook County Board of Commissioners.

3. Administer duties which may be delegated to the Secretary by the Cook County Board of Commissioners and the Zoning Board of Appeals.

4. Coordinate and facilitate the public hearings of the Zoning Board of Appeals.

**13.4. - Building permits/zoning certificates.**

*13.4.1. Application.* An application for a building permit shall be deemed an application for a zoning certificate. An application shall be accompanied by the following:

A. Plat of survey, drawn to scale and showing actual dimensions of lots and blocks, as required by the Department of Building and Zoning. The plat shall be dated within the prior five- year period and it shall be certified by a land surveyor licensed by the State of Illinois as a true copy of the property according to the registered or recorded plat of subdivision.

B. Site plan signed and sealed by a registered professional engineer in the State of Illinois, in triplicate, drawn to scale in such form as may be prescribed by the Department of Building and Zoning. The site plan shall show the ground area, height and bulk of the building or structure, building lines in relation to lot lines, use to be made of the building, structure or land and such other information as may be required by the Department of Building and Zoning.

*13.4.2. Procedure.* A copy of each plat of survey and site plan shall be attached to the application for a building permit when it is submitted to the Department of Building and Zoning for zoning certification. The Department of Building and Zoning shall retain the application, attached plats and plans as public records.

**13.5. - Certificates of occupancy.**

A building shall not be constructed or occupied, an existing building shall not be expanded or otherwise altered or occupied, a new land use shall not be established and an existing land use shall not be changed until a certificate of occupancy is issued by the Department of Building and Zoning. (~~s~~See Section 13.5.1.)

Every certificate of occupancy shall state that the land use and occupancy of buildings or structures comply with all provisions of this ordinance and that buildings or structures are habitable and in conformance with all applicable building regulations.

*13.5.1. Application.* An application for a building permit shall be deemed an application for a certificate of occupancy. Every application for a change in land use, where no building permit is required, shall be made directly to the Department of Building and Zoning.

*13.5.2. Procedure.* A certificate of occupancy for a building, addition or alteration shall not be issued until construction has been completed, the premises inspected and the Department of Building and Zoning has certified that the use conforms with applicable Cook County ordinances. Pending the issuance of a certificate of occupancy, a temporary certificate may be issued. The Department of Building and Zoning shall issue either a certificate of occupancy or provide written notice to the applicant, not later than 14 days after the final inspection, setting forth why a certificate of occupancy cannot be issued.

*13.5.3. Appeals*. An application for a certificate of occupancy which has been denied by the Department of Building and Zoning due to noncompliance with this ordinance may be appealed to the Zoning Board of Appeals pursuant to this ordinance.

**13.6. - Variances.**

*13.6.1 Purpose.* The purpose of a variance is to provide relief from unreasonable difficulties or unnecessary hardships resulting from strict application of zoning ordinance requirements.

*13.6.2. Application, hearing, and notice of hearing.*

A. *Notice of application.* Applicants shall, not less than 15 days nor more than 30 days before filing an application, serve written notice of intent to apply for a variance by certified mail with return receipt requested, to the property owners of adjoining lots, whose names appear on the Cook County tax records. For condominium developments that are located on adjoining lots, only the condominium association shall be served with notice.

B. *Application.* An application for a variance shall be filed with, and shall contain such information as required by, the Department of Building and Zoning. Electronic submission of application and supporting documents shall be encouraged. Applications for sign variances will also require the submittal of one detailed, signed and sealed architectural drawing of the proposed sign and a detailed sketch and/or rendering of the sign. Applicants shall file with the Department of Building and Zoning a sworn affidavit containing a complete list of the names and last known addresses of the persons served with notice ~~pursuant~~ to [Section] 13.6.2(A). In addition, the applicant shall file a sworn affidavit containing a complete list of the names and last known addresses of the owners of properties on lots lying within 150 feet of the property lines of the lot for which the variance is sought with his or her variance application, whose names appear on the Cook

County tax records. Only the name and last known address of the condominium association shall be required for condominium developments that are located within 150 feet from the subject property. The Zoning Administrator shall reject applications for variances which do not comply with the provisions of this ordinance. A copy of each application for variance which complies with the provisions of this ordinance shall be forwarded by the Department of Building and Zoning to the Cook County Board Commissioner in whose district the property is located.

C. *Notice of Hearing.* Notice of the time and place of a public hearing for all variance applications, except those which the Zoning Administrator intends to grant pursuant to Section 13.6.9 of this article, shall be published by the Zoning Board of Appeals once, not less than 15 days nor more than 30 days, before the hearing in a newspaper of general circulation in Cook County. The published notice may be supplemented by additional notice as required by the rules of the Zoning Board of Appeals. In addition, written notice of public hearings, including the reference number assigned by the Zoning Board of Appeals, and the place, date, and time of the hearing shall be given not less than seven days or more than 45 days before the hearing, by the Zoning Board of Appeals to the clerk of each municipality within 1½ miles of the subject property, and to the property owners within 150 feet of the lot lines of the subject property, whose names appear on the Cook County tax records. Notice need only be sent to the condominium association of condominium developments that are located within 150 feet from the subject property. The Zoning Board of Appeals shall maintain a record of the method of service.

D. *Hearing.* The Zoning Board of Appeals shall hold a public hearing on each application for a variance, except those which the Zoning Administrator intends to grant pursuant to Section 13.6.9 of this article. An authorized representative of any County department that provided comment on the application shall testify at the hearing if requested by the Zoning Board of Appeals. The hearing shall take place at the Cook County Administration Building unless the Secretary of the Zoning Board of Appeals determines that the County Building has more adequate facilities for such hearing. A record of proceedings, examinations, and other official actions shall be preserved in the manner prescribed by Zoning Board of Appeals' rules. However, the hearing will not be transcribed by a court reporter unless requested by the Zoning Board of Appeals or another interested party, and in that case the cost of the transcription must be borne by the person requesting it. If there is a judicial proceeding for a violation of any Cook County ordinance involving the subject property, the applicant shall not be entitled to seek, and the Zoning Board of Appeals shall not grant, more than one continuance.

*13.6.3. Standards.* A variance shall not be granted or denied, unless the Zoning Board of Appeals first makes written findings of fact on each of the following standards based upon evidence presented:

A. Physical surroundings, shape or topographical condition of the property would result in hardship upon the owner, as distinguished from a mere inconvenience, if the provisions of this ordinance were followed.

B. Conditions which are unique to the property exist and are not applicable to other properties within the same zoning classification.

C. Variance sought is not based exclusively upon a desire to make the property more profitable.

D. Hardship or alleged difficulty is caused by this ordinance and not by any person presently having an interest in the property.

E. Variance will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood.

F. Variance will not impair an adequate supply of light and air to adjacent properties, substantially increase congestion in the public streets, increase the danger of fire, cause increased flooding risk to adjacent property, endanger public safety or substantially diminish or impair property values within adjacent neighborhoods.

*13.6.4. Conditions and restrictions.* Conditions and restrictions may be imposed upon the premises benefited by a variance as may be necessary to reduce or minimize the effect of the variance upon other properties in the neighborhood and to better carry out the general intent of this ordinance. Failure of the applicant to comply with conditions and restrictions imposed shall constitute a violation of this ordinance.

*13.6.5. Authorized variances.* A variance from the regulations of this ordinance may be granted only in the following instances and in accordance with standards set forth in this ordinance:

A. Permit a yard or setback less than the yard or setback required by this ordinance.

B. Permit a reduction of the minimum lot area or lot width required by this ordinance; except that a lot of less than 40,000 square feet shall not be allowed where private water supply and sewage systems are used without approval of such systems by the Cook County Department of Public Health. No variance which results in the division of a conforming lot or lots into any nonconforming lots shall be permitted.

C. Permit the same off-street parking facility to qualify as a facility for two or more uses, provided the substantial use of the facility by each user does not take place at the same hours of the same days of the week.

D. Reduce required off-street parking or off-street loading facilities.

E. Increase the maximum distance that required parking spaces are permitted to be located from the use served.

F. Increase dimensions or square footage of signs as provided in Article 12 and Ordinance No. 02-O-05.

G. Increase the maximum gross floor area of any use required by this ordinance.

H. Grant variances for property located in a floodplain in accordance with the Floodplain Ordinance for Cook County, Illinois.

I. Reduce lot size when property has been diminished in size by eminent domain or by a conveyance in lieu of an eminent domain proceeding.

J. Grant height variances for freestanding cellular tower facilities as provided in Ordinance No. 01-O-32. No height variance for a cellular radio facility which is attached to or installed on a building shall be allowed.

K. Grant height variances for fences.

L. Permit a reduction of the minimum distance required between a billboard and the forest preserve district lot line.

M. Permit an increase of the maximum allowable impervious surface.

N. Permit an increase of the maximum allowable height of a structure.

O. All other requests for variances shall be denied.

*13.6.6. Action by the zoning board of appeals.*

A. The Zoning Board of Appeals' findings of fact and recommendation for a variance shall become a final administrative decision ten days following the last scheduled public hearing, except as provided by Section 13.6.7(A).

B. No decision by the Zoning Board of Appeals, approving a variance, shall be valid for more than one year unless a building permit is obtained and construction of the building commenced.

C. Within one year of the original hearing date as noticed under Section 13.6.2(C), an extension of time may be requested by the variance applicant and may be granted at the discretion of the Zoning Board of Appeals for good cause shown. A second extension of time may be requested within two years of the original date of the hearing as noticed

under Section 13.6.2(C) and granted at the discretion of the Zoning Board of Appeals for good cause shown. After a second extension of time, no further requests for extensions of time will be granted and the variance applicant must proceed to a hearing as scheduled or reapply for a variance anew.

D. ~~C~~. The Zoning Board of Appeals may impose conditions and restrictions upon a variance in order to assure that the public health, safety and welfare is adequately protected.

E. ~~D~~. Final decisions of the Zoning Board of Appeals shall be subject to review as provided by law.

*13.6.7. Action by the Cook County Board of Commissioners.*

A. Variances shall be forwarded to the Cook County Board of Commissioner for final decision whenever requested by either the Chairman of the Zoning and Building Committee, the Cook County Board Commissioner in whose district the property is located or the applicant. Such request must be made in writing to the Secretary of the Zoning Board of Appeals no later than ten days following the last scheduled public hearing.

B. Final action shall not be taken by the Cook County Board of Commissioners on an application for a variance until the Zoning Board of Appeals' findings of fact and recommendations have been received.

C. Variances forwarded to the Cook County Board of Commissioners for final decision shall be approved by a favorable vote of three-quarters of all members of the Cook County Board of Commissioners in cases where the Zoning Board of Appeals has not recommended approval of a proposed variance or where there has been a written protest filed against a proposed variance in accordance with Section 13.13 of this Ordinance.

D. The Cook County Board of Commissioners shall take final action within 60 days of receiving the Zoning Board of Appeals' findings and recommendations.

E. The Cook County Board of Commissioners may impose conditions and restrictions upon a variance in order to assure that the public health, safety and welfare is adequately protected.

F. Final decisions of the Cook County Board of Commissioners shall be subject to review as provided by law.

*13.6.8. Effect of denial.* An application for a variance which has been denied wholly or in part shall not be resubmitted for a period of one year from the date of the denial, except on grounds of new evidence or proof of changed conditions found to be valid by the Zoning Board of Appeals.

*13.6.9. Administrative Adjustments.* An application for a variance of ten percent or less of the regulations as to location of structures or as to bulk requirements may be granted by the Zoning Administrator without referral to the Zoning Board of Appeals and without a public hearing provided that:

A. The Zoning Administrator has not granted an application for variance of ten percent or less of the regulations as to location of the same or similar structure or bulk requirements submitted by the same applicant in the past five years from the date of application;

B. Proof of compliance with the notice requirements to owners of the adjoining properties is submitted by the applicant, in accordance with the rules of the Department of Building and Zoning;

C. No objection is submitted by the owners of the adjoining properties, in accordance with

the rules of the Department of Building and Zoning;

D. The Zoning Administrator finds that the variance sought eliminates an unnecessary inconvenience to the applicant and will have no appreciable adverse impact on the health, safety, or general welfare of adjoining property owners or the general public;

E. A copy of the application is forwarded to the Cook County Board Commissioner in whose district the property is located with a notice of intent to grant the variance without referral to the Zoning Board of Appeals and without a public hearing; and

F. No objection is submitted by the Cook County Board Commissioner in whose district the property is located within 14 days of the date of the notice of intent to grant the variance.

If any of the above conditions are not met, the Zoning Administrator shall refer the application for variance to the Zoning Board of Appeals.

In granting an application for a variance of ten percent or less of the regulations as to location of structures or as to bulk requirements, the Zoning Administrator may impose conditions and restrictions upon a variance sought under this Section in order to assure that the public health, safety and welfare is adequately protected. No decision of the Zoning Administrator granting a variance shall be valid for more than one year, unless a building permit is obtained and construction of the building or the use commenced.

**13.7. - Map amendments.**

*13.7.1. Authority.* The districts established by this ordinance may be amended by the Cook County Board of Commissioners. No map amendment shall be made without consideration of existing conditions, property values, trends of development and uses to which property is devoted.

*13.7.2. Initiation.* A map amendment may be proposed by the President or a member of the Cook County Board of Commissioners or by any person or entity having an interest in the subject property. A map amendment shall be initiated as provided in this article.

*13.7.3. Notice of application.* An applicant shall, not less than 15 days nor more than 30 days before filing an application, serve written notice of intent to apply for a map amendment by certified mail with return receipt requested, to the property owners within 250 feet of the lot lines of the subject property, whose names appear on the Cook County tax records. For condominium developments that are located within 250 feet of the lot line of the subject property, only the condominium association shall be served with notice. The number of feet occupied by public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement. Notice need not be sent to owners more than 400 feet from the subject property when public streets, alleys and other public ways are included in the computation. In addition, the applicant shall serve notice to the clerk of each municipality within 1½ miles of the subject property, the superintendent of each local school district, the fire chief of each local fire protection district, the township clerk and township highway commissioner. When the applicant ~~i~~s either the President ofr a member of the Cook County Board of Commissioners, notice shall be served in accordance with this section, by the Zoning Board of Appeals. Notice shall contain the address of the subject property, a brief statement of the nature of the application, the name and address of the applicant and a statement of the approximate date when the applicant intends to apply. If the property owner on which notice is served cannot be found, or the mailed notice is returned, the notice requirements of this provision shall be deemed satisfied provided the applicant made a bona fide effort to determine the owner's address.

*13.7.4. Application.*

A. An application for a map amendment shall be submitted to the Department of Building and Zoning in such form and accompanied by such information as required by the

Department of Building and Zoning. The applicant shall file one original and one electronic copy of the application and all supporting documents. The applicant shall include a written statement and evidence establishing that the proposed map amendment will conform to the standards set forth in this article. The applicant shall disclose, and the Department of Building and Zoning shall independently verify, whether a judicial proceeding for a violation of any Cook County ordinance is pending pertaining to the subject property.

B. Applicants shall file with the Department of Building and Zoning a sworn affidavit containing a complete list of the names and last known addresses of the persons served with notice pursuant to~~r~~ [Section~~n~~] 13.7.3.

C. Applications shall be accompanied by proposed findings of fact addressing each of the standards in Section 13.7.9(A).

D. Applications which fail to comply with this Section shall be returned by the Zoning Administrator to the applicant, and the accompanying application fee will be reimbursed. The Zoning Administrator may retain one copy of the application and supporting documents.

*13.7.5. Disclosure.* Applicants shall make the following disclosures by sworn affidavit, filed at the time of the application.

A. *Property.*

1. Applicants of property held in a land trust, shall disclose the identity of each beneficiary of the trust including the name, address and percentage of interest of each beneficiary.

2. Applicants of property owned by a partnership or association of two or more persons holding a common interest shall disclose the name and address of each partner or associate shall be listed.

3. Applicants of property owned by a corporation shall disclose the name, address and percentage of ownership interest of shareholders owning five percent or more of the corporation shall be disclosed.

B. *Applicant.*

1. Applicants acting as agents or nominees shall disclose their agency ~~relationship shall be disclosed~~ and the name and address of the principals and their interest in the subject property. If the principals are not individuals, the identity of the principals shall be disclosed as set.

2. Applicants who are either the President or a member of the Cook County Board Commissioners shall disclose any ownership interest in the property or any direct or indirect interest in the property and the nature of the interest.

3. Applicants who are partnerships or associations of two or more persons holding a common interest shall disclose the name, address and percentage of ownership interest of each partner or associate having more than a five-percent interest.

4. Applicants who are a corporation shall disclose the name, address and percentage of ownership interest of shareholders owning five percent or more of the corporation.

*13.7.6. Processing applications.* Upon receipt of a complete application for map amendment, and at least 15 days before a scheduled hearing date, the Department of Building and Zoning shall forward a

copy of the application, including the applicant's proposed findings of fact and all supporting documentation, to the Cook County Commissioner in whose district the property is located, and shall notify the Cook County Department of Planning and Development, the Cook County Department of Transportation and Highways, the Cook County Forest Preserve District, the Cook County Department of Public Health, and the Cook County Department of Environmental Control that a complete application, including the applicant's proposed findings of fact and all supporting documentation has been submitted and is ready for review.

Any recommendations and/or comment submitted by reviewing departments shall be submitted at least seven days before the initial scheduled hearing date.

Each reviewing department shall examine the application and supporting documentation based upon the following, as well as similar criteria:

A. *Department of Planning and Development.*

1. Economic impact.
2. Community need.
3. Trend of development.
4. Demographics.
5. Property values.

B. *Department of Building and Zoning.*

1. Site plan review.
2. Land use and permit review of properties in the vicinity of the proposed use.
3. Lot size.
4. Subdivision regulations.

C. *Department of Transportation and Highways.*

1. Wetland mitigation and compensation.
2. Floodway and floodplain capacity and storage.
3. Drainage detention requirements.
4. Roads, bridges, culverts, driveways, sidewalks, ingress, egress and access control.
5. Subdivision regulations.
6. Drainage, utilities, road easements and dedications.
7. Criteria from other regulatory agencies such as the Metropolitan Water Reclamation District, Illinois Department of Transportation, Illinois Department of Natural Resources, United States Army Corps of Engineers, local fire protection agencies and townships.
8. Erosion and sediment control requirements.

D. *Forest Preserve Districts.*

1. Compatibility of the proposed use with Forest Preserve holdings.
2. Impact on value of Forest Preserve holdings.
3. Future Forest Preserve acquisitions.

E. *Department of Public Health.*

1. Lot sizes for private septic systems and wells.
2. Subdivision regulations.
3. Swimming pools.
4. Public or community well and septic or sewage systems.
5. Health and safety concerns.

F. *Department of Environment and Sustainability.*

1. Noise and odor regulations.
2. Soil geology and composition.
3. Wetland mitigation and compensation.
4. Discharges of effluent and particulate into the air, land and water.
5. Criteria from other regulatory agencies such as the Metropolitan Water Reclamation District, Illinois Environmental Protection Agency, Illinois Department of Natural Resources, United States Army Corps of Engineers and United States Environmental Protection Agency.

The Cook County departments' recommendations and comments shall be available to the applicant or its representative, upon request, for review and/or reproduction prior to the hearing date.

*13.7.7. Notice of public hearing.*

A. Time and place of a public hearing shall be published in a newspaper of general circulation in Cook County not less than 15 days before the hearing. In addition, at least 15 days before the hearing, notice of the hearing shall be posted on the property proposed to be rezoned in such a way as to be plainly visible from the roadway or right-of-way passing the frontage of the property. Notice posted on the property shall be maintained until the date of hearing on a weatherproof sign that is at least three feet by four feet in size. The sign shall have a white background and contain the word "NOTICE" in red capital letters at least six inches high. The remaining lettering shall be in black capital letters a minimum of three inches in height. Notice shall contain at least the following language: "This property is the subject of a rezoning hearing before the Cook County Zoning Board of Appeals on (date) at (time) at (location)."

B. Written notice shall be served by regular mail and also by certified mail with return receipt requested, at least 15 days before the hearing, by the applicant to the clerk of each municipality within 1½ miles of the property proposed to be rezoned, the clerk of the township in which the property is located, the superintendent of each school district, the township highway commissioner, and the fire chief of the local fire protection district in which the property is located. The applicant shall also serve written notice, by certified mail with return receipt requested, to property owners within 250 feet of the lot line of the subject property, whose names appear on the Cook County tax records, as to the date, time and location of the public hearing. For condominium developments that are located within 250 feet of the lot line of the subject property, only the condominium association shall be served with notice. The notices shall contain the same information as the posted notice and shall also contain the legal description of the property, the common address of the property, the name of the applicant, the applicant's representative and a brief description of the requested map amendment. Applicant shall submit proof of mailing for all required notices.

C. The applicant shall be responsible for the preparation of both posted and mailed notices and shall be solely responsible for the adequacy and accuracy of the information. The applicant shall also be responsible for placing and maintaining posted notice and for mailing and maintaining records of written notices. The Secretary of the Zoning Board of Appeals shall be responsible for assuring that notice by newspaper publication is given. Supplemental or additional notices shall be published or distributed as prescribed by Zoning Board of Appeals' rules. Applicants shall also file a sworn affidavit with the Department of Building and Zoning certifying compliance with the notice requirements of this section. All required notices shall be provided at the expense of the applicant.

D. When the applicant is the President or a member of the Cook County Board of Commissioners, notice shall be served in accordance with this section, by the Zoning Board of Appeals, not less than 15 days nor more than 30 days before a scheduled public hearing. Notice and service requirements shall be in addition to posting and publishing requirements of this article.

*13.7.8. Hearing.*

The Zoning Board of Appeals shall hold a public hearing on each application for a map amendment. An authorized representative of any County department that provided comment on the application shall testify at the hearing if requested by the Zoning Board of Appeals. The hearing shall take place at the Cook County Administration Building unless the Secretary of the Zoning Board of Appeals determines that the County Building has more adequate facilities for such hearing. Provided, that if the owner of any property affected by such proposed map amendment submits a written request to the Zoning Board of Appeals within 14 days of referral by the Cook County Board of Commissioners, Committee on Building and Zoning, such hearing shall be held in the township or road district affected by the terms of such proposed amendment, as provided by State law. Qualified witnesses are required to be present at the hearing on applicant's behalf including but not limited to an MAI Certified Appraiser. A record of proceedings, examinations, and other official actions shall be preserved in the manner prescribed by Zoning Board of Appeals' rules. If there is a judicial proceeding for a violation of any Cook County ordinance involving the subject property, the applicant shall not be entitled to seek, and the Zoning Board of Appeals shall not grant, more than one continuance. Unless the Zoning Board of Appeals provides otherwise, the hearing shall be transcribed by a court reporter. The court reporter shall be of the applicant's choosing. Failure of the applicant to provide a transcript of the hearing(s) within 30 days following the hearing shall void the application. The deadline to submit a transcript may be extended by the Zoning Board of Appeals once, for a maximum of 30 additional days.

*13.7.9. Standards and findings of fact and recommendation of the Zoning Board of Appeals.*

A. Evidence submitted shall be reviewed by the Zoning Board of Appeals to determine whether the proposed use benefits public health, safety and welfare with respect to the following standards:

1. Uses of surrounding property.
2. Zoning classification of surrounding property.
3. Suitability of the subject property for the use permitted under the existing zoning classification.
4. Trend of development in the area.
5. Length of time the property has been vacant as zoned considered in the context of land development in the surrounding area.
6. Extent to which property values are diminished by particular zoning restrictions.

7. Need in the community for the proposed use.

8. Consistency with the Cook County Comprehensive Land Use and Policies Plan.

B. Written findings of fact and recommendations to approve or deny the application shall be made by the Zoning Board of Appeals within 60 days after the close of a public hearing on a proposed map amendment and shall be submitted to the Cook County Board of Commissioners. Recommendations and comments of the Cook County Department of Planning and Development, the Cook County Department of Building and Zoning, the Cook County Department of Transportation and Highways, the Cook County Forest Preserve District, the Cook County Health Department, the Cook County Department of Environment and Sustainability and municipalities within 1½ miles of the subject property and local school and fire protection districts shall be considered and addressed in writing by the Zoning Board of Appeals in its findings and recommendations. The 60-day period may be extended by the Zoning Board of Appeals once, for a maximum of 30 additional days if the Zoning Board of Appeals granted an extension pursuant to this article.

C. Recommendation for the adoption of a proposed map amendment shall not be made by the Zoning Board of Appeals unless it makes written findings of fact that the proposed use satisfies each of the standards and is in the best interest of the public. In all cases, the recommendations to the Cook County Board of Commissioners are advisory only.

*13.7.10. Action by the Cook County Board of Commissioners.*

A. Final action shall not be taken on a proposed map amendment by the Cook County Board of Commissioners until the Zoning Board of Appeals' findings of fact and recommendations have been received.

B. Map amendments shall be approved by a favorable vote of three-quarters of all members of the Cook County Board of Commissioners in cases where the Zoning Board of Appeals has not recommended adoption of a proposed map amendment or where there has been a written protest filed against a proposed map amendment in accordance with this article.

C. The Cook County Board of Commissioners shall take final action within 60 days of receiving the Zoning Board of Appeals' findings and recommendations.

Decisions reached by the Cook County Board of Commissioners shall take into account the findings and recommendations of the Zoning Board of Appeals.

Map amendments granted by the Cook County Board of Commissioners shall be included in an ordinance passed by the County Board.

*13.7.11. Effect of denial.* An application for a map amendment which has been denied wholly or in part by the Cook County Board of Commissioners shall not be resubmitted for a period of one year from the date of the denial, except on grounds of new evidence or proof of changed conditions found to be valid by the Zoning Board of Appeals.

*13.7.12. Text amendments.* The Cook County Board of Commissioner's home rule authority to amend the text of this ordinance shall not be limited by this article.

**13.8. - Special uses.**

*13.8.1. Purpose.* The development and execution of this ordinance is based upon the division of Cook County into zoning districts. In addition to permitted uses, there are special uses which may be

necessary because of the unusual characteristics or services special uses provide to the public. Special uses require case-by-case consideration to determine public need, appropriate location, impact on adjacent, existing or future uses and compatibility to the planned development of the community. Special uses fall into two categories.

A. Uses publicly operated or traditionally associated with a public interest.

B. Uses generally consistent with permitted uses which give rise to unique problems or benefits by virtue of their impact on neighboring property, public facilities or Cook County as a whole.

*13.8.2. Initiation.* A special use may be proposed by the President or a member of the Cook County Board of Commissioners or by any person or entity having an interest in the subject property. A special use shall be initiated as provided in this article.

*13.8.3. Notice of application.* Applicants shall, not less than 15 days nor more than 30 days before filing an application, serve written notice of intent to apply for a special use by certified mail with return receipt requested, to the property owners within 250 feet of the lot lines of the subject property. The property owners receiving notice shall be those persons or entities whose names appear on the Cook County tax records. For condominium developments that are located within 250 feet of the lot line of the subject property, only the condominium association shall be served with notice. The number of feet occupied by public roads, streets, alleys, other public ways shall be excluded in computing the 250 feet requirement. Notice need not be sent to owners more than 400 feet from the subject property when public streets, alleys and other public ways are included in the computation. In addition, the applicant shall serve notice to the clerk of each municipality within 1½ miles of the subject property, the superintendent of each local school district, the fire chief of each local fire protection district, the township clerk and township highway commissioner. When the applicant is either the President or a member of the Cook County Board of Commissioners, notice shall be served in accordance with this section, by the Zoning Board of Appeals. Notice shall contain the address of the subject property, a brief statement of the nature of the application, the name and address of the applicant and a statement of the approximate date when the applicant intends to apply. If the property owner on which notice is served cannot be found, or the mailed notice is returned, the notice requirements of this provision shall be deemed satisfied provided the applicant made a bona fide effort to determine the owner's address.

*13.8.4. Application.*

A. An application for a special use shall be submitted to the Department of Building and Zoning in such form and accompanied by such information as required by the Department of Building and Zoning. The applicant shall file one original and one electronic copy of the application and all supporting documents. The applicant shall include a written statement and evidence establishing that the proposed special use will conform to the standards set forth in this article. The applicant shall attest, and the Department of Building and Zoning shall independently verify, whether there is a judicial proceeding for a violation of any Cook County ordinance pending pertaining to the subject property.

B. Applicants shall provide a development plan or schedule for phased development of the special use if the special use is not intended to be established within one year. Upon approval, the development plan or schedule for the phased development shall be considered as a limitation and condition on the special use permit.

C. Applicants shall file with the Department of Building and Zoning a sworn affidavit containing a complete list of the names and last known addresses of the persons served with notice pursuant to [Section] 13.8.3.

D. Applications shall be accompanied by proposed findings of fact addressing each of the

standards in [Section] 13.8.9(A).

E. Applications shall be accompanied by a fee as established by the Cook County Board of Commissioners in order to be deemed complete.

F. Applications which fail to comply with this section shall be returned by the Zoning Administrator to the applicant, and the accompanying fee will be reimbursed. The Zoning Administrator may retain one copy of the application and supporting documents.

*13.8.5. Disclosure.* Applicants shall make the following disclosures by sworn affidavit, filed at the time of the application.

A. *Property.*

1. Applicants of property held in a land trust shall disclose the identity of each beneficiary of the trust including the name, address and percentage of interest of each beneficiary.

2. Applicants of property owned by a partnership or association of two or more persons holding a common interest shall disclose the name and address of each partner or associate.

3. Applicants of property owned by a corporation shall disclose the name, address and percentage of ownership interest of shareholders owning five percent or more of the corporation.

B. *Applicant.*

1. Applicants acting as agents or nominees shall disclose their agency relationship and the name and address of the principals, and their interest in the subject property, shall be disclosed. If the principals are not individuals, the identity of the principals shall be disclosed as set forth below.

2. Applicants who are either the President or a member of the Cook County Board of Commissioners shall disclose any ownership interest in the property or any direct or indirect interest in the property and the nature of the interest.

3. Applicants who are partnerships or associations of two or more persons holding a common interest shall disclose the name, address and percentage of ownership interest of each partner or associate having more than a five percent interest.

4. Applicants who are corporations shall disclose the name, address and percentage of ownership interest of shareholders owning five percent or more of the corporation.

*13.8.6. Processing applications.* Upon receipt of a complete application for map amendment, and at least 15 days before a scheduled hearing date, the Department of Building and Zoning shall forward a copy of the application, including the applicant's proposed findings of fact and all supporting documentation, to the Cook County Commissioner in whose district the property is located, and shall notify the Cook County Department of Planning and Development, the Cook County Department of Transportation and Highways, the Cook County Forest Preserve District, the Cook County Department of Public Health, and the Cook County Department of Environment and Sustainability~~Environmental Control~~ that a complete application, including the applicant's proposed findings of fact and all supporting documentation has been submitted and is ready for review. Any recommendations and comments submitted by reviewing departments shall be submitted at least seven days before the initial scheduled hearing date.

Each reviewing department shall examine the application and supporting documentation based upon the following, as well as similar criteria:

A. *Department of Planning and Development.*

1. Economic impact.
2. Community need.
3. Trend of development.
4. Demographics.
5. Property values.

B. *Department of Building and Zoning.*

1. Site plan review.
2. Land use and permit review of properties in the vicinity of the proposed use.
3. Lot size.
4. Subdivision regulations.

C. *Department of Transportation and Highways.*

1. Wetland mitigation and compensation.
2. Floodway and floodplain capacity and storage.
3. Drainage detention requirements.
4. Roads, bridges, culverts, driveways, sidewalks, ingress and egress and access control.
5. Subdivision regulations.
6. Drainage, utilities and road easements and dedications.
7. Criteria from other regulatory agencies such as the Metropolitan Water Reclamation District, Illinois Department of Transportation, Illinois Department of Natural Resources, United States Army Corps of Engineers, local fire protection agencies and townships.
8. Erosion and sediment control requirements.

D. *Forest Preserve District.*

1. Compatibility of the proposed use with Forest Preserve holdings.
2. Impact on value of Forest Preserve holdings.
3. Future Forest Preserve acquisitions.

E. *Department of Public Health.*

1. Lot sizes for private septic systems and wells.
2. Subdivision regulations.
3. Swimming pools.
4. Public or community well and septic or sewage systems.
5. Health and Safety concerns.

F. *Department of Environment and Sustainability.*

1. Noise and odor regulations.
2. Soil geology and composition.
3. Wetland mitigation and compensation.
4. Discharges of effluent and particulate into the air, land and water.
5. Criteria from other regulatory agencies such as the Metropolitan Water Reclamation District, Illinois Environmental Protection Agency, Illinois Department of Natural Resources, United States Army Corps of Engineers and United States Environmental Protection Agency.

The County department's recommendations and comments shall be available to the applicant or its representative, upon request, for review and/or reproduction prior to the hearing date.

*13.8.7. Notice of public hearing.*

A. Time and place of a public hearing shall be published in a newspaper of general circulation in Cook County not less than 15 days before the hearing. In addition, at least 15 days before the hearing, notice of the hearing shall be posted on the property for which a special use application has been filed in such a way as to be plainly visible from the roadway or right- of-way passing the frontage of the property. Notice posted on the property shall be maintained until the date of hearing on a weatherproof sign that is at least three feet by four feet in size. The sign shall have a white background and contain the word "NOTICE" in red capital letters at least six inches high. The remaining lettering shall be in black capital letters a minimum of three inches in height. Notice shall contain at least the following language: "This property is the subject of a special use hearing before the Cook County Zoning Board of Appeals on (date) at (time) at (location)."

B. Written notice shall be served by regular mail and also by certified mail with return receipt requested, at least 15 days before the hearing by the applicant to the Clerk of each municipality within 1½ miles of the property for which the special use application has been filed, to the clerk of the township in which the property is located and to the superintendent of each school district, the township highway commissioner, and the fire chief of the local fire protection district in which the property is located. An applicant shall also serve written notice, by certified mail with return receipt requested, to property owners within 250 feet of the lot line of the subject property, whose names appear on the Cook County tax records, as to the date, time and location of the public hearing. For condominium developments that are located within 250 feet of the lot line of the subject property, only the condominium association shall be served with notice. The notices shall contain the same information as the posted notice and shall also contain the legal description of the property, the common address of the property, the name of the applicant, the applicant's representative and a brief description of the requested special use. Applicant shall submit proof of mailing for all required notices.

C. The applicant shall be responsible for the preparation of both posted and mailed notices and shall be solely responsible for adequacy and accuracy of the information. The applicant shall also be responsible for placing and maintaining posted notice and for mailing and maintaining records of written notices. The Secretary of the Zoning Board of Appeals shall be responsible for assuring that notice by newspaper publication is given. Supplemental or additional notices shall be published or distributed as prescribed by Zoning Board of Appeals' rules. Applicants shall also file a sworn affidavit with the

Department of Building and Zoning certifying compliance with the notice requirements of this section. All required notices shall be provided at the expense of the applicant.

D. When the applicant is the President or a member of the Cook County Board of Commissioners, notice shall be served in accordance with this section, by the Zoning Board of Appeals, not less than 15 days nor more than 30 days before a scheduled public hearing. Notice and service requirements shall be in addition to posting and publishing requirements of this article.

*13.8.8. Hearing.*

The Zoning Board of Appeals shall hold a public hearing on each application for a special use. An authorized representative of any county department that provided comment on the application shall testify at the hearing if requested by the Zoning Board of Appeals. The hearing shall take place at the Cook County Administration Building unless the Secretary of the Zoning Board of Appeals determines that the County Building has more adequate facilities for such hearing. Qualified witnesses are required to be present at the hearing on applicant's behalf including but not limited to an MAI Certified Appraiser. A record of proceedings, examinations, and other official actions shall be preserved in the manner prescribed by Zoning Board of Appeals' rules. If there is a judicial proceeding for a violation of any Cook County ordinance involving the subject property, the applicant shall not be entitled to seek, and the Zoning Board of Appeals shall not grant, more than one continuance. Unless the Zoning Board of Appeals provides otherwise, the hearing shall be transcribed by a court reporter. The court reporter shall be of the applicant's choosing. Failure of the applicant to provide a transcript of the hearing(s) within 30 days following the hearing shall void the application. The deadline to submit a transcript may be extended by the Zoning Board of Appeals once, for a maximum of 30 additional days.

*13.8.9. Standards and findings of fact and recommendation of the Zoning Board of Appeals.*

A. Special uses shall not be recommended by the Zoning Board of Appeals unless it makes written findings of fact consistent with the following standards:

1. Establishment, maintenance or operation of the special use will not be detrimental to or endanger public health, safety or general welfare.

2. Establishment, maintenance or operation of the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses already permitted, nor diminish and impair property values within the neighborhood.

3. Establishment, maintenance or operation of the special use will not impede the normal and orderly development and improvement of surrounding property for permitted uses.

4. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

5. Adequate measures have been, or will be, taken to provide ingress and egress designed to minimize traffic congestion in public streets.

6. Establishment, maintenance or operation of the special use shall in all other respects conform to all Cook County ordinances, unless otherwise authorized by the Cook County Board of Commissioners pursuant to the recommendation of the Zoning Board of Appeals.

B. Written findings of fact and recommendations to approve or deny the application shall be made by the Zoning Board of Appeals within 60 days after the close of a public hearing on a proposed special use and shall be submitted to the Cook County Board of

Commissioners. Recommendations and comments of the Cook County Department of Planning and Development, the Cook County Department of Building and Zoning, the Cook County Department of Transportation and Highways, the Cook County Forest Preserve District, the Cook County Health Department, the Cook County Department of Environment and Sustainability, and municipalities within 1½ miles of the subject property and local school and fire protection districts shall be considered and addressed in writing by the Zoning Board of Appeals in its findings and recommendations. The 60-day period may be extended by the Zoning Board of Appeals for a maximum of 30 additional days if the Zoning Board of Appeals granted an extension pursuant to this article.

C. Recommendation for the adoption of a proposed special use shall not be made by the Zoning Board of Appeals unless it makes written findings of fact that the proposed use satisfies each of the standards and is in the best interest of the public. In all cases, the recommendations to the Cook County Board of Commissioners are advisory only.

*13.8.10. Conditions and guarantees.*

The Zoning Board of Appeals may recommend, and the Cook County Board of Commissioners may impose, conditions and restrictions upon a special use to assure compliance with standards and requirements of this ordinance. The Cook County Board of Commissioners may require evidence and guarantees to ensure that the applicant complies with the conditions and restrictions of the special use. Failure of the applicant to comply with such conditions or restrictions shall constitute a violation of this ordinance.

*13.8.11. Action by the Cook County Board of Commissioners.*

A. Final action shall not be taken on a proposed special use by the Cook County Board of Commissioners until the Zoning Board of Appeals' findings of fact and recommendations have been received.

B. Special uses shall be approved by a favorable vote of three-quarters of all members of the Cook County Board of Commissioners in cases where the Zoning Board of Appeals has not recommended adoption of a proposed special use or where there has been a written protest filed against a proposed special use in accordance with this article.

C. The Cook County Board of Commissioners shall take final action within 60 days of receiving the Zoning Board of Appeals' findings and recommendations.

D. Decisions reached by the Cook County Board of Commissioners shall take into account the findings and recommendations of the Zoning Board of Appeals.

E. Special uses granted by the Cook County Board of Commissioners shall be included in an ordinance passed by the County Board.

*13.8.12. Planned unit developments.* A planned unit development shall conform to the requirements in Article 9.

*13.8.13. Effect of denial.* Applications for special uses which have been denied wholly or in part by the Cook County Board of Commissioners shall not be resubmitted for a period of one year from the date of the denial, except on the grounds of new evidence or proof of changed conditions found to be valid by the Zoning Board of Appeals.

*13.8.14. Revocation.* A special use which has been approved but not established on a zoning lot within one year or as otherwise provided by the special use permit shall be null and void. A special use is established on the date of issuance of a building permit or certificate of occupancy, whichever is

earliest. The Zoning Board of Appeals shall not have authority to extend the time limitation contained in a special use permit. If a special use is revoked by operation of this provision, and if the special use was granted in conjunction with a map amendment, the map amendment shall be revoked concurrently with revocation of the special use. Upon revocation, zoning of the subject property shall revert to the prior zoning classification unless otherwise authorized by the Cook County Board of Commissioners.

**13.9. - Fees.**

An application for a map amendment, special use or variation shall be accompanied by a fee established by resolution of the Cook County Board of Commissioners. All fees shall be collected by the Department of Building and Zoning for deposit with the Cook County Treasurer.

13.10. - Penalties.

A person, firm or corporation, or their agents, employees or contractors, who violate, disobey or refuse to comply with, or resist enforcement of any provision of this ordinance shall be subject to a fine of not less than $100.00 and not more than $1,000.00 for each offense. Each day a violation continues to exist shall constitute a separate offense and a separate fine.

**13.11. - Injunctive relief.**

The Department of Building and Zoning shall determine what properties, buildings, uses or structures fail to comply with provisions of this ordinance. The Department of Building and Zoning shall give due notice of existing violations to owners, their agents, lessees, assigns or contractors. Failure to bring violations into compliance with this ordinance shall result in the Department of Building and Zoning using any enforcement authority available to it including referring the violation to the Cook County State's Attorney. The Cook County State's Attorney may file legal action in any court of competent jurisdiction seeking an injunction to require compliance or for such other relief as the State's Attorney deems appropriate.

**13.12. - Disclosure of beneficiaries of a trust.**

The liabilities imposed by this ordinance shall attach to a trustee under a land trust unless the trustee discloses, in writing, the name and the last known address of each person holding a beneficial interest in the trust.

**13.13. - Protests by municipalities or property owners.**

The following persons and entities may file written protests pertaining to map amendments, special uses (including planned unit developments and unique uses), and variations and shall have the right to present their comments at a public hearing:

A. Any owner(s) of any property immediately adjoining the subject property.

B. Any owner(s) of any property whose land has frontage across an alley or street from the subject property.

C. City Council or Board of Trustee members of a municipality within 1½ miles of the property.

Protests shall be made by resolution or ordinance.

*13.13.1 Rules for written protest.*

A. Protesting parties must file a written protest with the Secretary of the Zoning Board of Appeals and serve a copy of such protest to the applicant or the applicant's attorney of record by certified mail no later than 20 days after the last public hearing. If the 20th day falls on a weekend or a holiday observed by Cook County, the 20th day shall be considered the next weekday.

B. Protesting parties shall indicate in their written protest that they have considered the application, the standards of approval, supporting documents and the evidence presented at the hearing.

C. Reserved.

D. Protesting parties, or their authorized representative, shall give oral testimony, under oath, if requested by the Zoning Board of Appeals.

E. Protesting parties must address one or more of the standards upon which the Zoning Board of Appeals is required to base its findings as set forth in this ordinance.

F. Validity of protest shall be determined by the Cook County Board of Commissioners.

**13.14. - Adult regulated uses.**

*13.14.1. Regulated uses*. The Supreme Court of the State of Illinois has determined that the purpose of Adult Regulatory Ordinances serves a valid governmental interest. In the development and execution of this ordinance, it is recognized that there are some uses which, because of their very nature, cause negative secondary effects which have a deleterious effect upon adjacent residential and commercial areas where nurseries, schools, nursing homes, churches and similar uses are located. Zoning and special regulations of adult uses are necessary to ensure that adverse effects will not blight, down-grade or discourage normal development of surrounding neighborhoods. To prevent adult uses from having an adverse effect upon residential and commercial areas, adult uses are permitted only in I-2, I-3 and I-4 Industrial Zoning Districts. Adult uses consist of the following:

A. Adult booths.

B. Adult entertainment cabarets.

C. Adult motion and mini-motion picture theaters.

D. Adult stores.

E. Massage parlors.

F. Massage schools.

*13.14.2. Special provisions.*

A. Provisions of this ordinance pertaining to adult uses shall not be construed to permit any use or activity that is prohibited by law.

B. Requirements shall apply to adult booths as set forth below.

1. Booths shall be visible from a well-illuminated continuous main aisle.

2. Booths shall not be obscured by any curtain, door or other enclosure.

3. Booths shall have all side and rear walls without holes or openings.

4. Booths shall not be occupied by more than one patron or person at the same time.

5. Booths shall be illuminated by an incandescent light no less than 25 watts.

## ARTICLE 14. - RULES AND DEFINITIONS

**14.0. - Purpose.**

In the construction of this ordinance and any subsequent amendments, the rules and definitions contained in this article shall be observed and applied, except when the context clearly indicates otherwise.

**14.1. - Rules.**

*14.1.1.* Words used in the present tense shall include the future.

*14.1.2.* The word "shall" is mandatory.

*14.1.3.* The word "may" is permissive.

*14.1.4.* The word "lot" shall include the words "place" and "parcel."

*14.1.5.* The word "building" shall include the word "structure" and shall include all other improvements of every kind, regardless of similarity to buildings.

*14.1.6.* The phrase "used for" shall include the phrases "arranged for," "designed for", "intended for," "maintained for," and "occupied for."

*14.1.7.* The word "person" shall include a "firm, association, organization, partnership, trust, company or corporation as well as an individual."

*14.1.8.* The masculine gender includes the feminine and neuter.

**14.2. - Definitions.**

*14.2.1.* The following words and terms shall have the meaning[s] set forth [in this section], except where otherwise specifically indicated. Words and terms not defined shall have the meaning indicated by common dictionary definition:

*Abut* or *abutting.* The word "abut" or "abutting" means having a common property line or district line.

*Accessory building or use.* An "accessory building or use" is one which:

A. Is subordinate to and serves a principal building or principal use; and

B. Is subordinate in area, extent, or purpose to the principal building or principal use served; and

C. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and

D. Is located on the same zoning lot as the principal building or principal use served, with the single exception of accessory off-street parking facilities which are permitted to locate elsewhere than on the same zoning lot with the building or use served.

*Adjacent.* The word "adjacent" means lying near or in the immediate vicinity.

*Adjoining lot.* An "adjoining lot" is one which has part or all of a lot line in common with the subject property.

*Adult booth.* The term "adult booth" means a small enclosed or partitioned area which is:

A. Designed or used for the viewing of material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" by one or more persons; and is

B. Accessible to any person, regardless of whether a fee is charged for access. The term "adult booth" includes, but is not limited to a peep show booth or other booth used to view material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas".

*Adult entertainment cabaret.* A public or private establishment which features topless dancers, strippers, male or female impersonators or other entertainers who:

A. Display or simulate the display of, "specified anatomical areas";

B. Perform in a manner which is designed primarily to appeal to the prurient interest of a patron or person; or

C. Engage in, or engage in simulation of, "specified sexual activities."

*Adult motion picture theater.* A theater used for presenting material for observation by patrons or persons which is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas."

*Adult store.* An establishment having adult material as a substantial or significant portion of its stock in trade available for sale, rental, display, viewing or reproduction. Adult material shall mean any of the following, whether new or used:

A. Books, magazines, periodicals, or other printed material, digitally-stored materials, films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, description or relation to "specified anatomical areas" or the performance or simulation of "specified sexual activities"; or

B. Instruments, novelties, devices or paraphernalia that are designed for use in connection with "specified sexual activities" or that depicts, describes or resembles "specified anatomical areas."

*Advertising device.* An "advertising device" is any advertising sign, billboard or poster panel which directs attention to a business, commodity, service or entertainment not exclusively related to the premises where such sign is located or to which it is affixed. Advertising device does not include advertising signs, billboards or poster panels which direct attention to the business on the premises or to a brand name of a product or commodity with which the business is specifically identified and which is sold on the premises.

*Agriculture.* The word "agriculture" describes land used for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry, truck farming, growing of nursery stock, raising of fruit and berries, beekeeping and the retail sale of products grown or raised on the premises through one growing season. Agriculture also includes necessary accessory uses for packing, treating, or storing the produce. The operation of any such accessory uses however, shall be secondary to that of the normal agricultural activities. [The term] "agriculture" shall not include the commercial feeding of garbage or offal to swine or other animals or operating for the disposal of garbage, sewerage, rubbish or offal. Also, excluded from agriculture are mechanized industrial animal farms, commercially operated greenhouses, commercial milk farms and commercial dog kennels. The minimum land area (farm) necessary to constitute an agricultural use is five acres.

*Agricultural building or structure.* An "agricultural building or structure" is a building or structure existing or erected on land used principally for agricultural purposes, with the exception of dwelling units.

*Airport.* An "airport" is any area of land or water which is used or intended for use for the landing and taking off of aircraft. An airport includes any appurtenant areas which are used, or intended for use, for airport buildings or other airport facilities or rights-of-way, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces.

*Alley.* An "alley" is a public right-of-way which normally affords a secondary means of access to abutting property. Frontage on an alley shall not be construed as satisfying the requirements related to frontage on a dedicated street.

*Alteration.* An "alteration" shall mean any change in size, shape, character, occupancy or use of a building or structure.

*Animal hospital.* An "animal hospital" is a structure where animals or pets are given medical or surgical treatment. Use as a kennel, or for other boarding purposes, shall be limited to short-term and fully enclosed boarding and shall only be incidental to such hospital use. Also a "veterinary clinic."

*Animal Shelter.* A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.

*Apartment.* An "apartment" is one or more rooms with a private bath and kitchen facilities comprising an independent, self-contained dwelling unit in a building containing three or more dwelling units.

*Apartment hotel.* An "apartment hotel" is a hotel in which at least 90 percent of the hotel accommodations are occupied by permanent guests.

*Apiary.* A place where bee colonies are kept.

*Appurtenance.* An appurtenance is any visible, functional, or ornamental objects that are accessories to and parts of a structure.

*Area of special flood hazard.* Any base flood area subject to flooding from a river, creek, intermittent stream, ditch, or any other identified channel or ponding and shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map as Zone A, A0, A1-30, AE, A99, AH, VO, V30, VE, V, M, E, D, or X.

*Automobile.* A motor passenger vehicle that is designed for carrying not more than 10 persons.

*Automobile salvage yard.* (See definition of Junk yard.)

*Automobile service station.* An "automobile service station" is any building or premises used for:

A. Retail dispensing or sales of vehicular fuels and lubricants; or

B. Servicing and mechanical repair of automobiles including, nonproduction line car washing and sale and installation of lubricants, tires, batteries and similar vehicle accessories.

*Awning.* An "awning" is a roof like cover, temporary in nature, which projects from the wall of a building and overhangs the public way.

*Base flood.* The term "base flood" means a flood having a one percent probability of being equaled or exceeded in any given year. The base flood is also known as the 100-year frequency flood event. Application of the base flood elevation at any location is determined by the Flood Prevention Ordinance of Cook County, Illinois.

*Base flood elevation.* A "base flood elevation," also known as a "regulatory flood elevation", is that surface elevation of the water level at the highest flood of record, except in areas where the elevation of the 100-year flood is depicted. In such cases, the base flood elevation is the elevation of the 100-year flood. The base flood elevation is generally the highest elevation of the base flood and usually marks the line between the land designated in the floodplain as the floodway fringe and the flood table land. The base flood elevation, the floodway and the floodway fringe shall be described by the maps, profiles, elevation data and other sources of information which are listed and on file in the Department of Building and Zoning.

*Basement.* A "basement" is that portion of a building having more than one-half of its height below lot grade.

*Berm.* A "berm" is an earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or fulfill other such purposes.

*Block.* A "block" is a tract of land bounded by streets or by a combination of streets and public parks,

cemeteries, railroad rights-of-way, bulkhead lines or shorelines of waterways, or boundary lines of Cook County.

*Board of Commissioners.* The "Board of Commissioners" means the Cook County Board of Commissioners.

*Book and stationary store.* An establishment dealing in books, printed material and stationary supplies which is not an adult store.

*Borrow pit.* A "borrow pit" is any place or premises where dirt, soil, sand, gravel or other material is removed ~~by~~ below the grade of surrounding land for any purpose other than that necessary and incidental to site grading or building construction.

*Buffer.* A "buffer" is an area of land, including landscaping, fences and building setbacks, that is located between land uses of different character and a buffer is intended to mitigate negative impacts a more intense use has upon a residential or vacant parcel.

*Buffer yard.* A "buffer yard" is a yard containing materials used to provide sight and sound screening from adjoining properties and rights-of-way. The required height and width of the buffer yard and materials used in its construction vary according to use.

*Building.* A "building" is any structure built for the support, shelter or enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land. A fence is not a building.

*Building, completely enclosed.* A "completely enclosed building" is a building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrances or exit doors.

*Building, detached.* A "detached building" is a building surrounded by an open space on the same lot.

*Building height.* A "building height" for a principal building is the vertical distance measured from the curb level, or its equivalent opposite the center of the front of the principal building, to the:

A. Highest point of the underside of the ceiling beams of a flat roof;

B. Deck line of a mansard roof; or

C. Mean level of the underside of the rafters between the eaves and the ridge of a gable, hip, shed, gambrel, or any other pitched roof.

Where no curb level has been established, the height of a principal building shall be measured from the mean elevation of the existing lot grade at the front of the principal building.

A "building height" for an accessory building is the vertical distance of an accessory structure measured from the average elevation of the existing grade surrounding the accessory structure to the highest point of the accessory structure.

*Building, principal.* A "principal building" is a nonaccessory building in which a principal use of the lot, on which it is located, is conducted.

*Building, residential.* A "residential building" is a building which is arranged, designed, used or intended to be used for residential occupancy by one or more families or lodgers and which includes, but is not limited to, the following types:

A. Single-family detached dwellings.

B. Two-family dwellings.

C. Multiple-family dwellings.

D. Single- or two- family attached dwellings in a row developed initially under single ownership or control.

*Bulk.* The term "bulk" means, the standards and controls that establish the size and setbacks of buildings and structures including, but not limited to, the following:

A. Size and height of buildings.

B. Location of exterior walls at all levels in relation to lot lines, streets or to other buildings.

C. Gross floor area of buildings in relation to lot area (floor area ratio).

D. Open spaces allocated to buildings.

E. Amount of lot area provided per dwelling unit.

*Car washes.* A building or portion of a building containing facilities for washing motor vehicles using automatic production-line methods, other mechanical devices, or providing space, water, and equipment for hand washing of autos, by either the customer or the operator of the facility.

*Carport.* A "carport" is an open-sided roofed automobile shelter, usually formed by extension of the roof from the side of a building.

*Cemetery, pet.* A "pet cemetery" is a burial ground for domestic animals.

*Character.* The "character" of a structure or area is the special physical characteristics that set it apart from its surroundings and contribute to its individuality.

*Club.* A "club" is a nonprofit association of persons who are bona fide members paying annual dues and who own, hire, or lease land or buildings or a portion thereof. The use of such premises are restricted to members and their guests. The affairs and management of such private club are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting. It is permissible to serve food and meals on such premises, provided adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests may be allowed provided it is secondary and incidental to the promotion of some other common objective of the organization and is in compliance with applicable Federal, State and Cook County statutes and ordinances.

*Clustering (of residences).* A "clustering" is a grouping of residential structures around courts, cul-de-sacs or short streets — (more closely than in conventional residential plans) in order to preserve natural site amenities and open space, provided there is no increase in the number of lots permitted in a conventional subdivision or increase in the overall density of development.

*Columbarium.* A "columbarium" is a vault with niches for cinerary urns.

*Common area.* A "common area" is land within a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. May include complementary structures and improvements.

*Common open space.* A "common open space" is land/or water unoccupied by structures, buildings, streets, rights-of-way and automobile parking lots and designed and intended for the use or enjoyment of residents of a planned unit development. Common open space may contain walks, patios and structures for recreational use. Area used for individual open space not available to all residents of a planned unit development, such as private courtyards, shall not be included as common open space.

*Compatible use.* A "compatible use" is a property, use or service which is capable of direct association with certain other uses because it is complimentary, congruous or otherwise nondetrimental.

*Compensatory storage.* An artificially excavated, hydraulically equivalent volume of storage within the special flood hazard areas used to balance the loss of natural flood storage capacity when artificial fill or structures are placed within the floodplain. The uncompensated loss of natural floodplain storage can increase off-site floodwater elevations and flows.

*Conforming building or structure.* A "conforming building or structure" is any building or structure which:

A. Complies with all the regulations of this ordinance or of any amendments governing bulk for the zoning district in which such building or structure is located; or, is

B. Designed or intended for a conforming use.

*Consistency compliance, conformance with the comprehensive plan.* All development plans shall be consistent with the intent, purpose, policies and maps contained in the Cook County Land Use and Policies Plan.

*Contiguous.* The word "contiguous" means in contact, adjoining or touching another object or item, as distinguished from being adjacent.

*Cultural center.* A "cultural center" is a structure used to provide services to the public such as, but not limited to, museums, art galleries and libraries.

*Curb level.* The "curb level" for any building is the level of the established curb in front of the building measured at the center of the front. Where no curb elevation has been established, the mean elevation of

the finished lot grade immediately adjacent to a building shall be considered the "curb level."

*Day care center.* A "day care center" is any licensed facility operated for the purpose of providing care, protection and supervision to individuals during only part of a 24-hour day. This term includes nursery schools, preschools and other similar uses, but excludes public and private educational facilities or any facility offering care to individuals for a full 24-hour period.

*Density, gross.* The "gross density" is the numerical value obtained by dividing the total number of dwelling units in a development by the gross area of the tract of land (in acres) within a development. This would include all nonresidential land uses and private streets of the development as well as rights-of-way of dedicated streets. The result is the number of dwelling units per gross acre of land.

*Density, net.* "Net density" is the numerical value obtained by dividing the total number of dwelling units in a development by the area of the actual tract of land (in acres) upon which the dwelling units are proposed to be located and including private streets, common open space and associated recreational facilities within the area. The result is the number of dwelling units per net residential acre of land. Net density calculations exclude right-of-way of publicly dedicated streets.

*Detention.* A "detention" is the temporary on-site restraining of stormwater.

*Development.* All manmade changes to improved or unimproved real estate including, but not limited to, construction, of buildings or other structures, substantial improvements to buildings or other structures, placement of mobile homes, mining, dredging, filling, grading, paving and excavation or drilling operations.

*Development right.* A "development right" is the difference between the density which is allowed under existing zoning and that which actually exists on any given parcel of land. A development right is expressed in suitable units such as dwelling units per acre or square feet of building area. In residential districts the development right is the total number of residential units allowed minus any existing units. In commercial or industrial districts the development right is total floor area allowed in square feet minus any existing floor area. For inter-district development right transfer (i.e. residential to commercial), floor area shall be used for calculation purposes.

*District.* A "district" is a portion of the territory of Cook County within which certain uniform regulations and requirements, or various combinations thereof, apply under the provisions of this ordinance.

*Drip line.* A "drip line" is an imaginary vertical line that extends from the outermost branches of a tree's canopy to the ground.

*Drive-in establishment.* A "drive-in establishment" is one which provides or is designed to provide, either wholly or in part, for parking of patrons' automobiles from which the occupants may receive services, obtain goods or be entertained.

*Driveway.* A "driveway" is a pathway for motor vehicles from a street to a structure used for service purposes or for access to the structure only.

*Dwelling.* A "dwelling" is a building, or portion thereof, designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multiple-family dwellings, but not including mobile homes, hotels or motels.

*Dwelling, converted.* A "converted dwelling" is any building which was originally designed for one type of residential use but which has been altered or changed to another type of residential use.

*Dwelling, detached.* A "detached dwelling" is one which is entirely surrounded by open space on the same lot.

*Dwelling, multiple-family.* A "multiple-family dwelling" is a building, or portion thereof, containing three or more dwelling units originally constructed for multiple-family use.

*Dwelling, single-family.* A "single-family dwelling" is a building containing only one dwelling unit and occupied by only one family.

*Dwelling, two-family.* A "two-family dwelling" is a building containing only two dwelling units, designed for two families to live independently of each other, and occupied by not more than two families.

*Dwelling unit.* A "dwelling unit" consists of one or more rooms which are arranged, designed or used as living quarters for only one family. Individual bathrooms and complete kitchen facilities, permanently installed, shall be included in each "dwelling unit."

*Earth sheltered home.* A dwelling unit structure as defined in the Cook County Building Ordinance.

*Easement.* An "easement" is a grant by a property owner for the use of land by the public, a corporation, or persons for specific purposes as ingress and egress, the construction of utilities, drainage ways and roadways.

*Educational institutions.* An "educational institution" is a public, parochial, private or charitable, or nonprofit school, junior college, or university, other than trade or business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers, and employees.

*Efficiency unit.* An "efficiency unit" is a dwelling unit consisting of one principal room exclusive of bathroom, kitchen, hallway, closets or dining alcove directly off the principal room, provided such dining alcove does not exceed 125 square feet in area.

*Eleemosynary institution.* An "eleemosynary institution" is a building or group of buildings devoted to and supported by charity.

*Engineered Mounting Structure*: A structure on which solar photovoltaic system components are mounted. The structure shall be made of pre-fabricated materials and designed using industry standards. The sole purpose of the structure is to support components in a solar photovoltaic system. No unfinished materials shall be used in an engineered mounting structure.

*Environmental Mitigation Plan.* A comprehensive report that describes the natural features and characteristics of a proposed development site, the changes that will occur as a result of the proposed development activities on the site, the anticipated environmental impacts and consequences of the proposed development, and the mitigation measures to be taken to minimize undesirable impacts to the environment.

*Environmentally sensitive.* An "environmentally sensitive" area is a parcel which exhibits one or more of the following characteristics:

A. Portions of the parcel lie within those areas identified as environmentally sensitive on a map approved by the Board of Commissioners in its Comprehensive Land Use Plan adopted April 6, 1999, and amended September 22, 1999, and by this ordinance.

B. Portions of the parcel lie within the jurisdictional wetlands under the jurisdiction of the U.S. Army Corps of Engineers.

C. Portions of the parcel lie within the regulatory floodplain or floodway or flood fringe as designated on the maps adopted by Cook County.

D. Thirty-three percent or more of the site contains mature hardwood vegetation.

E. Thirty-three percent or more of the site has topographic relief in excess of ten percent.

*Establishment, business.* A "business establishment" is a place of business carrying on operations, the ownership and management of which are separate and distinct from those of any other place of business located on the same zoning lot. Direct access to each "business establishment" shall be separate and distinct from direct access to any other business establishment and in no case shall there be access to one such

establishment from within another such establishment.

*Extended care facility.* An "extended care facility" is a long-term facility or a distinct part of a facility licensed or approved as a nursing home, home for the aged or a governmental medical institution.

*Fallout shelter.* A "fallout shelter" is an accessory building and use designed for the protection of life from radioactive fallout.

*Family.* A "family" consists of one or more persons each related to the other by blood, marriage or adoption (including foster children), together with such relatives of the respective spouses who are living with the family in a single dwelling and maintaining a common household. A family may also be composed of not to exceed three persons not so related, provided that such unrelated persons live in a single dwelling and maintain a common household and a single housekeeping unit. A family includes any domestic servants and not more than one gratuitous guest residing with family. Servants or guest shall be included, not in addition to, the unrelated persons provided in this definition.

*Farm.* A "farm" is land being used for agriculture purposes.

*Fence.* A "fence" is a structure which is a barrier and is used as a boundary, screen, separation, means of privacy, protection or confinement and is constructed of wood, plastic, metal, wire mesh, masonry or other similar material.

*Fence, natural.* A "natural fence" is a fence made of natural growth, such as trees, deciduous shrubs and evergreens.

*Fence, open.* An "open fence" is a fence, including gates, which has for each one-foot-wide segment extending over the entire length and height of the fence, 60 percent of the surface area in open spaces which afford a direct view through the fence.

*Fence, solid.* A "solid fence" is a fence, including gates, which conceals from the view of adjoining properties, streets or alleys the activities conducted behind the fence.

*Filtration plant.* A "filtration plant" includes the mechanical process that removes particulate matter by separating water from solid material, usually by passing it through sand.

*Flood.* A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waves, or the unusual and rapid accumulation or runoff of surface waters from any source.

*Flood frequency.* A period of years, based on a statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded.

*Flood fringe.* That portion of the floodplain outside of the delineated floodway.

*Flood insurance rate map (FIRM).* A map prepared by FEMA that depicts the Special Flood Hazard Areas (SFHA) within a community. This map includes insurance rate zones and floodplains and may or may not depict floodways.

*Flood insurance study (FIS).* An examination and evaluation of hydrologic and hydraulic data sponsored by the Federal Insurance Administration to determine base flood flows, elevations, areas and floodways. This FIS also determines flows, elevations and areas of flood having lesser and greater frequencies of occurrence.

*Flood of record.* An actual historical flood event for which sufficient records are available to establish its extent. No uniform probability of occurrence is associated with floods of record. However, the probability of occurrence may be determined for the event at specific locations.

*Flood (100-Year).* A flood magnitude with a one percent statistical chance of being equaled or exceeded during any year. A flood this large would be reached once during a 100-year period, on the average.

However, the occurrence of such an event does not diminish the chance of its reoccurring again at any time.

*Flood profile.* A "flood profile" is a graphical representation of the elevations of the water surface of the 100-year flood along the watercourses of unincorporated Cook County.

*Flood protection elevation.* The elevation of the base flood or 100-year frequency flood plus two feet of freeboard at any given location in the SFHA.

*Flood return period.* A period of years, based on a statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded.

*Flood table land.* The term "flood table land" is the continuous land area adjacent to the floodplain, having an elevation no greater than two feet nor less than one foot above the base flood elevation.

*Floodplain.* That land typically adjacent to a body of water with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Floodplains may also include detached Special Flood Hazard Areas, ponding areas, etc. The floodplain is also known as the Special Flood Hazard Area (SFHA).

A. Floodplains are those lands within the jurisdiction of Cook County that are subject to inundation by the base flood or 100-year frequency flood. The SFHA's of Cook County are generally identified on the countywide Flood Insurance Rate Map for Cook County number 170316 prepared by the Federal Emergency Management Agency and dated November 6, 2000.

B. SFHA's of those parts of unincorporated Cook County that are within the extraterritorial jurisdiction of a City or Village, or that may be annexed into a City or Village, are generally identified as such on the Flood Insurance Rate Map prepared for Cook County by the Federal Emergency Management Agency (or the U.S. Department of Housing and Urban Development).

*Floodproofing.* The term "floodproofing" means any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

*Floodway.* A "floodway" is the channel of watercourse and those portions of the adjoining floodplains which are required to carry and discharge the 100-year flood with no significant increase in the base flood elevation.

*Floodway encroachment lines.* The lateral boundaries of the floodway which separate it from the floodway fringes.

*Floodway fringe.* A "floodway fringe" is that portion of the floodplain which is immediately adjacent to the floodway. Although this area is prone to flooding, it is not used to transport flood water flows. The highest elevation of the floodway fringe is coterminous to the highest elevation of the floodplain.

*Floor area (for determining area ratio).* The "floor area" of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. The floor area of a building shall include basement floor area when more than one-half of the basement height is above the established curb level or above the finished lot grade level where curb level has not been established, elevator shafts and stairwells at each floor, floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof), penthouses, attic space having headroom of seven feet, six inches or more, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses. However, any space devoted to off street parking or loading shall not be included in "floor area". The "floor area" of structures devoted to bulk storage of materials, including, but not limited to, grain elevators and petroleum storage tanks shall be determined on the basis of height in feet; i.e., ten feet in height shall equal one floor.

*Floor area ratio (F.A.R.).* The "floor area ratio" is the floor area of the building or buildings on the zoning lot divided by the area of such zoning lot or, in the case of planned unit developments, by the gross site area exclusive of dedicated streets. The floor area ratio requirements shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.

*Freeboard.* The term "freeboard" means an increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, future watershed development, unknown localized conditions, wave actions and unpredictable effects such as those caused by ice or debris jams.

*Frontage.* The "frontage" is all the property fronting on one side of a street between the two nearest intersecting streets, measured along the line of the street or, if dead ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.

*Frontage, zoning lot.* The "frontage of a zoning lot" is all the property of such zoning lot fronting on a street, and measured between side lot lines.

*Grade.* The "grade" is the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

*Grading.* The term "grading" means a reshaping of natural land contours, using natural land materials such as soil, gravel, sand or black dirt, for the purpose of eliminating erosion or sedimentation problems, creating or improving surface drainage, providing for the natural aesthetic contouring of property or to accommodate a building plan by making minor changes in land elevation.

*Group home.* A "group home" is a facility located in a residential district which is occupied on a permanent basis by a group of not more than six unrelated persons with disabilities in a family-like environment. Group home facilities are allowed only when licensed by the appropriate state and/or local agency.

*Guesthouse.* A " guesthouse" is a detached accessory building located on the same zoning lot as the principal building and containing living quarters for temporary guests. Guesthouse quarters shall not be rented.

*Guests, permanent.* A "permanent guest" is a person who occupies, or has the right to occupy, a hotel or apartment hotel accommodation as a domicile and place of permanent residence.

*Heliport.* A "heliport" is an area of land, water and/or a structure or building which is used or intended for use for the landing and taking off of helicopters, and any appurtenant areas which are used or intended for use for heliport buildings or other heliport facilities or rights-of-way, including all necessary pads, helicopter storage and tie-down areas, hangars, and other necessary buildings and open spaces.

*Home occupation.* A "home occupation" is an occupation or profession, practiced by a member of the family residing on the premises, and which occupation is clearly incidental and secondary to the residential use of the dwelling provided that:

A. No more than 15 percent of the total floor area of any one story is used to store commodit~~y~~ies intended for sale or use elsewhere;

B. No more than one person is either employed, or serves as an independent contractor other than members of the family residing on the premises;

C. No mechanical or electrical equipment is used, except such as is permissible for purely domestic or household purposes;

D. No accessory building is used for such home occupation purposes; and

E. No more than 25 percent of the total floor area of any one story is used for home occupation purposes.

The residence of a professional person may be used by that professional for consultation, emergency treatment of performance of religious rites.

*Home rule.* "Home rule" is the principle under which certain local governments including Cook County are broadly authorized by Illinois law to enact laws, rules and regulations relating to their own property, affairs and government.

*Hospital.* A "hospital" is an institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, medical offices and staff residences. The term hospital as used in this ordinance does not apply to institutions operating primarily for treatment of mental illness and alcohol addiction or other types of cases necessitating restraint of patients. The term hospital shall not include intermediate, extended, or long term care facility.

*Hotel.* A "hotel" is an establishment which is open to transient guests, in contradistinction to a boarding house, lodginghouse, or apartment hotel, and is commonly known as a hotel in the community in which it is located. Hotels provide customary services such as maid service, furnishing and laundering of linen, telephone and secretarial or desk services, use and upkeep of furniture, and bellboy service.

*Hydrostatic pressure.* The upward pressure exerted on floor slabs or an entire structure by standing water or groundwater which tends to float a structure or crack the floor. It is based on the difference in elevation between the surface level of the water and the structure on which it is acting. Hydrostatic pressure may also be horizontal, imposing forces on walls causing them to crack or fail.

*Impervious surface.* Any synthetic surface that does not readily absorb or retain water, including, but not limited to, areas covered by principle and accessory buildings, parking and driveway areas, roads, sidewalks, and any area of concrete asphalt including paved recreation areas. In the case of lumberyards, areas where lumber is stored also constitutes impervious surfaces.

*Incompatible use.* An "incompatible use" is a use or service which is incapable of direct association with certain other uses because it is contradictory, incongruous or discordant.

*Industrial animal farm.* An "industrial animal farm" is a mechanized farm operation, confined to a limited amount of space, to raise animals or poultry under controlled conditions of food, water and exercise.

*Inorganic material.* An "inorganic material" is one made from substances composed of matter other than plant, animal or certain chemical compounds or carbon, such as metals and glass.

*Integrated center.* An "integrated center" is a grouping of compatible uses on a single zoning lot, such uses being in single ownership or under unified control.

*Intermediate care facility.* An "intermediate care facility" is a facility that routinely provides, personal care, including dressing, eating and health related care and services to individuals who require such assistance but who do not require the degree of care and treatment that a hospital or skilled nursing facility provides.

*Junk car.* An automobile, truck or other motor vehicle which has been damaged to such an extent that it cannot be operated under its own power and will require major repairs before being made usable, or a vehicle which does not comply with State or Cook County statutes or ordinances.

*Junk yard.* A "junk yard" is an open area where junk, waste, scrap, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires, and bottles. A junk yard includes automobile wrecking or salvage yards, house wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment. A junk yard does not include uses established entirely within enclosed buildings.

*Kennel, commercial.* A "commercial kennel" is any premises or portion thereof on which more than three dogs, cats or other domestic animals over six months of age are kept, boarded, bred, or cared for, in return for remuneration, or are kept for the purpose of sale.

*Lake.* A "lake" is any natural or manmade body of water surrounded by land.

*Landfill, solid waste.* A "solid waste landfill" is the depositing of strictly inorganic nonputrescible materials and earth on a site that is below the normal elevation of adjacent lands for the purpose of bringing the site up to the average grade of adjacent parcels. This operation may be run as a business or may be noncommercial in nature. This type of landfill does not include normal grading of land prior to development.

*Landfill, dump.* A "dump landfill" is the uncontrolled depositing of refuse on a site without adequate control of the operation.

*Landfill, sanitary.* A "sanitary landfill" is a site for waste disposal of nonhazardous and nonmedical farm, residential, commercial or industrial waste, using sanitary land filling techniques.

*Limited access highway.* A "limited access highway" is a traffic way, including expressways and toll roads for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right of access, except at such points and in such manner as may be determined by the public authority jurisdiction over such traffic way.

*Live entertainment.* The term "live entertainment" means any musical act (including karaoke), theatrical act (including stand-up comedy), play, revue, scene, dance act or song and dance act, or any combination thereof, performed by one or more persons, whether or not they are compensated for the performance. Live entertainment applies to privately owned premises that are open to the public, whether or not admission is charged.

*Livestock.* Animal customarily kept for the purpose of providing food, clothing, or work.

*Lodge.* A "lodge" is a hall or meeting place of a local branch or the members composing such a branch of a fraternal order, or society, such as the Masons, Knights of Columbus, Moose, American Legion and other similar organizations. It is permissible to serve food and meals on such premises, provided adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests is [to] be allowed provided it is secondary and incidental to the promotion of some other common objective by the organization, and is in compliance with applicable Federal, State and Cook County statutes and ordinances.

*Lodging room.* A "lodging room" is a room rented as sleeping and living quarters, but without cooking facilities and with or without an individual bathroom. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as one lodging room for the purpose of this comprehensive amendment.

*Lodginghouse.* A "lodginghouse" is a building originally designed for or used as a single-family dwelling, all or a portion of which contains lodging rooms which accommodate persons who are not members of the operator's family. Lodging or meals, or both, are provided for compensation on a weekly or monthly basis.

*Long-term care facility.* A "long-term care facility" is an institution or a distinct part of an institution that is licensed or approved to provide health care under medical supervision for twenty-four or more consecutive hours to two or more patients.

*Lot.* A "lot" is a zoning lot, except as the context shall indicate a lot of record, in which case a "lot" is a lot of record.

*Lot, buildable area.* The "buildable area" of a zoning lot is the space remaining on a zoning lot after the minimum open space requirements of this ordinance have been complied [with].

*Lot, corner.* A "corner lot" is a lot situated at the intersection of two streets, the interior angle of such intersection not exceeding 135 degrees.

*Lot, interior.* An "interior lot" is a lot other than a corner or reversed corner lot.

*Lot, reversed corner.* A "reversed corner lot" is a corner lot the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.

*Lot, through.* A "through lot" is a lot having a pair of opposite lot lines along two more or less parallel public streets and which is not a corner lot. On a through lot both street lines shall be deemed front lot lines.

*Lot, zoning.* A "zoning lot" is a single tract of a land, under unified ownership or control, located within a single block, which is used or occupied for any principal use. A "zoning lot" shall consist of:

(1) A single lot of record; or

(2) A combination of abutting complete lots of record.

*Lot area, gross.* The "gross lot area" is the area of a horizontal plane bounded by the front, side and rear lot lines.

*Lot coverage.* The "lot coverage" of a lot is area of a lot occupied by the principal and accessory buildings.

*Lot depth.* The "lot depth" is the mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.

*Lot frontage.* The "lot frontage" is that boundary of a lot along a public or private street.

*Lot line.* A "lot line" is a property boundary line of lot. When a lot extends to an abutting street or alley, the lot line shall be the closest street or alley line.

*Lot line, front.* The "front lot line" shall be that boundary of a lot which is along an existing or dedicated public lot which is along an existing or dedicated public street or, where no public street exists, is along a public way; where such public way is not a dedicated street the right-of-way of such public way shall be deemed to be 66 feet, unless otherwise provided. On a corner lot the lot line having the shortest length abutting a street line shall be the front lot line.

*Lot line, rear.* The "rear lot line" shall be that boundary of a lot which is most distant from, and is, or is most nearly, parallel to the front lot line.

*Lot line, side.* The "side lot line" shall be any boundary of a lot which is not a front lot line or a rear lot line.

*Lot of record.* A "lot of record" is a lot which is a part of a Subdivision or a parcel of land the plat of which has been recorded in the Office of the Recorder of Deeds of Cook County or registered in the Office of the Registrar of Titles of Cook County prior to the effective date of this zoning ordinance.

*Lot width.* The "lot width" is the mean horizontal distance between the side lot lines of a lot, measured within the lot boundary.

*Luminance.* The photometric measure of luminous intensity per unit area of light traveling in a given direction. Luminance is measured in candelas per square meters or "nits."

*Map Amendment.* An amendment to the zoning map which modifies a property's zoning designation.

*Marquee or canopy.* A "marquee or canopy" is a roof-like structure of a permanent nature which projects from the wall of a building and overhangs the public way.

*Massage.* The performance of manipulative exercises upon the human body of another by rubbing, kneading, stroking or tapping with the hand or hands, or with any mechanical or bathing device.

*Massage parlor.* A place, establishment or facility where a massage is made available.

*Massage school.* A place, establishment or facility which provides instructions in the theory, method and practice of massage.

*Medical Cannabis Cultivation Center.* "Medical cannabis cultivation center," or "cultivation center" means a facility operated by an organization or business that is registered by the Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis, as defined in 410 ILCS 130/10(e).

*Medical Cannabis Dispensing Organization.* "Medical cannabis dispensing organization", or "dispensing organization", or "dispensary organization" means a facility operated by an organization or business that is registered by the Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients, as defined in 410 ILCS 130/10(o).

*Mezzanine.* A "mezzanine" is an intermediate or fractional story between the floor and ceiling of a main story used for a purpose accessory to the principal use. A mezzanine is usually just above the ground or main floor and extends over only part of the main floor.

*Micron.* A "micron" is a unit of length equal to 1/1,000 part ofr .0~~0~~1 millimeter.

*Mobile home.* See definition set forth in Mobile Home Park Ordinance of Cook County [Chapter 110, Article II of the Code].

*Mobile home park.* See definition set forth in Mobile Home Park Ordinance of Cook County [Chapter 110, Article II of the Code].

*Moderate burning material.* A "moderate burning material" is a material which in itself does not support combustion and which is consumed slowly as it burns.

*Motel.* A "motel" is an establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom and closet space, located on a single zoning lot. Motels are designed for use by transient motor vehicle tourists, and provide for parking space adjacent to a sleeping room. A motel furnishes customary hotel services such as maid service and laundering of linen, telephone and secretarial or desk service, and the use and upkeep of furniture. In a motel less than 20 percent of the living and sleeping accommodations are occupied or designed for occupancy by persons other than transient motor vehicle tourists.

*Motion* or *Moving.* The depiction of movement or change of position of text, images or graphics. Motion or moving shall include, but not be limited to, visual effects such as dissolving and fading text and images, travelling, running sequential text, graphic bursts, lighting that resembles zooming, twinkling or sparkling, changes in light or color, transitory bursts of light intensity, moving patterns or bands of light, expanding or contracting shapes, and similar actions.

*Motor freight terminal.* A "motor freight terminal" is a building or area in which freight brought by motor truck is assembled and/or stored for routing in intrastate and interstate shipment by motor truck.

*Motor vehicle.* A "motor vehicle" is any passenger vehicle, motorcycle, recreational vehicle, truck, truck-trailer or semi-trailer propelled or drawn by mechanical power.

*Nameplate.* A "nameplate" is a sign indicating the name and address of a building, the name of an

occupant of a building and/or the practice of a permitted occupation in a building.

*Nits.* A unit of measurement of brightness or luminance. One nit is equivalent to one candela per square meter.

*Nonconforming building or structure.* A "nonconforming building or structure" is any building or structure or portion thereof lawfully existing at the time of adoption of this ordinance, or any subsequent amendment, which:

A. Does not comply with all of the regulations of this ordinance, or of any subsequent amendment, for the zoning district in which such building or structure is located; or

B. Is designed or intended for a nonconforming use.

*Nonconforming lot.* A "nonconforming lot" is a lot of record which when recorded met the minimum lot area and other dimension requirements of the zoning ordinance of Cook County, but through subsequent amendments to such ordinances or other acts of a public body, has become a lot of record in conflict with the minimum lot area and/or other dimension requirements of Cook County.

*Nonconforming use.* A "nonconforming use" is any use of land, buildings or structures lawfully existing at the time of adoption of this ordinance, or any subsequent amendment, which use does not comply with the permitted uses in the zoning district in which such use is located.

*Nonputrescible material.* A "nonputrescible material" is a material or substance not subject to decomposition or decay.

*Octave band.* An "octave band" is a means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.

*Octave band filter.* An "octave band filter" is an electrical frequency analyzer designed according to standards formulated by the American Standards Association and used in conjunction with a sound level meter to take measurements in specific octave intervals.

*Odorous matter.* An "odorous matter" is any matter that yields an odor which is offensive in any way.

*Ordinance(s).* Any reference to "ordinance(s)" shall be construed as meaning any applicable Cook County ordinance. Reference to "this ordinance" shall be construed as meaning the Cook County Zoning Ordinance of 2001.

*Organic material.* An "organic material" is a material or substance composed of chemical compounds of carbon in combination with other chemical elements (often hydrogen) and generally manufactured in the life processes of plants and animals. Organic substances include paper, wood, food and plastic as well as the waste products of these and similar materials.

*Particulate matter.* A "particulate matter" is material, other than water, which is suspended in or discharged into the atmosphere in a finely divided form as a liquid or solid~~gold~~.

*Performance standard.* A "performance standard" is a criterion established to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards or glare or heat generated by, or inherent in, uses of land or buildings. The more frequently used performance criteria include:

A. Active to intense burning is the rate of combustion described by materials that burn with a high degree of activity and are consumed rapidly. Examples include sawdust, powdered magnesium and pyrozylin.

B. Closed cup flash point is the lowest temperature at which a combustible liquid, under prescribed conditions, will give off a flammable vapor which will burn momentarily.

C. Decibel is a unit which describes the sound pressure level or intensity of sound. A sound level meter is calibrated in decibels.

*Pets.* Animals customarily kept for pleasure or enjoyment, rather than for utility. Pets have the following characteristics: a special and close relationship with humans; partial or total dependence on humans; and, bred to live inside a residence in close proximity with humans without requiring extraordinary restraint or causing unreasonable disruption. Feral Cats are not "pets."

*Planned unit development (PUD).* A "planned unit development" is a tract of land which is developed as a unit under single ownership or unified control, which includes one or more principal buildings or uses, and is processed under the planned unit development provisions of this ordinance.

*Planned unit development plat.* A "planned unit development plat" is a drawing or map made to measurable scale upon which is presented a description and definition of the way in which the design requirements of the planned unit development are to be met. A plat is intended for recording with the Cook County Recorder of Deeds.

*Portable Storage Container*. Portable storage container means any container designed for the outdoor storage of personal property which is typically rented to owners or occupants of property for their temporary use on the exterior of the property and which is delivered to the property and removed by vehicle.

*Private water supply.* A "private water supply" is any facility which furnishes water for general domestic purposes which serves less than ten separate lots or premises.

*Property lines.* "Property lines" are the lines bounding a zoning lot, as defined herein.

*Public way.* A "public way" is any sidewalk, street, alley, highway, pedestrian way, pathway, channel, viaduct, subway, bridge, easement, right-of-way, or other way in which the public has a right of use.

*Pumping station.* A "pumping station" is a station at which sewage, stormwater or water is pumped to a higher level.

*Railroad right-of-way.* A "railroad right-of-way" is a strip of land with tracks and auxiliary facilities for track operation, but not including freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops, or railroad car yards.

*Recording (of a document).* A "recording" shall mean to officially record a document in the Office of the Cook County ~~Clerk~~ Recorder of Deeds or when it was applicable, to have registered a document (in Torrens) with the Cook County Registrar of Titles.

*Recreation Cannabis Production Center*. "Recreational cannabis production center" means a facility operated by an organization or business that is registered by the Department of Agriculture to cultivate, process, transport, and perform other necessary activities to provide cannabis and cannabis-infused products to cannabis business establishments.

*Recreational Cannabis Dispensing Organization*. "Recreational cannabis dispensing organization", or "dispensing organization", or "dispensary organization" means a facility operated by an organization or business that is licensed by the Department of Financial and Professional Regulation to acquire cannabis from a cultivation center, craft grower, processing organization, or another dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies.

*Recreation club.* A "recreation~~al~~ club" is a nonprofit association of persons who are bona fide members paying annual dues and who own, hire, or leases land or buildings or a portion thereof. The use of such premises are restricted primarily to the principal use, which is a generally recognized sport or recreational activity. The premises shall be restricted to members and their guests. The affairs and management of such recreation~~al~~ club<u>s</u> are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting. It is permissible to serve food and meals on such premises, provided adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests is allowed provided it is secondary and incidental to the promotion of some recognized

sport or recreational activity and is in compliance with applicable Federal, State, and Cook County statutes and ordinances.

*Reservoir.* The term "reservoir" is commonly applied to waters held in storage in either artificial or natural basins and impoundments primarily for a source of water for power, municipal, industrial domestic or flood control uses.

*Reservoir parking.* A "reservoir parking" facility provides off-street parking spaces for automobiles awaiting entrance to a particular establishment.

*Retention.* A "retention" is the permanent on-site maintenance of storm water.

*Ringelmann Chart.* The "Ringelmann Chart" is one which is described in the U.S. Bureau of Mines Information Circular 6888, on which are illustrated graduated shades of grey for use in estimating the light-obscuring capacity of smoke.

*Ringelmann Number.* The "Ringelmann Number" is the number appearing on the Ringelmann Chart ascribed by the observer to the density of the smoke emission. Where the density of light obstructing capacity of the smoke as observed falls between two consecutive Ringelmann Numbers, the lower Ringelmann Number shall be considered the density of the smoke observed.

*Risk premium rate zones.* A "flood hazard area" is designated according to the degree of flooding an area would experience during a base flood. The symbols used to designate these zones are as follows:

A. "A"-Areas of 100-year flood; base flood elevation and flood hazard factors not determined.

B. "AO"-Areas of 100-year shallow flooding where depths are between one and three feet; average depths of inundations are shown, but no flood hazard factors are determined.

C. "AH"-Areas of 100-year shallow flooding where depths are between one and three feet; base flood elevations are shown, but no flood hazard factors are determined.

D. "A1"-Areas of 100-year flood; base flood.

E. "A30"-elevations and flood hazard factors determined.

F. "B"-Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading).

G. "C"-Areas of minimal flooding (no shading).

*Riverine.* A "riverine" relates to, is formed by or resembles a river (including tributaries), stream, creek or brook.

*Roadside stand.* A "roadside stand" is a structure erected for the display and sale of agricultural products. Agricultural products are generally grown on site or on other premises owned or used by the operator of the roadside stand. There are two distinct types of roadside stand operations:

A. *Accessory roadside stand.* An "accessory roadside" stand is located on the same premises as a farm which is in conformance with this ordinance. All products or produce not grown on land owned by the operator of the roadside stand must be certified by the Cook County Zoning Board of Appeals as being of a purely agricultural nature. An accessory roadside stand may be no more than one story in height nor may it contain more than 500 square feet of retail floor area.

B. *A commercial roadside stand.* A "commercial roadside" stand is located apart from a functioning farm, and it generally sells products which are grown off the premises. It

must be located in a commercial zoning district and comply with all site and structure provisions of the applicable zoning district. A commercial roadside stand may sell up to five products not of an agricultural nature if so authorized by the Zoning Board of Appeals.

*Sanitary landfill.* See Landfill, sanitary.

*Sanitary land filling.* A "sanitary land filling" is an engineered method of waste disposal where the waste is spread in thin layers, compacted to the smallest practical volume and covered with earth and/or sod at the end of each working day, or more frequently, as conditions warrant.

*Setback.* A "setback" is the minimum horizontal distance between the building or structure and any lot line.

*Sewage treatment plant.* A "sewage treatment plant" includes any method, construction, device or appliance appurtenant thereto, used for the purpose of treating, neutralizing, stabilizing, disinfecting or disposing of sewage, industrial waste or other wastes, or for the recovery of by-products from such sewage, industrial wastes or other wastes.

*Shed.* Shed means an accessory structure, used for storage purposes only, that do not exceed ten feet in height and 200 square feet in ground area.

*Short-term Rental*. The entire rental of a dwelling unit or mobile home, or portions thereof, intended to house individuals who are not the dwelling owner nor lease executed tenant, for compensation as a business for a period at least twenty-four (24) hours but not exceeding 30 consecutive calendar days.

*Short-term Rental Guest*. A person who rents or occupies a short-term rental.

*Short-term Rental Host*. Owner(s) or lease executed tenant(s) of a dwelling unit engaged in providing short-term rentals.

*Short-term Rental, Non-Supervised*. A dwelling unit that is used as a Short-term Rental where the host is not present during a Short-term Rental Guest's length of stay.

*Short-term Rental, Supervised*. A dwelling unit that is used as a Short-term Rental where the host is present during a Short-term Rental Guest's length of stay.

*Sign.* A "sign" is a name, identification, description, display or illustration which is affixed to or placed directly or indirectly upon or adjacent to buildings, structures or zoning lots and which directs attention to objects, products, places, activities, persons, institutions, organizations or businesses. However, signs shall not include any display of official court or public office notices nor shall signs include flags, emblems or insignias of nations, political units, schools or religious groups. Signs as defined here do not include signs located completely within an enclosed building.

*Sign, advertising.* An "advertising sign" is a sign which directs attention to businesses, commodities, services or entertainment.

*Sign, billboard.* A "billboard sign" is a sign that directs attention to a business, person, activity, commodity, product, good, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

*Sign, identification.* An "identification sign" is a sign which states the name of the residents, businesses, developments or establishments, and/or the address of the buildings or developments, and/or the occupation of the residents or tenants, but which do not contain any advertising.

*Sign, dynamic image display.* Any sign, or portion thereof, with characteristics that appear to have movement or that appear to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure

itself, or any other component of the sign. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input, "digital ink" or any other method or technology that allows the sign face to present a series of images or displays.

*Sign, illuminated.* An "illuminated sign" is a sign with a source of illumination that is a fundamental part of the sign.

*Sign, indirectly illuminated.* An "indirectly illuminated sign" is a sign with a source of illumination which is accessory to the sign and where such source of illumination is intended to indirectly illuminate such sign.

*Sign, novelty.* A "novelty sign" is a banner, flag, pennant, object, streamer or other attention-getting device or display including, but not limited to, inflated objects which are attached to buildings or property.

*Sign, off-premises.* An "off-premises sign" means any sign that relates to a business, person, activity, good, product, service or facility which is unrelated to the principal use on a zoning lot.

*Sign, on-premises.* An "on-premises sign" means any sign that relates to a business, person, activity, good, product, service or facility which is related to the principal use on a zoning lot.

*Sign, portable.* A "portable sign" means any sign that is not permanently attached to the ground, structure or building and which is designed to be transported.

*Sign, sign face area.* The" sign face area of a sign" shall be the entire area within a single continuous perimeter enclosing the extreme limits of the sign.

*Sign, temporary.* A "temporary sign" means any sign which contains information which is not of a permanent character, or the physical features of such sign, such as its structure, is not of a permanent character, or both. Such signs include, but are not limited to, political signs, garage sale signs, real estate signs, and for rent signs, but do not include novelty signs.

*Sign, traffic.* A "traffic sign" means a sign which directs or guides a person to a facility intended to serve the public, including entrances, exits, restrooms, public telephones, walkways, parking areas and similar facilities. Traffic signs shall not identify an establishment or other goods and services available at an establishment and shall not contain advertising messages.

*Similar use.* A "similar use" is a property, use or service possessing physical and/or activity characteristics which resemble certain other uses.

*Slow burning or incombustible materials.* "Slow burning" or "incombustible" material identifies materials which do not in themselves constitute an active fuel for the spread of combustion. A material which will not ignite, nor actively support combustion during an exposure for five minutes at a temperature of 1,200 degrees Fahrenheit, shall be designated "incombustible".

*Smoke unit.* A "smoke unit" is the number obtained when the smoke density in Ringelmann number is multiplied by the time of emission in minutes. For the purpose of this calculation, a Ringelmann density reading shall be made at least once a minute during the period of observation, each reading is then multiplied by the time in minutes during which it was observed. The various products are then added together to give the total number of smoke units observed during the entire observation period.

*Solar, Photovoltaic Building Integrated (BIPV):* Building Integrated Photovoltaics (BIPV) A BIPV system is defined as a solar PV system where the solar collector units are integrated into the principal structure, rather than considered an accessory to the structure. The BIPV system typically replaces or substitutes an architectural or structural element of the structure. Examples of BIPV electric systems are those where solar collector units are built into roofing materials, skylights, windows, and awnings.

*Solar, Photovoltaic (PV) Free Standing System:* A solar PV system produces electricity for the principal use of the property on which the solar electric system is located. The solar PV system is considered an accessory structure to the principal structure. The components of a solar PV system that are governed by this policy are not limited to solar collector units, as this policy also governs any other component installed as part of a solar PV system. Components: The components of a solar electric system that are relevant to the zoning policy include:

1. Solar collector units (series of photovoltaic (PV) cells, typically configured in standard panel assemblies that are roof mounted)
2. Solar collector mounting structures (pole and gantry bracketing hardware, trays, ballasting, etc.)
3. System wiring (includes all cables, conduit, etc.)
4. Other electrical equipment (junction boxes, inverters, disconnect switches, meters, etc.)

*Solar, Photovoltaic (PV) Roof Mounted System:* A solar PV system produces electricity for the principal use of the property on which the solar electric system is located. The solar PV system is considered an accessory structure to the principal structure. The components of a solar PV system that are governed by this policy are not limited to solar collector units, as this policy also governs any other component installed as part of a solar PV system. Components: The components of a solar electric system that are relevant to the zoning policy include:

1. Solar collector units (series of photovoltaic (PV) cells, typically configured in standard panel assemblies that are roof mounted)
2. Solar collector mounting structures (bracketing hardware, trays, ballasting, etc.)
3. System wiring (includes all cables, conduit, etc.)
4. Other electrical equipment (junction boxes, inverters, disconnect switches, meters, etc.)

*Sound level.* A "sound level" of an operation or use is the intensity of sound, measured in decibels, produced by such operation or use.

*Sound level meter*. A "sound level meter" is an instrument designed to measure sound pressure levels and constructed in accordance with the requirements for General Purpose Sound Level Meters published in the American National Standards Institute Standard No. 81.4-1971 or its latest revision.

*Sound pressure level.* A "sound pressure level" is the intensity of a sound, measured in decibels.

*Specified anatomical areas.* A "specified anatomical area" is defined as:

A. Anatomical areas if less than completely and opaquely covered by a bathing suit, blouse, shirt, dress, pants, leotard or other wearing apparel or fabric.
   1. Any portion of the genitals or pubic region.
   2. Any portion of the buttocks.
   3. Female breast(s) below a horizontal line across the breast at a point immediately above the top of the areola, including the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast.

B. Genitals in a discernible turgid state, even if completely and opaquely covered.

C. Paint, latex or other nonfabric coverings shall not satisfy the requirement of coverage, irrespective of whether the coverage is complete or opaque.

*Specified sexual activity.* A "specified sexual activity" is defined as:

A. Human genitals in a state of sexual stimulation or arousal.

B. Acts of human masturbation, sexual intercourse or sodomy.

C. Fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts.

*Stable, private.* A "private stable" is a detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

*Stables, commercial.* A "stable, commercial" is the grounds and buildings where horses are bred, raised, boarded or kept for remuneration, hire or sale.

*Stables, noncommercial.* A "stable, noncommercial" is the grounds and buildings designed, arranged, used or intended to be used for the boarding, keeping or housing of horses for the private use of the owner. All such uses shall be operated as not-for-profit facilities.

*Stream.* A "stream" is any natural, artificial or channelized water course that transports continuous or periodic flowing water.

*Street.* A "street" is a public or private right-of-way which affords a primary means of access to abutting property, but excepting driveways to buildings.

*Structural alteration.* A "structural alteration" is any change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as the addition, removal or alteration of bearing walls, columns, beams, girders, or foundations.

*Structure.* A "structure" is an assembly of materials forming a construction for occupancy or use, including but not limited to buildings, stadia, reviewing stands, platforms, antenna towers, observation towers, radio towers, windmills, open sheds, shelters, coal silos, gas or liquid storage tanks, display signs, piers, fences and trestles.

*Substantial improvement.* A "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of a building commences, whether or not that alteration affects the external dimensions of the structure.

*Substantial improvements in a floodable area.* Any repair, reconstruction or improvements to the external dimensions of a structure which cost 50 percent or more of the market value of the structure (either before the improvement has begun or after it has been completed) is considered "substantial improvements in a floodable area". Any repair, reconstruction or improvements to a structure that has been damaged and is being restored which cost 50 percent or more of the market value of the structure before the damage occurred is considered substantial improvements in a floodable area. The term substantial improvements in a floodable area, however, does not include:

A. Improvements of a structure to comply with existing state or local health, sanitation or safety code specifications necessary to assure safe living conditions,

B. Alterations to a structure or site documented as deserving preservation by the Illinois Department of Conservation or listed on the National Register of Historic Places. No improvement shall result in an increase by more than 20 percent of the square footage of land area occupied by currently existing real estate improvements.

*Surface water elevation.* The "surface water elevation" is the normal water level elevation of a lake, stream or stream bed as depicted on United States Geological Survey (U.S.G.S.) floodplain topographic maps. If surface water elevation datum specified by the Illinois Department of Transportation, Division of Water Resources is more current than U.S.G.S. floodplain typographic maps, Division of Water Resources information may be used.

*Telecommunications carrier, wireless communication transmitting and receiving facility.* A "telecommunications carrier, wireless communication transmitting and receiving facility" is a facility which consists of a combination of improvements and equipment, including but not limited to towers, antennas, wires, electrical cabinets, and foundations, that is operated pursuant to applicable federal licenses and includes antenna devices by which signals are transmitted and/or received.

*Temporary buildings or yards.* Temporary buildings or yards are structures used for construction materials and equipment, both incidental and necessary to construction in the zoning district.

*Temporary Construction Trailer.* Structures used to accommodate temporary offices during and in conjunction with a construction project, provided that such structures shall not be used as a dwelling and shall be removed upon the completion of the permitted work.

*Temporary Sales Office.* Structures used for the sale or rental of real property in the development in which the structure is located; such structures shall not be used as a dwelling.

*Tent.* A "tent" is any structure or enclosure, the roof of which and/or one-half or more of the sides, are constructed of silk, cotton, canvas, fabric or a similar light material.

*Text Amendment.* A change in the development standards in one or more zoning districts.

*Theater.* An establishment used to observe films and other visual material which is not an adult motion picture theater.

*Three-component measuring system.* A "three-component measuring system" denotes instrumentation which can measure earthborn vibrations in three directions, that is, vibration occurring in a horizontal as well as a vertical plane.

*Toxic or noxious substances.* Any solid, liquid or gaseous matter, including but not limited to gases, vapors, dusts, fumes and mists containing properties which by chemical means are inherently harmful and likely to destroy life and impair health or are capable of causing injury to the well-being of persons or damage to property are considered "toxic or noxious substances."

*Trailer-camper parks.* A "trailer-camper park" is a residential facility designed, used or intended to be used to accommodate the over-night or temporary location, hookup or use of its facilities for travel trailer, camp trailer and recreation vehicles.

*Transitional residence.* A temporary residential living arrangement for persons who are receiving therapy or counseling for purposes which include, but are not limited to:

A. Drug or alcohol addiction.

B. Imprisonment including pre-release, work-release, and probationary programs.

C. Family and school adjustment problems which require special attention and care in order to achieve personal independence.

D. Victims of domestic abuse.

*Truck (Commercial).* Any vehicle greater than 10,000 lbs and / or class 4 through 13 in the Illinois Vehicle Code used for the transport of commercial goods, materials, equipment, supplies, towing and hauling.

*Twirl Time.* The time it takes for the static text, images or graphics on a dynamic image display sign to change to different text, images or graphics.

*Unified control.* The combination of two or more tracts of land wherein each owner has agreed that his tract of land shall be developed as part of a planned unit development and shall be subject to the control applicable to the planned unit development.

*Use.* The "use" of property is the purpose or activity for which the land or building is designed, arranged or

intended, or for which it is occupied or maintained, and shall include any manner of performance of such activity with respect to the performance standards of this ordinance.

*Use, permitted.* A "permitted use" is a use which may be lawfully established in a particular district, provided it conforms with all requirements, regulations and performance standards (if any) of such district.

*Use, principal.* A "principal use" is the main use of land or buildings as distinguished from a subordinate or indicates otherwise accessory use. A principal use may be either permitted or special.

*Use, special.* A "special use" of land or buildings, or both, described in this ordinance is a use subject to special provisions because of unique characteristics that do not allow the use to be properly classified as a permitted use.

*Variance.* A "variance" means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

*Vibration.* A "vibration" is the periodic displacement, of earth, measured in inches.

*Warehouse.* A "warehouse" is a structure, or part of a structure or area used principally for the storage of goods and merchandise.

*Waste transfer facility.* A "waste transfer facility" is a facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site.

*Water supply system, individual.* The "individual water supply system" of a building or premises consists of the water service pipes, water distribution pipes and the necessary connecting pipes, fittings, control valves and all appurtenances in or adjacent to the building or premises.

*Water supply system, public.* A "public water supply system" means collectively all property involved in a water utility, including land, water sources, collection systems, dams and hydraulic structures, distribution systems and other appurtenances, pumping stations, treatment works and general properties, or any parts thereof.

*Watercourse.* A river, stream, creek, brook, branch or other drainageway into which storm water runoff and floodwaters flow either regularly or intermittently.

*Waterworks.* A "waterworks" refers to and includes a waterworks system in its entirety or any integral part thereof, including hydrants, meters, valves, standpipes, storage tanks and all other elements useful in connection with a water supply or water distribution system.

*Well.* A "well" is an underground source of water made accessible by drilling or digging to the level of the water table.

*Wholesale establishment.* A "wholesale establishment" is a business establishment engaged in selling to retailers or jobbers rather than consumers.

*Yard.* A "yard" is an open space, on the same zoning lot with a building or structure, unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted in Article 8. A yard extends along a lot line, to a depth or width specified in the yard requirements for the zoning district in which the zoning lot is located.

*Yard, corner side.* A "corner side yard" is a side yard which faces a public street.

*Yard, front.* A "front yard" is a yard extending along the full length of the front lot line between the side lot lines.

*Yard, interior side.* An "interior side yard" is a side yard which is located immediately adjacent to another zoning lot or to an alley separating such side yard from another zoning lot.

*Yard, rear.* A "rear yard" is a yard extending along the full length of the rear lot line between the side lot

lines.

*Yard, side.* A "side yard" is a yard extending along a side lot line from the front yard to the rear yard.

*Yard, transitional.* A "transitional yard" is a yard which must be provided on a commercial zoning lot which adjoins a zoning lot in a residence district, or that yard which must be provided on an industrial zoning lot which adjoins a zoning lot in either a Residence or Business District.

*Zero lot line residence.* A detached single-family dwelling unit which is built to one of the side lot lines. A "zero lot line residence" is generally constructed within a planned unit development or when clustering residential units.

*Zoning administrator.* The "zoning administrator" is a person appointed by the President of the Board of Commissioners who is vested with administrative responsibilities regarding this ordinance. The Office of the Zoning Administrator is wholly contained within the Cook County Department of Building and Zoning.

*Zoning board.* The "Zoning Board" is the Zoning Board of Appeals of Cook County.

*Zoning district.* A "zoning district" is a sections or sections of the unincorporated territory of Cook County for which the regulations and requirements governing use, lot and bulk of buildings and premises are uniform.

**Effective date:** This ordinance shall be in effect immediately upon adoption.

**Click Here for Link to Full Text**: <https://bit.ly/25-0036>

**A motion was made by Commissioner S. Morrison, seconded by Commissioner Britton, that the Ordinance Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-0037**
**ORDINANCE AMENDMENT**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE,**

**PRESIDENT OF THE COOK COUNTY BOARD OF COMMISSIONERS**

**PROPOSED ORDINANCE**

**BE IT ORDAINED,** by the Cook County Board of Commissioners, that Chapter 118, Articles IV and V of the Cook County Code are hereby enacted as follows:

**Article IV. - ALTERNATE WATER SOURCES FOR NONPOTABLE APPLICATIONS**

**Sec. 118-50. – General.**

(1) *Applicability*. The provisions of this chapter shall apply to the construction, alteration, and repair of alternate water source systems for nonpotable applications.

(a)*Allowable use of alternate water*. Where approved or required by the Building Commissioner, alternate water sources [reclaimed (recycled) water, gray water, and on-site treated nonpotable water] shall be permitted to be used instead of potable water for the applications identified in this chapter.

(2) *System design*. Alternate water source systems shall be designed in accordance with this chapter by a licensed plumbing contractor or a registered design professional. Components, piping, and fittings used in any alternate water source system shall be listed.

Exceptions:

(a) A registered design professional is not required to design gray water systems having a maximum discharge capacity of 250 gallons per day (gal/d) (0.011 L/s) for single family and multi-family dwellings.

(b) A registered design professional is not required to design an on-site treated nonpotable water system for single-family dwellings having a maximum discharge capacity of 250 gal/d (0.011 L/s).

(3) *Permit*. It shall be unlawful for a person to construct, install, alter, or cause to be constructed, installed, or altered an alternate water source system in a building or on a premise without first obtaining a permit to do such work from the Building Commissioner.

(4) *Component identification*. System components shall be properly identified as to the manufacturer.

(5) *Maintenance and inspection*. Alternate water source systems and components shall be inspected and maintained in accordance with Section 118-50.5(a) through Section 118-50.5(c).

(a) *Frequency*. Alternate water source systems and components shall be inspected and maintained in accordance with Table 118-50.5 unless more frequent inspection and maintenance are required by the manufacturer.

(b) *Maintenance log*. A maintenance log for gray water and on-site treated nonpotable water systems is required to have a permit in accordance with Section 118-50.3 and shall be maintained by the property owner and be available for inspection. The property owner or designated appointee shall ensure that a record of testing, inspection, and maintenance in accordance with Table 118-50.5 is maintained in the log. The log will indicate the frequency of inspection and maintenance for each system.

(c) *Maintenance responsibility*. The required maintenance and inspection of alternate water source systems shall be the responsibility of the property owner unless otherwise required by the Building Commissioner.

TABLE 118-50.5 MINIMUM ALTERNATE WATER SOURCE TESTING, INSPECTION, AND MAINTENANCE FREQUENCY

| DESCRIPTION | MINIMUM FREQUENCY |
|---|---|

| | |
|---|---|
| Inspect and clean filters and screens, and replace (where necessary). | Every 3 months |
| Inspect and verify that disinfection, filters, and water quality treatment devices and systems are operational and maintaining minimum water quality requirements as determined by the Building Commissioner. | In accordance with manufacturer's instructions, and the Building Commissioner. |
| Inspect pumps and verify operation. | After initial installation and every 12 months thereafter |
| Inspect valves and verify operation. | After initial installation and every 12 months thereafter |
| Inspect pressure tanks and verify operation. | After initial installation and every 12 months thereafter |
| Clear debris from and inspect storage tanks, locking devices, and verify operation. | After initial installation and every 12 months thereafter |
| Inspect caution labels and marking. | After initial installation and every 12 months thereafter |
| Inspect and maintain mulch basins for gray water irrigation systems. | As needed to maintain mulch depth and prevent ponding and runoff. |
| Cross-connection inspection and test* | After initial installation and every 12 months thereafter |

* The cross-connection test shall be performed in the presence of the Building Commissioner in accordance with the requirements of this chapter.

(6) *Operation and maintenance manual*. An operation and maintenance manual for gray water and on- site treated water systems required to have a permit in accordance with Section 118-50.3 shall be supplied to the building owner by the system designer. The operation and maintenance manual shall include the following:

(a) Detailed diagram of the entire system and the location of system components.
(b) Instructions for operating and maintaining the system.
(c) Details on maintaining the required water quality for on-site nonpotable water systems.
(d) Details on deactivating the system for maintenance, repair, or other purposes.
(e) Applicable testing, inspection, and maintenance frequencies in accordance with Table 118-50.5.
(f) A method of contacting the manufacturer(s).

(7) *Minimum water quality requirements*. The minimum water quality for alternate water source systems shall meet the applicable water quality requirements for the intended application as determined by the Building Commissioner. In the absence of water quality requirements, for on site treated nonportable systems, the water quality requirements of IAPMO IGC 324 or NSF/ANSI 350 shall apply.

Exception: Water treatment is not required for gray water used for subsurface irrigation.

(8) *Material compatibility*. Alternate water source systems shall be constructed of materials that are

compatible with the type of pipe and fitting materials, water treatment, and water conditions in the system.

(9) *Commercial, industrial, and institutional restroom signs*. A sign shall be installed in restrooms in commercial, industrial, and institutional occupancies using reclaimed (recycled) water and on-site treated water, for water closets, urinals, or both. Each sign shall contain ½ of an inch (12.7 mm) letters of a highly visible color on a contrasting background. The location of the sign(s) shall be such that the sign(s) are visible to users. The location of the sign(s) shall be approved by the Building Commissioner and shall contain the following text:

TO CONSERVE WATER, THIS BUILDING USES *_____* TO FLUSH TOILETS AND URINALS.

(a) *Equipment room signs*. Each room containing reclaimed (recycled) water and on-site treated water equipment shall have a sign posted in a location that is visible to anyone working on or near nonpotable water equipment with the following wording in 1 inch (25.4 mm) letters: CAUTION: NONPOTABLE *_____*, DO NOT DRINK. DO NOT CONNECT TO DRINKING WATER SYSTEM. NOTICE: CONTACT BUILDING MANAGEMENT BEFORE PERFORMING ANY WORK ON THIS WATER SYSTEM.
*_____*Shall indicate RECLAIMED (RECYCLED) WATER or ON-SITE TREATED WATER, accordingly.

(10) *System controls*. Controls for pumps, valves, and other devices that contain mercury that come in contact with alternate water source water supply shall not be permitted.

**Sec. 118-51. – Inspection and testing.**

(1) *General*. Alternate water source systems shall be inspected and tested in accordance with Section 118-51.2 through Section 118-51.3(d).

(2) *Supply system inspection and test*. Alternate water source systems shall be inspected and tested in accordance with this code for testing of potable water piping.

(3) *Annual cross-connection inspection and testing*. An initial and subsequent annual inspection and test shall be performed on both the potable and alternate water source systems. The potable and alternate water source system shall be isolated from each other and independently inspected and tested to ensure there is no cross-connection in accordance with Section 118-51.3(a) through Section 118-51.3(d).

(a) *Visual system inspection*. Before commencing the cross-connection testing, a dual system inspection shall be conducted by the Building Commissioner as follows:
1. Meter locations of the alternate water source and potable water lines shall be checked to verify that no modifications were made and that no cross-connections are visible.
2. Pumps and equipment, equipment room signs and exposed piping in equipment room shall be checked.
3. Valves shall be checked to ensure that the valve lock seals are still in place and intact. Valve control door signs shall be checked to verify that no signs have been removed.

(b) *Cross-connection test*. The procedure for determining cross-connection shall be followed by the applicant in the presence of the Building Commissioner to determine whether a cross-connection has occurred as follows:

1. The potable water system shall be activated and pressurized. The alternate water source

system shall be shut down, depressurized, and drained.

2. The potable water system shall remain pressurized for a minimum period specified by the Building Commissioner while the alternate water source system is empty. The minimum period the alternate water source system is to remain depressurized shall be determined on a case-by-case basis, taking into account the size and complexity of the potable and the alternate water source distribution systems, but in no case shall that period be less than 1 hour.

3. The drain on the alternate water source system shall be checked for flow during the test and fixtures, potable and alternate water source, shall be tested and inspected for flow. Flow from an alternate water source system outlet indicates a cross-connection. No flow from a potable water outlet shall indicate that it is connected to the alternate water source system.

4. The potable water system shall then be depressurized and drained.

5. The alternate water source system shall then be activated and pressurized.

6. The alternate water source system shall remain pressurized for a minimum period specified by the Building Commissioner while the potable water system is empty. The minimum period the potable water system is to remain depressurized shall be determined on a case- by-case basis, but in no case shall that period be less than 1 hour.

7. Fixtures, potable, and alternate water source shall be tested and inspected for flow. Flow from a potable water system outlet indicates a cross-connection. No flow from an alternate water source outlet will indicate that it is connected to the potable water system.

8. The drain on the potable water system shall be checked for flow during the test and at the end of the test.

9. Where there is no flow detected in the fixtures which would indicate a cross-connection, the potable water system shall be repressurized.

(c) *Discovery of cross-connection*. If a cross-connection is discovered, the following procedure, in the presence of the Building Commissioner, shall be activated immediately:

1. The alternate water source piping to the building shall be shutdown at the meter, and the alternate water source riser shall be drained.
2. Potable water piping to the building shall be shutdown at the meter.
3. The cross-connection shall be uncovered and disconnected.
4. The building shall be retested in accordance with Section 118-51.3(a) and Section 118-51.3(b).
5. The potable water system shall be chlorinated with 50 parts-per-million (ppm) chlorine for 24 hours.
6. The potable water system shall be flushed after 24 hours, and a standard bacteriological test shall be performed. Where test results are acceptable, the potable water system shall be permitted to be recharged.

(d) *Annual inspection*. An annual inspection of the alternate water source system, following the procedures listed in Section 118-51.3(a) shall be required. Annual cross-connection testing,

following the procedures listed in Section 118-51.3(b) shall be required by the Building Commissioner, unless site conditions do not require it. In no event shall the test occur less than once in 4 years. Alternate testing requirements shall be permitted by the Building Commissioner.

*Separation requirements*. Underground alternate water source service piping other than gray water shall be separated from the building sewer in accordance with this code. Pipes carrying treated nonpotable water shall be permitted to be run or laid in the same trench as potable water pipes with a 12 inch (305 mm) minimum vertical and horizontal separation where both pipe materials are approved for use within a building. Where horizontal piping materials do not comply with this requirement, the minimum separation shall be increased to 60 inches (1524 mm). The potable water piping shall be installed at an elevation above the treated nonpotable water piping.

(4) *Abandonment*. Alternate water source systems that are no longer in use or fail to be maintained in accordance with Section 118-50.5 shall be abandoned. Abandonment shall comply with Section 118-51.5(a) and Section 118-51.5(b).

(a) General. An abandoned system or part thereof covered under the scope of this chapter shall be disconnected from remaining systems, drained, plugged, and capped in an approved manner.

(b) Underground Tank. An underground water storage tank that has been abandoned or otherwise discontinued from use in a system covered under the scope of this chapter shall be completely drained and filled with earth, sand, gravel, concrete, or other approved material or removed in a manner satisfactory to the Building Commissioner.

(5) *Sizing*. Unless otherwise provided for in this chapter, alternate water source piping shall be sized in accordance with 18-29-601 for sizing potable water piping.

**Sec. 118-52. – Gray Water Systems.**

(1) *General*. The provisions of this section shall apply to the construction, alteration, and repair of gray water systems.

(2) *System requirements*. Gray water shall be permitted to be diverted away from a sewer or private sewage disposal system, and discharge to a subsurface irrigation or subsoil irrigation system. The gray water shall be permitted to discharge to a mulch basin for single-family and multi-family dwellings. Gray water shall not be used to irrigate root crops or food crops intended for human consumption that comes in contact with soil.

(a) Surge Capacity. Gray water systems shall be designed to have the capacity to accommodate peak flow rates and distribute the total amount of estimated gray water on a daily basis to a subsurface irrigation field, subsoil irrigation field, or mulch basin without surfacing, ponding, or runoff. A surge tank is required for systems that are unable to accommodate peak flow rates and distribute the total amount of gray water by gravity drainage. The water discharge for gray water systems shall be determined in accordance with Section 118-52.8(a) or Section 118- 52.8(b).

(b) *Diversion*. The gray water system shall connect to the sanitary drainage system downstream of fixture traps and vent connections through a gray water diverter valve. The gray water diverter valve shall comply with IAPMO PS 59 and be installed in an accessible location and clearly indicate the direction of flow.

(c) *Backwater valves*. Gray water drains subject to backflow shall be provided with a backwater valve so located as to be accessible for inspection and maintenance.

(3) *Connections to potable and reclaimed (recycled) water systems*. Gray water systems shall have no direct connection to a potable water supply, on-site treated nonpotable water supply, or reclaimed (recycled) water systems. Potable, on-site treated nonpotable, or reclaimed (recycled) water is permitted to be used as makeup water for a non-pressurized storage tank provided the connection is protected by an air gap in accordance with this code.

(4) *Location*. No gray water system or part thereof shall be located on a lot other than the lot that is the site of the building or structure that discharges the gray water, nor shall a gray water system or part thereof be located at a point having less than the minimum distances indicated in Table 118-52.4.

TABLE 118-52.4 LOCATION OF GRAY WATER SYSTEM[7]

| MINIMUM HORIZONTAL DISTANCE IN CLEAR REQUIRED FROM | SURGE TANK (feet) | SUBSURFACE AND SUBSOIL IRRIGATION FIELD AND MULCH BED (feet) |
|---|---|---|
| Building structures[1] | 5[2], 9 | 2[3], 8 |
| Property line adjoining private property | 5 | 5[8] |
| Water supply wells[4] | 50 | 100 |
| Streams and lakes[4] | 50 | 50[5] |
| Sewage pits or cesspools | 5 | 5 |
| Sewage disposal field[10] | 5 | 4[6] |
| Septic tank | 0 | 5 |
| On-site domestic water service line | 5 | 5 |
| Pressurized public water main | 10 | 10[7] |

For SI units: 1 foot = 304.8 mm Notes:

[1] Including porches and steps, whether covered or uncovered, breezeways, roofed carports, roofed patios, carports, covered walks, covered drive- ways, and similar structures or appurtenances.

[2] The distance shall be permitted to be reduced to 0 feet for aboveground tanks where first approved by the Building Commissioner.

[3] Reference to a 45 degree (0.79 rad) angle from the foundation.

[4] Where special hazards are involved, the distance required shall be increased as directed by the Building Commissioner.

[5] These minimum clear horizontal distances shall apply between the irrigation or disposal field and the ocean mean higher high tide line.

[6] Add 2 feet (610 mm) for each additional foot of depth more than 1 foot (305 mm) below the bottom of the drain line.

[7] For parallel construction or crossings, approval by the Building Commissioner shall be required.

[8] The distance shall be permitted to be reduced to 1½ feet (457 mm) for drip and mulch basin irrigation systems.

[9] The distance shall be permitted to be reduced to 0 feet for surge tanks of 75 gallons (284 L) or less.

[10] Where irrigation or disposal fields are installed in the sloping ground, the minimum horizontal distance between a part of the distribution system and the ground surface shall be 15 feet (4572 mm).

(5) *Plot plan submission*. No permit for a gray water system shall be issued until a plot plan with data satisfactory to the Building Commissioner has been submitted and approved.

(6) *Prohibited location*. Where there is insufficient lot area or inappropriate soil conditions for adequate absorption to prevent the ponding, surfacing, or runoff of the gray water, as determined by the Building Commissioner, no gray water system shall be permitted. A gray water system is not permitted on a property in a geologically sensitive area as determined by the Building Commissioner.

(7) *Drawings and specifications*. The Building Commissioner shall require the following information to be included with or in the plot plan before a permit is issued for a gray water system, or at a time during the construction thereof:

(a) Plot plan drawn to scale and completely dimensioned, showing lot lines and structures, direction and approximate slope of surface, location of present or proposed retaining walls, drainage channels, water supply lines, wells, paved areas and structures on the plot, number of bedrooms and plumbing fixtures in each structure, location of private sewage disposal system and expansion area or building sewer connecting to the public sewer, and location of the proposed gray water system.

(b) Details of construction necessary to ensure compliance with the requirements of this chapter, together with a full description of the complete installation, including installation methods, construction, and materials in accordance with the Building Commissioner.

(c) Details for holding tanks shall include dimensions, structural calculations, bracings, and such other pertinent data as required.

(d) A log of soil formations and groundwater level as determined by test holes dug in proximity to proposed irrigation area, together with a statement of water absorption characteristics of the soil at the proposed site as determined by approved percolation tests.

Exception: The Building Commissioner shall permit the use of Table 118-53.2 instead of percolation tests.

(e) Distance between the plot and surface waters such as lakes, ponds, rivers or streams, and the slope of the plot and the surface water, wherein close proximity.

(8) *Procedure for estimating gray water discharge*. Gray water systems shall be designed to distribute the total amount of estimated gray water on a daily basis. The water discharge for gray water systems shall be determined in accordance with Section 118-52.8(a) or Section 118-52.8(b).

(a) *Single family dwellings and multi-family dwellings*. The gray water discharge for single family and multi-family dwellings shall be calculated by water use records, calculations of local daily per person interior water use, or the following procedure:

1. The number of occupants of each dwelling unit shall be calculated as follows:

| | |
|---|---|
| First bedroom | 2 occupants |
| Each additional bedroom | 1 occupant |

2. The estimated gray water flows of each occupant shall be calculated as follows:

| | |
|---|---|
| Showers, bathtubs, and lavatories | 25 gallons (95 L) per day/occupant |
| Laundry | 15 gallons (57 L) per day/occupant |

3. The total number of occupants shall be multiplied by the applicable estimated gray water discharge as provided above and the type of fixtures connected to the gray water system.

(b) *Commercial, industrial, and institutional occupancies*. The gray water discharge for commercial, industrial, and institutional occupancies shall be calculated by utilizing the procedure in Section 118-52.8(a), water use records or other documentation to estimate gray water discharge.

(9) *Gray water system components*. Gray water system components shall comply with Section 118-52.9(a) through Section 118-52.9(g).

(a) *Surge tanks*. Where installed, surge tanks shall be in accordance with the following:

1. Surge tanks shall be constructed of solid, durable materials not subject to excessive corrosion or decay and shall be watertight. Surge tanks constructed of steel shall be approved by the Building Commissioner, provided such tanks are in accordance with approved applicable standards.
2. Each surge tank shall be vented in accordance with this code. The vent size shall be determined based on the total gray water fixture units as outlined in this code.
3. Each surge tank shall have an access opening with lockable gasketed covers or approved equivalent to allow for inspection and cleaning.
4. Each surge tank shall have its rated capacity permanently marked on the unit. Also, a sign stating GRAY WATER, DANGER — UNSAFE WATER shall be permanently

marked on the holding tank.

5. Each surge tank shall have an overflow drain. The overflow drains shall have permanent connections to the building drain or building sewer, upstream of septic tanks. The overflow drain shall not be equipped with a shutoff valve.
6. The overflow drainpipes shall not be less in size than the inlet pipe. Unions or equally effective fittings shall be provided for piping connected to the surge tank.
7. Surge tank shall be structurally designed to withstand anticipated earth or other loads. Surge tank covers shall be capable of supporting an earth load of not less than 300 pounds per square foot ($lb/ft^2$) (1465 $kg/m^2$) where the tank is designed for underground installation.
8. Where a surge tank is installed underground, the system shall be designed so that the tank overflow will gravity drain to the existing sewer line or septic tank. The tank shall be protected against sewer line backflow by a backwater valve installed in accordance with this code.
9. Surge tanks shall be installed on dry, level, well-compacted soil where underground or on a level 3 inch (76 mm) thick concrete slab where aboveground.
10. Surge tanks shall be anchored to prevent against overturning where installed aboveground. Underground tanks shall be ballasted, anchored, or otherwise secured, to prevent the tank from floating out of the ground where empty. The combined weight of the tank and hold down system shall meet or exceed the buoyancy forces of the tank.

(b) *Gray water pipe and fitting materials*. Aboveground and underground building drainage and vent pipe and fittings for gray water systems shall comply with the requirements for aboveground and underground sanitary building drainage and vent pipe and fittings in this code. These materials shall extend not less than 2 feet (610 mm) outside the building.

(c) *Subsoil irrigation field materials*. Subsoil irrigation field piping shall be constructed of perforated high-density polyethylene pipe, perforated ABS pipe, perforated PVC pipe, or other approved materials, provided that sufficient openings are available for distribution of the gray water into the trench area. Material, construction, and perforation of the pipe shall be in accordance with the appropriate absorption field drainage piping standards and shall be approved by the Building Commissioner.

(d) *Subsurface irrigation field and mulch basin supply line materials*. Materials for gray water piping outside the building shall be polyethylene or PVC. Drip feeder lines shall be PVC or polyethylene tubing.

(e) *Valves*. Valves shall be accessible.

(f) *Trap*. Gray water piping discharging into the surge tank or having a direct connection to the sanitary drain or sewer piping shall be downstream of an approved water seal type trap(s).Where no such trap(s) exists, an approved vented running trap shall be installed upstream of the connection to protect the building from possible waste or sewer gases.

(g) *Backwater valve*. A backwater valve shall be installed on gray water drain connections to the sanitary drain or sewer.

**Sec. 118-53. – Subsurface irrigation system zones.**

(1) *General*. Irrigation or disposal fields shall be permitted to have one or more valved zones. Each zone shall be of a size to receive the gray water anticipated in that zone.

(2) *Required area of subsurface irrigation fields, subsoil irrigation fields, and mulch basins.* The minimum effective irrigation area of subsurface irrigation fields, subsoil irrigation fields, and mulch basins shall be determined by Table 118-53.2 for the type of soil found in the excavation, based upon a calculation of estimated gray water discharge under Section 118-52.8. For a subsoil irrigation field, the area shall be equal to the aggregate length of the perforated pipe sections within the valved zone multiplied by the width of the proposed subsoil irrigation field.

(3) *Determination of maximum absorption capacity*. The irrigation field and mulch basin size shall be based on the maximum absorption capacity of the soil and determined using Table 118-53.2. For soils not listed in Table 118-53.2, the maximum absorption capacity for the proposed site shall be determined by percolation tests or another method acceptable to the Building Commissioner. A gray water system shall not be permitted, where the percolation test shows the absorption capacity of the soil is unable to accommodate the maximum discharge of the proposed gray water irrigation system.

(4) *Groundwater level*. No excavation for an irrigation field, disposal field, or mulch basin shall extend within 3 feet (914 mm) vertical of the highest known seasonal groundwater level, nor to a depth where gray water contaminates the groundwater or surface water. The applicant shall supply evidence of groundwater depth to the satisfaction of the Building Commissioner.

TABLE 118-53.2 DESIGN OF SIX TYPICAL SOILS

| TYPE OF SOIL | MINIMUM SQUARE FEET OF IRRIGATION AREA PER 100 GALLONS OF ESTIMATED GRAY WATER DISCHARGE PER DAY | MAXIMUM ABSORPTION CAPACITY IN GALLONS PER SQUARE FOOT OF IRRIGATION/ LEACHING AREA FOR A 24-HOUR PERIOD |
|---|---|---|
| Coarse sand or gravel | 20 | 5.0 |
| Fine sand | 25 | 4.0 |
| Sandy loam | 40 | 2.5 |
| Sandy clay | 60 | 1.7 |
| Clay with consider- able sand or gravel | 90 | 1.1 |
| Clay with small amounts of sand or gravel | 120 | 0.8 |

For SI units: 1 square foot = 0.0929 $m^2$, 1 gallon per day = 0.000043 L/s

(5) *Subsurface and subsoil irrigation field design and construction*. Subsurface and subsoil irrigation field design and construction shall be in accordance with Section 118-53.5(a) through Section 118- 53.7(c). Where a gray water irrigation system design is predicated on soil tests, the subsurface or subsoil irrigation field or mulch basin shall be installed at the same location and depth as the tested area.

(a) *Subsurface irrigation field*. A subsurface irrigation field shall comply with Section 118-53.5(b) through Section 118-53.5(g).

(b) *Minimum depth*. Supply piping, including drip feeders, shall be not less than 2 inches (51 mm) below finished grade and covered with mulch or soil.

(c) *Filter*. Not less than 140 mesh (105 microns) filter with a capacity of 25 gallons per minute (gpm) (1.58 L/s), or equivalent shall be installed. Where a filter backwash is installed, the backwash and flush discharge shall discharge into the building sewer or private sewage disposal system. Filter backwash and flush water shall not be used.

(d) *Emitter size*. Emitters shall be installed in accordance with the manufacturer's installation instructions. Emitters shall have a flow path of not less than 1200 microns (μ) (1200 μm) and shall not have a coefficient of manufacturing variation (Cv) exceeding 7 percent. Irrigation system design shall be such that emitter flow variation shall not exceed 10 percent.

(e) *Number of emitters*. The minimum number of emitters and the maximum discharge of each emitter in an irrigation field shall be in accordance with Table 118-53.5(e).

(f) *Controls*. The system design shall provide user controls, such as valves, switches, timers, and other controllers, to rotate the distribution of gray water between irrigation zones.

(g) *Maximum pressure*. Where pressure at the discharge side of the pump exceeds 20 pounds-force per square inch (psi) (138 kPa), a pressure-reducing valve able to maintain downstream pressure not exceeding 20 psi (138 kPa) shall be installed downstream from the pump and before an emission device.

TABLE 118-53.5(e) SUBSURFACE IRRIGATION DESIGN CRITERIA FOR SIX TYPICAL SOILS

| TYPE OF SOIL | MAXIMUM EMITTER DISCHARGE (gallons per day) | MINIMUM NUMBER OF EMITTERS PER GAL-LON OF ESTIMATED GRAY WATER DISCHARGE PER DAY* (gallons per day) |
|---|---|---|
| Sand | 1.8 | 0.6 |
| Sandy loam | 1.4 | 0.7 |
| Loam | 1.2 | 0.9 |

| | | |
|---|---|---|
| Clay loam | 0.9 | 1.1 |
| Silty clay | 0.6 | 1.6 |
| Clay | 0.5 | 2.0 |

For SI units: 1 gallon per day = 0.000043 L/s

* The estimated gray water discharge per day shall be determined in accordance with Section 118-52.8 of this code.

(6) *Mulch basin design and construction*. A mulch basin shall comply with Section 118-53.6(a) through Section 118-53.6(d).

(a) *Single family and multi-family dwellings*. The gray water discharge to a mulch basin is limited to single family and multi-family dwellings.

(b) *Size*. Mulch basins shall be of sufficient size to accommodate peak flow rates and distribute the total amount of estimated gray water on a daily basis without surfacing, ponding or runoff. Mulch basins shall have a depth of not less than 10 inches (254 mm) below finished grade. The mulch basin size shall be based on the maximum absorption capacity of the soil and determined using Table 118-53.2.

(c) *Minimum depth*. Gray water supply piping, including drip feeders, shall be not less than 2 inches (51 mm) below finished grade and covered with mulch.

(d) *Maintenance*. The mulch basin shall be maintained periodically to retain the required depth and area, and to replenish the required mulch cover.

(7) *Subsoil irrigation field*. Subsoil irrigation fields shall comply with Section 118-53.7(a) through Section 118-53.7(c).

(a) *Minimum pipe size*. Subsoil irrigation field distribution piping shall be not less than 3 inches (80 mm) diameter.

(b) *Filter material and backfill*. Filter material, clean stone, gravel, slag, or similar material acceptable to the Building Commissioner, varying in size from ¾ of an inch (19.1 mm) to 2½ inches (64 mm) shall be placed in the trench to the depth and grade in accordance with Table 118-53.7(c). The perforated section of subsoil irrigation field distribution piping shall be laid on the filter material in an approved manner. The perforated section shall then be covered with filter material to the minimum depth in accordance with Table 118-53.7(c). The filter material shall then be covered with porous material to prevent the closure of voids with earth backfill. No earth backfill shall be placed over the filter material cover until after inspection and acceptance.

(c) *Subsoil irrigation field construction*. Subsoil irrigation fields shall be constructed in accordance with Table 118-53.7(c). Where necessary on sloping ground to prevent excessive line slopes, irrigation lines shall be stepped. The lines between each horizontal leaching section shall be made with approved watertight joints and installed on the natural or unfilled ground.

TABLE 118-53.7(c) SUBSOIL IRRIGATION FIELD CONSTRUCTION

| DESCRIPTION | MINIMUM | MAXIMUM |
|---|---|---|
| Number of drain lines per valved zone | 1 | – |
| Length of each perforated line | – | 100 feet |
| Bottom width of trench | 12 inches | 18 inches |
| Spacing of lines, center to center | 4 feet | – |
| Depth of earth covers of lines | 10 inches | – |
| Depth of filter material cover of lines | 2 inches | – |
| Depth of filter material beneath lines | 3 inches | – |
| Grade of perforated lines level | level | 3 inches per 100 feet |

For SI units: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 inch per foot = 83.3 mm/m

(8) *Gray water system color and marking information*. Pressurized gray water distribution systems shall be identified as containing nonpotable water in accordance with 18-29-608.8 of this code.

(9) *Other collection and distribution systems*. Other collection and distribution systems shall be approved by the local Building Commissioner, as allowed by 18-29-105.4 of this code.

(a) *Higher Requirements*. Nothing contained in this chapter shall be construed to prevent the Building Commissioner from requiring compliance with higher requirements than those contained herein, where such higher requirements are essential to maintaining a safe and sanitary condition.

(10) *Testing*. Building drains and vents for gray water systems shall be tested in accordance with this code. Surge tanks shall be filled with water to the overflow line prior to and during the inspection. Seams and joints shall be left exposed, and the tank shall remain watertight. A flow test shall be performed through the system to the point of gray water discharge. Lines and components shall be watertight up to the point of the irrigation perforated and drip lines.

(11) *Maintenance*. Gray water systems and components shall be maintained in accordance with Table 118-50.5.

**Sec. 118-54. – Reclaimed (recycled) water systems.**

(1) *General*. The provisions of this section shall apply to the installation, construction, alteration, and repair of reclaimed (recycled) water systems intended to supply uses such as water closets, urinals, trap primers for floor drains and floor sinks, aboveground and subsurface irrigation, industrial or commercial cooling or air conditioning and other uses approved by the Building Commissioner.

(2) *Permit*. It shall be unlawful for a person to construct, install, alter, or cause to be constructed, installed, or altered a reclaimed (recycled) water system within a building or on premises without first obtaining a permit to do such work from the Building Commissioner.

(a) Plumbing Plan Submission. No permit for a reclaimed (recycled) water system shall be issued until complete plumbing plans, with data satisfactory to the Building Commissioner, have been submitted and approved.

(3) *System changes*. No changes or connections shall be made to either the reclaimed (recycled) water system or the potable water system within site containing a reclaimed (recycled) water system without approval by the Building Commissioner.

(4) *Connections to potable or reclaimed (recycled) water systems*. Reclaimed (recycled) water systems shall have no connection to a potable water supply or alternate water source system. Potable water is permitted to be used as makeup water for a reclaimed (recycled) water storage tank provided the water supply inlet is protected by an air gap or reduced-pressure principle backflow preventer in accordance with this code.

(5) *Water pressure*. Reclaimed (recycled) water systems supplying water to water closets, urinals, and trap primers shall be capable of delivering not less than 15 pounds-force per square inch (psi) (103 kPa) residual pressure at the highest and most remote outlet served. Where the water pressure in the reclaimed water supply system within the building exceeds 80 psi (552 kPa), a pressure reducing valve reducing the pressure to 80 psi (552 kPa) or less to water outlets in the building shall be installed.

(6) *Initial cross-connection test*. A cross-connection test is required in accordance with Section 118-51.3. Before the building is occupied or the system is activated, the installer shall perform the initial cross- connection test in the presence of the Building Commissioner. The test shall be ruled successful by the Building Commissioner before final approval is granted.

(7) *Reclaimed (recycled) water system materials*. Reclaimed (recycled) water supply and distribution system materials shall comply with the requirements of this code for potable water supply and distribution systems unless otherwise provided for in this section.

(8) *Reclaimed (recycled) water system color and marking information*. Reclaimed (recycled) water systems shall have a colored background and marking information in accordance with 18-29-608.8 of this code.

(9) *Valves*. Valves, except fixture supply control valves, shall be equipped with a locking feature.

(10) *Hose Bibbs*. Hose bibbs shall not be allowed on reclaimed (recycled) water piping systems located in areas accessible to the public. Access to reclaimed (recycled) water at points in the system accessible to the public shall be through a quick-disconnect device that differs from those installed on the potable water system. Hose bibbs supplying reclaimed (recycled) water shall be marked with the words: “CAUTION: NONPOTABLE RECLAIMED WATER, DO NOT DRINK,” and the symbol in Figure 118-54.10.

FIGURE 118-54.10

(11) *Required appurtenances*. The reclaimed (recycled) water system and the potable water system within the building shall be provided with the required appurtenances (e.g., valves, air/vacuum relief valves, etc.) to allow for deactivation or drainage as required for a cross-connection test in accordance with Section 118-51.3.

(12) *Same trench as potable water pipes*. Reclaimed (recycled) water pipes shall be permitted to be run or laid in the same trench as potable water pipes with 12 inches (305 mm) minimum vertical and horizontal separation where both pipe materials are approved for use within a building. Where piping materials do not meet this requirement, the minimum horizontal separation shall be increased to 60 inches (1524 mm). The potable water piping shall be installed at an elevation above the reclaimed (recycled) water piping. Reclaimed (recycled) water pipes laid in the same trench or crossing building sewer or drainage piping shall be installed in accordance with this code for potable water piping.

(13) *Signs*. Signs in rooms and water closet tanks in buildings using reclaimed (recycled) water shall be in accordance with Section 118-50.9 and Section 118-50.9(a).

(14) Inspection and Testing. Reclaimed (recycled) water systems shall be inspected and tested in accordance with Section 118-51.1.

**Sec. 118-55. – On-site treated nonpotable water systems.**

(1) *General*. The provisions of this section shall apply to the installation, construction, alteration, and repair of on-site treated nonpotable water systems intended to supply uses such as water closets, urinals, trap primers for floor drains and floor sinks, above and belowground irrigation, and other uses approved by the Building Commissioner.

(2) *Plumbing plan submission*. No permit for an on-site treated nonpotable water system shall be issued until complete plumbing plans, with data satisfactory to the Building Commissioner, have been submitted and approved.

(3) *System changes*. No changes or connections shall be made to either the on-site treated nonpotable water system or the potable water system within a site containing an on-site treated nonpotable water system without approval by the Building Commissioner.

(4) *Connections to potable or reclaimed (recycled) water systems*. On-site treated nonpotable water systems shall have no connection to a potable water supply or reclaimed (recycled) water source system. Potable or reclaimed (recycled) water is permitted to be used as makeup water for a non-pressurized storage tank provided the makeup water supply is protected by an air gap in accordance with this code.

(5) *Water pressure*. On-site treated non-potable water systems supplying water to water closets, urinals, and trap primers shall be capable of delivering not less than 15 pounds-force per square inch (psi) (103 kPa) residual pressure at the highest and most remote outlet served. Where the water pressure in the on-site treated non-potable water supply system within the building exceeds 80 psi (552 kPa), a pressure reducing valve reducing the pressure to 80 psi (552 kPa) or less to water outlets in the building shall be installed.

(6) *Initial cross-connection test*. A cross-connection test is required in accordance with Section 118-51.3. Before the building is occupied or the system is activated, the installer shall perform the initial cross-connection test in the presence of the Building Commissioner. The test shall be ruled successful by the Building Commissioner before final approval is granted.

(7) *On-site treated nonpotable water system materials*. On-site treated nonpotable water supply, and distribution system materials shall comply with the requirements of this code for potable water supply and distribution systems unless otherwise provided for in this section.

(8) *On-site treated nonpotable water devices and systems*. Devices or equipment used to treat on-site treated nonpotable water to maintain the minimum water quality requirements determined by the Building Commissioner shall be listed and labeled (third-party certified) by a listing agency (accredited conformity assessment body) or approved for the intended application. Devices or equipment used to treat on-site treated nonpotable water for use in the water closet and urinal flushing, surface irrigation, and similar applications shall comply with IAPMO IGC 324, NSF/ANSI 350 or approved by the Building Commissioner.

(9) *On-site treated nonpotable water system color and marking information*. On-site treated water systems shall have a colored background and marking information in accordance with 18-29-608.8 of this code.

(10) *Design and installation*. The design and installation of on-site treated nonpotable systems shall be in accordance with Section 118-55.10(a) through Section 118-55.10(e).

(a) *Listing terms and installation instructions*. On-site treated nonpotable water systems shall be installed in accordance with the terms of its listing and the manufacturer's installation instructions.

(b) *Minimum water quality*. On-site treated nonpotable water supplied to toilets or urinals or for other uses in which it is sprayed or exposed shall be disinfected. Acceptable disinfection methods shall include chlorination, ultraviolet sterilization, ozone, or other methods as approved by the Building Commissioner. The minimum water quality for on-site treated nonpotable water systems shall meet the applicable water quality requirements for the intended applications as determined by the public health Building Commissioner.

(c) *Deactivation and drainage*. The on-site treated nonpotable water system and the potable water system within the building shall be provided with the required appurtenances (e.g., valves, air/vacuum relief valves, etc.) to allow for deactivation or drainage as required for a cross- connection test in accordance with Section 118-51.3.

(d) *Near underground potable water pipe*. On-site treated nonpotable water pipes shall be permitted to be run or laid in the same trench as potable water pipes with a 12 inch (305 mm) minimum vertical and horizontal separation where both pipe materials are approved for use within a building. Where piping materials do not meet this requirement the minimum

separation shall be increased to 60 inches (1524 mm). The potable water piping shall be installed at an elevation above the on-site treated nonpotable water piping.

(e) *Required filters*. A filter permitting the passage of particulates no larger than 100 microns (100 µm) shall be provided for on-site treated nonpotable water supplied to water closets, urinals, trap primers, and drip irrigation system.

(11) *Valves*. Valves, except fixture supply control valves, shall be equipped with a locking feature.

(12) *Signs*. Signs in buildings using on-site treated nonpotable water shall comply with Section 118-50.9 and Section 118-50.9(a).

(13) *Inspection and Testing*. On-site treated nonpotable water systems shall be inspected and tested in accordance with Section 118-51.1.

**Article V. – NONPOTABLE RAINWATER CATCHMENT SYSTEMS**

**Sec. 118-56. – General.**

(1) *Applicability*. The provisions of this chapter shall apply to the installation, construction, alteration, and repair of nonpotable rainwater catchment systems.

(a) *Allowable Use of Alternate Water*. Where approved or required by the Building Commissioner, rainwater shall be permitted to be used instead of potable water for the applications identified in this chapter.

(2) *System design*. Rainwater catchment systems shall be designed in accordance with this chapter by a licensed plumbing contractor or registered design professional. Components, piping, and fittings used in a rainwater catchment system shall be listed.

Exceptions:

(a) A person registered or licensed to perform plumbing design work is not required to design rainwater catchment systems used for irrigation with a maximum storage capacity of 360 gallons (1363 L).

(b) A person registered or licensed to perform plumbing design work is not required to design rainwater catchment systems for single family dwellings where outlets, piping, and system components are located on the exterior of the building.

(3) *Permit*. It shall be unlawful for a person to construct, install, alter, or cause to be constructed, installed, or altered a rainwater catchment system in a building or on a premise without first obtaining a permit to do such work from the Building Commissioner.

Exceptions:

(a) A permit is not required for exterior rainwater catchment systems used for outdoor drip and subsurface irrigation with a maximum storage capacity of 360 gallons (1363 L).

(b) A plumbing permit is not required for rainwater catchment systems for single family dwellings where outlets, piping, and system components are located on the exterior of the building. This does not exempt the need for permits where required for electrical connections, tank supports, or enclosures.

(4) *Component identification.* System components shall be properly identified as to the manufacturer.

(5) *Maintenance and inspection*. Rainwater catchment systems and components shall be inspected and maintained in accordance with Section 118-56.5(a) through Section 118-56.5(c).

(a) *Frequency*. Rainwater catchment systems and components shall be inspected and maintained in accordance with Table 118-56.5 unless more frequent inspection and maintenance are required by the manufacturer.

TABLE 118-56.5
MINIMUM ALTERNATE WATER SOURCE TESTING, INSPECTION, AND MAINTENANCE FREQUENCY

| DESCRIPTION | MINIMUM FREQUENCY |
|---|---|
| Inspect and clean filters and screens, and replace (where necessary). | Every 3 months |
| Inspect and verify that disinfection, filters, and water quality treatment devices and systems are operational and maintaining minimum water quality | In accordance with manufacturer's instructions and the Building Commissioner. |
| requirements as determined by the Building Commissioner. | |
| Inspect and clear debris from rainwater gutters, downspouts, and roof washers. | Every 6 months |
| Inspect and clear debris from the roof or another above- ground rainwater collection surfaces. | Every 6 months |
| Remove tree branches and vegetation overhanging a roof or other aboveground rainwater collection surfaces. | As needed |
| Inspect pumps and verify operation. | After initial installation and every 12 months thereafter |

| | |
|---|---|
| Inspect valves and verify operation. | After initial installation and every 12 months thereafter |
| Inspect pressure tanks and verify operation. | After initial installation and every 12 months thereafter |
| Clear debris from and inspect storage tanks, locking devices, and verify operation. | After initial installation and every 12 months thereafter |
| Inspect caution labels and marking. | After initial installation and every 12 months thereafter |
| Cross-connection inspection and test.* | After initial installation and every 12 months thereafter |
| Test water quality of rainwater catchment systems required by Section 118-58.4 to maintain a minimum water quality. | Every 12 months. After system renovation or repair. |

* The cross-connection test shall be performed in the presence of the Building Commissioner in accordance with the requirements of this chapter.

(b) *Maintenance log*. A maintenance log for rainwater catchment systems is required to have a permit in accordance with Section 118-56.3 and shall be maintained by the property owner and be available for inspection. The property owner or designated appointee shall ensure that a record of testing, inspection, and maintenance in accordance with Table 118-56.5 is maintained in the log. The log will indicate the frequency of inspection and maintenance for each system.

(c) *Maintenance responsibility*. The required maintenance and inspection of rainwater catchment systems shall be the responsibility of the property owner unless otherwise required by the Building Commissioner.

(6) *Operation and maintenance manual*. An operation and maintenance manual for rainwater catchment systems required to have a permit in accordance with Section 118-56.3, shall be supplied to the building owner by the system designer. The operating and maintenance manual shall include the following:

(a) Detailed diagram of the entire system and the location of system components.

(b) Instructions for operating and maintaining the system.

(c) Details on maintaining the required water quality as determined by the Building Commissioner.

(d) Details on deactivating the system for maintenance, repair, or other purposes.

(e) Applicable testing, inspection, and maintenance frequencies in accordance with Table 118-

56.5.

(f) A method of contacting the manufacturer(s).

(7) *Minimum water quality requirements*. The minimum water quality for rainwater catchment systems shall comply with the applicable water quality requirements for the intended application as determined by the Building Commissioner. Water quality for nonpotable rainwater catchment systems shall comply with Section 118-58.4.

Exceptions:

(a) Water treatment is not required for rainwater catchment systems used for aboveground irrigation with a maximum storage capacity of 360 gallons (1363 L).

(b) Water treatment is not required for rainwater catchment systems used for subsurface or drip irrigation.

(8) *Material compatibility*. Rainwater catchment systems shall be constructed of materials that are compatible with the type of pipe and fitting materials, water treatment, and water conditions in the system.

(9) *System controls*. Controls for pumps, valves, and other devices that contain mercury that come in contact with rainwater supply shall not be permitted.

(10) *Separation requirements*. Underground rainwater catchment service piping shall be separated from the building sewer in accordance with 118-58.2. Treated nonpotable water pipes shall be permitted to be run or laid in the same trench as potable water pipes with a 12 inch (305 mm) minimum vertical and horizontal separation where both pipe materials are approved for use within a building. Where horizontal piping materials do not meet this requirement, the minimum separation shall be increased to 60 inches (1524 mm). The potable water piping shall be installed at an elevation above the treated nonpotable water piping.

(11) *Abandonment*. Rainwater catchment systems that are no longer in use, or fail to be maintained in accordance with Section 118-56.5, shall be abandoned. Abandonment shall comply with Section 118-56.11(a) and Section 118-56.11(b).

(a) *General*. An abandoned system or part thereof covered under the scope of this chapter shall be disconnected from remaining systems, drained, plugged, and capped in an approved manner.

(b) *Underground tank*. An underground water storage tank that has been abandoned or otherwise discontinued from use in a system covered under the scope of this chapter shall be completely drained and filled with earth, sand, gravel, concrete, or other approved material or removed in a manner satisfactory to the Building Commissioner.

(12) *Sizing*. Unless otherwise provided for in this chapter, rainwater catchment piping shall be sized in accordance with 118-56 for sizing potable water piping.

**Sec. 118-57. – Nonpotable rainwater catchment systems.**

(1) *General*. The installation, construction, alteration, and repair of rainwater catchments systems intended to supply uses such as water closets, urinals, trap primers for floor drains and floor

sinks, irrigation, industrial processes, water features, cooling tower makeup and other uses shall be approved by the Building Commissioner. Rainwater catchment systems for collecting precipitation from rooftops shall comply with ARCSA/ASPE/ANSI 63.

(2) *Plumbing plan submission*. No permit for a rainwater catchment system shall be issued until complete plumbing plans, with data satisfactory to the Building Commissioner, have been submitted and approved.

(3) *System changes*. No changes or connections shall be made to either the rainwater catchment system or the potable water system within a site containing a rainwater catchment system requiring a permit without approval by the Building Commissioner.

(4) *Connections to potable or reclaimed (recycled) water systems*. Rainwater catchment systems shall have no direct connection to a potable water supply or alternate water source system. Potable or reclaimed (recycled) water is permitted to be used as makeup water for a rainwater catchment system provided the potable or reclaimed (recycled) water supply connection is protected by an air gap or reduced-pressure principle backflow preventer in accordance with this code.

(5) *Initial cross-connection test*. Where a portion of a rainwater catchment system is installed within a building, a cross-connection test is required in accordance with Section 118-60.3. Before the building is occupied or the system is activated, the installer shall perform the initial cross-connection test in the presence of the Building Commissioner. The test shall be ruled successful by the Building Commissioner before final approval is granted.

(6) *Sizing*. The design and size of rainwater drains, gutters, conductors, and leaders shall comply with 18-29-1101 of this code.

(7) *Rainwater catchment system materials*. Rainwater catchment system materials shall comply with Section 118-57.7(a) through Section 118-57.7(d).

(a) *Water supply and distribution materials*. Rainwater catchment water supply and distribution materials shall comply with the requirements of this code for potable water supply and distribution systems unless otherwise provided for in this section.

(b) *Rainwater catchment system drainage materials*. Materials used in rainwater catchment drainage systems, including gutters, downspouts, conductors, and leaders shall be in accordance with the requirements of this code for storm drainage.

(c) *Storage tanks*. Rainwater storage tanks shall comply with Section 118-58.5.

(d) *Collections surfaces*. The collection surface shall be constructed of a hard, impervious material.

(8) *Rainwater catchment system color and marking information*. Rainwater catchment systems shall have a colored background in accordance with 18-29-608.8. Rainwater catchment systems shall be marked, in lettering in accordance with 18-29-608.8, with the words: “CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK.”

(9) *Deactivation and drainage for cross-connection test*. The rainwater catchment system and the potable water system within the building shall be provided with the required appurtenances (e.g., valves, air or vacuum relief valves, etc.) to allow for deactivation or drainage as required for a cross-connection test in accordance with Section 118-60.3.

**Sec. 118-58. – Design and installation**.

(1) *Rainwater catchment systems*. The design and installation of nonpotable rainwater catchment systems shall be in accordance with Section 118-58.2 through Section 118-58.20.

(2) *Outside hose bibbs*. Outside hose bibbs shall be allowed on rainwater piping systems. Hose bibbs supplying rainwater shall be marked with the words: "CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK" and in Figure 118-58.2.

FIGURE 118-58.2

(3) *Rainwater catchment collection surfaces*. Rainwater shall be collected from roof surfaces or other manmade, aboveground collection surfaces.

(a) *Other Surfaces*. Natural precipitation collected from surface water runoff, vehicular parking surfaces, or manmade surfaces at or below grade shall be in accordance with the stormwater requirements for on-site treated nonpotable water systems in Section 18-29-1506.0.

(b) *Prohibited Discharges*. Overflows and bleed-off pipes from roof-mounted equipment and appliances shall not discharge onto roof surfaces that are intended to collect rainwater without prior approval from the Building Commissioner.

(4) *Minimum water quality*. The minimum water quality for harvested rainwater shall meet the applicable water quality requirements for the intended applications as determined by the Building Commissioner. In the absence of water quality requirements determined by the Building Commissioner, the minimum treatment and water quality shall be in accordance with Table 118-58.4, IAPMO IGC 324 or NSF/ANSI 350.

Exception: No treatment is required for rainwater used for subsurface or nonsprinkled surface irrigation where the maximum storage volume is less than 360 gallons (1363 L).

(5) *Rainwater storage tanks*. Rainwater storage tanks shall comply with IAPMO/ANSI Z1002 and be installed in accordance with Section 118-58.6 through Section 118-58.12.

(6) *Location*. Rainwater storage tanks shall be permitted to be installed above or below grade.

(7) *Above grade*. Above grade, storage tanks shall be of an opaque material, approved for aboveground use in direct sunlight or shall be shielded from direct sunlight. Tanks shall be installed in an accessible location to allow for inspection and cleaning. The tank shall be installed on a foundation or platform that is constructed to accommodate loads in accordance with the building code.

(8) *Below grade*. Rainwater storage tanks installed below grade shall be structurally designed to withstand anticipated earth or other loads. Holding tank covers shall be capable of supporting an earth load of not less than 300 pounds per square foot ($lb/ft^2$) (1465 $kg/m^2$) where the tank is designed for underground installation. Below grade rainwater tanks installed underground shall be provided with manholes. The manhole opening shall be not less than 20 inches (508 mm) in diameter and located not less than 4 inches (102 mm) above the surrounding grade. The surrounding grade shall be sloped away from the manhole. Underground tanks shall be ballasted, anchored, or otherwise secured, to prevent the tank from floating out of the ground where empty. The combined weight of the tank and hold down system shall meet or exceed the buoyancy force of the tank.

(9) *Drainage and overflow*. Rainwater storage tanks shall be provided with a means of draining and cleaning. The overflow drain shall not be equipped with a shutoff valve. The overflow outlet shall discharge in accordance with this code for storm drainage systems. Where discharging to the storm drainage system, the overflow drain shall be protected from backflow of the storm drainage system by a backwater valve or other approved method.

TABLE 118-58.4
MINIMUM WATER QUALITY

| APPLICATION | MINIMUM TREATMENT | MINIMUM WATER QUALITY |
|---|---|---|
| Car washing | Debris excluder or other approved means in accordance with Section 118-58.17, and 100 microns in accordance with Section 118-58.18 for drip irrigation. | N/A |
| Subsurface and drip irrigation | Debris excluder or other approved means in accordance with Section 118-58.17, and 100 microns in accordance with Section 118-58.18 for drip irrigation. | N/A |
| Spray irrigation where the maximum storage volume is less than 360 gallons | Debris excluder or other approved means in accordance with Section 118-58.17, and disinfection in accordance with Section 118-58.15. | N/A |

| | | |
|---|---|---|
| Spray irrigation where the maximum storage volume is equal to or more than 360 gallons | Debris excluder or other approved means in accordance with Section 118-58.17. | Escherichia coli: < 100 CFU/100 mL, and Turbidity: < 10 NTU |
| Urinal and water closet flushing, clothes washing, and trap priming | Debris excluder or other approved means in accordance with Section 118-58.17, and 100 microns in accordance with | Escherichia coli: < 100 CFU/100 mL, and Turbidity: < 10 NTU |

| | | |
|---|---|---|
| | Section 118-58.18. | |
| Ornamental fountains and other water features | Debris excluder or other approved means in accordance with Section 118-58.17. | Escherichia coli: < 100 CFU/100 mL, and Turbidity: < 10 NTU |
| Cooling tower make-up water | Debris excluder or other approved means in accordance with Section 118-58.17, and 100 microns in accordance with Section 118-58.18. | Escherichia coli: < 100 CFU/100 mL, and Turbidity: < 10 NTU |

For SI units: 1 micron = 1 μm, 1 gallon = 3.785 L

(a) *Overflow outlet size*. The overflow outlet shall be sized to accommodate the flow of the rainwater entering the tank and not less than the aggregate cross-sectional area of inflow pipes.

(10) *Opening and access protection*. Rainwater tank openings shall be protected to prevent the entrance of insects, birds, or rodents into the tank. Rainwater tank access openings exceeding 12 inches (305 mm) in diameter shall be secured to prevent tampering and unintended entry by either a lockable device or other approved method.

(11) *Marking*. Rainwater tanks shall be permanently marked with the capacity and the language: "NONPOTABLE RAINWATER." Where openings are provided to allow a person to enter the tank, the opening shall be marked with the following language: "DANGER-CONFINED SPACE."

(12) *Storage tank venting*. Where venting using drainage or overflow piping is not provided or is considered insufficient, a vent shall be installed on each tank. The vent shall extend from the top of the tank and terminate not less than 6 inches (152 mm) above grade and shall be not less than $1\frac{1}{2}$ inches (40 mm) in diameter. The vent terminal shall be directed downward and covered with a $\frac{3}{32}$ of an inch (2.4 mm) mesh screen to prevent the entry of vermin and insects.

(13) *Pumps*. Pumps serving rainwater catchment systems shall be listed. Pumps supplying water to water closets, urinals, and trap primers shall be capable of delivering not less than 15 pounds-force per square inch (psi) (103 kPa) residual pressure at the highest and most remote outlet served. Where the water pressure in the rainwater

supply system within the building exceeds 80 psi (552 kPa), a pressure reducing valve reducing the pressure to 80 psi (552 kPa) or less to water outlets in the building shall be installed in accordance with this code.

(14) *Roof drains*. Primary and secondary roof drains, conductors, leaders, and gutters shall be designed and installed in accordance with this code.

(15) *Water quality devices and equipment*. Devices and equipment used to treat rainwater to maintain the minimum water quality requirements determined by the Building Commissioner shall be listed or labeled (third-party certified) by a listing agency (accredited conformity assessment body) and approved for the intended application.

(16) *Freeze protection*. Tanks and piping installed in locations subject to freezing shall be provided with an approved means of freeze protection.

(17) *Debris removal*. The rainwater catchment conveyance system shall be equipped with a debris excluder or other approved means to prevent the accumulation of leaves, needles, other debris and sediment from entering the storage tank. Devices or methods used to remove debris or sediment shall be accessible and sized and installed in accordance with manufacturer's installation instructions.

(18) *Required filters*. A filter permitting the passage of particulates not larger than 100 microns (100 µm) shall be provided for rainwater supplied to water closets, urinals, trap primers, and drip irrigation system.

(19) *Roof gutters*. Gutters shall maintain a minimum slope and be sized in accordance with 18-29- 1106.6.

(20) *Rainwater diversion valves*. Rainwater diversion valves ranging from 2 inches (50 mm) through 4 inches (100 mm) in diameter shall comply with IAPMO PS 59. Rainwater diversion valves ranging from 6 inches (150 mm) to 12 inches (300 mm) in diameter shall comply with IAPMO IGC 352. Valves shall be accessible and include a filter located upstream of the valve when required.

**Sec. 118-59. – Signs.**

(1) *General*. Signs in buildings using rainwater shall be in accordance with Section 118-59.2 and Section 118-59.3.

(2) *Commercial, industrial, and institutional restroom signs*. A sign shall be installed in restrooms in commercial, industrial, and institutional occupancies using nonpotable rainwater for water closets, urinals, or both. Each sign shall contain ½ of an inch (12.7 mm) letters of a highly visible color on a contrasting background. The location of the sign(s) shall be such that the sign(s) shall be visible to users. The number and location of the signs shall be approved by the Building Commissioner and shall contain the following text:

TO CONSERVE WATER, THIS BUILDING USES RAINWATER TO FLUSH TOILETS AND URINALS.

(3) *Equipment room signs*. Each equipment room containing nonpotable rainwater equipment shall have a sign posted with the following wording in 1 inch (25.4 mm) letters:

CAUTION NONPOTABLE RAINWATER, DO NOT DRINK. DO NOT CONNECT TO DRINKING WATER SYSTEM. NOTICE: CONTACT BUILDING MANAGEMENT BEFORE PERFORMING ANY WORK ON THIS WATER SYSTEM.

This sign shall be posted in a location that is visible to anyone working on or near rainwater equipment.

**Sec. 118.60. – Inspection and Testing.**

(1) *General*. Rainwater catchment systems shall be inspected and tested in accordance with Section 118-60.2 and Section 118-60.3.

(2) *Supply system inspection and test.* Rainwater catchment systems shall be inspected and tested in accordance with the applicable provisions of this code for testing of potable water and storm drainage systems. Storage tanks shall be filled with water to the overflow opening for a period of 24 hours, and during the inspection, or by other means as approved by the Building Commissioner. Seams and joints shall be exposed during the inspection and checked for watertightness.

(3) *Annual cross-connection inspection and testing*. An initial and subsequent annual inspection and test in accordance with Section 118-57.5 shall be performed on both the potable and rainwater catchment water systems. The potable and rainwater catchment water systems shall be isolated from each other and independently inspected and tested to ensure there is no cross-connection in accordance with Section 118-60.3(a) through Section 118-60.3(d).

(a) *Visual system inspection*. Prior to commencing the cross-connection testing, a dual system inspection shall be conducted by the Building Commissioner as follows:

1. Pumps, equipment, equipment room signs, and exposed piping in an equipment room shall be checked.

(b) *Cross-connection test*. The procedure for determining cross-connection shall be followed by the applicant in the presence of the Building Commissioner to determine whether a cross- connection has occurred as follows:

1. The potable water system shall be activated and pressurized. The rainwater catchment water system shall be shut down and completely drained.

2. The potable water system shall remain pressurized for a minimum period of time specified by the Building Commissioner while the rainwater catchment water system is empty. The minimum period the rainwater catchment water system is to remain depressurized shall be determined on a case-by-case basis, taking into account the size and complexity of the potable and rainwater catchment water distribution systems, but in no case shall that period be less than 1 hour.

3. Fixtures, potable, and rainwater shall be tested and inspected for flow. Flow from a rainwater catchment water system outlet shall indicate a cross-connection. No flow from a potable water outlet shall indicate that it is connected to the rainwater system.

4. The drain on the rainwater catchment water system shall be checked for flow during the test and at the end of the period.

5. The potable water system shall then be completely drained.

6. The rainwater catchment water system shall then be activated and pressurized.

7. The rainwater catchment water system shall remain pressurized for a minimum period of time specified by the Building Commissioner while the potable water system is empty. The minimum period the potable water system is to remain depressurized shall be determined on a case-by-case basis, but in no case shall that period be less than 1 hour.

8. Fixtures, potable and rainwater catchment, shall be tested and inspected for flow. Flow from a potable water system outlet shall indicate a cross-connection. No flow from a rainwater catchment water outlet shall indicate that it is connected to the potable water system.

9. The drain on the potable water system shall be checked for flow during the test and at the end of the period.

10. Where there is no flow detected in the fixtures which would indicate a cross-connection, the potable water system shall be repressurized.

(c) *Discovery of cross-connection*. In the event that a cross-connection is discovered, the following procedure, in the presence of the Building Commissioner, shall be activated immediately:

1. Rainwater catchment piping to the building shall be shutdown at the meter, and the rainwater riser shall be drained.

2. Potable water piping to the building shall be shutdown at the meter.

3. The cross-connection shall be uncovered and disconnected.

4. The building shall be retested following procedures listed in Section 118-60.3(a) and Section 118-60.3(b).

5. The potable water system shall be chlorinated with 50 ppm chlorine for 24 hours.

6. The potable water system shall be flushed after 24 hours, and a standard bacteriological test shall be performed. Where test results are acceptable, the potable water system shall be permitted to be recharged.

(4) *Annual inspection*. An annual inspection of the rainwater catchment water system, following the procedures listed in Section 118-60.3(a) shall be required. Annual cross-connection testing, following the procedures listed in Section 118-60.3(b) shall be required by the Building Commissioner, unless site conditions do not require it. In no event shall the test occur less than once in 4 years. Alternate testing requirements shall be permitted by the Building Commissioner.

**Effective date:** This ordinance shall be in effect immediately upon adoption.

**Click here for link to full text**: <https://bit.ly/25-0037>

**A motion was made by Commissioner S. Morrison, seconded by Commissioner Britton, that the**

**Ordinance Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-0875**
**ORDINANCE AMENDMENT**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE,**

**PRESIDENT OF THE COOK COUNTY BOARD OF COMMISSIONERS**

**COOK COUNTY ELECTRICAL CODE**

**BE IT ORDAINED,** by the Cook County Board of Commissioners, that the Cook County Electrical Code is hereby amended as follows:

**110.17 Servicing and Maintenance of Equipment.** Servicing and electrical preventive maintenance shall be performed by qualified persons trained in servicing and maintenance of equipment and shall comply with the following:

R. The servicing and electrical preventive maintenance shall be performed in accordance with the original equipment manufacturer's instructions and information included in listing information, applicable industry standards, or as approved by the authority having jurisdiction.

S. The servicing and electrical preventive maintenance shall be performed using identified replacement parts that are verified under applicable product standards. The replacement parts shall comply with at least one of the following:

- Be provided by the original equipment manufacturer
- Be designed by an engineer experienced in the design of replacement parts for the type of equipment being serviced or maintained
- Be approved by the authority having jurisdiction

Informational Note No.1: For equipment that is not listed or field labeled, or for which components are no longer available from the original equipment manufacturer, one way to determine suitability is to review the documentation that accompanies the replacement parts.

Informational Note No. 2 See NFPA 70B, Standard for Electrical Equipment Maintenance, for information related to preventive maintenance for electrical, electronic, and communication systems equipment.

**110.22 Identification of Disconnecting Means.**

4 **General.** Each disconnecting means shall be legibly marked to indicate its purpose unless

located and arranged so the purpose is evident. In other than one- or two- family dwellings, the marking shall include the identification of the circuit source that supplies the disconnecting means. The marking shall be of sufficient durability to withstand the environment involved.

- **Lockable Disconnecting Means.** If a disconnecting means is required to be lockable open elsewhere in this *Code*, it shall be capable of being locked in the open position. The provisions for locking shall remain in place with or without the lock installed.

*Exception: Locking provisions for a cord-and-plug connection shall not be required to remain in place without the lock installed.*

- **Spaces About Electrical Equipment.** ~~Access and~~ Working space, and access to and egress from working space, shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment. Open equipment doors shall not impede access to and egress from the working space. Access or egress is impeded if one or more simultaneously opened equipment doors restrict working space access to be less than 610 mm (24 in.) wide and 2.0 m (6 ½ ft) high)

- **210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.** Ground-fault circuit- interruption for personnel shall be provided as required in 210.8(A) through (C). The ground-fault circuit-interrupter shall be installed in a readily accessible location.

Informational Note: See 215.9 for ground-fault circuit- interrupter protection for personnel on feeders.

5 **Other Than Dwelling Units.** All 125-volt, single- phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

**5.1.** Bathrooms

**5.2.** Kitchens

**5.3.** ~~Rooftops~~ Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking

**5.4.** ~~Outdoors~~ Buffet serving areas with permanent provisions for food serving, beverage serving, or cooking

**5.5.** Rooftops

**5.6.** Outdoors

**5.7.** Sinks where receptacles or cord-and-plug-connected fixed or stationary appliances are installed within 1.8m (6 ft) from top inside edge of the bowl of the sink

**5.8.** Indoor damp or wet locations

**5.9.** Locker rooms with associated showering facilities

**5.10.** Garages, accessory buildings, service bays, and similar areas ~~where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used~~ other than vehicle exhibition halls and showrooms

**5.11.** Crawl spaces at or below grade level

**5.12.** Unfinished areas of basements

**5.13.** Aquariums, bait wells, and similar open aquatic vessels or containers, such as tanks or bowls, where the receptacles are installed within 1.8m (6 ft) from the top inside edge or rim or from the conductive support framing of the vessel or container

**5.14.** Laundry areas

**5.15.** Bathtubs and shower stalls where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

*Exception No. 1: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.*

*Exception No. 2: Receptacles on rooftops shall not be required to be readily accessible other than from the rooftop.*

*Exception No. 3: Receptacles or cord-and-plug-connected fixed and stationary appliances installed within 1.8 m (6 ft) from the top inside edge of a bowl of a sink shall not be required to be GFCI protected in industrial establishments where the conditions of maintenance and supervision ensure that only qualified personnel are involved, an assured equipment grounding conductor program in accordance with 590.6 (B)(2) shall be permitted for only those receptacle outlets used to supply equipment that would create a greater hazard if power is interrupted or that has a design not compatible with GFCI protection.*

*Exception No. 4: Receptacles or cord-and-plug-connected fixed and stationary appliances installed within 1.8 m (6 ft) from the top inside edge of a bowl of a sink shall not be required to be GFCI protected in industrial laboratories where the receptacles are used to supply equipment if removal of power would introduce a greater hazard.*

*Exception No. 5: Receptacles located in patient bed locations of Category 2 (general care) or Category 1 (critical care) spaces of health care facilities shall be permitted to comply with 517.21.*

*Exception No. 6: Listed weight-supporting ceiling receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fitting (WSAF) installed for the purpose of serving a ceiling luminaire or ceiling-suspended fan shall be permitted to omit GFCI protection. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.*

- **Show Windows.** At least one 125-volt, single -phase, 15-or20-ampere-ratedreceptacle outlet shall be installed within 450 mm (18 in.) of the top of each show window. ~~for each 3.7 linear m (12 linear ft) or major fraction thereof of show window area measured horizontally at its maximum width.~~ No point along the top of the window shall be farther than 1.8 m (6 ft) from a receptacle outlet.

- 

- ~~**Heating, Air-Conditioning, and Refrigeration Equipment Outlet.**~~ **Equipment Requiring Servicing.** A 125-volt, single-phase, 15- or 20- ampere- rated receptacle outlet shall be installed at an accessible location ~~for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and~~ within 7.5 m (25 ft) of the equipment as specified in 210.63 (A) and (B). ~~heating, air- conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.~~

E. **Heating, Air Conditioning, and Refrigeration Equipment.** The required receptacle outlet shall be located on the same level as the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment's branch-circuit disconnecting means.

*Exception: A receptacle outlet shall not be required at one- and two-family dwellings for the service of evaporative coolers.*

F. **Other Electrical Equipment.** In other than one- and two- family dwellings, a receptacle outlet shall be located as specified in 210.63 (B)(1) and (B)(2).

• **Indoor Service Equipment.** The required receptacle outlet shall be located within the same room or area as the service equipment.

• **Indoor Equipment Requiring Dedicated Equipment Spaces.** Where equipment, other than service equipment, requires dedicated equipment space as specified in 110.26 (E), the required receptacle outlet shall be located within the same room or area as the electrical equipment and shall not be connected to the load side of the equipment's disconnecting means.

Informational Note: See 210.8 for ground-fault circuit- interrupter requirements.

**230.46 Spliced Conductors.**

Service-entrance conductors shall only be spliced in accordance with 230.46 (1) through

(6). ~~of this section:~~ Power distribution blocks, pressure connectors an devices for splices and taps installed on service conductors shall be marked "suitable for use on the line side of the service equipment" or equivalent.

C. Clamped or bolted connections in metering equipment enclosures;

D. Where service-entrance conductors are tapped from a utility controlled and locked (to prevent unauthorized access) bussed tap box, to supply two to six disconnecting means grouped at a common location;

E. In an approved utility owned service splice box, where utility sized conductors are connected to conductors that supply customers service equipment and are sized to this chapter;

F. A connection shall be permitted where service conductors are extended from a service drop to an outside meter location and returned to connect to the service- entrance conductors of an existing installation;

G. Where the service-entrance conductors consist of busway, connections shall be permitted as required to assemble the various sections and fittings;

H. For existing service-entrance conductors, it shall be permissible to install listed underground splice kits for:

- Repair of existing conductors;
- Extension of conductors by special permission.
- 230.67 Surge Protection.

I. **Surge Protective Device.** All services supplying the following occupancies shall be

provided with a surge-protective device (SPD):

1. Dwelling Units
2. Dormitory Units
3. Guest rooms and guest suites or hotels and motels
4. Areas of nursing home and limited-care facilities used exclusively as patient sleeping rooms

J. **Location.** The (SPD) shall be an integral part of the service equipment or shall be located immediately adjacent thereto.

Exception: The (SPD) shall not be required to be located at the service equipment as required in 230.67 (B) if located at each next level distribution equipment downstream toward the load.

K. **Type.** The (SPD) shall be a Type 1 or Type 2 SPD.

L. **Replacement.** Where service equipment is replaced, all of the requirements of this section shall apply.

M. **Ratings.** SPD's shall have a nominal discharge current rating (In) of not less than 10kA.

**240.67 Arc Energy Reduction.** Where fuses rated 1200 amperes or higher are installed, 240.67(A), (B), and (C) shall apply.

II. **Documentation.** Documentation shall be available to those authorized to design, install, operate, or inspect the installation as to the location of the fuses.

Documentation shall also be provided to demonstrate that the method chosen to reduce clearing time is set to operate at a value below the available arcing current.

1. **Method to Reduce Clearing Time.** A fuse shall have a clearing time of 0.07 seconds or less at the available arcing current, or one of the following means shall be provided and shall be set to operate at less than the available arcing current:
2. Differential relaying
3. Energy-reducing maintenance switching with local status indicator
4. Energy-reducing active arc-flash mitigation system
5. Current-limiting, electronically actuated fuses
6. An approved equivalent means

Informational Note No. 1: An energy-reducing maintenance switch allows a worker to set a disconnect switch to reduce the clearing time while the worker is working within an arc-flash boundary as defined in *NFPA 70E*-2021, *Standard for Electrical Safety in the Workplace*, and then to set the disconnect switch back to a normal setting after the potentially hazardous work is complete.

Informational Note No. 2: An energy-reducing active arc-flash mitigation system helps in reducing arcing duration in the electrical distribution system. No change in the disconnect switch or the settings of other

devices is required during maintenance when a worker is working within an arc-flash boundary as defined in *NFPA 70E*- 2021, *Standard for Electrical Safety in the Workplace*.

Informational Note No. 3: IEEE 1584-2018, *IEEE Guide for Performing Arc Flash Hazard Calculations*, provides guidance in determining arcing current.

III. **Performance Testing.** The arc energy reduction protection system shall be performance tested by primary current injection testing or another approved method when first installed on site. This testing shall be conducted by a qualified person(s) in accordance with the manufacturer's instructions.

A written record of this testing shall be made and shall be available to the authority having jurisdiction.

Informational Note: Some energy reduction protection systems cannot be tested using a test process of primary current injection due to either the protection method being damaged such as with the use of fuse technology or because current is not the primary method of arc detection.

**240.87 Arc Energy Reduction.** Where the highest continuous current trip setting for which the actual overcurrent device installed in a circuit breaker is rated or can be adjusted is 1200 amperes or higher, 240.87(A), (B), and (C) shall apply.

5 **Documentation.** Documentation shall be available to those authorized to design, install, operate, or inspect the installation as to the location of the circuit breaker(s). Documentation shall also be provided to demonstrate that the method chosen to reduce clearing time is set to operate at a value below the available arcing current.

6 **Method to Reduce Clearing Time.** One of the following means shall be provided and shall be set to operate at less than the available arcing current:

**6.0.** Zone-selective interlocking

**6.1.** Differential relaying

**6.2.** Energy-reducing maintenance switching with local status indicator

**6.3.** Energy-reducing active arc flash mitigation system

**6.4.** An instantaneous trip setting. Temporary adjustment of the instantaneous trip setting to achieve arc energy reduction shall not be permitted.

**6.5.** An instantaneous override

**6.6.** An approved equivalent means

Informational Note No. 1: An energy-reducing maintenance switch allows a worker to set a circuit breaker trip unit to "no intentional delay" to reduce the clearing time while the worker is working within an arc-flash boundary as defined in *NFPA 70E*- 2021, *Standard for Electrical Safety in the Workplace*, and then to set the trip unit back to a normal setting after the potentially hazardous work is complete.

Informational Note No. 2: An energy-reducing active arc-flash mitigation system helps in reducing arcing duration in the electrical distribution system. No change in the circuit breaker or the settings of other devices is required during maintenance when a worker is working within an arc-flash boundary as defined in *NFPA 70E*- 2021, *Standard for Electrical Safety in the Workplace.*

Informational Note No. 3: An instantaneous trip is a function that causes a circuit breaker to trip with no

intentional delay when currents exceed the instantaneous trip setting or current level. If arcing currents are above the instantaneous trip level, the circuit breaker will trip in the minimum possible time.

Informational Note No. 4: See IEEE 1584-2018, *IEEE Guide for Performing Arc Flash Hazard Calculations*, for guidance in determining arcing current.

7 **Performance Testing.** The arc energy reduction protection system shall be performance tested by primary current injection testing or another approved method when first installed on site. This testing shall be conducted by a qualified person(s) in accordance with the manufacturer's instructions.

A written record of this testing shall be made and shall be available to the authority having jurisdiction.

Informational Note: Some energy reduction protection systems cannot be tested using a test process of primary current injection due to either the protection method being damaged such as with the use of fuse technology or because current is not the primary method of arc detection.

**300.25 Exit Enclosures (Stair Towers).** Where an exit enclosure is required to have a fire resistance rating, only electrical wiring methods serving equipment permitted by the authority having jurisdiction in the exit enclosure shall be installed within the exit enclosure.

Exception: Where egress lighting is required on outside exterior doorways from the exit enclosure, luminaires shall be permitted to be supplied from the inside of the exit enclosure.

Informational Note: See NFPA 101-2021, Life Safety Code, 7.1.3.2.1(10)(b), for more information

**Tamper-Resistant Receptacles for Dwelling Units.**

In all ~~areas specified in 210.52,~~ All nonlocking-type 125-volt, 15- and 20-ampere receptacles in the following locations shall be listed tamper- resistant receptacles.

~~U.~~ All dwelling units, boathouses, mobile homes and manufactured homes, including their attached and detached garages, accessory buildings, and common areas

~~V.~~ Guest rooms and guest suites of hotels, motels, and their common areas

~~W.~~ Child care facilities

~~X.~~ Preschools and education facilities

~~Y.~~ Within clinics, medical and dental offices, and outpatient facilities, the following spaces:

- Business offices accessible to the general public
- Lobbies, and waiting spaces
- Spaces of nursing homes and limited care facilities covered in 517.10(B)(2)

~~Z.~~ Places of awaiting transportation, gymnasiums, skating rinks, fitness centers, and auditoriums

~~AA.~~ Dormitory units

~~BB.~~ Residential care/assisted living facilities, social and substance abuse rehabilitation facilities, and group homes

~~CC.~~ Foster care facilities, nursing homes, and psychiatric hospitals

~~DD.~~ Areas of agricultural buildings accessible to the general public and any common areas

Informational Note No. 1: See ANSI/NEMA WD 6-2016, *Wiring Devices — Dimensional Specifications*. This requirement would include receptacles identified as 5-15, 5-20, 6-15, and 6-20.

Informational Note No. 2: See NFPA 5000-2021, *Building Construction and Safety Code*, and the *International Building Code* (IBC)-2021 for more information on occupancy classifications for the types of facilities covered by this requirement.

Informational Note No. 3: Areas of agricultural building are frequently converted to hospitality areas. These areas can include petting zoos, stables, and buildings used for recreation or educational purposes where receptacles are installed.

*Exception (1) through (4): Receptacles in the following locations shall not be required to be tamper-resistant:*

3. *Receptacles located more than 1.7 m (5 1/2 ft) above the floor.*

4. *Receptacles that are part of a luminaire or appliance.*

5. *A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8).*

6. *Nongrounding receptacles used for replacements as permitted in 406.4(D)(2)(a).*

• ~~**Tamper-Resistant Receptacles in Guest Rooms and Guest Suites.** All nonlocking-type, 125-volt, 15- and 20-ampere receptacles located in guest rooms and guest suites shall be listed tamper-resistant receptacles.~~

• ~~**Tamper-Resistant Receptacles in Child Care Facilities.** In all child care facilities, all nonlocking-type, 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.~~

**408.6 Short-Circuit Current Rating.** Switchboards, switchgear, and panelboards shall have a short-circuit current rating not less than the available fault current. In other than one- and two-family dwelling units, the available fault current and the date the calculation was performed shall be field marked on the enclosure at the point of supply. The marking shall be of sufficient durability to withstand the environment involved.

**Article 410 Part XVI Special Provisions for Horticultural Lighting Equipment**

**410.170 General.**

Luminaires complying with Parts, I. II, III, IV, V, VI, VII, IX, X, XI, and XII of this article shall be permitted to be used for horticultural lighting. Part XVI shall additionally apply to lighting equipment specifically identified for horticultural use.

Informational Note: Lighting equipment identified for horticultural use is designed to provide a spectral characteristic needed for the growth of plants and can also provide supplemental general illumination within the growing environment.

**410.172 Listing.**

Lighting equipment identified for horticultural use shall be listed.

**410.174 Installation and Use.**

Lighting equipment identified for horticultural use shall be installed and used in accordance with the manufacturer's installation instructions and installation markings on the equipment as required by that listing.

**410.176 Locations Not Permitted.**

3. **General Lighting.** Lighting equipment identified for horticultural use shall not be installed as lighting for general illumination unless such use is indicated in the manufacturer's instructions.

4. **Installed Location.** Lighting equipment identified for horticultural use shall not be installed where it is likely to be subject to physical damage or where concealed.

**410.178 Flexible Cord.**

Flexible cord shall only be permitted when provided as part of listed lighting equipment identified for horticultural use for any of the following uses:

5. Connecting a horticultural lighting luminaire directly to a branch circuit outlet

6. Interconnecting horticultural lighting luminaires

7. Connecting a horticultural lighting luminaire to a remote power source

Informational Note: Remote power sources include LED drivers, fluorescent ballasts, or HID ballasts.

**410.180 Fittings and Connectors.**

Fittings and connectors attached to flexible cords shall be provided as part of a listed horticultural lighting equipment device or system and installed in accordance with the instructions provided as part of that listing.

**410.182 Equipment Grounding Conductor.**

Lighting equipment identified for horticultural use shall be connected to the equipment grounding conductor in accordance with Part V of this article.

**410.184 Ground-Fault Circuit-Interrupter (GFCI) Protection and Special Purpose Ground-Fault Circuit-Interrupter (SPGFCI) Protection.**

Lighting equipment identified for horticultural use and employing flexible cord(s) with one or more separable connector(s) or attachment plug(s) shall be supplied by lighting outlets protected by a listed GFCI.

*Exception: Circuits exceeding 150 volts to ground shall be protected by a listed SPGFCI.*Informational Note: See UL 943C, *Outline of Investigation for Special Purpose Ground-Fault Circuit-Interrupters*, for information on special purpose ground-fault circuit interrupters.

**410.186 Support.**

Fittings identified for support of horticultural lighting equipment shall be used in accordance with the installation instructions provided and shall be securely fastened.

**422.5 GFCI Protection.**

7. **General.** Appliances identified in 422.5(A)(1) through (A)(7) 150 volts or less to ground and 60 amperes or less, single- or 3-phase, shall be provided with Class A protection for personnel. Multiple Class A protective devices shall be permitted but shall not be required.

- Automotive vacuum machines
- Drinking water coolers and bottle fill stations
- Cord-and-plug-connected high-pressure spray washing machines
- Tire inflation machines
- Vending machines
- Sump pumps
- Dishwashers

Informational Note: Section 210.8 specifies requirements for GFCI protection for the branch-circuit outlet where the covered location warrants such protection.

8. **Type and Location.**

The GFCI shall be readily accessible, listed, and located in one or more of the following locations:

- Within the branch-circuit overcurrent device
- A device or outlet within the supply circuit
- An integral part of the attachment plug
- Within the supply cord not more than 300 mm (12 in.) from the attachment plug
- Factory installed within the appliance

**440.9 Grounding and Bonding.** Where equipment is installed outdoors on a roof, an equipment grounding conductor of the wire type shall be installed in outdoor portions of metallic raceway systems that use compression-type fittings.

**450.9 Ventilation.** The ventilation shall be adequate to dispose of the transformer full-load losses without creating a temperature rise that is in excess of the transformer rating. Transformers with ventilating openings shall be installed so that the ventilating openings are not blocked by walls or other obstructions. The required clearances shall be clearly marked on the transformer. Transformer top surfaces that are horizontal and readily accessible shall be marked to prohibit storage.

Informational Note No. 1: See ANSI/IEEE C57.12.00- 1993, *General Requirements for Liquid-Immersed Distribution, Power, and Regulating Transformers*, and ANSI/IEEE C57.12.01-1989, *General Requirements for Dry-Type Distribution and Power Transformers.*

Informational Note No. 2: Additional losses may occur in some transformers where nonsinusoidal currents are present, resulting in increased heat in the transformer above its rating. See ANSI/IEEE C57.110-1993, *Recommended Practice for Establishing Transformer Capability When Supplying Nonsinusoidal Load Currents*, where transformers are utilized with nonlinear loads.

**480.5 DC Disconnect Methods.**

5. **Disconnecting Means.** A disconnecting means shall be provided for all ungrounded conductors derived from a stationary battery system over 50 volts. A disconnecting means shall be readily accessible and located within sight of the ~~battery~~ stationary standby system. Informational Note: See 240.21(H) for information on the location of the overcurrent device for battery conductors.

6. **Emergency Disconnect**. For one-family and two-family dwellings, a disconnecting means or its remote control for a stationary standby battery shall be located at a readily accessible location outside the building for emergency use. The disconnect shall be labeled as follows:

EMERGENCY DISCONNECT

7. **Disconnection of Series Battery Circuits.** Battery circuits exceeding 240 volts dc nominal between conductors or to ground and subject to field servicing shall have provisions to disconnect the series-connected strings into segments not exceeding 240 volts dc nominal for maintenance by qualified persons. Non-load-break bolted or plug-in disconnects shall be permitted.

8. **Remote Actuation.** Where a disconnecting means, located in accordance with 480.5(A), is provided with remote controls to activate the disconnecting means and the controls for the disconnecting means are not located within sight of the stationary standby battery, the disconnecting means shall be capable of being locked in the open position, in accordance with 110.25, and the location of the controls shall be field marked on the disconnecting means.

9. **Busway.** Where a dc busway system is installed, the disconnecting means shall be permitted to be incorporated into the busway.

10. **Notification.** The disconnecting means shall be legibly marked in the field. A label with the marking shall be placed in a conspicuous location near the battery if a disconnecting means is not provided. The marking shall be of sufficient durability to withstand the environment involved and shall include the following:

- Nominal battery voltage
- Available fault current derived from the stationary standby battery

Informational Note No. 1: Battery equipment suppliers can provide information about available fault current on specific battery models.

- An arc flash label in accordance with acceptable industry practice

Informational Note No. 2: See NFPA *70E*-2021, *Standard for Electrical Safety in the Workplace*, for assistance in determining the severity of potential exposure, planning safe work practices, arc flash labeling, and selecting personal protective equipment.

- Date the calculation was performed

*Exception: List items (2), (3), and (4) shall not apply to one- and two-family dwellings.*

11. **Identification.** Stationary standby batteries shall be indicated by 480.5(G)(1) and (G)(2).

- **Facilities with Utility Services and Stationary Batteries.** Plaques or directories shall be installed in accordance with 705.10.

*Exception: This requirement does not apply where a disconnect in 480.7(A) is not required.*

- **Facilities with Stand-Alone Systems.** A permanent plaque or directory shall be installed in accordance with 710.10.

**518.6 Illumination.** Illumination shall be provided for all working spaces about fixed service equipment, switchboards, switchgear, panelboards, or motor control centers installed outdoors that serve assembly occupancies. Control by automatic means only shall not be permitted. Additional lighting outlets shall not be required where the workspace is illuminated by an adjacent light source.

**600.6 Disconnects.** Each sign and outline lighting system, feeder circuit or branch circuit supplying a sign, outline lighting system, or skeleton tubing shall be controlled by an externally operable switch or circuit breaker that opens all ungrounded conductors and controls no other load. The switch or circuit breaker shall open all ungrounded conductors simultaneously on multi-wire branch circuits in accordance with 210.4(B). Signs and outline lighting systems located within fountains shall have the disconnect located in accordance with 680.12.

*Exception No. 1: A disconnecting means shall not be required for an exit directional sign located within a building. Exception No. 2: A disconnecting means shall not be required for cord-connected signs with an attachment plug.*

**(A) Location.**

**(1) Within Sight of the Sign.** The disconnecting means shall be within sight of the sign or outline lighting system that it controls. Where the disconnecting means is out of the line of sight from any section that is able to be energized, the disconnecting means shall be capable of being locked in the open position. The provision for locking or adding a lock to the disconnecting means must remain in place at the switch or circuit breaker whether the lock is installed or not. Portable means for adding a lock to the switch or circuit breaker shall not be permitted. The disconnecting means, if located remote from the sign, sign body, or pole, shall be mounted at an accessible location available to first responders and service personnel. The location of the disconnect shall be marked with a label at the sign location and marked as the disconnect for the sign or outline lighting system.

**600.33 LED Sign Illumination Systems, Secondary Wiring.** The wiring methods and materials shall be installed in accordance with the sign manufacturer's installation instructions using any applicable wiring methods from Chapter 3 and the requirements for Class 2 circuits contained in Part III of Article 725.

**(C) Protection Against Physical Damage.** Where subject to physical damage, the conductors shall be protected and installed in accordance with 300.4. All through-wall penetrations shall be protected by a listed bushing or raceway.

**625.23 Disconnecting Means.** For EVSE and WPTE ~~electric vehicle supply equipment~~ rated more than 60 amperes or more than 150 volts to ground, the disconnecting means shall be provided and installed in a readily accessible location. The disconnecting means shall be capable of being locked in the open position. The provision for locking or adding a lock to the disconnecting means shall be installed on or at the switch or circuit breaker used as the disconnecting means and shall remain in place with or without the lock installed. Portable means for adding a lock to the switch or circuit breaker shall not be permitted. If the disconnecting means is installed remote from the equipment, a plaque shall be installed on the equipment denoting the location of the disconnecting means.

- **Electric Vehicle Branch Circuit.** Each outlet installed for the purpose of supplying EVSE greater than 16 amperes or 120 volts shall be supplied by an individual branch circuit.

*Exception: Branch circuits shall be permitted to feed multiple EVSEs as permitted by*

*625.42 (A) or (B).*

- **Overcurrent Protection.** Overcurrent protection for feeders and branch circuits supplying EVSE and WPTE, including bidirectional EVSE and WPTE, shall be sized for continuous duty and shall have a current rating of not less than 125 percent of the maximum load of the equipment. Where noncontinuous loads are supplied from the same feeder, the overcurrent device shall have a current rating of not less than the sum of the noncontinuous loads plus 125 percent of the continuous loads.

-

- **Rating.** The EVSE shall have sufficient rating to supply the load served. Electric vehicle charging loads shall be considered to be continuous loads for the purposes of this article. Service and feeder shall be sized in accordance with the product ratings, unless the overall rating of the installation can be limited through controls as permitted by 625.42(A) or (B).

2. **Energy Management System (EMS).** Where an EMS in accordance with 750.30 provides load management of EVSE, the maximum equipment load on a service and feeder shall be the maximum load permitted by the EMS. The EMS shall be permitted to be integral to one piece of equipment or integral to a listed system consisting of more than one piece of equipment. When one or more pieces of equipment are provided with an integral load management control, the system shall be marked to indicate this control is provided.

3. **EVSE with Adjustable Settings.** EVSE with restricted access to an ampere adjusting means complying with 750.30(C) shall be permitted. If adjustments have an impact on the rating label, those changes shall be in accordance with manufacturer's instructions, and the adjusted rating shall appear on the rating label with sufficient durability to withstand the environment involved. EVSE as referenced shall be permitted to have ampere ratings that are equal to the adjusted current setting.

**625.44 Equipment Connection.** EVSE and WPTE shall be connected to the premises wiring system in accordance with one of the methods in 625.44(A) through (C).

6. **Portable Equipment.** Portable equipment shall be connected to the premises wiring system by one or more of the following methods:

- A nonlocking, 2-pole, 3-wire grounding-type receptacle outlet rated at 125 volts, single phase, 15 or 20 amperes

- A nonlocking, 2-pole, 3-wire grounding-type receptacle outlet rated at 250 volts, single phase, 15 or 20 amperes

- A nonlocking, 2-pole, 3-wire or 3-pole, 4-wire grounding-type receptacle outlet rated at 250 volts, single phase, 30 or 50 amperes, or 125/250 volts, single- phase, 30, 50, or 60 amperes

- A nonlocking, 2-pole, 3-wire grounding-type receptacle outlet rated at 60 volts dc maximum, 15 or 20 amperes

-

7. **Fastened-in-Place Equipment.** Equipment that is fastened-in-place shall be connected to the premises wiring system by one of the following methods:

- A nonlocking, 2-pole, 3-wire grounding-type receptacle outlet rated 125 volts or 250 volts, single phase, up to 50 amperes

- A nonlocking, 3-pole, 4-wire grounding-type receptacle outlet rated 250 volts, three phase, up to 50 amperes

- A nonlocking, 3-pole, 4-wire grounding-type receptacle outlet rated 125/250 volts, single phase, 30, 50, or 60 amperes

- A nonlocking, 2-pole, 3-wire grounding-type receptacle outlet rated 60 volts dc maximum, 15 or 20 amperes

-

8. **Fixed-in-Place Equipment.** All other EVSE and WPTE shall be permanently wired and fixed-in-place to the supporting surface.

**625.54 Ground-Fault Circuit-Interrupter Protection for Personnel.** All receptacles installed for the connection of electric vehicle charging shall have ground-fault circuit- interrupter protection for personnel.

**ARTICLE 690 Solar Photovoltaic (PV) Systems Part I. General**

**690.1 Scope.**

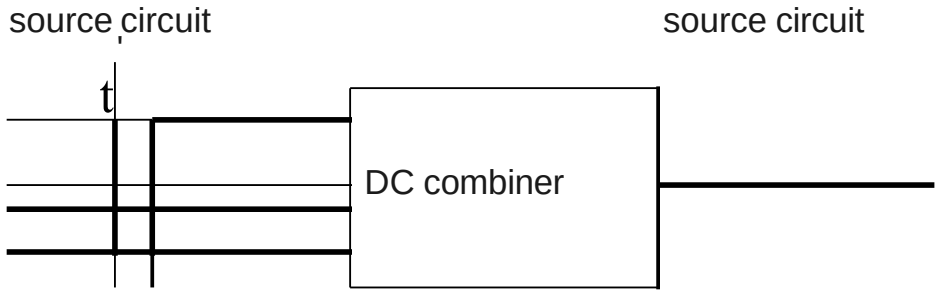
This article applies to solar PV systems, other than those covered by Article 691, including the array circuit(s), inverter(s), and controller(s) for such systems. The systems covered by this article include those interactive with other electric power production sources or stand-alone, or both. These PV systems may have ac or dc output for utilization.

Informational Note No. 1: See Informational Note Figure 690.1.

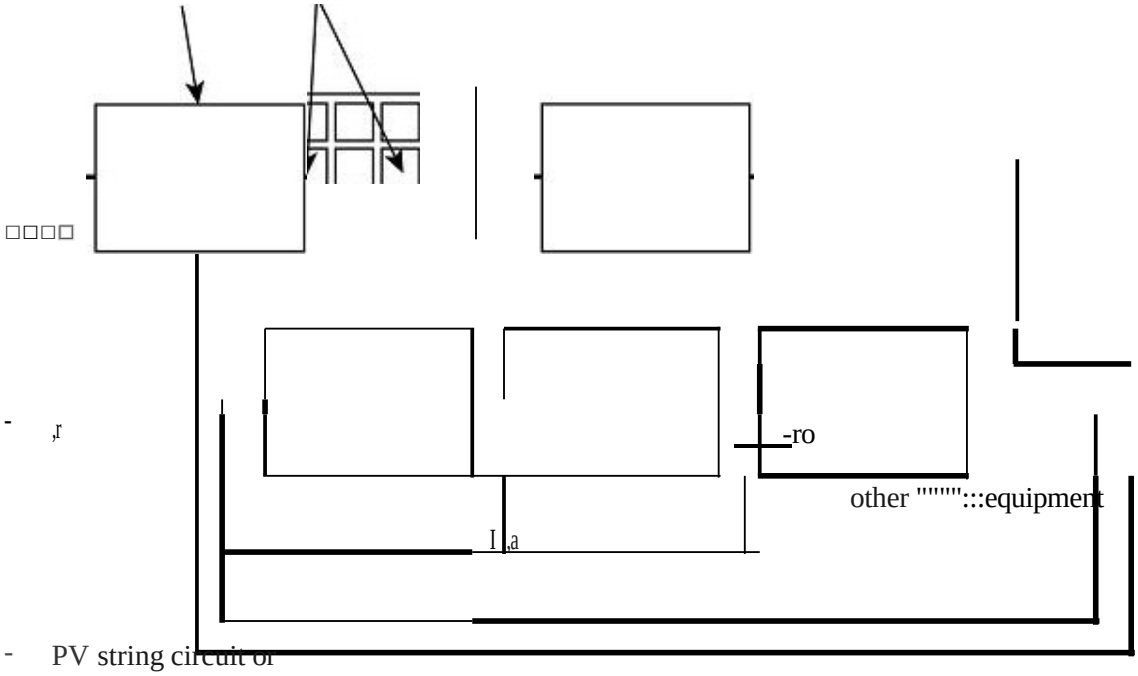
Informational Note No. 2: Article 691 covers the installation of large-scale PV electric supply stations.

**Informational Note Figure 690.1 Illustration of PV System DC Circuits and PV System Components in a Typical PV Installation.**

PV string circuit or PV




Solar cells Module

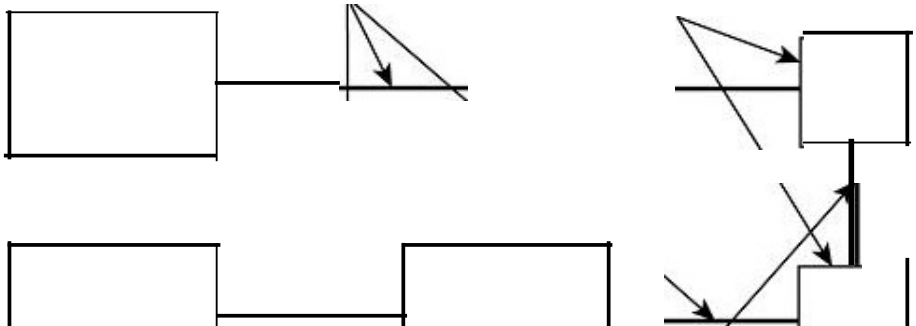



- PV string circuit or

PV source circuit

PV string circuit or

DC-to-DC converter



**690.4 General Requirements. 690.4(A) PV Systems.**

PV systems shall be permitted to supply a building or other structure in addition to any other electrical supply system(s).

**690.4(B) Equipment.**

Electronic power converters, motor generators, PV modules, ac modules and ac module systems, dc combiners, PV rapid shutdown equipment (PVRSE), PV hazard control equipment (PVHCE), PV hazard control systems (PVHCS), dc circuit controllers, and charge controllers intended for use in PV systems shall be listed or be evaluated for the application and have a field label applied.

**690.4(C) Qualified Personnel.**

The installation of equipment, associated wiring, and interconnections shall be performed only by qualified persons.

**690.4(D) Multiple PV Systems.**

Multiple PV systems shall be permitted to be installed in or on a single building or structure. Where the PV systems are remotely located from each other, a directory in accordance with 705.10 shall be provided at each PV system disconnecting means.

**690.4(E) Locations Not Permitted.**

PV system equipment and disconnecting means shall not be installed in bathrooms.

**690.4(F) Electronic Power Converters Mounted in Not Readily Accessible Locations.**

Electronic power converters and their associated devices shall be permitted to be mounted on roofs or other areas that are not readily accessible. Disconnecting means shall be installed in accordance with 690.15.

**690.4(G) PV Equipment Floating on Bodies of Water.**

PV equipment floating on or attached to structures floating on bodies of water shall be identified as being suitable for the purpose and shall utilize wiring methods that allow for any expected movement of the equipment.

Informational Note: PV equipment in these installations are often subject to increased levels of humidity, corrosion, and mechanical and structural stresses. Expected movement of floating PV arrays is often included in the structural design.

- **Alternating-Current (ac) Modules and Systems. 690.6(A) Photovoltaic Source Circuits.**

The requirements of Article 690 pertaining to PV source circuits shall not apply to ac modules or ac module systems. The PV source circuit, conductors, and inverters shall be considered as internal components of an ac module or ac module system.

**690.6(B) Output Circuit.**

The output of an ac module or ac module system shall be considered an inverter output circuit.

**Part II. Circuit Requirements**

- **Maximum Voltage.**

The maximum voltage shall be used to determine the voltage and voltage to ground of circuits in the application of this *Code*. Maximum voltage shall be used for conductors, cables, equipment, working space, and other applications where voltage limits and ratings are used. The maximum voltage of PV system dc circuits shall be the highest voltage between any two conductors of a circuit or any conductor and ground and shall comply with the following:

- PV system dc circuits shall not exceed 1000 volts within or originating from arrays located on or attached to buildings and PV system dc circuits inside buildings.

- PV system dc circuits shall not exceed 600 volts on or in one- and two-family dwellings.

- PV system dc circuits exceeding 1000 volts shall comply with 690.31(G).

**690.7(A) Photovoltaic Source Circuits.**

The maximum dc voltage for a PV source circuit shall be calculated in accordance with one of the following methods:

4. The sum of the PV module–rated open-circuit voltage of the series-connected modules in the PV string circuit corrected for the lowest expected ambient temperature using the open-circuit voltage temperature coefficients in accordance with the instructions included in the listing or labeling of the module

5. For crystalline and multicrystalline silicon modules, the sum of the PV module– rated open-circuit voltage of the series-connected modules in the PV string circuit corrected for the lowest expected ambient temperature using the correction factors provided in Table 690.7(A)

6. For PV systems with an inverter generating capacity of 100 kW or greater, a documented and stamped PV system design, using an industry standard method maximum voltage calculation provided by a licensed professional electrical engineer

Informational Note No. 1: One source for lowest-expected, ambient temperature design data for various locations the chapter titled “Extreme Annual Mean Minimum Design Dry Bulb Temperature” found in the *ASHRAE Handbook — Fundamentals*, 2017. These temperature data can be used to calculate maximum voltage.

Informational Note No. 2: See SAND 2004-3535, *Photovoltaic Array Performance Model*, for one industry standard method for calculating maximum voltage of a PV system.

**Table 690.7(A) Voltage Correction Factors for Crystalline and Multicrystalline Silicon Modules**

**Correction Factors for Ambient Temperatures Below 25°C (77°F). (Multiply the rated open-circuit voltage by the appropriate correction factor shown below.)**

| **Ambient Temperature (°C)** | **Ambient Temperature (°F)** |
|---|---|

| | Factor | |
|---|---|---|
| 24 to 20 | 1.02 | 76 to 68 |
| 19 to 15 | 1.04 | 67 to 59 |

**Table 690.7(A) Voltage Correction Factors for Crystalline and Multicrystalline Silicon Modules**

**Correction Factors for Ambient Temperatures Below 25°C (77°F). (Multiply the rated open-circuit voltage by the appropriate correction factor shown below.)**

| **Ambient Temperature (°C)** | | **Ambient Temperature (°F)** |
|---|---|---|
| | **Factor** | |
| 14 to 10 | 1.06 | 58 to 50 |
| 9 to 5 | 1.08 | 49 to 41 |
| 4 to 0 | 1.10 | 40 to 32 |
| –1 to –5 | 1.12 | 31 to 23 |
| –6 to –10 | 1.14 | 22 to 14 |
| –11 to –15 | 1.16 | 13 to 5 |
| –16 to –20 | 1.18 | 4 to –4 |
| –21 to –25 | 1.20 | –5 to –13 |
| –26 to –30 | 1.21 | –14 to –22 |
| –31 to –35 | 1.23 | –23 to –31 |
| –36 to –40 | 1.25 | –32 to –40 |

**690.7(B) DC-to-DC Converter Circuits.**

In PV dc-to-dc converter circuits, the maximum voltage shall be calculated in accordance with 690.7(B)(1) or (B)(2).

**690.7(B)(1) Single DC-to-DC Converter.**

For circuits connected to the output of a single dc-to-dc converter, the maximum voltage shall be determined in accordance with the instructions included in the listing or labeling of the dc-to-dc converter. If the instructions do not provide a method to determine the maximum voltage, the maximum voltage shall be the maximum rated voltage output of the dc-to-dc converter.

**690.7(B)(2) Two or More Series-Connected DC-to-DC Converters.**

For circuits connected to the output of two or more series-connected dc-to-dc converters, the maximum voltage shall be determined in accordance with the instructions included in the listing or labeling of the dc-to-dc converter. If the instructions do not provide a method to determine the maximum voltage, the maximum voltage shall be the sum of the maximum rated voltage output of the dc-to-dc converters in series.

**690.7(C) Bipolar PV Source Circuits.**

For monopole subarrays in bipolar systems, the maximum voltage shall be the highest voltage between the monopole circuit conductors where one conductor of the monopole circuit is connected to the functionally grounded reference. To prevent overvoltage in the event of a ground fault or arc fault, the monopole circuits shall be isolated from ground.

**690.7(D) Marking DC PV Circuits.**

A permanent readily visible label indicating the highest maximum dc voltage in a PV system, calculated in accordance with 690.7, shall be provided by the installer at one of the following locations:

11. DC PV system disconnecting means

12. PV system electronic power conversion equipment

13. Distribution equipment associated with the PV system

- **Circuit Sizing and Current.**

**690.8(A) Calculation of Maximum Circuit Current.**

The maximum current for the specific circuit shall be calculated in accordance with one of the methods in 690.8(A)(1) or (A)(2).

**690.8(A)(1) PV System Circuits.**

The maximum current shall be calculated in accordance with 690.8(A)(1)(a) through (A)(1)(c).

- *Photovoltaic Source Circuit Currents* The maximum current shall be as calculated in either of the following:

- The maximum current shall be the sum of the short-circuit current ratings of the PV modules connected in parallel multiplied by 125 percent.

- For PV systems with an inverter generating capacity of 100 kW or greater, a documented and stamped PV system design, using an industry standard method maximum current calculation provided by a licensed professional electrical engineer, shall be permitted. The calculated maximum current value shall be based on the highest 3-hour current average resulting from the simulated local irradiance on the PV array accounting for elevation and orientation. The current value used by this method shall not be less than 70 percent of the value calculated using 690.8(A)(1)(a)(1).

Informational Note: See SAND 2004-3535, *Photovoltaic Array Performance Model*, for one industry standard method for calculating maximum current of a PV system. This model is used by the System Advisor Model simulation program provided by the National Renewable Energy Laboratory.

- *PV DC-to-DC Converter Circuit Current.* The maximum current shall be the sum of

parallel connected dc-to-dc converter continuous output current ratings.

- *Inverter Output Circuit Current.* The maximum current shall be the inverter continuous output current rating.

Informational Note: Modules that can produce electricity when exposed to light on multiple surfaces are labeled with applicable short-circuit currents. Additional guidance is provided in the instructions included with the listing.

**690.8(A)(2) Circuits Connected to the Input of Electronic Power Converters.**

Where a circuit is protected with an overcurrent device not exceeding the conductor ampacity, the maximum current shall be permitted to be the rated input current of the electronic power converter input to which it is connected.

**690.8(B) Conductor Ampacity.**

Circuit conductors shall have an ampacity not less than the larger of 690.8(B)(1) or (B)(2).

**690.8(B)(1) Without Adjustment and Correction Factors.**

The minimum conductor size with an ampacity not less than the maximum currents calculated in 690.8(A) multiplied by 125 percent.

*Exception: Circuits containing an assembly, together with its overcurrent device(s), that is listed for continuous operation at 100 percent of its rating shall be permitted to be used at 100 percent of its rating.*

**690.8(B)(2) With Adjustment and Correction Factors.**

The maximum currents calculated in 690.8(A) with adjustment and correction factors.

**690.8(C) Systems with Multiple Direct-Current Voltages.**

For a PV power source that has multiple output circuit voltages and employs a common- return conductor, the ampacity of the common-return conductor shall not be less than the sum of the ampere ratings of the overcurrent devices of the individual output circuits.

**690.8(D) Multiple PV String Circuits.**

Where an overcurrent device is used to protect more than one set of parallel-connected PV string circuits, the ampacity of each conductor protected by the device shall not be less than the sum of the following:

Y. The rating of the overcurrent device

Z. The sum of the maximum currents as calculated in 690.8(A)(1)(a) for the other parallel-connected PV string circuits protected by the overcurrent device

- **Overcurrent Protection. 690.9(A) Circuits and Equipment.**

PV system dc circuit and inverter output conductors and equipment shall be protected against overcurrent. Circuits sized in accordance with 690.8(A)(2) are required to be protected against overcurrent with overcurrent protective devices. Each circuit shall be protected from overcurrent in accordance with 690.9(A)(1), (A)(2), or (A)(3).

**690.9(A)(1) Circuits Where Overcurrent Protection Not Required.**

Overcurrent protective devices shall not be required where both of the following conditions are met:

3. The conductors have sufficient ampacity for the maximum circuit current.

4. The currents from all sources do not exceed the maximum overcurrent protective device rating specified for the PV module or electronic power converter.

**690.9(A)(2) Circuits Where Overcurrent Protection is Required on One End.**

A circuit conductor connected at one end to a current-limited supply, where the conductor is rated for the maximum circuit current from that supply, and also connected to sources having an available maximum circuit current greater than the ampacity of the conductor, shall be protected from overcurrent at the point of connection to the higher current source.

Informational Note: Photovoltaic system dc circuits and electronic power converter outputs powered by these circuits are current-limited and in some cases do not need overcurrent protection. Where these circuits are connected to higher current sources, such as parallel-connected PV system dc circuits, energy storage systems, or a utility service, the overcurrent device is often installed at the higher current source end of the circuit conductor.

**690.9(A)(3) Other Circuits.**

Circuits that do not comply with 690.9(A)(1) or (A)(2) shall be protected with one of the following methods:

3. Conductors not greater than 3 m (10 ft) in length and not in buildings, protected from overcurrent on one end

4. Conductors not greater than 3 m (10 ft) in length and in buildings, protected from overcurrent on one end and in a raceway or metal clad cable

5. Conductors protected from overcurrent on both ends

6. Conductors not installed on or in buildings are permitted to be protected from overcurrent on one end of the circuit where the circuit complies with all of the following conditions:

- The conductors are installed in metal raceways or metal-clad cables, or installed in enclosed metal cable trays, or underground, or where directly entering pad-mounted enclosures.

- The conductors for each circuit terminate on one end at a single circuit breaker or a single set of fuses that limit the current to the ampacity of the conductors.

- The overcurrent device for the conductors is an integral part of a disconnecting means or shall be located within 3 m (10 ft) of conductor length of the disconnecting means.

- The disconnecting means for the conductors is installed outside of a building, or at a readily accessible location nearest the point of entrance of the conductors inside of a building, including installations complying with 230.6.

**690.9(B) Device Ratings.**

Overcurrent devices used in PV source circuits shall be listed for use in PV systems. Electronic devices that are listed to prevent backfeed current in PV system dc circuits shall be permitted to prevent overcurrent of

conductors on the PV array side of the device. Overcurrent devices, where required, shall be rated in accordance with one of the following and permitted to be rounded up to the next higher standard size in accordance with 240.4(B):

5. Overcurrent devices shall be rated not less than 125 percent of the maximum currents calculated in 690.8(A).

6. An assembly, together with its overcurrent device(s), that is listed for continuous operation at 100 percent of its rating shall be permitted to be used at 100 percent of its rating.

Informational Note: Some electronic devices prevent backfeed current, which in some cases is the only source of overcurrent in PV system dc circuits.

**690.9(C) PV System DC Circuits.**

A single overcurrent protective device, where required, shall be permitted to protect the PV modules, dc-to-dc converters, and conductors of each circuit. Where single overcurrent protection devices are used to protect circuits, all overcurrent devices shall be placed in the same polarity for all circuits within a PV system. The overcurrent devices shall be accessible but shall not be required to be readily accessible.

Informational Note: Due to improved ground-fault protection required in PV systems by 690.41(B), a single overcurrent protective device in either the positive or negative conductors of a PV system in combination with this ground-fault protection provides adequate overcurrent protection.

**690.9(D) Transformers.**

Overcurrent protection for power transformers shall be installed in accordance with 705.30(F).

*Exception: A power transformer with a current rating on the side connected toward the interactive inverter output, not less than the rated continuous output current of the inverter, shall be permitted without overcurrent protection from the inverter.*

- **Arc-Fault Circuit Protection (dc).**

Photovoltaic systems with PV system dc circuits operating at 80 volts dc or greater between any two conductors shall be protected by a listed PV arc-fault circuit interrupter or other system components listed to provide equivalent protection. The system shall detect and interrupt arcing faults resulting from a failure in the intended continuity of a conductor, connection, module, or other system component in the PV system dc circuits.

*Exception: PV system dc circuits that utilize metal-clad cables, are installed in metal raceways or enclosed metal cable trays, or are underground shall be permitted without arc-fault circuit protection if the installation complies with at least one of the following:*

10. *The PV system dc circuits are not installed in or on buildings.*

11. *The PV system dc circuits are located in or on detached structures whose sole purpose is to support or contain PV system equipment.*

- **Rapid Shutdown of PV Systems on Buildings.**

PV system circuits installed on or in buildings shall include a rapid shutdown function to reduce shock hazard for firefighters in accordance with 690.12(A) through (D).

*Exception No. 1: Ground-mounted PV system circuits that enter buildings, of which the sole purpose is to house PV system equipment, shall not be required to comply with 690.12.*

*Exception No. 2: PV equipment and circuits installed on nonenclosed detached structures including but not limited to parking shade structures, carports, solar trellises, and similar structures shall not be required to comply with 690.12.*

Informational Note: Exceptions for rapid shutdown are intended to be consistent with building and fire codes that have limitations as to the types of buildings on which firefighters typically perform rooftop operations.

**690.12(A) Controlled Conductors.**

Requirements for controlled conductors shall apply to the following:

4. PV system dc circuits

5. Inverter output circuits originating from inverters located within the array boundary

Informational Note: The rapid shutdown function reduces the risk of electrical shock that dc circuits in a PV system could pose for firefighters. The ac output conductors from PV systems that include inverters will either be de-energized after shutdown initiation or will remain energized by other sources such as a utility service. To prevent PV arrays with attached inverters from having energized ac conductors within the PV array(s), those circuits are also specifically controlled after shutdown initiation.

*Exception: PV system circuits originating within or from arrays not attached to buildings that terminate on the exterior of buildings and PV system circuits installed in accordance with 230.6 shall not be considered controlled conductors for the purposes of 690.12.*

**690.12(B) Controlled Limits.**

The use of the term *array boundary* in this section is defined as 305 mm (1 ft) from the array in all directions. Controlled conductors outside the array boundary shall comply with 690.12(B)(1) and inside the array boundary shall comply with 690.12(B)(2). Equipment and systems shall be permitted to meet the requirements of both inside and outside the array as defined by the manufacturer's instructions included with the listing.

**690.12(B)(1) Outside the Array Boundary.**

Controlled conductors located outside the boundary or more than 1 m (3 ft) from the point of entry inside a building shall be limited to not more than 30 volts within 30 seconds of rapid shutdown initiation. Voltage shall be measured between any two conductors and between any conductor and ground.

**690.12(B)(2) Inside the Array Boundary.**

The PV system shall comply with one of the following:

2. The PV system shall provide shock hazard control for firefighters through the use of a PVHCS installed in accordance with the instructions included with the listing or field labeling. Where a PVHCS requires initiation to transition to a controlled state, the rapid shutdown initiation device required in 690.12(C) shall perform this initiation.

Informational Note No. 1: A listed or field-labeled PVHCS is comprised of either an individual piece of equipment that fulfills the necessary functions or multiple pieces of equipment coordinated to perform the functions as described in the installation instructions to reduce the risk of electric shock hazard within a

damaged PV array for firefighters. See UL 3741, *Photovoltaic Hazard Control*.

3. The PV system shall provide shock hazard control for firefighters by limiting the highest voltage inside equipment or between any two conductors of a circuit or any conductor and ground inside array boundary to not more than 80 volts within 30 seconds of rapid shutdown initiation.

Informational Note No. 2: Common methods include the use of PV equipment with a limited maximum voltage of 80 volts as determined by 690.7, PVRSE, PVHCE, or any combination of these.

**690.12(C) Initiation Device.**

Where circuits identified in 690.12(A) are required to meet the requirements in 690.12(B), an initiation device(s) shall be provided and shall initiate the rapid shutdown function. The device's "off" position shall indicate that the rapid shutdown function has been initiated for all PV systems connected to that device. For one- and two-family dwellings, an initiation device(s), where required, shall be located at a readily accessible outdoor location.

For a single PV system, the rapid shutdown initiation shall occur by the operation of any single initiation device. Devices shall consist of at least one or more of the following:

6. Service disconnecting means

7. PV system disconnecting means

8. Readily accessible switch that plainly indicates whether it is in the "off" or "on" position

Where multiple PV systems are installed with rapid shutdown functions on a single service, the initiation device(s) shall consist of not more than six switches or six sets of circuit breakers, or a combination of not more than six switches and sets of circuit breakers, mounted in a single enclosure, or in a group of separate enclosures. These initiation device(s) shall initiate the rapid shutdown of all PV systems with rapid shutdown functions on that service.

**690.12(D) Buildings with Rapid Shutdown.**

Buildings with PV systems shall have a permanent label located at each service equipment location to which the PV systems are connected or at an approved readily visible location and shall indicate the location of rapid shutdown initiation devices. The label shall include a simple diagram of a building with a roof and shall include the following words:

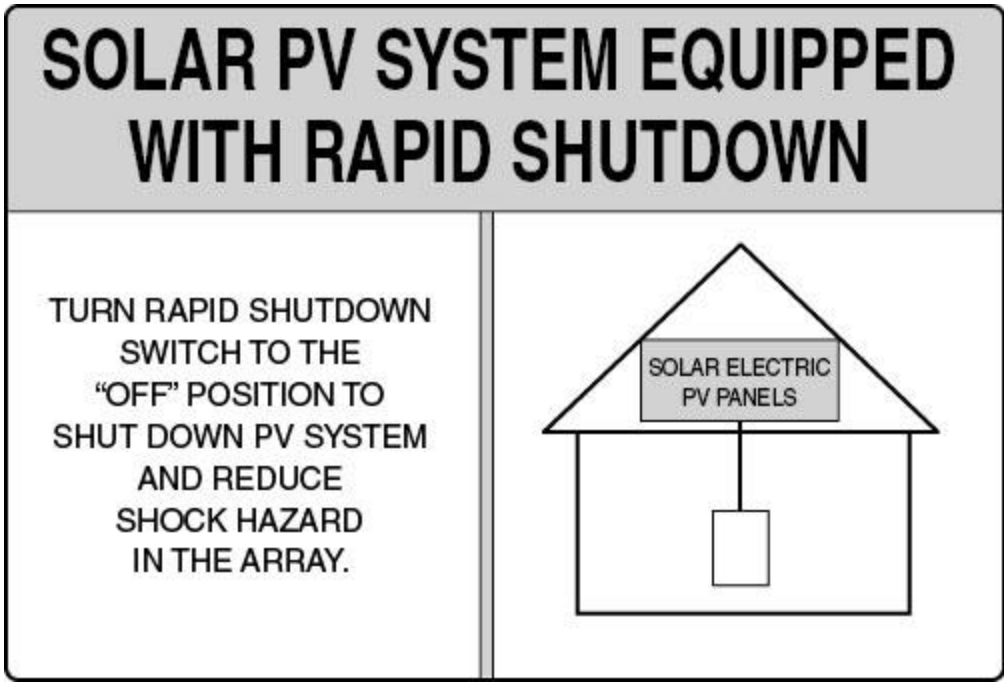
SOLAR PV SYSTEM IS EQUIPPED WITH RAPID SHUTDOWN. TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY.

The title "SOLAR PV SYSTEM IS EQUIPPED WITH RAPID SHUTDOWN" shall have

these letters capi~~talized and having a minimum height of 9.5 mm (3/8 in.). All text shall be legible~~ and contrast the background.

Informational Note: See Informational Note Figure 690.12(D).

**Informational Note Figure 690.12(D) Label for Roof-Mounted PV Systems with Rapid Shutdown.**




**690.12(D)(1) Buildings with More Than One Rapid Shutdown Type.**

For buildings that have PV systems with more than one rapid shutdown type or PV systems with no rapid shutdown, a detailed plan view diagram of the roof shall be provided showing each different PV system with a dotted line around areas that remain energized after rapid shutdown is initiated.

**690.12(D)(2) Rapid Shutdown Switch.**

A rapid shutdown switch shall have a label that includes the following wording located on or no more than 1 m (3 ft) from the switch:

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

The label shall be reflective, with all letters capitalized and having a minimum height of

9.5 mm (3⁄8 in.) ~~in white on red background.~~

**Part III. Disconnecting Means**

- **Photovoltaic System Disconnecting Means.**

Means shall be provided to disconnect the PV system from all wiring systems including power systems, energy storage systems, and utilization equipment and its associated premises wiring.

**690.13(A) Location. 690.13(A)(1) Readily Accessible.**

The PV system disconnecting means shall be installed at a readily accessible location.

**690.13(A)(2) Enclosure Doors and Covers.**

Where a disconnecting means for circuits operating above 30 volts is readily accessible to unqualified persons, an enclosure door or hinged cover that exposes energized parts when open shall have its door or cover locked or require a tool to be opened.

**690.13(B) Marking.**

Each PV system disconnecting means shall plainly indicate whether in the open (off) or closed (on) position and be permanently marked "PV SYSTEM DISCONNECT" or equivalent. Additional markings shall be permitted based upon the specific system configuration. For PV system disconnecting means where the line and load terminals may be energized in the open position, the device shall be marked with the following words or equivalent:

**WARNING**

**ELECTRIC SHOCK HAZARD TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION**

The warning sign(s) or label(s) shall comply with 110.21(B).

**690.13(C) Maximum Number of Disconnects.**

Each PV system disconnecting means shall consist of not more than six switches or six sets of circuit breakers, or a combination of not more than six switches and sets of circuit breakers, mounted in a single enclosure, or in a group of separate enclosures. A single PV system disconnecting means shall be permitted for the combined ac output of one or more inverters or ac modules.

Informational Note: This requirement does not limit the number of PV systems connected to a service as permitted in 690.4(D). This requirement allows up to six disconnecting means to disconnect a single PV system. For PV systems where all power is converted through interactive inverters, a dedicated circuit breaker, in 705.12(B)(1), is an example of a single PV system disconnecting means.

**690.13(D) Ratings.**

The PV system disconnecting means shall have ratings sufficient for the maximum circuit current, available fault current, and voltage that is available at the terminals of the PV system disconnect.

**690.13(E) Type of Disconnect.**

The PV system disconnecting means shall simultaneously disconnect the PV system conductors that are not solidly grounded from all conductors of other wiring systems. The PV system disconnecting means or its remote operating device or the enclosure providing access to the disconnecting means shall be capable of being locked in accordance with 110.25. The PV system disconnecting means shall be one of the following:

4. A manually operable switch or circuit breaker

5. A connector meeting the requirements of 690.33(D)(1) or (D)(3)

6. A pull-out switch with the required interrupting rating

7. A remote-controlled switch or circuit breaker that is operable locally and opens automatically when control power is interrupted

8. A device listed or approved for the intended application

Informational Note: Circuit breakers marked “line” and “load” may not be suitable for backfeed or reverse current.

**690.15 Disconnecting Means for Isolating Photovoltaic Equipment.**

Disconnecting means of the type required in 690.15(A) shall be provided to disconnect ac PV modules, fuses, dc-to-dc converters, inverters, and charge controllers from all conductors that are not solidly grounded.

**690.15(A) Type of Disconnecting Means.**

Where a disconnect is required to isolate equipment, the disconnecting means shall be one of the following:

6. An equipment disconnecting means in accordance with 690.15(C)

7. An isolating device as part of listed equipment where an interlock or similar means prevents the opening of the isolating device under load

8. For circuits with a maximum circuit current of 30 amperes or less, an isolating device in accordance with 690.15(B)

**690.15(B) Isolating Device.**

An isolating device shall not be required to have an interrupting rating. Where an isolating device is not rated for interrupting the circuit current, it shall be marked “Do Not Disconnect Under Load” or “Not for Current Interrupting.” An isolating device shall not be required to simultaneously disconnect all current-carrying conductors of a circuit. The isolating device shall be one of the following:

4. A mating connector meeting the requirements of 690.33 and listed and identified for use with specific equipment

5. A finger-safe fuse holder

6. An isolating device that requires a tool to place the device in the open (off) position

7. An isolating device listed for the intended application

**690.15(C) Equipment Disconnecting Means.**

Equipment disconnecting means shall comply with the following:

11. Have ratings sufficient for the maximum circuit current, available fault current, and voltage that is available at the terminals.

12. Simultaneously disconnect all current-carrying conductors that are not solidly grounded to the circuit to which it is connected.

13. Be externally operable without exposing the operator to contact with energized parts and shall indicate whether in the open (off) or closed (on) position. Where not within sight or not within 3 m (10 ft) of the equipment, the disconnecting means or its remote operating device or the enclosure providing access to the disconnecting means shall be capable of being locked in accordance with 110.25.

14. Be one of the types in 690.13(E)(1) through (E)(5).

Equipment disconnecting means, other than those complying with 690.33, shall be marked in accordance with the warning in 690.13(B) if the line and load terminals can be energized in the open position.

Informational Note: A common installation practice is to terminate PV source-side dc conductors in the same manner that utility source-side ac conductors are generally connected on the line side of a disconnecting means. This practice is more likely to de- energize load-side terminals, blades, and fuses when the disconnect is in the open position and no energized sources are connected to the load side of the disconnect.

**690.15(D) Location and Control.**

Isolating devices or equipment disconnecting means shall comply with one or more of the following:

6. Located within the equipment

7. Located in sight from and readily accessible from the equipment for those to whom access is required

8. Lockable in accordance with 110.25

9. Provided with remote controls to activate the disconnecting means where the remote controls comply with one of the following:

- The disconnecting means and their controls are located within the same equipment.
- The disconnecting means is lockable in accordance with 110.25, and the location of the controls are marked on the disconnecting means.

**Part IV. Wiring Methods and Materials**

- **Wiring Methods. 690.31(A) Wiring Systems. 690.31(A)(1) Serviceability.**

Where wiring devices with integral enclosures are used, sufficient length of cable shall be provided to facilitate replacement.

**690.31(A)(2) Where Readily Accessible.**

Where not guarded, PV system dc circuit conductors operating at voltages greater than 30 volts that are readily accessible to unqualified persons shall be installed in Type MC cable, in multiconductor jacketed cable, or in raceway.

**690.31(A)(3) Conductor Ampacity.**

The ampacity of 105°C (221°F) and 125°C (257°F) conductors shall be permitted to be determined by Table 690.31(A)(3)(1). For ambient temperatures greater than 30°C (86°F), the ampacities of these conductors shall be corrected in accordance with Table 690.31(A)(3)(2).

**Table 690.31(A)(3)(1) Ampacities of Insulated Conductors Rated Up To and Including 2000 Volts, 105°C Through 125°C (221°F Through 257°F), Not More Than Three Current-Carrying Conductors in Raceway, Cable, or Earth (Directly Buried), Based on Ambient Temperature of 30°C (86°F)**

| **Types** | |
|---|---|
| **PVC, CPE, XLPE 105°C** | |
| | **XLPE, EPDM 125°C** |

| AWG | | |
|---|---|---|
| 18 | 15 | 16 |
| 16 | 19 | 20 |
| 14 | 29 | 31 |
| 12 | 36 | 39 |
| 10 | 46 | 50 |
| 8 | 64 | 69 |
| 6 | 81 | 87 |
| 4 | 109 | 118 |
| 3 | 129 | 139 |
| 2 | 143 | 154 |
| 1 | 168 | 181 |
| 1/0 | 193 | 208 |
| 2/0 | 229 | 247 |
| 3/0 | 263 | 284 |
| 4/0 | 301 | 325 |

**Table 690.31(A)(3)(2) Correction Factors**

**Temperature Rating of Conductor**

| Ambient Temp (°C) | 105°C (221°F) | 125°C (257°F) | Ambient Temp (°F) |
|---|---|---|---|
| **30** | **1** | **1** | **86** |
| **31-35** | **0.97** | **0.97** | **87-95** |
| **36-40** | **0.93** | **0.95** | **96-104** |
| **41-45** | **0.89** | **0.92** | **105-113** |
| **46-50** | **0.86** | **0.89** | **114-122** |
| **51-55** | **0.82** | **0.86** | **123-131** |
| **56-60** | **0.77** | **0.83** | **132-140** |

| | | | |
|---|---|---|---|
| **61-65** | **0.73** | **0.79** | **141-149** |
| **66-70** | **0.68** | **0.76** | **150-158** |
| **71-75** | **0.63** | **0.73** | **159-167** |
| **76-80** | **0.58** | **0.69** | **168-176** |
| **81-85** | **0.52** | **0.65** | **177-185** |
| **86-90** | **0.45** | **0.61** | **186-194** |
| **91-95** | **0.37** | **0.56** | **195-203** |
| **96-100** | **0.26** | **0.51** | **204-212** |
| **101-105** | **-** | **0.46** | **213-221** |
| **106-110** | **-** | **0.4** | **222-230** |
| **111-115** | **-** | **0.32** | **231-239** |
| **116-120** | **-** | **0.23** | **240-248** |

**690.31(A)(4) Special Equipment.**

In addition to wiring methods included elsewhere in this *Code*, other wiring systems specifically listed for use in PV systems shall be permitted.

Informational Note: See 110.14(C) for conductor temperature limitations due to termination provisions.

**690.31(B) Identification and Grouping. 690.31(B)(1) Conductors of Different Systems.**

Where not otherwise allowed in an equipment's listing, PV system dc circuits shall not occupy the same equipment wiring enclosure, cable, or raceway as other non-PV systems or inverter output circuits unless separated from other circuits by a barrier or partition.

*Exception: Where all conductors or cables have an insulation rating equal to at least the maximum circuit voltage applied to any conductor within the same wiring method, the following shall be permitted:*

3. *Multiconductor jacketed cables for remote control, signaling, or power-limited circuits shall be permitted within the same wiring enclosure, cable, or raceway as PV system dc circuits where all circuits serve the PV system.*

4. *Inverter output circuits shall be permitted to occupy the same junction box, pull box, or wireway with PV system dc circuits that are identified and grouped as required by 690.31(B)(2) and (B)(3).*

5. *PV system dc circuits utilizing multiconductor jacketed cable or metal-clad cable assemblies or listed wiring harnesses identified for the application shall be permitted to occupy the same wiring method as inverter output circuits and other non-PV systems.*

**690.31(B)(2) Identification.**

PV system dc circuit conductors shall be identified at all termination, connection, and splice points by color coding, marking tape, tagging, or other approved means in accordance with 690.31(B)(2)(a) and (B)(2)(b).

*Exception: Where the identification of the conductors is evident by spacing or arrangement, further identification shall not be required.*

- Conductors that rely on other than color coding for polarity identification shall be identified by an approved permanent marking means such as labeling, sleeving, or shrink-tubing that is suitable for the conductor size.

- The permanent marking means for nonsolidly grounded positive conductors shall include imprinted plus signs (+) or the word POSITIVE or POS durably marked on insulation of a color other than green, white, or gray. The permanent marking means for nonsolidly grounded negative conductors shall include imprinted negative signs (−) or the word NEGATIVE or NEG durably marked on insulation of a color other than green, white, gray, or red. Only solidly grounded PV system dc circuit conductors shall be marked in accordance with 200.6.

**690.31(B)(3) Grouping.**

Where ac and dc conductors of PV systems occupy the same junction box, pull box, or wireway, the ac and dc circuit conductors shall be grouped separately by cable ties or similar means at least once and at intervals not to exceed 1.8 m (6 ft).

*Exception: The requirement for grouping shall not apply if the circuit enters from a cable or raceway unique to the circuit that makes the grouping obvious.*

**690.31(C) Cables.**

Type PV wire or cable and Type distributed generation (DG) cable shall be listed.

Informational Note: See UL 4703, *Standard for Photovoltaic Wire*, for PV wire and UL 3003, *Distributed Generation Cables*, for DG cable. PV wire and cable and DG cable have a nonstandard outer diameter.

**690.31(C)(1) Single-Conductor Cable.**

Single-conductor cables shall comply with 690.31(C)(1)(a) through (C)(1)(c).

3. Single-conductor cable in exposed outdoor locations in PV system dc circuits within the PV array shall be permitted to be one of the following:

- PV wire or cable

- Single-conductor cable marked sunlight resistant and Type USE-2 and Type RHW-2

4. Exposed cables sized 8 AWG or smaller shall be supported and secured at intervals not to exceed 600 mm (24 in.) by cable ties, straps, hangers, or similar fittings listed and identified for securement and support in outdoor locations. PV wire or cable shall be permitted in all locations where RHW-2 is permitted.

*Exception: PV systems meeting the requirements of 691.4 shall be permitted to have support and securement intervals as defined in the engineered design.*

5. Exposed cables sized larger than 8 AWG shall be supported and secured at intervals not to exceed 1400 mm (54 in.) by cable ties, straps, hangers, or similar fittings listed and identified for securement and support in outdoor locations.

**690.31(C)(2) Cable Tray.**

Single-conductor PV wire or cable of all sizes or distributed generation (DG) cable of all sizes, with or without a cable tray rating, shall be permitted in cable trays installed in outdoor locations, provided that the cables are supported at intervals not to exceed 300 mm (12 in.) and secured at intervals not to exceed 1400 mm (54 in.).

Where installed in uncovered cable trays, ampacity of single-conductor PV wire smaller than 1/0 AWG, the adjustment factors for 1/0 AWG single conductor cable in 392.80(A)(2) shall be permitted to be used.

Where single-conductor PV wire smaller than 1/0 AWG is installed in ladder ventilated trough cable trays, the following shall apply:

5. All single conductors shall be installed in a single layer.

6. Conductors that are bound together to comprise each circuit pair shall be permitted to be installed in other than a single layer.

7. The sum of diameters of all single conductor cables shall not exceed the cable tray width.

**690.31(C)(3) Multiconductor Jacketed Cables.**

Where part of a listed PV assembly, multiconductor jacketed cables shall be installed in accordance with the included instructions. Where not part of a listed assembly, or where not otherwise covered in this *Code*, multiconductor jacketed cables, including DG cable, shall be installed in accordance with the product listing and shall be permitted in PV systems. These cables shall be installed in accordance with the following:

7. In raceways, where on or in buildings other than rooftops

8. Where not in raceways, in accordance with the following:

- Marked sunlight resistant in exposed outdoor locations
- Protected or guarded, where subject to physical damage
- Closely follow the surface of support structures
- Secured at intervals not exceeding 1.8 m (6 ft)
- Secured within 600 mm (24 in.) of mating connectors or entering enclosures
- Marked direct burial, where buried in the earth

**690.31(C)(4) Flexible Cords and Cables Connected to Tracking PV Arrays.**

Flexible cords and flexible cables, where connected to moving parts of tracking PV arrays, shall comply with Article 400 and shall be of a type identified as a hard service cord or portable power cable; they shall be suitable for extra-hard usage, listed for outdoor use, water resistant, and sunlight resistant. Allowable ampacities shall be in accordance with 400.5. Stranded copper PV wire shall be permitted to be connected to moving parts of tracking PV arrays in accordance with the minimum number of strands specified in Table 690.31(C)(4).

**Table 690.31(C)(4) Minimum PV Wire Strands**

| PV Wire AWG | Minimum Strands |
|---|---|
| 18 | 17 |
| 16–10 | 19 |

**Table 690.31(C)(4) Minimum PV Wire Strands**

| PV Wire AWG | Minimum Strands |
|---|---|
| 8–4 | 49 |
| 2 | 130 |
| 1 AWG–1000 MCM | 259 |

**690.31(C)(5) Flexible, Fine-Stranded Cables.**

Flexible, fine-stranded cables shall be terminated only with terminals, lugs, devices, or connectors in accordance with 110.14.

**690.31(C)(6) Small-Conductor Cables.**

Single-conductor cables listed for outdoor use that are sunlight resistant and moisture resistant in sizes 16 AWG and 18 AWG shall be permitted for module interconnections where such cables meet the ampacity requirements of 400.5. Section 310.14 shall be used to determine the cable ampacity adjustment and correction factors.

**690.31(D) Direct-Current Circuits on or in Buildings.**

Wiring methods on or in buildings shall comply with the installation requirements in 690.31(D)(1) and (D)(2).

**690.31(D)(1) Metal Raceways and Enclosures.**

Where inside buildings, PV system dc circuits that exceed 30 volts or 8 amperes shall be contained in metal raceways, in Type MC metal-clad cable that complies with 250.118(A)(10)(b) or (A)(10)(c), or in metal enclosures.

*Exception: PVHCS installed in accordance with 690.12(B)(2)(1) shall be permitted to be provided with or listed for use with nonmetallic enclosure(s), nonmetallic raceway(s), and cables other than Type MC metal-clad cable(s), at the point of penetration of the surface of the building.*

**690.31(D)(2) Marking and Labeling.**

Unless located and arranged so the purpose is evident, the following wiring methods and enclosures that contain PV system dc circuit conductors shall be marked with the wording PHOTOVOLTAIC POWER SOURCE or SOLAR PV DC CIRCUIT by means of permanently affixed labels or other approved permanent marking:

5. Exposed raceways, cable trays, and other wiring methods

6. Covers or enclosures of pull boxes and junction boxes

7. Conduit bodies in which any of the available conduit openings are unused

The labels or markings shall be visible after installation. All letters shall be capitalized and shall be a minimum height of 9.5 mm (3⁄8 in.) in white on a red background. Labels shall appear on every section of the wiring system that is separated by enclosures, walls, partitions, ceilings, or floors. Spacing between labels or markings, or between a label and a marking, shall not be more than 3 m (10 ft). Labels required by this section shall be suitable for the environment where they are installed.

**690.31(E) Bipolar Photovoltaic Systems.**

Where the sum, without consideration of polarity, of the voltages of the two monopole circuits exceeds the rating of the conductors and connected equipment, monopole circuits in a bipolar PV system shall be physically separated, and the electrical output circuits from each monopole circuit shall be installed in separate raceways until connected to the inverter. The disconnecting means and overcurrent protective devices for each monopole circuit output shall be in separate enclosures. All conductors from each separate monopole circuit shall be routed in the same raceway. Solidly grounded bipolar PV systems shall be clearly marked with a permanent, legible warning notice indicating that the disconnection of the grounded conductor(s) may result in overvoltage on the equipment.

*Exception: Listed switchgear rated for the maximum voltage between circuits and containing a physical barrier separating the disconnecting means for each monopole circuit shall be permitted to be used instead of disconnecting means in separate enclosures.*

**690.31(F) Wiring Methods and Mounting Systems.**

Roof-mounted PV array mounting systems shall be permitted to be held in place with an approved means other than those required by 110.13 and shall utilize wiring methods that allow any expected movement of the array.

Informational Note: Expected movement of unattached PV arrays is often included in structural calculations.

**690.31(G) Over 1000 Volts DC.**

Equipment and wiring methods containing PV system dc circuits with a maximum voltage greater than 1000 volts shall comply with the following:

4. Shall not be permitted on or in one- and two-family dwellings.

5. Shall not be permitted within buildings containing habitable rooms.

6. Where installed on the exterior of buildings shall be located less than 3 m (10 ft) above grade. Wiring methods containing PV system dc circuits connected to this equipment shall not be permitted to attach to the building greater than 10 m (33 ft) along the building surface from the equipment.

- **Component Interconnections.**

Fittings and connectors that are intended to be concealed at the time of on-site assembly, where listed for such use, shall be permitted for on-site interconnection of modules or other array components. Such fittings and connectors shall be equal to the wiring method employed in insulation, temperature rise, and short-circuit current rating, and shall be capable of resisting the effects of the environment in which they are used.

- **Mating Connectors.**

Mating connectors, other than connectors covered by 690.32, shall comply with 690.33(A) through

(D).

**690.33(A) Configuration.**

The mating connectors shall be polarized and shall have a configuration that is noninterchangeable with receptacles in other electrical systems on the premises.

**690.33(B) Guarding.**

The mating connectors shall be constructed and installed so as to guard against inadvertent contact with live parts by persons.

**690.33(C) Type.**

The mating connectors shall be of the latching or locking type. Mating connectors that are readily accessible and that are used in circuits operating at over 30 volts dc or 15 volts ac shall require a tool for opening. Where mating connectors are not of the identical type and brand, they shall be listed and identified for intermatability, as described in the manufacturer's instructions.

**690.33(D) Interruption of Circuit.**

Mating connectors shall be one of the following:

2. Rated for interrupting current without hazard to the operator

3. A type that requires the use of a tool to open and marked "Do Not Disconnect Under Load" or "Not for Current Interrupting"

4. Supplied as part of listed equipment and used in accordance with instructions provided with the listed connected equipment

Informational Note: Some listed equipment, such as microinverters, are evaluated to make use of mating connectors as disconnect devices even though the mating connectors are marked as "Do Not Disconnect Under Load" or "Not for Current Interrupting."

- **Access to Boxes.**

Junction, pull, and outlet boxes located behind modules or panels shall be so installed that the wiring contained in them can be rendered accessible directly or by displacement of a module(s) or panel(s) secured by removable fasteners and connected by a flexible wiring system.

**Part V. Grounding and Bonding**

- **PV System DC Circuit Grounding and Protection. 690.41(A) PV System DC Circuit Grounding Configurations.**

One or more of the following system configurations shall be employed for PV system dc circuits:

4. 2-wire circuits with one functionally grounded conductor

5. Bipolar circuits according to 690.7(C) with a functional ground reference (center tap)

6. Circuits not isolated from the grounded inverter output circuit

7. Ungrounded circuits

8. Solidly grounded circuits as permitted in 690.41(B)

9. Circuits protected by equipment listed and identified for the use

**690.41(B) DC Ground-Fault Detector-Interrupter (GFDI) Protection.**

PV system dc circuits that exceed 30 volts or 8 amperes shall be provided with GFDI protection meeting the requirements of 690.41(B)(1) and (B)(2) to reduce fire hazards.

Solidly grounded PV source circuits with not more than two modules in parallel and not on or in buildings shall be permitted without GFDI protection.

Informational Note: Not all inverters, charge controllers, or dc-to-dc converters include dc GFDI protection. Equipment that does not have GFDI protection often includes the following statement in the manual: "Warning: This unit is not provided with a GFDI device."

**690.41(B)(1) Ground-Fault Detection.**

The GFDI device or system shall detect ground fault(s) in the PV system dc circuits, including any functionally grounded conductors, and be listed for providing GFDI protection. For dc-to-dc converters not listed as providing GFDI protection, where required, listed GFDI protection equipment identified for the combination of the dc-to-dc converter and the GFDI device shall be installed to protect the circuit.

Informational Note: Some dc-to-dc converters without integral GFDI protection on their input (source) side can prevent other GFDI protection equipment from properly functioning on portions of PV system dc circuits.

**690.41(B)(2) Faulted Circuits.**

The faulted circuits shall be controlled by one of the following methods:

4. The current-carrying conductors of the faulted circuit shall be automatically disconnected.

5. The device providing GFDI protection fed by the faulted circuit shall automatically cease to supply power to output circuits and interrupt the faulted PV system dc circuits from the ground reference in a functionally grounded system.

**690.41(B)(3) Indication of Faults.**

The GFDI protection equipment shall provide indication of ground faults at a readily accessible location.

Informational Note: Examples of indication include, but are not limited to, the following: remote indicator light, display, monitor, signal to a monitored alarm system, or receipt of notification by web-based services.

- **Point of PV System DC Circuit Grounding Connection. 690.42(A) Circuits with GFDI Protection.**

Circuits protected by GFDI equipment in accordance with 690.41(B) shall have any circuit-to-ground connection made by the GFDI equipment.

**690.42(B) Solidly Grounded Circuits.**

For solidly grounded PV system dc circuits, the grounding connection shall be made from any single point on the PV dc system to a point in the grounding electrode system in 690.47(A).

- **Equipment Grounding and Bonding.**

Exposed non-current-carrying metal parts of PV module frames, electrical equipment, and conductor enclosures of PV systems shall be connected to an equipment grounding conductor in accordance with 250.134 or 250.136, regardless of voltage. Equipment grounding conductors and devices shall comply with 690.43(A) through (D).

**690.43(A) Photovoltaic Module Mounting Systems and Devices.**

Devices and systems used for mounting PV modules that are also used for bonding module frames shall be listed, labeled, and identified for bonding PV modules.

Informational Note: See UL 2703, *Standard for Mounting Systems, Mounting Devices, Clamping/Retention Devices, and Ground Lugs for Use with Flat-Plate Photovoltaic Modules and Panels for PV Module Clamps*, and UL 3703, *Standard for Solar Trackers*.

**690.43(B) Equipment Secured to Grounded Metal Supports.**

Devices listed, labeled, and identified for bonding and grounding the metal parts of PV systems shall be permitted to bond the equipment to grounded metal supports. Metallic support structures shall have identified bonding jumpers connected between separate metallic sections or shall be identified for equipment bonding and shall be connected to the equipment grounding conductor.

**690.43(C) Location.**

Equipment grounding conductors shall be permitted to be run separately from the PV system conductors within the PV array. Where PV system circuit conductors leave the vicinity of the PV array, equipment grounding conductors shall comply with 250.134.

**690.43(D) Bonding for Over 250 Volts.**

The bonding requirements contained in 250.97 shall apply only to solidly grounded PV system circuits operating over 250 volts to ground.

**690.45 Size of Equipment Grounding Conductors.**

Equipment grounding conductors for PV system circuits shall be sized in accordance with 250.122. Where no overcurrent protective device is used in the circuit, an assumed overcurrent device rated in accordance with 690.9(B) shall be used when applying Table 250.122.

Increases in equipment grounding conductor size to address voltage drop considerations shall not be required.

**690.47 Grounding Electrode System.**

**690.47(A) Buildings or Structures Supporting a PV System.**

A building or structure(s) supporting a PV system shall utilize a grounding electrode system installed in accordance with 690.47(B).

PV array equipment grounding conductors shall be connected to a grounding electrode system in accordance with Part VII of Article 250. This connection shall be in addition to any other equipment grounding conductor requirements in 690.43(C). The PV array equipment grounding conductors shall be sized in accordance with 690.45. For specific PV system grounding configurations permitted in 690.41(A), one of the following conditions shall apply:

11. For PV systems that are not solidly grounded, the equipment grounding conductor for the output of the PV system, where connected to associated distribution equipment connected to a grounding electrode system, shall be permitted to be the only connection to ground for the system.

12. For solidly grounded PV systems, as permitted in 690.41(A)(5), the grounded conductor shall be connected to a grounding electrode system by means of a grounding electrode conductor sized in accordance with 250.166.

Informational Note: Most PV systems are functionally grounded systems rather than solidly grounded systems as defined in this *Code*. For functionally grounded PV systems with an interactive inverter output, the ac equipment grounding conductor is connected to associated grounded ac distribution equipment. This connection is most often the connection to ground for ground-fault protection and equipment grounding of the PV array.

**690.47(B) Grounding Electrodes and Grounding Electrode Conductors.**

Additional grounding electrodes shall be permitted to be installed in accordance with 250.52 and 250.54. Grounding electrodes shall be permitted to be connected directly to the PV module frame(s) or support structure. A grounding electrode conductor shall be sized according to 250.66. A support structure for a ground-mounted PV array shall be permitted to be considered a grounding electrode if it meets the requirements of 250.52. PV arrays mounted to buildings shall be permitted to use the metal structural frame of the building if the requirements of 250.68(C)(2) are met.

**Part VI. Source Connections**

**690.56 Identification of Power Sources.**

Plaques or directories shall be installed in accordance with 705.10.

**690.59 Connection to Other Sources.**

PV systems connected to other sources shall be installed in accordance with Parts I and II of Article 705.

**690.72 Self-Regulated PV Charge Control.**

The PV source circuit shall be considered to comply with the requirements for charge control of a battery without the use of separate charge control equipment if the circuit meets both of the following:

U. The PV source circuit is matched to the voltage rating and charge current requirements of the interconnected battery cells.

V. The maximum charging current multiplied by 1 hour is less than 3 percent of the rated battery capacity expressed in ampere-hours or as recommended by the battery manufacturer.

**ARTICLE 691 Large-Scale Photovoltaic (PV) Electric Supply Stations**

**691.1 Scope.**

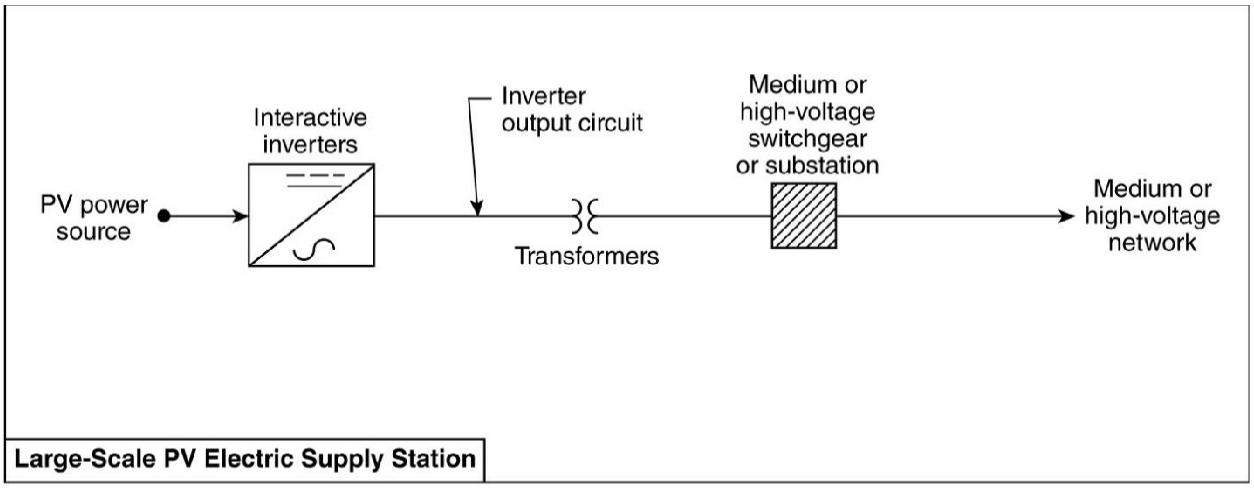
This article covers the installation of large-scale PV electric supply stations not under exclusive utility control.

Informational Note No. 1: Facilities covered by this article have specific design and safety features unique to large-scale PV facilities outlined in 691.4 and are operated for the sole purpose of providing electric supply to a system operated by a regulated utility for the transfer of electric energy.

Informational Note No. 2: See 90.2(B)(5) for additional information about utility-owned properties not covered under this *Code*. See ANSI/IEEE C2-2017, *National Electrical Safety Code*, for additional information on electric supply stations.

Informational Note No. 3: See Informational Note Figure 691.1.

**Informational Note Figure 691.1 Identification of Large-Scale PV Electric Supply Station Components.**




Notes:
(1) The diagram is for informational purposes only and is not representative of all potential configurations.
(2) Custom designs occur in each configuration, and some components are optional.

- **Special Requirements for Large-Scale PV Electric Supply Stations.**

Large-scale PV electric supply stations shall be accessible only to authorized personnel and comply with the following:

3. Electrical circuits and equipment shall be maintained and operated only by qualified persons.

Informational Note No. 1: See NFPA *70E*-2021, *Standard for Electrical Safety in the Workplace*, for electrical safety requirements.

4. Access to PV electric supply stations shall be restricted in accordance with 110.31. Field-applied hazard markings shall be applied in accordance with 110.21(B).

5. The connection between the PV electric supply station and the system operated by a utility for the transfer of electrical energy shall be through medium- or high-voltage switch gear, substation, switch yard, or similar methods whose sole purpose shall be to interconnect the two systems.

6. The electrical loads within the PV electric supply station shall only be used to power auxiliary equipment for the generation of the PV power.

7. Large-scale PV electric supply stations shall not be installed on buildings.

8. The station shall be monitored from a central command center.

9. The station shall have an inverter generating capacity of at least 5000 kW.

Informational Note No. 2: Some individual sites with capacities less than 5000 kW are operated as part of a group of facilities with a total generating capacity exceeding 5000 kW.

- **Equipment.**

All electrical equipment shall be approved for installation by one of the following:

3. Listing and labeling

4. Be evaluated for the application and have a field label applied

5. Where products complying with 691.5(1) or (2) are not available, by engineering review validating that the electrical equipment is evaluated and tested to relevant standards or industry practice

- **Engineered Design.**

Documentation of the electrical portion of the engineered design of the electric supply station shall be stamped and provided upon request of the AHJ. Additional stamped independent engineering reports detailing compliance of the design with applicable electrical standards and industry practice shall be provided upon request of the AHJ. The independent engineer shall be a licensed professional electrical engineer retained by the system owner or installer. This documentation shall include details of conformance of the design with Article 690, and any alternative methods to Article 690, or other articles of this *Code*.

- **Conformance of Construction to Engineered Design.**

Documentation that the construction of the electric supply station conforms to the electrical engineered design shall be provided upon request of the AHJ. Additional stamped independent engineering reports detailing the construction conforms with this *Code*, applicable standards and industry practice shall be provided upon request of the AHJ. The independent engineer shall be a licensed professional electrical engineer retained by the system owner or installer. This documentation, where requested, shall be available prior to commercial operation of the station.

- **Direct Current Operating Voltage.**

For large-scale PV electric supply stations, calculations shall be included in the documentation required in 691.6.

- **Disconnecting Means for Isolating Photovoltaic Equipment.**

Disconnecting means for equipment shall not be required within sight of equipment and shall be permitted to be located remotely from equipment. The engineered design required by 691.6 shall document disconnection procedures and means of isolating equipment.

Informational Note: See NFPA 70B-2019, *Recommended Practice for Electrical Equipment Maintenance*, for information on electrical system maintenance. See NFPA *70E*-2021, *Standard for Electrical Safety in the Workplace*, for information on written procedures and conditions of maintenance, including lockout/tagout procedures.

Buildings whose sole purpose is to house and protect supply station equipment shall not be required to comply with 690.12. Written standard operating procedures shall be available at the site detailing necessary shutdown procedures in the event of an emergency.

- **Fire Mitigation.**

PV systems that do not comply with the requirements of 690.11 shall include details of fire mitigation plans to address dc arc-faults in the documentation required in 691.6.

Informational Note: Fire mitigation plans are typically reviewed by the local fire agency and include topics such as access roads within the facility.

- **Fence Bonding and Grounding.**

Fence grounding requirements and details shall be included in the documentation required in 691.6.

Informational Note: See 250.194 for fence bonding and grounding requirements enclosing substation portions of an electric supply station. Grounding requirements for other portions of electric supply station fencing are assessed based on the presence of overhead conductors, proximity to generation and distribution equipment, and associated step and touch potential.

**ARTICLE 692 Fuel Cell Systems Part I. General**

- **Scope.**

This article applies to the installation of fuel cell systems.

Informational Note: Some fuel cell systems can be interactive with other electrical power production sources, are stand-alone, or both. Some fuel cell systems are connected to electric energy storage systems such as batteries. Fuel cell systems can have ac output(s), dc output(s), or both for utilization.

**692.4 Installation.**

**692.4(A) Fuel Cell System.**

A fuel cell system shall be permitted to supply a building or other structure in addition to any service(s) of another electricity supply system(s).

**692.4(B) Identification of Power Sources.**

Fuel cell systems shall be marked with a plaque or directory installed in accordance with 705.10.

**692.4(C) System Installation.**

The construction and operation of equipment, associated wiring, and interconnections shall be performed only by qualified persons.

Informational Note: See Article 100 for the definition of *qualified person*.

**692.6 Listing Requirement.**

The fuel cell system shall be approved for the application in accordance with one of the following:

7. Be listed for the application

8. Be evaluated for the application and have a field label applied

**Part II. Circuit Requirements**

**692.8 Circuit Sizing and Current.**

**692.8(A) Nameplate Rated Circuit Current.**

The nameplate(s) rated circuit current shall be the rated current indicated on the fuel cell nameplate(s).

**692.8(B) Conductor Ampacity and Overcurrent Device Ratings.**

The ampacity of the feeder circuit conductors from the fuel cell system(s) to the premises wiring system shall not be less than the greater of (1) nameplate(s) rated circuit current or

(2) the rating of the fuel cell system(s) overcurrent protective device(s).

**692.8(C) Ampacity of Grounded or Neutral Conductor.**

If an interactive single-phase, 2-wire fuel cell output(s) is connected to the grounded or neutral conductor and a single ungrounded conductor of a 3-wire system or of a 3-phase, 4-wire, wye-connected system, the

maximum unbalanced neutral load current plus the fuel cell system(s) output rating shall not exceed the ampacity of the grounded or neutral conductor.

**692.9 Overcurrent Protection. 692.9(A) Circuits and Equipment.**

If the fuel cell system is provided with overcurrent protection sufficient to protect the circuit conductors that supply the load, additional circuit overcurrent devices shall not be required. Equipment and conductors connected to more than one electrical source shall be protected.

**692.9(B) Accessibility.**

Overcurrent devices shall be readily accessible.

**Part III. Disconnecting Means**

**692.13 All Conductors.**

Means shall be provided to disconnect all current-carrying conductors of a fuel cell system power source from all other conductors in a building or other structure.

**692.17 Switch or Circuit Breaker.**

The disconnecting means for ungrounded conductors shall consist of readily accessible, manually operable switch(es) or circuit breaker(s).

Where all terminals of the disconnecting means may be energized in the open position, a warning sign shall be mounted on or adjacent to the disconnecting means. The sign shall be clearly legible and shall have the following words or equivalent:

**DANGER**

**ELECTRIC SHOCK HAZARD. DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION.**

The danger sign(s) or label(s) shall comply with 110.21(B).

**Part IV. Wiring Methods**

**692.31 Wiring Systems.**

In addition to wiring methods included in Chapter 3 of this *Code,* wiring methods and fittings specifically listed and identified for use with fuel cell systems shall be permitted.

**Part V. Marking**

- **Fuel Cell Power Sources.**

A marking specifying the fuel cell system, output voltage, output power rating, and continuous output current rating shall be provided at the disconnecting means for the fuel cell power source at an accessible location on the site.

- **Fuel Shut-Off.**

The location of the manual fuel shut-off valve shall be marked at the location of the primary disconnecting means of the building or circuits supplied.

**Stored Energy.**

A fuel cell system that stores electrical energy shall require the following warning sign, or equivalent, at the location of the service disconnecting means of the premises:

**WARNING**

**FUEL CELL POWER SYSTEM CONTAINS ELECTRICAL ENERGY STORAGE DEVICES.**

The warning sign(s) or label(s) shall comply with 110.21(B).

**Part VI. Connection to Other Circuits**

**692.60 Connection to Other Systems.**

Fuel cell systems connected to other sources shall be installed in accordance with Parts I and II of Article 705.

**692.61 Transfer Switch.**

A transfer switch shall be required in non-grid-interactive systems that use utility grid backup. The transfer switch shall maintain isolation between the electrical production and distribution network and the fuel cell system. The transfer switch shall be permitted to be located externally or internally to the fuel cell system unit. Where the utility service conductors of the structure are connected to the transfer switch, the switch shall comply with Article 230, Part V.

**ARTICLE 694 Wind Electric Systems Part I. General**

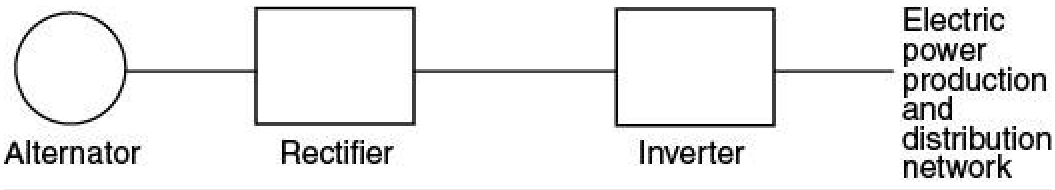
**694.1 Scope.**

This article applies to wind (turbine) electric systems that consist of one or more wind electric generators and their related alternators, generators, inverters, controllers, and associated equipment.

Informational Note: Some wind electric systems are interactive with other electric power sources *(see Informational Note Figure 694.1)*. Some systems have ac output and some have dc output. Some systems contain electrical energy storage, such as batteries.

**Informational Note Figure 694.1 Identification of Wind Electric System Components**

**— Interactive System.**




**694.7 Construction and Maintenance.**

The construction and maintenance, associated wiring, and interconnections shall be performed only by qualified persons.

Informational Note: See Article 100 for the definition of *qualified person.*

**694.7(A) Wind Electric Systems.**

A wind electric system(s) shall be permitted to supply a building or other structure in addition to other sources of supply. These requirements apply to both onshore and offshore installations.

**694.7(B) Equipment.**

Wind electric systems shall comply with one of the following:

4. Be listed

5. Be evaluated for the application and have a field label applied

Wind electric systems undergoing evaluation for type certification and listing shall be permitted to be operated in a controlled location with access limited to qualified personnel.

Informational Note: See UL 6141, *Standard for Wind Turbines Permitting Entry of Personnel*, and UL 6142, *Standard for Small Wind Turbine Systems*, for further information on wind turbine equipment. Ratings for wind turbines could include limitations on installation locations such as onshore or offshore. Testing is typically performed under supervision of a qualified electrical testing organization.

**694.7(C) Diversion Load Controllers.**

A wind electric system employing a diversion load controller as the primary means of regulating the speed of a wind turbine rotor shall be equipped with an additional, independent, reliable means to prevent over-speed operation. An interconnected utility service shall not be considered to be a reliable diversion load.

**694.7(D) Overvoltage Protection.**

A listed surge protective device shall be installed between a wind electric system and any loads served by the premises electrical system. The SPD shall be permitted to be a Type 3 SPD on the circuit serving a wind electric system or a Type 2 SPD located anywhere on the load side of the service disconnect. SPDs shall be installed in accordance with Part II of Article 242.

**694.7(E) Receptacles.**

A receptacle shall be permitted to be supplied by a wind electric system branch or feeder circuit for maintenance or data acquisition use. Receptacles shall be protected with an overcurrent device with a rating not to exceed the current rating of the receptacle. In addition to the requirements in 210.8, all 125-volt, single-phase, 15- and 20-ampere receptacles installed for maintenance of the wind turbine shall have ground-fault circuit-interrupter protection for personnel.

**694.7(F) Poles or Towers Supporting Wind Turbines Used as a Raceway.**

A pole or tower shall be permitted to be used as a raceway if approved in accordance with one of the following:

2. Be evaluated as part of the listing for the wind turbine

3. Be listed for the application

4. Be evaluated for the application and have a field label applied

**694.7(G) Working Clearances.**

Working space shall be provided for electrical cabinets and other electrical equipment in accordance with

110.26(A).

For large wind turbines where service personnel enter the equipment, where conditions of maintenance and supervision ensure that only qualified persons perform the work, working clearances shall be permitted to comply with Table 694.7(G) for systems up to 1000 volts nominal.

**Table 694.7(G) Working Spaces**

| Nominal Voltage to Ground | Condition 1 | Condition 2 | Condition 3 |
|---|---|---|---|
| 0-150 | 900 mm (3ft) | 900 mm (3ft) | 900 mm (3ft) |
| 151-1000 | 900 mm (3ft) | 1.0 m (3ft 6in) | 1.2 m (4ft) |

**Part II. Circuit Requirements**

**694.10 Maximum Voltage.**

**694.10(A) Wind Turbine Output Circuits.**

Wind turbine output circuits on or in one- and two-family dwellings shall be permitted to have a maximum voltage up to 600 volts.

**694.10(B) Direct-Current Utilization Circuits.**

The voltage of dc utilization circuits shall comply with 210.6.

**694.10(C) Circuits over 150 Volts to Ground.**

In one- and two-family dwellings, live parts in circuits over 150 volts to ground shall not be accessible to other than qualified persons while energized.

Informational Note: See 110.27 for guarding of live parts and 210.6 for branch circuit voltage limitations.

**694.12 Circuit Sizing and Current.**

**694.12(A) Calculation of Maximum Circuit Current.**

The maximum current for a circuit shall be calculated in accordance with 694.12(A)(1) through (A)(3).

**694.12(A)(1) Turbine Output Circuit Currents.**

The maximum current shall be based on the circuit current of the wind turbine operating at maximum output power.

**694.12(A)(2) Inverter Output Circuit Current.**

The maximum output current shall be the inverter continuous output current rating.

**694.12(A)(3) Stand-Alone Inverter Input Circuit Current.**

The maximum input current shall be the stand-alone continuous inverter input current rating of the inverter producing rated power at the lowest input voltage.

**694.12(B) Ampacity and Overcurrent Device Ratings. 694.12(B)(1) Continuous Current.**

Wind turbine electric system currents shall be considered to be continuous.

**694.12(B)(2) Sizing of Conductors and Overcurrent Devices.**

Circuit conductors and overcurrent devices shall be sized to carry not less than 125 percent of the maximum current as calculated in 694.12(A). The rating or setting of overcurrent devices shall be permitted in accordance with 240.4(B) and (C).

*Exception: Circuits containing an assembly, together with its overcurrent devices, listed for continuous operation at 100 percent of its rating shall be permitted to be used at 100 percent of its rating.*

**694.15 Overcurrent Protection. 694.15(A) Circuits and Equipment.**

Turbine output circuits, inverter output circuits, and storage battery circuit conductors and equipment shall be protected in accordance with 240.4 and 240.5. Circuits connected to more than one electrical source shall have overcurrent devices located so as to provide overcurrent protection from all sources.

*Exception: An overcurrent device shall not be required for circuit conductors sized in accordance with 694.12(B) where the maximum current from all sources does not exceed the ampacity of the conductors.*

Informational Note: Possible backfeed of current from any source of supply, including a supply through an inverter to the wind turbine output circuit, is a consideration in determining whether overcurrent protection from all sources is provided. Some wind electric systems rely on the turbine output circuit to regulate turbine speed. Inverters may also operate in reverse for turbine startup or speed control.

**694.15(B) Power Transformers.**

Overcurrent protection for a transformer with sources on each side shall be provided in accordance with 450.3 by considering first one side of the transformer, then the other side of the transformer, as the primary.

*Exception: A power transformer with a current rating on the side connected to the inverter output, which is not less than the rated continuous output current rating of the inverter, shall not be required to have overcurrent protection at the inverter.*

**694.15(C) Direct-Current Rating.**

Overcurrent devices, either fuses or circuit breakers, used in any dc portion of a wind electric system shall be listed for use in dc circuits and shall have appropriate voltage, current, and interrupting ratings.

**Part III. Disconnecting Means**

**694.20 All Conductors.**

Means shall be provided to disconnect all current-carrying conductors of a wind electric power source from all other conductors in a building or other structure. A switch, circuit breaker, or other device, either ac or dc, shall not be installed in a grounded conductor if operation of that switch, circuit breaker, or other device leaves the marked, grounded conductor in an ungrounded and energized state.

*Exception: A wind turbine that uses the turbine output circuit for regulating turbine speed shall not require a turbine output circuit disconnecting means.*

- **Additional Provisions.**

Disconnecting means shall comply with 694.22(A) through (D).

**694.22(A) Disconnecting Means.**

The disconnecting means shall not be required to be suitable for use as service equipment. The disconnecting means for ungrounded conductors shall consist of manually operable switches or circuit breakers complying with all of the following requirements:

4. They shall be located where readily accessible.

5. They shall be externally operable without exposing the operator to contact with live parts.

6. They shall plainly indicate whether in the open or closed position.

7. They shall have an interrupting rating sufficient for the nominal circuit voltage and the current that is available at the line terminals of the equipment.

Where all terminals of the disconnecting means are capable of being energized in the open position, a warning sign shall be mounted on or adjacent to the disconnecting means. The sign shall be clearly legible and shall have the following words or equivalent:

**WARNING.**

**ELECTRIC SHOCK HAZARD. DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION.**

The warning sign(s) or label(s) shall comply with 110.21(B).

**694.22(B) Equipment.**

Equipment such as rectifiers, controllers, output circuit isolating and shorting switches, and over-current devices shall be permitted on the wind turbine side of the disconnecting means.

**694.22(C) Requirements for Disconnecting Means. 694.22(C)(1) Location.**

The wind electric system disconnecting means shall be installed at a readily accessible location either on or adjacent to the turbine tower, on the outside of a building or structure, or inside at the point of entrance of the wind system conductors.

*Exception: Installations that comply with 694.30(C) shall be permitted to have the disconnecting means located remotely from the point of entry of the wind system conductors.*

A wind turbine disconnecting means shall not be required to be located at the nacelle or tower.

The disconnecting means shall not be installed in bathrooms.

For one-family and two-family dwellings, a disconnecting means or manual shutdown button or switch shall be located at a readily accessible location outside the building.

**694.22(C)(2) Marking.**

Each turbine system disconnecting means shall be permanently marked to identify it as a wind electric system disconnect.

**694.22(C)(3) Suitable for Use.**

Turbine system disconnecting means shall be suitable for the prevailing conditions.

**694.22(C)(4) Maximum Number of Disconnects.**

The turbine disconnecting means shall consist of not more than six switches or six circuit breakers mounted in a single enclosure, in a group of separate enclosures, or in or on a switchgear.

**694.22(D) Equipment That Is Not Readily Accessible.**

Rectifiers, controllers, and inverters shall be permitted to be mounted in nacelles or other exterior areas that are not readily accessible.

- **Turbine Shutdown. 694.23(A) Manual Shutdown.**

Wind turbines shall be required to have a readily accessible manual shutdown button or switch. Operation of the button or switch shall result in a parked turbine state that shall either stop the turbine rotor or allow limited rotor speed combined with a means to de- energize the turbine output circuit.

*Exception: Turbines with a swept area of less than 50 $m^2$ (538 $ft^2$) shall not be required to have a manual shutdown button or switch.*

**694.23(B) Shutdown Procedure.**

The shutdown procedure for a wind turbine shall be defined and permanently posted at the location of a shutdown means and at the location of the turbine controller or disconnect, if the location is different.

- **Disconnection of Wind Electric System Equipment.**

Means shall be provided to disconnect equipment, such as inverters, batteries, and charge controllers, from all ungrounded conductors of all sources. If the equipment is energized from more than one source, the disconnecting means shall be grouped and identified.

A single disconnecting means in accordance with 694.22 shall be permitted for the combined ac output of one or more inverters.

A shorting switch or plug shall be permitted to be used as an alternative to a disconnect in systems that regulate turbine speed using the turbine output circuit.

*Exception: Equipment housed in a turbine nacelle shall not be required to have a disconnecting means.*

**694.26 Fuses.**

Means shall be provided to disconnect a fuse from all sources of supply where the fuse is energized from both directions and is accessible to other than qualified persons. Switches, pullouts, or similar devices that are rated for the application shall be permitted to serve as a means to disconnect fuses from all sources of supply.

**694.28 Installation and Service of a Wind Turbine.**

Open circuiting, short circuiting, or mechanical brakes shall be used to disable a turbine for installation and service.

Informational Note: Some wind turbines rely on the connection from the alternator to a remote controller for speed regulation. Opening turbine output circuit conductors may cause mechanical damage to a turbine and create excessive voltages that could damage equipment or expose persons to electric shock.

## Part IV. Wiring Methods

### 694.30 Permitted Methods. 694.30(A) Wiring Systems.

In addition to wiring methods included in Chapter 3 of this *Code*, wiring methods and fittings specifically intended listed and identified for use on wind turbines shall be permitted. In readily accessible locations, turbine output circuits that operate at voltages greater than 30 volts shall be installed in raceways.

#### 694.30(B) Flexible Cords and Cables.

Flexible cords and cables, where used to connect the moving parts of turbines or where used for ready removal for maintenance and repair, shall comply with Article 400 and shall be of a type identified as hard service cord or portable power cable, shall be suitable for extra-hard usage, shall be listed for outdoor use, and shall be water resistant. Cables exposed to sunlight shall be sunlight resistant. Flexible, fine-stranded cables shall be terminated only with terminals, lugs, devices, or connectors in accordance with 110.14(A).

#### 694.30(C) Direct-Current Turbine Output Circuits Inside a Building.

Direct-current turbine output circuits installed inside a building or structure shall be enclosed in metal raceways or installed in metal enclosures, or run in Type MC metal-clad cable that complies with 250.118(A)(10), from the point of penetration of the surface of the building or structure to the first readily accessible disconnecting means.

## Part V. Grounding and Bonding

### 694.40 Equipment Grounding and Bonding. 694.40(A) General.

Exposed non–current-carrying metal parts of towers, turbine nacelles, other equipment, and conductor enclosures shall be grounded and bonded to the premises grounding and bonding system. Attached metal parts, such as turbine blades and tails that are not likely to become energized, shall not be required to be grounded or bonded.

#### 694.40(B) Tower Grounding and Bonding.

#### 694.40(B)(1) Grounding Electrodes and Grounding Electrode Conductors.

A wind turbine tower shall be connected to a grounding electrode system. Where installed in close proximity to galvanized foundation or tower anchor components, galvanized grounding electrodes shall be used.

Informational Note: Copper and copper-clad grounding electrodes, where used in highly conductive soils, can cause electrolytic corrosion of galvanized foundation and tower anchor components.

#### 694.40(B)(2) Bonding Conductor.

Equipment grounding conductors or supply-side bonding jumpers, as applicable, shall be required between turbines, towers, and the premises grounding system.

#### 694.40(B)(3) Tower Connections.

Equipment grounding, bonding, and grounding electrode conductors, where used, shall be connected to metallic towers using listed means. All mechanical elements used to terminate these conductors shall be accessible.

#### 694.40(B)(4) Guy Wires.

Guy wires used to support turbine towers shall not be required to be connected to an equipment grounding conductor or to comply with the requirements of 250.110.

Informational Note: Guy wires supporting grounded towers are unlikely to become energized under normal conditions, but partial lightning currents could flow through guy wires when exposed to a lightning environment. Grounding of metallic guy wires may be required by lightning standards. See NFPA 780-2017, *Standard for the Installation of Lightning Protection Systems*, for information on lightning protection systems.

**Part VI. Marking**

**694.52 Power Systems Employing Energy Storage.**

Wind electric systems employing energy storage shall be marked with the maximum operating voltage, any equalization voltage, and the polarity of the grounded circuit conductor.

**694.54 Identification of Power Sources.**

Wind turbine systems shall be marked with a plaque or directory installed in accordance with 705.10.

**694.56 Instructions for Disabling Turbine.**

A plaque shall be installed at or adjacent to the turbine location providing basic instructions for disabling the turbine.

**Part VII. Connection to Other Sources**

**694.60 Identified Interactive Equipment.**

Only inverters that are listed, labeled, and identified as interactive shall be permitted in interactive systems.

**694.62 Installation.**

Wind electric systems connected to other sources shall be installed in accordance with Parts I and II of Article 705.

**694.66 Operating Voltage Range.**

Wind electric systems connected to dedicated branch or feeder circuits shall be permitted to exceed normal voltage operating ranges on these circuits, provided that the voltage at any distribution equipment supplying other loads remains within normal ranges.

Informational Note: Wind turbines might use the electric grid to dump energy from short- term wind gusts. See ANSI C84.1-2006, *Voltage Ratings for Electric Power Systems and Equipment (60 Hz)*, for information on normal operating voltages.

## ARTICLE 705 Interconnected Electric Power Production Sources Part I. General

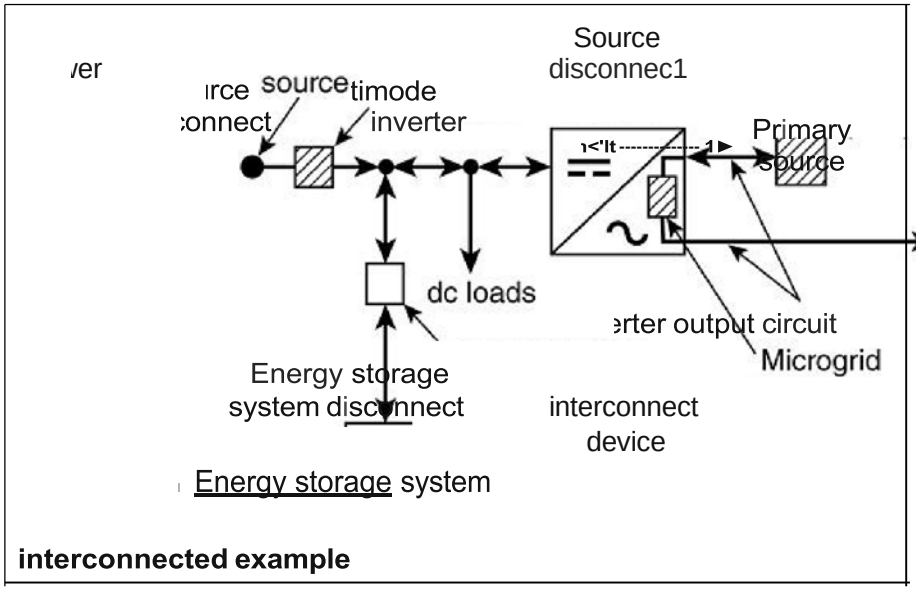
### 705.1 Scope.

This article covers installation of one or more electric power production sources operating in parallel with a primary source(s) of electricity.

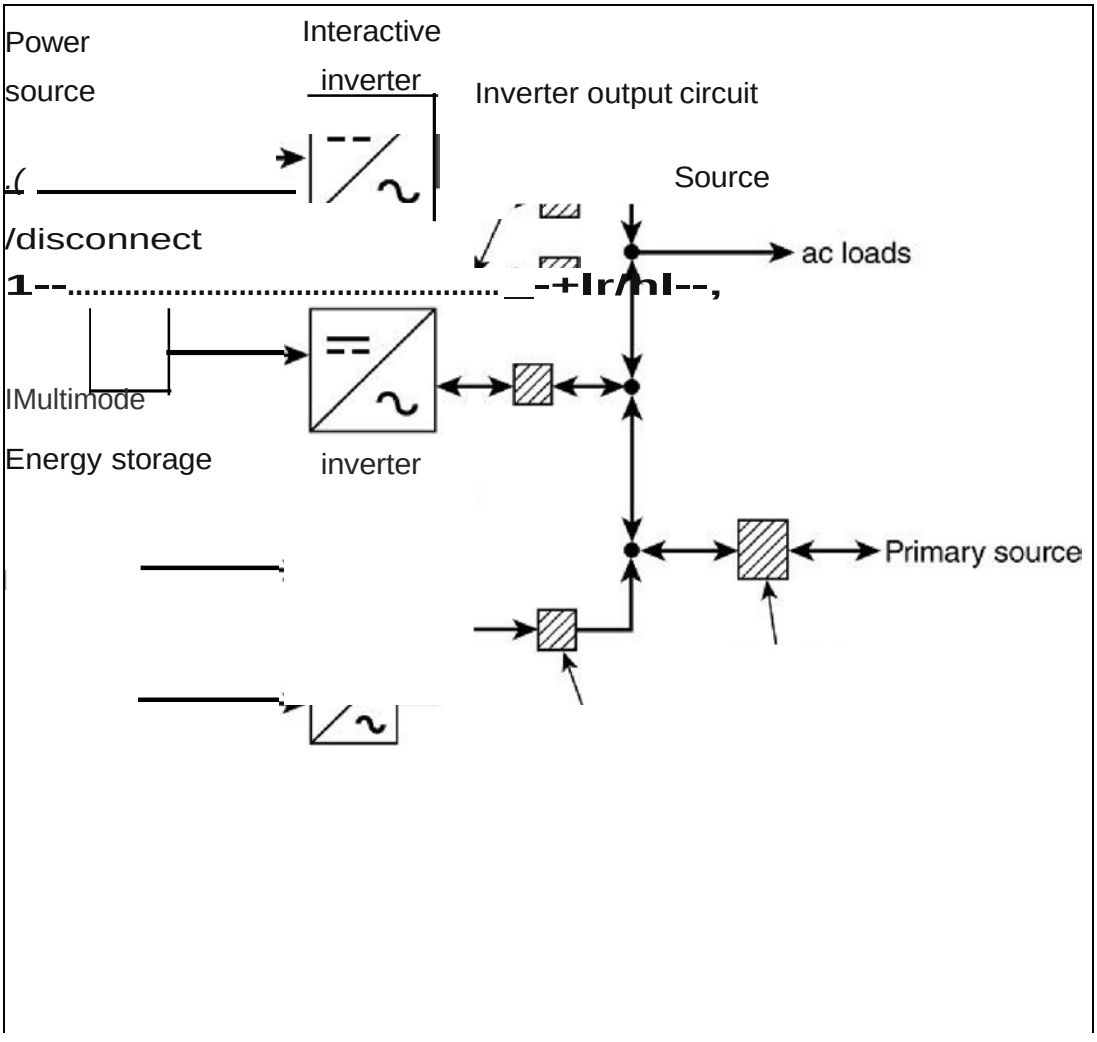
Informational Note No. 1: Examples of the types of primary sources include a utility supply or an on-site electric power source(s).

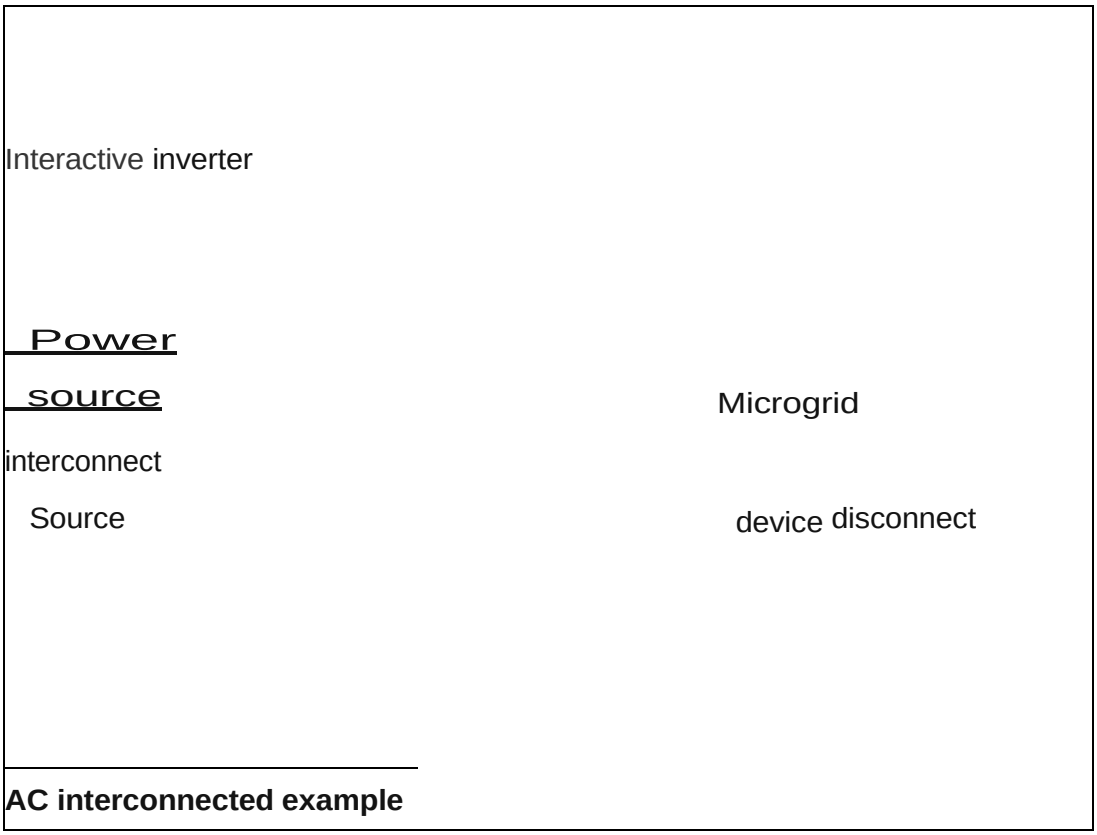
Informational Note No. 2: See Informational Note Figure 705.1.

**Informational Note Figure 705.1 Identification of Power Source Components in Common Configurations**




**interconnected example**






**AC interconnected example**

Notes:

4. These diagrams are intended to be a means of identification for power source components, circuits, and connections.

5. The power source disconnect in these diagrams separates the power source from other systems.

6. Equipment disconnecting means not shown.

Custom designs occur in each configuration, and some components are optional.

7. System grounding and equipment grounding are not shown.

**705.5 Parallel Operation. 705.5(A) Output Compatibility.**

Power production sources operating in parallel with a primary source of electricity or other power production sources shall have compatible voltage, wave shape, and frequency ratings.

**705.5(B) Synchronous Generators.**

Synchronous generators operating in parallel with a primary power source shall be installed with the required synchronizing equipment.

Informational Note: See IEEE 1547, *Standard for Interconnection and Interoperability of Distributed Energy Resources with Associated Electric Power Systems Interfaces,* and UL 1741, *Standard for Inverters, Converters, Controllers and Interconnection System Equipment for Use with Distributed Energy Resources,* for utility interconnection.

**705.6 Equipment Approval.**

Interconnection and interactive equipment intended to connect to or operate in parallel with power production sources shall be listed for the required interactive function or be evaluated for the interactive function and have a field label applied, or both.

Informational Note No. 1: See UL 1741, *Standard for Inverters, Converters, Controllers and Interconnection System Equipment for Use with Distributed Energy Resources,* for evaluating interconnected equipment. Sources identified as stand-alone, interactive, or multimode are specifically identified and certified to operate in these operational modes. Stand-alone sources operate in island mode, interactive sources operate in interactive mode, and multimode sources operate in either island mode or interactive mode. Stand-alone sources are not evaluated for interactive capabilities.

Informational Note No. 2: An interactive function is common in equipment such as microgrid interconnect devices, power control systems, interactive inverters, synchronous engine generators, ac energy storage systems, and ac wind turbines.

**705.8 System Installation.**

Installation of one or more electrical power production sources operating in parallel with a primary source(s) of electricity shall be performed only by qualified persons.

Informational Note: See Article 100 for the definition of *Qualified Person*.

- **Identification of Power Sources.**

Permanent plaques, labels, or directories shall be installed at each service equipment location, or at an approved readily visible location in accordance with the following:

4. Denote the location of each power source disconnecting means for the building or structure.

*Exception: Installations with multiple colocated power production sources shall be permitted to be identified as a group(s). The plaque, label, or directory shall not be required to identify each power source individually.*

5. Indicate the emergency telephone numbers of any off-site entities servicing the power source systems.

Informational Note: See NFPA 1-2021, *Fire Code*, 11.12.2.1.5 for installer information.

- Be marked with the wording "CAUTION: MULTIPLE SOURCES OF POWER." The marking shall comply with 110.21(B).

- Source Connections to a Service. 705.11(A) Service Connections.

An electric power production source shall be permitted to be connected to a service by one of the following methods:

11. To a new service in accordance with 230.2(A)

12. To the supply side of the service disconnecting means in accordance with 230.82(6)

13. To an additional set of service entrance conductors in accordance with 230.40, Exception No. 5 These connections shall comply with 705.11(B) through (F).

**705.11(B) Conductors.**

Service conductors connected to power production sources shall comply with the following:

Y. The ampacity of the service conductors connected to the power production source service disconnecting means shall not be less than the sum of the power production source maximum circuit current in 705.28(A).

Z. The service conductors connected to the power production source service disconnecting means shall be sized in accordance with 705.28 and not be smaller than 6 AWG copper or 4 AWG aluminum or copper-clad aluminum.

AA. The ampacity of any other service conductors to which the power production sources are connected shall not be less than that required in 705.11(B).

**705.11(C) Connections.**

Connections to service conductors or equipment shall comply with 705.11(C)(1) through (C)(3).

**705.11(C)(1) Splices or Taps.**

Service conductor splices and taps shall be made in accordance with 230.33 or 230.46 and comply with all applicable enclosure fill requirements.

**705.11(C)(2) Existing Equipment.**

Any modifications to existing equipment shall be made in accordance with the manufacturer's instructions, or the modification must be field evaluated for the application and be field labeled.

**705.11(C)(3) Utility-Controlled Equipment.**

For meter socket enclosures or other equipment under the exclusive control of the electric utility, only connections approved by the electric utility shall be permitted.

**705.11(D) Service Disconnecting Means.**

A disconnecting means in accordance with Parts VI through VII of Article 230 shall be provided to disconnect all ungrounded conductors of a power production source from the conductors of other systems.

**705.11(E) Bonding and Grounding.**

All metal enclosures, metal wiring methods, and metal parts associated with the service connected to a power production source shall be bonded in accordance with Parts II through V and VIII of Article 250.

**705.11(F) Overcurrent Protection.**

The power production source service conductors shall be protected from overcurrent in accordance with Part VII of Article 230. The rating of the overcurrent protection device of the power production source service disconnecting means shall be used to determine if ground-fault protection of equipment is required in accordance with 230.95.

- **Load-Side Source Connections.**

The output of an interconnected electric power source shall be permitted to be connected to the load side of the service disconnecting means of the other source(s) at any distribution equipment on the premises. Where distribution equipment or feeders are fed simultaneously by a primary source of electricity and one or more other power source(s), the feeders or distribution equipment shall comply with relevant sections of 705.12(A) and

(B). Currents from power source connections to feeders or busbars shall be based on the maximum circuit currents calculated in 705.28(A). The ampacity of feeders and taps shall comply with 705.12(A), and the ampere ratings of busbars shall comply with 705.12(B).

**705.12(A) Feeders and Feeder Taps.**

Where the power source output connection is made to a feeder, the following shall apply:

8. The feeder ampacity is greater than or equal to 125 percent of the power-source output circuit current.

9. Where the power-source output connection is made at a location other than the opposite end of the feeder from the primary source overcurrent device, that portion of the feeder on the load side of the power source output connection shall be protected by one of the following:

- a. The feeder ampacity shall be not less than the sum of the rating of the primary source overcurrent device and 125 percent of the power-source output circuit current.

- b. An overcurrent device at the load side of the power source connection point shall be rated not greater than the ampacity of the feeder.

10. For taps sized in accordance with 240.21(B)(2) or (B)(4), the ampacity of taps conductors shall not be less than one-third of the sum of the rating of the overcurrent device protecting the feeder plus the ratings of any power source overcurrent devices connected to the feeder.

**705.12(B) Busbars.**

For power source connections to distribution equipment with no specific listing and instructions for combining multiple sources, one of the following methods shall be used to determine the required ampere ratings of busbars:

~~Q.~~ The sum of 125 percent of the power source(s) output circuit current and the rating of the overcurrent device protecting the busbar shall not exceed the busbar ampere rating.

Informational Note: This general rule assumes no limitation in the number of the loads or sources applied to busbars or their locations.

~~R.~~ Where two sources, one a primary power source and the other another power source, are located at opposite ends of a busbar that contains loads, the sum of 125 percent of the power- source(s)

output circuit current and the rating of the overcurrent device protecting the busbar shall not exceed 120 percent of the busbar ampere rating. The busbar shall be sized for the loads connected in accordance with Article 220. A permanent warning label shall be applied to the distribution equipment adjacent to the back-fed breaker from the power source that displays the following or equivalent wording:

**WARNING:**

**POWER SOURCE OUTPUT DO NOT RELOCATE THIS OVERCURRENT DEVICE.**

The warning sign(s) or label(s) shall comply with 110.21(B).

~~S.~~ The sum of the ampere ratings of all overcurrent devices on panelboards, both load and supply devices, excluding the rating of the overcurrent device protecting the busbar, shall not exceed the ampacity of the busbar. The rating of the overcurrent device protecting the busbar shall not exceed the rating of the busbar. Permanent warning labels shall be applied to distribution equipment displaying the following or equivalent wording:

**WARNING:**

**EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE SHALL NOT EXCEED AMPACITY OF BUSBAR.**

The warning sign(s) or label(s) shall comply with 110.21(B).

~~T.~~ A connection at either end of a center-fed panelboard in dwellings shall be permitted where the sum of 125 percent of the power-source(s) output circuit current and the rating of the overcurrent device protecting the busbar does not exceed 120 percent of the busbar ampere rating.

~~U.~~ Connections shall be permitted on busbars of panelboards that supply lugs connected to feed-through conductors or are supplied by feed-through conductors. The feed-through conductors shall be sized in accordance with 705.12(A). Where an overcurrent device is installed at either end of the feed-through conductors, panelboard busbars on either side of the feed-through conductors shall be permitted to be sized in accordance with 705.12(B)(1) through (B)(3).

~~V.~~ Connections shall be permitted on switchgear, switchboards, and panelboards in configurations other than those permitted in 705.12(B)(1) through (B)(5) where designed under engineering supervision that includes available fault-current and busbar load calculations.

Informational Note: Specifically designed equipment exists, listed to UL 1741, *Inverters, Converters, Controllers and Interconnection System Equipment for Use With Distributed Energy Resources*, for the combination and distribution of sources to supply loads. The options provided in 705.12(B) are for equipment with no specific listing for combining sources.

- **Energy Management Systems (EMS).**

An EMS in accordance with 750.30 shall be permitted to limit current and loading on the busbars and conductors supplied by the output of one or more interconnected electric power production or energy storage sources.

Informational Note: A listed power control system (PCS) is a type of EMS that is capable of monitoring multiple power sources and controlling the current on busbars and conductors to prevent overloading. See UL 1741, *Inverters, Converters, Controllers and Interconnection System Equipment for Use with Distributed Energy Resources,* and UL 916, *Energy Management Equipment*, for information on PCS and EMS.

**705.20 Source Disconnecting Means.**

Means shall be provided to disconnect power source output conductors of electric power production equipment from conductors of other systems. A single disconnecting means shall be permitted to disconnect multiple power sources from conductors of other systems.

Informational Note: See 480.7, Part II of Article 445, Part III of Article 690, Part III of Article 692, Part III of Article 694, and Part II of Article 706 for specific source disconnecting means requirements.

The disconnecting means shall comply with the following:

R. Be one of the following types:

- a. A manually operable switch or circuit breaker
- b. A load-break-rated pull-out switch
- c. A power-operated or remote-controlled switch or circuit breaker that is manually operable locally and opens automatically when control power is interrupted
- d. A device listed or approved for the intended application

S. Simultaneously disconnect all ungrounded conductors of the circuit

T. Located where readily accessible

U. Externally operable without exposed live parts

V. Plainly indicate whether in the open (off) or closed (on) position

W. Have ratings sufficient for the maximum circuit current, available fault current, and voltage that is available at the terminals

X. Where the line and load terminals are capable of being energized in the open position, be marked with the following words or equivalent:

**WARNING**

**ELECTRIC SHOCK HAZARD TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION.**

Informational Note: With interconnected power sources, some equipment, including switches and fuses, is capable of being energized from both directions.

**705.25 Wiring Methods.**

Power source output conductors shall comply with 705.25(A) through (C).

**705.25(A) General.**

Wiring methods and fittings listed for use with power production systems shall be permitted in addition to general wiring methods and fittings permitted elsewhere in this *Code*.

**705.25(B) Flexible Cords and Cables.**

Flexible cords and cables, where used to connect the moving parts of power production equipment, or where

used for ready removal for maintenance and repair, shall be listed and identified as DG cable, or other cable suitable for extra hard use, and shall be water resistant. Cables exposed to sunlight shall be sunlight resistant. Flexible, fine-stranded cables shall be terminated only with terminals, lugs, devices, or connectors in accordance with 110.14(A).

**705.25(C) Multiconductor Cable Assemblies.**

Multiconductor cable assemblies used in accordance with their listings shall be permitted.

Informational Note: See UL 3003, *Distributed Generation Cables*, and UL 9703, *Outline of Investigation for Distributed Generation Wiring Harnesses*, for additional information on DG cable (distributed generation cable) and harnesses. An ac module harness is one example of a multiconductor cable assembly.

**705.28 Circuit Sizing and Current.**

**705.28(A) Power Source Output Maximum Current.**

Where not elsewhere required or permitted in this *Code*, the maximum current for power sources shall be calculated using one of the following methods:

5. The sum of the continuous output current ratings of the power production equipment at the circuit nominal system voltage

6. For power production equipment controlled by an EMS, the current setpoint of the EMS

7. Where sources controlled by an EMS are combined with other sources on the same power source output circuit, the sum of 705.28(A)(1) and (A)(2)

**705.28(B) Conductor Ampacity.**

Where not elsewhere required or permitted in this *Code*, the power source output conductors shall have an ampacity not less than the larger of the following and comply with 110.14(C):

4. The maximum currents in 705.28(A) multiplied by 125 percent without adjustment or correction factors

*Exception No. 1: If the assembly, including the overcurrent devices protecting the circuit, is listed for operation at 100 percent of its rating, the ampacity of the conductors shall be permitted to be not less than the calculated maximum current of 705.28(A).*

*Exception No. 2: Where a portion of a circuit is connected at both its supply and load ends to separately installed pressure connections as covered in 110.14(C)(2), it shall be permitted to have an ampacity not less than the calculated maximum current of 705.28(A). No portion of the circuit installed under this exception shall extend into an enclosure containing either the circuit supply or the circuit load terminations, as covered in 110.14(C)(1).*

*Exception No. 3: Grounded conductors that are not connected to an overcurrent device shall be permitted to be sized at 100 percent of the calculated maximum current of 705.28(A).*

5. The maximum currents in 705.28(A) after the application of adjustment and correction factors in accordance with 310.14

6. Where connected to feeders, if smaller than the feeder conductors, the ampacity as calculated in 240.21(B) based on the over-current device protecting the feeder

**705.28(C) Neutral Conductors.**

Neutral conductors shall be permitted to be sized in accordance with either 705.28(C)(1) or (C)(2).

**705.28(C)(1) Single-Phase Line-to-Neutral Power Sources.**

Where not elsewhere required or permitted in this *Code*, the ampacity of a neutral conductor to which a single-phase line-to-neutral power source is connected shall not be smaller than the ampacity in 705.28(B).

**705.28(C)(2) Neutral Conductor Used Solely for Instrumentation, Voltage, Detection, or Phase Detection.**

A power production equipment neutral conductor used solely for instrumentation, voltage detection, or phase detection shall be permitted to be sized in accordance with 250.102.

**705.30 Overcurrent Protection. 705.30(A) Circuit and Equipment.**

Power source output conductors and equipment shall be provided with overcurrent protection. Circuits connected to more than one electrical source shall have overcurrent devices located to provide overcurrent protection from all sources.

**705.30(B) Overcurrent Device Ratings.**

The overcurrent devices in other than generator systems shall be sized to carry not less than 125 percent of the maximum currents as calculated in 705.28(A). The rating or setting of overcurrent devices shall be permitted in accordance with 240.4(B) and (C).

*Exception: Circuits containing an assembly together with its overcurrent device(s) that is listed for continuous operation at 100 percent of its rating shall be permitted to be utilized at 100 percent of its rating.*

**705.30(C) Marking.**

Equipment containing overcurrent devices supplied from interconnected power sources shall be marked to indicate the presence of all sources.

**705.30(D) Suitable for Backfeed.**

Fused disconnects, unless otherwise marked, shall be considered suitable for backfeed. Circuit breakers not marked "line" and "load" shall be considered suitable for backfeed. Circuit breakers marked "line" and "load" shall be considered suitable for backfeed or reverse current if specifically rated.

**705.30(E) Fastening.**

Listed plug-in-type circuit breakers backfed from electric power sources that are listed and identified as interactive shall be permitted to omit the additional fastener normally required by 408.36(D) for such applications.

**705.30(F) Transformers.**

The following apply to the installation of transformers:

5. For the purpose of overcurrent protection, the primary side of transformers with sources on each side shall be the side connected to the largest source of available fault current.

6. Transformer secondary conductors shall be protected in accordance with 240.21(C).

**705.32 Ground-Fault Protection.**

Where ground-fault protection of equipment is installed in ac circuits as required elsewhere in this *Code*, the output of interconnected power production equipment shall be connected to the supply side of the ground-fault protection equipment.

*Exception: Connection of power production equipment shall be permitted to be made to the load side of ground-fault protection equipment where installed in accordance with 705.11 or where there is ground-fault protection for equipment from all ground-fault current sources.*

**705.40 Loss of Primary Source.**

The output of interactive electric power production equipment shall be automatically disconnected from all ungrounded conductors of the primary source when one or more of the phases of the primary source to which it is connected opens. The interactive electric power production equipment shall not be reconnected to the primary source until all the phases of the primary source to which it is connected are restored. This requirement shall not be applicable to electric power production equipment providing power to an emergency or legally required standby system.

*Exception: A listed interactive inverter shall trip or shall be permitted to automatically cease exporting power when one or more of the phases of the interconnected primary source opens and shall not be required to automatically disconnect all ungrounded conductors from the primary source. A listed interactive inverter shall be permitted to automatically or manually resume exporting power to the interconnected system once all phases of the source to which it is connected are restored.*

Informational Note No. 1: Risks to personnel and equipment associated with the primary source could occur if an interactive electric power production source can operate as an intentional island. Special detection methods are required to determine that a primary source supply system outage has occurred and whether there should be automatic disconnection. When the primary source supply system is restored, special detection methods are typically required to limit exposure of power production sources to out-of- phase reconnection.

Informational Note No. 2: Induction-generating equipment connected on systems with significant capacitance can become self-excited upon loss of the primary source and experience severe overvoltage as a result.

Interactive power production equipment shall be permitted to operate in island mode to supply loads that have been disconnected from the electric utility or other electric power production and distribution network.

**705.45 Unbalanced Interconnections. 705.45(A) Single Phase.**

Single-phase power sources in interactive systems shall be connected to 3-phase power systems in order to limit unbalanced voltages at the point of interconnection to not more than 3 percent.

Informational Note: For interactive power sources, unbalanced voltages can be minimized by the same methods that are used for single-phase loads on a 3-phase power system. See ANSI/C84.1-2016, *Electric Power Systems and Equipment — Voltage Ratings (60 Hertz).*

**705.45(B) Three Phase.**

Three-phase power sources in interactive systems shall have all phases automatically de- energized upon loss of, or unbalanced, voltage in one or more phases unless the interconnected system is designed so that significant unbalanced voltages will not result.

**Part II. Microgrid Systems**

**705.50 System Operation.**

Interconnected microgrid systems shall be capable of operating in interactive mode with a primary source of power, or electric utility, or other electric power production and distribution network. Microgrid systems shall be permitted to disconnect from other sources and operate in island mode.

Informational Note No. 1: Microgrid systems often include a single source or a compatible interconnection of multiple sources such as engine generators, solar PV, wind, or ESS.

Informational Note No. 2: See Article 517 for health care facilities incorporating microgrids.

**705.60 Primary Power Source Connection.**

Connections to primary power sources that are external to the microgrid system shall comply with the requirements of 705.11, 705.12, or 705.13. Power source conductors connecting to a microgrid system, including conductors supplying distribution equipment, shall be considered as power source output conductors.

**705.65 Reconnection to Primary Power Source.**

Microgrid systems that reconnect to primary power sources shall be provided with the necessary equipment to establish a synchronous transition.

**705.70 Microgrid Interconnect Devices (MID).**

Microgrid interconnect devices shall comply with the following:

6. Be required for any connection between a microgrid system and a primary power source

7. Be evaluated for the application and have a field label applied or be listed for the application

8. Have overcurrent devices located to provide overcurrent protection from all sources

Informational Note: MID functionality is often incorporated in an interactive or multimode inverter, energy storage system, or similar device identified for interactive operation.

**705.76 Microgrid Control System (MCS).**

Microgrid control systems shall comply with the following:

4. Coordinate interaction between multiple power sources of similar or different types, manufacturers, and technologies (including energy storage)

5. Be evaluated for the application and have a field label applied, or be listed, or be designed under engineering supervision

6. Monitor and control microgrid power production and power quality

7. Monitor and control transitions with a primary source external to the microgrid

Informational Note: MID functionality is often incorporated in an interactive or multimode inverter, energy storage system, or similar device identified for interactive operation.

**Part III. Interconnected Systems Operating in Island Mode**

- **Power Source Capacity.**

For interconnected power production sources that operate in island mode, capacity shall be calculated using the sum of all power source output maximum currents for the connected power production source.

- **Voltage and Frequency Control.**

Power sources operating in island mode shall be controlled so that voltage and frequency are supplied within limits compatible with the connected loads.

- **Single 120-Volt Supply.**

Systems operating in island mode shall be permitted to supply 120 volts to single-phase, 3-wire, 120/240-volt distribution equipment where there are no 240-volt outlets and where there are no multiwire branch circuits. In all installations, the sum of the ratings of the power sources shall be less than the rating of the neutral bus in the distribution equipment. This equipment shall be marked with the following words or equivalent:

**WARNING:**

**SINGLE 120-VOLT SUPPLY DO NOT CONNECT MULTIWIRE BRANCH CIRCUITS**

The warning sign(s) or label(s) shall comply with 110.21(B).

**ARTICLE 706 Energy Storage Systems Part I. General**

- **Scope.**

This article applies to all energy storage systems (ESS) having a capacity greater than 3.6 MJ (1 kWh) that may be stand-alone or interactive with other electric power production sources. These systems are primarily intended to store and provide energy during normal operating conditions.

Informational Note No. 1: See Article 480 for installations that meet the definition of *stationary standby batteries*.

Informational Note No. 2: For batteries rated in ampere hours, kWh is equal to the nominal rated voltage times ampere-hour rating divided by 1000.

Informational Note No. 3: The following standards are frequently referenced for the installation of ESSs:

4. NFPA 1-2021, *Fire Code*

5. NFPA 111-2019, *Standard on Stored Electrical Energy Emergency and Standby Power Systems*

6. NECA 416-2016, *Recommended Practice for Installing Energy Storage Systems (ESS)*

7. UL 810A, *Electrochemical Capacitors*

8. NFPA 855-2020, *Standard for the Installation of Stationary Energy Storage Systems*

9. UL 1973, *Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power, and Light Electric Rail (LER) Applications*

10. UL 1989, *Standard for Standby Batteries*

11. UL 9540, *Standard for Safety Energy Storage Systems and Equipment*

12. UL Subject 2436, *Spill Containment For Stationary Lead Acid Battery Systems*

- **Qualified Personnel.**

The installation and maintenance of ESS equipment and all associated wiring and interconnections shall be performed only by qualified persons.

Informational Note: See Article 100 for the definition of *qualified person.*

- **System Requirements.**

Each ESS shall be provided with a nameplate plainly visible after installation and marked with the following:

~~2.~~ Manufacturer’s name, trademark, or other descriptive marking by which the organization responsible for supplying the ESS can be identified

~~3.~~ Rated frequency

~~4.~~ Number of phases, if ac

~~5.~~ Rating (kW or kVA)

~~6.~~ Available fault current derived by the ESS at the output terminals

~~7.~~ Maximum output and input current of the ESS at the output terminals

~~8.~~ Maximum output and input voltage of the ESS at the output terminals

~~9.~~ Utility-interactive capability, if applicable

- **Listing.**

Energy storage systems shall be listed.

- **Multiple Systems.**

Multiple ESSs shall be permitted to be installed on the same premises.

- **Commissioning and Maintenance. 706.7(A) Commissioning.**

ESSs shall be commissioned upon installation. This shall not apply in one- and two-family dwellings.

Informational Note: See NFPA 855-2020, *Standard for the Installation of Stationary Energy Storage Systems*, for information related to the commissioning of ESSs.

**706.7(B) Maintenance.**

ESSs shall be maintained in proper and safe operating condition. The required maintenance shall be in accordance with the manufacturer's requirements and industry standards. A written record of the system maintenance shall be kept and shall include records of repairs and replacements necessary to maintain the system in proper and safe operating condition. This shall not apply in one- and two-family dwellings.

Informational Note: See NFPA 70B-2019, *Recommended Practice for Electrical Equipment Maintenance*, or ANSI/NETA ATS-2017, *Standard for Acceptance Testing Specifications for Electrical Power Equipment and Systems*, for information related to general electrical equipment maintenance and developing an effective electrical preventive maintenance (EPM) program.

**706.9 Maximum Voltage.**

The maximum voltage of an ESS shall be the rated ESS input and output voltage(s) indicated on the ESS nameplate(s) or system listing.

**Part II. Disconnecting Means**

**706.15 Disconnecting Means. 706.15(A) ESS Disconnecting Means.**

Means shall be provided to disconnect the ESS from all wiring systems, including other power systems, utilization equipment, and its associated premises wiring.

**706.15(B) Location and Control.**

The disconnecting means shall be readily accessible and shall comply with one or more of the following:

5. Located within the ESS

6. Located within sight and within 3 m (10 ft) from the ESS

7. Where not located within sight of the ESS, the disconnecting means, or the enclosure providing access to the disconnecting means, shall be capable of being locked in accordance with 110.25

Where controls to activate the disconnecting means of an ESS are used and are not located within sight of the ESS, the disconnecting means shall be lockable in accordance with 110.25, and the location of the controls shall be marked on the disconnecting means.

For one- and two-family dwellings, an ESS shall include an emergency shutdown function to cease the export of power from the ESS to premises wiring of other systems. An initiation device(s) shall be located at a readily accessible location outside the building and

shall plainly indicate whether in the "off" or "on" position. The "off" position of the device(s) shall perform the ESS emergency shutdown function.

**706.15(C) Notification and Marking.**

Each ESS disconnecting means shall plainly indicate whether it is in the open (off) or closed (on) position and be permanently marked as follows:

“ENERGY STORAGE SYSTEM DISCONNECT”

The disconnecting means shall be legibly marked in the field to indicate the following:

H. Nominal ESS output voltage

I. Available fault current derived from the ESS

J. An arc-flash label applied in accordance with acceptable industry practice

K. Date the calculation was performed

*Exception: List items (2), (3), and (4) shall not apply to one- and two-family dwellings.*

Informational Note No. 1: See NFPA *70E*-2018, *Standard for Electrical Safety in the Workplace*, for industry practices for equipment labeling. This standard provides specific criteria for developing arc-flash labels for equipment that provides nominal system voltage, incident energy levels, arc-flash boundaries, minimum required levels of personal protective equipment, and so forth.

Informational Note No. 2: ESS electronics could include inverters or other types of power conversion equipment.

For ESS disconnecting means where the line and load terminals could be energized in the open position, the device shall be marked with the following words or equivalent:

**WARNING**

**ELECTRIC ~~SHOCK~~ ~~HAZARD~~**
**TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION**

The notification(s) and marking(s) shall comply with 110.21(B).

**706.15(D) Partitions Between Components.**

Where circuits from the input or output terminals of energy storage components in an ESS pass through a wall, floor, or ceiling, a readily accessible disconnecting means shall be provided within sight of the energy storage component. Fused disconnecting means or circuit breakers shall be permitted to be used.

**706.15(E) Disconnecting Means for Batteries.**

In cases where the battery is separate from the ESS electronics and is subject to field servicing, 706.15(E)(1) through (E)(4) shall apply.

Informational Note: Batteries could include an enclosure, battery monitoring and controls, or other related battery components.

**706.15(E)(1) Disconnecting Means.**

A disconnecting means shall be provided for all ungrounded conductors. A disconnecting means shall be readily accessible and located within sight of the battery.

Informational Note: See 240.21(H) for information on the location of the overcurrent device for battery conductors.

**706.15(E)(2) Disconnection of Series Battery Circuits.**

Battery circuits exceeding 240 volts dc nominal between conductors or to ground shall have provisions to disconnect the series-connected strings into segments not exceeding 240 volts dc nominal for maintenance by qualified persons. Non-load-break bolted or plug-in disconnects shall be permitted.

**706.15(E)(3) Remote Activation.**

Where a disconnecting means is provided with remote controls to activate the disconnecting means and the controls for the disconnecting means are not located within sight of the battery, the disconnecting means shall be capable of being locked in the open position, in accordance with 110.25, and the location of the controls shall be field marked on the disconnecting means.

**706.15(E)(4) Notification.**

The disconnecting means shall be legibly marked in the field. The marking shall be of sufficient durability to withstand the environment involved and shall include the following:

4. Nominal battery voltage

5. Available fault current derived from the stationary standby battery system

Informational Note No. 1: Battery equipment suppliers can provide information about available fault current on any particular battery model.

6. An arc-flash label in accordance with acceptable industry practice

Informational Note No. 2: See NFPA *70E*-2021, *Standard for Electrical Safety in the Workplace*, for assistance in determining the severity of potential exposure, planning safe work practices, determining arc-flash labeling, and selecting personal protective equipment.

7. Date the calculation was performed

**706.16 Connection to Energy Sources.**

The connection of an ESS to sources of energy shall comply with 706.16(A) through (F).

**706.16(A) Source Disconnect.**

A disconnect that has multiple sources of power shall disconnect all energy sources when in the off position.

**706.16(B) Identified Interactive Equipment.**

ESS that operate in parallel with other ac sources shall use inverters that are listed and identified as interactive.

**706.16(C) Loss of Interactive System Power.**

Upon loss of a primary source of power, an ESS with a utility-interactive inverter shall comply with the requirements of 705.40.

**706.16(D) Unbalanced Interconnections.**

Unbalanced ac connections between an ESS and other ac electric power production sources shall be in accordance with 705.45

**706.16(E) Other Energy Sources.**

The connection of an ESS to other energy sources shall be in accordance with 705.12.

**706.16(F) Stand-Alone Operation.**

Where the output of an ESS is capable of operating in stand-alone mode, the requirements of 710.15 shall apply.

**Part III. Installation Requirements**

**706.20 General.**

**706.20(A) Ventilation.**

Provisions appropriate to the energy storage technology shall be made for sufficient diffusion and ventilation of any possible gases from the storage device, if present, to prevent the accumulation of an explosive mixture. Ventilation of an ESS shall be permitted to be provided in accordance with the manufacturer's recommendations and listing for the system.

Informational Note No. 1: See NFPA 855-2020, *Standard for the Installation of Stationary Energy Storage Systems*, for technology-specific guidance. Not all ESS technologies require ventilation.

Informational Note No. 2: See IEEE 1635-2018/ASHRAE Guideline 21-2018, *Guide for the Ventilation and Thermal Management of Batteries for Stationary Applications*, as a source for design of ventilation of batteries.

**706.20(B) Dwelling Units.**

An ESS for one- and two-family dwelling units shall not exceed 100 volts dc between conductors or to ground.

*Exception: Where live parts are not accessible during routine ESS maintenance, a maximum ESS voltage of 600 volts dc shall be permitted.*

**706.20(C) Spaces About ESS Components. 706.20(C)(1) General.**

Working spaces for ESS shall comply with 110.26 and 110.34.

**706.20(C)(2) Space Between Components.**

ESSs shall be permitted to have space between components in accordance with the manufacturer's instructions and listing.

Informational Note: Additional space may be needed to accommodate ESS hoisting equipment, tray removal, or spill containment.

**706.21 Directory (Identification of Power Sources).**

ESS shall be indicated by markings or labels that shall be in accordance with 110.21(B).

**706.21(A) Facilities with Utility Services and ESS.**

Plaques or directories shall be installed in accordance with 705.10.

**706.21(B) Facilities with Stand-Alone Systems.**

Plaques or directories shall be installed in accordance with 710.10.

**Part IV. Circuit Requirements**

**706.30 Circuit Sizing and Current.**

**706.30(A) Maximum Rated Current for a Specific Circuit.**

The maximum current for the specific circuit shall be calculated in accordance with 706.30(A)(1) through (A)(5).

**706.30(A)(1) Nameplate-Rated Circuit Current.**

Circuit current shall be the rated current indicated on the ESS nameplate(s) or system listing. Where the ESS has separate input (charge) and output (discharge) circuits or ratings, these shall be considered individually. Where the same terminals on the ESS are used for charging and discharging, the rated current shall be the greater of the two.

**706.30(A)(2) Inverter Output Circuit Current.**

The maximum current shall be the inverter continuous output current rating.

**706.30(A)(3) Inverter Input Circuit Current.**

The maximum current shall be the continuous inverter input current rating when the inverter is producing rated power at the lowest input voltage.

**706.30(A)(4) Inverter Utilization Output Circuit Current.**

The maximum current shall be the continuous ac output current rating of the inverter when the inverter is producing rated power.

**706.30(A)(5) DC to DC Converter Output Current.**

The maximum current shall be the dc-to-dc converter continuous output current rating.

**706.30(B) Conductor Ampacity.**

The ampacity of the output circuit conductors of the ESS(s) connected to the wiring system serving the loads to be serviced by the system shall not be less than the greater of the nameplate(s)-rated circuit current as determined in accordance with 706.30(A)(1) or the rating of the ESS(s) overcurrent protective device(s).

**706.30(C) Ampacity of Grounded or Neutral Conductor.**

If the output of a single-phase, 2-wire ESS output(s) is connected to the grounded or neutral conductor and a single ungrounded conductor of a 3-wire system or of a 3-phase, 4-wire, wye-connected system, the maximum unbalanced neutral load current plus the ESS(s) output rating shall not exceed the ampacity of the grounded or neutral conductor.

**706.31 Overcurrent Protection. 706.31(A) Circuits and Equipment.**

Protection devices for ESS circuits shall be in accordance with 706.31(B) through (F). Circuits shall be protected at the source from overcurrent. A circuit conductor connected at one end to a supply with integral fault protection, where the conductor is rated for the maximum circuit current from that supply, and also connected to sources having an available maximum circuit current greater than the ampacity of the conductor, shall be protected from overcurrent at the point of connection to the higher current source.

Informational Note: Listed electronic power converter circuits powered by an ESS have integral fault protection. Where these circuits are connected to higher current sources such as a utility service, the overcurrent device is more appropriately installed at the higher current source end of the circuit conductor.

**706.31(B) Overcurrent Device Ampere Ratings.**

Overcurrent protective devices, where required, shall be not less than 125 percent of the maximum currents calculated in 706.30(A).

*Exception: Where the assembly, including the overcurrent protective devices, is listed for operation at 100 percent of its rating, the ampere rating of the overcurrent devices shall be permitted to be not less than the maximum currents calculated in 706.30(B).*

**706.31(C) Direct Current Rating.**

Overcurrent protective devices, either fuses or circuit breakers, used in any dc portion of an ESS shall be listed for dc and shall have the appropriate voltage, current, and interrupting ratings for the application.

**706.31(D) Current Limiting.**

A listed and labeled current-limiting overcurrent protective device shall be installed adjacent to the ESS for each dc output circuit.

*Exception: Where current-limiting overcurrent protection is provided for the dc output circuits of a listed ESS, additional current-limiting overcurrent devices shall not be required.*

**706.31(E) Fuses.**

Means shall be provided to disconnect any fuses associated with ESS equipment and components when the fuse is energized from both directions and is accessible to other than qualified persons. Switches, pullouts, or similar devices that are rated for the application shall be permitted to serve as a means to disconnect fuses

from all sources of supply.

**706.31(F) Location.**

Where circuits from the input or output terminals of energy storage components in an ESS pass through a wall, floor, or ceiling, overcurrent protection shall be provided at the energy storage component end of the circuit.

**706.33 Charge Control.**

**706.33(A) General.**

Provisions shall be provided to control the charging process of the ESS. All adjustable means for control of the charging process shall be accessible only to qualified persons.

**706.33(B) Diversion Charge Controller. 706.33(B)(1) Sole Means of Regulating Charging.**

An ESS employing a diversion charge controller as the sole means of regulating charging shall be equipped with a second independent means to prevent overcharging of the storage device.

**706.33(B)(2) Circuits with Diversion Charge Controller and Diversion Load.**

Circuits containing a diversion charge controller and a diversion load shall comply with the following:

5. The current rating of the diversion load shall be less than or equal to the current rating of the diversion load charge controller. The voltage rating of the diversion load shall be greater than the maximum ESS voltage. The power rating of the diversion load shall be at least 150 percent of the power rating of the charging source.

6. The conductor ampacity and the rating of the overcurrent device for this circuit shall be at least 150 percent of the maximum current rating of the diversion charge controller.

**706.33(B)(3) ESS Using Interactive Inverters.**

Systems using interactive inverters to control energy storage state-of-charge by diverting excess power into an alternate electric power production and distribution system, such as utility, shall comply with 706.33(B)(3)(a) and (B)(3)(b).

- These systems shall not be required to comply with 706.33(B)(2).

- These systems shall have a second, independent means of controlling the ESS charging process for use when the alternate system is not available or when the primary charge controller fails or is disabled.

**706.33(C) Charge Controllers and DC-to-DC Converters.**

Where charge controllers and other DC-to-DC power converters that increase or decrease the output current or output voltage with respect to the input current or input voltage are installed, all of the following shall apply:

6. The ampacity of the conductors in output circuits shall be based on the maximum rated continuous output current of the charge controller or converter for the selected output voltage range.

7. The voltage rating of the output circuits shall be based on the maximum voltage output of the charge controller or converter for the selected output voltage range.

**Part V. Flow Battery ESSs**

Part V applies to ESSs composed of or containing flow batteries.

Informational Note: Due to the unique design features and difference in operating characteristics of flow batteries as compared with that of storage batteries such as lead acid or lithium ion batteries, the requirements for flow batteries have been included herein (Article 706, Part V).

- **General.**

The system and system components shall also meet Parts I, II, and III of this article.

Informational Note: See NFPA 855-2020, *Standard for the Installation of Stationary Energy Storage Systems*, for installation requirements for ESS, including requirements for flow batteries.

- **Electrolyte Classification.**

The electrolyte(s) that are acceptable for use in the batteries associated with the ESS shall be identified by name and chemical composition. Such identification shall be provided by readily discernable signage adjacent to every location in the system where the electrolyte can be put into or taken out of the system.

- **Electrolyte Containment.**

Flow battery systems shall be provided with a means for electrolyte containment to prevent spills of electrolyte from the system. An alarm system shall be provided to signal an electrolyte leak from the system. Electrical wiring and connections shall be located and routed in a manner that mitigates the potential for exposure to electrolytes.

- **Flow Controls.**

Controls shall be provided to safely shut down the system in the event of electrolyte blockage.

- **Pumps and Other Fluid Handling Equipment.**

Pumps and other fluid handling equipment are to be rated/specified suitable for exposure to the electrolytes.

**Part VI. Other Energy Storage Technologies**

Part VI applies to ESSs using other technologies intended to store energy and when there is a demand for electrical power to use the stored energy to generate the needed power.

**706.50 General.**

All electrical connections to and from the system and system components shall be in accordance with the applicable provisions of this *Code*. The systems shall comply with Parts I, II, III, and IV of this article.

**706.51 Flywheel ESS (FESS).**

Flywheel ESS (FESS) using flywheels as the storage mechanism shall also comply with all of the following:

4. FESS shall not be used for one- or two-family dwelling units.

Informational Note No. 1: FESS are intended for high-power shorter term applications. They contain parts that rotate under high speed with hazardous kinetic energy and include parts such as magnetic bearings that require ongoing monitoring and maintenance and, therefore, are not suitable for residential-type

applications.

5. FESS shall be provided with bearing monitoring and controls that can identify bearing wear or damage to avoid catastrophic failure.

Informational Note No. 2: The bearing monitoring controls should be evaluated as part of the listing evaluation.

6. FESS shall be provided with a containment means to contain moving parts that could break from the system upon catastrophic failure.

Informational Note No. 3: The containment means should be evaluated as part of the listing evaluation.

7. The spin-down time of the FESS shall be provided in the maintenance documentation.

**ARTICLE 710 Stand-Alone Systems**

**710.1 Scope.**

This article covers electric power production systems that operate in island mode not connected to an electric utility or other electric power production and distribution network.

Informational Note: These systems operate independently from an electric utility and include isolated microgrid systems. Stand-alone systems often include a single or a compatible interconnection of sources such as engine generators, solar PV, wind, ESS, or batteries.

**710.6 Equipment Approval.**

All power production equipment or systems shall be approved for use in island mode and comply with one of the following:

5. Be listed

6. Be evaluated for the application and have a field label applied

**710.10 Identification of Power Sources.**

A permanent plaque, label, or directory shall be installed at a building supplied by a stand- alone system at the power source disconnecting means location, or at an approved readily visible location. The plaque, label, or directory shall denote the location of each power source disconnecting means for the building or be grouped with other plaques or directories for other on-site sources. Where multiple sources supply the building, markings shall comply with 705.10.

**710.12 Stand-Alone Inverter Input Circuit Current.**

The maximum current shall be the stand-alone continuous inverter input current rating when the inverter is producing rated power at the lowest input voltage.

**710.15 General.**

Premises wiring systems shall be adequate to meet the requirements of this *Code* for similar installations supplied by a feeder or service. The wiring on the supply side of the building or structure disconnecting means shall comply with the requirements of this *Code*, except as modified by 710.15(A) through (G).

**710.15(A) Supply Output.**

Power supply to premises wiring systems fed by stand-alone or isolated microgrid power sources shall be permitted to have less capacity than the calculated load. The capacity of the sum of all sources of the stand-alone supply shall be equal to or greater than the load posed by the largest single utilization equipment connected to the system. Calculated general lighting loads shall not be considered as a single load.

Informational Note: For general-use loads the system capacity can be calculated using the sum of the capacity of the firm sources, such as generators and ESS inverters. For specialty loads intended to be powered directly from a variable source, the capacity can be calculated using the sum of the variable sources, such as PV or wind inverters, or the combined capacity of both firm and variable sources.

**710.15(B) Sizing and Protection.**

The circuit conductors between a stand-alone source and a building or structure disconnecting means shall be sized based on the sum of the output ratings of the stand-alone source(s). For three-phase interconnections, the phase loads shall be controlled or balanced to be compatible with specifications of the sum of the power supply capacities.

**710.15(C) Single 120-Volt Supply.**

Stand-alone and isolated microgrid systems shall be permitted to supply 120 volts to single- phase, 3-wire, 120/240-volt service equipment or distribution panels where there are no 240- volt outlets and where there are no multiwire branch circuits. In all installations, the sum of the ratings of the power sources shall be less than the rating of the neutral bus in the service equipment. This equipment shall be marked with the following words or equivalent:

**WARNING:**

**SINGLE 120-VOLT SUPPLY. DO NOT CONNECT MULTIWIRE BRANCH CIRCUITS!**

The warning sign(s) or label(s) shall comply with 110.21(B).

**710.15(D) Three-phase Supply.**

Stand-alone and microgrid systems shall be permitted to supply three-phase, 3-wire or 4-wire systems.

**710.15(E) Energy Storage or Backup Power System Requirements.**

Energy storage or backup power supplies shall not be required.

**710.15(F) Voltage and Frequency Control.**

The stand-alone power sources shall be controlled during operation so that voltage and frequency are supplied within limits compatible with the connected loads.

**ARTICLE 750 Energy Management Systems**

**750.1 Scope.**

This article applies to the installation and operation of energy management systems.

Informational Note: Performance provisions in other codes establish prescriptive requirements that may further restrict the requirements contained in this article.

**750.6 Listing.**

Energy management systems shall be one of the following:

3. Listed as a complete energy management system

4. Listed as a kit for field installation in switch or overcurrent device enclosures

5. Listed individual components assembled as a system

**750.20 Alternate Power Sources.**

An energy management system shall not override any control necessary to ensure continuity of an alternate power source for the following:

11. Fire pumps

12. Health care facilities

13. Emergency systems

14. Legally required standby systems

15. Critical operations power systems

**750.30 Load Management.**

Energy management systems shall be permitted to monitor and control electrical loads and sources in accordance with 750.30(A) through (C).

**750.30(A) Load Shedding Controls.**

An energy management system shall not override the load shedding controls put in place to ensure the minimum electrical capacity for the following:

2. Fire pumps

3. Emergency systems

4. Legally required standby systems

5. Critical operations power systems

**750.30(B) Disconnection of Power.**

An energy management system shall not cause disconnection of power to the following:

6 Elevators, escalators, moving walks, or stairway lift chairs

7 Positive mechanical ventilation for hazardous (classified) locations

8 Ventilation used to exhaust hazardous gas or reclassify an area

9 Circuits supplying emergency lighting

10 Essential electrical systems in health care facilities

**750.30(C) Capacity of Branch Circuit, Feeder, or Service.**

An energy management system shall not cause a branch circuit, feeder, or service to be overloaded. If an EMS is used to limit the current on a conductor, 750.30(C)(1) through (C)(4) shall apply:

**750.30(C)(1) Current Setpoint.**

A single value equal to the maximum ampere setpoint of the EMS shall be permitted for one or more of the following:

D For calculating the connected load per 220.70

E For the maximum source current permitted by EMS control

**750.30(C)(2) System Malfunction.**

The EMS shall use monitoring and controls to automatically cease current flow upon malfunction of the EMS.

**750.30(C)(3) Settings.**

Adjustable settings shall be permitted if access to the settings is accomplished by at least one of the following:

~~15.~~ Located behind removable and sealable covers over the adjustment means

~~16.~~ Located behind a cover or door that requires the use of a tool to open

~~17.~~ Located behind locked doors accessible only to qualified personnel

~~18.~~ Password protected with password accessible only to qualified personnel

~~19.~~ Software that has password protected access to the adjusting means accessible to qualified personnel only

**750.30(C)(4) Marking.**

The equipment that supplies the branch circuit, feeder, or service shall be field marked with the following information:

~~23.~~ Maximum current setting

~~24.~~ Date of calculation and setting

~~25.~~ Identification of loads and sources associated with the current limiting feature

~~26.~~ The following or equivalent wording: "The setting for the EMS current limiting feature shall not be bypassed"

The markings shall meet the requirements in 110.21(B) and shall be located such that they are clearly visible to qualified persons before examination, adjustment, servicing, or maintenance of the equipment.

**750.50 Directory.**

Where an energy management system is employed to control electrical power through the use of a remote means, a directory identifying the controlled device(s) and circuit(s) shall be posted on the enclosure of the controller, disconnect, or branch-circuit overcurrent device.

**Effective date:** This ordinance shall be in effect immediately upon adoption

**Click here for link to full text**: <https://bit.ly/25-0875>

**A motion was made by Commissioner S. Morrison, seconded by Commissioner Britton, that the Ordinance Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1795**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE KEVIN B. MORRISON, COUNTY COMMISSIONER**

**A RESOLUTION APPROVING THE ACCOUNTING OF ALL KNOWN OUTSTANDING LIABILITIES OF ELK GROVE FIRE RURAL FIRE PROTECTION DISTRICT AND TRANSFER OF ANY REMAINING MONIES TO THE VILLAGE OF MOUNT PROSPECT**

**WHEREAS,** properties located within the former Elk Grove Rural Fire Protection District (hereinafter referred to as the "EGRFPD") no longer receive fire protection and emergency medical services from the EGRFPD with the EGRFPD dissolved on July 1, 2024, pursuant to 70 ILCS 705/15e; and

**WHEREAS,** since dissolution, the EGRFPD President and Board of Trustees have worked with the Mayor of the Village of Mount Prospect (the "Village") to close up the business affairs of EGRFPD and the President and the Mayor have completed their statutory duties and obligations and support the adoption of this Resolution; and

**WHEREAS,** pursuant to 70 ILCS 705/15e(c)(3), the dissolution process requires the submittal to, and approval by resolution adopted by the Cook County Board of Commissioners (the "County"), an accounting showing that all known outstanding liabilities of the EGRPD have been paid and all title of the EGRFPD's known real and personal property has been conveyed to the Village; and

**WHEREAS,** such accounting is attached hereto as Exhibit A and has been reviewed by the County; and

**WHEREAS,** upon approval of the accounting described in 70 ILCS 705/15e(c)(3), the title of any remaining monies of the EGRFPD shall, by operation of law, transfer to the Village; and

**WHEREAS,** it is necessary to memorialize the County's approval of the accounting presented in Exhibit A;.

**NOW, THEREFORE, BE IT RESOLVED,** by the Cook County Board of Commissioners, Cook County, Illinois, as follows:

**SECTION 1:** That the County, pursuant to 70 ILCS 705/15e, hereby approved the accounting presented in Exhibit A to this Resolution; and

**SECTION 2:** That any remaining monies of the Elk Grove Rural Fire Protection District be transferred to the Village of Mount Prospect, and that any bank or financial institution at which the EGRFPD holds an account is authorized, upon presentment of a certified copy of this Resolution, as approved, to transfer the fund in the EGRFPD's accounts to the Village; and

**SECTION 3:** As an adjunct to the closing up of the business affairs of the Elk Grove Rural Fire Protection District as provided in 70 ILCS 705/15e(b), any outstanding liabilities and/or claims, whether known or unknown, against the Elk Grove Rural Fire Protection District, shall become the responsibility of the Village of Mount Prospect upon the adoption of the Resolution, and any statutory and/or fiduciary duties and/or obligations of current or former officials and agents of the Elk Grove Rural Fire Protection District are terminated and held for naught upon the adoption of this Resolution; and

**SECTION 4:** That the County Clerk is hereby directed to forward three (3) certified copies of this Resolution to Karen Agoranos, Village Clerk, Village of Mount Prospect, 50 S. Emerson Street, Mount Prospect, Illinois 60056; and

**SECTION 5:** That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner S. Morrison, seconded by Commissioner Britton, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

## FINANCE COMMITTEE
## MEETING OF APRIL 9, 2025

### COURT ORDERS

### 25-1872

**REPORT**

**Department**: Office of the Chief Judge, Circuit Court of Cook County

**Report Title**: Report of Legal and Expert Witness Fees and Expenses Processed for Payment

**Report Period**: March 1, 2025 through March 31, 2025

**Summary**: This report includes court orders for the payment of fees and associated expenses to attorneys and experts for legal services provided on behalf of indigent litigants. The orders have been processed by the Office of the Chief Judge and submitted to the Cook County Comptroller's Office for payment during this period.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## SPECIAL COURT CASES

### 25-1966

Firm: Office of the Special Prosecutor
Attorney(s): Michael J. O'Rourk
Case Name: Appointment of Special Prosecutor
Case No.(s): 83 C 009326-01
Date of This Order: 03/17/2025
Time period: 06/03/2023 - 03/13/2025
This Court Ordered Amount for fees and expenses: $30,481.78
Paid to Date: $8,906,721.91
Litigation Subcommittee Approval: N/A

### 25-1994

Firm: Law Office of Karla Fiaoni
Attorney(s): Karla M. Fiaoni
Case Name: In re Special Prosecutor
Case No.(s): 99 CR 2602001 & 99 CR 2602002
Date of This Order: 03/18/2025
Time period: 02/11/2025 - 03/18/2025
This Court Ordered Amount for fees and expenses: $5,335.24
Paid to Date: $218,267.12
Litigation Subcommittee Approval: N/A

### 25-1996

Firm: McCarthy & Valentini, LLC

Attorney(s): Maria McCarthy
Case Name: In re Special Prosecutor
Case No.(s): 88 CR 0230902
Date of This Order: 03/18/2025
Time period: 02/11/2025 - 03/17/2025
This Court Ordered Amount for fees and expenses: $31,222.75
Paid to Date: $426,891.25
Litigation Subcommittee Approval: N/A

**25-2016**

Firm: McCarthy & Valentini, LLC
Attorney(s): Maria McCarthy
Case Name: In re Special Prosecutor
Case No.(s): 88 CR 05696-01
Date of This Order: 03/18/2025
Time period: 12/19/2024 - 03/17/2025
This Court Ordered Amount for fees and expenses: $2,906.25
Paid to Date: $47,197.15
Litigation Subcommittee Approval: N/A

**25-2038**

Firm: McCarthy & Valentini LLC
Attorney(s): Maria McCarthy
Case Name: In re Special Prosecutor
Case No.(s): 97 CR 20768-04
Date of This Order: 03/18/2025
Time period: 12/19/2024 - 03/17/2025
This Court Ordered Amount for fees and expenses: $23,443.75
Paid to Date: $171,102.25
Litigation Subcommittee Approval: N/A

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Special Court Cases be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**PROPOSED SETTLEMENTS**

**25-1636**

Case: Nazir, Fahad v. Cook County Health and Hospitals Systems
Case No: 20 L 8025
Settlement Amount: $60,576.00
Fixed Charges Department: 4897 - John H. Stroger, Jr. Hospital of Cook County
Payable to: Fahad Nazir (37,242.67); Hall-Jackson & Associates P.C.(16,333.33); Kapitan Gomaa Law, P.C. (7,000)
Litigation Subcommittee Approval: 01/15/2025
Subject matter: an allegation of employment discrimination

**25-1880**

Case: Carpenter, Drake and Gotay, Aracelis v. Thomas Dart et al.
Case No: 23 C 17019
Settlement Amount: $70,000.00
Fixed Charges Department: 1210 - Office of the Sheriff
Payable to: Drake Carpenter and Disparti Law ($35,000) and Aracelis Gotay and Disparti Law($35,000)
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of employment discrimination

**25-1919**

Case: Tate, Robin v. Cook County Health and Hospitals System
Case No: 22 L 8324
Settlement Amount: $60,000.00
Fixed Charges Department: 4241 - Health Services - JTDC
Payable to: Cole Sadkin, LLC
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of employment discrimination

**25-1048**

Case: Gonzalez, Alex v. Coffey et al.
Case No: 23 L 5063
Settlement Amount: $800,000.00
Fixed Charges Department: 1231 - Police Department
Payable to: Alex Serafin Gonzalez and Clark ● Castrejón Law Firm
Litigation Subcommittee Approval: 02/05/2025
Subject matter: an allegation of automobile negligence

**25-1677**

Case: Cummings, Dwayne v. Martinez et al.
Case No: 23 C 615
Settlement Amount: $6,000.00
Fixed Charges Department: 1239 - Department of Corrections
Payable to: Dwayne Cummings
Litigation Subcommittee Approval: N/A

Subject matter: an allegation of a civil rights violation

**25-1823**

Case: Wilson v. Dart, et al.
Case No: 20 C 7009
Settlement Amount: $3,500.00
Fixed Charges Department: 1239 - Department of Corrections
Payable to: Earl Wilson and Thomas G. Morrissey, Ltd.
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

**25-1826**

Case: Milner, Anthony v. Dart, et al
Case No: 20 C 3505
Settlement Amount: $1,500.00
Fixed Charges Department: 1210 - Office of the Sheriff
Payable to: Anthony Milner
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

**25-1840**

Case: Carpenter v. Dart, et al.
Case No: 22 C 00013
Settlement Amount: $7, 000.00
Fixed Charges Department: 1239 - Department of Corrections]
Payable to: Stanley M. Carpenter
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

**25-1866**

Case: Wilson, Keith v. Holloway et al.
Case No: 19 C 8114
Settlement Amount: $50,000.00
Fixed Charges Department: 4240 - Cermak Health Services of Cook County
Payable to: Keith Terrell Wilson
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

**25-1874**

Case: Spencer v. Figueroa, et al.
Case No: 23 C 4700
Settlement Amount: $90,000.00
Fixed Charges Department: 1210 - Office of the Sheriff

Payable to: Law Offices of Irene K. Dymkar
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

**25-1894**

Case: *Hacker v. Dart, et al.*
Case No: 17 C 4282
Settlement Amount: $15,000.00
Fixed Charges Department: 1239 - Department of Corrections
Payable to: Thomas G. Morrissey, Ltd.
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Settlements be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1898**

**REPORT**

**Department**: Civil Actions Bureau

**Report Title**: Workers' Compensation Payments Following Cook County State's Attorney's Office - Litigated Settlements & Awards

**Report Period**: March 12, 2025, to April 8, 2025

**Summary**: Authorization to Pay Workers' Compensation Settlements & Awards

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1906**

**Presented by:** DEANNA ZALAS, Director, Department of Risk Management

**REPORT**

**Department**: Risk Management

**Report Title**: Workers' Compensation Claim Payments

**Report Period**: 02/01/2025 - 02/28/2025

**Summary**: The Department of Risk Management is submitting for your information Workers' Compensation Claim Payments for the month ending February 2025. Payments total $1,264,821.88

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1902**

**REPORT**

**Department**: Risk Management

**Report Title**: Receive and File - Patient Arrestee Claims

**Report Period**: The month ending February 28, 2025

**Summary**: The Department of Risk Management is submitting for your information a summary of Patient
Arrestee Claims for the month ending 2/28/2025 - Total: $3,155.68

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1904**

**REPORT**

**Department**: Risk Management

**Report Title**: Receive and File - Self Insurance Claims

**Report Period**: Month ending February 28, 2025

**Summary**: The Department of Risk Management is submitting for your information Self Insurance Claims for the month ending February 28, 2025. Payments total: **$12,068.44**

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-0894**

**REPORT**

**Department**: Risk Management

**Report Title**: Receive and File - Subrogation Claim Recoveries

**Report Period**: The month ends in February

**Summary**: The Department of Risk Management is submitting for your information, a summary of Claim Recoveries for the month ending 02/28/2025 - Total Recovery: **$20,507.40** - Number of Recoveries: **6**

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2237**

**REPORT**

**Department**: Risk Management

**Report Title**: Receive and File-Subrogation Claims Recoveries

**Report Period**: The month ending in March 2025

**Summary**: The Department of Risk Management is submitting for your information a summary of Claim Recoveries for the month ending 03/31/2025 - Total Recovery: **$ 22,431.67**- Number of Recoveries: **3**

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**COMPTROLLERS**

**25-2208**

**REPORT**

**Department**: Comptroller

**Report Title**: Analysis of Revenues and Expenses

**Report Period**: Twelve-Month Period Ended November 30, 2024

**Summary**: Final Analysis of Revenues and Expenses Report for the twelve-month period ended November 30, 2024, for the Corporate, Public Safety, Health, Grants and Special Purpose funds of Cook County. The report presents estimates of revenues and expenses expected to occur during the fiscal period compared to actual revenues and expenses recorded.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2209**

**REPORT**

**Department**: Comptroller

**Report Title**: Analysis of Revenues and Expenses Report

**Report Period**: For the three-month period ended February 28, 2025

**Summary**: Analysis of Revenues and Expenses Report for the three-month period ended February 28, 2025, for the Corporate, Public Safety, Health, Grants and Special Purpose funds of Cook County. The report presents estimates of revenues and expenses expected to occur during the fiscal period compared to actual revenues and expenses recorded.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**HEALTH & HOSPITAL**

**25-1168**

**REPORT**

**Department**: Cook County Health

**Report Title**: CCH Monthly Report

**Report Period**: April 2025

**Summary**:

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1235**
**ORDINANCE**

**Sponsored by**

**THE HONORABLE TONI PRECKWINKLE,**

**PRESIDENT OF THE COOK COUNTY BOARD OF COMMISSIONERS**

**ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR A LINE OF CREDIT AND RELATED DOCUMENTS AND THE ISSUANCE OF ONE OR MORE PROMISSORY NOTES IN CONNECTION THEREWITH**

**WHEREAS,** Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that "a County which has a Chief Executive Officer elected by the electors of the County ... (is) a Home Rule Unit" and The County of Cook, Illinois (the "County"), has a Chief Executive Officer elected by the electors of the County and is therefore a Home Rule Unit and may, under the power granted by said Section 6(a) of Article VII of the Constitution of 1970, as supplemented by the Local Government Debt Reform Act, as amended, the ("Act"), exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS,** pursuant to the provisions of the Act, the County has the power to incur debt payable from any lawful source and maturing within 40 years from the time it is incurred without prior referendum approval; and

**WHEREAS,** the Board of Commissioners of the County (the "Board") has not adopted any ordinance,

resolution, order or motion or provided any County Code provisions which restrict or limit the exercise of the home rule powers of the County in the issuance of general obligation full faith and credit notes without referendum for corporate purposes or which provides any special rules or procedures for the exercise of such power; and

**WHEREAS**, through Ordinance 16-0686 ("BMO Line of Credit Ordinance"), heretofore adopted by the Board on January 13, 2016, the Board authorized the execution of a line of credit agreement with BMO Harris Bank, N.A., and related documents, at an amount not to exceed $100,000,000 ("BMO Line of Credit Agreement"); and

**WHEREAS,** through Ordinance 19-1715, ("BMO Line of Credit Extension Ordinance"), adopted by the Board on March 21, 2019, the Board subsequently authorized the amendment and extension of the BMO Line of Credit Agreement, with a new maturity date of February 25, 2025; and

**WHEREAS,** pursuant to proposals received from various financial institutions through a public Request for Proposals, the Board hereby determines it to be advisable and in the best interests of the County that the County (1) terminate or permit the expiration of the BMO Line of Credit Agreement at or before the maturity date of February 25, 2025; (2) authorize the execution and delivery of an agreement for a replacement line of credit with J. P. Morgan Chase Bank, N.A. to provide funds for the punctual payment of the necessary expenses incurred by the County for its corporate purposes; and (3) authorize the issuance of one or more promissory notes to evidence the obligation to repay the principal of and interest on amounts drawn down by the County under such agreement; and

**WHEREAS,** the Board now expressly determines that it is advisable and in the best interests of the County that an agreement be executed and that one or more such notes be issued; and

**WHEREAS,** to such end it is hereby deemed advisable and necessary that the Board now adopt this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED,** by the Board of Commissioners of The County of Cook, Illinois, as follows:

## ARTICLE I. DEFINITIONS AND INTERPRETATIONS

### Section 1.1. Definitions.

A. The following words and terms are defined in the preambles hereto:

Act
Board
County

B. The following words and terms used in this Ordinance shall have the following meanings unless the context or use indicates another or different meaning:

*Advance for Value* means a receipt of funds by the County under the Agreement and relative to the Note which is a loan advance on and partial purchase price consideration for the Note, to be evidenced as

provided in the Note form.

*Agreement* means the Revolving Credit Agreement by and between the County and the Purchaser in substantially the form attached hereto as *Exhibit A* providing for the creation of a line of credit for the County and the issuance of one or more Notes to evidence the obligation of the County to repay amounts due and owing thereunder.

*Chief Financial Officer* means the Chief Financial Officer of the County.

*Designated Officer* means the President, Chief Financial Officer or any other office or employee of the County so designated by a written instrument signed by the President or the Chief Financial Officer.

*Face Amount* means the authorized maximum amount of the Note, as stated on its face.

*Fixed Rate Note* means a Note bearing interest at a fixed rate percent per annum.

*Floating Rate Note* means a Note bearing interest at a rate percent per annum which is subject to change from time to time, payable from time to time, and subject to various options for payment by the owners thereof, as more fully provided for in the Agreement.

*Maturity Date* means the date on which the principal of the Note is due and owing under the Agreement.

*Note Order* means the Note Order and Notification of Sale to be executed by the Chief Financial Officer and setting forth certain details of the Agreement and the Note as hereinafter provided.

*Note Register* means the books of the County kept by the Note Registrar to evidence the registration and transfer of the Note.

*Note Registrar* means the institution or person so designated and defined in the Note Order, or successors or assigns.

*Ordinance* means this Ordinance as originally introduced and adopted and as the same may from time to time be amended or supplemented in accordance with the terms hereof.

*Paying Agent* means the institution, having fiduciary power, or person so designated and defined in the Note Order, or successors or assigns.

*Purchase Price* means the price paid to the County by the Purchaser for the Note.

*Purchaser* means J. P. Morgan Chase Bank, N.A., the purchaser of the Note as so identified in the Note Order.

*Regular Record Date* means the fifteenth day before any interest payment date on the Note or such other date as may be provided in the Note Order.

**Section 1.2. Severability of Invalid Provisions.**

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such

section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

**Section 1.3. Short Title.**

This Ordinance may hereafter be cited by the County or hereinafter referred to as the "2025 J. P. Morgan Chase Bank Line of Credit Ordinance."

**ARTICLE II. DETERMINATIONS OF THE COUNTY**

**Section 2.1. Findings.**

The Board hereby finds and determines that (A) all of the recitals contained in the preambles to this Ordinance are full, true and correct and hereby incorporates them into this Ordinance by this reference; (B) this Ordinance is adopted pursuant to Section 6 of Article VII of the Illinois Constitution of 1970; (C) it is advisable and in the best interests of the County that the County adopt this Ordinance; (D) it is advisable and in the best interests of the County that the Agreement be executed so as to provide for the punctual payment of necessary expenses incurred by the County for its corporate purposes; and (E) the execution of the Agreement, the borrowing of money for the purposes authorized therein and the issuance of the Note is for a proper public purpose and is in the public interest.

**Section 2.2. Execution of the Agreement Authorized.**

The County is hereby authorized to enter into the Agreement with the Purchaser in substantially the form attached hereto as *Exhibit A* with only such changes as shall be approved by the Chief Financial Officer. The Chief Financial Officer shall be, and hereby is, authorized, empowered and directed to execute the Agreement in final form and the execution thereof shall constitute conclusive evidence of the approval of any and all terms contained in the Agreement by the Board. The County Clerk shall be, and hereby is, authorized, empowered and directed to attest the Agreement in the name, for and on behalf of the County, and thereupon to cause the Agreement to be delivered to the counterparty thereto. The Agreement (as executed) is entered into to provide for the loan of the proceeds of the Note to the County and the use of such proceeds for the punctual payment of general corporate purposes and to pay the costs of issuing the Note, in the manner and with the effect therein provided. From and after the execution and delivery of the Agreement, the officers, employees and agents of the County are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed. The Agreement shall constitute, and hereby is made, a part of this Ordinance, and a copy of the Agreement shall be placed in the official records of the County, and shall be available for public inspection at the office of the County Clerk.

**Section 2.3. General Obligation Note Authorized.**

For the purposes aforesaid, the Note is hereby authorized to be issued as a drawdown note in the aggregate principal amount of not to exceed $100,000,000. The full faith and credit of the County are hereby pledged to the punctual payment of the principal of and interest on the Note. The Note shall be a direct and general obligation of the County and, unless paid from other sources, the County shall be obligated to levy ad valorem taxes upon all taxable property in the County for the payment of the Note and the interest thereon, without limitation as to rate or amount.

**Section 2.4. Note Details.**

The Note shall be issued in the principal amount not to exceed $100,000,000 and shall bear such title and series designation as the Chief Financial Officer shall determine in the Note Order. The Note may be a Fixed Rate Note or a Floating Rate Note as provided in the Note Order. The Note shall be dated as of the first Advance for Value on the Note or as otherwise provided in the Agreement (any such date being the "Dated Date"), and the amount of the Note issued, being the sum of the amounts as shown as Advances for Value on the Note, not in excess of the Face Amount, less in each case principal payments made from time to time thereon, shall be the "Outstanding Principal Amount" of the Note. The Principal Amount of the Note from time to time outstanding shall bear interest not to exceed a rate per annum which is equal to the greater of (i) ten percent (10%) and (ii) the maximum rate of interest established, from time to time, in connection with general obligation debt of the County payable from ad valorem property tax receipts, subject to the recapture provisions of the Agreement; with interest payable on such date or dates as provided in the Agreement, upon any prepayment and on the Maturity Date. The Maturity Date shall be no later than April 30, 2028; provided, however, that if the Closing Date, as defined in the Agreement, takes place as soon as practicable after April 30, 2025, the Maturity Date shall be no later than three years from that Closing Date.

The Note shall bear interest on the Outstanding Principal Amount from time to time at the rate provided, in each case from the time advanced until duly paid or provided for.
The principal of and interest on the Note shall be payable in lawful money of the United States of America to the registered owner of this Note as shown on the Note Register as of the Regular Record Date.

If so provided in the Note Order, the Note may be redeemable or repayable prior to maturity at the option of the County, in whole or in part on any date, upon such terms and at such times and at a redemption or prepayment price of par plus accrued interest to the date of redemption or prepayment, as determined by the Chief Financial Officer at the time of the sale thereof.

The Note shall be substantially in the form attached to the Agreement and shall have impressed or imprinted thereon the corporate seal or facsimile thereof of the County and shall be signed by the manual or duly authorized facsimile signatures of the President of the Board or the Chief Financial Officer and County Clerk, as they shall determine, and in case any officer whose signature shall appear on the Note shall cease to be such officer before the delivery of the Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The execution by the County of the fully registered Note shall constitute full and due authorization of the Note, and the Note Registrar shall thereby be authorized to authenticate, date and deliver the Note. The person in whose name the Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on the Note shall be made only to or upon the order of the registered owner thereof or the owner's legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon the Note to the extent of the sum or sums so paid.

The Note shall have thereon a certificate of authentication duly executed by the Note Registrar as authenticating agent of the County and showing the date of authentication. The Note shall not be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Note Registrar by manual or duly authorized facsimile signature, and such certificate of authentication upon the Note shall be conclusive evidence that the Note has been authenticated and delivered under this Ordinance. The certificate of authentication on the Note shall be deemed to have been executed by the Note Registrar if signed by an

authorized officer of the Note Registrar.

**Section 2.5. Sale and Delivery of Note.**

The Chief Financial Officer is hereby authorized to sell all or any portion of the Note to the Purchaser from time to time as the Chief Financial Officer shall determine that the proceeds of such sales are needed and on such terms as the Chief Financial Officer may deem to be in the best interests of the County. Nothing contained in this Ordinance shall limit the sale of the Note or any portion thereof or any maturity or maturities thereof at a price or prices in excess of the principal amount thereof. Subsequent to the sale of the Note or subsequent to the sale of any portion thereof, the Chief Financial Officer shall file in the office of the County Clerk a Note Order directed to the Board identifying (i) the terms of the sale, (ii) the amount, if any, of the Note being sold as a Floating Rate Note, (iii) the Dated Date, (iv) the aggregate principal amount of the Note sold, (v) the repayment schedule for the principal of and interest on the Note, (vi) the optional redemption provisions, if any, applicable to the Note and (vii) any other matter authorized by this Ordinance to be determined by the Chief Financial Officer at the time of sale of the Note, and thereafter the Note as so sold shall be duly prepared and executed in the form and manner provided herein and delivered to the Purchaser in accordance with the terms of sale.

Any Designated Officer and such other officers of the County as may be necessary are hereby authorized to execute such other documents, as may be necessary to implement the Agreement and the transactions contemplated thereby and to effect the issuance and delivery of the Note, and execution thereof by such officers is hereby deemed conclusive evidence of approval thereof with such changes, additions, insertions, omissions or deletions as such officers may determine, with no further official action of or direction by the Board.

**Section 2.6. Use of Proceeds, Limit on Authority to Draw Funds.**

The proceeds of the Note shall be used to provide funds for the payment of necessary expenses incurred for the general corporate purposes of the County and costs of issuance of the Note and to that end shall be set aside in the Working Cash Fund (the "Working Cash Fund") and shall be used to pay the general corporate expenses of the County in accordance with customary disbursement procedures of the County. Alternatively, the Chief Financial Officer may allocate the proceeds of the Note to one or more other funds or accounts of the County now in existence. The County by its Board reserves the right, as it becomes necessary from time to time, to change the purposes of expenditure of the Working Cash Fund or its accounts, to change priorities, to revise cost allocations between expenditures and to substitute projects, in order to meet current needs of the County. In no event may more than $18.5 million in total be drawn from the Line of Credit unless the Board through Resolution expressly approves the draw of an identified additional sum.

**Section 2.7. Financing Team Approved.**

The selection of the following party or parties in the capacity as indicated and for the purpose of assisting with the Line of Credit transaction is hereby expressly approved:

| *Capacity* | *Name of Institution or Firm* | *Legal Counsel* |
|---|---|---|
| Lender | J. P. Morgan Chase Bank, N.A. | Foley Lardner, LLP |
| Issuer | Cook County | Reyes Kurson, Ltd. |

**ARTICLE III. MISCELLANEOUS**

**Section 3.1. Ratification of Acts.**

All acts of the Board, the Designated Officers and the officers and employees of the County that are in conformity with the intent and purposes of this Ordinance, whether heretofore or hereafter taken or done, be, and the same are hereby, in all respects, ratified, confirmed and approved.

**Section 3.2. Superseder.**

All Ordinances, Resolutions, motions, orders or parts thereof in conflict with this Ordinance are, to the extent of such conflict, hereby superseded.

**Section 3.3. Ordinance to Constitute a Contract.**

The provisions of this Ordinance shall constitute a contract between the County and the registered owner of the Note. This Ordinance shall constitute full authority for the issuance of the Note and the execution and delivery of the Agreement on behalf of the County.

**Effective date:** This ordinance shall be in effect operative, effective and valid immediately upon its passage and approval.

**Exhibit A**
**Revolving Credit Agreement**

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Ordinance be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**TRANSPORTATION COMMITTEE**
**MEETING OF APRIL 9, 2025**

**25-0919**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**Sponsored by:** DR. KISHA E. McCASKILL, Cook County Board of Commissioners

**PROPOSED INTERGOVERNMENTAL AGREEMENT (TRANSPORTATION AND HIGHWAYS)**

**Department:** Transportation and Highways

**Other Part(ies):** Forest Preserve District of Cook County, Illinois ("FPDCC")

**Request:** Approval of proposed Intergovernmental Agreement.

**Goods or Services:** Design Engineering, Construction and Construction Engineering Improvements

**Location:** FPDCC, Village of Hoffman Estates, Illinois

**Section:** 21-A6107-00-PV

**Centerline Mileage:** N/A

**County Board District:** 15

**Agreement Number(s):** N/A

**Agreement Period:** One-time agreement

**Fiscal Impact:** None

**Accounts:** N/A

**Summary:** The Department of Transportation and Highways respectfully requests approval of the proposed intergovernmental agreement between the County and the Forest Preserve District of Cook County. The County of Cook ("County") will be the lead agency for design engineering, construction and construction engineering improvements for multi-use trail spur on FPDCC property at the northeast corner of Central Road and Huntington Boulevard (Trail Spur) to connect the proposed multi-use trail with an existing multi-use trail in the Paul Douglas Forest Preserve. The FPDCC agreed to allow the County to construct a proposed Trail Spur on FPDCC property. Upon completion of the Project and acceptance of the Trail Spur by the FPDCC, the FPDCC will own, operate, and maintain at its sole expense, the Trail Spur constructed or improved as part of the Project. The County will pay all actual design engineering, construction and construction engineering costs for the Project.

**A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, that the Intergovernmental Agreement be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**Sponsored by:** DR. KISHA E. McCASKILL, Cook County Board Of Commissioners

**PROPOSED INTERGOVERNMENTAL AGREEMENT (TRANSPORTATION AND HIGHWAYS)**

**Department:** Transportation and Highways

**Other Part(ies):** Village of Elk Grove Village, Illinois ("Village")

**Request:** Approval of proposed Intergovernmental Agreement

**Goods or Services:** Design Engineering, Construction and Construction Engineering

**Location:** Village of Elk Grove Village, Illinois

**Section:** 24-BREPN-00-BR

**Centerline Mileage:** N/A

**County Board District:** 15

**Agreement Number(s):** N/A

**Agreement Period:** One-time agreement

**Fiscal Impact:** N/A

**Accounts:** N/A

**Summary:** The Department of Transportation and Highways respectfully requests approval of the proposed intergovernmental agreement between the County and the Village of Elk Grove. The County will be the lead agency for design engineering, construction and construction engineering for improvements along Meacham Road Bridge over West Branch Salt Creek. Upon completion of the Project, the County will continue to own, operate and maintain those portion of Meacham Road under its established jurisdictional authority, including, but not limited to, any existing or future County-owned traffic signals, signage, pavement markings, landscaping, storm sewers, and/or other drainage facilities on County right-of-way, but excluding any Village-owned utilities on the County right-of-way; and, the bridge carrying Meacham Road over West Branch Salt Creek, including the bridge superstructure, concrete parapets, parapet and shared-use path railings, the shared-use path on the east side of the bridge deck and adjacent to the bridge approaches, and the sidewalk on the west side of the bridge deck and adjacent to the bridge approaches, and the sidewalk on the west side of the bridge deck and adjacent to the bridge approaches. The Village will own, operate, and maintain any new sidewalks and/or shared-used paths within its municipal limits constructed as part of the Project. The County will pay all actual design engineering, construction and construction engineering costs for the Project.

**A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, that the**

**Intergovernmental Agreement be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1197**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**Sponsored by:** DR. KISHA E. McCASKILL, Cook County Board Of Commissioners

**PROPOSED CONTRACT (TRANSPORTATION AND HIGHWAYS)**

**Department(s):** Transportation and Highways

**Vendor:** Alta Enterprises, LLC d/b/a Alta Construction Equipment Illinois, LLC, Orland Park, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute contract.

**Good(s) or Service(s):** Tractor Mowers with Attachments

**Location:** District 1-Schaumburg, District 2-DesPlaines, District 4-Orland Park, District 5-Riverdale

**Section:** N/A

**Contract Value:** $593,584.00

**Contract period:** 4/11/2025 - 4/10/2027 with one (1), one (1) year renewal option

**Contract Utilization:** The contract specific goal set on this contract was zero**..**

**Potential Fiscal Year Budget Impact:** FY 2025 $593,584.00

**Accounts:** Capital Equipment: 11569.1500.21120.560155

**Contract Number(s):** 2457-10011

**Summary:** The Department of Transportation and Highways respectfully requests approval of proposed contract between Alta Enterprises, LLC d/b/a Alta Construction Equipment Illinois, LLC., Orland Park, Illinois.

This Contract will provide for the capital purchase of new Tractor Mowers with Attachments. The new

equipment will be used for mowing grass along Cook County roadways.

The new Tractor Mowers and Attachments will replace Tractor Mowers that are beyond their useful life. The cost to maintain the current Tractor Mowers is extensive. The new Tractor Mowers with Attachments will provide safe, reliable, and efficient equipment for the Maintenance Bureau.

Competitive bidding procedures were followed in accordance with the Cook County Procurement Code. Alta Enterprises, LLC d/b/a Alta Construction Equipment Illinois, LLC, was the lowest, responsive, and responsible bidder.

**A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, that the Contract be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1232**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**Sponsored by:** DR. KISHA E. McCASKILL and MAGGIE TREVOR, Cook County Board Of Commissioners

**PROPOSED AGREEMENT (TRANSPORTATION AND HIGHWAYS)**

**Department:** Transportation and Highways

**Other Part(ies):** State of Illinois Department of Transportation (IDOT)

**Request:** Approval of proposed Joint Funding Agreement for Construction Work

**Goods or Services:** Construction and Construction Engineering

**Location:** Village of Mount Prospect, Illinois

**Section Number:** 20-W7141-00-PV

**County Board District:** 9

**Centerline Mileage:** N/A

**Agreement Period:** One-time agreement

**Agreement Number(s):** N/A

**Fiscal Impact:** $15,827,279.00 ($1,116,279.00 to be reimbursed from the FHWA (Federal Highway Administration) Congressional Directed Spending Funds.

**Accounts:**
MFT: 11300.1500.29152.521536, ($14,711,000.00); 11300.1500.54673.560019 ($1,116,279.00)

**Summary:** The Department of Transportation and Highways respectfully requests approval of the proposed agreement between the County and the State of Illinois Department of Transportation. The County will be the lead agency for construction and construction engineering for improvements along Busse Road from Golf Road to Central Road. The FHWA will pay up to a maximum of $1,116,279.00 toward the project construction costs and, per the terms of the agreement, Cook County will be responsible for the remaining balance of construction and construction engineering costs, estimated at $14,711,000.00.

**A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, that the Agreement be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1278**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**Sponsored by:** DR. KISHA E. McCASKILL, Cook County Board Of Commissioners

**PROPOSED CONTRACT**

**Department(s):** Cook County Department of Transportation and Highways (DoTH), Cook County

Department of Facilities Management (DFM), Cook County Sheriff's Office (CCSO), and Cook County Health and Hospitals (CCHH)

**Vendor:** Mansfield Oil Company of Gainesville, Inc., Gainesville, Georgia

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Diesel and Unleaded Fuel

**Contract Value:** $2,280,000.00

**Contract period:** 5/1/2025 - 2/10/2027 with one (1), one (1) year renewal option

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation.

**Potential Fiscal Year Budget Impact:**

Transportation and Highways: FY2025 $450,000.00; FY2026 $575,000.00; FY2027 $250,000.00

Facilities Management: FY2025 $30,000.00; FY2026 $30,000.00; FY2027 $10,000.00

Sheriff's Office: FY2025 $143,000.00; FY2026 $288,000.00; FY2027 $144,000.00

Health and Hospitals: FY2025 $120,000.00; FY2026 $120,000.00; FY2027 $120,000.00

**Accounts:**

Transportation and Highways: Operation of Automotive Equipment: 11856.1500.15675.540146

Facilities Management: Utilities Oil: 11100.1200.12355.540010

Sheriff's Office: Automotive Operations and Maintenance: 11100.1499.13355.540250

Health and Hospitals: Property Maintenance and Operations: 41225.4897.17775.540350

**Contract Number(s):** 2406-07020

**Summary:** The Department of Transportation and Highways respectfully requests approval of the proposed Contract between Cook County and Mansfield Oil Company of Gainesville, Inc., Gainesville, Georgia. This Contract will enable the Department f Transportation and Highways, the Department of Facilities Management, the Cook County Sheriff's Office, and the Cook County Health and Hospitals to receive diesel and unleaded fuel on an as-needed basis.

This Contract will allow for the continuation of diesel and unleaded fuel supplies/services for heavy equipment and is imperative to the County's daily and emergency road maintenance operation and to ensure safety of the motoring public. Additionally, this commodity is utilized to fuel building generators throughout Countywide Facility and Health and Hospitals locations.

This is a Comparable Government Procurement pursuant to Section 34-140 of the Cook County Procurement Code. Mansfield Oil Company of Gainesville, Inc., was previously awarded a contract through a Request for Proposal (RFP) process through Sourewell, a State of Minnesota local government unit created to provide cooperative procurement to government entities. This Contract will allow Cook County the ability to take advantage of the favorable source contract's discounted rates.

**A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, that the Contract be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1281**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**Sponsored by:** DR. KISHA E. McCASKILL, Cook County Board Of Commissioners

**PROPOSED SUPPLEMENTAL IMPROVEMENT RESOLUTION (TRANSPORTATION AND HIGHWAYS)**

**Department:** Transportation and Highways

**Project Type:** Motor Fuel Tax Project

**Request:** Approval of proposed Supplement Improvement Resolution

**Project:** Design Engineering Services for Various Locations Countywide

**Location:** Countywide

**Section:** 21-8DESV-00-EG, 21-8DESV-01-EG, 21-8DESV-02-EG, 21-8DESV-03-EG

**County Board District:** Countywide

**Centerline Mileage:** N/A

**Fiscal Impact:** $8,000,000.00 (FY2025, $4,000,000.00; FY20262, $4,000,000.00)

**Accounts:** Motor Fuel Tax Fund: 11300.1500.29150.560019

**Board Approved Date and Amount:** 7/29/2021, $20,000,000.00

**Increased Amount:** $8,000,000.00

**Total Adjusted Amount:** $28,000,000.00

**Summary:** The Department of Transportation and Highways respectfully requests approval of the proposed supplemental improvement resolution for work being done throughout various locations in Cook County. The work being done is Design Engineering Services for Various Locations Countywide in Cook

County. The total supplemental amount for the engineering services is $8,000,000. The Department intends to extend four existing consultant contracts for this work, each with an upper limit of $2,000,000.

**25-1281**
**SUPPLEMENTAL RESOLUTION**

**BE IT RESOLVED,** by the County Board of Commissioners of Cook County, Illinois, that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract; for Roadway/Street Improvements: Section: 21-8DESV-OO-EG, and

**BE IT FURTHER RESOLVED,** that the proposed improvement shall consist of Design Engineering (Phase II) Services by Consultants (Contract #1). Tasks may include preparation of contract documents including plans, specifications and estimates for various projects throughout Cook County. The scope of services include intersection design, traffic signal design, small roadway segments/roadway corridors, structures, and design of drainage/flooding solutions. Supplemental funding is requested to extend the existing contracts to complete ongoing projects using existing funds. That there is hereby appropriated the sum of Two Million NO/100 dollars ($2,000,000.00) for the improvement of said section from the Local Public Agency's Allotment of Motor Fuel Tax Funds.

**BE IT FURTHER RESOLVED**, that the Clerk is hereby directed to transmit four (4) certified originals of this Resolution to the district office of the Department of Transportation.

**April 10, 2025**

**A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, that the Supplemental Improvement Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1282**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**Sponsored by:** DR. KISHA E. McCASKILL, Cook County Board Of Commissioners

**PROPOSED CONTRACT (TRANSPORTATION AND HIGHWAYS)**

**Department(s):** Transportation and Highways

**Vendor:** CDM Smith, Inc., Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute contract.

**Good(s) or Service(s):** Professional Planning Services

**Location:** Countywide

**Section:** 23-6LRTP-02-ES

**Contract Value:** $1,224,262.00

**Contract period:** 5/1/2025 - 4/30/2028

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation.

**Potential Fiscal Year Budget Impact:** 11300.1500.29150.520830 FY2025 ($249.815.50) FY2026 ($499.631.00) FY2027 ($249,815.50) 11900.1500.54545.520830 FY2025 ($56,250.00) FY2026 ($112,500.00) FY2027 ($56,250.00)

**Accounts:**
Motor Fuel Tax Funds: 11300.1500.29150.520830 ($999,262.00)
State Planning and Research Funds: 11900.1500.54545.520830 ($225,000.00)

**Contract Number(s):** 2316-10197A

**Summary:** The Department of Transportation and Highways respectfully requests the approval of the proposed Contract between Cook County and CDM Smith, Inc., Chicago, Illinois.

This contract provides for the development of the 2050 long-range transportation plan (LRTP). The Services in which the development of the Plan includes but are not limited to demographic, economic, land use, and travel analysis, public engagement, transportation needs analysis, future revenue and investment recommendations, policy recommendations, and other tasks. The period of performance for these LRTP services is 24 months with completion in 2027.

This contract is awarded pursuant to a publicly advertised Request for Qualifications (RFQ) in accordance with the Cook County Procurement Code. CDM Smith was selected based on established evaluation criteria.

**A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, that the Contract be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1310**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**Sponsored by:** DR. KISHA E. McCASKILL, Cook County Board Of Commissioners

**PROPOSED SUPPLEMENTAL IMPROVEMENT RESOLUTION (TRANSPORTATION AND HIGHWAYS)**

**Department:** Transportation and Highways

**Project Type:** Motor Fuel Tax Project

**Request:** Approval of proposed Supplemental Improvement Resolution

**Project:** Pavement Preservation and Rehabilitation Program - North 2021

**Location:** Villages of Arlington Heights, Elk Grove, Mount Prospect, Palatine, Schaumburg, and Roselle

**Section:** 20-PPRPN-00-PV

**County Board District:** 14, 15

**Centerline Mileage:** N/A

**Fiscal Impact:** $70,000.00 (FY2025)

**Accounts:** Motor Fuel Tax Fund: 11300.1500.29150.560019

**Board Approved Date and Amount:** 7/30/2020, $16,300,000.00; 6/24/2021, $4,000,000.00

**Increased Amount:** $70,000.00

**Total Adjusted Amount:** $20,370,000.00

**Summary:** The Department of Transportation and Highways respectfully requests approval of the proposed supplemental improvement resolution for working being done in various Villages throughout the 14th and 15th Districts in Cook County. A resolution appropriating the funds are for the Pavement Preservation and Rehabilitation Program North - in the Villages of Arlington Heights, Elk Grove, Mount Prospect, Palatine, Schaumburg, and Roselle in Cook County.

**25-1310**
**SUPPLEMENTAL RESOLUTION**

**BE IT RESOLVED,** by the County Board of Commissioners of Cook County, Illinois, that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract; for Roadway/Street Improvements: Section: 20-PPRPN-OO-PV, and

**BE IT FURTHER RESOLVED,** that the proposed improvement shall consist of Pavement Preservation and Rehabilitation Program in North Cook County. Scope consists of grinding and overlaying of the existing hot-mix asphalt pavement, pavement patching and diamond grinding of the PCC pavement, reconstruction, curb and gutter replacement, traffic control and protection and other necessary highway appurtenances. Supplemental funding is requested to account for final construction and construction management costs. That there is hereby appropriated the sum of Seventy Thousand NO/100 dollars ($70,000.00) for the improvement of said section from the Local Public Agency's Allotment of Motor Fuel Tax Funds.

**BE IT FURTHER RESOLVED**, that the Clerk is hereby directed to transmit four (4) certified originals of this Resolution to the district office of the Department of Transportation.

**April 10, 2025**

**A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, that the Supplemental Improvement Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1469**

**Presented by:** JENNIFER (SIS) KILLEN, Superintendent, Department of Transportation and Highways

**Sponsored by:** DR. KISHA E. McCASKILL, Cook County Board Of Commissioners

**PROPOSED IMPROVEMENT RESOLUTION (TRANSPORTATION AND HIGHWAYS)**

**Department:** Transportation and Highways

**Project Type:** Motor Fuel Tax Project

**Request:** Approval of appropriation of Motor Fuel Tax Funds

**Project:** Cook County 2050 Long Range Transportation Plan

**Location:** Countywide

**Section:** 23-6LRTP-02-ES

**County Board District(s):** Countywide

**Centerline Mileage:** N/A

**Fiscal Impact:** $1,225,000.00 (FY25 $306,250.00; FY26 $612,500.00; FY27 $306,250.00)

**Accounts:** Motor Fuel Tax Fund: 11300.1500.29150.520850

**Summary:** The Department of Transportation and Highways respectfully requests approval of the proposed improvement resolution for work being done throughout Cook County. The resolution is appropriating funds for the Cook County 2050 Long Range Transportation Plan (LRTP) in Cook County.

**25-1469**
**IMPROVEMENT RESOLUTION**

**BE IT RESOLVED,** by the County Board of Commissioners of Cook County, Illinois, that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract; for Roadway/Street Improvements: Section: 23-6LRTP-02-ES, and,

**BE IT FURTHER RESOLVED,** that the proposed improvement shall consist of Cook County 2050 Long Range Transportation Plan. The plan will guide transportation investments in Cook County through the year 2050. The plan will include travel analysis to forecast travel demand, transportation needs analysis to identify capital investments and operational improvements to address system deficiencies, future revenue scenarios and investment recommendations, extensive multi-channel public engagement, and policy recommendations to guide departmental roles and actions. That there is hereby appropriated the sum of One Million Two Hundred Twenty-Five Thousand NO/100 dollars ($1,225,000.00) for the improvement of said section from the Local Public Agency's Allotment of Motor Fuel Tax Funds.

**BE IT FURTHER RESOLVED**, that the Clerk is hereby directed to transmit four (4) certified originals of this Resolution to the district office of the Department of Transportation.

**April 10, 2025**

**A motion was made by Commissioner Anaya, seconded by Commissioner Trevor, that the Improvement Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**MEETING OF APRIL 9, 2025**

**25-1853**
**RESOLUTION**

**Sponsored by**

**THE HONORABLE JOSINA MORITA, FRANK J. AGUILAR, ALMA E. ANAYA, JOHN P. DALEY, BRIDGET DEGNEN, BRIDGET GAINER, BILL LOWRY, DR. KISHA E. McCASKILL, DONNA MILLER, STANLEY S. MOORE, KEVIN B. MORRISON, SEAN M. MORRISON, ANTHONY J. QUEZADA, MICHAEL SCOTT JR., TARA S. STAMPS AND MAGGIE TREVOR, COUNTY COMMISSIONERS**

**RESOLUTION FOR MIDDLE EASTERN AND NORTH AFRICAN DATA INCLUSION**

**WHEREAS**, Cook County is one of the largest and most racially, ethnically and linguistically diverse counties in the country; and

**WHEREAS,** Cook County Government is committed to supporting equitable, inclusive and accessible government; and

**WHEREAS,** Cook County Government must collect accurate data to understand and serve the specific needs of its diverse communities; and

**WHEREAS,** Cook County recognizes Middle Eastern and North African (MENA) as a minority group; and

**WHEREAS,** MENA includes over 26 ethnicities speaking many languages; and

**WHEREAS,** there were approximately 3.5 million MENA Americans in the United States according to the 2020 US Census; and

**WHEREAS**, Cook County is home to a large, growing and diverse MENA population including one of the largest Assyrian American communities in the country; and

**WHEREAS,** the United State Office of Management and Budget (OMB) published updated Statistical Policy Directive No. 15 (SPD 15) on March 28, 2024 that included a new race/ethnicity "Middle Eastern and North African" minimum reporting category; and

**WHEREAS,** Cook County does not comprehensively or consistently collect or present data on MENA Americans; and

**WHEREAS,** the lack of comprehensive and consistent data on MENA American hinders Cook County's ability to understand and serve these communities.

**NOW, THEREFORE, BE IT RESOLVED,** that all Cook County Offices Under the President research that include racial and ethnic data collection must include MENA data collection, with ethnicity disaggregation where relevant and available; and

**BE IT FURTHER RESOLVED,** that all Cook County Office Under the President reports and presentations that include racial and ethnic data, analysis and recommendations, must include MENA data, with disaggregated ethnicity data, when available.

Approved and adopted this 10th of April 2025

TONI PRECKWINKLE, President
Cook County Board of Commissioners

Attest: MONICA GORDON, County Clerk

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**A motion was made by Commissioner Britton, seconded by Commissioner K. Morrison, that the Resolution be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried and the Resolution was APPROVED and ADOPTED.**

**ASSET MANAGEMENT COMMITTEE**
**MEETING OF APRIL 9, 2025**

**25-0011**

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** FGM Architects, Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to increase contract

**Good(s) or Service(s):** Architectural and Engineering Services for Corporate Portfolio - Renovation of 7th and 11th Floor at County Building and Real Estate Development for Oak Forest Campus

**Original Contract Period:** 11/1/2023 - 10/31/2026 with two (2) one-year renewal options

**Proposed Amendment Type:** Increase

**Proposed Contract Period:** N/A

**Total Current Contract Amount Authority:** $4,992,609.09

**Original Approval (Board or Procurement):** Board 10/19/2023 $4,992,609.09

**Increase Requested:** $246,025.00

**Previous Board Increase(s):** N/A

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation and partial MWBE Waiver.

**Potential Fiscal Impact:** FY2025 $154,488.58, FY2026 $91,536.42

**Accounts:** 11569.1031.11190.560105.00000.00000/11569.1031.11190.560107.00000.00000 Capital Improvement Program

**Contract Number(s):** 2185-18595

**Summary:** The amendment is required, due to an expanded scope that would engage FGM Architects to (1.) provide an extensive evaluation/assessment of the Infrastructure Integrity, pertaining to the architectural, structural, and mechanical elements, of ten (10) existing buildings, to determine the preservation and re-use potential of these assets and (2) to determine Tax Increment Financing (TIF) eligibility that would provide a baseline for estimated incremental tax revenue that could be invested the development and encourage private investment and development.

This contract was awarded through Request for Qualifications (RFQ) procedures in accordance with Cook County Procurement Code. FGM Architects was selected based on established evaluation criteria.

**A motion was made by Commissioner Miller, seconded by Commissioner McCaskill, that the Contract Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-0012**

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Department Capital Planning and Policy

**Vendor:** GSG Consultants, Inc., Schaumburg, Illinois

**Request:** Authorization for the Chief Procurement Officer to increase contract

**Good(s) or Service(s):** Service - Architectural and Engineering Design Services for the Oak Forest Health Campus Demolition

**Original Contract Period:** 8/1/2021 - 7/31/2024

**Proposed Amendment Type:** Increase

**Proposed Contract Period:** N/A

**Total Current Contract Amount Authority:** $3,704,396.12

**Original Approval (Board or Procurement):** Board, 7/25/2024, $3,207,730.12

**Increase Requested:** $494,085.00

**Previous Board Increase(s):** $496,666.00

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** 7/25/2024, 8/1/2024 - 7/31/2025

**Previous Chief Procurement Officer Extension(s):** N/A

**Potential Fiscal Impact:** FY 2025 $494,085.00

**Accounts:** 11569.1031.11190.560105.00000.00000; 11569.1031.11190.560107.00000.00000, Capital

Improvement Program

**Contract Number(s):** H21-25-108

**Concurrences:**
The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation. The prime vendor is a certified MBE.

The CCH Chief Procurement Officer Concurs.

**Summary:** This amendment allows the Department of Real Estate Management to conduct a building assessment to determine whether certain existing Oak Forest Campus buildings can be used for potential redevelopment.

This contract was awarded through a competitive Request for Qualifications (RFQ) process in accordance with Cook County Procurement Code. The vendor was selected based on established evaluation criteria.

**A motion was made by Commissioner Miller, seconded by Commissioner McCaskill, that the Contract Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1588**

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Approve Lease Agreement Amendment

**Landlord:** Westside Health Authority

**Tenant:** County of Cook, for use by Cook County Health (CCH)

**Location:** 4800 W. Chicago Avenue, Chicago, Illinois 60651

**Term/Extension Period:** 4/23/2025 - 7/22/2029

**Space Occupied:** 14,960 sq. ft.

**Monthly Rent:**

| Lease Year | Annual Base Rent 1.5% Escalation | Estimated CAM/Taxes 3% Escalation | Total Est. Rent |
|---|---|---|---|
| | 4/23/25 to 7/22/25 | $7,192.58 | $3,728.90$10,921.48 |
| | 7/23/25 to 7/22/26 | $29,201.85 | $15,363.15$44,565.00 |
| | 7/23/26 to 7/22/27 | $29,639.88 | $15,824.02$45,463.90 |
| | 7/23/27 to 7/22/28 | $30,084.48 | $16,298.74$46,347.22 |
| | 7/23/28 to 7/22/29 | $30,535.75 | $16,787.67$47,323.42 |
| | Total Fiscal Impact | $126,654.54 | $68,002.48**$194,621.02** |

**Fiscal Impact:** $194,621.02 (Term of Lease)

**Accounts:** 41215.4893.10700.550130

**Option to Renew:** N/A

**Termination:** N/A

**Utilities Included:** Paid by Tenant

**Summary:** Requesting approval to amend the existing lease agreement between Westside Health Authority, an Illinois not-for-profit corporation, (Landlord) and the County of Cook, a body corporate and politic, of the State of Illinois (Tenant). The existing lease is approximately 13,790 rentable square feet in the building, located at 4800 W. Chicago Avenue, Chicago, IL. 60651, commonly known as the Austin Wellness Center.

Hektoen Institute, LLC, an Illinois not-for-profit, provides HIV testing and occupies 1,170 rentable square feet in the Austin Wellness Center. Due to Hektoen's funding challenges, Cook County Health (CCH) wants to ensure Hektoen's viability by absorbing its real estate footprint. Hektoen's lease expires February 28, 2025.

**A motion was made by Commissioner Miller, seconded by Commissioner McCaskill, that the Lease Amendment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**Presented by:** ELIZABETH GRANATO, Chief, Bureau of Asset Management

**PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** Bureau of Asset Management

**Other Part(ies):** The Board of Trustees of the University of Illinois and the County of Champaign, Illinois

**Request:** Request to Enter Intergovernmental Agreement

**Goods or Services:** Indoor Air Quality Assistance

**Agreement Number(s):** N/A

**Agreement Period:** 4/10/2025 - 4/10/2026, with one (1), one (1) year renewal option

**Fiscal Impact:** None

**Accounts:** N/A

**Summary:** The Parties desire to enter into an intergovernmental agreement in which Champaign County through the CCRPC/ICRT and U. of I. agree to assist Cook County by providing technical assistance, evaluation, and training services for healthy buildings. The assessment(s) shall be inclusive of, but not limited to, solutions improving Indoor Air Quality (IAQ) in Cook County facilities.

Services shall include, but are not limited to, specific deliverables from the Clean Air Buildings Challenge, including a clean IAQ action plan, education and communication plan for stakeholders, best practices to improve air ventilation and filtration, information on indoor air-cleaning devices, best practices to reduce indoor particulate matter and other pollutants in indoor environments, and application information on Underwriters Laboratory (UL) validated Indoor Air Quality Sensors.

**A motion was made by Commissioner Miller, seconded by Commissioner McCaskill, that the Intergovernmental Agreement be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1713**

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

**PROPOSED CONTRACT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** Eckenhoff Saunders Architects, Inc, Chicago , Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** John H. Stroger Jr Hospital MRI Center Expansion Design Services

**Contract Value:** $1,994,000.00

**Contract period:** 5/1/2025 - 4/30/2028

**Potential Fiscal Year Budget Impact:** FY 2025 $1,000,000.00 FY 2026 $594,000.00, FY 2027 $200,000.00, FY 2028 200,000.00

**Accounts:** 11569.1031.11190.560105.00000.00000 11569.1031.11190.560107.00000.00000 (Capital Improvement Program)

**Contract Number(s):** 2416-04040

**Concurrences:**
The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation**.**

**Summary:** This request is for the provision of professional architectural and engineering services for the evaluation and design of renovations John H. Stroger, Jr. Hospital MRI Center Expansion and Radiology equipment replacement. The vendor will provide design, engineering, and construction administration services through project completion. The vendor will visit the hospital and perform a complete examination of the facility and furnish CCH with comprehensive design documents for renovations to the facility. The vendor will prepare design documents for the procurement of construction services and provide services through project closeout.

**A motion was made by Commissioner Miller, seconded by Commissioner McCaskill, that the Contract be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

**PROPOSED CONTRACT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** Powerhouse Construction Co., Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Construction Manager at Risk (CMaR) Services for John H. Stroger Jr. Hospital Improvements Project

**Contract Value:** $372,807,782.00

**Contract period:** 1/1/2025 - 12/31/2029

**Potential Fiscal Year Budget Impact:** FY2025 $51,006,276.00, FY2026 $117,752,338.00, FY2027 $102,901,287.00 FY2028 $35,409294.00, FY2029 $32,869,294, FY2030 $32,869,294.00

**Accounts:** 11569.1031.11190.560105.00000.00000 and 11569.1031.11190.560107.00000.00000 (Capital Improvement Program)

**Contract Number(s):** H24-25-167

**Concurrences:**
This Item has not been reviewed for Compliance yet as it is being referred to Committee for further review.

The CCH Chief Procurement Officer Concurs.

**Summary:** This request is for Construction Manager at Risk (CMaR) services for improvements to Stroger Hospital. Vendor shall provide pre-construction services and complete the construction of assigned projects under a guaranteed maximum price (GMP). The Vendor will be expected to collaborate with architectural and engineering firms to provide preconstruction services to meet the objectives of the County, as well as any regulatory requirements, and shall provide complete construction management services for the construction of new projects, renovation projects, and demolition of up to 3 existing buildings on the campus. Vendor will provide all constructions services through project closeout. The approved projects include building exterior improvements, site upgrades, and interior improvements that are currently, or will be, assigned to multiple design professionals. There are twenty current projects underway that this request will support. Additionally, more than fifteen other projects have been identified as potential future JHS campus projects.

This contract was awarded through the Request for Qualifications (RFQ) process in accordance with Cook County Procurement Code. The vendor was selected based upon established evaluation criteria.

**A motion was made by Commissioner Miller, seconded by Commissioner McCaskill, that the Contract be approved as amended in the errata. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**CONTRACT COMPLIANCE COMMITTEE**
**MEETING OF APRIL 9, 2025**

**25-0032**

**Presented by:** NICOLE N. MANDEVILLE, Director, Office of Contract Compliance

**REPORT**

**Department**: Office of Contract Compliance

**Report Title**: Annual Diversity Report Fiscal Year 2023

**Report Period**: December 1, 2022 - November 3, 2023

**Summary**: This report is to be received and filed to comply with the amended Procurement Code Chapter 34-280(a). The CCD shall provide the Board of Commissioners a report detailing the County's performance under the program which outlines annual participation goals.

**A motion was made by Commissioner Miller, seconded by Commissioner Britton, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1689**

**Presented by:** NICOLE N. MANDEVILLE, Director, Office of Contract Compliance, RAFFI SARRAFIAN, Chief Procurement Officer

**REPORT**

**Department**: Office of the Chief Procurement Officer

**Report Title**: Annual Diversity Report Fiscal Year 2024

**Report Period**: December 1, 2023 - November 30, 2024

**Summary**: This report is to be received and filed to comply with the Amended Procurement Code Chapter 34-280(a). The CPO or designee shall provide the Board of Commissioners a report detailing the County's performance under the program which outlines annual participation goals.

**A motion was made by Commissioner Miller, seconded by Commissioner Britton, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

## TECHNOLOGY AND INNOVATION COMMITTEE
## MEETING OF APRIL 9, 2025

**25-1609**

**Presented by:** F. THOMAS LYNCH, Chief Information Officer, Bureau of Technology

**REPORT**

**Department**: Bureau of Technology

**Report Title**: Information Technology Projects Report

**Report Period**: September 2024 - March 2025

**Summary**: A report provided by Offices Under the President, represented by the Bureau of Technology and all other separately elected offices providing semi-annual updates to the Cook County Technology and Innovation committee of the Board of Commissioners regarding information technology projects related to their offices' strategic initiatives.

**A motion was made by Commissioner K. Morrison, seconded by Commissioner McCaskill, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1610**

**Presented by:** F. THOMAS LYNCH, Chief Information Officer, Bureau of Technology

**REPORT**

**Department**: Bureau of Technology

**Report Title**: Software Asset and Technology Hardware Asset Inventory Report

**Report Period**: FY 2025 Annual Report

**Summary**: In accordance with the Cook County Information Technology Report Ordinance, Offices Under the President represented by the Bureau of technology's Chief Information Officer, and all other Chief Information Officers from each of the separately elected offices shall present a Software and Technology Hardware Asset Inventory Report to the Cook County Technology and Innovation Committee of the Board of Commissioners annually in April.

**A motion was made by Commissioner K. Morrison, seconded by Commissioner McCaskill, that the Report be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**NEW ITEMS**

**In accordance with Cook County Code Section 2-102(g) Amendment or Suspension of rules, Commissioner Daley, seconded by Commissioner Lowry, moved to suspend Section 2-105(b) prior notice to the public. The motion carried.**

**25-2282**

**Sponsored by:** TONI PRECKWINKLE (President), Cook County Board Of Commissioners

**PROPOSED APPOINTMENT**

**Appointee(s):** Anthony LoSasso

**Position:** Member

**Department/Board/Commission:** Independent Revenue Forecasting Commission

**Effective date:** 5/15/2025

**Expiration date:** 5/15/2028

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Appointment be referred to the Legislation and Intergovernmental Relations Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2323**

**Sponsored by:** TONI PRECKWINKLE (President), Cook County Board Of Commissioners

**PROPOSED REAPPOINTMENT**

**Appointee(s):** Frank Morris

**Position:** Trustee

**Department/Board/Commission:** Garden Homes Sanitary District

**Effective date:** 4/10/2025

**Expiration date:** 4/10/2028

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Reappointment be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2325**

**Sponsored by:** TONI PRECKWINKLE (President), Cook County Board Of Commissioners

**PROPOSED APPOINTMENT**

**Appointee(s):** Alexandra Lara

**Position:** Member

**Department/Board/Commission:** Juvenile Temporary Detention Center Advisory Board

**Effective date:** 5/15/2025

**Expiration date:** 5/15/2025

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Reappointment be referred to the Legislation and Intergovernmental Relations Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2327**

**Sponsored by:** TONI PRECKWINKLE (President), Cook County Board Of Commissioners

**PROPOSED APPOINTMENT**

**Appointee(s):** Joi Imobhio

**Position:** Member

**Department/Board/Commission:** Cook County Commission on Human Rights

**Effective date:** 5/15/2025

**Expiration date:** 5/15/2028

**This item was WITHDRAWN at the request of the Sponsor.**

**25-2328**

**Sponsored by:** TONI PRECKWINKLE (President), Cook County Board Of Commissioners

**PROPOSED APPOINTMENT**

**Appointee(s):** John Zapala

**Position:** Member

**Department/Board/Commission:** Justice-Willow Springs Water Commission

**Effective date:** 5/15/25

**Expiration date:** 5/15/29

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Reappointment be referred to the Legislation and Intergovernmental Relations Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2301**

**Sponsored by:** DONNA MILLER, ALMA E. ANAYA, BRIDGET DEGNEN, BRIDGET GAINER, BILL LOWRY, SCOTT R. BRITTON, JOHN P. DALEY, KISHA E. McCASKILL**,** JOSINA MORITA, KEVIN B. MORRISON, SEAN M. MORRISON, MICHAEL SCOTT JR.,TARA S. STAMPS AND MAGGIE TREVOR Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**DECLARING MATERNAL MORBIDITY AND MORTALITY AS A PUBLIC HEALTH CRISIS**

**WHEREAS,** each year in the U.S., hundreds of women die from complications related to pregnancy and childbirth, known as maternal death, at a rate many times greater than in other developed nations; and

**WHEREAS,** maternal death/mortality is defined by the World Health Organization (WHO) as “the death of a woman while pregnant or within 42 days of termination of pregnancy, irrespective of the duration and the site of the pregnancy, from any cause related to or aggravated by the pregnancy or its management, but not from accidental or incidental causes, and maternal morbidity as “any health condition attributed to

and/or complicating pregnancy, and childbirth that has a negative impact on the woman's well-being and/or functioning"; and

**WHEREAS,** Health and Human Services officials and stakeholders stated that the pandemic worsened factors contributing to maternal health disparities, like access to care, cardiovascular problems and other underlying conditions; and

**WHEREAS,** in 2021, the U.S. had one of the worst rates of maternal mortality in the country's history going back to 1965. 1,205 people died of maternal causes in the U.S. in 2021, which represents a 40% increase from the previous year, and the U.S. rate for 2021 was 32.9 maternal deaths per 100,000 live births, which is more than ten times the estimated rates of some other high-income countries, including Australia, Austria, Israel, Japan and Spain which all reported between 2 and 3 deaths per 100,000 in 2020; and

**WHEREAS,** according to the CDC, cardiovascular conditions such as pulmonary embolisms, uncontrolled bleeding and problems emanating from hypertension are the leading cause of pregnancy-related deaths in the U.S. and sadly most, up to 80%, of maternal deaths due to clinical, system, social, community or patient factors are preventable, as the health-care solutions to prevent or manage complications are well known, and more than half of pregnancy-related deaths occur more than 60 days postpartum; and

**WHEREAS,** the maternal death rate for Black or African American women was 44.0 per 100,000 live births in 2019, then increased to 55.3 in 2020, and 68.9 in 2021. In contrast, White (not Hispanic or Latina) women had death rates of 17.9, 19.1, and 26.1, respectively; and

**WHEREAS,** the maternal death rate for Hispanic or Latina women was 12.6 per 100,000 live births compared with White (not Hispanic or Latina) women 17.9 in 2019, but increased significantly during the pandemic in 2020 to 18.2 and in 2021 to 27.5 per 100 live births; and

**WHEREAS,** according to the Centers for Disease Control and Prevention (CDC) the 12-month ending provisional maternal mortality rates by race ending June 2024 are as follows: Hispanic or Latina 13.8 per 100,000 live births, White non-Hispanic 15.3 per 100,00 births, Asian non-Hispanic 14.6 per 100,000 births and Black non-Hispanic 51.2 per 100,000; and

**WHEREAS,** according to the 2023 Illinois Maternal Morbidity and Mortality Report, 43% of women who died while pregnant or within one year of pregnancy died from a cause related to pregnancy, and the leading cause of pregnancy-related death was substance use disorder, which comprised 32% of pregnancy-related deaths and the other 68% most common causes of pregnancy-related death were cardiac and coronary conditions, pre-existing chronic medical conditions, sepsis, mental health conditions, and embolism; and

**WHEREAS,** for mental health conditions and substance use disorders, all racial/ethnic groups had similar pregnancy related mortality ratios, but for medical causes of death, Black women had a pregnancy-related mortality ratio nearly three times that of White women; and

**WHEREAS,** disparities in other adverse maternal outcomes, such as preterm and low birthweight births and severe maternal morbidity, which represents a group of potentially life-threatening unexpected maternal conditions or complications that occur during labor and delivery that may cause long-lasting health problems that extend beyond the pregnancy, persisted for Black or African American women; and

**WHEREAS,** according to the 2022 Illinois Task Force on Infant and Maternal Mortality Among African Americans report, the crisis of non-Hispanic Black/African American infant and maternal mortality and morbidity in states, especially Illinois, mirrors the larger trends seen across the country. Non-Hispanic Black/African American women in Illinois are about three times as likely to experience a pregnancy-related death as White and Hispanic women, and Non-Hispanic Black/African American women also have the highest severe maternal morbidity (SMM) rate at 132.4 per 10,000 live births, more than two times the rate of non-Hispanic White women and significantly higher than Asian and Hispanic women; and

**WHEREAS,** overall, women in Illinois with no prenatal care had a severe maternal morbidity rate that was nearly three times that of women with adequate prenatal care; and

**WHEREAS,** Cook County Health (CCH), the Cook County Department of Public Health (CCDPH) and CountyCare have been actively studying and trying to improve maternal morbidity and mortality rates and the health disparities that contribute to adverse pregnancy outcomes.

**NOW, THEREFORE, BE IT RESOLVED,** that Cook County, led by the President and the Board of Commissioners, declare Maternal Morbidity and Mortality a Public Health Crisis in Cook County and affecting our entire society; and

**BE IT FURTHER RESOLVED,** that Cook County, Cook County Health and the Cook County Department of Public Health continue to work in collaboration with their government and community partners including community healthcare providers to;

1. Ensure a coordinated plan that aligns the CCH Strategic Plan and the CCDPH Strategic Plan to reduce maternal morbidity and mortality disparities in minority and other marginalized populations in Cook County.
2. Increase funding for maternal health services to address common causes of maternal morbidity and mortality, including applying for any available grant funding to augment such services.
3. Support local, State, and Federal programs that advance maternal health initiatives, and develop strategies that coordinate the efforts of local, state and where appropriate federal agencies in a targeted fashion that focuses said efforts in areas that are most affected by healthcare inequities in the City of Chicago and Suburban Cook County.
4. Recommend county programs or changes and additional services that could make maternal healthcare access more equitable in traditionally underserved and marginalized populations including expansion of CCH and CCDPH services.
5. Work with marginalized populations to provide education on maternal health issues and solutions.
6. Present data/performance metrics of efforts in target areas to improve maternal health equity and reduce disparities; and

**BE IT FURTHER RESOLVED,** that in collaboration with the CCH CEO or his designee, we dedicate funding to augment existing resources and advocate for additional external funding for educational campaigns to increase public awareness of maternal health services to reduce maternal health morbidity and mortality and address disparities in outcomes; and

**BE IT FURTHER RESOLVED,** that the County will encourage other local, State, and national entities to declare maternal morbidity and mortality a public health crisis; and

**BE IT FURTHER RESOLVED,** that the County Board hereby supports the efforts to address maternal

health disparities and increase resources throughout Cook County

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Resolution be referred to the Health and Hospitals Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1754**

**Presented by:** XOCHITL FLORES, Chief, Bureau of Economic Development

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Bureau of Economic Development

**Vendor:** Women's Business Development Center, Chicago Illinois

**Request:** Authorization for the Chief Procurement Officer to renew and increase contract

**Good(s) or Service(s):** Grant Administrator for Cook County Cannabis Development Fund

**Original Contract Period:** 3/1/2024 - 5/31/2025, [with two (2), one (1) year renewal options

**Proposed Amendment Type:** Renewal and Increase

**Proposed Contract Period:** 6/1/2025 - 5/31/2026

**Total Current Contract Amount Authority:** $4,000,000.00

**Original Approval (Board or Procurement):** Board, 3/14/2024, $338,757.46

**Increase Requested:** $1,500,000

**Previous Board Increase(s):** 6/13/24, 3,661,242.54

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Contract Utilization:** The Contract Specific goal set on this Contract is Zero.

**Potential Fiscal Impact:** FY 2025 $1,300,000, FY 2026 $200,000

**Accounts:** 11287.1027.39007.520830.00000.00000

**Contract Number(s):** 2419-01041

**Summary:** This increase and first of two (2), one (1) year renewal options will allow the Bureau of Economic Development to continue to receive services from the Grant Administrator for Cook County Cannabis Development Fund.

Exhibit 1, item G in the original contract states "If additional funding is allocated to the CBD Fund in future years, WBDC's services agreement with Cook County may be renewed. The scope of work for the renewal will build off of this scope of work for the pilot round of CBD Fund grants and be scaled according to the specific parameters of the new round of grants to be awarded."

The fund received $1.5M in additional funds from the Cook County Equity Fund for FY25. There are two elements of the revised scope. The majority of funds will be awarded as grants to businesses who were deemed eligible in the FY24 grant application cycle but were not awarded due to priority scoring factors. The second will be to offer technical assistance to social equity cannabis companies

This is a Sole Source Procurement pursuant to Section 34-139 of the Cook County Procurement Code.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Contract Amendment be referred to the Finance Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1959**

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

**PROPOSED PAYMENT APPROVAL**

**Department(s):** Department of Capital Planning and Policy

**Action:** Request to Approve Outstanding Payment

**Payee:** Knickerbocker Roofing and Paving Co., Inc., Harvey, Illinois

**Good(s) or Service(s):** Outstanding Contract Balance

**Fiscal Impact:** FY 2025 $185,245.01

**Accounts:**
11569.1031.11190.560105.00000.00000
11569.1031.11190.560107.00000.00000 (Capital Improvement Program)

**Contract Number(s):** 2416-02021

**Summary:** The Department of Capital Planning and Policy requests authorization to pay the following vendor for outstanding balances accrued during the contract period before contract expiration date. All payments reflect invoices that were submitted after the contract ended.

| Contract Number(s) | Vendor Name | Amount |
|---|---|---|
| 2416-02021 | Knickerbocker Roofing | $185,245.01 |

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Payment Approval be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2253**

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED LEASE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Approve Lease Agreement

**Landlord:** Jewel Food Stores, Inc., an Ohio Corporation

**Tenant:** County of Cook, on behalf of Cook County Sheriff's Office

**Location:** 3 East Roosevelt Road, Chicago, Illinois

**Term/Extension Period:** 04/10/2025 - 04/10/2030

**Space Occupied:** Approximately 1,500 sq. ft.

**Monthly Rent:** None

**Fiscal Impact:** None

**Accounts:** N/A

**Option to Renew:** Two (2) separate, successive options to extend the Term for additional terms of five (5) years each

**Termination:** N/A

**Utilities Included:** Yes

**Summary/Notes:** The Department of Real Estate Management, on behalf of the Cook County Sheriff's Office, requests approval to enter into a new lease with Jewel Food Stores, Inc. for approximately 1,500 sq. ft. of office space in the shopping center located at 3 East Roosevelt Road in Chicago, Illinois. The space will be used by CCSO for general administrative office space.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Lease Agreement be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1871**

**Presented by:** TIMOTHY C. EVANS, Chief Judge, Circuit Court of Cook County

**PROPOSED PAYMENT APPROVAL**

**Department(s):** Office of the Chief Judge, Circuit Court of Cook County

**Action:** Approval of Court-Ordered Payment

**Payee:** Center for Conflict Resolution, Chicago, Illinois

**Good(s) or Service(s):** Dispute resolution services

**Fiscal Impact:** $300,000.00

**Accounts:** 11322.1310.10155.520830 (Professional Services)

**Contract Number(s):** N/A

**Summary:**
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

**SPECIAL ORDER NO.** 2025- 32

**SUBJECT:** dispute resolution fund, disbursement

The circuit clerk having collected dispute resolution fees during the year 2024, pursuant to the Illinois Not-For-Profit Dispute Resolution Center Act, 710 ILCS 20/1, *et seq.*, and Cook County Cir. Ct. G.O. No. 19.2 (eff. March 9, 1989);

The circuit clerk having deposited said fees into the dispute resolution fund;

The amount of the dispute resolution fees collected by the circuit clerk in the year 2024 and available for funding having totaled$ 367,520.00;

The Center for Conflict Resolution, 11 E. Adams St., Suite 500, Chicago, IL 60603, (Center) being the sole applicant for funding for the year 2025;

The chief circuit judge, pursuant to Cook County Cir. Ct. G.O. Nos. 19.3, 19.4 (eff. March 9, 1989), having determined the Center to be qualified for funding for the year 2025;

**IT IS HEREBY ORDERED** that the Cook County Treasurer shall disburse the amount of $300,000.00 to the Center from the dispute resolution fund.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Payment Approval be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**Presented by:** TIMOTHY C. EVANS, Chief Judge, Circuit Court of Cook County

**PROPOSED PAYMENT APPROVAL**

**Department(s):** Office of the Chief Judge, Circuit Court of Cook County

**Action:** Payment of services provided to persons involved in domestic violence matters during the after-hour pilot program.

**Payee:** Connections for Abused Women and their Children, Chicago, IL

**Good(s) or Service(s):** Professional Services

**Fiscal Impact:** $91,865.03

**Accounts:** 11100.1310.35095.520830

**Contract Number(s):** N/A

**Summary:** The Office of the Chief Judge seeks payment approval in the amount of $91,865.03 to Connections for Abused Women and their Children (CAWC) for expenses incurred from April 01, 2024 through February 28, 2025.

CAWC provided services to adult victims and child witnesses in domestic violence cases as a part of the after-hours pilot program. This payment is necessary to maintain continuing service while a contract request is processed.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Payment Approval be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2338**

**Presented by:** TONI PRECKWINKLE, President, Cook County Board of Commissioners

**PROPOSED MISCELLANEOUS ITEM OF BUSINESS**

**Department:** Office of the President

**Summary:** Please be advised that Commissioner Anthony Joel Quezada, has tendered his resignation from his elected office as the 8th District Cook County Commissioner with an April 6, 2025 effective resignation date. A copy of his resignation letter has been submitted to the County Clerk.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Miscellaneous Item of Business be received and filed. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2342**

**Sponsored by:** BILL LOWRY and TONI PRECKWINKLE (President), Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**DECLARING INDOOR AIR AND INDOOR ENVIRONMENTAL QUALITY AS A PUBLIC HEALTH CRISIS**

**WHEREAS**, Public health awareness raises collective consciousness of the relationship between the health of individuals and the impacts of indoor and outdoor air and environmental pollution within buildings in Cook County communities; and

**WHEREAS**, Cook County, Illinois was the first government in Illinois to pass a green building ordinance in 2002; Illinois now has approximately 91 LEED-certified green buildings totaling over 44.5 million square feet ranking Illinois second in the U.S. for LEED-certified public and private buildings, during the crisis period of the pandemic, numerous LEED-certified buildings failed to keep us safe while providing limited to no benefit in disadvantaged communities; and

**WHEREAS**, As of September 14, 2023, The City of Chicago and Cook County have experienced 8,166 and 15,442 totaling 23,608 Covid-19 related deaths respectively, it has been verified that the air filtration and ventilation systems in buildings and homes we expected to protect us failed to keep us safe, and in numerous instances may have served as the delivery system causing spread of airborne biological contaminants; and

**WHEREAS**, childhood asthma surveillance reports in Chicago Public Schools document a 25% child age asthma rate representing a 45% increase as compared to asthma rates among children of 11% across the State of Illinois; as we actively work towards reducing Cook County Health System's proportional share of the national outlay of $81.9 billion spent annually on asthma and other respiratory related illnesses; and

**WHEREAS**, Long Covid cases continue to rise and where the prevalence of long COVID was 34% in one cohort after a median of 255 days where 80% of these patients admitted for COVID-19 were Black or Hispanic residing in disadvantaged communities that are eligible for Federal Environmental Justice 40 funding that can assist with implementing energy-efficient HVAC infection control improvements for climate adaptation with an emphasis on prevention is of great benefit to all citizens of Cook County and can no longer be ignored; and

**NOW, THEREFORE, BE IT RESOLVED**, the Cook County Bureau of Asset Management shall perform an assessment of current industry best practices as they relate to indoor air quality improvements in public settings. The assessment shall be inclusive of, but not limited to, solutions improving indoor air quality in Cook County facilities. The Bureau of Asset Management will provide a report of the findings to the Cook County Board, including an action plan for the implementation of any appropriate improvements or operational changes shown to support the improvement of indoor air quality. Such report shall include funding opportunities for potential improvements, including Capital Improvement Plan funds and any potential grant opportunities such as the Bipartisan Infrastructure Law opportunities; and

**BE IT FURTHER RESOLVED**, the County Board hereby supports the efforts to address public health disparities and impacts due to the potential for underperforming indoor air and indoor environmental quality levels within buildings negatively impacted by outdoor air pollution and the use of other harmful substances contained in building materials, such as, cleaning agents, paints, adhesives, and other chemicals in buildings located in Cook County. The Bureau of Asset Management shall report to the Board any all policies, design standards, and current operating practices supporting this commitment.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Resolution be referred to the Asset Management Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2344**

**Sponsored by:** ALMA E. ANAYA, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**PROPOSED RESOLUTION CALLING FOR A PUBLIC HEARING IN RECOGNITION OF THE 10TH ANNIVERSARY OF THE PASSAGE OF THE COOK COUNTY WAGE THEFT ORDINANCE**

**WHEREAS,** wage theft remains a persistent issue affecting workers throughout Cook County, depriving employees of their rightfully earned wages and undermining fair labor practices; and

**WHEREAS,** the Cook County Wage Theft Ordinance was passed ten years ago to address wage theft and strengthen enforcement mechanisms to protect workers from exploitative labor practices; and

**WHEREAS,** the 10th anniversary of the passage of the Cook County Wage Theft Ordinance presents an important opportunity to review its effectiveness and identify areas for improvement; and

**WHEREAS,** the Cook County Board of Commissioners seeks to ensure that the ordinance continues to serve as a strong safeguard for workers and remains an effective tool for combating wage theft; and

**WHEREAS,** a public hearing will provide a forum for relevant stakeholders, including the Cook County Department of Human Rights and Ethics, the Chief Procurement Officer, the Director of Revenue, the Cook County Assessor, a representative from the Department of Planning and Development, and worker center organizations, to present data where applicable, share experiences, and/or propose recommendations to strengthen protections against wage theft; and

**NOW, THEREFORE, BE IT RESOLVED,** that the Cook County Board of Commissioners hereby calls for a public hearing in a joint committee meeting of the Labor Committee and Legislation and Intergovernmental Relations Committee in recognition of the 10th anniversary of the passage of the Cook County Wage Theft Ordinance; and

**BE IT FURTHER RESOLVED,** that the hearing shall include testimony from the Cook County Department of Human Rights and Ethics, the Chief Procurement Officer, the Director of Revenue, the Cook County Assessor, a representative from the Department of Planning and Development, regarding the enforcement of the ordinance over the past decade; and

**BE IT FURTHER RESOLVED,** that worker center organizations and other relevant advocacy groups shall be invited to testify regarding ongoing wage theft violations and challenges faced by workers throughout Cook County; and

**BE IT FURTHER RESOLVED,** that the Cook County Board of Commissioners shall consider any such recommendations offered to amend or further strengthen the ordinance to ensure continued protections for workers against wage theft; and

**BE IT FURTHER RESOLVED,** that suitable copies of this resolution be distributed to the Cook County Department of Human Rights and Ethics and all relevant stakeholders to facilitate participation in the hearing and further the cause of workers' rights in Cook County.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Resolution be referred to the Legislation and Intergovernmental Relations Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1929**

**Presented by:** ERIK MIKAITIS, M.D., Chief Executive Officer, Cook County Health and Hospitals Systems

**PROPOSED TRANSFER OF FUNDS**

**Department:** Cook County Health and Hospital Services

**Request: Request:** FY25 CCH Transfer of Funds - April

**Reason:** Various Budget Transfers

**From Account(s):**

| Department | Budget Account - Description | Transfer Amount | Justification |
|---|---|---|---|
| **4899 - Special Purpose Approp** | 580380 - Appropr. Adjust | $7,911,000.00 | Appropriation holdback account (41245.4899.11030) |
| **4893 - ACHN (Opioid Fund)** | 521024 - Medical Consultation Services | $189,280.00 | Correcting account from Medical Consultation to Registry to properly classify RN and Peer Recovery Support Specialist |
| **4897 - Stroger Hospital (Opioid Fund)** | 521024 - Medical Consultation Services | $131,162.00 | Correcting account from Medical Consultation to Registry to properly classify RN and Peer Recovery Support Specialist |

**To Account(s):**

| Department | Budget Account - Description | Transfer Amount | Area of Operations | Justification |
|---|---|---|---|---|
| **4897 - Stroger Hospital** | 530175 - Institutional Supplies | $5,000,000.00 | Plant Operations (41225.4897.17775) | Additional building maintenance driving an increase in supply expense |
| **4893 - ACHN** | 540022 - | $11,000.00.00 | Bronzeville Health Center | |

| | | | | |
|---|---|---|---|---|
| | Utilities Electricity | | (41215.4893.18956) | DBMS requested transfer to add additional funds to Bronzeville Clinic Utilities Budget per Facilities' calculation |
| **4897 - Stroger Hospital** | 540140 - Repair Medical | $2,900,000.00 | Stroger Finance (41225.4897.13945) | Radiology Equipment is Bond Funded and using Equipment Operating Funds for construction and installation |
| **4893 - ACHN (Opioid Fund)** | 521120 - Registry Services | $189,280.00 | Opioid Fund (11290.4893.18006) | Correcting account from Medical Consultation to Registry to properly classify RN and Peer Recovery Support Specialist |
| **4897 - Stroger Hospital (Opioid Fund)** | 521120 - Registry Services | $131,162.00 | Opioid Fund (11290.4893.18006) | Correcting account from Medical Consultation to Registry to properly classify RN and Peer Recovery Support Specialist |

**Total Amount of Transfer:** $8,231,442.00

**On what date did it become apparent that the receiving account would require an infusion of funds in order to meet current obligations? What was the balance in the account on that date, and what was the balance 30 days prior to that date?**

See the tables above for justification of transfers

**How was the account used for the source of transferred funds identified? List any other accounts that were also considered (but not used) as the source of the transferred funds.**

CCH Budget to Actual & Oracle Fund Balance reports

**Identify any projects, purchases, programs, contracts, or other obligations that will be deferred, delayed, or canceled as a result of the reduction in available spending authority that will result in the account that funds are transferred from.**

None

**If the answer to the above question is "none" then please explain why this account was originally**

**budgeted in a manner that caused an unobligated surplus to develop at this point in the fiscal year.**

Appropriation holdback contains 3% reductions for some CCH funds, and accessing the holdback for this transfer

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Transfer of Funds be approved. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2339**

**Sponsored by:** TONI PRECKWINKLE (President), JOHN P. DALEY, BILL LOWRY, SCOTT R. BRITTON, KEVIN B. MORRISON, DONNA MILLER and DR. KISHA E. McCASKILL, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**PROPOSED RESOLUTION TO PROVIDE EQUITY FUND GRANT AWARD TO REACHING ACROSS ILLINOIS LIBRARY SYSTEM (RAILS**)

**WHEREAS,** in November 2021, the Cook County Board of Commissioners passed Resolution No. 21-5542 creating a special purpose fund for Equity and Inclusion ("Equity Fund") dedicated to addressing historical disparities and disinvestment communities that are marginalized or have experienced other social and economic disparities; and

**WHEREAS,** through the Equity Fund, intentional investments from government resources are allocated to address historical and continued disparities and disinvestment, (as defined in the Equity Report) and to bring advocates, service providers, and other partners to the table as thought partners and decision-makers; and

**WHEREAS**, Resolution 24-5299 provided for the Office of the Cook County Board President ("President's Office") to receive an allocation of $850,000 in Equity Funds to support the utilization of digital navigators as part of its broader Digital Equity Action plan; and

**WHEREAS,** public libraries serve as digital hubs in communities, often providing the only access to computing devices and the internet in Cook County households and are ideally positioned to address gaps in digital access and knowledge disparities though public wi-fi and computing centers, device lending programs, digital skills classes, workforce development and learning resources and one-on-one help; and

**WHEREAS**, the President's Office seeks an Implementation Partner to lead the design and implementation of a Digital Navigator Network for suburban Cook County libraries; and

**WHEREAS,** Reaching Across Illinois Library System (RAILS) is a Regional Library System, a government agency established by state law (75 ILCS 10/, the Illinois Library System Act) and funded by the Secretary of State through the Illinois State Library to "encourage cooperation among all types of libraries in promoting the sharing of library resources, including digital resources;" and

**WHEREAS,** RAILS is headquartered in Cook County and serves approximately 1250 private, public, school, and university library agencies in the northern and west-central areas of the state of Illinois, including all public libraries in Suburban Cook County; and

**WHEREAS,** RAILS' core services include interlibrary delivery, continuing education and consulting resources for library employees and trustees, shared catalog and cataloging support, e-content services, networking opportunities for library employees, and targeted grant funding; and

**WHEREAS,** as a trusted partner to our member libraries, and in collaboration with Cook County and other stakeholders, RAILS will facilitate the design and implementation of a model for a Digital Navigator Network that serves Cook County residents through their public libraries.

**NOW, THEREFORE, BE IT RESOLVED,** that the Cook County Board of Commissioners hereby approves the issuance of an Equity Fund Grant Award to RAILS in the amount of $850,000 for the design and implementation of a County-supported, library-led Digital Navigator Network that will improve library services and create stronger connections among public libraries and County government

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Resolution be referred to the Finance Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2405**

**Sponsored by:** TONI PRECKWINKLE (President), Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**CREATION OF SPECIAL PURPOSE FUND FOR FRAUD CASE SETTLEMENTS**

**WHEREAS**, the Cook County State's Attorney's Office ("SAO") has received settlement funds stemming from insurance fraud and other types of civil and criminal lawsuits; and

**WHEREAS,** certain insurance fraud settlement collections were accounted within the General Fund in FY24, prior to the creation of this special purpose fund; and

**WHEREAS,** under the Insurance Claims and Fraud Prevention Act (the "ICFPA") when the SAO has proceeded with an action, a portion of settlement funds shall be used to investigate, prosecute and prevent additional or future insurance fraud claims by augmenting existing budgets rather than replacing them, 740 ILCS 92/25(f); and

**WHEREAS,** under the ICFPA when the SAO or the Attorney General decline to intervene in an action, the settlement funds allocated to the SAO shall be used to investigate, prosecute and prevent crime by augmenting existing budgets rather than replacing them, 740 ILCS 92/25(h); and

**WHEREAS,** under the Illinois Consumer Fraud and Deceptive Business Practices Act (the "ICFDBA") funds collected pursuant to court order or settlement are payable to victims in restitution, and may also be applied to civil penalties and costs, 815 ILCS 505/7 and 10; and

**WHEREAS**, because an existing fund for these sources of funds currently does not exist within Cook County, a special purpose fund shall be created to separately account for such funds and shall be used pursuant to applicable state law, court orders and settlement agreements.

**NOW THEREFORE BE IT RESOLVED,** that the Cook County Budget Director and Comptroller are authorized to create and implement a Special Purpose Fund (the "State's Attorney Fraud Case Settlements Fund") for monies issued pursuant to governing statute from the investigation, prosecution and settlements of insurance fraud and other fraud cases.

**BE IT FURTHER RESOLVED,** that funds directed to the SAO or to Cook County will only be placed in the State's Attorney Fraud Case Settlement Fund if directed by and in accordance with governing law.

**BE IT FURTHER RESOLVED,** that the Budget Director and Comptroller shall be authorized to transfer $602,607.49 from the General Fund into the State's Attorney Fraud Case Settlements Fund and such other funds as appropriate to comply with laws, court orders and settlement agreements related to funds received by the SAO.

**BE IT FURTHER RESOLVED,** that the Budget Director and Comptroller, in conjunction with the SAO shall identify the State's Attorney Fraud Case Settlements Fund and associated programming in financial documents, as well as issue reports on a regular basis regarding the sources, uses and purposes of the funds.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Resolution be referred to the Finance Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-0026**

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

**PROPOSED CONTRACT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** Walsh Construction Company II, LLC, Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Construction Manager at Risk Services (CMAR)

**Contract Value:** Not-to-Exceed $305,706.00

**Contract period:** 7/1/2025 - 6/30/2026

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation..

**Potential Fiscal Year Budget Impact:** FY2025 $183,400.00; FY2026 $122,306.00

**Accounts:**
11569.1031.11190.560105.00000.00000
11569.1031.11190.560107.00000.00000
**Capital Improvement Program**

**Contract Number(s):** 2215-02096

**Summary:** This contract will provide comprehensive construction management services for renovation of the 10th and 11th floors at 118 N Clark, as well as swing space on the 4th floor. The contract will incorporate the overall restacking plan for the County Building and the implementation of Workplace Strategy + Design (WS+D) - part of the Cook County Policy Roadmap.

The vendor was selected through Request for Qualifications (RFQ) procedures in accordance with the Cook County Procurement Code, in which Walsh Construction Company II, LLC was selected as the most qualified firm. DCPP is requesting authorization to enter into negotiations with the vendor to develop a Guaranteed Maximum Price (GMP), which will be addressed via contract amendment to be introduced at a future Cook County Board Meeting.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Contract be referred to the Asset Management Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K.

Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-1068**

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

**PROPOSED CONTRACT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** Walsh Construction Company II, LLC, Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Construction Manager at Risk (CMaR) Services

**Contract Value:** Not-to-Exceed $314,195.70

**Contract period:** 7/1/2025 - 6/30/2026

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation**..**

**Potential Fiscal Year Budget Impact:** FY2025 $125,695.70; FY2026 $188,500.00

**Accounts:**
11569.1031.11190.560105.00000.00000
11569.1031.11190.560107.00000.00000
**Capital Improvement Program**

**Contract Number(s):** 2215-02093

**Summary:** This contract will provide CMAR Preconstruction services for renovation of the 7th and 8th floors at 118 N Clark. The project will incorporate the overall restacking plan for the County Building and the implementation of Workplace Strategy + Design (WS+D) - part of the Cook County Policy Roadmap.

This contract is awarded through Request for Qualifications (RFQ) procedures in accordance with the Cook County Procurement Code in which Walsh Construction Company II, LLC was selected as the most qualified firm. DCPP is requesting authorization to enter into negotiations with the vendor to develop a Guaranteed Maximum Price (GMP), which will be addressed via contract amendment at a future Cook County Board Meeting.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Contract be referred to the Asset Management Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

**The motion carried.**

**25-2307**

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED LEASE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Approve Lease Agreement

**Landlord:** WMI Chicago II LLC

**Tenant:** County of Cook, on behalf of the Department of Emergency Management and Regional Security

**Location:** 801 Chase Avenue, Unit A, Elk Grove Village, Illinois 60007

**Term/Extension Period:** 7/1/2025 - 8/31/2030

**Space Occupied:** 21,156 sq. ft. of general warehouse space

**Monthly Rent:**

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|---|---|---|---|---|---|---|
| Base | $123,410 | $153,275 | $158,640 | $164,192 | $169,939 | $29,314 |
| OpEx | $95,342 | $98,202 | $101,148 | $104,182 | $107,308 | $18,149 |
| Total | **$218,752** | **$251,477** | **$259,788** | **$268,375** | **$277,247** | **$47,463** |

Schedule reflects 3.5% rent escalation and 2 months' rent abatement. Taxes and Operating Expenses are paid as additional rent and forecast with 3% escalation.

**Fiscal Impact:** $1,323,101.00 (Term of Lease)

**Accounts:** 11900.1265.54497.550130

**Option to Renew:** N/A

**Termination:** Three (3) Months' rent at time of termination

**Utilities Included:** Yes or No (Provide additional details when appropriate)

**Summary/Notes:** Requesting approval to enter a lease between WMI Chicago II LLC (Landlord) and the County of Cook (Tenant) for 21,156 rentable square feet, located at 801 Chase Ave, Unit A, Elk Grove Village, IL for use by the Department of Emergency Management and Regional Security. This space will replace the department's current leased facility at the Chicago Executive Airport, used for storing vehicles and equipment. The lease for DEMRS' current space ends on June 30, 2025.

Approval is recommended.

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the Proposed Lease Agreement be referred to the Asset Management Committee. The vote of the yeas and nays being as follows:**

**Yeas:** Commissioners Anaya, Britton, Daley, Gainer, Lowry, McCaskill, Miller, Morita, K. Morrison, S. Morrison, Scott, Stamps, and Trevor (13)

**Nays:** None (0)

**Absent:** Commissioner Aguilar, Degnen and Moore (3)

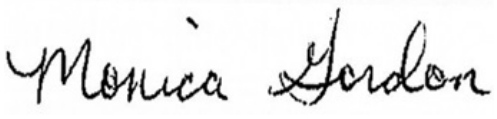
**The motion carried.**

## ADJOURNMENT

**A motion was made by Commissioner Daley, seconded by Commissioner Lowry, that the meeting do now adjourn to meet again at the same time and same place on May 15, 2025, in accordance with County Board Resolution 24-5720.**

**The motion prevailed and the meeting stood adjourned.**

_____



**COUNTY CLERK**