

Appendix G - Industrial Districts

Intent and Purpose

The Industrial district is established to protect public health, safety, comfort, convenience and the general welfare and to protect the economic base of the Village as well as the value of real estate, by regulating industrial development in appropriate locations. These general objectives include, among others, the following specific objectives:

1. To protect previously established residential and commercial areas by regulating those nearby industrial activities which may create offensive noise, vibration, smoke, dust, odors, heat, glare, fire hazards, and other objectionable influences to those areas which are appropriate therefor.
2. To provide adequate space in appropriate locations for most types of industrial and related activities so the economic structure of the community may be strengthened and employment opportunities may be found in the interest of public prosperity and welfare.
3. To provide space for industrial activities in locations accessible to highways, so the movement of raw materials, finished products and employees can be carried on efficiently and with a minimum danger to public life and property.
4. To establish proper standards of performance which will restrict undesirable industrial activities, while at the same time encouraging and permitting industrial activities which are able to comply with the standards established herein without adversely affecting the health, happiness, safety, convenience and welfare of the people living and working in nearby areas.
5. To protect industrial districts from incompatible uses of land by prohibiting the use of such space for new residential development or by providing adequate buffers thereby preserving property for more appropriate uses in accordance with the plans for the Village improvement and development.
6. To promote the most desirable use of land in accordance with a well-considered plan of land use for all of the Village, to conserve the use of property, to promote stability of industrial activities and related development, to protect the character and established development in each area of the community, and to enhance and stabilize the value of land and to protect the tax base of the Village.
7. To encourage development or redevelopment of land on property which is zoned Industrial along the Village's retail and commercial corridors along Route 12 and Route 173 by the use of large setbacks or land banks for such future development.

Heavy and Light Industrial

This section is intended to establish standards and incorporate a variety of uses to be classified as either heavy or light industrial based upon the intensity of the use. Heavy industrial uses are strictly regulated but are permitted so long as they comply with the requirements, which are set forth herein. Light industrial uses shall also comply with the setback requirements set forth herein and are generally more desirable to the Village. Light industrial and heavy industrial shall be as defined in Appendix A.

A. Permit Procedure

1. Before issuing a building permit for a use in the Industrial Zoning District, the applicant shall furnish sufficient information to enable the Zoning Enforcement Officer to ensure that all performance standards and site development standards set forth in this Ordinance can and will be complied with at all times. In order to determine whether or not the applicant will meet such standards, the Zoning Enforcement Officer may require the applicant to submit the following information:
 - a. A site plan showing the location of all existing and proposed structures, drives, parking lots, above or below ground waste disposal and bulk storage areas, adjacent existing structures and zoning, streets, streams or other significant features on or within 200 feet of the proposed site. Whenever an industrial use abuts a district or a use which is not Industrial, the owner of the industrial property shall be required to erect and maintain buffering or a fence in accordance with the Landscaping Code found at Chapter 18 if no visual screen or barrier, such as a mature stand of trees, exists.
 - (1) Sites shall be phased with less intrusive uses such as offices and parking visible from a roadway or from adjacent properties. The industrial process and storage areas shall be internal to the site so as not to disturb other residents or businesses.
 - b. A general description of the activity to be conducted, including the type and size of equipment or machinery to be operated; waste products; emissions of noise, vibrations, smoke, odors, particulate matter and the like along with manufacturers' specifications showing compliance with Illinois Environmental Protection Agency (IEPA) standards and regulations. If required by the IEPA or another state or federal agency, the type and location of abatement devices to control, or recording instruments to measure conformance with required standards, not

including devices and instruments which are inherent in the manufacturing process. The information required by this sub-paragraph shall be applicable to installations or activities where a building permit must be issued.

2. All information and evidence submitted in applications which are to indicate conformity to performance standards shall constitute certification and agreement on the part of the applicant that the proposed use can and will conform to such IEPA or other federal, state or village standards at all times.
3. In addition, an applicant shall submit a traffic study from a licensed professional engineer detailing off site traffic volumes, peak traffic flows and the adequacy of roads and streets near the property. The analysis included in the study shall be based upon the ultimate use of the property. An applicant shall be required to make such offsite improvements as are deemed reasonably necessary by the Village Engineer.

B. Performance Standards. All light and heavy industrial users shall comply with federal, state and local laws, ordinances and regulations relative to the emission of smoke, odor, noise, particulate matter and the like. Upon the request of the Village, a light or heavy industrial user shall promptly supply the Village with any test results which such industrial user is required to submit to any state or federal regulatory agency.

C. Glare and Heat

1. Every use and activity shall be so operated that it does not emit obnoxious or dangerous levels of heat or heated air beyond the boundary of the lot on which it is located. No direct or sky-reflected glare shall emanate from any use or activity so as to be visible at any point on or beyond the boundary of the lot on which such use or activity is located. The restriction shall not apply to signs otherwise permitted by the provisions of this and other applicable ordinances, nor to activities of a temporary or emergency nature. All uses shall meet all the applicable provisions the Village Code regarding lighting requirements.
2. Night lighting necessary for safety and the protection of property shall not illuminate or otherwise shine directly upon any neighboring residential property. Any source of light which is injurious to humans, animals or plants is prohibited.

D. Electromagnetic Interference. There shall be no 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 Communication Commission.

E. **Principal Buildings or Structures.** Because Heavy Industrial users are restricted to lot areas of 30 acres or more, one principal building or structure may be located on a zoning lot for every 10 acres of property when a Heavy Industrial use is in place so long as the density and bulk requirements are maintained. This is intended to allow for separate office and industrial process buildings or structures and also to allow more than one large building where industrial processes take place. For example, four (4) principal buildings or structures may be located on a zoning lot of 40 acres or more. Where possible, if more than one principal structure is to be located on a lot with a Heavy Industrial use, the property owner shall be encouraged to develop the property with a campus like setting.