

6-1-6: - DEFINITIONS:

MEDICAL CANNABIS CULTIVATION CENTER:	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, per the Compassionate Use of Medical Cannabis Pilot Program Act, enacted by the State of Illinois effective January 1, 2014, as may be amended from time to time.
MEDICAL CANNABIS DISPENSING ORGANIZATION:	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, <u>craft grower, processing organization, or another dispensary</u> for the purpose of <u>selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies and educational materials to purchasers or to qualified registered medical cannabis patients and caregivers.</u> <u>Dispensary organizations shall include a registered medical cannabis organization as defined in</u> registered qualifying patients, per the Compassionate Use of Medical Cannabis Pilot Program Act or its successor Act that <u>has obtained an Early Approval Adult Use Dispensing Organization License, enacted by the State of Illinois effective January 1, 2014, as may be amended from time to time.</u>

6-2-32: - MEDICAL CANNABIS:

1. Purpose And Applicability: It is the intent and purpose of this Section to provide regulations regarding the cultivation and dispensing of ~~medical~~ cannabis occurring within the corporate limits of the City of Naperville. Such facilities shall comply with all regulations provided in the Compassionate Use of Medical Cannabis Pilot Program Act, as enacted by the State of Illinois, effective January 1, 2014, as may be amended from time to time (hereinafter referred to as the "Medical Cannabis Act"), the Illinois Cannabis Regulation and Tax Act, as enacted by the State of Illinois, effective January 1, 2020, as may be amended from time to time (hereinafter referred to as "CRTA"), as well as and those additional regulations provided below. In the event that the Medical Cannabis Act or CRTA is amended, the more restrictive of the State or local regulations shall apply.
2. Conditional Use: A Medical Cannabis Cultivation Center~~facilities~~, as defined herein, requiring approval of a conditional use in the respective districts in which ~~it is~~they ~~are~~ requested shall be processed in accordance with Section 6-3-8 (Conditional Uses) of this Title and Section 6-2-32:3 (Medical Cannabis Cultivation Facility Components) as provided herein.
3. Medical Cannabis Cultivation Center~~Facility~~ Components: In determining compliance with Section 6-3-8 (Conditional Uses) of this Title, the following

components of the ~~M~~medical ~~C~~cannabis Cultivation Center facility shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:

- 3.1. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - 3.2. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan, and building code compliance.
 - 3.3. Hours of operation and anticipated number of customers/employees.
 - 3.4. Anticipated parking demand based on Subsection 6-2-32:3.3 and available private parking supply.
 - 3.5. Traffic generation and adjacent roadway capacity.
 - 3.6. Site design, including access points and internal site circulation.
 - ~~3.7. Proposed signage plan.~~
 - ~~3.8.~~ 3.78. Compliance with all requirements provided in Subsection 6-2-32:4 (Medical Cannabis Cultivation Center) ~~or Subsection 6-2-32:5 (Medical Cannabis Dispensing Organization), as applicable.~~
 - ~~3.8~~9. Other criteria determined to be necessary to assess compliance with Section 6-3-8 of this Title.
4. Medical Cannabis Cultivation Center: In those zoning districts in which a medical cannabis cultivation center may be located, the proposed facility must comply with the following:
- 4.1. Facility may not be located within two thousand five hundred (2,500) feet of the property line of a pre-existing public ~~or private~~ nursery school, preschool, primary or secondary school, ~~day care center, day care home, or residential care home.~~ Learning centers, fitness facilities, day care centers, residential care homes, and vocational/trade centers shall not be classified as a public ~~or private~~ school for purposes of this Section.
 - 4.2. Facility may not be located within two thousand five hundred (2,500) feet of the property line of a pre-existing property zoned for residential use.
 - 4.3. Facility may not conduct any retail sales.
 - 4.4. For purposes of determining required parking, medical cannabis cultivation centers shall be classified as "general manufacturing" per Subsection 6-9-3:2 (Schedule of Off-Street Parking Requirements: Industrial Uses), provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Subsection 6-2-32:2 (Medical Cannabis: Conditional Use) herein.
 - 4.5. Petitioner shall file an affidavit with the City affirming compliance with Subsections 6-2-32:4.1—4.4 as provided herein and all other requirements of the Act.

5. ~~Medical~~ Cannabis Dispensing Organization: In those zoning districts in which a ~~medical~~ cannabis dispensing organization may be located, the proposed facility must comply with the following:
 - 5.1. Facility may not be located within one thousand (1,000) feet of the property line of a pre-existing public ~~or private~~ nursery school, preschool, primary or secondary school, ~~day care center, day care home, or residential care home.~~ Learning centers, fitness facilities, day care centers, residential care homes, and vocational/trade centers shall not be classified as a public ~~or private~~ school for purposes of this Section.
 - 5.2. Facility may not be located in a home, apartment, condominium or within two **hundred fifty (250)** feet of any area zoned for residential use.
 - 5.3. The dispensing organization shall be the primary use of the tenant space in which it is located. Retail sales occurring within said facilities shall be accessory to the facility's intended use as a dispensing organization.
 - 5.4. For purposes of determining required parking, said facilities shall be classified as a "Cannabis Dispensing Organization~~medical office/clinic~~" per Subsection 6-9-3:5 (Schedule of Off-Street Parking Requirements: Services and Institutions) of the Naperville Municipal Code, ~~provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Subsection 6-2-32:2 (Medical Cannabis: Conditional Use) herein.~~
 - 5.5. Petitioner shall file an affidavit with the City affirming compliance with Subsections 6-2-32:5.1—5.4 as provided herein and all other requirements of the Act.
 - 5.6 No more than three (3) Cannabis Dispensing Organizations shall be permitted to locate within the corporate limits of the City of Naperville.
 - 5.7 Facility may not be located within one thousand five hundred (1,500) feet of the property line of an existing Cannabis Dispensing Organization.
6. Additional Requirements: Petitioner shall install building enhancements, such as security cameras, lighting, or other improvements, as needed or at the request of the City, to ensure the safety of employees and customers of the ~~M~~medical ~~C~~cannabis ~~C~~cultivation ~~C~~center and ~~C~~cannabis ~~D~~dispensing ~~O~~organizations. Said improvements may be required by the City in excess of those security measures required by the Medical Cannabis Act or CRTA.

CHAPTER 7
BUSINESS DISTRICTS
ARTICLE B. - B2 COMMUNITY SHOPPING CENTER DISTRICT
SECTION:

6-7B-1: - INTENT: *

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6-7B-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 a shopping center which includes any of the following uses:

1. - 57. * * *

58. Cannabis Dispensing Organization.

6-7B-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 appropriate:

1. - 13. * * *

14. ~~Medical cannabis dispensing organization.~~

6-7B-4: - REQUIRED CONDITIONS: - 6-7B-8: - HEIGHT LIMITATIONS/BULK REGULATIONS: * * *

CHAPTER 7
BUSINESS DISTRICTS

ARTICLE J. - HS HEALTH SERVICES DISTRICT
SECTION:

6-7J-1: - INTENT: * * *

6-7J-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. - 6. * * *

7. Cannabis Dispensing Organization.

6-7J-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 appropriate:

1. Antennas in excess of sixty (60) feet in height as measured under Chapter 13 of this Title.
2. Convalescent and nursing homes.
3. Development as provided in Section 6-7J-6 of this Article.
4. Planned unit developments.
5. ~~Medical cannabis dispensing organization per Section 6-2-32 of this Title.~~

6-7J-4: - ACCESSORY USES: - 6-7J-10: - HEIGHT LIMITATIONS/BULK REGULATIONS: * * *

ARTICLE A. - RD RESEARCH AND DEVELOPMENT DISTRICT
SECTION:

6-8A-1: - INTENT:

The RD research and development district is intended to provide an environment suitable for and limited to research and development activities, engineering and testing activities, and office uses. The production of products, plans, or designs is permitted when the primary purpose of such production is research and development or evaluation.

(Ord. 80-5, 1-21-1980)

6-8A-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. Engineering and testing laboratories and offices.
3. Laboratories, offices, and other facilities for research and development, including basic, applied, development and technical services conducted by or for any individual, organization, or concern, whether public or private.
4. Offices—Business or professional.
5. Offices/clinics—Medical or dental.
6. Pilot plants in which processes planned for use in production elsewhere can be tested to the extent reasonably necessary for full investigation of the merits of a product or process including commercial viability.
7. Production of prototype products when limited to the scale reasonably necessary for full investigation of the merits of a product, including commercial viability.
8. Primary and secondary schools that do not have boarding facilities.
9. Vocational and trade schools, established prior to August 7, 2007. Vocational and trade schools established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
10. Nursery schools, preschools, daycare centers and learning centers.
11. Fitness facility.
12. Reserved.
13. Medical cannabis dispensing organization per Section 6-2-32 of this Title.
14. Sleep clinics.

(Ord. No. 80-5, 1-21-1980; Ord. No. 06-264, 11-21-2006; Ord. No. 07-187, 8-6-2007; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 13-162, § 5, 12-17-2013; Ord. No. 15-190, § 2, 12-1-2015)

6-8A-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 appropriate:

1. Airports and heliports.

2. General retail and services located within one of the permitted uses, including, but not limited to, drugstores, barbershops, beauty shops/salons, dry cleaning establishments and laundries, shoe repair, and tailor shops.
 3. Health spas without accommodation/massage establishments.
 4. Height limit increase as specified in Section 6-8A-8 of this Article.
 5. Planned unit development. The primary use within a planned unit development shall be one or more of the principal permitted uses, and may include any of the following uses:
 - 5.1. Cultural and recreational facilities, churches, auditoriums and public gathering places established prior to August 7, 2007. Cultural and recreational facilities, churches, auditoriums and public gathering places established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Title.
 - 5.2. Eating and drinking establishments.
 - 5.3. Primary or secondary schools.
 - 5.4. Internet cafes.
 6. Public and private utility facilities.
 7. Telecommunications facilities as required by Chapter 13 of this Title.
 8. Colleges and universities established prior to August 7, 2007. Colleges and universities established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
 9. Public assembly uses per Section 6-2-29 of this Title.
 10. Medical cannabis cultivation center per Section 6-2-29 of this Title.
- (Ord. No. 80-5, 1-21-1980; Ord. No. 96-183, 10-15-1996; Ord. No. 06-225, 9-19-2006; Ord. No. 06-300, 12-19-2006; Ord. No. 07-187, 8-6-2007; Ord. No. 08-078, 4-15-2008; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 13-162, § 5, 12-17-2013)

6-8A-4: - REQUIRED CONDITIONS:

The following conditions shall be required:

1. No product shall be produced in the RD district primarily for sale either directly or indirectly, except such products which, by their character, require production within a research and development environment.
2. All business, servicing, or processing, except for off street parking and loading, shall be conducted within completely enclosed buildings.
3. All outside storage areas of goods, materials and products shall be screened in accordance with Section 5-10-3.7 of this Code. Lighting of the facility shall be directed away from surrounding properties.
4. Parking and loading requirements shall be set forth in Chapter 9 of this Title. Loading areas, except railroad areas, shall not be placed within any required yard and shall be located or properly screened so as not to be visible from any property line.
5. Processes and equipment employed in the RD district shall comply with the provisions of Chapter 14 of this Title.
6. The business uses in the RD district shall be located within a building or structure containing permitted. Such business uses shall be primarily for the service and convenience of the tenants and employees of the RD district in which located.

7. Fitness facilities shall comply with the performance standards found in Chapter 14 of this Title. If appropriate lighting is not currently provided on-site, said facilities shall provide exterior lighting for customer parking and pedestrian areas in compliance with this Chapter, subject to review and approval by the City.

(Ord. 80-5, 1-21-1980; Ord. No. 93-14, 1-19-1993; Ord. No. 13-082, § 4, 8-20-2013)

6-8A-5: - AREA REQUIREMENTS:

The minimum area in the RD district shall be three (3) acres.

(Ord. 80-5, 1-21-1980)

6-8A-6: - LOT WIDTH REQUIREMENTS:

The minimum lot width, at the front yard line, shall be two hundred (200) feet.

(Ord. 80-5, 1-21-1980)

6-8A-7: - YARD REQUIREMENTS:

The minimum yards required in the RD district shall be as follows:

1. Yards Facing Existing Or Proposed Roadways (Not Including Interior Circulation Roads Or Drives Within An Individual Tract): There shall be a required yard adjacent to each existing or proposed roadway which bounds an individual tract. Such required yard shall have not less than one hundred (100) feet in depth.
2. Yards Adjacent To Interior Property Lines: There shall be a required yard adjacent to each interior side lot line of not less than fifty (50) feet in depth except as provided in Subsection 6-8A-7.3 of this Section.
3. Yards Adjacent To Railroads: Requirements for yards adjacent to interior property lines shall not be applicable to buildings or structures erected adjacent to a railroad or railroad siding.
4. Illinois State Tollway: There shall be a 75-foot building setback and a 50-foot setback for any parking area for any property adjoining the Illinois State tollway. Said setbacks shall be measured from the adjacent right-of-way line of the tollway.
5. Landscaping And Maintenance: All required setback areas shall be landscaped and maintained.

(Ord. 80-5, 1-21-1980)

6-8A-8: - HEIGHT LIMITATIONS/BULK REGULATIONS:

The maximum height for all buildings and structures in the RD district shall be one hundred (100) feet; however, this limit may be increased to one hundred fifty (150) feet by a conditional use issued by the City Council and after public hearing before the Plan Commission in accordance with the provisions of Section 6-3-8 of this Title. Any such increased height shall be reasonably required for the particular research or development use to which the property in question is to be put. All principal and accessory buildings and structures shall not cover more than twenty-five percent (25%) of the gross lot area.

(Ord. 80-5, 1-21-1980)

CHAPTER 8

INDUSTRIAL DISTRICTS

ARTICLE B. - ORI OFFICE, RESEARCH AND LIGHT INDUSTRY DISTRICT

SECTION:

6-8B-1: - INTENT:

The ORI office, research and light industry district is intended to provide an environment suitable for and limited to research and development activities, engineering and testing

activities, office uses, warehousing, and limited manufacturing that will not have an adverse effect upon the environmental quality of the community.

(Ord. 80-5, 1-21-1980)

6-8B-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. Engineering and testing laboratories and offices.
4. Laboratories, offices, and other facilities for research and development, including basic, applied, development and technical services conducted by or for any individual, organization, or concern, whether public or private.
5. Low nuisance industrial activities, including, but not limited to, electronic and scientific precision instruments manufacture, cloth products manufacture, light machinery production and assembly, printing and publishing.
6. Offices—Business or professional.
7. Offices/clinics—Medical or dental.
8. Pilot plants in which processes planned for use in production elsewhere can be tested to the extent reasonably necessary for full investigation of the merits of a product or process, including commercial viability.
9. Production of prototype products when limited to the scale reasonably necessary for full investigation of the merits of a product, including commercial viability.
10. Warehouses and storage facilities, but excluding motor freight terminals.
11. Warehouse, self-storage.
12. Fitness facility.
13. Medical cannabis dispensing organization per Section 6-2-32 of this Title.
14. Sleep clinics.

(Ord. No. 80-5, 1-21-1980; Ord. No. 06-147, 6-20-2006; Ord. No. 08-018, 1-15-2008; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 13-162, § 5, 12-17-2013; Ord. No. 15-190, § 2, 12-1-2015)

6-8B-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 appropriate:

1. Airports and heliports.
2. Floor area ratio premiums as specified in Subsection 6-8B-8.2 of this Article.
3. Food manufacture, packaging and processing.
4. General retail and services located within one of the permitted uses, including, but not limited to, drugstores, barbershops, beauty shops/salons, dry cleaning establishments, laundries, shoe repair, and tailor shops.
5. Health spas without accommodation/massage establishments.
6. Height limit increase as specified in Subsection 6-8B-8.1 of this Article.
7. Planned unit development. The primary use within a planned unit development shall be one or more of the principal permitted uses, and may include any of the following uses:

- 7.1. Cultural and recreational facilities, churches, auditoriums and public gathering places, established prior to August 7, 2007. Cultural and recreational facilities, churches, auditoriums and public gathering places established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
 - 7.2. Eating and drinking establishments.
 - 7.3. Primary and secondary schools that do not have boarding facilities.
 - 7.4. Internet cafes.
 8. Public and private utility facilities.
 9. Sales and storage of building materials and products.
 10. Warehousing, receiving and moving van distribution centers.
 11. Telecommunications facilities as required by Chapter 13 of this Title.
 12. Hotels and motels having received approval as a conditional use prior to May 16, 2000; after that date, no new hotels or motels will be allowed as conditional uses in the ORI district.
 13. Colleges/universities. Colleges and universities established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
 14. Full service hotels.
 15. Full service hotel/conference center.
 16. Vocational and trade schools, established prior to August 7, 2007. Vocational and trade schools established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
 17. Nursery schools, preschools, daycare centers and learning centers within a planned unit development or accessory to a permitted use.
 18. Public assembly uses per Section 6-2-29 of this Title.
 19. Medical cannabis cultivation center per Section 6-2-29 of this Title.
- (Ord. No. 98-04, 1-20-1998; Ord. No. 06-225, 9-19-2006; Ord. No. 06-264, 11-21-2006; Ord. No. 06-300, 12-19-2006; Ord. No. 07-187, 8-6-2007; Ord. No. 08-078, 4-15-2008; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 13-162, § 5, 12-17-2013)

6-8B-4: - REQUIRED CONDITIONS:

The following conditions shall be required:

1. Warehouse and storage facility functions shall be conducted within enclosed buildings and structures.
2. All business, servicing, or processing, except for off street parking and off street loading, shall be conducted within completely enclosed buildings.
3. All outside storage areas of goods, materials and products shall be screened in accordance with Subsection 5-10-3.7 of this Code. Lighting of the facility shall be directed away from surrounding properties.
4. Parking and loading requirements shall be set forth in Chapter 9 of this Title. All parking and loading areas shall be landscaped and maintained.
5. Processes and equipment employed in the ORI district shall comply with the provisions of Chapter 14 of this Title.
6. The business uses in the ORI district shall be located within a building or structure containing a permitted. Such business uses shall be primarily for the service and convenience of the tenants and employees of the ORI district in which located.

7. Full service hotels shall include at least one hundred fifty thousand (150,000) square feet of hotel, commercial, or service floor area, banquet and/or meeting space, either within a single building or multiple buildings located in a campus setting (defined as a single lot or planned unit development), and shall include all of the following components:
 1. Banquet and/or meeting space for at least five hundred (500) persons; and
 2. A swimming pool and/or exercise facilities; and
 3. A restaurant within the physical confines of the hotel and provide room service that is accessory to the restaurant use.
8. Fitness facilities shall comply with the performance standards found in Chapter 14 of this Title. If appropriate lighting is not currently provided on-site, said facilities shall provide exterior lighting for customer parking and pedestrian areas in compliance with this Chapter, subject to review and approval by the City.

(Ord. No. 80-5, 1-21-1980; Ord. No. 87-96, 7-6-1987; Ord. No. 93-14, 1-19-1993; Ord. No. 11-189, § 3, 12-19-2011; Ord. No. 13-082, § 4, 8-20-2013)

6-8B-5: - AREA REQUIREMENTS:

The minimum area in the ORI district shall be two (2) acres, except for planned unit developments which shall have no minimum area required.

(Ord. 80-5, 1-21-1980)

6-8B-6: - LOT WIDTH REQUIREMENTS:

The minimum lot width, at the front yard line, in the ORI district shall be one hundred fifty (150) feet.

(Ord. 80-5, 1-21-1980)

6-8B-7: - YARD REQUIREMENTS:

The minimum yards required in the ORI district shall be as follows:

1. Yards Facing Existing Or Proposed Roadways (Not Including Interior Circulation Roads Or Drives Within An Individual Tract): There shall be a required yard adjacent to each existing or proposed roadway which bounds an individual tract. Such required yard shall not be less than thirty (30) feet in depth; provided, however, that such yard shall be increased in depth by one foot for each three (3) feet in height by which any building or structure on the lot exceeds a height of thirty (30) feet; and also provided, however, that such a yard located across a street from a residence district shall equal one foot in depth for each foot of building height, but in no event shall the yard be less than one hundred (100) feet in depth.
2. Illinois State Tollway: There shall be a 75-foot building setback and a 50-foot setback for any parking area for any property adjoining the Illinois State tollway. Said setbacks shall be measured from the adjacent right-of-way line of the tollway.
3. Yards Adjacent To Interior Or Rear Property Lines: There shall be a required yard adjacent to each interior side lot line or rear lot line of not less than twenty (20) feet in depth, except that such side yard or rear yard shall be increased by one foot for each three (3) feet in height that any building or structure on the lot exceeds a height of thirty (30) feet, and except that requirements for side yards or rear yards adjacent to interior side or rear property lines shall not be applicable to buildings or structures erected adjacent to a railroad or railroad siding. Where any interior side or rear property line abuts upon a residence district, there shall be provided a

required yard one foot in depth for each foot of building height, but in no event shall this yard be less than one hundred (100) feet in depth.

4. Landscaping And Maintenance: All required setback areas shall be landscaped and maintained.

(Ord. No. 80-5, 1-21-1980; Ord. No. 87-96, 7-6-1987)

6-8B-8: - HEIGHT LIMITATIONS/BULK REGULATIONS:

The maximum height and floor area ratio for all buildings and structures in the ORI district shall be as follows:

1. The maximum height for all buildings and structures in the ORI district shall be one hundred (100) feet; however, this limit may be increased to one hundred fifty (150) feet by a conditional use issued by the City Council and after public hearing before the Plan Commission in accordance with the provisions of Section 6-3-8 of this Title. Any such increased height shall be reasonably required for the particular research or development use to which the property in question is to be put.
2. The basic floor area ratio in the ORI district shall be 0.70. However, for those buildings and structures that provide special design improvements, a floor area ratio premium may be granted as a conditional use by the City Council and after public hearing before the Plan Commission in accordance with the provisions of Chapter 4 of this Title. This premium may be added to the basic floor area ratio in accordance with the following:
 - 2.1. If seventy five percent (75%) or more of the required parking is provided underground or within the building, then a floor area ratio premium of 0.20 shall be allowed.
 - 2.2. As the lot size increases, a floor area ratio premium of 0.02 will be granted for each additional acre in lot size above two (2) acres to a maximum of ten (10) acres.

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

CHAPTER 8

INDUSTRIAL DISTRICTS

ARTICLE C. - I INDUSTRIAL DISTRICT

SECTION:

6-8C-1: - INTENT:

The I industrial district is intended to accommodate industrial activities which are more intensive than light industrial uses.

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

6-8C-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. Abrasive manufacture.
2. Bakeries.
3. Banks and financial institutions.
4. Boot and shoe manufacture.
5. Bottling companies.
6. Building materials and products sales and storage.
7. Offices—Business or professional.

8. Offices/clinics—Medical or dental.
 9. Cartage and express facilities.
 10. Civic buildings established prior to August 7, 2007. Civic buildings established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
 11. Contractor and construction offices, shops, and yards.
 12. Dairy products processing.
 13. Dry cleaning establishments and laundries employing more than ten (10) persons.
 14. Electronic and scientific precision instruments manufacture.
 15. Electroplating.
 16. Food manufacture, packaging, and processing.
 17. Freight terminals, including air, motor, and railroad.
 18. Furniture, bedding, and carpet manufacture.
 19. General manufacturing.
 20. Glass products production and sales.
 21. Light machinery production.
 22. Lithographing.
 23. Machine shop.
 24. Paper products manufacture.
 25. Parking lots and garages, principal.
 26. Plastics processing.
 27. Pottery and ceramics manufacture.
 28. Printing and publishing establishments.
 29. Radio and television stations and studios.
 30. Vocational and trade schools established prior to August 7, 2007. Vocational and trade schools which are established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
 31. Sexually oriented business.
 32. Warehouses, storage, and distribution facilities.
 33. Warehouse, self-storage.
 34. Wearing apparel manufacture.
 35. Woodworking.
 36. Other uses which are of the same general character as the other permitted uses as determined by the Zoning Administrator.
 37. Pet care establishments, when the principal use of the building, structure or premises. All activity shall be conducted completely within any building or structure; outdoor areas shall be prohibited.
 38. Fitness facility.
 39. Automobile repair facility and car washes used in conjunction with an automobile repair facility.
 40. Medical cannabis dispensing organization per Section 6-2-32 of this Title.
 41. Sleep clinics.
- (Ord. No. 80-5, 1-21-1980; Ord. No. 80-98, 10-6-1980; Ord. No. 95-67, 4-5-1995; Ord. No. 07-187, 8-6-2007; Ord. No. 08-018, 1-15-2008; Ord. No. 08-035, 2-19-2008; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 13-162, § 5, 12-17-2013; Ord. No. 15-190, § 2, 12-1-2015)

6-8C-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 appropriate:

1. Airports and heliports.
2. Air, motor, and railroad freight terminals.
3. Asphalt products manufacture.
4. Automobile service stations and car washes used in conjunction with an automobile service station.
5. Boiler and tank manufacturing.
6. Brick and structural clay products manufacture.
7. Bulk storage of petroleum products.
8. Car washes.
9. Chemical and process manufacture.
10. Concrete mixing plants.
11. Eating and drinking establishments.
12. Feed mills.
13. Foundries and forge plants.
14. Fuel and ice sales.
15. Grain storage and processing.
16. Heavy machinery production.
17. Junkyards and automobile graveyards.
18. Leather tanning and processing.
19. Meatpacking.
20. Metal reduction and refinement.
21. Metal stamping.
22. Mining operations.
23. Motor vehicle sales, when in conjunction with a development petition for a planned unit development as outlined in Chapter 4 of this Title.
24. Petroleum products processing and storage.
25. Petroleum refining.
26. Planned unit developments.
27. Public and private utility facilities.
28. Recreation and social facilities, excluding nursery schools, preschools, daycare centers, and learning centers unless accessory to a permitted use and excluding those uses defined as public assembly uses in Section 6-2-29 of this Title.
29. Rubber processing and manufacture.
30. Stadiums.
31. Steel manufacture.
32. Stone products manufacture.
33. Telecommunications facilities as required by Chapter 13 of this Title.
34. Public assembly uses per Section 6-2-29 of this Title.
35. Pet care establishments, when the principal use of the building, structure or premises. Outdoor areas may be permitted. All outdoor activity shall be conducted as described in Section 6-2-25, "Veterinary Office And Pet Care Establishment," of this Title.
36. Medical cannabis cultivation center per Section 6-2-29 of this Title.

(Ord. No. 80-5, 1-21-1980; Ord. No. 06-225, 9-19-2006; Ord. No. 07-187, 8-6-2007; Ord. No. 08-035, 2-19-2008; Ord. No. 08-078, 4-15-2008; Ord. No. 09-017, 2-17-2009; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 13-162, § 5, 12-17-2013; Ord. No. 14-175, § 2, 11-18-2014)

6-8C-4: - REQUIRED CONDITIONS:

The following conditions shall be required:

1. Except for the outside sales of motor vehicles, all outside storage areas of goods, materials and products shall be screened in accordance with Section 5-10-3.7 of this Code. Lighting of the facility shall be directed away from surrounding properties.
2. Where the I district abuts or is across an existing or proposed right-of-way from property located in a residence district, screening by fences or landscaping of at least seventy-five percent (75%) opacity shall be provided.
3. A sexually oriented business shall meet all the requirements and standards contained in Chapter 12 of this Title.
4. Automobile repair facilities shall be prohibited from storing any vehicles within a required parking space.
5. Fitness facilities shall comply with the Performance Standards found in Chapter 14 of this Title. If appropriate lighting is not currently provided on-site, said facilities shall provide exterior lighting for customer parking and pedestrian areas in compliance with this Chapter, subject to review and approval by the City.

(Ord. No. 80-5, 1-21-1980; Ord. No. 93-14, 1-19-1993; Ord. No. 95-67, 4-5-1995; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 14-175, § 2, 11-18-2014)

6-8C-5: - AREA REQUIREMENTS:

The minimum area in the I district shall be one-half (½) acre.

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

6-8C-6: - LOT WIDTH REQUIREMENTS:

The minimum lot width, at the front yard line, in the I district shall be one hundred (100) feet.

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

6-8C-7: - YARD REQUIREMENTS:

The minimum yards required in the I district shall be as follows:

1. Yards Facing Existing Or Proposed Roadways (Not Including Interior Circulation Roads Or Drive Within An Individual Tract): There shall be a required yard adjacent to each existing or proposed roadway which bounds an individual tract. Such required yard shall not be less than twenty (20) feet in depth; provided, however, that such a yard located across a street from a residence district shall equal one foot in depth for each foot of building height but in no event shall the yard be less than one hundred (100) feet in depth.
2. Illinois State Tollway: There shall be a 75-foot building setback and a 50-foot setback for any parking area for any property adjoining the Illinois State tollway. Said setbacks shall be measured from the adjacent right-of-way line of the tollway.
3. Yards Adjacent To Interior And Rear Property Lines: There shall be a required yard adjacent to each interior side yard line and rear lot line of not less than fifteen (15) feet in depth, and except that requirements for side yards and rear yards adjacent to interior side property lines and rear property lines shall not be applicable to buildings or structures erected adjacent to a railroad or railroad siding. Where any

interior side property line or rear property line abuts upon a residence district, there shall be provided a required yard one foot in depth for each foot of building height but in no event shall the yard be less than one hundred (100) feet in depth.

(Ord. No. 89-68, 4-3-1989)

6-8C-8: - HEIGHT LIMITATIONS/BULK REGULATIONS:

The maximum floor area ratio for all buildings and structures in the I district shall be 0.70.

(Ord. No. 89-68, 4-3-1989)

Parking

The City may require that additional parking be provided if the facility includes competitions or special events; additional parking to be required will be determined based on the petitioner's submittal of a parking study for review and approval by the City. Any appeals to the City's final determination of total required parking shall be reviewed by the Planning and Zoning Commission. The Planning and Zoning Commission shall issue a final determination, unless appealed by the petitioner to City Council.