

## § 152.078 M1 - LIGHT INDUSTRIAL DISTRICT.

(A) *Purpose.* The M1 District provides for the development of light industrial uses such as wholesale, distribution, research and development, and storage. It may also include some manufacturing processes, such as assembly, which does not produce noxious byproducts. Limited retail sales and services related to the industrial uses may also be permitted as accessory uses. It is preferable to have a transition between the M1 Light Industrial District and residential uses.

(B) *Permissive uses.* The following are permissive uses:

- (1) Airport/heliport;
- (2) Archery range (indoor);
- (3) Assembly plant;
- (4) Automobile repair shops, sales, rentals or storage;
- (5) Bakery (retail);
- (6) Bakery (wholesale);
- (7) Barber shop;
- (8) Beauty shop;
- (9) Boat sales, rentals, storage or service;
- (10) Bookbinder;
- (11) Bowling alley;
- (12) Building materials/sales;
- (13) Cannery (except fish and meat products);
- (14) Car wash;
- (15) Catering service;
- (16) Cellophane products manufacturing;
- (17) Ceramic product (previously pulverized clay kilns fired only by electricity or gas);
- (18) Cocktail lounge, bar or tavern, or nightclub;
- (19) Cold storage or refrigerating plants;
- (20) Community facilities;
- (21) Compounding of cosmetics, drugs and toiletries;
- (22) Confectionery manufacturing;
- (23) Contractor's office and storage;
- (24) Dairy and other food products, sauerkraut, vinegar, yeast and rendering or refining of fats and oils;
- (25) Display and salesroom;
- (26) Dressmaker;
- (27) Dry cleaner;
- (28) Educational or philanthropic institution;
- (29) Electrical parts, assembly and manufacturing;
- (30) Exterminating and fumigating shop;
- (31) Farm implements (sale or repair);
- (32) Farming, aquaponic (indoor);
- (33) Farming, hydroponic (indoor);
- (34) Farming, rooftop;
- (35) Farming, urban (indoor);
- (36) Fiber products manufacturing (previously prepared fiber);
- (37) Financial institution;

- (38) Furniture repair, cleaning or refinishing store;
- (39) Garment manufacturing;
- (40) Glass products manufacturing;
- (41) Golf driving range;
- (42) Grain elevator;
- (43) Health club, gymnasium or spa;
- (44) Hotel/motel;
- (45) Laboratory research testing;
- (46) Landscape contractor's storage yard;
- (47) Laundry (commercial);
- (48) Leather products manufacturing (previously prepared leather);
- (49) Lumberyard;
- (50) Mail-order store;
- (51) Manufactured home sales, service;
- (52) Mini-warehouse;
- (53) Motorcycle sales, service;
- (54) Paint mixing and treatment (not employing a boiling process);
- (55) Paper product manufacturing (previously prepared material);
- (56) Parking lot;
- (57) Pharmaceutical manufacturing;
- (58) Plastic products manufacturing (previously prepared material);
- (59) Plumbing supplies and fixtures, sales and service (retail);
- (60) Post office;
- (61) Printer (commercial);
- (62) Product assembly;
- (63) Public building;
- (64) Radio and TV station or studio;
- (65) Recreational vehicle sales, storage or service;
- (66) Recycling center;
- (67) Rental of equipment or supplies;
- (68) Restaurant, with or without drive-through;
- (69) Service and repair establishment;
- (70) Shoe repair;
- (71) Shooting gallery (indoor);
- (72) Sign shop;
- (73) Skating rink (indoor and outdoor);
- (74) Soft drink manufacturing or bottling;
- (75) Storage (mini, self-serve);
- (76) Taxidermist;
- (77) Television and radio broadcasting transmitters;
- (78) Textile products manufacturing;
- (79) Tire re-treading, recapping or rebuilding;

- (80) Toy manufacturing;
- (81) Trade or business school;
- (82) Transit station;
- (83) Truck terminals, truck and trailer services;
- (84) Warehouse sales (retail);
- (85) Warehouse or storage building;
- (86) Welding shop;
- (87) Well drilling business;
- (88) Wholesale services; and
- (89) Wood products manufacturing (assembling work and finishing).

(C) *Conditional uses.* The following uses are permitted by right, subject to the additional conditions listed herein, and provided the conditional uses shall comply with the height, area and parking regulations for similar uses. All proposed conditional uses shall be reviewed by the Director of Community Development or his or her designee to ensure compliance with the development standards listed herein.

(1) Open storage of building material, lumber, coal, machinery and pipe when the material is enclosed within a solid fence at least six feet high; and

(2) Tool manufacturing with no drop hammer or punch presses of over 20 tons.

(3) Aluminum casting manufacturing facility and expansion to land contiguous to the existing facility provided the use existed before July 6, 2010.

(4) Cultivation center, as defined in the "Compassionate Use of Medical Cannabis Pilot Program Act" (ILCS Ch. 430, Act 130, §§ 1 *et seq.*) as now in force or hereafter amended, which is registered with the Illinois Department of Agriculture pursuant to said Act.

(5) Medical cannabis dispensing organization, as defined in the "Compassionate Use of Medical Cannabis Pilot Program Act" (ILCS Ch. 430, Act 130 §§ 1 *et seq.*) as now in force or hereafter amended, which is registered with the Illinois Department of Financial and Professional Regulation pursuant to said Act.

(6) Cultivation center, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act.

(7) Dispensary, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Financial and Professional Regulation pursuant to said Act.

(8) Infuser, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act.

(9) Craft grower, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act.

(10) Processor, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act.

(11) Transporter, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force or hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act.

(12) Cannabis testing facility, as defined in the Cannabis Regulation and Tax Act (§ 1-10 of Public Act 101-0027) as now in force here hereafter amended, which is licensed by the Illinois Department of Agriculture pursuant to said Act.

(D) *Special uses.* The following uses require a special use permit:

- (1) Adult entertainment establishment, subject to the provisions outlined in §152.115;
- (2) Asphalt, concrete or ready-mix plant;
- (3) Kennel, animal shelter or obedience school;
- (4) Rage room; and
- (5) Religious institution/church.

(E) *Height limits.* No building or structure shall be erected or structurally altered to exceed 45 feet. Height limits may be exceeded in accordance with the provisions outlined in § 152.030.

(F) *Minimum yards.* Every building hereafter erected or enlarged shall provide and maintain:

- (1) Front yard may be zero feet or at least five feet;
- (2) Side yard may be zero feet or at least five feet;
- (3) Rear yard may be zero feet or at least five feet; and
- (4) Minimum yards may be exceeded in accordance with the provisions outlined in §152.031.

(G) *Minimum lot areas and widths.*

- (1) No minimum lot area.
- (2) No minimum lot width.

(Ord. 10-3277, § 1-5.14, passed 1-4-2010; Ord. 12-3343, passed 1-23-2012; Ord. 12-3356, passed 7-2-2012; Ord. 13-3421, passed 10-21-2013; Ord. 14-3451, passed 7-21-2014; Ord. 17-3538, passed 2-6-2017; Ord. 19-3591, passed 9-3-2019; Ord. 20-3609, passed 4-6-2020; Ord. 21-3635, passed 4-19-2021)