

## **Section 159.82 M-1, MEDIUM MANUFACTURING DISTRICT**

### **(A) Intent and Purpose:**

- (1) Any production, processing, cleaning, servicing, testing, repair, or storage of goods, materials, or products shall conform with the performance standards set forth herein (Sections 159.022 through 159.027);
- (2) All business, production, servicing, and processing shall take place within completely enclosed buildings unless otherwise specified. Within 150 feet of a residence district, all storage shall be in completely enclosed buildings, or structures, and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto at least eight (8) feet high), but in no case lower in height than the enclosed storage and suitably landscaped. However, open off-street loading facilities and open off-street parking of motor vehicles under one and one-half ton capacity may be unenclosed throughout the district, except for the screening of parking and loading facilities as may be required under the provisions of Sections 159.105 through 159.116;
- (3) Uses established on the effective date of this Chapter and by its provisions are rendered non-conforming, shall be permitted to continue, subject to the regulations of Sections 159.140 through 159.147; and,
- (4) Uses established after the effective date of this Chapter shall conform fully to the performance standards herein set forth for the district.

**(B) Permitted Uses:** No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this Chapter for other than one or more of the following specified uses:

- (1) Permitted Uses within the M-R District;
  - (2) Adult Entertainment Facility or similar use subject to the following conditions:
    - (a) Shall not be located within 250 feet of the property boundary of a residential use.
    - (b) Shall not be located with 1,000 feet of the property boundaries of any school, day care center, cemetery, public park, forest preserve, public housing, or place of religious worship.
  - (3) Apparel and other products manufactured from textiles;
  - (4) Art needle work and hand weaving;
  - (5) Automobile painting, upholstering, repairing, reconditioning, and body and fender repairing, when done within the confines of a structure;
  - (6) Awnings, venetian blinds;
  - (7) Bakeries;
  - (8) Books, hand binding and tooling;
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- (9) Bottling and distribution of beverages; works;
  - (10) Brushes and brooms;
  - (11) Buildings equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature, provided that the yard contain a principal building of at least 5,000 square feet.
  - (12) Cameras and other photographic equipment and supplies;
  - (13) Canning and preserving;
  - (14) Canvas and canvas products;
  - (15) Carpet and rug cleaning;

- (16) Carting, express hauling, or storage yard;
- (17) Ceramic products such as pottery and small glazed tile;
- (18) Cleaning and dyeing establishments when employing facilities for handling more than 1,500 pounds of dry goods per day;
- (19) Clothing;
- (20) Consignment stores, pawn shops, resale stores, second hand stores, precious metal purchase stores and other similar uses;
- (21) Contractor or construction shops, such as the following:
  - (a) Building
  - (b) Cement
  - (c) Electrical
  - (d) Refrigeration
  - (e) Air Conditioning
  - (f) Heating and ventilating
  - (g) Masonry
  - (h) Painting
  - (i) Plumbing
  - (j) Roofing
  - (k) Landscaping;

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- (22) Cosmetics and toiletries;
- (23) Crematoriums;
- (24) Creameries and dairies;
- (25) Drugs with warehousing and distribution of such items;
- (26) Electrical appliances, such as lighting fixtures, irons, fans, toasters, television receivers, and home movie equipment, but not including electrical machinery;
- (27) Electrical supplies, manufacturing, and assembly of (such as wire and cable assembly switches, lamps, insulation, and dry cell batteries);
- (28) Food products, processing and combining of, baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing, and pressing;
- (29) Fuel sales, no retail sales and no gas station uses;
- (30) Fuel sales with storage of fuel oils, gasoline, and other flammable products limited to 120,000 gallons per tank, with the total storage on a zoning lot not to exceed 500,000 gallons;
- (31) Fur goods, not including tanning and dyeing;
- (32) Glass products, from previously manufactured glass;
- (33) Hosiery;
- (34) House trailers, manufacture;
- (35) Ice, dry and natural;
- (36) Ink mixing and packing, and inked ribbons;
- (37) Laboratories, medical, dental, research, experimental, and testing, provided there is no danger from fire or explosion nor of offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influences;
- (38) Laundries;
- (39) Leather products, including shoes and machine belting, but not including tanning and dyeing;
- (40) Luggage;

- (41) Machine shops for tool, die, and pattern making;
- (42) Meat products/meat packaging plant, not including a slaughter house;
- (43) Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing, and heat treatment;

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- (44) Metal stamping and extrusion of small products, such as costume jewelry, pins, needles, razor blades, bottle caps, buttons, and kitchen utensils;
- (45) Musical instruments;
- (46) Orthopedic and medical appliances, such as artificial limbs, braces, supports, and stretchers;
- (47) Palm reader, psychic or similar uses;
- (48) Paper products, small, such as envelopes, stationery, bags, paper boxes, tubes, and wallpaper printing;
- (49) Perfumes and cosmetics;
- (50) Pharmaceutical products;
- (51) Plastic products, but not including the processing of the raw materials;
- (52) Precision instruments such as optical, medical, and drafting;
- (53) Products from finished materials: plastic, bone, cork, feathers, felt, fibre, paper, fur, glass, hair, horn, leather, precious and semi-precious stones, rubber, shell, or yarn;
- (54) Printing and newspaper publishing, including engraving and photoengraving;
- (55) Public and community service uses:
  - (a) Bus Terminals, bus garages, bus lots, street railway terminals, or street car houses;
  - (b) Electric substations, transmission structures and lines, wood or metal poles, and underground cables;
  - (c) Fire Stations;
  - (d) Municipal or privately-owned recreation buildings or community centers;
  - (e) Parks and recreation areas;
  - (f) Police Stations;
  - (g) Sewage treatment plants;
  - (h) Telephone exchanges;
  - (i) Water filtration plants;
  - (j) Water pumping stations; and,
  - (k) Water reservoirs.

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- (56) Public utility electric substations and distribution centers, gas regulations centers and underground gas holder stations;
- (57) Repair of household or office machinery or equipment;
- (58) Rubber products, small, and synthetic treated fabrics, (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps, and atomizers;
- (59) Silverware, plate and sterling;
- (60) Soap and detergents, packaging only;
- (61) Soldering and welding;

- (62) Sporting and athletic equipment, such as balls, baskets, cues, gloves, bats, racquet, and rods;
- (63) Statuary, mannequins, figurines, and religious and church art goods, excluding foundry operations;
- (64) Storage of household goods;
- (65) Storage of flammable liquids, fats, or oil in tanks each of 50,000 gallons or less capacity, but only after the locations and protective measures have been approved by local governing officials;
- (66) Tattoo parlor, subject to all health regulations of village, county and state;
- (67) Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread, and cordage, but not including textile bleaching;
- (68) Tool and die shops;
- (69) Tools and hardware such as bolts, nuts, screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks, nonferrous material castings, and plumbing appliances;
- (70) Toys;
- (71) Wholesaling and warehousing, Local cartage express facilities (but not including motor freight terminals);
- (72) Personal communication facility, located on property owned by the Village or other government entity.

(C) Special Uses: Upon recommendation by the Planning & Zoning Commission, after public hearing on the petition pertaining thereto, in accordance with the requirements set forth in Section 159.176, Special Uses of this Chapter, the Corporate Authorities of the Village may, by "special use permit" allow the following in the district:

- (1) Banks and financial institutions;
- (2) Business and professional offices;

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- (3) Carpet, floor, and wall coverings sales and service;
- (4) Electrical, plumbing, hardware, HVAC sales and service;
- (5) Firearms sales and service, including a firing range, indoor only.
- (6) Furniture and office supplies, sales and service;
- (7) Distribution facilities for medical cannabis: As used in this Chapter, "Distribution facilities for medical cannabis shall mean either a "Cultivation Center" or a "Dispensing Organization" as defined in the "Compassionate Use of Medical Cannabis Pilot Program Act", 410 ILCS 130/1 et. seq. (hereinafter the "Compassionate Use Act"). In addition to all other Special Use Permit standards required to be met pursuant to this Chapter, Distribution facilities for medical cannabis shall meet the specific standards listed below:  
Cultivation Centers

(a) Cultivation Centers located within the Village of Romeoville shall be and are required to be established, operated, and maintained in full compliance with the Compassionate Use Act and all other applicable Village ordinances and Illinois statutes.

(b) Pursuant to Section 105(c) of the Compassionate Use Act, Cultivation Centers shall not be located within 2,500 feet of the property line of any pre-existing public or private pre-schools, elementary schools, secondary schools, day care centers, home day care, group day care homes, part day child care facilities, or an area zoned for residential use.

(c) Cultivation Centers shall not be located in any building containing, in whole or in part, any residential uses.

Dispensing Organizations

(d) Dispensing Organizations located within the Village of Romeoville shall be and are required to be established, operated, and maintained in full compliance with the Compassionate Use Act and all other applicable Village ordinances and Illinois statutes.

(e) Pursuant to Section 130(d) of the Compassionate Use Act, Dispensing Organizations shall not be located within 1,000 feet of the property line of any pre-existing public or private pre-schools, elementary schools, secondary schools, day care centers, home day care, group day care homes, part day child care facilities, or an area zoned for residential.

(f) Dispensing Organizations shall not be located in any building containing, in whole or in part, any residential uses.

(8) Motor freight terminals;

(9) Off premise or Outdoor advertising (billboard) sign, see requirements contained in Sections 159.121 through 159.134 of this chapter (Signage);

(10) Restaurants, including drive-thru facilities and alcohol sales and service;

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(11) Retail sales of goods or products manufactured, assembled, or warehoused on the premises provided that no more than twenty (20) percent of the building be used for retail space;

(12) Sales or leasing of truck, truck tractor, truck trailer, car, car trailer, buses, heavy equipment, farm equipment, and other similar uses when all equipment is in operable condition, provided that the lot contain a principal building of at least 5,000 square feet;

(13) Stadiums, auditoriums, and arenas;

(14) Self-Service Storage Facilities (SSSF) not in excess of fifteen (15) feet in height to the ridge line of the units.

(15) Personal communication facility (see section 159.21);

(16) Planned Unit Development;

(17) Residential Uses. Dwelling units for watchmen and their families when located on the premises where they are employed in such capacity.

(18) Uses not explicitly enumerated in this division as "special uses", but closely similar thereto, provided that these uses are not explicitly mentioned as a permitted or special use elsewhere in this zoning code;

(D) Miscellaneous Uses:

(1) Accessory Uses;

(2) Radio and Television Towers; and,

(3) Temporary buildings for construction purposes, for a period not to exceed the duration of the construction.