

## VII. INDUSTRIAL DISTRICTS

### A. I-1 Light Industry

1. **Purpose:** The I-1 Light Industry District provides for light industrial, wholesale, warehousing, research, administrative and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses in this zoning district shall conform to the industrial regulations of this ordinance.
2. **Permitted Uses:**
  - a. Automobile repair shop
  - b. Building materials; sales
  - c. Fire station; public rescue squads
  - d. Furnace and water heater repair & service
  - e. Grain elevator; commercial
  - f. Industry; light: Production, processing, fabrication, cleaning, testing, storage or repair activities including or similar to the following; advertising displays; apparel; art work; electrical assembly; furniture; laundry processing (non-retail); lumber; mail order house; machine shop; manufacturer's agent office; warehouse; wholesaling of goods & services
  - g. Plumbing supplies & fixture sales
  - h. Police station
  - i. Printing establishment
  - j. Public utility company yards & garage
  - k. Public Use
  - l. Sawmill; product sales
  - m. Schools: college, university, junior and preschool through grade 12
  - n. Storage, commercial equipment & vehicles
  - o. Tool grinding & sharpening
  - p. Township/county buildings
  - q. Warehouse
  - r. Welding
  - s. Wholesaling & distribution of goods & services
3. **Conditional Uses:**
  - a. Adult Businesses (See Article IV General District Regulations)
  - b. Airport; restricted landing area
  - c. Asphalt production, processing, recycling, cleaning, testing, storage, Concrete production, processing, fabrication, recycling, cleaning, testing and storage
  - d. Earth materials; extraction & processing, provided that no such extraction/mining shall take place on any property located less than two thousand (2,500) feet from the nearest shoreline of Wonder Lake as such shoreline existed on the effective date of this amendment.
  - e. Electrical distribution center
  - f. Extermination & fumigation shop

- g. Food processing
- h. Recycling center
- i. Recycling processing facility
- j. Salvage yard
- k. Silt production, processing, cleaning, testing, storage, depositing, and containment
- l. Shooting range; outdoor
- m. All towers
- n. Trucking, freight terminals
- o. Utility facility, non-exempt

## **B. I-2 General and Intensive Industry**

1. **Purpose:** The I-2 District provides for general and intensive (heavy) industry including manufacturing, assembling and fabricating activities and large scale or specialized operations whose external effects may be felt to some degree by surrounding districts. Uses in this zoning district shall conform to the industrial use regulations of this ordinance.
2. **Permitted Uses:**
  - a. Fire Station; public rescue squads
  - b. Furnace & water heater repair & service
  - c. Grain elevator; commercial
  - d. Industrial; heavy
  - e. Production, processing, fabrication, cleaning, testing, storage or repair activities including or similar to the following;  
abrasive products; clay; glass; fiberglass; stone; concrete production; refinishing; transportation equipment
  - f. Police station
  - g. Printing establishment
  - h. Public utility company yards & garage
  - i. Public Use
  - j. Sawmill; product sales
  - k. Schools
  - l. college, university/junior
  - m. Storage, commercial equipment & vehicles
  - n. Tool grinding & sharpening
  - o. Township/county buildings
  - p. Trucking, freight terminals
  - q. Warehouse
  - r. Welding
  - s. Wholesaling & distribution of goods & services
3. **Conditional Uses**
  - a. Airport; restricted landing area
  - b. Asphalt
  - c. Chemicals

- d. Coal
  - e. Coke & tar products
  - f. Earth materials; extraction & processing, provided that no such extraction/mining shall take place on any property located less than two thousand five hundred (2,500) feet from the nearest shoreline of Wonder Lake as such shoreline existed on the effective date of this amendment.
  - g. Electrical Distribution center
  - h. Fertilizers
  - i. Foundries
  - j. Metal & metal ores (except precious & rare metal) reduction
  - k. Railroad freight terminal
  - l. Recycling center
  - m. Recycling processing facility
  - n. Rendering plant
  - o. Salvage yard
  - p. Sawmill; permanent
  - q. Shooting range; outdoor
  - r. Silt processing, cleaning, testing and storage
  - s. Smelting rubber (natural & synthetic)
  - t. Textile mill
  - u. All towers
  - v. Utility facility, non-exempt
4. **Bulk, Space and Yard Requirements** (Footnote references appear in Subsection 5 below.)
- a. Minimum Lot Area
 

(1) I-1 District	1 acre
(2) I-2 District	1 acre
(3) Planned Developments in I-1 and I-2	None
  - b. Minimum Lot Width (Minimum Frontage)
 

(1) I-1 District	150'
(2) I-2 District	150'
  - c. Minimum Yards:
 

(1) Front:	
(a) I-1 District	30'
(b) I-2 District	30'
(2) Abutting a road or street (including corner side yard):	
(a) I-1 District	30'
(b) I-2 District	30'
(3) Interior Side:	
(a) I-1 District	10'
(b) I-2 District	10'
(4) Rear:	
(a) I-1 District	20'
(b) I-2 District	20'
(5) Setback from residential zoning (transitional yard):	

(a) I-1 District	75'
(b) I-2 District	100'
(6) Principal highway setback:	
(a) I-1 District	50'
(b) I-2 District	50'
d. Minimum Parking Lot Setbacks:	
(1) Front	
(a) I-1 District	20'
(b) I-2 District	20'
(2) Corner side	
(a) I-1 District	20'
(b) I-2 District	20'
(3) Side	
(a) I-1 District	10'
(b) I-2 District	10'
(4) Rear	
(a) I-1 District	10'
(b) I-2 District	10'
(5) Abutting residential district	
(a) I-1 District	20'
(b) I-2 District	20'
(6) Abutting principal highway (1)	
(a) I-1 District	30'
(b) I-2 District	30'
e. Maximum Height:	
(1) Principal Use:	
(a) I-1 District	40'/2 stories
(b) I-2 District	40'/2 stories
(2) Accessory Use:	
(a) I-1 District	20'/1 story
(b) I-2 District	20'/1 story
g. Maximum Cumulative Land Coverage (buildings and structures):	
(a) I-1 District	40%
(b) I-2 District	40%

#### 5. Exceptions and Explanatory Notes.

- (1) Along principal highways, greater setbacks may be required on State Routes such as Route 120.

#### 6. Industrial Regulations Applicable to All I-1 and I-2 District Uses.

- a. Applicability: Any uses permitted in the Industrial Zoning Districts, whether such use is permitted as a principal use, conditional use, or as an accessory use, shall be subject to these regulations, unless alternate provisions are included in a specific ordinance granting a conditional use. These regulations shall apply to any

proposed use, construction, alteration or addition, including and alteration or addition to a structure existing prior to the adoption of the ordinance.

b. Other Requirements.

- (1) Performance Requirements: All uses in the Industrial Zoning Districts shall conform to the requirements governing the emission of noise, vibration, smoke and particulate matter, water or other effluents, toxic or noxious matter, fire, glare, heat or radiation, as cited in the Environmental Protection Act, 415 ILCS 5/1 et. seq., as amended and the performance standards contained in Article XVI of this Ordinance. In case of conflict between these requirements, the most stringent shall be applied.
- (2) Transitional Yards: No building, structure or land located in a transitional yard as limited above, shall be used in connection with the operation of any establishment except for parking as limited above, except that railroad siding or spur lines may extend over this area. This perimeter area shall be landscaped and screened.
- (3) Screening: All activities and operations in the Industrial District shall be within completely enclosed buildings or may be out of doors if located to the rear of the lot and substantially screened from view at the frontage and from any adjacent residentially zoned property by means of a fence, berm, wall, or dense opaque landscaping materials.
- (4) Refuse: All trash receptacles, service yards, electrical cage enclosures, incinerators and similar equipment for the disposal of materials shall be screened from view from access streets and front yards of adjacent properties by means of a fence, berm, wall, or dense opaque landscaping materials. Deposited refuse shall not be visible from outside the refuse enclosure.
- (5) Parking Requirements: No employee or other parking associated with an I-1 or I-2 District use shall be permitted on any public street or at any other place other than in paved parking spaces to be constructed on each lot containing an I-1 or I-2 District use. Off-Street Parking shall be designed and utilized in accordance with the provisions of Article XI of the Zoning Ordinance.
- (6) Off-street Loading: Truck loading and unloading facilities shall be so located to enable all vehicles transporting materials to and from all buildings in the I-1 and I-2 District to be entirely within the property lines during loading and unloading operations.
- (7) Smoke and Particulate Matter. The emission of smoke or particulate matter shall be in compliance with all federal, state and local regulations including the performance standards contained in Article XVI of this Ordinance. Dust and other types of air pollution, borne by wind from such various sources as storage areas, yards, roads, and the like within lot boundaries, shall be kept to a minimum by appropriate landscaping, paving, suppressants, fencing or other acceptable means.
- (8) Toxic or Noxious Matter: No use for any period of time shall discharge across the boundaries of the lot wherein it is located, toxic or noxious matter in such concentration as to be in violation of any federal, state, or local regulations including the performance standards contained in Article XVI of this ordinance.

- (9) Odors: The emission of odorous matter in such concentrations as to be in violation of any federal, state or local regulation.
  - (10) Electromagnetic Interference: There shall not be any electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference, or that does not conform to the regulations of the Federal Communications Commission.
  - (11) Fire and Explosive Hazards: Materials that present potential fire and explosive hazards shall be transported, stored and used only in conformance with all applicable federal, State of Illinois and County and Village regulations including the performance standards contained in Article XVI of this Ordinance.
- c. Procedure and Enforcement.
- (1) Permit Procedure: Before the Village issues a building permit in an Industrial District, the applicant shall furnish the Village with the following information showing that all regulations set forth in this Ordinance can and will be complied with at all times:
    - (a) A plot plan showing the location of all present and proposed structures, building lines, setbacks, drives, parking lots, waste disposal areas, bulk storage areas, water supply systems, septic systems, streams or other significant features on or within three hundred (300) feet of the proposed site.
    - (b) A description of the activity to be conducted regarding waste products and their disposal, external effects or other conditions which are regulated herein; provided however, that the applicant shall not be required to reveal any trade secrets of sufficient detail with regard to a process or manufacturing procedure for a closely guarded proprietary compound or product to become public knowledge and be available to competitors.
    - (c) Upon request of the Village President, or his designee, certification from an independent testing laboratory that the industrial performance standards cited in the Environmental Protection Act can be met by the use.
    - (d) Such other data and certification as may reasonably be required by the Village President, or his designee, to reach a determination regarding the possible approval of a building permit under the regulations of this ordinance.
    - (e) Proof that the applicant has notified the Illinois Environmental Protection Agency in writing as to the intended use of the land. The Applicant will have all necessary federal and state permits prior to issuance of a building permit.
- d. Permit Review and Approval: Upon receipt of all data required above, the Village will review the data as to its compliance with the regulations of this Section. Permits shall be denied if the plans or proposed work do not conform to the regulations set forth herein. Denial with reasons shall be given in writing and corrected plans may be returned for review. If proposed work conforms to the regulations herein and all other pertinent laws and ordinances, a building permit

shall be issued. All information and evidence submitted in applications to indicate conformity to all Industrial District regulations shall constitute a certification and an agreement on the part of the applicant that the proposed use can and shall be conform to such regulations at all times.

e. Violations and Enforcement.

- (1) The Village shall refer any suspected violation of Industrial Regulations to the Illinois Environmental Protection Agency to investigate if a violation does not exist.
- (2) Suspension of Permits: If, after conclusion of the time granted for compliance with Industrial Regulations the Village or the Illinois Environmental Protection Agency finds the violation is still in existence, the Village may institute or intervene in appropriate legal proceedings to cause the revocation of any permits previously issued and seek penalties and other remedies as deemed necessary.