

§ 152.079 M2 - HEAVY INDUSTRIAL DISTRICT.

(A) *Purpose.* The M2 District provides for the development of heavy industrial uses that produce significant off-site impacts, have large areas for storage of raw materials or heavy equipment, or handle large quantities of hazardous materials. The M2 District is the most intense district with regards to the types of operations allowed. This District should not be located adjacent to residential uses. There should be a transition zone between the M2 District and residential uses. Separation from low-intensity business districts is advisable. The M2 District area can be served by a local street system, although the street system should access to a major arterial or truck route. Traffic from the industrial area through residential areas is prohibited.

(B) *Permissive uses.* In the M2 Heavy Industrial District, a building or premises may be used for any use other than those listed as special uses herein and those not in conflict with any ordinance of the city regulating nuisances or laws of the state; provided, however, that no building shall be erected, converted, reconstructed or structurally altered for church, library, school, hospital or residential purposes, except for resident watchmen and caretakers employed on the premises and except for farms.

(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) 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 Financial and Professional Regulation pursuant to said Act.

(2) 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.

(3) 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.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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.

(9) 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.* No building or occupancy permit shall be issued for any of the following special uses or the manufacturing, compounding, processing, packaging or treatment of the following products until and unless the location of the use shall have been approved by the Planning and Zoning Commission, as provided in § 152.018.

(1) *Chemicals, petroleum, coal and allied products.*

- (a) Acetylene;
- (b) Acids and derivatives;
- (c) Ammonia;
- (d) Carbide;
- (e) Caustic soda;
- (f) Cellulose and cellulose storage;
- (g) Chlorine;
- (h) Coke oven products (including fuel gas) and coke oven products' storage;
- (i) Creosote;
- (j) Distillation, manufacture or refining of coal, tar, asphalt, wood and bones;

- (k) Explosives (including ammunition and fireworks) and explosives' storage;
- (l) Fertilizer (organic);
- (m) Fish oils and meal;
- (n) Glue, gelatin (animal);
- (o) Hydrogen and oxygen;
- (p) Nitrates (manufactured and natural) of an explosive nature, and storage;
- (q) Nitrating of cotton or other materials;
- (r) Petroleum, gasoline and lubricating oil refining, and wholesale storage;
- (s) Plastic materials and synthetic resins;
- (t) Potash;
- (u) Pyroxyline;
- (v) Rendering and storage of dead animals, offal, garbage and/or waste products;
- (w) Turpentine and resin; and
- (x) Wells, gas and oil.

(2) *Clay, stone and glass products.*

- (a) Brick, firebrick, refractories and clay products (coal fired);
- (b) Cement, lime, gypsum or plaster of Paris; and
- (c) Minerals and earths; quarrying, extracting, grinding, crushing and processing.

(3) *Food and beverage.*

- (a) Fat rendering;
- (b) Fish curing, packing and storage;
- (c) Slaughtering of animals; and
- (d) Starch manufacture.

(4) *Landscape waste composting facilities.*

(5) *Metals and metal products.*

- (a) Aluminum powder and paint manufacture;
- (b) Blast furnace, cupolas;
- (c) Metal and metal ores, reduction, refining, smelting and alloying;
- (d) Scrap metal reduction or smelting;

(e) Scrap metal processing; provided, however, that it shall be enclosed by a solid wall or fence, built in a workmanlike manner of materials suitable for the construction of a wall or fence intended to be a permanent structure, which wall or fence shall be at least six feet high, and provided further that material shall not be piled higher than the wall or fence; and

- (f) Steel works and rolling mill (ferrous).

(6) *Wood and paper products.*

- (a) Match manufacture; and
- (b) Wood pulp and fiber, reduction and processing.

(7) *Unclassified industries and uses.*

- (a) Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage;

(b) Junkyards, used building material yards and auto wrecking yards; provided, however, that all the uses shall be enclosed by a solid wall or fence, built in a workmanlike manner of materials suitable for the construction of a wall or fence intended to be a permanent structure, which wall or fence shall be at least six feet high, and provided further that material shall not be piled higher than the wall or fence;

- (c) Racetrack;

- (d) Stockyard; and
- (e) Mining and resource extraction of sand, gravel and other raw material.
- (8) Commercial and community solar energy systems, subject to the provisions outlined in §152.123.
- (9) Large wind energy systems, subject to the provisions outlined in §152.117.

(E) *Height limits.* No building or structure shall be erected or structurally altered to exceed 100 feet, provided that where the lot is adjacent to a lot line in an R District, the building shall be set back from the lot line one foot for each seven feet of building height. 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, § 1-5.15, passed 1-4-2010; 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. 25-3757, passed 7-21-2025; Ord. 25-3758, passed 7-21-2025)