

ARTICLE VII

INDUSTRIAL DISTRICT

7-101 PURPOSE

The I-1 Light Industrial District regulations are intended to provide adequate space in suitable locations for high quality, nuisance-free manufacturing, warehousing, and wholesaling uses that are compatible with the suburban residential character of the Village.

Transportation, retail, and service uses that are necessary to serve the principal uses also are allowed. Uses that may not be appropriate for all areas in which the I-1 District is mapped are permitted only upon issuance of a special use permit. It is the goal of the regulations that no use within the I-1 District shall have any direct or indirect aesthetic, environmental, or economic impact on any other use either within or outside the district.

7-102 PERMITTED USES

The following uses and no others are permitted as of right in the I-1 Light Industrial District. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 14-301 of this Code. SIC codes are given in parentheses following each use listing, when available.

- A. Vacant Property
 - 1. Vacant Land
 - 2. Vacant Building Intended For a Permitted Or Special Use
- B. Agricultural Services
 - 1. Veterinary Services for Animal Specialties (0742)
 - 2. Pet Grooming (0752)

3. Landscape and Horticultural Services (078)

C. Construction

1. General Building Contractors (15), but not including outdoor storage
2. Heavy Construction Contractors (16), but not including outdoor storage
3. Special Trade Contractors (17), but not including outdoor storage

D. Manufacturing

1. Canned, Frozen, and Preserved Fruits, Vegetables, and Food Specialties (203)
2. Bakery Products (205)
3. Candy and Confectionary Products (2064)
4. Bottled and Canned Soft Drinks and Carbonated Waters (2086)
5. Craft Breweries and Craft Distilleries, as defined and regulated by Illinois law and the Illinois Liquor Control Commission, including Tasting Rooms
6. Apparel and Other Finished Products Made From Fabrics and Similar Materials (23)
7. Millwork, Veneer, Plywood, and Structural Wood Members (243)
8. Wood Containers (244)
9. Furniture and Fixtures (25)
10. Paper and Allied Products (26)
11. Printing, Publishing, and Allied Industries (27)
12. Glass Products made of purchased glass (323)
13. Pottery and Related Products (326)

14. Bolts, Nuts, Screws, Rivets, and Washers (3452)
15. Industrial Patterns (3543)
16. Special Dies and Tools, Die Sets, Jigs and Fixtures, and Industrial Molds (3544)
17. Computer and Office Equipment (357)
18. Household Appliances (363)
19. Electric Lighting and Wiring Equipment (364)
20. Household Audio and Video Equipment, and Audio Recordings (365)
21. Communications Equipment (366)
22. Electronic Components and Accessories (367)
23. Measuring, Analyzing, and Controlling Instruments (38)
24. Jewelry, Silverware, and Plated Ware (391)
25. Musical Instruments (393)
26. Dolls, Toys, Games, and Sporting and Athletic Goods (394)
27. Pens, Pencils, and Other Artist's Materials (395)
28. Costume Jewelry and Novelties, Buttons, and Miscellaneous Notions, except precious metal (396)
29. Brooms and Brushes (3991)
30. Signs and Advertising Specialties (3993)
31. Burial Caskets (3995)

E. Transportation and Public Facilities

1. Local and Interurban Transit Stations and Companies (41), but not including yards and maintenance facilities

2. Trucking and Courier Services, except air (421)
3. Public Warehousing and Storage (422), but not including farm products (4221)
4. Special Warehousing and Storage not elsewhere classified (4226)
5. Arrangement of Passenger Transportation (472)
6. Communication Services (48)
7. Public Utility Yards and Facilities (49), but not including refuse systems (4953), steam and air-conditioning supply (496), or irrigation systems (497)

F. Wholesale Trade

1. Wholesale Trade-Durable Goods (50), but not including motor vehicles (501), lumber and other construction materials (503), metals and minerals (505), or scrap and waste materials (5093) and not including ammunition, sporting--wholesale (5091), or fireworks--wholesale (5093), or ammunition, except sporting--wholesale (5099)
2. Wholesale Trade-Nondurable Goods (51), but not including farm product raw materials (515), petroleum and petroleum products (517), or paint, varnishes, and supplies (5198)

G. Retail Trade

1. Retail Nurseries, Lawn, and Garden Supply Stores with Open Yards (526)
2. New and Used Motor Vehicle Dealers (551), but not including open sales lots
3. Non-store Retailers (596)
4. Ice Dealers (5999)

H. Finance, Insurance, and Real Estate

1. Security and Commodity Brokers, Dealers, Exchanges, and Services (62)
2. Insurance Carriers (63)
3. Insurance Agents, Brokers, and Services (64)
4. Real Estate Establishments (65)
5. Holding and Other Investment Offices (67)

I. Services

1. Power Laundries, family and commercial (7211)
2. Linen Supply (7213)
3. Dry Cleaning Plants (7216)
4. Carpet and Upholstery Cleaning (7217)
5. Industrial Launderers (7218)
6. Laundry and Garment Services not elsewhere classified (7219)
7. Business Services (73), but not including heavy construction equipment rental or leasing (7353)
8. Utility Trailer and Recreational Vehicle Rental (7519)
9. General Automotive Repair Shops (7538)
10. Automotive Services, except repair and car washes (7549)
11. Miscellaneous Repair Services (76) but not including gun parts made to individual order
12. Motion Picture Production and Allied Services (781)
13. Motion Picture Distribution and Allied Services (782)
14. Dance Studios, Schools and Halls (7911)
15. Gymnastics Instruction only (7999)
16. Medical and Dental Laboratories (807)

17. Home Health Care Services (808)
18. Legal Services (81)
19. Correspondence Schools (8249)
20. Individual and Family Social Services (832)
21. Job Training and Vocational Rehabilitation Services (833)
22. Membership Organizations (86), except religious organizations (866)
23. Engineering, Accounting, Research, Management, and Related Services (87)
24. Services not elsewhere classified (89)
25. Commercial Food Preparation Facilities, subject to the conditions and limitations in Paragraphs 5-109F.1 through 4 of this Code.

J. Miscellaneous

1. Business and Professional Offices not elsewhere classified
2. Personal Wireless Services Antennas, With or Without Antenna Support Structures, and Related Electronic Equipment and Equipment Structures, subject to the following standards:
 - a. Notwithstanding the provisions of Subsection 7-110A of this Code, personal wireless services antenna support structures of a tower design may extend to a height not exceeding 85 feet.
 - b. Notwithstanding the provisions of Subsection 7-110A of this Code, omni directional or whip antennas may extend to a height not exceeding 30 feet above the highest point of the roof of the building or structure to which they are attached.

- c. Directional or panel antennas may not extend above the highest point of the building or structure to which they are attached or more than 3 feet from the exterior of any wall or roof of the building or structure to which they are attached.
- d. Related electronic equipment and equipment structures shall not exceed the height limitations set forth in Subsection 7-110A.
- e. No personal wireless services antenna support structure of a tower design shall be located within 300 feet of any lot within the Village zoned in any residential district.
- f. See Section 9-106 of this Code for additional standards applicable to personal wireless services antennas and antenna support structures.

7-103 ACCESSORY USES AND STRUCTURES

Except as provided herein, accessory uses and structures are permitted in the I-1 Light Industrial District subject to the provisions of Section 9-101 of this Code.

7-104 TEMPORARY USES

Temporary uses are permitted in the I-1 Light Industrial District subject to the provisions of Section 9-103 of this Code.

7-105 SPECIAL USES

Except as specifically limited in the following paragraphs, the uses listed in the following paragraphs may be permitted in the I-1 Light Industrial District subject to the issuance of a special use permit as provided in Section 14-401 of this Code. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 14-301 of this Code. SIC codes are

given in parentheses following each use listing, when available.

A. Construction

1. General Building Contractors (15) with outdoor storage
2. Heavy Construction Contractors (16) with outdoor storage
3. Special Trade Contractors (17) with outdoor storage
4. Cut Stone and Stone Products - Marble Cutting and Fabrication (3281) with outdoor storage.

B. Transportation and Public Utilities

1. Facilities and Studios Of Communication Services with antennas in excess of district height limit (48)

C. Wholesale Trade

1. Lumber and Other Construction Materials (503)
2. Scrap and Waste Materials (5093)

D. Retail Trade

1. Lumber and Other Building Materials Dealers (521)
2. New and Used Motor Vehicle Dealers (551) with open sales lots
3. Boat Dealers (555)
4. Bookstores (5942)
5. Fuel Dealers (598)

E. Services

1. Heavy Construction Equipment Rental and Leasing (7353)
2. Truck Rental and Leasing, without drivers (7513)
3. Passenger Car Rental (7514)

4. Passenger Car Leasing (7515)
 5. Top, Body, and Upholstery Repair Shops and Paint Shops (7532)
 6. Tire Retreading and Repair Shops (7534)
 7. Automotive Repair Shops not elsewhere classified (7539)
 8. Car Washes (7542)
 9. Physical Fitness Facilities (7991)
 10. Membership Sports and Recreation Clubs (7991) but not including flying fields (runways), gun clubs, or shooting clubs
 11. Amusement and Recreation Services not elsewhere classified (7999) but not including bookies, bookmakers, card rooms, gambling establishments, gambling machines, lotteries, lottery clubs, shooting galleries, shooting ranges, skeet shooting facilities of any kind, or trapshooting facilities of any kind
 12. Health Services (80)
 13. Vocational Schools (824)
 14. Schools and Educational Services not elsewhere classified (829)
 15. Social Services (83)
 16. A medical cannabis dispensary, but not on any zoning lot with a side lot line that abuts a lot classified in any residential district.
- F. Miscellaneous
1. Planned Developments
 2. Landbanking of required parking, subject to Subsection 10-101E of this Code.
- G. Adult Uses. Adult uses, as that term is defined in this Subsection G, shall be authorized in the I-1 Light Industrial District subject to the issuance of a special use permit as

provided in Section 14-401 of this Code and only in compliance with all of the following standards and regulations:

1. Compliance with Code of Ordinances. Every adult use shall comply with all of the applicable regulations of Chapter 134 of the La Grange Code of Ordinances.
2. Minimum Distance from Other Adult Uses. No adult use shall be established within 1,000 feet of any other adult use.
3. Minimum Distance from Certain Other Uses. No adult use shall be established within 500 feet of any property within the Village zoned in any district other than the I-1 Light Industrial District, or within 500 feet of any church, preschool, elementary school, middle school, secondary school, park or playground.
4. Measurement of Distances. For the purposes of this Subsection G, distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest point on a lot line of the zoning lot on which the adult use is located to (a) the nearest point on a lot line of the zoning lot on which another adult use is located, or (b) the nearest point on a lot line of the zoning lot that is zoned in any district other than the I-1 Light Industrial District, or (c) the nearest point on a lot line of the zoning lot on which a church, preschool, elementary school, middle school, secondary school, park, or playground is located.
5. Definitions.
 - (a) The term "adult use" means any establishment, of any type whatever including without limitation a bookstore; an arcade; a mini- or regular motion picture theater; a massage parlor or other such service establishment; a dance hall, club, entertainment hall, or bar; a hotel or motel; or any other similar establishment, that has as a substantial or significant portion of its stock in trade or of its dollar volume in trade, or that shows, displays, or features, any of the following:

materials, displays, or performances, including without limitation books, magazines, periodicals, photographs, films, videotapes, slides, tapes,

compact discs, records, dances, or plays, or similar materials, displays, or performances, that depict, describe, expose, relate predominately to, or emphasize specified sexual activities or specified anatomical areas.

- (b) The term "specified anatomical areas" shall have the meaning ascribed to it in Section 134.05 of the La Grange Code of Ordinances, as amended from time to time.
- (c) The term "specified sexual activities" shall have the meaning ascribed to it in Section 134.05 of the La Grange Code of Ordinances, as amended from time to time.

7-106 PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in the I-1 District are set forth in Sections 10-101 and 10-102 of this Code.

7-107 SIGN REGULATIONS

Sign regulations applicable in the I-1 District are set forth in Article XI of this Code.

7-108 BUFFERS, LANDSCAPING, AND FENCES

Requirements relating to buffering and landscaping of certain uses and structures and fences in the I-1 District are set forth in Sections 9-104 and 9-105 of this Code.

7-109 USE LIMITATIONS

- A. Noise. No noise (other than ordinary vehicular noise) from operations of any use in the I-1 District shall be detectable at any point off the zoning lot on which the use is located.
- B. Glare and Heat. No glare or heat from any operations of any use in the I-1 District shall be detectable at any point off the zoning lot on which the use is located.

- C. Vibration. No earth borne vibration from any operations of any use in the I-1 District shall be detectable at any point off the zoning lot on which the use is located.
- D. Air Pollution. No air pollution, including smoke, gas, odors, or particulate matter, from any operations of any use in the I-1 District shall be detectable at any point off the zoning lot on which the use is located.
- E. Electromagnetic Interference. Electromagnetic interference from any operations of any use in the I-1 District shall not adversely affect the operation of any equipment located off the zoning lot on which such interference originates.
- F. Fire and Explosive Hazards. Materials that present potential fire and explosive hazards shall be transported, stored, and used only in conformance with all applicable federal, State and local laws. In addition to the requirements of the Fire Prevention Code of the Village of La Grange, the following restrictions shall apply:
1. The storage, utilization, or manufacture of solid materials or products ranging from free or active burning to intense burning (excluding household items in quantities customarily found in the home) is prohibited unless such storage, utilization, or manufacture takes place within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
 2. The storage, utilization, or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation, is prohibited.
 3. The manufacture of flammable liquids or materials that produce flammable or explosive vapors or gases is prohibited.

4. All activities involving the use, storage, or disposal of flammable liquids or materials that produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with such adequate fire-fighting and suppression equipment and devices as are standards for the industry involved.

G. Adult Uses. Adult uses, as that term is defined in this Subsection G, shall be authorized in the I-1 Light Industrial District subject to the issuance of a special use permit as provided in Section 14-401 of this Code and only in compliance with all of the following standards and regulations:

1. Compliance with Code of Ordinances. Every adult use shall comply with all of the applicable regulations of Chapter 134 of the La Grange Code of Ordinances.
2. Minimum Distance from Other Adult Uses. No adult use shall be established within 1,000 feet of any other adult use.
3. Minimum Distance from Certain Other Uses. No adult use shall be established within 500 feet of any property within the Village zoned in any district other than the I-1 Light Industrial District, or within 500 feet of any church, preschool, elementary school, middle school, secondary school, park or playground.
4. Measurement of Distances. For the purposes of this Subsection G, distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest point on a lot line of the zoning lot on which the adult use is located to (a) the nearest point on a lot line of the zoning lot on which another adult use is located, or (b) the nearest point on a lot line of the zoning lot that is zoned in any district other than the I-1 Light Industrial District, or (c) the nearest point on a

lot line of the zoning lot on which a church, preschool, elementary school, middle school, secondary school, park, or playground is located.

5. Definitions

(a) The term "adult use" means any establishment, of any type whatever including without limitation a bookstore; an arcade; a mini- or regular motion picture theater; a massage parlor or other such service establishment; a dance hall, club, entertainment hall, or bar; a hotel or motel; or any similar establishment, that has as a substantial or significant portion of its stock in trade or of its dollar volume in trade, or that shows, displays, or features, any of the following:

materials, displays, or performances, including without limitation books, magazines, periodicals, photographs, films, videotapes, slides, tapes, compact discs, records, dances, or plays, or similar materials, displays, or performances, that depict, describe, expose, relate predominately to, or emphasize specified sexual activities or specified sexual activities or specified anatomical areas.

(b) The term "specified anatomical areas" shall have the meaning ascribed to it in Section 134.05 of the La Grange Code of Ordinances, as amended from time to time.

(c) The term "specified sexual activities" shall have the meaning ascribed to it in Section 134.05 of the La Grange Code of Ordinances, as amended from time to time.

7-110 BULK, YARD, AND SPACE REQUIREMENTS

The building height, lot, yard, setback, and floor area ratio requirements applicable in the I-1 Light Industrial District are set forth in the following table. Footnote references

appear in Subsection E of this Section at the end of the table.

- A. Maximum Height⁽¹⁾
 - 1. Stories (whichever) 3
 - 2. Feet (is less) 45

- B. Minimum Lot Area and Dimensions⁽²⁾
 - 1. Total Lot Area (square feet)⁽³⁾ 12,500
 - 2. Lot Width (feet)⁽³⁾ 100

- C. Minimum Yards and Setbacks^{(4) (5) (6) (7) (8) (9)}
 - 1. Front and Corner Side (feet) 5
 - 2. Interior Side (feet)⁽¹⁰⁾ 5
 - 3. Rear (feet)⁽¹⁰⁾ 5

- D. Maximum Floor Area Ratio 0.75

E. Exceptions and Explanatory Notes

- 1. Height Limitation for Accessory Structures. No accessory structure shall exceed 15 feet in height measured from grade; provided, however, that flagpoles may extend to a height of 10 feet above the highest point of the roof of the principal structure and the height of any antenna with a surface area in excess of 10 square feet shall be governed by Subsection 9-101C of this Code.

- 2. Nonconforming Lots. See Section 12-105 for lot requirements with respect to nonconforming lots of record.

- 3. Lot Area and Dimensions in Industrial Districts. The required minimum total lot area and lot width for all uses in the Light Industrial District shall be the minimum area necessary to meet required yards and setbacks.

4. Yard Dimensions For Transitional Lots in Industrial District. Yards along lot lines directly abutting an R-1, R-2, R-3, or R-4 District shall be provided in accordance with the requirements of the abutting district.
5. Visibility Across Corners. Notwithstanding any other provision of this Code to the contrary, nothing shall be erected, placed, planted, allowed to grow, or maintained on any corner lot in the I-1 District in violation of the standards established in Chapter 154 of the La Grange Municipal Code.
6. Special Yard and Setback Requirements in Planned Developments. Special perimeter open space, setback, and spacing requirements for planned developments are set forth in Paragraphs 14-505B6 and B7 of this Code. Such requirements shall not be waived under any circumstances.
7. Special Setbacks for Signs. Special setbacks established for some signs in Article XI of this Code shall control over the yards and setbacks established in the table.
8. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard:
 - (a) Statuary, arbors, trellises, and ornamental light standards having a height of 10 feet or less; and
 - (b) Awnings, canopies, eaves, and gutters projecting not more than three feet from an exterior wall; and
 - (c) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall; provided that such projections shall

come entirely within planes drawn from the main corners of the building at an interior angle of 22-1/2° with the wall in question; and

- (d) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than two feet from an exterior wall; and
 - (e) Outside stairways projecting from an exterior wall not more than three feet and having a height of four feet or less; and
 - (f) Flagpoles; and
 - (g) Terraces; and
 - (h) Recreational devices, except in front yards; and
 - (i) Fences, walls, and hedges, subject to the limitations of Sections 9-104 and 9-105 of this Code; and
 - (j) Parking lots and areas, except in front and side yards and subject to the limitations of Subparagraph E10 below.
9. Platted Building Lines. See Subsection 15-101F of this Code.
10. Side and Rear Yard Regulations for Accessory Uses and Structures. Parking areas wherever located and other detached accessory structures and uses when located within the rear 20 percent of the lot shall not be required to maintain in interior side or rear yard in excess of two feet; provided, however, that this regulation shall not apply to antennas and antenna support structures and provided further, however, that no accessory structure or use, or combination of such structures or uses, located within an otherwise required side or rear

yard pursuant to this Paragraph shall occupy more than 30 percent of such required yard.