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MEMO

To: Village of Franklin Park
From: Camiros
Date: August 3, 2022
Re: April 2022 Zoning Ordinance Draft – Proposed Edits

Chapter 9 - Uses

The following changes are proposed to the Adult-Use Industrial Cannabis Facility and Outdoor Storage:

D. Cannabis - Adult-Use Industrial Cannabis Facility

1. Location

Where authorized as a conditional use within the I-2 District, industrial adult-use cannabis facilities shall only be located on zoning lots west of Mannheim Road.

2. Preexisting Adult-Use Cannabis Dispensing Organization/Industrial Adult-Use Cannabis Facility

Industrial adult-use cannabis dispensing organizations may not be located within 1,500 feet of a preexisting adult-use cannabis dispensing organization or ~~1,000~~500 feet of an industrial adult-use cannabis facility.

3. Business Conducted Within a ~~an~~ Single Occupant Enclosed Building

All business, servicing, or processing, except as provided for in this section, shall be conducted within a single occupant building and shall be fully enclosed~~shall be conducted within an enclosed building.~~

G. Outdoor Storage

1. The storage area must be completely enclosed along all lot lines by a solid fence or wall a minimum of six feet and a maximum of eight feet in height with a gate of similar height for ingress and egress points.

2. Storage of any kind is prohibited outside the fence or wall. No items stored within 35 feet of the fence may exceed the height of the fence or wall for an outdoor storage yard.

3. No outdoor storage may obstruct pedestrian or vehicular traffic.

4. Outdoor Storage must take place on an impervious surface.

5. Outdoor storage is prohibited in any required setback. Outdoor storage is prohibited in the front yard.

6. No outdoor storage may take away from required off-street parking.

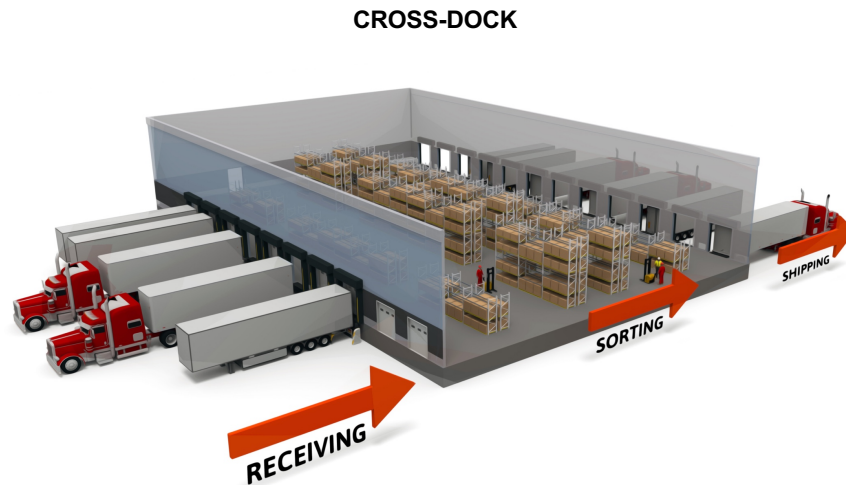
7. Outdoor storage must adhere to Chapter 10 of Title 4.

8. Outdoor storage may not take place within 200 feet of a residential district (excludes municipal property).

Chapter 2 – Definitions

Currently, the Industrial - Warehouse and Distribution specifically prohibits cross-docking operations. A definition and illustration are needed for the term “cross-dock.”

Cross-Dock. A logistics technique where shipments are transferred from inbound trailers at the receiving dock, sorted in the central area of the facility, and crossed over through the facility to the outbound trailers on the other side.



Chapter 13 – Signs

Additional modifications are recommended for the billboard regulations.

13.8 BILLBOARDS

- A. Billboards are permitted only on lots located within ~~660 feet~~ 200 feet of the right-of-way of Interstate 294, not located within 200 feet of Interstate 490, and where such lot is immediately adjacent to said right-of-way and not separated from the said right-of-way by any road or street incorporated within the Village's street system or otherwise by property dedicated to the Village for a public purpose. Interstate 294 does not include any ramps to or from Interstate 490.
- B. Billboards require a conditional use permit.
- C. No individual sign face may exceed 30 feet in vertical measurement or 60 feet in total length, and no more than 750 square feet total in area. The maximum area of 750 square feet may be increased upon grant of conditional use to a maximum of 1,200 square feet.
- D. A temporary extension of the sign area is permitted where the extension does not exceed 15% of the sign face and does not exceed a period of six months.
- E. No sign structure shall have more than two faces. If two signs (back to back or V-shaped) are placed on the same geometrical plane or are otherwise directed towards the same lanes of traffic, then the area and dimensional limitations of this section apply to the total of both sign faces as if they were one sign.
- F. No sign may be erected which contains, includes, or is illuminated by any flashing, intermittent, or moving light or lights. No sign may be erected or maintained which is not effectively shielded so as to prevent beams or rays of light from being directed at any portion of a right-of-way or which is of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle.

G. Sign structures on the same side of an interstate must be erected a minimum of 500 feet apart. Along federal aid primary highways, other than expressways, sign structures on the same side or on opposite sides of the highway must be erected a minimum of 100 feet apart. The distance between any two signs for purposes of this section is to be measured along the nearest edge of the right-of-way.

H. Billboards are limited to an overall height of 85 feet, including all facets of the billboard including the sign face.
~~Billboards are limited to 40 feet in height of the curb level of the expressway. However, a billboard may exceed 40 feet in height up to 60 feet in height by conditional use approval.~~

I. Billboards must be set back from the lot lines of an established zoning lot a distance of the minimum setback and yard requirements of the district. Where no setback is required, the minimum setback is 15 feet.

J. No billboard where the sign face is visible from a park or public recreational facility is permitted within 500 feet of any public park or recreational facility.

K. No billboard may be located within 500 feet of a residential district.

L. No more than one billboard may be placed on any zoning lot.

M. Digital billboard permissions:

1. The maximum luminance for digital billboards is limited to 7,500 nits between sunrise and sunset and 300 nits between sunset and sunrise.

2. The display on the face of the sign cannot change more than once every ten seconds. The display change interval cannot exceed .25 seconds.

3. All motion is prohibited on the sign. During the message transition, the sign cannot display any visible effects, including but not limited to action, motion, fading, dissolving, blinking, or the illusion of such effects.

4. All signs must be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's luminance in compliance with this section. In instances where the sign malfunctions, the sign must either automatically shut off or turn to a black screen. Prior to the issuance of any permit for a sign, the applicant must submit an affidavit that attests that the sign has been tested and complies with the regulations set forth in this section.