

DIVISION IX - BUSINESS DISTRICTS

40-5-71 "B" - BUSINESS DISTRICT. The "B" - Business District is intended to accommodate and regulate commercial developments and compatible uses, both retail and wholesale, within the Village. Such use is typically required direct access to major streets and large off-street parking and loading facilities.

40-5-72 PERMITTED USES. Provided all the use restrictions of this district are observed, the following shall be considered permitted uses in the "B" district:

- Accounting, bookkeeping and auditing services.
- Agricultural implements; sales and service.
- Ambulance and paramedic services.
- Animal hospitals and clinics.
- Antique stores.
- Apparel stores.
- Appliance stores.
- Architectural and planning services.
- Art galleries, commercial.
- Art and school supply stores.
- Auction rooms or barns.
- Auto accessory stores.
- Auto dealers, new or used.
- Auto driving instruction.
- Auto laundries and car washing facilities.
- Auto renting facilities.
- Auto service stations.
- Auto undercoating and rust proofing services.
- Bakeries.
- Banks, savings and loans, and other financial institutions.
- Bars, taverns, and lounges.
- Barber and hairstyling shops.
- Beauty parlors.
- Bicycle stores; sales, rental and repair.
- Boat sales.
- Book and stationery stores.
- Bowling alleys.
- Building materials and products; sales and storage.
- Building trades showrooms and shops.
- Business and office machines; sales and service.
- Bus passenger stations.
- Camera stores.
- Camper sales.
- Candy and confectionery stores.
- Catering establishments.
- China and glassware stores.
- Churches, chapels, temples and synagogues.
- Clothing and costume rental.
- Clubs and lodges.

Convenience stores.
Dairy products stores.
Department stores.
Detective agencies.
Drapery stores.
Dressmaking.
Dry cleaners and Laundromats.
Dry goods stores.
Drug stores.
Dwelling, single-family.
Electrical repair services.
Employment agencies.
Engineering and surveying services.
Equipment rental and leasing services.
Extermination services.
Fast-food or drive-in restaurants.
Floor covering stores.
Floral shops.
Funeral parlors.
Furniture stores.
Gift shops.
Governmental uses of the Village.
Grocery stores.
Gymnasiums, health clubs, and spas.
Hardware stores.
Hobby shops.
Home appliance stores.
Ice cream stores.
Indoor movie theaters.
Indoor tennis or racquetball clubs.
Insurance agencies.
Jewelry stores.
Laboratories; medical, dental, or optical.
Landscaping services.
Leather goods and luggage stores.
Lithographers.
Locksmiths.
Machinery sales and services.
Mail order houses.
Meat markets.
Medical and dental clinics.
Messenger and telegraph services.
Mobile and manufactured home sales.
Model homes and garage displays.
Monument sales.
Motor vehicle repair and servicing facilities.
Motorcycle sales.
Music stores.
Newspaper and periodical publishers.
Notions stores.

- Nurseries and greenhouses.
- Office supply and stationery stores.
- Offices including medical, dental, legal, philanthropic, charitable, fraternal, not-for-profit, and for other such services.
- Package liquor stores.
- Paint and wallpaper stores.
- Painting and decorating businesses.
- Parking lots and garages.
- Parks and playgrounds.
- Pet shops.
- Photography, commercial studio.
- Police or fire stations.
- Post offices.
- Public libraries, art galleries, and museums.
- Radio and television stations.
- Radio, television, and stereo sales.
- Real estate agencies.
- Record stores.
- Recording or sound studios.
- Recreational and community centers.
- Recreational vehicle sales.
- Rectories, parsonages, and parish houses.
- Repair shops; shoes and clothing.
- Restaurants.
- Sharpening and grinding businesses.
- Shoe stores.
- Sporting goods stores.
- Swimming pools; public or private.
- Tailors.
- Taxicab garages.
- Telephone exchange and equipment buildings.
- Tennis clubs and courts, outdoors.
- Tire, battery, and other motor vehicle accessory services.
- Tobacco shops.
- Toy stores.
- Travel agencies.
- Variety stores.
- Temporary buildings or trailers for construction purposes and for a period not to exceed the period of construction.
- Accessory uses, buildings, and structures in accordance with **Section 40-4-7**.
- Business Condominiums, provided all the requirements of **Section 40-5-76** are met.

40-5-73 **SPECIAL USES.** Provided all the use restrictions of this district are observed, the following shall be considered special uses in the "B" district and allowed only in accordance with **Section 40-7-19**.

- Amusement establishments.
- Athletic fields.
- Arboretums or botanical gardens.
- Arcades or amusement halls.

- Archery ranges.
- Billiard and pool halls.
- Business, art, dance or commercial schools.
- Colleges, junior colleges, and universities.
- Convalescent homes, nursing homes, homes for the aged, homes for the ill or physically infirm persons, intermediate care facilities, sheltered care facilities, and specialized living accommodations.
- Dance halls.
- Day care centers, nursery schools, and pre-schools.
- Dormitories.
- Dwelling, multiple-family.
- Elementary and junior high schools.
- Fairgrounds and exhibition grounds.
- Federal, state, county or municipal garages.
- Forest preserves.
- Golf courses; public and private.
- Golf driving ranges.
- Governmental uses other than those of the Village.
- High schools.
- Historic sites.
- Hospitals.
- Hotels.
- Indoor skating rinks.
- Kiddie parks.
- Meeting halls.
- Miniature golf courses.
- Mobile classrooms; temporary.
- Motels.
- Racetracks.
- Seminaries, monasteries, convents, and retreat houses.
- Shooting ranges.
- Stadiums and auditoriums.
- Towing services.
- Transit or transportation facilities.
- Utility substations in accordance with **Section 40-4-16**.
- Vocational schools.
- Warehousing and storage.

40-5-74 **AREA/BULK RESTRICTIONS.** The following area/bulk restrictions shall apply to all buildings or structures in the "B" district:

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| (A) | <u>Minimum Lot Size.</u> | |
| | (1) Lot area | 8,000 sq. ft. |
| | (2) Lot width | 65 feet |
| | (3) Lot depth | 125 feet |
| (B) | <u>Minimum Setbacks.</u> | |
| | (1) From front lot line | 25 feet |
| | (2) From either side lot line | 5 feet |
| | (3) From rear lot line | 5 feet |
| (C) | <u>Maximum Building Height.</u> | 35 feet |

(Ord. No. 2020-04; 07-20-20)

40-5-75 SUPPLEMENTAL REGULATIONS.

(A) **Repairs Indoors.** All repair and maintenance services shall be conducted completely within enclosed structures.

(B) **Outside Storage.** Outside storage areas may be open to the sky, but shall be enclosed by a wall or solid fence at least **eight (8) feet** high.

(C) **Refuse Containers.** All refuse generated by facilities located within this district shall be stored in tightly-covered containers placed in visually-screened areas and in accordance with the following provisions:

(1) The standard refuse container required by this Code shall be a receptacle of impervious material and sturdy construction, with a tight-fitting cover, and equipped with handles properly placed to facilitate handling.

(2) The occupant of every building, structure, or premises used or maintained in connection with any business or occupation, shall provide and maintain in good condition and repair, a sufficient number of refuse containers for the temporary storage of all refuse accumulating between collections.

(3) It shall be the duty of the occupant of every building, structure, or premises used or maintained in connection with any business or occupation, to cause to be removed, at his own cost and expense, at least once each week, all refuse produced therein.

(D) **Screening.** Along the side and rear lot lines of any business use, which abut a residential use, screening shall be installed in the form of a wall or solid fence which is at least **six (6) feet** high and which completely blocks the view from the adjacent residential property.

40-5-76 SPECIAL REGULATIONS, BUSINESS CONDOMINIUMS.

(A) Business condominiums shall be required to conform to all of the area bulk restrictions contained in **Section 40-5-74**. The minimum lot size shall be determined by measurements of the lot upon which the structure shall be situated. Minimum setbacks shall be determined from the location of the building structure upon the building lot. Private ownership of individual portions of a building shall in no way effect minimum setback requirements for that lot.

(B) All uses which occupy a building condominium unit must be in conformity with **Section 40-5-72**, reflecting permitted uses in a business district or may be special uses permitted under **Section 40-5-73** provided, however, that all procedures and requirements of this Code with regard to special uses have been complied with.

40-5-77 - 40-5-80 RESERVED.