

Section 4-13 WOOD RIVER BUSINESS PARK - WRBP

4-13.1 INTENT

The Wood River Business Park is intended as a Business Unit Development with varied enterprises normally segregated under specific use districts. Although facilities located in this district are varied, they will exist in harmony and compliment the environmental atmosphere of the Business Park. The Wood River Business Park (WRBP) is to be bounded by Illinois Route 3 on the East, Illinois Route 143 on the South, and the corporate limits of the City on the West and North. There shall be no additional WRBP districts established in this municipality.

4-13.2 PERMITTED USES

INDUSTRIAL ESTABLISHMENTS

CANNABIS BUSINESS ESTABLISHMENTS: CULTIVATION CENTER; CRAFT GROWER; DISPENSARY; PROCESSOR; INFUSER; TESTING FACILITY (Ord 20-04)

COMMERCIAL ESTABLISHMENTS

GOVERNMENT - Library, Park, Picnic Facility

MANUFACTURING

FINANCIAL INSTITUTIONS

HEALTH CARE/SERVICE ESTABLISHMENTS

PROFESSIONAL SERVICE OFFICE

4-13.3 SPECIAL USES

HEAVY INDUSTRIAL ESTABLISHMENTS - Businesses that use the process of anodizing and plating, Asbestos removal and abatement services

COMMERCIAL ESTABLISHMENTS which generate high volumes of traffic and are seasonal, such as an amusement park.

4-13.4 RESTRICTIONS

The uses listed above and those special uses that have received a permit will be allowed to locate in the WRBP district provided that the following restrictions are complied with:

- A) Compliance with the Wood River Business Park Design Guidelines:
All items listed below must comply with the design guidelines established for this district. A copy of the design guidelines can be obtained from the Planning & Zoning Administrator.
 - 1) Activities enclosed
 - 2) Fences, walls, and hedges
 - 3) Buffer strips
 - 4) Refuse containers

- 5) Parking
- 6) Signs
- 7) Streets
- 8) Storage of goods, stocks, and equipment
- 9) Landscaping

Any uncertainties regarding permitted uses or the applicability of requirements to the development in question can be addressed to the Administrator.

4-13.5 LOT & STRUCTURE REQUIREMENTS

All lots and structures which are developed in the WRBP district shall comply with the design guidelines that have been established for this district. This guideline specifies acceptable building designs, colors, setbacks and other essential information.

4-13.6 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS

The requirements for parking and loading spaces can be found in the design guidelines for this district. The guidelines are available at City Hall.