

CHAPTER 6

BUSINESS DISTRICTS

ARTICLE A. B2 GENERAL BUSINESS DISTRICT

SECTION:

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6-6B-1: INTENT AND SCOPE OF REGULATIONS: The intent of the B2 District is to accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Often times such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.

Areas containing unique natural features, transition areas adjacent to residential districts and areas at or near major intersections are identified as being of significant impact to the Village. This is due to the need to protect valued natural resources, the integrity and environment of the Village's residential neighborhoods - traffic safety conditions and the land use character of key intersections. Therefore, all petitions for zoning, either permitted or special uses proposed within this District shall be subject to site plan review and approval as specified in Section 6-14-7 of this Code.

6-6B-2: GENERAL REQUIREMENTS:
The Enforcing Officer shall issue a "cease and desist order" in those cases he finds to be in violation of the following restrictions. (Amd. Ord. 95-1406-36, eff.10/9/95)

- A. **Outdoor Business and Storage**
All business, service, storage, merchandise display and repair processing, where allowed, shall be conducted only within a completely enclosed building except for off-street automobile parking, off-street loading, open sales lots, automobile service stations, and drive-thru facilities where such uses are allowed.
- B. **Production of Goods**
The production of any goods on the premises shall be clearly incidental to the principal retail or service use and all such goods shall be sold at retail, primarily on the premises, unless otherwise specifically provided herein.
- C. **Performance Criteria**
Processes and equipment employed, and goods processed or sold, shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.
- D. **Allowances and Restrictions on Ground Floor Uses**
1. Buildings constructed prior to January 1, 1995 shall be allowed to have unlimited ground floor area utilized for office, clinic, government and non-sales tax-generating uses.
 2. Buildings constructed after January 1, 1995 shall be subject to the restrictions below. For the purpose of calculating the following percentages, "permitted uses" specifically listed in this Article shall be included in the gross sq. ft. of ground floor area, but not in the office, clinic, government and non-sales tax-generating uses sq. ft.
 - a. **Floor Area:** No more than 25% of the gross sq. ft. of ground floor area may be utilized for office, clinic, government and non-sales tax generating uses, and
 - b. **Uses:** The percentage of office, clinic, government, and non-sales tax generating uses to total uses on the ground floor in a building shall not exceed 25%.
 - c. **Special Uses:** Requests in excess of the above percentages for ground floor area or quantity in a building may be granted to an individual owner or operator as a Special Use in accordance with the provisions of this Title, and shall not be transferable. (Amend Ord. 95-1406-36)

6-6B-3: PERMITTED USES: No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses: (Amd. Ord. 95-1406-36, eff.10/9/95)

Any permitted use in the B1 Retail Business District.

Artists Studios.

Carpet, rug and tile stores.

Catering establishments.

Clubs and lodges (nonprofit), fraternal or religious institutions.

Convalescent, sheltered care facilities and group or nursing homes.

Day care centers and nursery schools.

Department stores.

Financial institutions and services, with or without drive-thru facilities.

Furniture stores.

Garden landscape or patio stores.

Home appliance stores.

Kitchen or bath showrooms (including cabinets).

Office, business, professional and corporate headquarters.

(See General Requirements for Allowances and Restrictions on Ground Floor Uses)

Orthopedic and medical appliance stores (retail sales only).

Parks, playgrounds and forest preserves.

Printing, publishing, blueprinting and photocopying establishments (retail sales only).

Restaurants.

Retail shopping centers of not less than fifty thousand (50,000)

square feet of gross leasable area and which may include all uses permitted in the B1 District. (Amend Ord. 95-1406-36)

6-6B-4: SPECIAL USES: The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-14-14 of this Code, as appropriate:

Any special use in the B1 Retail Business District.

Automotive repair establishments.

Colleges, universities, or vocational schools (where all instruction and training is carried out in fully enclosed buildings or structures).

Community centers, museums, philanthropic and other cultural institutions.

Farmers Market.

Funeral parlors.

Health and athletic club facilities.

Hospitals and medical treatment facilities.

Hotels.
 Meeting halls.
 Motor vehicle sales establishments intended primarily for the sale and service of new vehicles.
 Postal facilities.
 Public and private utility facilities.
 Schools.
 Vehicle Service Station (Amend Ord. 97-1494-18 eff. 6/9/97)
 (Ord. 90-1139-23)

6-6B-5: LOT SIZE REQUIREMENTS: The minimum lot sizes required in the B2 District shall be as follows:

	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
<u>Permitted Uses:</u>	30,000 sq. ft.	200 ft.
<u>Special Uses:</u>		
Automobile service stations	30,000 sq. ft.	100 ft.
Financial institutions with drive-thru facilities	60,000 sq. ft.	300 ft.
Farmers Market	45,000 sq. ft.	200 ft.
Fast food restaurants w/out drive-thru facilities	45,000 sq. ft.	250 ft.
Fast food restaurants with drive-thru facilities	60,000 sq. ft.	250 ft.
Funeral parlors	30,000 sq. ft.	200 ft.
Planned unit developments	3 acres	300 ft.
Motor vehicle sales	30,000 sq. ft.	300 ft.

	Minimum Lot <u>Area</u>	Minimum Lot <u>Width</u>
Hospitals	3 acres	300 ft.
Medical, dental clinics	20,000 sq. ft.	200 ft.

All other special uses shall conform to the square footage requirements for permitted uses in the 82 District unless otherwise required by the Zoning Board.

6-6B-6: YARD REQUIREMENTS: The minimum yard requirements in the B2 District shall be as follows:

	<u>Front and Corner Side</u>	<u>Interior Side</u>	<u>Rear</u>
<u>Permitted Uses:</u>	50 ft.	20 ft.	25 ft.
<u>Special Uses:</u>	By Zoning Board		

In rear yards which abut or are located across an existing or proposed right of way from any residential district or an E or O/I District, fencing or landscaping of at least seventy five percent (75%) opacity shall be required in all seasons.

6-6B-7: BUILDING HEIGHT LIMITATIONS: In the B2 District no building shall exceed three and one-half (3-1/2) stories or forty two feet (42') in height including rooftop equipment.

6-6B-8: SIGNS: Signs shall be subject to the regulations contained in Title 12 of this Code.

6-6B-9: OFF-STREET PARKING AND LOADING REQUIREMENTS: Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)