

EXHIBIT A: PROPOSED AMENDMENTS TO CHAPTER 151 OF THE LAKE COUNTY, ILLINOIS CODE OF ORDINANCES

Underline and ~~Strikethrough~~ – Staff Recommendations

Summary: Proposed amendments to add Small and Large Logistics Facilities as new use types with additional amendments for definitions and housekeeping clarifications.

Amendment #1

Amend §151.111 USE TABLE to read as follows:

		Zoning Use Table																					
Use Category (See § 151.270 for Description)	Use Types	Residential										Nonresidential								Use Standard	CUP Decision		
		AG	RE	E	R1	R2	R3	R4	R4a	R5	R6	RR	GO	LC	RC	GC	LI	II	OS				
Warehousing and freight movement	Warehousing and freight movement not otherwise classified																			P	P	§ 151.112(CC)	
	Dredging material stockpiling and processing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	§ 151.112(R)	ZBA		
	Major fill/grade operations ¹⁰																			C	C	§ 151.112(JJ)	Co Bd
	Minor fill/grade operations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 151.113(W)	ZBA		
	<u>Small Logistic Facility</u>																			<u>C</u>	<u>C</u>	<u>§ 151.112(JJ)</u>	<u>ZBA</u>
	<u>Large Logistic Facility</u>																			<u>C</u>	<u>C</u>	<u>§ 151.112(JJ)</u>	<u>Co Bd</u>

Amendment #2

Amend §151.112 USE STANDARDS to read as follows:

(JJ) Logistics Facility.

(1) Requirements for all Logistic Facilities.

- a. The use shall be subject to site capacity/site plan review procedures of § 151.070.
- b. For purposes of this section, sensitive neighboring land uses shall be defined as any of the following: (1) a church, synagogue, mosque, or other place of worship; (2) a public or private nursery, elementary, or secondary school; (3) a child care facility, licensed by the Illinois Department of Children and Family Services; (4) a public park, playground, playing field, forest preserve, or other recreational area; (5) a public or private cemetery; (6) a public housing facility or any residence; (7) health-related facilities such as hospitals, long term care facilities, retirement, and nursing homes; (8) community centers; or (9) dormitories.
- c. Location. There shall be no new impervious surface added within the regulatory floodplain.
- d. Setbacks. The building's loading docks shall be located a minimum of 250 feet away from the property line of the nearest sensitive neighboring land uses using a direct straight-line

method. Any such site design shall include measures designed to minimize overall impacts to nearby sensitive neighboring land uses.

- e. Off Street Loading. In addition to existing standards for off-street loading in § 151.166, the following restrictions apply.
 - i. All Logistics Facilities shall provide off-street loading facilities which are sufficient to accommodate the maximum demand generated by the use.
 - ii. Each loading space and the needed maneuvering room shall be located entirely on the lot on which the principal structure is located and be located outside of required buffer areas and street rights-of-way. Loading spaces shall be designed to avoid conflicts and safety hazards with parking and traffic movements within and outside of the lot.
- f. Parking. In addition to existing requirements for parking in § 151.165, the following standards apply.
 - i. A parking study which must include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the Planning, Building and Development Director, and must include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study must document the source of data used to develop the recommendations.
 - ii. The use of public or private streets for the regular staging of trucks or tractor trailers is prohibited.
- g. Other conditions. The conditional use permit may establish, as necessary, reasonable conditions that regulate activity on the site including but not limited to:
 - i. Hours and days of operation
 - ii. Vehicle trips generated per day
 - iii. Additional screening requirements to mitigate the visual impact on surrounding properties.
- h. The entirety of the logistics campus including building, parking, and drive lanes shall be located within the LI or II zone.

(2) Additional Requirements for Large Logistic Facilities. In addition to the requirements applicable to all Warehouse/Logistics Facilities, Large Logistics Facilities (see definition in § 151.271) shall be subject to the following:

- a. Setbacks. For Large Logistics Facilities, the building's loading docks shall be located a minimum of 500 feet away from the property line of the nearest sensitive neighboring land uses using a direct straight-line method.

- b. Transition Areas. For Large Logistics Facilities, transition areas shall be provided along the entire length of any street frontage and other property line. The width shall be determined as follows: For elevations requiring a 10-foot berm per § 151.167(L), the width of the transition area shall be a minimum of seventy-five feet. For elevations requiring a 5-foot berm per § 151.167(L), the transition area width shall be a minimum of forty-five feet.
- c. Berms. For Large Logistics Facilities, any berm required to be in a transition area must comply with the requirements of § 151.146(K).
- d. Operating Standards, Environmental and Community Impact Analysis. Prior to the commencement of the conditional use hearing, the applicant shall provide an operating plan with an environmental and community impact analysis. The analysis shall, at a minimum, include the following information:
 - i. A narrative description of the on-site activities and operations, including the market area served by the facility; the hours of operation of the facility; the total number of employees on each shift; the times, frequencies and types of vehicle trips generated; overnight parking required if any; the types of materials stored; and the duration period of storage of materials.
 - ii. Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, vehicle exhaust, etc.) and specific measures employed to mitigate or eliminate any negative impacts.

Amendment #3

Amend §151.167 LANDSCAPING to read as follows:

(L) Logistics Facilities. Landscaping for all new logistics facilities shall be determined in accordance with the following: Table 151.167 (L)

<p style="text-align: center;"><u>Table 151.167 (L)</u> <u>Perimeter Transition Landscape Requirements for Logistics Facilities</u> <u>(Plant Units Per 100 Linear Feet)</u></p>											
<u>Proposed Developing Site</u>	<u>Existing Site</u> <u>(adjacent or across a right-of-way)</u>										
	<u>Residential and/or Sensitive Neighboring Land Use</u>	<u>Nonresidential</u>						<u>Vacant</u>			
		<u>GO</u>	<u>LC</u>	<u>RC</u>	<u>GC</u>	<u>LI</u>	<u>II</u>	<u>OS</u>	<u>Vac. Res.</u>	<u>Vac Non-Res.</u>	<u>AG</u>
<u>I</u>	<u>2+B</u>	<u>1.5+B*</u>	<u>1.5+B*</u>	<u>2+B*</u>	<u>1.5+A</u>	<u>1+A</u>	<u>0.5+A</u>	<u>2+A</u>	<u>2+B</u>	<u>1.5+A</u>	<u>2+B</u>
<u>II</u>	<u>2+B</u>	<u>1.5+B*</u>	<u>1.5+B*</u>	<u>2+B*</u>	<u>1.5+A</u>	<u>1+A</u>	<u>+</u>	<u>2+A</u>	<u>2+B</u>	<u>1.5+A</u>	<u>2+B</u>

Notes:

A = Earthen berm, 5-foot minimum height

B = Earthen berm, 10-foot minimum height

*Can substitute A for B if the abutting property is located across a right-of-way.

Plant units: One plant unit is comprised of all of the following: 1 canopy tree; 2 understory trees; 2 evergreen trees; and 7 shrubs, of which at least six elements shall be native.

Amendment #4

Amend §151.270 (F) USE CATEGORIES to read as follows:

(3) *Warehouse and freight movement.*

(a) *Characteristics.* Warehouse and freight movement firms are involved in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

(b) *Accessory uses.* Accessory uses may include offices, truck fleet parking, and maintenance areas.

(c) *Examples.* Examples include machinery storage yard, recreational vehicle storage, utility service yard or garage, bulk materials storage, bus barns, cold storage plants, including frozen food lockers, freight terminal, motor/rail, grain elevators, moving companies and general freight storage,

parcel services, post office (main), ~~post offices, main~~, sand, gravel, or other aggregate materials stockpiling, truck, or air freight terminals, warehouse, warehouses (separate from retail business) used by retail stores such as furniture and appliance stores, and ~~wholesale distribution centers~~ logistics facilities.

(d) *Exceptions.*

1. Uses that involve the transfer or storage of solid or liquid wastes are classified as waste-related uses.
2. Mini-warehouses are classified as self-service storage uses.

Amendment #5

Amend §151.271 TERMS DEFINED to read as follows:

LOGISTICS FACILITY. A building or group of buildings on the same lot used for the indoor short-term storage of goods, products and materials and/or receipt of bulk products and separation and distribution of those products to another Warehouse/Logistics Use or to individual end-user consumers. A Logistics Facility may include value-added services between a supplier and its customers such as breaking down of large orders from a single source into smaller orders (break-bulk functions), product mixing, sorting, packaging, cross-docking, order fulfillment, order returns, the consolidation of several orders into one large order for distribution to several recipients and/or vice versa.

LOGISTICS FACILITY, SMALL. A smaller local or area fulfillment center/facility or station that primarily serves local markets (roughly the same function as retail shopping centers) and does not exceed 50,000 square feet of gross floor area per lot. May also include last mile fulfillment centers.

LOGISTICS FACILITY, LARGE. A large format regional fulfillment facility that exceeds 50,000 square feet of gross floor area per lot.

TERMINAL, TRUCK. ~~A structure or land primarily used for the temporary storage of goods awaiting transfer or wholesale distribution by means of motor carrier transportation.~~

TRUCK TERMINAL. See **TERMINAL, TRUCK.**

WAREHOUSE. A building or structure or part thereof, used principally for the long-term storage of goods and merchandise.

WAREHOUSE, MINI. A building or group of buildings that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares. No service or repair activities other than the rental of dead storage units are permitted on the premises.

Amendment #5

Amend Appendix F ASSIGNMENT OF SPECIFIC USE TYPES TO USE CATEGORIES to read as follows:

<i>Appendix F</i>	
<i>Use Type</i>	<i>Use Category</i>
Wholesale Distribution Centers	Warehousing and Freight Movement