

ORDINANCE NO. A-834-01-25

AN ORDINANCE AMENDING SECTION X AND XIV OF THE BURR RIDGE ZONING  
ORDINANCE TO REVIEW AND DEFINE USES WITHIN THE  
MANUFACTURING DISTRICTS.

(Z-08-2024: Text Amendment - Manufacturing District)

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**WHEREAS**, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance has been filed with the Community Development Director of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

**WHEREAS**, said Plan Commission of this Village held a public hearing on the question of granting said text amendment on July 15, September 16, October 7, October 21, November 18, and December 2, 2024, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

**WHEREAS**, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in The Doings, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

**WHEREAS**, the Village of Burr Ridge Plan Commission has made

its report on the request for a text amendment to the Burr Ridge Zoning Ordinance, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

**NOW THEREFORE, Be It Ordained** by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

**Section 1:** All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This Mayor and Board of Trustees find that the granting of the proposed text amendment indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

**Section 2:** That this Mayor and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the recommendation is to amend Sections X and XIV of the Burr Ridge Zoning Ordinance to review and define uses within the Manufacturing Districts, as attached hereto as Exhibit A.
- B. That the amendments described fulfill the purpose and intent of the Zoning Ordinance
- C. The proposed text amendments are compatible with other standards and uses of the Zoning Ordinance.

**Section 3:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

**PASSED** this 13<sup>th</sup> day of January, 2025, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

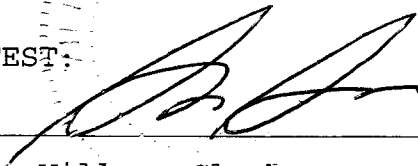
**AYES:** 6 - Trustees Snyder, Schiappa, Franzese, Paveza, Mital, Smith

**NAYS:** 0 - None

**ABSENT:** 0 - None

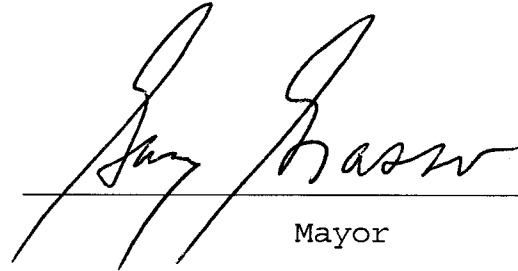
**APPROVED** by the Mayor of the Village of Burr Ridge on this 13<sup>TH</sup> day of January, 2025.

ATTEST:



A handwritten signature in black ink, appearing to be 'A. A.', written over a horizontal line.

Village Clerk



A handwritten signature in black ink, appearing to be 'Jay Passer', written over a horizontal line.

Mayor

STATE OF ILLINOIS )  
COUNTY OF C O O K ) SS.  
COUNTY OF DU PAGE )

**CLERK'S CERTIFICATE**

I, Sue Schaus, the duly elected, qualified, and acting Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

**ORDINANCE NO. A-834-01-25**

**AN ORDINANCE AMENDING SECTION X AND XIV OF THE BURR RIDGE ZONING ORDINANCE TO REVIEW AND DEFINE USES WITHIN THE MANUFACTURING DISTRICTS.**

**(Z-08-2024: Text Amendment - Manufacturing District)**

which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 13th day of January, 2025 which meeting a quorum was present and approved by the Mayor of the Village of Burr Ridge on the 13th day of January, 2025.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Burr Ridge was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Burr Ridge, and that the result of said vote was as follows, to-wit:

**AYES: 6 - Trustees Franzese, Schiappa, Paveza, Snyder, Mital, Smith**

**NAYS: 0 - None**

**ABSENT: 0 - None**

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge, this 13th day of January, 2025.

  
\_\_\_\_\_  
Village Clerk

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. A-834-01-25

AN ORDINANCE AMENDING SECTION X AND XIV OF THE BURR RIDGE ZONING  
ORDINANCE TO REVIEW AND DEFINE USES WITHIN THE MANUFACTURING  
DISTRICTS.

(Z-08-2024: Text Amendment - Manufacturing District)

Published in pamphlet form this 13th day of January, 2025 by Order  
of the Corporate Authorities of the Village of Burr Ridge, Cook  
and DuPage Counties, Illinois.

  
Village Clerk

PAMPHLET

BACK OF PAMPHLET

ORDINANCE NO. A-834-01-25

AN ORDINANCE AMENDING SECTION X AND XIV OF THE BURR RIDGE ZONING  
ORDINANCE TO REVIEW AND DEFINE USES WITHIN THE MANUFACTURING  
DISTRICTS.

(Z-08-2024: Text Amendment - Manufacturing District)

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Published in pamphlet form by Order of the Corporate Authorities  
of the Village of Burr Ridge, DuPage and Cook Counties, Illinois.

**SECTION X MANUFACTURING DISTRICTS****D. RA RESEARCH ASSEMBLY DISTRICT**

The RA Research-Assembly District is established to provide an environment suitable for Research-Assembly activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

**1. Permitted Uses:**

- a. Accessory uses customarily incidental to principal uses
- b. Media Production and Broadcasting Facilities
- c. Medical, Dental, Health and Wellness Clinic
- d. Offices; business, professional, governmental or institutional

**2. Special Uses:**

- a. Automobile and truck and equipment sales, rental, repair, and service
- b. Banking institutions with or without drive-in facilities.
- c. Child care center
- d. Heliports
- e. Indoor private exercise and athletic training facilities
- f. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.
- g. Public utility, transportation and governmental service uses-
- h. Research Laboratories
- i. Schools, commercial or trade, or training facilities
- j. Wholesale establishment

**E. LI LIGHT INDUSTRIAL DISTRICT**

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

**1. Permitted Uses:**

- a. Accessory uses customarily incidental to principal uses
- b. Greenhouses, including retail and wholesale sales
- c. Media Production and Broadcasting Facilities
- d. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot

**2. Special Uses:**

- a. Automobile and truck and equipment sales, rental, and service
- b. Banking institutions with or without drive-in facilities.
- c. Heliports
- d. Manufacturing establishment
- e. Medical, Dental, Health and Wellness Clinic
- f. Indoor private exercise and athletic training facilities

- g. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.
- h. Public utility, transportation and governmental service uses
- i. Research Laboratories
- j. Schools, commercial or trade, or training facilities
- k. Child care center
- l. Wholesale establishment

**F. GI GENERAL INDUSTRIAL DISTRICT**

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

**1. Permitted Uses:**

- a. Accessory uses customarily incidental to principal uses
- b. Greenhouses, including retail and wholesale sales
- c. Manufacturing establishment
- d. Media Production and Broadcasting Facilities
- e. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations

**2. Special Uses:**

- a. Automobile and truck and equipment sales, rental, and service
- b. Accessory building on a lot with an existing principal building and business
- c. Banking institutions with or without drive-in facilities.
- d. Data centers as defined by the Illinois General Assembly.
- e. Distribution Facility
- f. Heliports
- g. Indoor private exercise and athletic training facilities
- h. Kennel
- i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)
- j. Medical, Dental, Health and Wellness Clinic
- k. Outdoor, Overnight Storage
- l. Parking lots and storage garage
- m. Pilot plants for experimentation and development of new and existing processes and products.
- n. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.
- o. Printing and Publishing Facilities
- p. Public utility, transportation and governmental service uses
- q. Research Laboratories
- r. Schools, commercial or trade, or training facilities
- s. Self-service storage facilities as defined by the Illinois Self-Service Storage

Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.

t. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:

(1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:

(A) adult arcade;

(B) adult bookstore, adult novelty store or adult video store;

(C) adult cabaret;

(D) adult motel;

(E) adult motion picture theater;

(F) adult theater;

(G) massage parlor;

(H) sexual encounter establishment;

(I) escort agency; or

(J) nude or semi-nude model studio.

(2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.

(3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)

u. Driving through facilities accessory to any permitted or special use.

v. Warehouses

w. Wholesale establishment

## **XIV RULES AND DEFINITIONS**

**DISTRIBUTION FACILITY:** A facility whose principal use is the temporary storage of products that are held for a short duration prior to being redistributed to retailers, wholesalers, or directly to consumers, particularly on an on-demand basis. As with such turnover, activity in a distribution center in receiving and shipping parcels is more constant and consistent than a general warehouses. Shall not include a warehouse, motor freight terminal, or wholesale establishment as defined herein.

**GREENHOUSES:** A business where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown and sold; may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, and paving stone and bricks, within an enclosed building, as accessory uses. This definition does not include the cultivation or selling of cannabis or psychoactive substances.

**INDOOR PRIVATE EXERCISE AND ATHLETIC TRAINING FACILITIES:** A facility where individuals participate in individual or group physical activity, or the commercial instruction of athletic activities and skills involved in the performance of team and individual sports.

**MANUFACTURING ESTABLISHMENT:** An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, cleaning, servicing, or testing of materials, goods or products. Warehousing and storing combined and used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot.

**MEDIA PRODUCTION AND BROADCASTING FACILITIES:** A facility that provides indoor commercial and public communication/telecommunication uses.

**MOTOR FREIGHT TERMINAL:** A building, structure, or area used principally for the parking, storage, or dispatching of motor trucks or semi-trailers or where freight is brought by motor truck or railroad and is received, sorted, stored and/or rerouted for shipment by motor truck.

**PILOT PLANT:** A facility for the testing and evaluation of commercial or industrial processes and products, as well as for the manufacturing of products specifically for testing purposes. This facility allows for the investigation of production processes planned for use in other locations, employing methods such as 3D printing or other low-nuisance and light manufacturing production or assembly techniques to ensure a thorough assessment of the product or process.

**PRINTING AND PUBLISHING FACILITIES:** A facility that provides services related to the creation and production of printed materials, such as books, newspapers, magazines, brochures, and other publications. Such facilities may encompass activities related to printing, binding, and finishing of printed products, as well as associated functions such as design, editing, and distribution.

**PUBLIC UTILITY, TRANSPORTATION AND GOVERNMENTAL SERVICE USES:** Any person, firm, or corporation under public regulation furnishing franchised services such as cable

television, electricity, gas, telephone, water, sewage service, railroad rights-of-way and passenger stations, public bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.

**RESEARCH LABORATORIES:** A facility primarily dedicated to experimental study, including scientific research, investigation, testing, or experimentation. Such facilities shall not include:

1. Any activities related to the manufacture or sale of products.
2. The utilization of live animals of any type for testing or experimentation.
3. On-site retail sales of any kind.
4. Psychoactive substances.

**SCHOOLS, COMMERCIAL OR TRADE, OR TRAINING FACILITIES:** Post-secondary educational institutions that provide specialized training and education for specific trades, professions, or industries. This definition shall not include two-to four-year colleges or universities.

**WAREHOUSE(S):** A building or structure used principally for the storage of goods, merchandise, materials, products, or items by or for a single tenant. Shall not include a wholesale establishment, motor freight terminal, distribution facility, or manufacturing establishment, as defined herein.

**WHOLESALE ESTABLISHMENT:** A business engaged in the bulk sale of goods, primarily intended for resale or industrial, business, or institutional use, rather than direct sale to consumers. Operations may also include accessory manufacturing, fabricating, processing, assembly, repairing, cleaning, servicing, or testing of materials, goods or products. Shall not include a warehouse, distribution facility, or motor freight terminal as defined herein.

## **SECTION X MANUFACTURING DISTRICT PROHIBITED USES:**

### **X.B.2 Prohibited Uses**

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber; caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards; motor freight terminals; fumigant manufacture; manufacturing of or use of ethylene oxide; Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, and Cannabis Transporting Organization or Transporter.

## **SECTION X MANUFACTURING DISTRICT PERFORMANCE STANDARDS:**

### **X.B.8. COMPLIANCE WITH PERFORMANCE STANDARDS**

See section X.C.

### **X.C. PERFORMANCE STANDARDS**

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)

## **SECTION X MANUFACTURING DISTRICT PARKING AND LOADING:**

### **X.B.7. Parking and Loading**

- a. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
- b. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
- c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.

- d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:
  - 1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
  - 2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
  - 3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.
- e) Any facility, structure, or use exceeding five loading berths shall require special use approval. As part of the special use, a traffic impact analysis, noise assessment, and environmental study may be required, along with any necessary mitigation measures to minimize impacts on surrounding areas.

## SECTION X MANUFACTURING DISTRICTS

### D. RA RESEARCH ASSEMBLY DISTRICT

The RA Research-Assembly District is established to provide an environment suitable for Research-Assembly activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

#### 1. Permitted Uses:

- a. Accessory uses customarily incidental to principal uses*
- b. Media Production and Broadcasting Facilities*
- c. Medical, Dental, Health and Wellness Clinic*
- ~~a.d. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.~~
- ~~b. Medical and dental laboratories.~~
- ~~c. Research and Testing laboratories.~~
- ~~d. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.~~
- ~~e. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.~~

#### 2. Special Uses:

- a. Automobile and truck and equipment sales, rental, repair, and service*
- b. Banking institutions with or without drive-in facilities.*
- c. Child care center*
- ~~a.d. Heliports.~~
- ~~b. Import and export establishment; wholesale sales only.~~
- e. Indoor private exercise and athletic training facilities*
- ~~f. Medical, Dental, Health and Wellness Clinic~~
- ~~c. Planned unit developments.~~
- f. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.*
- ~~g. Public utility, transportation and governmental service uses.~~
- h. Research Laboratories*
- i. Schools, commercial or trade, or training facilities*
- ~~e. School for dog trainers.~~
- ~~f. Training centers, engineering and sales.~~
- ~~g. Wholesaling establishments.~~
- ~~h. Yoga training studio.~~
- ~~i. Indoor Sales of Luxury and Exotic Automobiles (Added by Ordinance A-834-19-11).~~
- j. Wholesale establishment*

## **E. LI LIGHT INDUSTRIAL DISTRICT**

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

### **1. Permitted Uses:**

- a. *Accessory uses customarily incidental to principal uses*
- b. *Greenhouses, including retail and wholesale sales*
- c. *Media Production and Broadcasting Facilities*
- a.d. *Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.*
- ~~b. Film production and recording studios.~~
- ~~e. Radio and television broadcasting studios.~~
- ~~d. Research and Testing laboratories.~~
- ~~e. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.~~
- ~~f. Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).~~
- ~~g. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.~~

### **2. Special Uses:**

- a. *Automobile and truck and equipment sales, rental, and service (Amended by A-834-22-13).*
- b. *Banking institutions with or without drive-in facilities.*
- ~~b.c. Heliports~~
- d. *Manufacturing establishment*
- e. *Medical, Dental, Health and Wellness Clinic*
- ~~e. Import and export establishment; wholesale sales only~~
- d. ~~Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)~~
- e. ~~Planned unit developments~~
- f. *Indoor private exercise and athletic training facilities*
- g. *Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.*
- ~~f.h. Public utility, transportation and governmental service uses~~
- ~~g. Training centers, engineering and sales~~
- ~~h. Wholesaling establishments~~
- ~~i. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings~~

*i. Research Laboratories*

~~j. Retail banking facility located in an operations center of a bank~~

~~k. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)~~

~~l. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)~~

*j. Schools, commercial or trade, or training facilities*

~~m.k. Child care center.~~

*l. Wholesale establishment*

## **F. GI GENERAL INDUSTRIAL DISTRICT**

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

### **1. Permitted Uses:**

~~a. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.~~

*a. Accessory uses customarily incidental to principal uses*

~~b. Data processing service centers.~~

~~c. Film production and recording studios.~~

~~d.b. Greenhouses, including retail and wholesale sales~~

~~e. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)~~

*c. Manufacturing establishment*

*d. Media Production and Broadcasting Facilities*

~~f. Newspaper printing offices.~~

~~g.e. Offices; business, professional, governmental or institutional; *such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.*~~

~~h. Pilot plants for experimentation and development of new and existing processes and products.~~

~~i. Printing and publishing establishments.~~

~~j. Radio and television production studios.~~

~~k. Research laboratories for conducting experiments in scientific fields.~~

~~l. Schools, commercial or trade.~~

~~m. Training center, engineering or sales.~~

~~n. Warehouses.~~

~~o. Wholesale establishments.~~

~~p. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.~~

2. **Special Uses:**

~~a. Automobile and truck and equipment sales, rental, *repair*, and service. (Amended by Ordinance A-834-9-01)~~

*b. Accessory building on a lot with an existing principal building and business*

*c. Banking institutions with or without drive-in facilities.*

~~b. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) including milling, planning, jointing or manufacturing of millwork.~~

~~e. Contractor's office and shops.~~

*d. Data centers as defined by the Illinois General Assembly.*

*e. Distribution Facility*

~~d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.~~

~~e. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)~~

*f. Heliports*

~~f. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)~~

*g. Indoor private exercise and athletic training facilities*

~~g-h. Kennel~~

~~h. Martial arts training schools. (Added by Ordinance A-834-01-04)~~

~~i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)~~

~~j. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)~~

*j. Medical, Dental, Health and Wellness Clinic*

~~k. Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.~~

*k. Outdoor, Overnight Storage*

~~l. Parking lots and storage garages.~~

~~m. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.~~

*m. Pilot plants for experimentation and development of new and existing processes and products.*

*n. Planned unit developments-provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.*

*o. Printing and Publishing Facilities*

~~n. Public utility, governmental service and similar uses as follows:~~

- ~~(1) Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.~~
- ~~(2) Electric distribution centers and substations.~~
- ~~(3) Compressor stations, well head stations, well separator, and other similar above the ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.~~
- ~~(4) Gas regulator stations.~~
- ~~(5) Public utility and governmental service establishments, other — including offices, storing, testing, repairing and servicing.~~
- ~~(6) Railroad rights of way and passenger stations.~~
- ~~(7) Telephone exchanges and service buildings.~~
- ~~(8) Water filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations — public or community.~~

*p. Public utility, transportation and governmental service uses*

*q. Research Laboratories*

~~o. Retail uses accessory to either a permitted use or a special use in this district.~~

*r. Schools, commercial or trade, or training facilities*

~~p.s.~~ Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.

~~q.t.~~ Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:

- (1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:

- (A) adult arcade;
- (B) adult bookstore, adult novelty store or adult video store;
- (C) adult cabaret;
- (D) adult motel;
- (E) adult motion picture theater;
- (F) adult theater;
- (G) massage parlor;
- (H) sexual encounter establishment;

(I) escort agency; or

(J) nude or semi-nude model studio.

(2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.

(3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)

~~r. Schools, workshops, training centers for developmentally disabled persons.  
(Added  
in August 2002)~~

~~s. Banks and financial institutions (Added August 22, 2005)~~

~~t.u. Driving through facilities accessory to any permitted or special use. (Added  
August  
22, 2005)~~

~~u. School or training course for dog trainers. (Added in September 12, 2005)~~

~~v. Accessory building on a lot with an existing principal building~~

~~w. Outdoor, overnight storage of retail vehicles ancillary to a permitted or special  
use.~~

*v. Warehouses*

*w. Wholesale establishment*

## **XIV RULES AND DEFINITIONS**

*DISTRIBUTION FACILITY: A facility whose principal use is the temporary storage of products that are held for a short duration prior to being redistributed to retailers, wholesalers, or directly to consumers, particularly on an on-demand basis. As with such turnover, activity in a distribution center in receiving and shipping parcels is more constant and consistent than a general warehouses. Shall not include a warehouse, motor freight terminal, or wholesale establishment as defined herein.*

*GREENHOUSES: A business where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown and sold; may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, and paving stone and bricks, within an enclosed building, as accessory uses. This definition does not include the cultivation or selling of cannabis or psychoactive substances.*

*INDOOR PRIVATE EXERCISE AND ATHLETIC TRAINING FACILITIES: A facility where individuals participate in individual or group physical activity, or the commercial instruction of athletic activities and skills involved in the performance of team and individual sports.*

*MANUFACTURING ESTABLISHMENT: An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, ~~storing~~, cleaning, servicing, or testing of materials, goods or products. Warehousing and storing combined and used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot.*

*MEDIA PRODUCTION AND BROADCASTING FACILITIES: A facility that provides indoor commercial and public communication/telecommunication uses.*

*MOTOR FREIGHT TERMINAL: A building, structure, or area used principally for the parking, storage, or dispatching of motor trucks or semi-trailers or where ~~in which~~ freight is brought by motor truck or railroad and is received, ~~assembled~~, sorted, stored and/or rerouted for ~~local~~ ~~intra-state or inter-state distribution by shipment by motor truck.~~*

*PILOT PLANT: A facility for the testing and evaluation of commercial or industrial processes and products, as well as for the manufacturing of products specifically for testing purposes. This facility allows for the investigation of production processes planned for use in other locations, employing methods such as 3D printing or other low-nuisance and light manufacturing production or assembly techniques to ensure a thorough assessment of the product or process.*

*PRINTING AND PUBLISHING FACILITES: A facility that provides services related to the creation and production of printed materials, such as books, newspapers, magazines, brochures, and other publications. Such facilities may encompass activities related to printing, binding, and finishing of printed products, as well as associated functions such as design, editing, and distribution.*

*PUBLIC UTILITY, TRANSPORTATION AND GOVERNMENTAL SERVICE USES: Any person, firm, or corporation under public regulation furnishing franchised services such as cable television, electricity, gas, telephone, water, sewage service, railroad rights-of-way and passenger stations, public bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.*

*RESEARCH LABORATORIES: A facility primarily dedicated to experimental study, including scientific research, investigation, testing, or experimentation. Such facilities shall not include:*

- 1. Any activities related to the manufacture or sale of products.*
- 2. The utilization of live animals of any type for testing or experimentation.*
- 3. On-site retail sales of any kind.*
- 4. Psychoactive substances.*

*SCHOOLS, COMMERCIAL OR TRADE, OR TRAINING FACILITIES: Post-secondary educational institutions that provide specialized training and education for specific trades, professions, or industries. This definition shall not include two-to four-year colleges or universities.*

*WAREHOUSE(S): A building or structure used principally for the storage of goods, merchandise, materials, products, or items by or for a single tenant. Shall not include a wholesale establishment, motor freight terminal, distribution facility, or manufacturing establishment, as defined herein.*

*WHOLESALE ESTABLISHMENT: A business engaged in the bulk sale of goods, primarily intended for resale or industrial, business, or institutional use, rather than direct sale to consumers. Operations may also include accessory manufacturing, fabricating, processing, assembly, repairing, cleaning, servicing, or testing of materials, goods or products. Shall not include a warehouse, distribution facility, or motor freight terminal as defined herein.*

## **SECTION X MANUFACTURING DISTRICT PROHIBITED USES:**

### **X.D.7 Prohibited Uses:**

~~Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.~~

### **X.E.7 Prohibited Uses:**

~~Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.~~

### **X.F.7 Prohibited Uses:**

~~Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.~~

### **X.B.2 Prohibited Uses**

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber; caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards; *motor freight terminals; fumigant manufacture; manufacturing of or use of ethylene oxide; Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, and Cannabis Transporting Organization or Transporter.*

## **SECTION X MANUFACTURING DISTRICT PERFORMANCE STANDARDS:**

### **X.B.8. COMPLIANCE WITH PERFORMANCE STANDARDS**

~~Any use established in any zoning district which involves the manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be operated in such a manner as to comply with applicable~~

~~performance standards governing noise, vibration, air pollution, toxic substances, water pollution, fire and explosive hazards and glare established herein in general or specifically for the district in which such use shall be located; and no use, already established on August 1, 1995, or whenever this ordinance becomes applicable to such use due to annexation of the property on which the use exists, whichever is later, shall be so altered or modified as to conflict with such applicable performance standards for the district in which such use is located.~~ *See section X.C.*

### **X.C. PERFORMANCE STANDARDS**

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)

## **SECTION X MANUFACTURING DISTRICT PARKING AND LOADING:**

### **X.B.7. Parking and Loading**

- a. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
- b. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
- c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.
- d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:
  1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
  2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
  3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.
- e) *Any facility, structure, or use exceeding five loading berths shall require special use approval. As part of the special use, a traffic impact analysis, noise assessment, and environmental study may be required, along with any necessary mitigation measures to minimize impacts on surrounding areas.*