

ORDINANCE 2023-020

PASSED: MAY 22, 2023

AMENDING CHAPTER 23 “UNIFIED DEVELOPMENT ORDINANCE” (UDO) OF THE CITY OF DEKALB, ILLINOIS MUNICIPAL CODE BY ADDING A “GS” GOVERNMENT SANITARY DISTRICT AND ASSOCIATED LIST OF PERMITTED USES AND CONDITIONS OF USE FOR THE DISTRICT AND AMENDMENTS TO REMOVE THE USE “SEWAGE TREATMENT FACILITIES” FROM THE SFR-1, SFR-2, TFR, MFR-1, MFR-2, AND LI ZONING DISTRICTS.

WHEREAS, the City of DeKalb (the “City”) is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, the City adopted a Unified Development Ordinance (the “UDO”), which sets forth the City’s zoning and subdivision standards and procedures; and

WHEREAS, the City seeks to amend the UDO to revise Article 4 “Zoning Districts and Official Zoning Map” and Article 5 “Zoning District Regulations” by adding a “GS” Government Sanitary District and other amendments as set forth in the attached and incorporated Exhibit A (the “Text Amendment”); and

WHEREAS, on May 15, 2023, the City’s Planning and Zoning Commission held a public hearing on the Text Amendment and recommended approving the Text Amendment; and

WHEREAS, the City’s corporate authorities find that approving the Text Amendment is in the City’s best interests for the protection of the public health, safety, and welfare; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The recitals to this Ordinance are true, material, adopted and incorporated as Section 1 to this Ordinance.

SECTION 2: The City’s corporate authorities adopt and approve the Text Amendment to Chapter 23 “Unified Development Ordinance” of the City’s Municipal Code, Article 4 “Zoning Districts and Official Zoning Map” and Article 5 “Zoning District Regulations” as set forth in the attached and incorporated Exhibit A.

SECTION 3: This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City’s corporate authorities that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 22nd day of May 2023, and approved by me as Mayor on the same day. Passed on

First Reading by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay. None. Second Reading waived by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay. None.





COHEN BARNES, Mayor

ATTEST: 

Ruth A. Scott, Executive Assistant

EXHIBIT A

4.01 Establishment of Zoning Districts

In order to classify, regulate, and control the locations of trades, industries, and the location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings; to regulate and limit the intensity of the use of lots; and to regulate and determine the area of yards, courts, and other open spaces within and surrounding buildings, the City of DeKalb, Illinois is hereby divided into the following Districts:

Residential Districts

"SFR-1"	Single-Family Residential District (10,000 Square Foot Minimum Lot Size)
"SFR-2"	Single-Family Residential District (6,000 Square Foot Minimum Lot Size)
"TFR"	Two-Family Residential District
"MFR"	Multiple Family Residential District

Commercial Districts

"NC"	Neighborhood Commercial District
"LC"	Light Commercial District
"GC"	General Commercial District
"CBD"	Central Business District

Industrial Districts

"ORI"	Office/Research/Light Industrial District
"LI"	Light Industrial District
"HI"	Heavy Industrial District

Planned Development Districts

"PD-R"	Planned Development - Residential District
"PD-C"	Planned Development - Commercial District
"PD-I"	Planned Development - Industrial District

Government Districts

"GS"	Government Sanitary District
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The above Districts, except for the Planned Development Districts [and Government Districts](#), are listed in order of intensity, from least intensive at the top to most intensive at the bottom. The intensity of the Planned Development Districts [and Government Districts](#) are determined by the Community Development Director based upon the residential density of the individual Planned Development, or the uses allowed within that Planned Development. Each Planned Development District is a unique zoning district established by a separate Ordinance as further described in Article 5.13 of this Ordinance.

ARTICLE 5

ZONING DISTRICT REGULATIONS

5.01 "SFR-1" Single Family Residential District

5.01.01 Purpose and Intent

This section contains the district regulations of the "SFR-1" Single Family Residential District. These regulations are supplemented and qualified by additional regulations appearing elsewhere in this Ordinance, which are incorporated as part of this section by reference. This district is intended for low density residential development and other land uses which are or can be made compatible with the low density residential nature of the district.

5.01.02 Permitted Land Uses and Developments of the "SFR-1" Single Family Residential District (2017-044)

The principal type of land use and development intended for this district is single family detached dwellings.

Additional permitted land uses and developments include:

Accessory uses;

Community Residence (small) where the residence or operator is licensed or certified by the appropriate state or local agency and where the lot line of the residence is more than one thousand (1,000) feet from the lot line of any existing community residence;

Day care homes;

Home occupations;

Passive Park facilities owned by the Park District or private entity

5.01.03 Special Land Uses and Developments of the "SFR-1" Single Family Residential District

The following land uses and developments may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 14, "Permits."

Community Residences (small) where the residence or operator is not licensed or certified by the appropriate state or local agency or where the lot line of the residence is less than one thousand (1,000) feet from the lot line of any existing community residence;

Community Residence (large);

Cemeteries and mausoleum;

Churches;

Day Care Centers in buildings constructed prior to the effective date of this Ordinance, where said buildings were designed and clearly intended for non-residential uses (1994-119);

Golf courses, except miniature courses and driving tees operated for commercial purposes;

Group day care home;

Active Parks

Privately owned and operated neighborhood recreational land uses for the sole use by a particular residential subdivision or complex in which they are located where buildings do not cover more than five (5) percent of the net land area;

Public buildings used by any department of the City, School District, Township, Park District, County, State, or Federal governments; except for vehicle maintenance, raw material storage and other similar type facilities.

Public schools, elementary or secondary, or private schools having a curriculum equivalent to a public elementary or secondary school and having no rooms regularly used for housing or sleeping purposes.

Public utility facilities, excluding communication towers. Any installation other than poles and equipment attached to the poles, shall be:

- adequately screened with landscaping, fencing, or walls, or any combination thereof, or
- placed underground, or
- enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted as a part of the special use permit application;

~~Sewage treatment facilities.~~

5.01.04 Density and Dimensional Regulations of the "SFR-1" Single Family Residential District

1. Minimum Lot Size:

a. The minimum lot size for permitted and special land uses in the SFR-1 District shall be as follows:

Use	Minimum Lot Size
Community Residence (Small)	10,000 sq. ft.
Community Residence (Large)	15,000 sq. ft.
Day Care Homes	10,000 sq. ft.
Dwellings, Single Family	10,000 sq. ft.
Group Day Care Homes	15,000 sq. ft.

b. For uses other than those listed above, the lot area shall be adequate to provide the building setbacks required by this Section and the parking, as required by Article 12, "Off-Street Parking and Loading Requirements," but in no instance shall a lot be created that is less than 10,000 square feet (except for public utility facilities).

c. Any lot of record in existence, on the effective date of this Ordinance, which contains less than 10,000 square feet of land area, may be used as a site for one (1) single-family detached dwelling together with accessory structures and uses, provided the location of such dwelling satisfies the minimum setback requirements identified in paragraph 2 below.

d. Lots created for public utility facilities may be less than 10,000 square feet, provided that such lots or tracts shall not be used for any other use, except that in the event the public utility facility use terminates and where the lot or tract is combined with an adjacent parcel or parcels to

5.02 "SFR-2" Single Family Residential District

5.02.01 Purpose and Intent

This section contains the district regulations of the "SFR-2" Single Family Residential District. These regulations are supplemented and qualified by additional regulations appearing elsewhere in this Ordinance, which are incorporated as part of this section by reference. This district is intended for low density residential development (though a smaller lot size is allowed than the SFR-1 District) and other land uses which are or can be made compatible with the low density residential nature of this district.

5.02.02 Permitted Land Uses and Developments in the "SFR-2" Single Family Residential District (2017-044)

The principal type of land use and development intended for this district is single family detached dwellings.

Additional permitted land uses and developments include:

Accessory uses;

Community Residences (small) where the residence or operator is licensed or certified by the appropriate state or local agency and where the lot line of the residence is more than one thousand (1,000) feet from the lot line of any existing community residence;

Day care home;

Home occupations;

Passive Parks, public or private

5.02.03 Special Land Uses and Developments in the "SFR-2" Single Family Residential District

The following land uses and developments may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 14, "Permits."

Community Residence (small), where the residence or operator is not licensed or certified by the appropriate state or local agency or where the lot line of the residence is less than one thousand (1,000) feet from the lot line of any existing community residence;

Community Residences (large);

Cemeteries and mausoleums;

Churches;

Day Care Centers in buildings constructed prior to the effective date of this Ordinance, where said buildings were designed and clearly intended for non-residential uses (1994-119);

Golf courses, except miniature courses and driving tees operated for commercial purposes;

Group day care home;

Parking lots, as a principal use when located within three hundred (300) feet of the use being served;

Active Parks;

Privately owned and operated recreational land uses for the sole use by a particular residential subdivision or complex in which they are located where buildings do not cover more than five (5) percent of the net land area;

Public buildings used by any department of the City, School District, Township, Park District, County, State, or Federal governments; except for vehicle maintenance, raw material storage and other similar type facilities.

Public schools, elementary or secondary, or private schools having a curriculum equivalent to a public elementary or secondary school and having no rooms regularly used for housing or sleeping purposes.

Public utility facilities, excluding communication towers. Any installation, other than poles and equipment attached to the poles, shall be:

adequately screened with landscaping, fencing or walls, or any combination thereof, or

placed underground, or

enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted as a part of the special use permit application;

~~Sewage treatment facilities.~~

5.02.04 Density and Dimensional Regulations in the "SFR-2" Single Family Residential District

1. *Minimum Lot Size:*

- a. The minimum lot size for permitted and special land uses in the SFR-2 District shall be as follows:
- b. For uses other than those listed above, the lot area shall be adequate to provide the building setbacks required by this Section and the parking, as required by Article 12, "Off-Street Parking and Loading Requirements," but in no instance shall a lot be created that is less than 6,000 square feet (except for public utility facilities).
- c. Any lot of record in existence, on the effective date of this Ordinance, which contains less than 6,000 square feet of land area, may be used as a site for one (1) single-family detached dwelling together with accessory structures and uses, provided the location of such dwelling satisfies the minimum setback requirements identified in paragraph 2 below.
- d. Lots created for public utility facilities may be less than 6,000 square feet, provided that such lots or tracts shall not be used for any other use, except that in the event the public utility facility use terminates and where the lot or tract is combined with an adjacent parcel or parcels to equal or exceed 6,000 square feet, then said lot may be used by any allowable use in the SFR-2 district.

2. *Building Setback Requirements:* Except as provided for in Article 7, "Supplementary District Regulations," the following setback requirements apply to principal buildings in the SFR-2 district.

- a. *Front Yard:* No principal building shall be allowed within twenty-five (25) feet of any front lot line or a street right-of-way line.

5.03 "TFR" Two Family Residential District

5.03.01 Purpose and Intent

This section contains the district regulations of the "TFR" Two Family Residential District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Ordinance, which are incorporated as part of this section by reference. This district is included for medium density residential development and other land uses which are or can be made compatible with the medium density residential nature of the district.

5.03.02 Permitted Land Uses and Developments in the "TFR" Two Family Residential District

The principal type of land uses and developments intended for this district are:

Single family detached dwellings;

Two family dwellings legally existing on or before the date of this Ordinance (2006-090);

Single family attached dwellings per 5.03.06, below.

Additional permitted land uses and developments include:

Accessory uses;

Community Residence (small) where the residence or operator is licensed or certified by the appropriate state or local agency and where the lot line of the residence is more than one thousand (1,000) feet from the lot line of any existing community residence;

Day care home;

Home occupations;

Passive Parks

5.03.03 Special Land Uses and Developments in the "TFR" Two Family Residential District

The following land uses and developments may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 14, "Permits."

Active Parks;

Bed and Breakfast;

Community Residence (small) where the residence or operator is not licensed or certified by the appropriate state or local agency or where the lot line of the residence is less than one thousand (1,000) feet from the lot line of any existing community residence;

Community Residence (large);

Cemeteries and mausoleums;

Churches;

Day Care Centers in buildings constructed prior to the effective date of this Ordinance, where said buildings were designed and clearly intended for non-residential uses (1994-119);

Golf courses, except miniature courses and driving tees operated for commercial purposes;

Group day care home;

Parking lots, as a principal use when located within three hundred (300) feet of the use being served;

Privately owned and operated recreational land uses for the sole use by a particular residential subdivision or complex in which they are located where buildings do not cover more than five (5) percent of the net land area;

Public buildings used by any department of the City, School District, Township, Park District, County, State, or Federal governments; except for vehicle maintenance, raw material storage and other similar type facilities;

Public schools, elementary or secondary, or private schools having a curriculum equivalent to a public elementary or secondary school and having no rooms regularly used for housing or sleeping purposes;

Public utility facilities, provided that any installation, other than poles and equipment attached to the poles shall be:

adequately screened with landscaping, fencing or walls, or any combination thereof, or

placed underground, or

enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted as part of the special use permit application;

~~Sewage treatment facilities;~~

Two-family attached dwellings not meeting the minimum lot size requirements of Article 5.03.04, subparagraph 1;

Converted Dwellings;

New two-family dwellings, but subject to compliance with the all other terms of this Article.

5.03.04 Density and Dimensional Regulations in the "TFR" Two Family Residential District

1. Minimum Lot Size:

a. The minimum lot size for permitted and special land uses in the TFR District shall be as follows:

Use	Minimum Lot Size
Community Residence (Small)	6,000 sq. ft.
Community Residence (Large)	9,000 sq. ft.
Day Care Homes	6,000 sq. ft.
Dwellings, Single Family	6,000 sq. ft.
Dwellings, Two-Family	7,000 sq. ft.
Group Day Care Homes	9,000 sq. ft.

b. For uses other than those listed above, the lot area shall be adequate to provide the building setbacks required by this Section and the parking, as required by Article 12, "Off-Street Parking

5.04 "MFR-1" Low Density Small Scale Multiple Family Residential (2006-090)

5.04.01 Purpose and Intent

This section contains the district regulations of the "MFR-1" Lower Density Small Scale Multiple Family Residential District. These regulations are supplemented and qualified by additional regulations appearing elsewhere in this Ordinance, which are incorporated as part of this section by reference. This district is intended for lower density residential development characteristic of mixed use neighborhoods and typically with buildings of fewer than eight (8) units and surrounded by a variety of other lower density residential uses. The intent of the District is also to provide for other local uses which are or can be made compatible with the low density mixed residential nature of the district.

5.04.02 Permitted Land Uses and Developments in the "MFR-1" Multiple Family Residential District (2017-044)

The principal type of land use and development intended for this district is multiple family dwellings legally existing on the date of this amendatory Ordinance 2006-090 (see Subsection 5.04.04.

Additional permitted land uses and developments include:

Accessory uses;

Community Residence (small) where the residence or operator is licensed or certified by the appropriate state or local agency and where the lot line of the residence is more than one thousand (1,000) feet from the lot line of any existing community residence;

Day care home;

Single family detached dwellings;

Single family attached dwellings, subject to Subsection 5.04.06 paragraph 2, below;

Home occupations;

Rooming House conversions, subject to Subsection 5.04.07, below;

Passive Parks.

5.04.03 Special Land Uses and Developments in the "MFR-1" Multiple Family Residential District

The following land uses and developments may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 14, "Permits."

Bed and Breakfast;

Community Residence (small and large) where the residence or operator is not licensed or certified by the appropriate state or local agency or where the lot line of the residence is less than one thousand (1,000) feet from the lot line of any existing community residence;

Cemeteries and mausoleums;

Churches;

Day care centers;

Golf courses, except miniature courses and driving tees operated for commercial purposes;

Group day care home;

Group home;

Hospitals and clinics, but not including animal hospitals or clinics;

Libraries;

Museums;

Nursing and convalescent homes and retirement centers;

Parking lots, as a principal use when located within three hundred (300) feet of the use being served;

Active Parks;

Privately owned and operated recreational land uses for the sole use by a particular residential subdivision or complex in which they are located where buildings do not cover more than five (5) percent of the net land area;

Public buildings used by any department of the City, School District, Township, Park District, County, State, or Federal governments; except for vehicle maintenance, raw material storage and other similar type facilities;

Public schools, elementary or secondary, or private schools having a curriculum equivalent to a public elementary or secondary school and having no rooms regularly used for housing or sleeping purposes;

Public utility facilities, excluding communication towers. Any installation, other than poles and equipment attached to the poles, shall be:

adequately screened with landscaping, fencing or walls, or any combination thereof, or

placed underground, or

enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted as a part of the special use permit application;

Rooming House conversions, not meeting the requirements of Subsection 5.04.07, subparagraphs 1 through 9, below;

~~Sewage treatment facilities;~~

Two family or multiple family attached dwellings not meeting the minimum lot size requirements of Article 5.04.04, subparagraph 1;

Converted Dwellings;

New two-family or multiple-family dwellings, but subject to compliance with the all other terms of this Article.

5.05 “MFR-2” High Density, High Bulk Multiple Family Residential District (2006-090)

5.05.01 Purpose and Intent

This section contains the district regulations of the “MFR-2” Multiple Family Residential District. These regulations are supplemented and qualified by additional regulations appearing elsewhere in this Ordinance, which are incorporated as part of this section by reference. This district is intended for medium to high density residential development characterized by buildings of eight (8) units or more, surrounded by buildings of eight (8) units or more, and other local uses which are or can be made compatible with the medium to high density residential nature of the district.

5.05.02 Permitted Land Uses and Developments in the “MFR-2” Multiple Family Residential District (2017-044)

The principal type of land use and development intended for this district is multiple family dwellings (see Subsection 5.05.04).

Additional permitted land uses and developments include:

Accessory uses;

Community Residence (small or large) where the residence or operator is licensed or certified by the appropriate state or local agency and where the lot line of the residence is more than one thousand (1,000) feet from the lot line of any existing community residence;

Rooming House conversions, subject to Subsection 5.05.07, below;

Active or Passive Parks.

5.05.03 Special Land Uses and Developments in the “MFR-2” Multiple Family Residential District

The following land uses and developments may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 14, “Permits.”

Community Residence (small and large) where the residence or operator is not licensed or certified by the appropriate state or local agency or where the lot line of the residence is less than one thousand (1,000) feet from the lot line of any existing community residence;

Bed and Breakfast;

Cemeteries and mausoleums;

Churches;

Day care centers;

Dormitories;

Fraternities and sororities;

Golf courses, except miniature courses and driving tees operated for commercial purposes;

Group day care home;

Group home;

Hospitals and clinics, but not including animal hospitals or clinics;

Libraries;

Museums;

Nursing and convalescent homes and retirement centers;

Parking lots, as a principal use when located within three hundred (300) feet of the use being served;

Public buildings used by any department of the City, School District, Township, Park District, County, State, or Federal governments; except for vehicle maintenance, raw material storage and other similar type facilities.

Public schools, elementary or secondary, or private schools having a curriculum equivalent to a public elementary or secondary school and having no rooms regularly used for housing or sleeping purposes.

Public utility facilities, excluding communication towers. Any installation, other than poles and equipment attached to the poles, shall be:

adequately screened with landscaping, fencing or walls, or any combination thereof, or
placed underground, or

enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted as a part of the special use permit application;

Rooming houses;

Rooming House conversions, not meeting the requirements of Subsection 5.05.07, sub-paragraphs 1 through 9, below.

~~Sewage treatment facilities.~~

Converted Dwellings;

Multiple family dwellings, not meeting the requirements of Article 5.05.04, subparagraph 1.

5.11 "LI" Light Industrial District

5.11.01 Purpose and Intent

This section contains the district regulations of the "LI" Light Industrial District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Ordinance which are incorporated in this section by reference. The "LI" Light Industrial District's uses are intended to be conducted in a manner not detrimental to the rest of the community by reason of noise, vibration, smoke, dust, toxic or noxious materials, odor, fire, explosive hazards, glare or heat.

5.11.02 Permitted Land Uses and Developments of the "LI" Light Industrial District (2017-044)

The following land uses and developments are permitted in this district:

Accessory uses;

Any use whose primary purpose includes the light manufacturing, fabricating, assembly, disassembly, processing or treatment of goods and products, including but not limited to:

appliances, small motors;

books, printed materials;

clothing and textiles;

drugs;

electrical components;

glass and ceramics;

paper and paper products;

plastic and fiberglass;

sheet metal;

tools;

wood assembly and finishing;

Airports, landing strips and heliports;

Animal boarding facilities and animal shelters, subject to the provisions of 5.11.06, subparagraph 3 (below) (2003-139);

Automobile detailing;

Automobile, truck, trailer and recreational vehicle sales and rental;

Boat and marine sales and service;

Body Art Establishment

Building-contractors office and materials storage;

Building material sales and storage;

Bus and train stations and terminals;

Business, professional, and technical training schools;

Car washes;

Cartage and express facilities;

Data Center;

Dwelling unit (one only) only when used by the caretakers and their families, who own or are employed in the allowable commercial or industrial use of the premises, and which may be located on the ground floor;

Farm equipment sales and service;

Fruit, Vegetable and grain processing, packaging, and storage;

Gasoline Stations;

Golf courses and other open space recreational uses;

Ice processing, sales and storage;

Lumberyards;

Machinery sales, service and storage;

Machine shops;

Motor and rail freight terminals;

Newspaper offices;

Offices;

Outdoor storage, as a principal use, except junkyards, salvage yards, and wrecked vehicle storage yards;

Parking lots, as a principal use;

Plating establishments;

Plumbing and heating service and equipment stores;

Printing and publishing establishments, duplicating services;

Public buildings used by any department of the City, School District (except school buildings), Township, Park District, County, State, and Federal governments;

Public utility facilities;

Research laboratories and facilities; and

Self-service storage facility, exterior unit access (see Article 7.21) (2022-002);

Self-service storage facility, interior unit access. (2018-008)

~~Sewage treatment plants;~~

Showrooms and retail outlets associated with warehouse or manufacturing facilities where the showroom or retail portion does not exceed thirty (30) percent of the total floor area;

Sign shops;

Tire stores, sales and service;

Tool and die shops;

Union halls, hiring halls, and trade association offices/meeting rooms;

Upholstery stores;

Vehicle repair facilities;

Vehicle service facilities;

Warehouse and wholesale establishments, distribution centers;

Welding.

5.11.03 Special Land Uses and Developments of the "LI" Light Industrial District (2017-044)

The following land uses and developments may be permitted under conditions and requirements specified in Article 14, "Permits."

Cannabis business establishment;

Day Care Centers;

Distillery;

Firearm Retailers / Firearm Dealers regardless of size (See Article 7.19 regulations);

Indoor firing range (See Article 7.19.05 regulations);

Junkyards, salvage yards, and vehicle wrecking yards conducted within an enclosed building or surrounded by a solid sight-proof fence not less than ten (10) feet in height, or the height of the materials being screened, whichever is greater, and where no materials shall be piled or stacked to a height in excess of fifteen (15) feet above the ground level;

Penal, correctional, and other institutions necessitating restraint of inhabitants;

Railroad switching yards;

Recycling centers;

Retail Tobacco Stores (See Article 7.17 regulations); and

5.15 "GS" Government Sanitary District

5.15.01 Purpose and Intent

This section contains the district regulations of the "GS" Government Sanitary District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Ordinance which are incorporated as a part of this section by reference. The "GS" Government Sanitary District uses are intended to provide sanitary wastewater collection, transmission, treatment, and disposal in a manner that is efficient and economical, protects the public health and the environment, and is not detrimental to the rest of the community by reason of excessive noise, vibration, toxic or noxious materials, unreasonable odor, fire, explosive hazards, glare or heat.

5.15.02 Permitted Land Uses and Developments of the "GS" Government Sanitary District

The following land uses are permitted in this district:

Maintenance and storage facilities that are owned and operated by a governmental body and which are used in connection with a public sewer utility that is owned and operated by a governmental body;

Outdoor storage area that is owned and operated by a governmental body and which is used in connection with a public sewer utility that is owned and operated by a governmental body and which shall be screened from this public view;

Public buildings that are owned or used by a governmental body and which are used in connection with a public sewer utility that is owned and operated by a governmental body;

Open space used for public recreational purposes;

Pumping facilities, lift stations and other facilities that are owned and operated by a governmental body and which are used in connection with a public sewer utility that is owned and operated by a governmental body;

Research laboratories and facilities that are owned and operated by a governmental body and which are used in connection with a public sewer utility that is owned and operated by a governmental body;

Sanitary, sewage, sludge, biosolids and wastewater collection, disposal, storage, and treatment plants and facilities that are owned and operated by a governmental body and which are used in connection with a public sewer utility that is owned and operated by a governmental body;

Reclamation, reuse and distribution of treated sewage for non-potable purposes;

The construction and maintenance of such communication equipment as is necessary to facilitate electronic communication between the plant and other facilities of the District;

The generation, treatment, storage and utilization of biogas which can be used in the sewage treatment processes or for the generation of electricity in plants and facilities that are owned and operated by a governmental body and which are used in connection with a public sewer utility that is owned and operated by a governmental body;

The generation of electricity through Solar energy generation facilities located on the property which electricity is used in plants and facilities that are owned and operated by a governmental body and which are used in connection with a public sewer utility that is owned and operated by a governmental body;

Appropriate signage;

Any and all uses not listed above that is an existing use of property owned and operated by the Kishwaukee

Water Reclamation District:

Any and all uses not listed above that may in the future become, in the District's opinion, reasonably necessary or desirable to operate the facilities owned and operated by the Kishwaukee Water Reclamation District; and

Any use not listed above that is used for the operation and administration of the Kishwaukee Water Reclamation District in connection with its provision of a public sewer utility and governmental purposes.

5.15.04 Conditions of Use

The use, development, and maintenance of any property in the GS District that is owned and operated by a governmental body and which is used in connection with a public sewer utility that is owned and operated by a governmental body shall comply with all State and Federal laws, regulations, District ordinances, and intergovernmental agreements regulating sanitary, sewage, sludge, biosolids and wastewater collection, disposal, storage, and treatment in the City.