

ARTICLE VI

ZONING DISTRICTS

SECTION:

14.601: Districts

14.602: Zoning Map

14.603: Zoning Of Annexed Land

14.604: Land Use Tables

14.601: DISTRICTS:

For purposes of this chapter, the Village is hereby divided into the following zoning districts:

A. Residential districts:

C-R Conservation Recreation

R-X Single-Family Residence

R-1 Single-Family Residence

R-A Single-Family Residence

R-2 Attached Single-Family Residence

R-3 Low-Density Residence

R-4 Multi-Family Residence

B. Office and business and industrial districts:

B-1 Business Office

B-2 Neighborhood Shopping

B-3 Community Shopping

B-4 Corridor Commercial

B-5 Central Commercial

B-5C Core Central Commercial

I-1 Limited Industrial

I-2 Railroad

I-3 Solid Waste Handling

(Ord. 6286, 12-6-2016; amd. Ord. 6590, 11-16-2021)

14.602: ZONING MAP:

A. The location and boundaries of districts established by this chapter, are shown on the zoning map of the Village, incorporated herein as part of this chapter and as amended from time to time by the Corporate Authorities of the Village.

B. The following rules shall apply with respect to the boundaries of the various districts as shown on the zoning map:

1. District boundaries shall either be the centerlines of highways, streets, alleys or easements. District boundaries shall also be the section, division of section, tract or lot lines of a parcel. Boundaries indicated as approximate shall be considered to meet the above provisions.

2. The zoning ordinance and map shall be available at the Village Hall. (Ord. 6286, 12-6-2016)

14.603: ZONING OF ANNEXED LAND:

On land annexed to the Village, after adoption of this chapter, no building or structure shall be erected, enlarged or moved, and no change in the use of land or existing buildings shall be made until an ordinance designating the zoning classification of such land is adopted by the Village Board. Unless subject to the terms of a preannexation agreement, all properties annexed to the Village shall automatically be classified an R-X Single-Family Residence District, until such time an application is filed to amend the zoning classification of such land. (Ord. 6286, 12-6-2016)

14.604: LAND USE TABLES:

The following tables provide direction on land uses which may hereafter be established in the associated zoning districts as either permitted or conditional uses. Land use table 1 of this section regulates land uses located within the C-R, R-X, R-1, R-A, R-2, R-3, and R-4 Zoning Districts and land use table 2 of this section regulates land uses which are located within the B-1, B-2, B-3, B-4, B-5, B-5C, I-1, I-2, and I-3 Zoning Districts.

For the following two (2) tables, permitted uses shall be identified by a "P" and conditional uses shall be identified by a "C". If a space is left blank the use is not permitted in the respective zoning district.

LAND USE TABLE 1

RESIDENTIAL AND RECREATIONAL ZONING DISTRICTS

Land Use	C-R	R-X	R-1	R-A	R-2	R-3	R-4
Land Use	C-R	R-X	R-1	R-A	R-2	R-3	R-4
Accessory structures	P	P	P	P	P	P	P
Accessory structures greater than 30 feet in height	C						
Assisted living facility when approved as part of a PUD						C	C
Attached single-family homes					P		
Churches, synagogues, mosques, or other houses of worship		P ¹	P ¹	P ¹	P ¹	P ¹	
Churches, synagogues, mosques, or other houses of worship planned unit developments		C	C	C	C	C	
Colleges and universities		C	C	C	C		
Community centers	C						
Conservatories	C						
Convalescent homes/nursing homes							C
Cultural institutions		C	C	C	C		
Daycare center		C	C	C	C	C	
Daycare home		P	P	P	P	P	P
Detention or retention facilities	C						
Dormitory accommodations		C	C	C	C	C	
Electric vehicle charging stations, as an accessory use	P				P	P	P
Elementary schools		P ¹	P ¹	P ¹	P ¹	P ¹	

Expanding an attached, single car garage into a two car garage in the required interior side yard setback		C	C	C	C	C	
Family community residence (located at least 1,000 feet from another family community residence)		P	P	P	P	P	P
Family community residence (located within 1,000 feet of another family community residence)		C	C	C	C	C	C
Foster care homes		P	P	P	P	P	P
Garages for parking of commercial vehicles				C	C		
Golf courses	P						
Group community residence		C	C	C	C	C	C
High schools		P ¹	P ¹	P ¹	P ¹	P ¹	
Home occupations		P	P	P	P	P	P
Libraries		C	C	C	C	C	
Lighted ball fields	C						
More than 1 garage		C	C	C	C		
Multi-family dwellings						P	P
Municipal buildings and services	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Museums	C	C	C	C	C	C	
Nature preservation areas	P						
Parks and playgrounds	P						
Personal wireless service facilities, structure mounted	P	P	P	P	P	P	P
Planned unit developments	C						
Private or parochial schools		P ¹	P ¹	P ¹	P ¹	P ¹	
Public recreational facilities							P
Recreational complexes	C						
Rehabilitation homes		C	C	C	C	C	C
Residential planned unit developments		C	C	C	C	C	C
Senior housing when approved as part of a PUD						C	C
Setback reductions in all required yards		C ²	C ²	C ²			
Single-family detached dwellings		P	P	P	P	P	
Studios	C						
Tennis courts, swimming pools, volleyball courts, and similar recreational facilities	P						
Two-family dwellings					P	P	
Unlighted ball fields	P						

Notes:

1. Permitted in limited circumstances. A conditional use shall be required if the following circumstances apply:
 - a. A residential dwelling unit is being converted to the proposed use so as to be the principal use of the structure; or
 - b. A new building or structure is to be constructed on property less than 40,000 square feet not currently in use for the proposed use.
2. Residential setback reductions below 5 feet may trigger additional building code requirements including, but not limited to, fire-rated walls, limitation on projections, and opening in walls. Any zoning relief granted through the conditional use shall adhere to Chapter 21 Building Code of the Municipal Code.

LAND USE TABLE 2

COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Accessory structures	P	P	P	P	P	P	P		P
Accessory uses (10 percent retail of permitted uses)							P		
Amusement establishment			C	C					
Amusement establishment indoor only			P	P	C	C			
Animal daycare center and kennels			C	C	C	C			
Animal hospital and veterinary clinics			C	C	C	C			
Antique shops			P	P	P	P			
Art and school supply stores			P	P	P	P			
Art and woodcraft studios			P	P	P	P			
Art, sculptor, and composer studios			P	P	P	P			
Art shops or galleries (not auction rooms)			P	P	P	P			
Automobile accessory stores			P	P	P	P			
Automobile fueling stations			C	P	C	C	C		
Automobile garages				P	C	C	C		
Automobile leasing/rental agencies	P		P	P					
Automobile maintenance and service center			C	P	C	C	C		
Automobile sales, new or used (with 2 acres or less)				C					
Automobile sales, new or used (with over 2 acres)			C	P	C	C			
Bakeries		P	P	P	P	P	P		
Banks and financial institutions		C	P	P	P	P			
Banquet halls			P	P					
Barber and beauty shops		P	P	P	P	P			
Bicycle sales, rental and repair			P	P	P	P			

Billiard and pool halls			C	C	C	C			
Boat showroom, sales and repair				C					
Bowling alleys			P	P	P	P			
Brewpub		P	P	P	P	P	C		
Business machine sales			P	P	P	P			
Camera and photo supply stores, film developing			P	P	P	P			
Candy and ice cream stores		P	P	P	P	P			
Cannabis craft grower							C		
Cannabis cultivation center							C		
Cannabis dispensing organization			C				C		
Cannabis infuser organization							C		
Cannabis processing organization							C		
Cannabis transporting organization							C		
Car wash			C	P	C	C	C		
Carpet and rug stores, retail sales			P	P	P	P			
Catering services			C		C	C			
Children's recreation centers			P	P	P	P			
China and glassware stores			P	P	P	P			
Clothing and apparel retail stores		P	P	P	P	P			
Clothing and costume rental stores			P	P	P	P			
Clubs and lodges	C		P	P	P	P			
Coin and philatelic stores		P	P	P	P	P			
Colleges and universities			C	C	C	C			
Commercial greenhouses and nurseries				P					
Compost collection facility							C		C
Computer offices and facilities	P		P	P	P	P	P		
Computer sales, service and accessories			P	P	P	P			
Concrete fabrication							C		
Contractors', architects' and engineers' offices	P		P	P	P	P	P		
Contractors', architects' and engineers' storage yards							C		
Contractors' showrooms			P	P	P	P			
Convenience stores		P	P	P	P	P			
Convention and exhibition halls			C	C					
Cosmetology schools			P	P	P	P	C		
Craft brewery			P	P	P	P	C		
Craft distillery		P	P	P	P	P	P		

Dairy products, retail sales			P	P	P	P			
Dance and music academies/studios	P	P	P	P	P	P			
Data centers							P		
Daycare centers	C	C	C	C	C	C	C		
Department stores			P	P	P	P			
Drive-through and drive-in establishment			C	C	C	C			
Driving schools	C	P	P	P	P				
Drugstore/pharmacy		P	P	P	P	P			
Dry cleaning and laundry establishment		P	P	P	P	P			
Dry cleaning plants							P		
Dwelling units, located above the first floor			C		P	P			
Dwelling units on ground floor					C	C			
Electric vehicle charging stations, as an accessory use	P	P	P	P	P	P	P	P	P
Electric vehicle charging stations, as a principal use			C	C	C	C	C		
Extended stay hotels			C	C					
Exterminating services							P		
Floor covering store			P	P	P	P			
Florist		P	P	P	P	P			
Food store, grocery store, meat market and delicatessen		P	P	P	P	P			
Funeral homes	C				C	C			
Furniture store			P	P	P	P			
Furrier shops			P	P	P	P			
Gift shop		P	P	P	P	P			
Hardware store		P	P	P	P	P			
Health services, clubs, recreation centers, or gymnasiums			P	P	P	P			
Hearing aid stores			P	P	P	P			
Heliports							C		
Home improvement center (no outdoor storage)			P	P	P	P			
Home improvement center with outdoor storage			C	C					
Hospitals	C								
Hotels and motels			C	C	P	P			
Household electrical appliance stores			P	P	P	P			
Interior decorating shops			P	P	P	P			

Jewelry stores			P	P	P	P			
Lamp and lighting fixture stores			P	P	P	P			
Laundries							P		
Laundromat, automatic, self-service only		P	P	P	P	P			
Lawn and garden equipment and supply			P	P	P	P			
Leather goods and luggage stores			P	P	P	P			
Libraries		P	P	P	P	P			
Light assembly and repair							P		
Liquor stores, packaged goods			P	P	P	P			
Locksmith shop			P	P	P	P			
Machinery sales				C					
Mail order, catalog stores			P	P	P	P			
Mail order houses							P		
Manufacturing, heavy							C		
Manufacturing, light							P		
Martial arts school			P	P	P	P			
Massage establishments			C	C	C	C			
Medical cannabis cultivation center							C		
Medical cannabis dispensing organization		P	P	P	P	P	C		
Medical or dental offices	P		P	P	P	P	P		
Miniwarehouse							P		P
Motorcycle, snowmobile, or personal watercraft sales				C					
Municipal buildings and services	P	P	P	P	P	P	P	P	P
Museums		P	P	P	P	P			
Music stores			P	P	P	P			
Musical instrument sales and repair			P	P	P	P			
Office machine sales and servicing			P	P	P	P			
Office supply stores			P	P	P	P			
Offices, business and professional	P	P	P	P	P	P	P		
Optical, orthopedic and medical appliance sales			P	P	P	P			
Outside display and sales					C	C			
Outside service areas					C	C			
Paint and wallpaper stores			P	P	P	P			
Parking lots, other than accessory parking	C		C	C	C	C	C		
Party supply stores			P	P	P	P			

Personal wireless service facilities	P	P	P	P	P	P	P		P
Pet shops and grooming establishments			P	P	P	P			
Petroleum tank farm and related accessory uses							C		
Photo developing and image transfer			P	P	P	P			
Photography studios			P	P	P	P			
Picture framing			P	P	P	P			
Planned unit developments	C	C	C	C	C	C	C		C
Plastics processing							C		
Post office			P	P	P	P			
Primitive Weapons Gallery			P	P	C	C	C		
Printing and duplicating			P	P	P	P			
Printing and publishing establishments							P		
Public utility and service uses				C	C	C	P		
Public works and park district storage yards and related facilities							P		
Radio and television stations, studios and towers			C	P	C	C	P		
Railroad station and platform, and related accessory uses including parking and retail								P ¹	
Recycling collection centers							C		P
Religious institutions	C								
Repair, rental and servicing of any article of which is permitted use in the district			P	P	P	P			
Research laboratories and testing facilities							P		
Restaurants		P	P	P	P	P	C		
Restaurants, including entertainment and dancing			P	P	P	P			
Secondhand stores and rummage shops			P	P	P	P			
Shoe stores			P	P	P	P			
Shooting Galleries				C			C		
Sporting goods stores			P	P	P	P			
Sports training and teaching establishments			C	C			C		
Stadiums, auditoriums and arenas				C			C		
Tailor shops		P	P	P	P	P			
Tanning salon		P	P	P	P	P			

Taverns and cocktail lounges			P	P	P	P			
Taxi dispatch centers			C	C			P		
Theaters			P	P	P	P			
Theaters, drive-in				C					
Ticket agencies			P	P	P	P			
Tobacco lounges			C	C	C	C			
Tobacco shops			C	C	C	C			
Towing agencies							P		
Toy shops			P	P	P	P			
Trade or vocational schools (excluding cosmetology)				P			C		
Trailer and camper sales and rental				C					
Transfer stations for refuse disposal							C		P
Travel agencies	P		P	P	P	P			
Truck sales, rental and repair				C			C		
Tutoring center			P	P	P	P			
Unique use	C	C	C	C	C	C	C		C
Vape lounge			C	C					
Vape shop			C	C					
Warehouse, distribution and storage facilities							P		
Watchman's quarters			P	P	P	P	P		
Wholesale establishment							P		

Notes:

1. Retail use(s) incidental to the railroad use shall be permitted within the train station building only.

(Ord. 6286, 12-6-2016; amd. Ord. 6316, 4-5-2017; Ord. 6411, 10-16-2018; Ord. 6528, 9-2-2020; Ord. 6548, 1-12-2020; Ord. 6583, 9-5-2021; Ord. 6580, 9-7-2021; Ord. 6590, 11-16-2021; Ord. 6657, 12-20-2022; Ord. 6669, 3-21-2023; Ord. 6729, 3-5-2024; Ord. 6763, 11-6-2024; Ord. 6764, 11-6-2024)



ARTICLE XXI

I-1 LIMITED INDUSTRIAL DISTRICT

SECTION:

14.2101: Purpose

14.2102: Permitted Uses

14.2103: Conditional Uses

14.2104: Bulk Regulations

14.2101: PURPOSE:

The I-1 limited industrial district is intended to provide an area suitable for industrial, manufacturing, warehousing and research facilities that do not create appreciable nuisance or hazards, or an area for such uses that require a pleasant, hazard and nuisance free environment. (Ord. 4590, 9-21-1993)

14.2102: PERMITTED USES:

Land uses shall be permitted within the I-1 limited industrial district in accordance with the provisions listed in section 14.604 of this chapter. (Ord. 5751, 8-4-2009)

14.2103: CONDITIONAL USES:

Land uses shall be allowed by conditional use within the I-1 limited industrial district in accordance with the provisions listed in section 14.604 of this chapter. (Ord. 5751, 8-4-2009)

14.2104: BULK REGULATIONS:

A. Minimum Lot Size: The size of the minimum lot in the I-1 limited industrial district shall not be less than two (2) acres.

B. Yard Requirements: All buildings in the I-1 district shall meet the following setback requirements:

1. Front yard	30 feet
2. Side yard	15 feet
3. Corner side yard	30 feet
4. Rear yard	20 feet

All off street parking and loading areas shall be set back a minimum of ten feet (10') from each property line.

C. Building Height: The maximum height of any building in an I-1 district shall be fifty feet (50'). Buildings taller than fifty feet (50') in the I-1 District shall only be authorized as part of a planned unit development.

D. Lot Coverage: The total area of all buildings, structures, and parking lots in an I-1 district shall be no more than seventy five percent (75%) of the total land area.

E. Transitional Setbacks: Where a side or rear lot line in an I-1 district abuts any residential zoning district, all buildings, structures and parking lots shall be set back forty feet (40') from the abutting property line. Such setback shall include a six foot (6') fence along the entire length of the transitional yard. The fence shall be not less than eight feet (8') from the property line. In addition to the fence, a continuous evergreen or dense deciduous hedge three feet (3') in height and planted two and one-half feet ($2\frac{1}{2}'$) on center, shall be planted on the outside of the fence, facing the abutting residential zoning district, along the entire length of the fence. This transitional landscape area shall be maintained and kept free of weeds.

F. Restrictions On Industrial Uses:

1. All businesses, servicing or processing, shall be conducted within completely enclosed buildings.

2. For properties located within one hundred feet (100') of a residential property all storage of materials shall be within completely enclosed buildings. For properties located elsewhere in the district, or for the outdoor storage of vehicles, storage areas may be open to the sky but effectively screened by a solid wall or fence, including any gates, not less than six feet (6') nor more than eight feet (8') in height. No stored materials shall be visible above the fence.

3. Cannabis:

a. Cannabis Craft Grower: In those zoning districts in which a Cannabis Craft Grower may be located, the proposed facility must comply with the following:

(1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(2) Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

(3) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment. iv. Maximum and minimum building square footage pursuant to the Cannabis Regulation and Tax Act, (410 ILCS 705/1 et seq).

b. Cannabis Cultivation Center: In those zoning districts in which a Cannabis Cultivation Center may be located, the proposed facility must comply with the following:

(1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(2) Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

(3) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.

(4) Maximum and minimum building square footage pursuant to the Cannabis Regulation and Tax Act, (410 ILCS 705/1 et seq).

c. Cannabis Dispensing Organization: In those zoning districts in which a Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:

(1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(2) Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

(3) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.

d. Cannabis Infuser Organization: In those zoning districts in which a Cannabis Infuser Organization may be located, the proposed facility must comply with the following:

(1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(2) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.

e. Cannabis Processing Organization: In those zoning districts in which a Cannabis Processing Organization may be located, the proposed facility must comply with the following:

(1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(2) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.

f. Cannabis Transporting Organization: In those zoning districts in which a Transporting Organization may be located, the proposed facility must comply with the following:

(1) Facility may not be located within 100 feet of the property line of a pre-existing public or private or parochial school, primary or secondary school, churches, synagogues, mosques, or other houses of worship, or hospital. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

(2) The transporting organization shall be the sole use of the tenant space in which it is located. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

(3) Facility may not be located within 1,500 feet of the property line of another Cannabis Business Establishment.

g. Co-Location of Cannabis Business Establishments. The Village may approve the colocation of a Cannabis Dispensing Organization with a Cannabis Craft Grower Center or a Cannabis Infuser Organization, or both, subject to the provisions of the Act and the Conditional Use criteria within the Mount Prospect Village Code. In a co-location, the floor space requirements of 14.2104 F.3. shall not apply, but the collocated establishments shall be the sole use of the tenant space.

G. Performance Standards: No use established in an I-1 limited industrial district shall be operated so as to exceed the performance standards listed below. Any use already established shall be permitted to be altered, enlarged, expanded or modified provided that all performance standards of the district are met.

1. Noise Limitations: No industrial activity shall generate noise across any residential or business zoning district boundary line in excess of the levels shown in table I of this section, nor shall exceed seventy one (71) dBA when measured on the A-weighted scale.

The sound levels shall be measured with a sound level meter and octave band analyzer to meet criteria for the noise measurement provisions of OSHA, and shall conform to ANSI S2-4 (American National Standards Institute).

TABLE I

Octave Band Center Frequency In Hertz	Daytime Sound Level In Decibels 8:00 A.M. To 10:00 P.M.	Nighttime Sound Level In Decibels 10:00 P.M. To 8:00 A.M.
Octave Band Center Frequency In Hertz	Daytime Sound Level In Decibels 8:00 A.M. To 10:00 P.M.	Nighttime Sound Level In Decibels 10:00 P.M. To 8:00 A.M.
31.5	72	67
63	67	66
125	66	65
250	59	52
500	52	46
1000	46	40
2000	40	35
4000	38	35
8000	38	32
Over 8000	38	32

2. Vibration Limitations:

a. Earthborne vibrations from any industrial operation, equipment, or process shall not constitute a nuisance nor exceed the limits set forth herein. Vibrations shall be expressed as displacement in inches and shall be measured with a three (3) component measuring system.

b. No industrial activity shall be responsible for the transmission of earthborne vibrations across any residence or business zoning district boundary line in excess of the displacement limits established through use of the following formula:

$$D = \frac{0.003}{f}$$

Where:

D = The maximum allowable displacement in inches

f = The vibration frequency in cycles per second

3. Smoke And Particulate Matter:

a. General Limitations: In addition to the performance standards specified hereinafter, the emission of smoke or particulate matter in such manner or quantity as to be detrimental to or endanger the public health, safety, comfort, or welfare is hereby declared to be a public nuisance and shall henceforth be unlawful.

Particulate matter emissions, in excess of the threshold limit values caused by the wind from open storage areas, yards, roads, etc., within lot lines shall be kept to a minimum by appropriate landscaping, paving, oiling, wetting, and other means, or shall be eliminated.

For the purpose of determining the density or equivalent opacity of smoke, the Ringelmann chart as adopted and published by the United States bureau of mines in circular no. 8333 shall be used.

No industrial operation shall cause or allow to be emitted into the open air from any process or control equipment or to pass any convenient measuring point in a breaching or stack, dust in the gases to exceed 0.85 pounds per thousand pounds of gases adjusted to twelve percent (12%) CO₂ content for the products of combustion.

The emission, from all sources within any zoning lot, of particulate matter containing more than ten percent (10%) by weight of particles having a particulate diameter larger than forty four (44) microns is prohibited.

b. Permitted Smoke Emission: Within one thousand feet (1,000') of a residence or office or business zoning district boundary line the emission of smoke from any vent, stack, chimney, or combustion process shall not exceed a density or equivalent opacity no greater than Ringelmann no. 1.

Smoke in excess of Ringelmann no. 1, but not exceeding Ringelmann no. 2, shall be permitted for not more than three (3) minutes in any sixty (60) minute period. Smoke not exceeding Ringelmann no. 3 shall be permitted for five (5) minutes during any eight (8) hour period for purposes of fire cleaning only. Smoke in excess of Ringelmann no. 3 is prohibited.

4. Fire And Explosion Hazard Limitations: The following regulations supplement those pertinent requirements contained in the Mount Prospect fire prevention code and all other applicable fire and explosion ordinances:

a. The storage, utilization, or manufacture of material or products ranging from incombustible to moderate burning, as determined for liquids by a closed cup flashpoint of not less than one hundred eighty seven degrees Fahrenheit (187°F), is permitted subject to compliance with all other performance standards for the industrial districts.

b. The storage, utilization, or manufacture of materials or products ranging from free or active burning to intense burning, as determined for liquids by a closed cup flashpoint of less than one hundred eighty seven degrees Fahrenheit (187°F) but not less than one hundred five degrees Fahrenheit (105°F), is permitted subject to compliance with all other performance standards for the industrial districts, and provided the following conditions are met:

(1) Said materials or products shall be stored, utilized, or produced within completely enclosed buildings or structures having exterior walls of fire resistive construction in accordance with other ordinances of this code.

(2) Unless otherwise provided in this chapter, all such buildings or structures shall be set back at least forty feet (40') from lot lines, or in lieu thereof, all such buildings or structures shall be protected throughout by an automatic sprinkler system complying with installation standards prescribed by the National Fire Protection Association; or if the materials, goods, or products are liquids, the protection thereof shall be in conformity with standards prescribed by the National Fire Protection Association.

c. The utilization in manufacturing processes of materials which produce flammable or explosive vapors or gases, as determined for liquids by a closed cup flashpoint of less than one hundred five degrees Fahrenheit (105°F), shall be permitted in the industrial districts provided:

(1) That the final manufactured product does not itself have a closed cup flashpoint of less than one hundred eighty seven degrees Fahrenheit (187°F).

(2) That the use and storage of such materials shall be in conformity with standards prescribed by the National Fire Protection Association and with the requirements of other ordinances of this code.

(3) That the storage of said materials shall be prohibited aboveground.

5. Toxic Matter Limitations: In any industrial district, toxic materials which are released shall not exceed ten percent (10%) of the maximum permissible airborne concentration allowed an industrial worker when measured at any point beyond the lot line, either at ground level or habitable elevation, whichever is more restrictive. When maximum permissible airborne concentrations of toxic materials allowed an industrial worker are not contained in the most recent list of "Threshold Limit Values" published by the American conference of governmental industrial hygienists, the applicant shall satisfy the health inspector that proposed levels will be safe to the general population.

6. Odorous Matter Limitations: The release of odorous matter from any industrial district across residence or business district boundary lines shall be so controlled that, at ground level or at habitable elevations, the concentration shall not exceed the odor threshold level. Further, the release of odorous matter across lot lines shall not become a nuisance or source of discomfort to neighboring uses.

7. Glare Limitations: In any industrial district, any operation or activity producing glare shall be so conducted that direct and indirect illumination from the sources of light shall not cause illumination in excess of one-half (0.5) of one foot-candle when measured at any residence or business district boundary line. Flickering or intense sources of light shall be so controlled as not to cause a nuisance across any lot lines. (Ord. 4590, 9-21-1993; amd. Ord. 5173, 3-6-2001; Ord. 5751, 8-4-2009; Ord. 6548, 12-1-2021; Ord. 6729, 3-5-2024)