

Section 6-208
MFG Manufacturing District

SECTION 6-208. MFG MANUFACTURING DISTRICT.

- A. **Purpose.** The purpose of the MFG Manufacturing District is to create and protect areas for industrial uses, manufacturing, assembling, processing, servicing and storing of parts and products, and distribution of products at wholesale. Whenever possible, this district should be separated from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries and similar features.
- B. **Permitted Uses.** The following uses may be established as permitted uses in the MFG District **in buildings up to 50,000 square feet unless otherwise limited below**, in accordance with the procedures established in Sections 5-101 through 5-104 **and the conditions of subsection H of this regulation**:
1. Accessory uses, as provided in Section 6-302;
 - a. **Accessory garages for more than three (3) vehicles;**
 2. Animal Day Care not to exceed 5,000sf in size; (Ord. 3990 – 2/21/05)
 3. **Bus stop shelters owned and maintained by the Village, provided that:**
 - a. **No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and**
 - b. **The design of the bus shelter is compatible with development of nearby properties;**
 4. Carpet cleaning establishments;
 5. ~~Drycleaning-~~ **Dry cleaning** processing stations; (Ord. 2420 - 7/6/93)
 6. **Food concession associated with a primary use;**
 7. Governmental uses;
 8. Light Industrial; (Ord. 2420 - 7/6/93)
 9. Monument sales; (Ord. 3762 – 8/5/02)
 10. Offices, subject to meeting office parking requirements; (Ord. 3130 - 5/18/98)
 11. Outside Storage, when the storage area does not exceed 25% of the area of the lot, is located at the rear of the principal building, is screened on all sides, and the height of the stored materials, equipment or vehicles does not exceed the height of the screening. (See Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses) (Ord. 3837 – 12/1/03)

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12. Printing, publishing or photography plants;
13. Public transportation facilities; (Ord. 4042 – 7/5/05)
- ~~14. Public utility structures, provided that:
 - a. No building is located within twenty-five (25) feet of a side lot line;
 - b. The facility is constructed and operated to comply with all applicable local, state and federal regulations; and
 - c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling.~~
14. Schools - arts or vocational;
15. Vehicle repair with outdoor storage, provided they are located at least 200 feet from a residential use or district with a solid screen at least six (6) feet in height between said use and the residential use or district; (Ord. 4042 – 7/5/05)
16. Warehouses or distribution establishments or self-storage facilities, provided the door openings for rental units shall face the interior of the site. (Ord. 3837 – 12/1/03)
17. Wholesale establishments.

(7/05)

~~C. **Minor Special Uses.** The following uses may be established as minor special uses in the MFG District, in accordance with the procedures and standards set forth in Section 5-105(H):~~

- ~~1. Accessory garages for more than three (3) vehicles;~~
- ~~2. Bus stop shelters maintained by the Village, provided that:
 - a. No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and
 - b. The design of the bus shelter is compatible with development of nearby properties.~~
- ~~3. Utility substations, provided that:
 - a. No building is located within twenty-five (25) feet of a side lot line;
 - b. The facility is constructed according to design guidelines and is operated to comply with all applicable local, state and federal regulations; and
 - c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or~~

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~~other body of water or any existing or proposed dwelling.~~

4. ~~Food Concession.~~ (Ord. 2586 - 6/6/94)

C. Major Special Uses. The following uses may be established as major special uses in the MFG District, in accordance with the procedures and standards set forth in Section 5-105(4) and the conditions of subsection H of this regulation:

(7/05)

1. Animal Hospitals, pounds, shelters and other overnight boarding, provided that open runs or kennels are located no closer than 300-feet from any residential zoning district, measured from the closest point of the run or kennels to the nearest residential property line. Uses may be permitted less than 300-feet from an E-1 Residential zoning district that is designated non-residential in the Comprehensive Plan and has no existing residential uses at the time of application. (Ord. 3183 – 9/18/06)
2. Automobile service stations;
3. Car washes; (Ord. 3672 - 8/5/02)
4. Composting facilities;
5. Excavating and recycling services, provided they are located at least 1,000 feet from a residential use or district;
6. Food processing plants, provided they are located at least 1,000 feet from a residential use or district;
7. Indoor sports businesses. (Ord. 3199 - 11/16/98)
8. Light Industrial Facilities handling or processing hazardous and/or toxic material, as defined by the IEPA, provided they are located at least 1,000 feet from a residential use or district;
9. Medical rehabilitation centers;
10. Outside Storage, for a storage area that does not meet the requirements of Section 6-208.B. (See Section 6-308.J Screening and Section 6-302 Accessory Structures and Uses) (Ord. 3837 – 12/1/03)
11. Parks and recreational areas;
12. Petroleum storage facilities, provided they are located at least 1,000 feet from a residential use or district;
13. Sites or site plans with total building area greater than 50,000 square feet. This special use is in conjunction with any principal special use;

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14. Public utility structures and utility substations, provided that:
 - a. No building is located within twenty-five (25) feet of a side lot line;
 - b. The facility is constructed according to design guidelines and is operated to comply with all applicable local, state and federal regulations; and
 - c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling.
 - d. The standards of Section 6-311 are met for the applicable structures/ utilities.
15. Wireless communication antennae on the required minimum lot of 20,000 square feet; (Ord. 3281 - 8/16/99 & (Ord. 3642 – 8/5/02)
16. Wireless communication facilities. (Ord. 3672 – 8/5/02)

D. Floor Area Ratio. Not to exceed 1.5.

E. Lot Area. The minimum lot area established for uses in this district shall be 20,000 square feet with a minimum lot width (see definition) of one hundred (100) feet.

(9/06)

F. Setbacks. The following setback standards shall apply in the MFG District. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "side" setback.

1. **Front.** All streets: Fifty (50) feet from the property line.
2. **Side.** All streets: Twenty (20) feet from the property line.
3. **Rear.** All streets: Twenty (20) feet from the property line.
4. **Corner Side.**
 - a. Major or minor arterial: Fifty (50) feet from the property line.
 - b. Collectors: Forty (40) feet from the property line.
 - c. All other Streets: Thirty (30) feet from the property line. (Ord. 2746 - 6/5/95)

G. Height. No structure may exceed three (3) stories or forty (40) feet, whichever is higher.

H. Required Conditions. All permitted and special uses in the MFG District shall meet the following conditions:

1. All production, fabricating, servicing, assembling, testing, repair and processing shall

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be conducted wholly within an enclosed building or behind a uniformly painted solid fence of five (5) to eight (8) feet in height, as provided for in Section 6-310. However, accessory uses, equipment and structures, including but not limited to storage, rail car loading, and uses relating to experimentation, testing, inspection and development of goods, materials or products, and equipment and structures incidental thereto, may be unenclosed, provided that the use is not adjacent to a residential district.

(Section deleted, Ord. 3070 -10/20/97)

2. Where a railroad right-of-way separates the district from a residential district, buildings and storage may be located within one hundred and fifty (150) feet from the centerline of the railroad right-of-way, provided that suitable landscaping or fencing is provided in accordance with Section 6-306 or 6-312 of these regulations.
 3. A minimum of a 10-foot landscaped setback must be provided between the parking lot and the primary street right-of-way.
- I. **Lot Coverage.** No more than eighty percent (80%) of the area of the parcel proposed for development, including any retention areas, shall be impervious. For the purposes of lot coverage determination, with regard to detention/ retention areas, lot coverage:
1. For dry bottom and wetland bottom detention/ retention areas shall be considered impervious below the level of the invert of the outlet;
 2. For wet bottom detention/ retention areas shall be considered impervious below the normal water line.