

## ARTICLE F. - OCI OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT

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- **6-7F-1: - INTENT:**

It is the intent of this OCI district to act as a transitional zone between intensive business areas and residential neighborhoods. This district should contain office, residential, institutional and support commercial facilities.

(Ord. No. 80-5, 1-21-1980)

- **6-7F-2: - PERMITTED USES:**

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Banks and financial institutions.
2. Civic buildings.
3. Cultural institutions.
4. Hospitals.
5. Nursery schools, preschools, daycare centers and learning centers.
6. Offices—Business or professional.
7. Offices/clinics—Medical or dental.
8. Parks, playgrounds and forest preserves.
9. Religious institutions.
10. Primary and secondary schools that do not have boarding facilities.
11. Vocational and trade schools operated entirely indoors.
12. Veterinary offices.
13. Fitness facility.
14. Sleep clinics.
15. Services, including, but not limited to, barbershops, beauty shops/salons, laundries, clothes cleaning and laundry pick up stations, shoe repair, tailor shops, pet grooming and training establishments, appliance repair shops, electricians' shops and similar stores or shops for the conduct of business.
16. Self-storage facilities, when located within a planned unit development and subject to the required conditions in Section 6-7F-4.

(Ord. No. 80-5, 1-21-1980; Ord. No. 06-264, 11-21-2006; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 3, 8-20-2013; Ord. No. 15-190, § 2, 12-1-2015; Ord. No. 16-081, § 2, 6-21-2016; Ord. No. 17-135, § 2, 9-19-2017)

- **6-7F-3: - CONDITIONAL USES:**

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title as well as Sections 6-7F-5, 6-7F-6 and 6-7F-8 of this Article, as appropriate:

1. Convalescent and nursing homes.
2. Multi-family dwellings.
3. General retail.
4. Health spas without lodging accommodation/massage establishment.
5. Internet cafes.
6. Parking lots or garages, principal.
7. Planned unit developments.
8. Public and private utility facilities.
9. Reserved.
10. Telecommunications facilities as required by Chapter 13 of this Title.
11. Single-family attached dwelling.
12. Full service hotels.
13. Pet care establishments having received approval as a conditional use in the OCI zoning district prior to February 20, 2008, may be continued; after that date, no new pet care establishments will be allowed as a conditional use in the OCI zoning district.  
(Ord. No. 04-222, 12-21-2004; Ord. No. 06-225, 9-19-2006; Ord. No. 06-300, 12-19-2006; Ord. No. 08-078, 4-15-2008; Ord. No. 08-035, 2-19-2008; Ord. No. 13-082, § 3, 8-20-2013; Ord. No. 16-081, § 2, 6-21-2016)