

ARTICLE XXI

I-1 LIMITED INDUSTRIAL DISTRICT

SECTION:

14.2101: Purpose

14.2102: Permitted Uses

14.2103: Conditional Uses

14.2104: Bulk Regulations

14.2101: PURPOSE:

The I-1 limited industrial district is intended to provide an area suitable for industrial, manufacturing, warehousing and research facilities that do not create appreciable nuisance or hazards, or an area for such uses that require a pleasant, hazard and nuisance free environment. (Ord. 4590, 9-21-1993)

14.2102: PERMITTED USES:

Land uses shall be permitted within the I-1 limited industrial district in accordance with the provisions listed in section 14.604 of this chapter. (Ord. 5751, 8-4-2009)

14.2103: CONDITIONAL USES:

Land uses shall be allowed by conditional use within the I-1 limited industrial district in accordance with the provisions listed in section 14.604 of this chapter. (Ord. 5751, 8-4-2009)

14.2104: BULK REGULATIONS:

- A. Minimum Lot Size: The size of the minimum lot in the I-1 limited industrial district shall not be less than two (2) acres.
- B. Yard Requirements: All buildings in the I-1 district shall meet the following setback requirements:

1. Front yard	30 feet
2. Side yard	15 feet
3. Corner side yard	30 feet
4. Rear yard	20 feet

All off street parking and loading areas shall be set back a minimum of ten feet (10') from each property line.

C. Building Height: The maximum height of any building in an I-1 district shall be fifty feet (50'). Buildings taller than fifty feet (50') in the I-1 District shall only be authorized as part of a planned unit development.

D. Lot Coverage: The total area of all buildings, structures, and parking lots in an I-1 district shall be no more than seventy five percent (75%) of the total land area.

E. Transitional Setbacks: Where a side or rear lot line in an I-1 district abuts any residential zoning district, all buildings, structures and parking lots shall be set back forty feet (40') from the abutting property line. Such setback shall include a six foot (6') fence along the entire length of the transitional yard. The fence shall be not less than eight feet (8') from the property line. In addition to the fence, a continuous evergreen or dense deciduous hedge three feet (3') in height and planted two and one-half feet (2¹/₂') on center, shall be planted on the outside of the fence, facing the abutting residential zoning district, along the entire length of the fence. This transitional landscape area shall be maintained and kept free of weeds.

F. Restrictions On Industrial Uses:

1. All businesses, servicing or processing, shall be conducted within completely enclosed buildings.
2. For properties located within one hundred feet (100') of a residential property all storage of materials shall be within completely enclosed buildings. For properties located elsewhere in the district, or for the outdoor storage of vehicles, storage areas may be open to the sky but effectively screened by a solid wall or fence, including any gates, not less than six feet (6') nor more than eight feet (8') in height. No stored materials shall be visible above the fence.

3. Cannabis:

a. Cannabis Craft Grower: In those zoning districts in which a Cannabis Craft Grower may be located, the proposed facility must comply with the following:

(1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(2) Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

- (3) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment. iv. Maximum and minimum building square footage pursuant to the Cannabis Regulation and Tax Act, (410 ILCS 705/1 et seq).
- b. Cannabis Cultivation Center: In those zoning districts in which a Cannabis Cultivation Center may be located, the proposed facility must comply with the following:
- (1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
 - (2) Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
 - (3) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.
 - (4) Maximum and minimum building square footage pursuant to the Cannabis Regulation and Tax Act, (410 ILCS 705/1 et seq).
- c. Cannabis Dispensing Organization: In those zoning districts in which a Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:
- (1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
 - (2) Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
 - (3) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.
- d. Cannabis Infuser Organization: In those zoning districts in which a Cannabis Infuser Organization may be located, the proposed facility must comply with the following:
- (1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
 - (2) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.
- e. Cannabis Processing Organization: In those zoning districts in which a Cannabis Processing Organization may be located, the proposed facility must comply with the following:
- (1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
 - (2) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.
- f. Cannabis Transporting Organization: In those zoning districts in which a Transporting Organization may be located, the proposed facility must comply with the following:
- (1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
 - (2) The transporting organization shall be the sole use of the tenant space in which it is located. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
 - (3) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.
- g. Co-Location of Cannabis Business Establishments. The Village may approve the colocation of a Cannabis Dispensing Organization with a Cannabis Craft Grower Center or a Cannabis Infuser Organization, or both, subject to the provisions of the Act and the Conditional Use criteria within the Mount Prospect Village Code. In a co-location, the floor space requirements of 14.2104 F.3. shall not apply, but the collocated establishments shall be the sole use of the tenant space.
- G. Performance Standards: No use established in an I-1 limited industrial district shall be operated so as to exceed the performance standards listed below. Any use already established shall be permitted to be altered, enlarged, expanded or modified provided that all performance standards of the district are met.
1. Noise Limitations: No industrial activity shall generate noise across any residential or business zoning district boundary line in excess of the levels shown in table I of this section, nor shall exceed seventy one (71) dBA when measured on the A-weighted scale. The sound levels shall be measured with a sound level meter and octave band analyzer to meet criteria for the noise measurement provisions of OSHA, and shall conform to ANSI S2-4 (American National Standards Institute).

TABLE I

Octave Band Center Frequency In Hertz	Daytime Sound Level In Decibels 8:00 A.M. To 10:00 P.M.	Nighttime Sound Level In Decibels 10:00 P.M. To 8:00 A.M.
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Octave Band Center Frequency In Hertz	Daytime Sound Level In Decibels 8:00 A.M. To 10:00 P.M.	Nighttime Sound Level In Decibels 10:00 P.M. To 8:00 A.M.
31.5	72	67
63	67	66
125	66	65
250	59	52
500	52	46
1000	46	40
2000	40	35
4000	38	35
8000	38	32
Over 8000	38	32

2. Vibration Limitations:

a. Earthborne vibrations from any industrial operation, equipment, or process shall not constitute a nuisance nor exceed the limits set forth herein. Vibrations shall be expressed as displacement in inches and shall be measured with a three (3) component measuring system.

b. No industrial activity shall be responsible for the transmission of earthborne vibrations across any residence or business zoning district boundary line in excess of the displacement limits established through use of the following formula:

$$D = \frac{0.003}{f}$$

Where:

D = The maximum allowable displacement in inches

f = The vibration frequency in cycles per second

3. Smoke And Particulate Matter:

a. General Limitations: In addition to the performance standards specified hereinafter, the emission of smoke or particulate 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.

Particulate matter emissions, in excess of the threshold limit values caused by the wind from open storage areas, yards, roads, etc., within lot lines shall be kept to a minimum by appropriate landscaping, paving, oiling, wetting, and other means, or shall be eliminated.

For the purpose of determining the density or equivalent opacity of smoke, the Ringelmann chart as adopted and published by the United States bureau of mines in circular no. 8333 shall be used.

No industrial operation shall cause or allow to be emitted into the open air from any process or control equipment or to pass any convenient measuring point in a breaching or stack, dust in the gases to exceed 0.85 pounds per thousand pounds of gases adjusted to twelve percent (12%) CO₂ content for the products of combustion.

The emission, from all sources within any zoning lot, of particulate matter containing more than ten percent (10%) by weight of particles having a particulate diameter larger than forty four (44) microns is prohibited.

b. Permitted Smoke Emission: Within one thousand feet (1,000') of a residence or office or business zoning district boundary line the emission of smoke from any vent, stack, chimney, or combustion process shall not exceed a density or equivalent opacity no greater than Ringelmann no. 1.

Smoke in excess of Ringelmann no. 1, but not exceeding Ringelmann no. 2, shall be permitted for not more than three (3) minutes in any sixty (60) minute period. Smoke not exceeding Ringelmann no. 3 shall be permitted for five (5) minutes during any eight (8) hour period for purposes of fire cleaning only. Smoke in excess of Ringelmann no. 3 is prohibited.

4. Fire And Explosion Hazard Limitations: The following regulations supplement those pertinent requirements contained in the Mount Prospect fire prevention code and all other applicable fire and explosion ordinances:

a. The storage, utilization, or manufacture of material or products ranging from incombustible to moderate burning, as determined for liquids by a closed cup flashpoint of not less than one hundred eighty seven degrees Fahrenheit (187°F), is permitted subject to compliance with all other performance standards for the industrial districts.

b. The storage, utilization, or manufacture of materials or products ranging from free or active burning to intense burning, as determined for liquids by a closed cup flashpoint of less than one hundred eighty seven degrees Fahrenheit (187°F) but not less than one hundred five degrees Fahrenheit (105°F), is permitted subject to compliance with all other performance standards for the

industrial districts, and provided the following conditions are met:

(1) Said materials or products shall be stored, utilized, or produced within completely enclosed buildings or structures having exterior walls of fire resistive construction in accordance with other ordinances of this code.

(2) Unless otherwise provided in this chapter, all such buildings or structures shall be set back at least forty feet (40') from lot lines, or in lieu thereof, all such buildings or structures shall be protected throughout by an automatic sprinkler system complying with installation standards prescribed by the National Fire Protection Association; or if the materials, goods, or products are liquids, the protection thereof shall be in conformity with standards prescribed by the National Fire Protection Association.

c. The utilization in manufacturing processes of materials which produce flammable or explosive vapors or gases, as determined for liquids by a closed cup flashpoint of less than one hundred five degrees Fahrenheit (105°F), shall be permitted in the industrial districts provided:

(1) That the final manufactured product does not itself have a closed cup flashpoint of less than one hundred eighty seven degrees Fahrenheit (187°F).

(2) That the use and storage of such materials shall be in conformity with standards prescribed by the National Fire Protection Association and with the requirements of other ordinances of this code.

(3) That the storage of said materials shall be prohibited aboveground.

5. Toxic Matter Limitations: In any industrial district, toxic materials which are released shall not exceed ten percent (10%) of the maximum permissible airborne concentration allowed an industrial worker when measured at any point beyond the lot line, either at ground level or habitable elevation, whichever is more restrictive. When maximum permissible airborne concentrations of toxic materials allowed an industrial worker are not contained in the most recent list of "Threshold Limit Values" published by the American conference of governmental industrial hygienists, the applicant shall satisfy the health inspector that proposed levels will be safe to the general population.

6. Odorous Matter Limitations: The release of odorous matter from any industrial district across residence or business district boundary lines shall be so controlled that, at ground level or at habitable elevations, the concentration shall not exceed the odor threshold level. Further, the release of odorous matter across lot lines shall not become a nuisance or source of discomfort to neighboring uses.

7. Glare Limitations: In any industrial district, any operation or activity producing glare shall be so conducted that direct and indirect illumination from the sources of light shall not cause illumination in excess of one-half (0.5) of one foot-candle when measured at any residence or business district boundary line. Flickering or intense sources of light shall be so controlled as not to cause a nuisance across any lot lines. (Ord. 4590, 9-21-1993; amd. Ord. 5173, 3-6-2001; Ord. 5751, 8-4-2009; Ord. 6548, 12-1-2021; Ord. 6729, 3-5-2024)