

# Proposed Zoning Ordinance Amendments

Section 156.021, entitled “Establishment of Zones” of Article III, entitled “Zoning Districts and Official Zoning Map,” of Chapter 156, entitled “Zoning Code,” of Title XV, entitled “Land Usage” of the Huntley Code is hereby amended in part as follows:

## § 156.021 ESTABLISHMENT OF ZONES

The intent of this Ordinance is to create a series of zones of such number and character as are necessary to achieve compatibility of uses within each zone, to implement the adopted Official Comprehensive Plan, and to complement the Official Zoning Map of the Village. For the purposes of the Zoning Ordinance, all land and water areas in the Village are hereby divided into the following districts:

\* \* \*

### (C) *Office, Health Care and Manufacturing Districts*

O-1 General Office District  
HC Health care District  
M Manufacturing District  
ORI Office/ Research/ Industrial District  
**ORI-1 Specialty Office/ Research/ Industrial District**

\* \* \*

Article V, entitled “Business and Non-Residential Districts,” of Chapter 156, entitled “Zoning Code,” of Title XV, entitled “Land Usage” of the Huntley Code is hereby amended in part to add a new Section 156.047 entitled “(ORI-1) Specialty Office/ Research/ Industrial District,” which new Section 156.047 shall be and read as follows:

## § 156.047 (ORI-1) SPECIALTY OFFICE / RESEARCH / INDUSTRIAL DISTRICT

(A) *Purpose.* The ORI-1 Specialty Office/Research/Industrial District is intended to provide for the development of larger-scale light industrial, warehouse/distribution, light manufacturing, office, research, and other compatible uses in locations that are proximate to the I-90/IL47 interchange. Development in this district shall be characterized by an absence of nuisances in a clean and aesthetically attractive setting with significant setbacks and buffering. This district shall permit certain light industrial, light manufacturing, warehousing, and distribution operations as well as compatible research facilities, professional or business offices, and institutional uses. The ORI-1 District is particularly intended to accommodate development of significant, stand-alone light industrial developments (such as warehouse and distribution centers) on appropriately-located large acreage sites pursuant to a unified, planned development concept. Such uses will promote job creation and strength the Village’s economic base but must be carefully located and planned. The ORI-1 District is distinguished from the ORI Office/Research/Industrial-Light Manufacturing District, in which a greater range of office, research, and light industrial uses are permitted on smaller sites and in conjunction with complementary commercial and retail uses. With respect to the ORI-1 District, strategic mapping guidelines, use and planned development regulations, bulk regulations, lot size regulations, enhanced landscaping and buffering requirements, and other criteria are intended to facilitate larger-scale light industrial uses while enhancing and preserving

the Village's overall community character and preventing undue adverse development impacts.

(B) *Intent.*

- (1) To provide for development of significant warehouse/distribution, light industrial, and specialized compatible research, office, and light manufacturing activities on appropriately-located large acreage sites pursuant to thoughtful, unified designs that provide significant setbacks, landscaping, and buffering to protect adjacent uses and community character;
- (2) To require adequate off-street parking and loading, traffic management facilities, and limited access to roads, such as through the use of frontage roads;
- (3) To promote well-planned light industrial, light manufacturing, warehouse/distribution, and complementary office and research uses in the district;
- (4) To locate significant light industrial, light manufacturing, and warehouse/distribution uses on lands suitable for those purposes and only at locations that would not be harmful or disadvantageous to nearby or adjacent property or established retail/commercial corridors;
- (5) To encourage the grouping of larger-scale warehouse/distribution, light industrial facilities, and similar facilities with compatible office, research, and light manufacturing activities, thereby promoting convenience, efficiency and safety in transportation;
- (6) To establish standards for siting, design, and review of larger-scale and potentially higher-intensity developments to protect adjacent properties and uses, preserve the Village's community character, and ensure sound municipal planning; and
- (7) To promote job creation to support the retail businesses in the Village thereby protecting and strengthening the economic base of the Village.

(C) *Mapping Criteria.* The ORI-1 District is designed and intended to be mapped in the area generally lying east of IL Route 47 and north of Freeman Road/ Jim Dhamer Drive and only on properties with direct vehicular access to Freeman Road. Such area presents an opportunity within the Village to accommodate larger-scale developments that benefit from convenient access to I-90—including light industrial, manufacturing, and warehouse/distribution facilities—without causing undue impacts on the Village's overall community character. This area is uniquely situated for such uses due to its proximity to the I-90/IL47 interchange, convenient access to the interchange via established frontage roads with minimal impacts on arterial roads and local streets, and separation from established retail corridors, the downtown business area, and residential neighborhoods within the Village. The ORI-1 District should not be mapped to include properties with frontage on I-90 or IL Route 47, as such areas are more appropriate for retail development and complementary, lower-intensity commercial uses due to their high visibility and accessibility to passenger vehicles and the general public. Also, because the ORI-1 District is intended to accommodate larger-scale developments that may generate significant non-passenger vehicle traffic and create other potentially adverse impacts, the ORI-1 District should not be mapped on properties that depend on local residential streets for access nor on properties where development cannot be properly located and buffered with setbacks, landscaping, and screening as required by this Section.

(D) *Uses*

(I) *Permitted Uses*

- (1) Offices
  - a) Administrative, business, professional, governmental and medical
- (2) Research/Industrial-Light Manufacturing Uses
  - a) Laboratories, offices and other facilities for research testing, data analysis and development
  - b) Light manufacturing
- (3) Accessory uses, buildings, and structures that are necessary and customarily incidental and subordinate to a permitted primary use.

(II) *Special Uses.* Upon recommendation by the Plan Commission after public hearing on a petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article VII of this Ordinance.

- (1) Office/Industrial-Light Manufacturing/Warehouse and Distribution Uses:
  - a) Data processing and computer center, including service and maintenance
  - b) Direct selling establishments, where products are stored and distributed
  - c) Storage and distribution of bulk commodities
  - d) Wholesale, warehousing, and distribution of all kinds, including cross-dock facilities
  - e) Cartage, express and parcel delivery
  - f) Transit and transportation facilities
  - g) Food processing and handling
  - h) Industrial firms involved in the fabrication, processing, production, and/or manufacturing of materials, goods or products
  - i) Printing and publishing
  - j) Product research and development firms involved in servicing, packaging, cleaning, repair or storage of materials, goods or products
  - k) Food and/or beverage manufacturing, packaging and processing
  - l) Assembly firms
  - m) Medical laboratories
- (2) Public utility and service uses, including but not limited to:
  - a) Towers and antennas for commercial radio-, television- and telephone-transmitting, receiving or relay stations; and
  - b) Wastewater treatment plant and lift stations
  - c) Waterworks, reservoirs, pumping stations, filtration plants and wells
  - d) Essential services, including fully automated gas-regulating stations, telephone exchanges and electric substations
- (3) Planned Unit Developments (PUD) in accordance with the applicable provisions of the Zoning Ordinance, including Subsection 156.047(J).
- (4) Accessory uses, buildings, and structures that are necessary and customarily incidental and subordinate to an approved special use and that are operated in strict compliance with the applicable special use permit.

(III) *Interpretation of uses.* The Village Manager or designee shall consult the Standard Industrial Classification (SIC) Code and/or NAICS to determine similarity or compatibility.

(E) *Bulk, Space and Yard Requirements.*

1. <i>Minimum Size of an ORI-1 District:</i>	250 acres
2. <i>Minimum Lot Area.</i>	10 acres
3. <i>Minimum Lot Width.</i>	400 ft.
4. <i>Minimum Building setbacks:</i>	
(a) Front	35'
(b) Rear	15'
(c) Corner Side	35'
(d) Total Side	30'
(e) Minimum Side	15'
(f) Abutting Residential District	350'
5. <i>Minimum parking lot setback</i>	
(a) Front	35'
(b) Rear	10'
(c) Corner Side	35'
(d) Total Side	20'
(e) Minimum Side	10'
(f) Abutting Residential District	200'
6. <i>Maximum Height.</i>	45'*
7. <i>Maximum Floor Area Ratio.</i>	0.75
8. <i>Maximum Building Coverage</i>	45%
9. <i>Maximum Impervious Coverage.</i>	85%

\* Principal structures in excess of 45 feet, but not exceeding 100 feet, in height may be authorized within a planned unit development in the ORI-1 District provided that the building is set back from the perimeter of the lot on which it is located by an additional two feet horizontally for every one foot of building height over 45 feet.

(F) *General Regulations:* As set forth in Article XI.

(G) *Parking and Loading Requirements:* As set forth in Article XII.

(H) *Signs.* As set forth in Article XIII.

(I) *Use Limitations.* All activities involving manufacturing, fabricating, processing, assembly, disassembly, storage, repairing, cleaning, servicing and testing shall be conducted in completely

enclosed buildings. Outdoor storage of materials, products, and goods shall only be permitted if authorized pursuant to a special use permit and, in such cases, must be screened with a solid fence or wall on all lot lines with only such openings as are necessary for ingress or egress and otherwise comply with any conditions applicable to the special use permit. Said fence or wall shall be maintained in a neat and orderly appearance and shall be of such height that any materials stored within the confines of such fence cannot be seen from any lot line or public right-of-way.

(J) *Planned Unit Developments.*

1. Because the ORI-1 District is intended to accommodate larger-scale developments that require thoughtful and imaginative planning, unified design, and effective buffering, all lands zoned in the ORI-1 District must be developed as a planned unit development (PUD).
2. In reviewing an application for approval of a PUD in the ORI-1 District, the Village Board may waive or modify any of the general preliminary and/or final PUD application requirements, including any requirements to submit particular plans or technical information as set forth in Section 156.070. However, the Village Board shall not waive, modify, or alter the public notice, public hearing, or public meeting procedures required for review and approval of a PUD. Any waivers or modifications pursuant to this paragraph will be granted only to the extent the Village Board, in its sole discretion, determines that the waiver or modification will serve the purposes and objectives of the ORI-1 District and the PUD review process. To the extent that the Village Board may waive or modify requirements for the submission of site design and technical plans in connection with a final PUD approval, then the ordinance granting final PUD approval shall include detailed development and design standards for the PUD and procedures for subsequent administrative approval of final technical plans and development permits. Such administrative approvals shall be authorized only subject to strict conformity with the Board-approved detailed development and design standards and procedures as set forth in the final PUD ordinance, and any deviation therefrom shall be deemed a major modification to the final PUD that requires Village Board approval.
3. All buildable lots within a PUD in the ORI-1 District shall meet the minimum bulk, space, and yard requirements of the ORI-1 District as set forth in this Section. However, in connection with approval of final PUD plans for land within the ORI-1 District, the Village Board may approve a preliminary and/or final plat of subdivision that includes non-buildable outlots not meeting the minimum lot area and/or lot width requirements of this Section, provided that: (i) such outlots are used solely to support development of one or more primary buildable lots that meet the minimum lot size and lot width requirements; (ii) such outlots are, and will be maintained, under unified ownership and control with the buildable lot that they are intended to support; (iii) the use and development of such outlots is limited by a deed restriction or permanent recorded covenant that prohibits construction of any building thereon and limits the outlots' use to stormwater management, open space, conservation, or similar purposes; and (iv) the outlots are subject to permanent recorded covenants that provide for their maintenance in perpetuity by the owner of the primary buildable lot or lots or by an appropriate property owner's association.
4. In connection with approval of final PUD plans for land within the ORI-1 District, the Village Board shall have the authority to change, alter, vary, modify, or waive any provisions of this Chapter 156 (Zoning Ordinance) or of Chapter 155 (Subdivision Regulations) as they apply to the approved PUD, provided however that:
  - (a) No such change, alteration, variation, modification, or waiver shall be approved unless the Village Board shall find that:

1. The requested change, alteration, variation, modification, or waiver is justified upon consideration of the proposed development’s imaginative and creative design, benefits to the Village and the public, and the purposes and review criteria for PUDs set forth in Section 156.070.
  2. The proposed PUD will achieve the purposes and objectives of the ORI-1 District and the purposes for which PUDs may be approved pursuant to Section 156.070; and
  3. The proposed PUD will result in a development that is consistent with the general purposes, goals, and objectives of this Chapter and the Village of Huntley Comprehensive Plan.
- (b) No such change, alteration, variation, modification, or waiver shall be permitted with respect to the uses permitted in the ORI-1 District or any standard established by this Section that specifically applies to PUDs in the ORI-1 District.
  - (c) The requirements of Section 156.070(I) of this Chapter shall apply to a PUD in the ORI-1 District unless such requirements are expressly waived or modified by the Village Board in connection with the approval of the final PUD plans.
5. All covenants, deed restrictions, easements, and similar restrictions required to be recorded in connection with a PUD in the ORI-1 District shall provide that they may not be modified, removed, or released without the express consent of the Village Board and that they may be enforced by the Village as well as by future landowners within the PUD whose property is encumbered thereby.

Section 156.070, entitled “Planned Unit Development (PUD)” of Article VIII, entitled “Special Use – Planned Unit Development,” of Chapter 156, entitled “Zoning Code,” of Title XV, entitled “Land Usage” of the Huntley Code is hereby amended in part as follows:

**ARTICLE VIII  
SPECIAL USE – PLANNED UNIT DEVELOPMENT**

**§ 156.070 PLANNED UNIT DEVELOPMENT (PUD)**

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(B) *When Required*

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**(5) All lands zoned ORI-1, Specialty Office/ Research/ Industrial District, must be developed as a PUD. PUDs in the ORI-1 District shall be subject to Section 156.047 of the Zoning Code and to all regulations provided in this Section except to the extent changed, altered, varied, modified, or waived by the Village Board in accordance with Section 156.047(J).**

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