

TITLE 2: ZONING

CHAPTER – 7 INDUSTRIAL DISTRICTS

- 2-7-1: I-1 Light Industrial District
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SECTION 2-7-1:I-1 LIGHT INDUSTRIAL DISTRICTS

Light Industrial District is to accommodate a wide range of manufacturing and similar industrial facilities which can conform to a high level of performance and can coexist without serious side effects to neighboring properties.

A. Permitted Uses:

1. Light manufacturing, fabricating, assembling, packaging, repairing, servicing, and processing of materials, goods, and products provided entirely within enclosed buildings and conforming with the performance standards contained herein. Outdoor storage of materials is not allowed except where such materials are enclosed by a solid fence or wall.
2. Animal hospitals, veterinary clinics, kennels with outdoor runways.
3. Agriculture implement sales and service.
4. Bottling plants, creameries, and dairies.
5. Bowling alleys.
6. Dry cleaning and laundry plants.
7. Greenhouses – wholesale.
8. Lumber yards.
9. Mail order houses.
10. Medical and dental clinics.
11. Offices.
12. Printing facilities.
13. Public utility stations, distribution centers, and regulator stations.
14. Radio and television studios.
15. Research and testing laboratories.
16. Restaurants.
17. Trade schools.
18. Transmitting towers and antennas in conjunction with the principal use on the premises.
19. Wholesale outlets, storage, and warehousing.

B. Special Uses:

Following are permitted as special uses subject to the public hearing and other special use procedure requirements outlined in Chapter 11 of this Title.

1. Storage, sale or distribution, or primary usage of explosive, highly flammable, highly toxic or radioactive materials.
2. Penal and correctional institutions.
3. Sewage treatment plants.
4. Bus or truck garages and storage yards.

C. Required Lot Area and Width:

All buildings erected or structurally altered in I-1 Light Industrial District shall have the following minimum lot areas and lot width at the building line.

1. Required lot area – ten thousand (10,000) square feet.
2. Minimum lot width – eighty (80) feet.

D. Required Yards and Building Setback:

No building shall hereafter be erected or structurally enlarged within the I-1 Light Industrial District without providing or maintaining the following minimum required yards:

1. Front yard – thirty (30) feet.
2. Side yard – twenty (20) feet.
3. Rear yard – twenty (20) feet.

- E. Building Height:
Maximum building height of sixty-five (65) feet in the I-1 Light Industrial District.
- F. Required Off-Street Parking:
Required off-street parking shall be as provided in Chapter 10 of this Title.

SECTION 2-7-2:I-2 HEAVY INDUSTRIAL DISTRICTS

The purpose of the I-2 Heavy Industrial District is to provide for and accommodate heavy industrial uses in a manner which minimizes adverse effects.

- A. Permitted Uses:
 - 1. All uses permitted “permitted uses: in the I-1 Light Industrial District.
 - 2. Any manufacturing, fabricating, assembly and processing of materials and products not allowed as “permitted uses: in the I-1 District except that uses permitted in the I-1 District as “special uses: shall be permitted in the I-2 District only as special uses.
 - 3. Cartage and express facilities including storage of goods, motor trucks, and other equipment.
- B. Special Uses:
Following are permitted as special uses subject to the public hearing and other special use procedure requirements outlined in Chapter 11 of this Title:
 - 1. Uses permitted in the I-1 Light Industrial district as “special uses.”
 - 2. Manufacturing or processing requiring large quantities of water, producing any quantity of toxic, noxious, corrosive, or explosive, or otherwise hazardous material either as a primary or side product.
 - 3. Extraction and processing of stone, sand, and gravel including the necessary processing and loading equipment and structures.
 - 4. Processing of animal and vegetable products such as tanneries, distilleries, breweries, rendering plants, and plants for the production of glue, soap, paint, or varnish.
 - 5. Manufacturing of coal, tar, petroleum, and asphalt products.
- C. Required Lot Area and Width:
All buildings erected or structurally altered in I-2 Heavy Industrial District shall have the following minimum lot areas and lot width at the building line:
 - 1. Required lot area – ten thousand (10,000) square feet.
 - 2. Minimum lot width – eighty (80) feet.
- D. Required Yards and Building Setback:
No building shall hereafter be erected or structurally enlarged within the I-2 Heavy Industrial District without providing or maintaining the following minimum required yards:
 - 1. Front yard – thirty (30) feet.
 - 2. Side yard – twenty (20) feet.
 - 3. Rear yard – twenty (20) feet.
- E. Building Height:
Maximum building height of sixty-five (65) feet in the I-2 Heavy Industrial District.
- F. Required Off-Street Parking:
Required off-street parking shall be as provided in Chapter 10 of this Title.

SECTION 2-7-3 PERFORMANCE STANDARDS

- A. General:
Any new use established in I-1 and I-2 Districts after the effective date of this Title shall be so operated as to comply with the performance standards governing: (1) Noise; (2) Vibration; (3) Toxic and noxious matter; (4) Odorous matter; (5) Fire and explosive hazards; and (6) Glare and heat, as set forth hereinafter for the district in which such use shall be located. No use already established on the effective date hereof shall be so altered or modified as to conflict with, or further conflict with, the applicable performance standards established hereinafter for the district in which such use is located. No emission or by-product of any industrial use shall violate or

exceed state Titles. It shall be the responsibility of all industrial uses to adhere to such Titles, including the obtaining of necessary permits.

Certification from an engineer or scientific testing laboratory approved by the City Council or its Designee, indicating that the use of the land and all processing either does or will comply with the applicable performance standards, shall accompany application for a zoning certificate. Where standards indicated here differ from those of state agencies, the more restrictive shall apply.

B. Noise: I-1 and I-2 Districts:

- Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association, Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be subject to the performance standards hereinafter prescribed, provided that such noises shall be capable of being accurately measured with such equipment. Noises capable of being so measured, for the purpose of this Chapter, shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of no more than plus or minus two (2) decibels. Noises incapable of being so measured, such as those of an irregular and intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.
- At no point on the boundary of a Residence or Business District shall the sound pressure level of any operation or plant (other than background noises not directly under the control of the manufacturer) exceed the decibel limits in the octave bands designated below:

Octave Band Frequency	Along Residence District Boundaries (cycles per second)	Along Business District Boundaries
0 to 75	72	79
75 to 150	67	74
150 to 300	59	66
300 to 600	52	59
600 to 1,000	46	53
1,200 to 2,400	40	47
2,400 to 4,800	34	41
over 4,800	32	39

C. Vibrations; I-1 and I-2 Districts:

1. Vibrations within a district shall be controlled so as not to become a nuisance to adjacent uses.
2. No industrial operation or activity (except those not under the direct control of the manufacturer) shall cause at any time ground transmitted vibrations in excess of the limits set forth below. Vibrations shall be measured at any point along a Residence District boundary line with a three (3) component measuring instrument approved by the Zoning Administrator, and shall be expressed as displacement in inches.

D. Toxic and Noxious Matter; I-1 and I-2 Districts:

No activity or operation shall cause, at any time, the discharge of toxic or noxious matter across lot lines in such concentration as to be detrimental to or endanger the public health, safety, comfort or welfare or cause injury or damage to the environment, property, or business. Determination of such adverse affects shall be made by the Zoning Officer.

E. Odorous Matter; I-1 and I-2 Districts:

1. The emission of odorous matter in such manner or quantity as to be detrimental to or endanger the public health, safety, comfort or welfare is hereby declared to be a public nuisance and shall henceforth be unlawful.

2. No activity or operation shall cause, at any time, the discharge of odorous matter in such concentrations as to be detectable without the use of instruments at any point along lot lines.
- F. Fire and Explosive Hazards; I-1 and I-2 Districts:
1. The manufacture, utilization or storage of pyrographic and explosive dusts shall be in accordance with the safety codes of the National Fire Protection Association. Such dusts include, but are not limited to: Aluminum, bronze and magnesium powder, powdered coal, powdered plastics, flour and feed, spices, starches, sugar, cocoa, sulfur, grain (storage) and wood flour.
 2. In the I-1 Districts; the following additional Titles shall apply:
 - a. The storage, utilization or manufacture of solid materials or products ranging from incombustible to subject to moderate burning is permitted.
 - b. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following condition is met:

Said materials shall be stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls, or protected throughout by an automatic fire extinguishing system. Or said materials may be stored outdoors, and such storage shall have fifty feet (50') clearance from all property lines.
 3. In the I-2 District, the following additional Titles shall apply:
 - a. The storage, utilization or manufacture of solid materials, ranging from incombustible to subject to intense burning is permitted, subject to all applicable rules and Titles.
 - b. The storage and utilization of flammable liquids or materials, which produce flammable or explosive vapors or bases, shall be permitted in accordance with the Titles of the Office of The State Fire Marshall of the State of Illinois, or any successor agency.
- G. Glare and Heat: I-1 and I-2 Districts:
- Any operation producing intense glare or heat shall be performed within a completely enclosed building in such manner as not to create a public nuisance or hazard along lot lines. Exposed sources of light shall be shielded so as not to create a nuisance across lot lines. Determination of the nuisance factor in regard to glare or heat intensity shall be made by the Zoning Officer.