

Chapter 11 – Industrial Districts

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9-11-1 General Purpose Statement.

The industrial districts set forth herein, when taken together, are intended to permit a broad range of industrial development necessary to serve the citizens of the Village of Mokena and neighboring areas.

9-11-2 General Cross-reference Guide for Additional Regulations.

- A. Land Use Interpretation. All applications for a permitted or Special Use which are not listed in Table 9-11-3.1 (The Industrial District Use Matrix) shall be submitted to the Zoning Official for a use interpretation pursuant to the standards and procedures set forth in Section 9-4-8 (Administrative Interpretations).
- B. Temporary Uses. Certain temporary uses are permitted in the industrial districts subject to the provisions of Section 9-14-13 (Temporary Uses) and the securing of a temporary use permit pursuant to Section 9-4-10 (Temporary Use Permit).
- C. Parking and Loading. The parking and loading requirements applicable in the industrial districts are set forth in Chapter 16 (Off-Street Parking and Loading).
- D. Signs. Sign regulations applicable in the industrial districts are set forth in Chapter 18 (Signs).
- E. Erosion and Sedimentation Control. Requirements relating to erosion and sedimentation control in the industrial districts are set forth in Chapter 6 (General Provisions).
- F. Performance Standards. Requirements relating to performance standards in the industrial districts are set forth in Chapter 15 (Performance Standards).
- G. Landscaping and Screening. Requirements relating to landscaping, screening, and buffering in the industrial districts are set forth in Chapter 17 (Landscaping and Screening).
- H. Fences. Requirements relating to fences in the industrial districts are set forth in Chapter 14 (Specific Use Provisions).
- I. Nonconforming Lots. Requirements relating to nonconforming lots in the industrial districts are set forth in Chapter 5 (Nonconforming Uses and Structures).

9-11-3 Industrial District Regulations.

- A. Permitted Uses. The uses permitted in the industrial districts established herein are listed in the Industrial District Use Matrix set forth in Table 9-11-3.1, and shall be considered permitted as of right, subject to any limitations therein, this Title, or other Village Title, and the securing of a Zoning Certificate.
- B. Special Uses. The uses allowed as special uses in the industrial districts established herein are listed in the Industrial District Use Matrix set forth in Table 9-11-3.1, and may be allowed subject to any limitations therein, this Title, or other Village Title, and the securing of a Special Use Permit pursuant to Section 9-4-5 (Special Use Permits).
- C. Accessory Uses. Accessory uses, buildings and structures customarily incidental to and commonly associated with a permitted use or a special use may be permitted, subject the provisions of Chapter 14 (Specific Use Provisions) and any limitation contained herein. Specifically permitted or allowed accessory uses, buildings and structures are listed in Table 9-11-3.2 (Industrial District Accessory Use Matrix).
- D. Bulk Regulations. Subject to the limitations contained therein and elsewhere in this Title, the bulk regulations that apply to the commercial districts are listed in Table 9-11-3.3 (The Industrial District Bulk Matrix).
- E. Prohibited Uses. Uses not listed as permitted or special uses in the Industrial District Use Matrix set forth in Table 9-11-3.1 below are hereby strictly prohibited.

9-11-4 I-1 Limited Industrial District.

- A. Purpose. The I-1 Limited Industrial District is hereby established to provide lands for development by industrial firms that have high standards of performance that can be located in relatively close proximity to residential and business uses, and to provide regulations that are designed to permit the operations of most manufacturing, wholesaling and warehousing activities with adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another. The I-1 Limited Industrial District is also established to provide some retail uses that service industrial uses within the industrial areas or that do not depend upon the direct visits of retail customers.
- B. Policy. To achieve the purpose of the I-1 Limited Industrial District, it shall be the policy of the Village to:
 - 1. Promote industrial development in Municipal planned industrial parks.
 - 2. Locate industrial uses on lands suitable for those purposes, yet at locations that would not be harmful or disadvantageous to nearby or adjacent lands.
 - 3. So locate I-1 Industrial Districts to available Municipal police and fire protection so as to protect these areas from the dangers of fire, explosion, noxious fumes and other threats to health and well being.
 - 4. Encourage the grouping of compatible industrial activities, thereby promoting convenience, efficiency and safety in transportation.
 - 5. So locate I-1 Industrial Districts where existing paved roads may provide convenience, efficiency, and safety in transportation.
 - 6. Discourage the intrusion of residential and commercial uses that are non-compatible with I-1 Industrial uses.

7. Locate all I-1 Industrial Districts within current sewerage disposal service areas, areas which are logical extensions of the existing system or areas which can become recognized elements of a regional wastewater disposal plan.

9-11-5 I-2 General Industrial District.

- A. Purpose. The I-2 General Industrial District is hereby established to provide lands for development by most types of industrial firms, and to provide regulations designed to permit operations in a clean and quiet manner and to protect adjacent district uses and industries within the district. The I-2 General Industrial District is also established to prohibit development of residences in this district and to keep homes from absorbing any adverse effects of the industries and to conserve the supply of industrial land for industrial use.
- B. Policy. To achieve the purposes of the I-2 General Industrial District and the purposes of this Title, it shall be the policy of the Village to:
 1. Promote industrial development in Municipal planned industrial parks.
 2. Provide lands to be used for the full range of industrial uses, thereby providing tax revenue to the Village and providing greater employment opportunities.
 3. Govern the location, intensity and method of development of industrial areas of the Village, and grouping together of industries that are compatible to one another and that are not objectionable to the community as a whole.
 4. Preserve lands for industrial and allied uses and prohibit the intrusion of residential and other non-compatible uses into the industrial area.

9-11-6 I-3 Intensive Industrial District.

- A. Purpose. The I-3 Intensive Industrial District is hereby established to provide for use by heavy or intense industries, and to provide lands for manufacturing, assembling and fabricating activities, including large scale or specialized operations whose external effects will be felt to some degree by surrounding districts. The I-3 Intensive Industrial District is also established to provide lands for certain uses with established functions in the economy, but having a well-known nuisance potential through the use of a Special Use Permit.
- B. Policy. To achieve the purpose of the I-3 Intensive Industrial District and the purpose of this Title, it shall be the policy of the Village to:
 1. Promote industrial development in municipally planned industrial parks.
 2. Provide lands to be used for a full range of industrial uses and provide and protect the tax base and thereby the tax revenue to the Village and to provide employment for the public benefit.
 3. Govern the location, intensity and method of development of industrial areas of the Village and grouping together of industries that are compatible to one another and that are not objectionable to the community as a whole.
 4. Preserve lands for industrial and allied uses and prohibit the intrusion of residential and other non-compatible uses in the industrial area.

Table 9-11-3.1 Industrial District Use Matrix.

Industrial Uses	I-1	I-2	I-3
Airport		S	
Animal hospital and shelters	S		
Auto and scrap salvage			S ⁽¹⁾
Auto body repair	S	S	S
Auto filling station	P	P	P
Bakery – Production/Wholesale	S	P	
Building Materials Service/Supply	P	P	P
Business and manufacturing service establishments	P	P	P
Car wash	S	S	
Clinics - medical	S	S	
Commercial indoor recreation	S		
Commercial towers and antennas	S	S	S
Commodity dealers (including sales) fuel oil, heavy equipment and farm implements, and seed and fertilizer		P	P
Concrete ready-mix and asphalt plants		S	P
Delicatessen	P		
Essential services	P	P	P
Financial institutions and currency exchanges	S	S	
Firearm and Ammunition Manufacturing, Sales, and Repair	S ⁽⁷⁾	S ⁽⁷⁾	S ⁽⁷⁾
Government buildings and facilities	P	P	
Heavy manufacturing and industrial activities			S
Hotel	S	S	
Industrial retail sales - anhydrous ammonia		S	S
Laboratories – Research, medical, dental	P	P	P
Laboratories - Support	P	P	P
Light manufacturing and industrial activities	P	P	P
Lumber yards		P	P
Materials storage yards	S	S	S
Media communication establishments		P	P
Media print establishments	P		
Medical Marijuana Cultivation Center	S ⁽⁵⁾	S ⁽⁵⁾	S ⁽⁵⁾
Medical Marijuana Dispensing Facility	S ⁽⁶⁾	S ⁽⁶⁾	S ⁽⁶⁾
Membership organizations and halls	P	P	
Motel	S	S	
Motor Vehicle Sales	S		
Motor Vehicle Service Repair	S	P	P
Municipal buildings and facilities	P	P	P
Offices - general, professional, and trade	P		
Pawn Shop	S		
Personal service establishments	S	S	
Planned developments	S	S	S
Power plant			P
Public transportation centers and railroad R-O-Ws. (no rail yards or shops)	S	P	P
Public utilities	P	P	P
Railroad freight stations		P ⁽²⁾	P ⁽²⁾
Railroad yards			P ⁽³⁾
Recreation vehicle sales		P	
Research, testing, and development industries	P	P	P

Restaurants			
	Class A.	P	
	Class B.	P	
Retail sales - manufactured housing		P	P
Sawmill			P
Schools - vocational		P	
Self-storage facility		S	S
Sexually oriented business ⁽⁴⁾		P	
Shooting Gallery/Gun Range, Indoor		S ⁽⁸⁾	
Trade contractor's yard			S
Truck and distribution terminals			S
Vehicle towing facilities		S	S
Warehousing and distribution		P	P
Wholesale goods establishments		P	P
P = Permitted / S = Special Use Permit Required			

1. The use shall include wrecking and dismantling; provided; all operations are conducted within the areas enclosed on all sides with an acceptable solid wall or fence not less than 8 feet high so that such operations are not visible from the nearest street or adjacent property. The operation shall be maintained and kept in an acceptable appearance at all times.
2. The use shall not include switching, storage, freight yards, and maintenance facilities.
3. The use shall include switching, storage, and maintenance facilities.
4. No sexually oriented business, body piercing, or tattoo establishment shall be located within one thousand (1,000) feet of any residential zoning district, public or private school, place of worship, child care center, school bus stops, Public Park, or playground, sexually oriented businesses or other tattoo establishments.
5. Medical Marijuana Cultivation Facilities must be a minimum two thousand five hundred (2,500) feet from any residentially zoned areas, existing pre-schools, elementary and secondary schools, full and part-time day care homes, day care centers and day care uses.
6. Medical Marijuana Dispensing Facilities must be a minimum one thousand (1,000) feet from any residentially zoned areas, existing pre-schools, elementary and secondary schools, full and part-time day care homes, day care centers and day care uses.
7. Firearms and Ammunition Sales and Repair Facilities shall be located a minimum of five hundred (500) feet from any residentially zoned areas, existing pre-schools, elementary and secondary schools, full and part-time day care homes, day care centers and day care uses.
8. Shooting Gallery/Gun Range, Indoor Facilities shall be located a minimum of five hundred (500) feet from any residentially zoned areas, existing pre-schools, elementary and secondary schools, full and part-time day care homes, day care centers and day care uses.

Table 9-11-3.2 Industrial District Accessory Use Matrix.

USES	I-1	I-2	I-3
Accessory uses and structures ⁽¹⁾	P	P	P
Caretaker's residence (located on same lot as the principal use)	S	S	
Outdoor storage	S	S ⁽²⁾	S ⁽²⁾
24 Hour Unattended Business with Controlled Access	S	S	S
P = Permitted / S = Special Use Permit Required			

1. Accessory uses, buildings, and structures customarily incidental to and commonly associated with a permitted or special use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the permitted use or special use.
2. The outdoor storage shall be of uncontaminated bulk materials. Outdoor storage shall also be enclosed by a fence and effectively screened on all sides.

Table 9-11-3.3 Industrial Districts Bulk Matrix.

Developments Standards		Districts		
		I-1	I-2	I-3
Min. Lot Size		20,000 sq. ft.	40,000 sq. ft.	5 acres
Min. Lot Width		80 ft.	100 ft.	165 ft.
Yards⁽¹⁾				
	Front	30 ft.	30 ft.	50 ft.
	Side	15 ft.	20 ft.	30 ft.
	Rear	35 ft.	30 ft.	40 ft.
Maximum Height		35 ft.	35 ft.	35 ft.
Floor Area Ratio		0.8	0.8	0.8
Maximum Coverage		40%	40%	40%

1. Transitional Yards: Where properties in the above districts adjoin other zoning districts or across road R-O-W. from other zoning districts, the particular required yard shall be the greater of the two yard requirements found in either the particular adjoining zoning districts or the particular zoning districts listed above. However, at no time shall any yard be less than 30 feet.